



# 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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March 25, 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 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 25, 2004**

AGENDA ITEM	FILE	STAFF RECOMMENDATION
1. Starbucks Additional Signage located at 2121 Natomas Crossing Drive	P03-151	Withdrawn to be Re-advertised for April 8, 2004
2. Brookfield Meadows Unit 2	P02-032	Continued by Staff to April 8, 2004
3. Courtyard Private School located at the terminus of 24 <sup>th</sup> Street, north of C Street	P02-104	Hearing
4. Northview Village Apartments, located at 2350 Northview Drive	P03-051	Hearing
5. Victory Temple located at 3770 Marysville Blvd.	P03-054	Hearing
6. New restaurant located at the northwest corner of East Commerce Way and Advantage Way	P03-079	Hearing
7. Franklin & Mack Monopole located at the southeast corner of Franklin Boulevard and Mack Road	P03-096	Hearing
8. Labour of Love Church located at 1505 Grand Avenue	P03-121	Consent
9. Appeal of the 27 <sup>th</sup> Street 4-unit Apartment Building	P03-123	Consent
10. Lemon Blossom Estates	P03-125	Consent
11. United House of Prayer For All People Church located at 3540 4 <sup>th</sup> Avenue	P03-141	Continued by Applicant to April 22, 2004
12. Creekside Parcel 2 located at the northeast corner of North Park Drive and Kokomo Drive	P03-142	Consent
13. Mobley Avenue Four Plex located on Mobley Avenue west of Norwood Avenue	P03-154	Consent
14. Creekside Oaks PUD Signage, Market West, located west of Truxel Road, east of Natomas Park Drive, north of Garden Highway	P04-015	Consent
15. Army Depot Redevelopment	M03-177	Hearing
16. Review and Comment of the Sacramento Intermodal Transportation Facility Alternatives	M03-223	Review & Comment
17. Portion of H Street Abandonment	M04-025	Report Filed
18. Citizens Addressing the Planning Commission		
19. Questions and Ideas of the Planning Commission		

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
<b>OLD BUSINESS</b>			
1.	<p><b>Starbucks Additional Signage located at 2121 Natomas Crossing Drive.</b> 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><b>A. Environmental Determination:</b> Exempt (CEQA Section 15301);</p> <p><b>B. Special Permit Modification</b> 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> <p style="text-align: right;"><b>Continued from March 11, 2004</b></p>	P03-151 Hearing	David Hung, 808-5530  Withdrawn to be Re-advertised for April 8, 2004
<b>NEW BUSINESS</b>			
2.	<p><b>Brookfield Meadows Unit</b> Entitlements to subdivide 9.45± acres into 55 lots for single family development the Single-Family Alternative (R-1A) zone at the SW corner of Franklin Blvd. And Brookfield Dr. APN: 110-0220-061 and -063. Council District 8.</p> <p><b>A. Environmental Determination:</b> Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan</b></p> <p><b>C. General Plan Amendment</b> to redesignate 9.45 gross acres from Medium Density Residential (16-29 du/acre) to 9.45 gross acres of Low Density Residential (4-15 du/acre);</p> <p><b>D. Community Plan Amendment</b> to redesignate 9.45 gross acres of Residential (11-16 DU/AC) to 9.45 gross acres of Residential (7-15 DU/AC)</p> <p><b>E. TENTATIVE MAP</b> to subdivide 9.45± acres into 55 single family lots and 2 landscaped lots in the Single-Family Alternative (R-1A) zone;</p> <p><b>F. SPECIAL PERMIT</b> to develop 55 single family homes in a R-1A zone.</p>	P02-032 Consent	Antonio Ablog, 808-7702  Continued by Staff to April 8, 2004

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
3.	<p><b>Courtyard Private School located at the terminus of 24<sup>th</sup> Street, north of C Street.</b> 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><b>A. Environmental Determination: Negative Declaration;</b>  <b>B Mitigation Monitoring Plan;</b>  <b>C. Lot Line Merger</b> to merge four lots totaling 1.50" acres into two lots in the Heavy Commercial (C-4) zone;  <b>D. Special Permit</b> to establish a K-8 private school for 200 students on 1.50" acres in the Heavy Commercial (C-4) zone;  <b>E. Special Permit</b> for off-site parking for a private K-8 school in the Heavy Commercial (C-4) zone;  <b>F. Special Permit</b> to allow a gated entrance;  <b>G. Variance</b> to reduce the 50% parking lot shading requirement; (withdrawn)  <b>H. Variance</b> to modify standard paving requirements for a portion of the parking lot (withdrawn)  <b>I. 65402 Review</b> to abandon a portion of public right-of-way (24<sup>th</sup> St).</p> <p style="text-align: center;"><b>Continued from March 11, 2004</b></p>	P02-104 Hearing	<p>Michael York, 808-8239</p> <p>A-I Adopt Notice of Decision and Findings of Fact for Approval</p>
4.	<p><b>Northview Village Apartments, located at 2350 Northview Drive.</b> ENTITLEMENTS to subdivide a 1.05± net acre vacant parcel into two parcels and to construct a 22-unit apartment complex on 1.05± net acres in the Multi-Family (R-2B-R) zone in the South Natomas Community Plan Area. (D1) APN: 274-0232-012.</p> <p><b>A. Environmental Determination:</b> Exempt, per Section 15332;  <b>B. Community Plan Amendment</b> to amend the South Natomas Community Plan to redesignate 1.05± acres from Medium Density Residential (7-15 du/na) to High Density Residential (21-29 du/na);  <b>C. Plan Review</b> to develop a 22-unit apartment complex on 1.05± net acres in the Multi-Family (R-2B-R) zone;  <b>D. Tentative Parcel Map</b> to subdivide a 1.05± net acres vacant parcel into two parcels consisting of Lot 1, with 0.37± net acres and Lot 2, with 0.675± net acres in the Multi-Family (R-2B-R) zone.</p>	P03-051 Hearing	<p>Stacia Cosgrove, 808-7110</p> <p>A, C-D 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
5.	<p><b>Victory Temple located at 3770 Marysville Blvd.</b>                      Entitlements for a church on 0.17 developed acres in the General Commercial (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: center;">Continued from February 12, 2004</p>	P03-054 Hearing	<p>Mark Kraft, 808-8116</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>
6.	<p><b>New restaurant located at the northwest corner of East Commerce Way and Advantage Way.</b>                      Entitlements to develop a 7,161± square-foot sit-down restaurant on a 1.26± net acres vacant parcel in the Highway Commercial Planned Unit Development (HC-PUD) zone in the Natomas Crossing PUD in the North Natomas Community Plan Area. (D1) APN: portion of 225-0070-049.</p> <p><b>A. Environmental Determination:</b> Addendum to an Adopted Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. Special Permit</b> to develop a 7,161± square-foot sit-down restaurant on a 1.26± net acres vacant parcel in the Highway Commercial Planned Unit Development (HC-PUD) zone in the Natomas Crossing PUD;</p> <p><b>D. Variance</b> to exceed the maximum of two attached signs allowed per occupancy in the Highway Commercial Planned Unit Development (HC-PUD) zone.</p>	P03-079 Hearing	<p>David Hung, 808-.5530</p> <p>A-D Adopt Notice of Decision and Findings of Fact for Approval</p>
7.	<p><b>Franklin &amp; Mack Monopole located at the southeast corner of Franklin Boulevard and Mack Road.</b> Entitlements to construct a 57 foot monopole with six panel antennas in the General Commercial (C-2) zone at the southeast corner of Franklin &amp; Mack Road. APN: 117-0780-003. Council District 8.</p> <p><b>A. Environmental Determination:</b> Exempt (15303c)</p> <p><b>B. Special Permit</b> to construct a 57 foot monopole in the General Commercial (C-2) zone at the southeast corner of Franklin &amp; Mack Road.</p>	P03-096 Hearing	<p>Antonio Ablog, 808-7702</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
8.	<p><b>Labour of Love Church located at 1505 Grand Avenue.</b> Entitlements to construct a 6,924" square foot, church on 0.27" vacant acres in the Limited Commercial Review (C-1-R) zone. APN: 251-0082-015, -016; 251-0112-002. Council District 2.</p> <p><b>A. Environmental Determination: Exempt (CEQA Section 15303);</b></p> <p><b>B. Lot Line Merger</b> to merge two lots totaling 0.27" acres into one lot in the Limited Commercial (C-1-R) zone;</p> <p><b>C. Special Permit</b> to construct a 6,924" square foot, 250 seat church on 0.27" vacant acres in the Limited Commercial (C-1-R) zone;</p> <p><b>D. Special Permit</b> for off-site parking for a 6,924" square foot, 250 seat church in the Single Family (R-1) zone.</p> <p><b>E. Variance</b> to reduce the front yard setback from 25 feet to 15 feet in the Limited Commercial Review (C-1-R) zone.</p>	P03-121 Consent	Michael York, 808-8239  A-E Adopt Notice of Decision and Findings of Fact for Approval
9.	<p><b>Appeal of the 27<sup>th</sup> Street 4-unit Apartment Building.</b> 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><b>A. Environmental Determination: Exempt (CEQA Section 15303(b));</b></p> <p><b>B. Appeal of the Planning Director's Plan Review</b> 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>	P03-123 Consent	Heather Forest, 808-5008  A-B Grant Appeal and Adopt Notice of Decision and Findings of Fact for Denial
10.	<p><b>Lemon Blossom Estates.</b> TENTATIVE MAP to subdivide 1.5+ gross acres into 7 lots in the Standard Single-Family (R-1) zone at the east end of Rotella Drive. APN: 038-0061-004, 005. Council District 6.</p> <p><b>A. Environmental Determination: Exempt (15332)</b></p> <p><b>B. Tentative Map</b> to subdivide 1.5+ gross acres into 7 lots in the Standard Single-Family (R-1) zone.</p>	P03-125 Consent	Antonio Ablog, 808-7702  A-B Adopt Notice of Decision and Findings of Fact for Approval

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
11.	<p><b>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>	P03-141 Hearing	<p>Heather Forest, 808-5008</p> <p>Continued by Applicant to April 22, 2004</p>
12.	<p><b>Creekside Parcel 2 located at the northeast corner of North Park Drive and Kokomo Drive.</b> Entitlements to subdivide a 9.6± gross acres parcel to 68 single-family lots and 1 landscape lot in the Multi-Family Planned Unit Development (R-2B-PUD) zone in Creekside PUD in the North Natomas Community Plan Area. (D1) APN: 225-1780-002.</p> <p><b>A. Environmental Determination:</b> Addendum to Prior Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. Tentative Map</b> to subdivide a 9.6± gross acres parcel to 68 single-family lots and 1 landscape lot in the Multi-Family Planned Unit Development (R-2B-PUD) zone;</p> <p><b>D. Subdivision Modification</b> to allow for two non-standard intersections;</p> <p><b>E. Special Permit</b> to develop six house plans on 68 single-family lots on 5.93± net acres in the Multi-Family Planned Unit Development (R-2B-PUD) zone in Creekside PUD.</p>	P03-142 Consent	<p>David Hung, 808-5530</p> <p>A-E Adopt Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
13.	<p><b>Mobley Avenue Four Plex located on Mobley Avenue west of Norwood Avenue.</b> Entitlements to construct a 6,080" square foot, four unit residential on 0.18" vacant acres in the Multi-Family (R-3) zone. APN: 250-0331-027. Council District 2.</p> <p><b>A. Environmental Determination: Exempt (CEQA Section 15332 &amp; 15303);</b></p> <p><b>B. Variance</b> to develop a four unit residential complex on a parcel that has no public street frontage on 0.18" vacant acres in the Multi-Family (R-3) zone;</p> <p><b>C. Plan Review</b> of a 6,080" square foot, four unit residential complex in the Multi-Family (R-3) zone.</p> <p><b>D. Variance</b> to reduce maneuvering area from 26 feet to 24 feet for a four unit residential complex in the Multi-Family (R-3) zone.</p>	P03-154 Consent	<p>Michael York, 808-8239</p> <p>A-D Adopt Notice of Decision and Findings of Fact for Approval</p>
14.	<p><b>Creekside Oaks PUD Signage, Market West, located west of Truxel Road, east of Natomas Park Drive, north of Garden Highway.</b> Entitlements to amend the Creekside Oaks Planned Unit Development to allow two signs per office building for the seven (7) office buildings with the PUD, on 3.5± acres in the Creekside Oaks PUD in the Office PUD (OB-PUD) zone. Council District 1. APN: 274-0410-009, 10, 11, 12, 14, 25, 26.</p> <p><b>A. Environmental Determination:</b> Exemption (Sections 15301 and 15311);</p> <p><b>B. PUD Guidelines Amendment</b> to increase the allowable number of signs per office building from one sign per building to two signs for each of the seven (7) office buildings within the Creekside Oaks PUD.</p>	P04-015 Consent	<p>Greg Bitter, 808-7816</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>
15.	<p><b>Army Depot Redevelopment</b>                      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><b>A. Environmental Determination:</b> Environmental Impact Report</p> <p><b>B. Resolution</b> to approve the proposed report and adoption of the plan for the Army Depot Redevelopment Project.</p>	M03-177 Hearing	<p>Jim McDonald, 808-5723</p> <p>A-B Recommend Approval and Forward to City Council</p>
16.	<p><b>Review and Comment of the Sacramento Intermodal Transportation Facility Alternatives:</b> Review and provide comment on two design concepts for the Sacramento Intermodal Transportation Facility. (Council District 1)</p>	M03-223	<p>Celia Yniquez, 808-1969</p> <p>Review &amp; Comment</p>

AGENDA ITEM		FILE	STAFF RECOMMENDATION
17.	<b>Abandonment of Portion of H Street between 55<sup>th</sup> &amp; 56<sup>th</sup> St. VP03-010</b> Vacation (abandonment) of the north portion of H Street between 55th & 56th Street, vacation of the 10 foot and 20 foot light and air easement recorded on the final subdivision of the area and the 1 foot easement for electroliers and underground electric conduits adjacent to 5535, 5505 and 5501 H Street.	M04-025 Consent	Ted Kozak, 808-1944  Report Filed
<b>MISCELLANEOUS</b>			
18.	Citizens Addressing the Planning Commission		
19.	Questions and Ideas of the Planning Commission		