



CITY OF SACRAMENTO PLANNING COMMISSION



••• SYNOPSIS•••

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

January 22, 2004
Meeting Coordinator: Gary Lane, 264-5608

NOTICE TO THE PUBLIC

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.

PLANNING COMMISSIONERS

JOHN VALENCIA, CHAIR JAMES BACCHINI, VICE-CHAIR D. E. "RED" BANES THERESA TAYLOR-CARROLL SHELTON DURUISSEAU	DEBRA JONES PATRICK KENNEDY JOSEPH YEE
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	AGENDA ITEM	FILE	STAFF RECOMMENDATION
OLD BUSINESS			
1.	<p>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: center;">Continued from January 23, 2003</p>	P01-105 Hearing	Antonio Ablog, 808-7702 Intent Motion to Approve and Continue to February 12, 2004
NEW BUSINESS			
2.	<p>Academy Arms located at the north end of Academy Way on the West side of Academy Way. Entitlements to construct 7 townhouse units in the Residential Office (RO) zone. (D3) APN: 265-0384-011.</p> <p>A. Environmental Determination: Categorical Exemption (Sections 15332);</p> <p>B. Tentative Map to subdivide one 0.56± net acre parcel into seven parcels in the Residential Office (RO) zone;</p> <p>C. Special Permit to allow the development of 7 townhouse units in the RO zone.</p>	P03-011 Hearing	Mark Kraft, 808-8116 A-C Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
3.	<p>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>	P03-025 Consent	<p>Mark Kraft, 808-8116</p> <p>Continued by Planning Commission to February 12, 2004</p>
4.	<p>Victory Temple located at 3770 Marysville Blvd. Entitlements for a church on 0.17 developed acres in the General Commerical (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>	P03-054	<p>Mark Kraft, 808-8116</p> <p>Continued by Staff & Applicant to February 26, 2004</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
5.	<p>Northgate Retail located at Southeast corner of Northgate Blvd. and North Market Blvd., west of East Levee Road. Entitle to construct a 5,608±sq.ft retail building and a 3,200±sq.ft fast food restaurant on 1.58±gross acreage Light Industrial (M-1-S-PUD) zone within the Meteor/Incredible Universe / Shurgard Planned United Development in the North Natomas Community Plan Area. APN: 237-0031-048 (D1)</p> <p>A. Environmental Determination: Negative Declarations;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. PUD Guidelines Amendment pertaining to signage in the Project Meteor/Incredible Universe / Shurgard PUD;</p> <p>D. PUD Schematic Plan Amendment to allocate support retail and restaurant uses on 1.58± gross acreage Light Industrial (M-1-S-PUD) zone within the PUD;</p> <p>E. Tentative Parcel Map to subdivide a 1.58±gross acreage parcel into two parcels;</p> <p>F. Special Permit to construct a 5,608± sq.ft retail building and a 3,200±sq.ft fast food restaurant on 1.58±gross acreage Light Industrial (M-1-S-PUD) zone within the Project Meteor/Incredible Universe/Shurgard Planned United Development.</p> <p>G. Special Permit for a drive-through facility located on the 1.027±acres site (Parcel A) for a 3,200±sq.ft fast food restaurant.</p>	<p>P03-066 Consent</p>	<p>Kenny Wan 808-2222</p> <p>A-G Adopted Notice of Decision and Findings of Fact for Approval</p>
6.	<p>Centerpointe at Natomas Crossing located at the southeast corner of Del Paso Road and Truxel Road. Entitlements to allow the development of an office complex on 12.47± net acres in the Natomas Crossing Planned Unit Development (D1) APN: 225-0070-088.</p> <p>A. Environmental Determination: Addendum to a previously adopted Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Special Permit for a Major Project to develop eleven (11) one and two-story buildings (190,694± square feet) on 12.47± net acres in the Employment Center 50 Planned Unit Development (EC-50-PUD) zone;</p> <p>D. Special Permit for a drive-through facility for a proposed financial institution for Building G; and</p> <p>E. Variance to waive the required masonry wall adjacent to the apartment complex to the south and east.</p>	<p>P03-070 Consent</p>	<p>Arwen Wacht, 808-1964</p> <p>A-E Adopted Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
7.	<p>Singh Gas & Convenient Market located at 739 Arden Way. Entitlements to add four gas pumps with canopy at an existing convenience market on 0.47" acres in the General Commercial (C-2) zone. APN: 275-0151-014. CD 2.</p> <p>A. Environmental Determination: Exempt (CEQA Section 15332 & 15303c);</p> <p>B. Special Permit to establish a gas station with four gas pumps (eight stations) at an existing convenience market on 0.47" acres in the General Commercial (C-2) zone;</p> <p>C. Special Permit Major Modification to expand a use that has a "deemed" special permit for the sale of beer and wine on 0.47" acres in the General Commercial (C-2) zone.</p>	P03-110	<p>Michael York, 808-8239</p> <p>Withdrawn by Applicant</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
8.	<p>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>	M00-047	<p>Matt Anderson, 808-7584</p> <p>Continued by Staff to February 12, 2004</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
9.	<p>Mixed-Income Housing Ordinance Revisions. 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>A. Environmental Determination: Addendum to an adopted negative declaration.</p> <p>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 February 26, 2004</p>
10.	<p>Norwood/ I-80 PUD update located at 707 Display Way. Community Plan Amendment to clarify the 0.61+/- vacant acre Light Industrial Planned Unit Development (M-1-PUD) zoned parcel (APN: 250-0450-014) as Industrial in the North Sacramento Community Plan. APN: 250-0450-014.</p> <p>A. Environmental Determination: Exempt, Section 15301,</p> <p>B. Community Plan Amendment from Residential (4-8 du/na) to Industrial on 0.61+/- vacant acres in the M-1-PUD zone.</p>	M03-231 Consent	<p>Ted Kozak, 808-1944</p> <p>A-B Recommended Approval and Forwarded to City Council</p>
11.	<p>Park & Recreation Master Plan Update 2003-4 This is an item to inform the Planning Commission of the status of the comprehensive Parks and Recreation Master Plan update. The Parks & Recreation Master Plan will build on the work completed in the Phase I draft 2000 Master Plan. It 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	<p>J.P. Tindell, 264-1955 Helen Selph, 264-7852</p> <p>Information Given</p>
12.	<p>Pedestrian Friendly Street Standards Planning Commission Recommendation to City Council to:</p> <p>A. Adopt A Resolution To Approve Pedestrian Friendly Street Standards.</p> <p>B. Adopt An Ordinance Amending Chapters 18.04.010, 18.04.170, 18.04.180, 18.04.190, 16.40.020 And 16.40.110 Of The Sacramento City Code Relating To The City Street Standards.</p> <p>C. Adopt A Resolution To Amend Section 5 Of The General Plan, Relating To Street Standards</p>	M02-103 Hearing	<p>Jim McDonald, 264-5723 Steve Pyburn, 264-7481</p> <p>A-C Recommended Approval and Forward to City Council with Comments</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
13.	Development Oversight Commission Recommendations & Streamlining Proposal Continued from December 11, 2003	M03-227	Art Gee, 264-5945 Information Given
MISCELLANEOUS			
14.	Citizens Addressing the Planning Commission		
15.	Questions and Ideas of the Planning Commission		