



# CITY OF SACRAMENTO PLANNING COMMISSION



## ••• AGENDA •••

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

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February 26, 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 10<sup>th</sup> 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 264-5381.

If you are a Lobbyist, you must identify yourself as such, and you must identify the client(s)/business/organization you are representing.  
(SAC CITY CODE 2.15.150)

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

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**PLANNING COMMISSIONERS**

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| <b>JAMES BACCHINI, CHAIR</b><br><b>D.E. "RED" BANES, VICE-CHAIR</b><br><b>SHELTON DURUISSEAU</b><br><b>DEBRA JONES</b><br><b>PATRICK KENNEDY</b> | <b>THERESA TAYLOR-CAROL</b><br><b>JOHN VALENCIA</b><br><b>DARREL WOO</b><br><b>JOSEPH YEE</b> |
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**SUMMARY OF AGENDA CONTENTS**  
**February 26, 2004**

|     | AGENDA ITEM  | FILE    | STAFF RECOMMENDATION                 |
|-----|--|---------|--------------------------------------|
| 1.  | Victory Temple located at 3770 Marysville Blvd   | P03-054 | Continued by Staff to March 11, 2004 |
| 2.  | Market West, located south of Arena Boulevard, west of Duckhorn Drive and east of Stemmler Drive                   | P01-104 | Hearing                              |
| 3.  | Riverbend – Village A located south of West River Drive, north of Garden Highway, and west of Marina Glen Way      | P03-034 | Hearing                              |
| 4.  | Riverbend-O'Brien Property located south of Interstate 80, north of Garden Highway, and west of Marina Glen Way    | P03-068 | Consent                              |
| 5.  | Applied Arts Studio located at 2400 26 <sup>th</sup> Street  | P03-072 | Hearing                              |
| 6.  | SMUD Field Office Facility located at 6100 Folsom Boulevard  | P03-120 | Consent                              |
| 7.  | Natomas Crossing, Lots 12-15, 19-21, located south of Advantage Way  | P03-127 | Continued by Staff to March 11, 2004 |
| 8.  | Greenhaven Retail Center, located on Greenhaven Dr. between Corporate & Park City Dr.                              | P03-140 | Consent                              |
| 9.  | United House of Prayer For All People Church located at 3540 4 <sup>th</sup> Avenue                                | P03-141 | Hearing                              |
| 10. | Broadway Corridor Planning Task Force Recommendations  | M00-061 | Hearing                              |
| 11. | Park & Recreation Master Plan Update 2003-4  | M01-065 | Continued by Staff to April 8, 2004  |
| 12. | Mixed-Income Housing Ordinance Revisions   | M02-080 | Continued by Staff to April 8, 2004  |
| 13. | Report And Recommendation On Adoption Of The Proposed Redevelopment Plan For The 65th Street Redevelopment Project | M03-006 | Hearing                              |
| 14. | Freeport Streetscape Masterplan  | M03-235 | Review & Comment                     |
| 15. | First Avenue Easement Vacation   | M04-009 | Consent                              |
| 16. | Citizens Addressing the Planning Commission  |         |                                      |
| 17. | Questions and Ideas of the Planning Commission   |         |                                      |

| AGENDA ITEM  | FILE                       | STAFF<br>RECOMMENDATION   |
|--|----------------------------|---|
| <b><u>OLD BUSINESS</u></b>   |                            |   |
| <p><b>1. Victory Temple located at 3770 Marysville Blvd.</b><br/>                     Entitlements for a church on 0.17 developed acres in the General Commerical (C-2) zone.(D2) APN: 251-0123-003.</p> <p><b>A. Environmental Determination:</b> Exempt per CEQA Sec. 15322.</p> <p><b>B. Special Permit</b> to reuse an existing 2835 sf retail structure for a 141 seat church.</p> <p><b>C. Special Permit</b> to provide off-site parking.</p> <p style="text-align: right;"><b>Continued from February 12, 2004</b></p> | <p>P03-054<br/>Hearing</p> | <p>Mark Kraft, 808-8116</p> <p>Continued by Staff to March 11, 2004</p> |
| <b><u>NEW BUSINESS</u></b>   |                            |   |

| AGENDA ITEM   | FILE                       | STAFF<br>RECOMMENDATION   |
|---|----------------------------|---|
| <p><b>2. Market West, located south of Arena Boulevard, west of Duckhorn Drive and east of Stemmler Drive.</b> Entitlements for the development of 109,868 square feet of shopping center on 12.75 vacant gross acre within the Gateway West PUD in North Natomas. (D1) APN: 225-1180-006; 225-0140-036; 225-1380-014,015 016, 017, 018, 019 &amp; 020.</p> <p><b>A. Environmental Determination:</b> Mitigated Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. General Plan Amendment</b> amending 0.35 acres from Low Density Residential to Community Neighborhood Commercial &amp; Offices;</p> <p><b>D. Community Plan Amendment</b> amending 0.15 net acres from Low Density Residential and 0.2 net acres Medium Residential to Village Commercial and 0.34 net acres from Low Density Residential to Medium Density Residential;</p> <p><b>E. Rezone</b> of 0.15 net acres of R-1 PUD and 0.2 net acres of R-1A PUD to C-2 PUD and 0.34 net acres of R-1 PUD to R-1A PUD;</p> <p><b>F. PUD Guidelines Amendment</b> modifying the Neighborhood Commercial building Section of the Gateway West and Cambay West PUD for parking and signage regulations;</p> <p><b>G. Schematic Plan Amendment</b> establishing approximately 109,868± square feet of retail uses on the Village Commercial portion of the Gateway West PUD Schematic Plan;</p> <p><b>H. Tentative Map</b> to subdivide one parcel into two parcels and to move the parcel line on nine (9) parcels;</p> <p><b>I. Special Permit</b> to construct eight retail buildings totaling 109,868± gross square feet;</p> <p><b>J. Special Permit</b> for a gas station and associated car wash.</p> | <p>P01-104<br/>Hearing</p> | <p>Greg Bitter, 808-7816</p> <p>A-B, F,H-J Adopt Notice of Decision and Findings of Fact for Approval</p> <p>C-E,G Recommend Approval and forward to City Council</p> |

| AGENDA ITEM   | FILE                       | STAFF<br>RECOMMENDATION   |
|---|----------------------------|---|
| <p><b>3. Riverbend – Village A located south of West River Drive, north of Garden Highway, and west of Marina Glen Way.</b> Entitlements to allow the development of 103 medium-density, single-family residential lots and the creation of one future residential lot in the Riverbend Classics Planned Unit Development (D1) APN: 274-0220-051 and -052.</p> <p><b>A. Environmental Determination:</b> Addendum to a previous Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. Community Plan Amendment</b> to re-designate 14.3± acres from Low Density Residential to Medium Density Residential;</p> <p><b>D. Rezone</b> 14.3± acres from Standard Single Family Planned Unit Development (R-1-PUD) zone to Single Family Alternative Planned Unit Development (R-1A-PUD) zone;</p> <p><b>E. PUD Guidelines Amendment</b> to amend the Riverbend Classics Planned Unit Development (PUD) Guidelines to address the development of the proposed Medium-Density housing units;</p> <p><b>F. PUD Schematic Plan Amendment</b> to depict the proposed project, including a future residential lot in the Riverbend Classics Planned Unit Development (PUD);</p> <p><b>G. Lot Line Adjustment</b> to relocate the common property line between two parcels;</p> <p><b>H. Tentative Parcel Map</b> to subdivide one 20.9± acre parcel into 2 parcels of 14.3± and 6.6± acres;</p> <p><b>I. Tentative Subdivision Map</b> to subdivide 14.3± acres into 103 parcels in the Single Family Alternative Planned Unit Development (R-1A-PUD) zone;</p> <p><b>J. Subdivision Modification</b> to modify street standards and allow for non-standard street elbows; and</p> <p><b>K. PUD Special Permit</b> to develop four house plans on 103± medium density lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone in the Riverbend Classics Planned Unit Development (PUD).</p> | <p>P03-034<br/>Hearing</p> | <p>Stacia Cosgrove, 808-7110</p> <p>A-B, G-K Adopt Notice of Decision and Findings of Fact for Approval</p> <p>C-F Recommend Approval and Forward to City Council</p> |

| AGENDA ITEM   | FILE                       | STAFF<br>RECOMMENDATION   |
|---|----------------------------|---|
| <p><b>4. Riverbend-O'Brien Property located south of Interstate 80, north of Garden Highway, and west of Marina Glen Way.</b> Entitlements to allow the development of 56 medium-density, single-family residential lots in the Riverbend Classics Planned Unit Development (D1) APN: 274-0220-051 and -052.</p> <p><b>A. Environmental Determination:</b> Addendum to a previous Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. Community Plan Amendment</b> to re-designate 14.3± acres from Low Density Residential to 9.9± acres of Medium Density Residential, 4.2± acres of Low Density Residential, and 0.2± acres of Parks/Open Space;</p> <p><b>D. Rezone</b> 14.3± acres from Standard Single Family Planned Unit Development (R-1-PUD) zone to 9.9± acres of Single Family Alternative Planned Unit Development (R-1A-PUD) zone, 4.2± acres of Standard Single Family Planned Unit Development (R-1-PUD), and 0.2± acres of Agriculture-Open Space Planned Unit Development (A-OS-PUD) zone;</p> <p><b>E. PUD Guidelines Amendment</b> to amend the Riverbend Classics Planned Unit Development (PUD) Guidelines to address the development medium density residential units;</p> <p><b>F. PUD Schematic Plan Amendment</b> to depict fifty-six medium density residential lots, one park lot, one open space lot, and a future residential lot in the Riverbend Classics Planned Unit Development (PUD);</p> <p><b>G. Lot Line Adjustment</b> to relocate the common property line between two parcels;</p> <p><b>H. Tentative Map</b> to subdivide 14.3± net acres into fifty-six 45' x 85' (typ.) parcels, one 0.2± net acre park lot, one 0.4± net acre open space lot, and one 4.2± net acre future residential lot;</p> <p><b>I. Subdivision Modification</b> to modify street standards and allow for non-standard street elbows; and</p> <p><b>J. PUD Special Permit</b> to develop house plans on 56± medium density lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone in the Riverbend Classics Planned Unit Development (PUD).</p> | <p>P03-068<br/>Consent</p> | <p>Stacia Cosgrove, 808-7110</p> <p>A-B, G-J Adopt Notice of Decision and Findings of Fact for Approval</p> <p>C-F Recommend Approval and Forward to City Council</p> |

| AGENDA ITEM   | FILE                       | STAFF<br>RECOMMENDATION   |
|---|----------------------------|---|
| <p><b>5. Applied Arts Studio located at 2400 26<sup>th</sup> Street.</b> ENTITLEMENTS to construct a 2,440± square foot office and live/work studios in the Residential-Office (R-O) zone;</p> <p><b>A. Environmental Determination:</b> Exempt (CEQA Sections 15303 &amp; 15332);</p> <p><b>B. Special Permit</b> to allow an office use in the Residential-Office (R-O) zone;</p> <p><b>C. Variance</b> to reduce the rear yard setback from 15 feet to 3 feet;</p> <p><b>D. Variance</b> to reduce the side yard setback from 5 feet to 3 feet;</p> <p><b>E. Variance</b> to reduce the front yard setback from 16 feet, 9 inches to 9 feet, 8 inches;</p> <p><b>F. Variance</b> to reduce the street side yard setback from 5 feet to 2 feet,</p> <p><b>G. Variance</b> to allow one tandem parking space,</p> <p><b>H. Special Permit</b> to waive two (2) required parking spaces</p> | <p>P03-072<br/>Hearing</p> | <p>Ellen Marshall, 808-5851</p> <p>A-H Adopt Notice of Decision and Findings of Fact for Approval</p> |
| <p><b>6. SMUD Field Office Facility located at 6100 Folsom Boulevard.</b> Entitlements to increase office space for the SMUD field office located on 9.5" acres in the Light Industrial (M-1) and General Commercial Transit Overlay (C-2-TO) zones. The overall SMUD complex is located on a total of 42.9" acres in the Light Industrial (M-1), Heavy Commercial (C-4), and General Commercial Transit Overlay (C-2-TO) zones. (D3) APN: 008-0010-024, 008-0010-009, 011-0090-010.</p> <p><b>A. Environmental Determination: Exempt, Section 15332;</b></p> <p><b>B. Special Permit</b> to permit 79% office use in the Light Industrial (M-1) zone;</p> <p><b>C. Special Permit</b> for off-site parking.</p>  | <p>P03-120<br/>Consent</p> | <p>Ted Kozak, 808-1944</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>      |

| AGENDA ITEM  | FILE                       | STAFF<br>RECOMMENDATION   |
|--|----------------------------|---|
| <p><b>7. Natomas Crossing, Lots 12-15, 19-21, located south of Advantage Way.</b> Entitlements to merge and resubdivide seven (7) parcels into six (6) parcels totaling 7.3± net acres and to construct six (6) office and medical office buildings totaling 122,500 square feet in the EC-50 PUD zone within the Natomas Crossing Planned Unit Development (PUD). (D1) APN: 225-0070-049, 225-0070-075.</p> <p><b>A. Environmental Determination:</b> Addendum to a previous Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. Tentative Map</b> to merge and resubdivide seven existing parcels into six parcels totaling 7.3± net acres;</p> <p><b>D. Special Permit</b> to construct six (6) office and medical office buildings totaling 122,500 square feet in the EC-50 PUD zone.</p> | <p>P03-127<br/>Consent</p> | <p>Stacia Cosgrove, 808-7110</p> <p>Continued by Staff to<br/>March 11, 2004</p>                                    |
| <p><b>8. Greenhaven Retail Center, located on Greenhaven Dr. between Corporate &amp; Park City Dr.</b> Entitlements to develop a vacant 1.27± acre site with a 12,050± sq. ft. retail center within the General Commercial (C-2 PUD) zone of the Greenhaven Executive Park Planned Unit Development APN: 031-0053-019 (D7);</p> <p><b>A. Environmental Determination:</b> Categorical Exemption;</p> <p><b>B. Special Permit</b> to develop a 12,050± sq. ft. retail center in the Greenhaven Executive Park Planned Unit Development.</p> <p><b>C. Variance</b> to reduce the required vehicle maneuvering area from 26' to 25'.</p>  | <p>P03-140<br/>Consent</p> | <p>Kimberly Kaufmann-Brisby,<br/>808-5590</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p> |
| <p><b>9. United House of Prayer For All People Church located at 3540 4<sup>th</sup> Avenue</b> Entitlements to allow a church within the General Commercial Broadway Stockton Special Planning District (C-2-SPD) zone;</p> <p><b>A. Environmental Determination:</b> Exempt (CEQA section 15301(a));</p> <p><b>B. Special Permit</b> to allow a church within the General Commercial Broadway Stockton Special Planning District (C-2-SPD) zone;</p> <p><b>C. Parcel Merger</b> to merge two (2) developed parcels into one parcel totaling .14 acres within the General Commercial Broadway Stockton Special Planning District (C-2-SPD) zone. APN: 013-0143-001, -002 (D5)</p>   | <p>P03-141<br/>Hearing</p> | <p>Heather Forrest, 808-5008</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>              |

| <b>AGENDA ITEM</b> |  | <b>FILE</b>        | <b>STAFF<br/>RECOMMENDATION</b>   |
|--------------------|--|--------------------|---|
| <b>10.</b>         | <p><b>Broadway Corridor Planning Task Force Recommendations.</b> Review of the Broadway Corridor Planning Task Force Recommendations and Forward the Report and Implementation Recommendations to City Council for Acceptance. (Council Districts 4 &amp; 5)</p>   | M00-061<br>Hearing | <p>Celia Yniguez, 808-1969</p> <p>Review &amp; Comment and forward Recommendation to Council</p>  |
| <b>11.</b>         | <p><b>Park &amp; Recreation Master Plan Update 2003-4</b><br/>                     This item is a continuation of an informational presentation brought before the Planning Commission on 1-22-04. It is a public workshop intended to obtain input from the public and the Planning Commission on issues related to the comprehensive Parks and Recreation Master Plan update. The Parks &amp; Recreation Master Plan will provide a vision, goals, service levels, and guiding policies, and will set direction for the future of the Department of Parks and Recreation. It will also provide a basis for various elements of the 2025 General Plan Update.</p> | M01-065<br>Hearing | <p>Helen Selph, 808-7852</p> <p>Continued by Staff to April 8, 2004</p>                           |
| <b>12.</b>         | <p><b>Mixed-Income Housing Ordinance Revisions.</b><br/>                     Revisions to the Mixed-Income Housing Ordinance (Chapter 17.190 of Title 17 of the City Code) relating to mixed-income housing. (Citywide)</p> <p><b>A.</b> Environmental Determination: Addendum to an adopted negative declaration.</p> <p><b>B.</b> Ordinance amending various sections of chapter 17.190 of Title 17 of the City Code relating to mixed-income housing.</p>   | M02-080            | <p>Julie Sontag, 808-5691</p> <p>Continued by Staff to April 8, 2004</p>                          |
| <b>13.</b>         | <p><b>Report And Recommendation On Adoption Of The Proposed Redevelopment Plan For The 65th Street Redevelopment Project (Council Districts 3 and 6)</b></p>   | M03-006<br>Hearing | <p>Jim Mc Donald, 264-5723</p> <p>Adopt Resolution and Forward Recommendation to City Council</p> |

| <b>AGENDA ITEM</b>   |  | <b>FILE</b>        | <b>STAFF<br/>RECOMMENDATION</b>                            |
|----------------------|--|--------------------|--|
| <b>14.</b>           | <p><b>Freeport Streetscape Masterplan:</b> Streetscape improvements on Freeport from 2nd Ave to the south City limits</p> <p>The Project area is Freeport Boulevard between 2nd Avenue to the north and the City limits to the south. The Project area is Freeport Boulevard between 2nd Avenue to the north and the City limits to the south. The Freeport Streetscape Master Plan identifies goals for the area, including removal of visual blight, addressing public safety issues and promoting Freeport Boulevard as a distinct, vital commercial business corridor. The Master Plan identifies streetscape improvements, including median and street tree plantings, improved bike lanes, widened/separated sidewalks and multi-use trails.</p> | M03-235            | <p>Aaron Sussman, 808-7931</p> <p>Review &amp; Comment</p> |
| <b>15.</b>           | <p><b>First Avenue Easement Vacation.</b> The vacation of the Public Utility Easement within the vacated portion of 1st Avenue between 2617 Franklin Boulevard and 2565 Franklin Boulevard, and the vacation of the Public Utility Easement located at 2565 Franklin Boulevard. (D5)</p>   | M04-009<br>Consent | <p>Heather Forest, 808-5008</p> <p>Report Filed</p>        |
| <b>MISCELLANEOUS</b> |  |                    |  |
| <b>16.</b>           | <b>Citizens Addressing the Planning Commission</b>   |                    |  |
| <b>17.</b>           | <b>Questions and Ideas of the Planning Commission</b>  |                    |  |