



CITY OF SACRAMENTO PLANNING COMMISSION



••• AGENDA •••

City Planning Commission will meet *Thursday* at 5:30 p.m.
1231 I Street – First Floor

February 12, 2004

Meeting Coordinator: Gary Lane, 264-5608

NOTICE TO THE PUBLIC

The City Planning Commission welcomes and encourages participation in the meetings. Public testimony may be given on any item as it is called. Matters under the jurisdiction of the Planning Commission, and not on the posted agenda, may be addressed by the general public following completion of the regular agenda.

For purposes of the Brown Act (Government Code Section 54954.2(a)), the numbered items as shown on this agenda give a brief general description of each item of business to be transacted or discussed at this meeting. The recommendations of the staff, as shown, do not prevent the City Planning Commission from taking other action.

CONTINUED ITEMS are items which have been rescheduled for a later hearing date. No action to approve or deny the project is recommended by staff to be taken on these items at this meeting.

CONSENT ITEMS are non-controversial items that may be approved at the beginning of the meeting by the Planning Commission. The Chairperson will ask for those item numbers which are requested to be removed from the consent calendar.

HEARING ITEMS are items which require Planning Commission action as a public hearing and are neither continued nor consent items.

INFORMATIONAL ITEMS are items which are presented to the Planning Commission for information only and require no formal action.

APPEALS on the Planning Commission decision to the City Council must be filed at 1231 I Street, Room 200, within 10 calendar days of this meeting. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

STAFF REPORTS are available six calendar days prior to the Commission meeting in the Planning and Building Department, Planning Division, 1231 I Street, Room 300, phone 808-5656.

****PLEASE TURN ALL CELL PHONES AND PAGERS OFF IN THE MEETING****

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PLANNING COMMISSIONERS

JOHN VALENCIA, CHAIR JAMES BACCHINI, VICE-CHAIR D. E. "RED" BANES THERESA TAYLOR-CARROLL SHELTON DURUISSEAU	DEBRA JONES PATRICK KENNEDY DARREL WOO JOSEPH YEE
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SUMMARY OF AGENDA CONTENTS
February 12, 2004

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
1.	KFC/A&W located at the northeast corner of Meadowview Road and Amherst Street	P01-005	Consent
2.	Astoria Place located at the south of Dorothy June Way, East of Astoria Street	P03-025	Consent
3.	Osage Tentative Map located at 8981 Osage Avenue	P03-053	Hearing
4.	California Plaza Phase II, located at 2200 Harvard Street	P01-139	Consent
5.	Altos Avenue Rezone located at the Northwest corner of Altos Avenue and Harris Avenue	P03-084	Consent
6.	Sycamore Terrace Apartments	P03-101	Hearing
7.	Creekside Parcel 14 located at the northeast corner of East Commerce Way and Ottumwa Drive	P03-118	Consent
8.	Raley's Gas Station located at 4551 Mack Road	P03-147	Consent
9.	Valero Gas & Convenience Market located at the northeast corner of Marysville Blvd. and Los Robles Blvd.	P03-148	Consent
10.	Freeport Annexation	M00-047	Hearing
11.	Review and Comment of the Broadway Corridor Planning Task Force Recommendations	M00-061	Continued by Staff to February 26, 2004
12.	Election of Planning Commission Officers		
13.	Citizens Addressing the Planning Commission		
14.	Questions and Ideas of the Planning Commission		

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<u>OLD BUSINESS</u>		
<p>1. KFC/A&W located at the northeast corner of Meadowview Road and Amherst Street. Entitlements to construct and operate a 3,450 sq. ft. restaurant with drive-up service and two retail buildings totaling 16,638 sq. ft. on 2.49± acres in the Multi-Family (R-3) zone and of Multi-Family Review (R-2A-R) zone. APN: 048-025-005 & 006. Council District 8.</p> <p>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. General Plan Amendment to redesignate 2.49± acres of Medium Density Residential to Community/Neighborhood Commercial and Offices;</p> <p>D. Community Plan Amendment to redesignate 0.60± acres of Residential (11-21 du/na) and 0.52± acres of Residential (11-19 du/na) to 1.12± total acres of Commercial;</p> <p>E. Rezone of 1.99± acres of Multi-Family (R-3) zone to Limited Commercial (C-1R) zone and 0.50± acres of Multi-Family Review (R-2A-R) zone to General Commercial Review (C-2R) zone;</p> <p>F. Special Permit to construct and operate a 3450 sq. ft. restaurant with drive-up service on 0.78 acres in the Limited Commercial (C-2R) Review Zone;</p> <p>G. Plan Review to Construct a 16,638 square foot Shopping Center on 2.49± acres in the Limited Commercial Review (C-1R) zone and the General Commercial Review (C-2R) zone;</p> <p>H. Lot Line Adjustment to relocate the common boundary between two parcels totaling 2.49± acres (APN: 048-025-005 & 006).</p> <p style="text-align: right;">Continued from January 23, 2003</p>	<p>P01-005 Consent</p>	<p>Antonio Ablog, 808-7702</p> <p>A-B, F-H Adopt Notice of Decision and Findings of Fact for Approval</p> <p>C – E Recommend Approval and Forward to City Council</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>2. Astoria Place located at the south of Dorothy June Way, East of Astoria Street. ENTITLEMENTS to subdivide one parcel into 39 parcels, including 21 single family lots and 18 half-plex units in the Standard Single Family (R-1) zone. (D2) APN: 238-0201-042.</p> <p>A. Environmental Determination: Prior Negative Declaration</p> <p>B. Inclusionary Housing Plan;</p> <p>C. Tentative Map to subdivide one parcel into 39 parcels.</p> <p>D. Subdivision Modification to establish lots less than 52 feet in width.</p> <p style="text-align: center;">Continued from January 22, 2004</p>	<p>P03-025 Consent</p>	<p>Mark Kraft, 808-8116</p> <p>A-D Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>3. Osage Tentative Map located at 8981 Osage Avenue. Entitlements to subdivide 10± acres into 6 lots within the Heavy Industrial Review (M-2S-R) zone; (D8) APN: 062-0030-012</p> <p>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Tentative Parcel Map to divide 10± acres into 6 parcels in the Heavy Industrial Review (M-2S-R) zone.</p> <p style="text-align: center;">Continued from December 11, 2003</p>	<p>P03-053 Hearing</p>	<p>Ellen Marshall, 808-5851</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>
<u>NEW BUSINESS</u>		
<p>4. California Plaza Phase II, located at 2200 Harvard Street. Entitlements to construct a 162,235 square foot office building on 5" net acres in the proposed Office (OB) zone. APN: 277-0153-016. Council District 3.</p> <p>A. Environmental Determination: Environmental Impact Report;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Rezone of 5± net acres from the Heavy Industrial (M-2) to the Office (OB) zone;</p> <p>D. Plan Review to construct a 162,235 square foot office building on 5" net acres in the proposed Office (OB) zone;</p> <p>E. Variance to increase the height from 35 to 78 feet in the OB zone;</p> <p>F. Variance to reduce the front setback from 25 feet to 20 feet in the proposed Office (OB) zone.</p>	<p>P01-139 Consent</p>	<p>Ted Kozak, 808-1944</p> <p>A-B, D-F Adopt Notice of Decision and Findings of Fact for Approval</p> <p>C Recommend Approval and Forward to City Council</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>5. Altos Avenue Rezone located at the Northwest corner of Altos Avenue and Harris Avenue. Entitlements to rezone five vacant lots from the Light Industrial Labor Intensive (M-1-LI) zone to the Single Family Alternative (R-1A) zone and construct five single family detached homes. APN: 250-0050-019, -020, -021, -022, -023. Council District 2.</p> <p>A. Environmental Determination: Exempt (CEQA Section 15303 & 15304 & 15332);</p> <p>B. Rezone five vacant lots totaling 0.72" acres from the Light Industrial Labor Intensive (M-1-LI) zone to the Single Family Alternative (R-1A) zone;</p> <p>C. Special Permit construct five single family homes on five vacant lots totaling 0.72" acres in the proposed Single Family Alternative (R-1A) zone.</p>	<p>P03-084 Consent</p>	<p>Michael York, 808-8239</p> <p>A, C Adopt Notice of Decision and Findings of Fact for Approval</p> <p>B Recommend Approval and Forward to City Council</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>6. Sycamore Terrace Apartments situated on the north and east parcels adjacent to the intersection of Corporate Way and Park City Court. APNs; 031-0054-015, 016; (D7). Entitlements to develop a 244-unit apartment complex consisting of 11 apartment buildings plus a clubhouse within the Greenhaven Executive Park PUD.</p> <p>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. General Plan Amendment of 11.6± vacant acres from Low Density Residential (4-15 du/na) to Medium Density Residential (16-29 du/na);</p> <p>D. Community Plan Amendment of 5.0± vacant acres of Residential 3-6 du/na and 6.5± vacant acres of Residential 7-15 du/na to 11.6± acres of Residential 16-29 du/na;</p> <p>E. Greenhaven Executive Park PUD Schematic Plan Amendment to redesignate 11.6± vacant acres of Senior housing development to Multi-family development;</p> <p>F. Greenhaven Executive Park PUD Guidelines Amendment to replace senior housing guidelines with provisions for multifamily development;</p> <p>G. Rezone of 11.6± vacant acres from the Single-family Alternative (R-1A) to the Multi-family (R-2B) zone;</p> <p>H. Special Permit to develop an 11 apartment building plus clubhouse, 244-unit apartment complex within the Greenhaven Executive Park Planned Unit Development;</p> <p>I. Special Permit to allow the gating of the apartment complex;</p> <p>J. Lot Merger to merge two (2) parcels (Parcel 2-8.03± acres and Parcel 3-3.55± acres) into one (1) 11.6± acre parcel in the Multi-family Planned Unit Development (R-2B PUD) zone.</p>	<p>P03-101 Hearing</p>	<p>Kimberly Kaufmann-Brisby, 808-5590</p> <p>A-B, H-J Adopt Notice of Decision and Finding of Fact for Approval</p> <p>C-G Recommend Approval and Forward to City Council</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>7. Creekside Parcel 14 located at the northeast corner of East Commerce Way and Ottumwa Drive. Entitlements to allow the development of 148 single-family residences in the Creekside Planned Unit Development (D1) APN: 225-1780-014.</p> <p>A. Environmental Determination: Addendum to a previously adopted Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Tentative Map to subdivide one 19.5± gross acre parcel into 164 parcels in the Multi-Family Planned Unit Development (R-2B-PUD) zone;</p> <p>D. Subdivision Modification to allow for non-standard street elbows, internal intersections, and private alleys; and</p> <p>E. PUD Special Permit to allow the development of four house plans on 148 proposed single-family lots on 13.3± net acres in the Multi-Family Planned Unit Development (R-2B-PUD) zone in the Creekside Planned Unit Development (PUD).</p>	<p>P03-118 Consent</p>	<p>David Hung, 808-5530</p> <p>A-E Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>8. Raley's Gas Station located at 4551 Mack Road. Entitlements to add fuel sales to an existing Raley's market in the General Commercial (C-2) zone APN: 118-0062-026, (D8);</p> <p>A. Environmental Determination: Exempt 15303;</p> <p>B. Special Permit to add fuel sales to an existing Raley's market in the General Commercial (C-2) zone.</p>	<p>P03-147 Consent</p>	<p>Ellen Marshall, 808-5851</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>9. Valero Gas & Convenience Market located at the northeast corner of Marysville Blvd. and Los Robles Blvd. Entitlement to allow a gas station in conjunction with a 4,224± gross square foot convenience market and restaurant on 0.59± acres in the General Commercial (C-2) zone. North Sacramento Community Plan Area; APN: 251-0230-038 & 039; (D2).</p> <p>A. Environmental Determination: Exempt, Section 15302</p> <p>B. Special Permit to construct four gas pumps in conjunction with a convenience market in the General Commercial (C-2) Zone.</p>	<p>P03-148 Consent</p>	<p>Kenny Wan, 808-2222</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>10. Freeport Annexation. Entitlements initiating the annexation of the Town of Freeport and the 98-acre City owned Bartley Cavanaugh Golf Course.</p> <p>A. Environmental Determination: Certify the Mitigated Negative Declaration;</p> <p>B. Reorganization - Annexation to City of Sacramento and Detachment from the Sacramento County Water Agency Zone 11A, Elk Grove-Consumnes Cemetery District, Sacramento County Waste Management and Recycling, and County Service Area (CSA) Park District 4C;</p> <p>C. General Plan Amendment from Sacramento County Land Use Designations to City of Sacramento Land Use Designations: adding 3.86± acres from Sacramento County Agricultural Cropland (AG CROP) to city of Sacramento Agriculture (a), 5.79± acres from County Commercial and Offices (COMM/OFF) to City Community/ Neighborhood Commercial & Offices (CNCO), 14.15± acres from County Low Density Residential (LDR) to City Low Density Residential (LDR), 88.03± acres from County Agricultural Cropland/Resource Conservation Area (AG CROP/RCA), and County Low Density Residential (LDR), to City Parks-Recreation-Open-Space (OS), 25.21± acres from County Recreation (REC) to City Parks-Recreation-Open-Space (OS), for the Town of Freeport annexation area;</p> <p>D. Community Plan Amendment to the Airport-Meadowview Community Plan to incorporate new goals and policies related to the Town of Freeport;</p> <p>E. Add Chapter 17.130 Freeport Special Planning District (SPD) to the City of Sacramento Municipal Code; and</p> <p>F. Prezone 144± acres from 144± acres Sacramento County Zoning: 100.61± acres from County Zoning (RR) to City of Sacramento Zoning A-OS (SPD), (APN: 119-0190-009 thru 010, 119-0190-033, 119-0190-035, 119-0190-037, 119-0190-040 thru 42, 119-0190-047 thru 053); 3.33± acres from County Zoning LC (NPA) to City of Sacramento Zoning C-1 (SPD) (APN: 119-0030-011, 119-0040-003, 119-0040-006, 119-0040-008, 119-0040-014 thru 016, 119-0040-018); 6.07± acres from County Zoning CO (NPA) to City of Sacramento Zoning C-1 (SPD) (APN: 119-0050-013 thru 016, 119-0050-008 thru 017, 119-0050-018, 119-0050-022); 5.69± acres from County Zoning DW-R to City of Sacramento Zoning F (SPD). (APN: 119-0030-007, 119-0040-004, 119-0040-007, 119-0040-009 thru 011, 119-0040-017, 119-0050-001, 119-0050-021, 119-0190-007, 119-0190-020); 1.00± acres from County Zoning GC (NPA) to City of Sacramento Zoning C-2 (SPD) (APN: 119-0010-028, and 119-0010-029); 0.87± acres from County Zoning BP (NPA) to City of Sacramento Zoning OB (SPD) (APN: 119-0010-027); 4.59± acres from County Zoning RD-5 (NPA) to City of Sacramento Zoning R-1 (SPD) (APN: 119-0030-001, 119-0030-014 thru 017, 119-0030-020 thru 022); 2.67± acres from County Zoning RD-20 (NPA) to City of Sacramento Zoning R-2B (SPD) (APN 119-0030-002, 119-0030-004 thru 006, 119-0030-010, 119-0030-012, 119-0030-019, 119-0030-023 thru 025, 119-0050-005 thru 007); 4.35± acres from County Zoning RD-5 (NPA) and LC (NPA), to City of Sacramento Zoning RMX (SPD). (APN 119-0010-064 and 065, 119-0030-013, 119-0040-001 and 002); 7.86± acres from County Zoning RD-5 (NPA) and AR-2, to City of Sacramento Zoning RE 1/3.5 (SPD). (APN 119-0010-062 and 063).</p>	<p>M00-047 Hearing</p>	<p>Matt Anderson, 264-7584</p> <p>A-B, E Adopt Notice of Decision and Findings of Fact for Approval</p> <p>C-D, F Recommend Approval and Forward to City Council</p>
<p>Continued from February 12, 2004</p>		

AGENDA ITEM		FILE	STAFF RECOMMENDATION
11.	Review and Comment of the Broadway Corridor Planning Task Force Recommendations. Review of the Broadway Corridor Planning Task Force Recommendations and Forward the Report and Implementation Recommendations to City Council for Acceptance. (Council Districts 4 & 5)	M00-061	Celia Yniguez, 264-1969 Continued by Staff to February 26, 2004
12.	Election of Planning Commission Officers		Gary Lane, 264-5608
MISCELLANEOUS			
13.	Citizens Addressing the Planning Commission		
14.	Questions and Ideas of the Planning Commission		