



CITY OF SACRAMENTO PLANNING COMMISSION

●●● AGENDA ●●●

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

March 11, 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 264-5381.

If you are a Lobbyist, you must identify yourself as a Lobbyist, and you must identify the client/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

JAMES BACCHINI, CHAIR D.E. "RED" BANES, VICE-CHAIR SHELTON DURUISSEAU DEBRA JONES PATRICK KENNEDY	THERESA TAYLOR-CAROL JOHN VALENCIA DARREL WOO JOSEPH YEE
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SUMMARY OF AGENDA CONTENTS
 March 11, 2004

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
1.	Riverbend – Village A located south of West River Drive, north of Garden Highway, and west of Marina Glen Way	P03-034	Hearing
2.	Victory Temple located at 3770 Marysville Blvd.	P03-054	Continued by Staff to March 25, 2004
3.	Riverbend-O'Brien Property located south of Interstate 80, north of Garden Highway, and west of Marina Glen Way	P03-068	Hearing
4.	Courtyard Private School located at the terminus of 24 th Street, north of C Street	P02-104	Continued to a date yet to be determined
5.	Franklin & Mack Monopole located at the southeast corner of franklin Boulevard and Mack Road	P03-096	Hearing
6.	Appeal of the 27 th Street 4-unit Apartment Building	P03-123	Hearing
7.	Natomas Crossing, Lots 12-15, 19-21, located south of Advantage Way	P03-127	Consent
8.	Starbucks Additional Signage located at 2121 Natomas Crossing Drive	P03-151	Hearing
9.	Cingular Wireless Telecom Antennas located at 8580 Center Parkway	P04-001	Consent
10.	Army Depot Redevelopment	M03-177	Hearing
11.	Citizens Addressing the Planning Commission		
12.	Questions and Ideas of the Planning Commission		

AGENDA ITEM	FILE	STAFF RECOMMENDATION
OLD BUSINESS		
<p>1. Riverbend – Village A located south of West River Drive, north of Garden Highway, and west of Marina Glen Way. 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>A. Environmental Determination: Addendum to a previous Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Community Plan Amendment to re-designate 14.3± acres from Low Density Residential to Medium Density Residential;</p> <p>D. Rezone 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>E. PUD Guidelines Amendment to amend the Riverbend Classics Planned Unit Development (PUD) Guidelines to address the development of the proposed Medium-Density housing units;</p> <p>F. PUD Schematic Plan Amendment to depict the proposed project, including a future residential lot in the Riverbend Classics Planned Unit Development (PUD);</p> <p>G. Lot Line Adjustment to relocate the common property line between two parcels;</p> <p>H. Tentative Parcel Map to subdivide one 20.9± acre parcel into 2 parcels of 14.3± and 6.6± acres;</p> <p>I. Tentative Subdivision Map to subdivide 14.3± acres into 103 parcels in the Single Family Alternative Planned Unit Development (R-1A-PUD) zone;</p> <p>J. Subdivision Modification to modify street standards and allow for non-standard street elbows; and</p> <p>K. PUD Special Permit 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 style="text-align: center;">Continued from February 26, 2004</p>	<p>P03-034 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>
<p>2. Victory Temple located at 3770 Marysville Blvd. Entitlements for a church on 0.17 developed acres in the General Commercial (C-2) zone.(D2) APN: 251-0123-003.</p> <p>A. Environmental Determination: Exempt per CEQA Sec. 15322.</p> <p>B. Special Permit to reuse an existing 2835 sf retail structure for a 141 seat church.</p> <p>C. Special Permit to provide off-site parking.</p> <p style="text-align: center;">Continued from February 12, 2004</p>	<p>P03-054 Hearing</p>	<p>Mark Kraft, 808-8116</p> <p>Continued by Staff to March 25, 2004</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>3. Riverbend-O'Brien Property located south of Interstate 80, north of Garden Highway, and west of Marina Glen Way. 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>A. Environmental Determination: Addendum to a previous Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Community Plan Amendment 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>D. Rezone 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>E. PUD Guidelines Amendment to amend the Riverbend Classics Planned Unit Development (PUD) Guidelines to address the development medium density residential units;</p> <p>F. PUD Schematic Plan Amendment 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>G. Lot Line Adjustment to relocate the common property line between two parcels;</p> <p>H. Tentative Map 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>I. Subdivision Modification to modify street standards and allow for non-standard street elbows; and</p> <p>J. PUD Special Permit 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 style="text-align: center;">Continued from February 26, 2004</p>	<p>P03-068 Hearing</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>
NEW BUSINESS		

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>4. Courtyard Private School located at the terminus of 24th Street, north of C Street. Entitlements to establish a K-8 private school for 200 students on 1.50" acres in the Heavy Commercial (C-4) zone. APN: 003-0091-004, -022, 003-0085-014, -017. Council District 3.</p> <p>A. Environmental Determination: Negative Declaration; B. Mitigation Monitoring Plan; C. Lot Line Merger to merge four lots totaling 1.50" acres into two lots in the Heavy Commercial (C-4) zone; D. Special Permit to establish a K-8 private school for 200 students on 1.50" acres in the Heavy Commercial (C-4) zone; E. Special Permit to allow a gated entrance; F. Variance to reduce the 50% parking lot shading requirement; G. Variance to modify standard paving requirements for a portion of the parking lot. Withdrawn by Applicant H. 65402 Review to abandon a portion of public right-of-way (24th St).</p>	<p>P02-104 Hearing</p>	<p>Michael York, 808-8239</p> <p>Continued to a date yet to be determined</p>
<p>5. Franklin & Mack Monopole located at the southeast corner of franklin Boulevard and Mack Road. Entitlements to construct a 57 foot monopole with six panel antennas in the General Commercial (C-2) zone at the southeast corner of Franklin & Mack Road. APN: 117-0780-003. Council District 8.</p> <p>A. Environmental Determination: Exempt (15303c) B. Special Permit to construct a 57 foot monopole in the General Commercial (C-2) zone at the southeast corner of Franklin & Mack Road.</p>	<p>P03-096 Hearing</p>	<p>Antonio Ablog, 808-7702</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>6. Appeal of the 27th Street 4-unit Apartment Building. An appeal of entitlements to allow the construction of a new 3,000 square foot, 4-unit apartment complex on .15± vacant acres in the Multi Family (R-4) zone; (D5) APN: 010-0242-010</p> <p>A. Environmental Determination: Exempt (CEQA Section 15303(b)); B. Appeal of the Planning Director's Plan Review to allow the construction of a new 3,000 square foot, 4-unit apartment complex on .15± vacant acres in the Multi Family (R-4) zone.</p>	<p>P03-123 Hearing</p>	<p>Heather Forest, 808-5008</p> <p>A-B Deny Appeal and Adopt Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
7.	<p>Natomas Crossing, Lots 12-15, 19-21, located south of Advantage Way. 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>A. Environmental Determination: Addendum to a previous Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Tentative Map to merge and resubdivide seven existing parcels into six parcels totaling 7.3± net acres;</p> <p>D. Special Permit to construct six (6) office and medical office buildings totaling 122,500 square feet in the EC-50 PUD zone.</p> <p style="text-align: center;">Continued from February 26, 2004</p>	P03-127 Consent	<p>Stacia Cosgrove, 808-7110</p> <p>A-D Adopt Notice of Decision and Findings of Fact for Approval</p>
8.	<p>Starbucks Additional Signage located at 2121 Natomas Crossing Drive. Entitlements to allow for a second attached sign on an existing retail store within a shopping center located in the Employment Center 40 Planned Unit Development (EC-40-PUD) zone at Natomas Crossing PUD in the North Natomas Community Plan Area. (D1) APN: 225-1250-031.</p> <p>A. Environmental Determination: Exempt (CEQA Section 15301);</p> <p>B. Special Permit Modification to exceed one attached sign per tenant occupancy within an existing shopping center located in the Employment Center 40 Planned Unit Development (EC-40-PUD) zone in the Natomas Crossing PUD.</p>	P03-151 Hearing	<p>David Hung, 808-5530</p> <p>A-B Adopt Notice of Decision and Findings of Fact For Approval</p>
9.	<p>Cingular Wireless Telecom Antennas located at 8580 Center Parkway Entitlements to modify an existing PG&E and wireless communications tower by extending the tower by ten feet from 71'-3" to 81'-3", as well as removing three (3) existing antenna panels and installing six (6) new antenna panels in the Limited Commercial Review (C-1-R) zone; (D8) APN: 117-0920-056</p> <p>A. Environmental Determination: Exempt (CEQA Section 15303);</p> <p>B. Special Permit to modify an existing PG&E and wireless communications tower by extending the tower by ten feet from 71'-3" to 81'-3", as well as removing three (3) existing antenna panels and installing six (6) new antenna panels.</p>	P04-001 Consent	<p>Heather Forest</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>

AGENDA ITEM		FILE	STAFF RECOMMENDATION
10.	<p>Army Depot Redevelopment Report and Recommendation on the Adoption of the Proposed Third Amendment to the Redevelopment Plan for the Sacramento Army Depot Redevelopment Project. Council District 6.</p> <p>A. Environmental Determination: Environmental Impact Report</p> <p>B. Resolution to approve the proposed report and adoption of the plan for the Army Depot Redevelopment Project.</p>	M03-177 Hearing	Jim McDonald, 808-5723 A-B Recommend Approval and Forward to City Council
MISCELLANEOUS			
11.	Citizens Addressing the Planning Commission		
12.	Questions and Ideas of the Planning Commission		