



CITY OF SACRAMENTO PLANNING COMMISSION

••• SYNOPSIS •••

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

February 26, 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

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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	AGENDA ITEM	FILE	STAFF RECOMMENDATION
OLD BUSINESS			
1.	<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> <p style="text-align: center;">Continued from February 12, 2004</p>	P03-054 Hearing	Mark Kraft, 808-8116 Continued by Staff to March 11, 2004
NEW BUSINESS			
2.	<p>Market West, located south of Arena Boulevard, west of Duckhorn Drive and east of Stemmler Drive. 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 & 020.</p> <p>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. General Plan Amendment amending 0.35 acres from Low Density Residential to Community Neighborhood Commercial & Offices;</p> <p>D. Community Plan Amendment 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>E. Rezone 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>F. PUD Guidelines Amendment modifying the Neighborhood Commercial building Section of the Gateway West and Cambay West PUD for parking and signage regulations;</p> <p>G. Schematic Plan Amendment establishing approximately 109,868± square feet of retail uses on the Village Commercial portion of the Gateway West PUD Schematic Plan;</p> <p>H. Tentative Map to subdivide one parcel into two parcels and to move the parcel line on nine (9) parcels;</p> <p>I. Special Permit to construct eight retail buildings totaling 109,868± gross square feet;</p> <p>J. Special Permit for a gas station and associated car wash.</p>	P01-104 Hearing	Greg Bitter, 808-7816 A-B, F,H-J Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions C-E,G Recommended Approval and forwarded to City Council

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
3.	<p>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>P03-034 Hearing</p>	<p>Stacia Cosgrove, 808-7110</p> <p>Continued to March 11, 2004</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
4.	<p>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>P03-068 Consent</p>	<p>Stacia Cosgrove, 808-7110</p> <p>Continued to March 11, 2004</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
5.	<p>Applied Arts Studio located at 2400 26th Street. ENTITLEMENTS to construct a 2,440+ square foot office and live/work studios in the Residential-Office (R-O) zone;</p> <p>A. Environmental Determination: Exempt (CEQA Sections 15303 & 15332);</p> <p>B. Special Permit to allow an office use in the Residential-Office (R-O) zone;</p> <p>C. Variance to reduce the rear yard setback from 15 feet to 3 feet;</p> <p>D. Variance to reduce the side yard setback from 5 feet to 3 feet;</p> <p>E. Variance to reduce the front yard setback from 16 feet, 9 inches to 9 feet, 8 inches;</p> <p>F. Variance to reduce the street side yard setback from 5 feet to 2 feet,</p> <p>G. Variance to allow one tandem parking space,</p> <p>H. Special Permit to waive two (2) required parking spaces</p>	P03-072 Hearing	<p>Ellen Marshall, 808-5851</p> <p>A-H Adopted Notice of Decision and Findings of Fact for Approval</p>
6.	<p>SMUD Field Office Facility located at 6100 Folsom Boulevard. 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>A. Environmental Determination: Exempt, Section 15332;</p> <p>B. Special Permit to permit 79% office use in the Light Industrial (M-1) zone;</p> <p>C. Special Permit for off-site parking.</p>	P03-120 Consent	<p>Ted Kozak, 808-1944</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Approval</p>
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>	P03-127 Consent	<p>Stacia Cosgrove, 808-7110</p> <p>Continued by Staff to March 11, 2004</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
8.	<p>Greenhaven Retail Center, located on Greenhaven Dr. between Corporate & Park City Dr. 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>A. Environmental Determination: Categorical Exemption;</p> <p>B. Special Permit to develop a 12,050± sq. ft. retail center in the Greenhaven Executive Park Planned Unit Development.</p> <p>C. Variance to reduce the required vehicle maneuvering area from 26' to 25'.</p>	P03-140 Consent	<p>Kimberly Kaufmann-Brisby, 808-5590</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Approval</p>
9.	<p>United House of Prayer For All People Church located at 3540 4th Avenue Entitlements to allow a church within the General Commercial Broadway Stockton Special Planning District (C-2-SPD) zone;</p> <p>A. Environmental Determination: Exempt (CEQA section 15301(a));</p> <p>B. Special Permit to allow a church within the General Commercial Broadway Stockton Special Planning District (C-2-SPD) zone;</p> <p>C. Parcel Merger 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 Forrest, 808-5008</p> <p>Continued to March 25, 2004</p>
10.	<p>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)</p>	M00-061 Hearing	<p>Celia Yniguez, 808-1969</p> <p>Comments Given and Amended Recommendations Forwarded to City Council</p>
11.	<p>Park & Recreation Master Plan Update 2003-4 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 & 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 Hearing	<p>Helen Selph, 808-7852</p> <p>Continued by Staff to April 8, 2004</p>

AGENDA ITEM		FILE	STAFF RECOMMENDATION
12.	<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 April 8, 2004</p>
13.	<p>Report And Recommendation On Adoption Of The Proposed Redevelopment Plan For The 65th Street Redevelopment Project (Council Districts 3 and 6)</p>	M03-006 Hearing	<p>Jim Mc Donald, 264-5723</p> <p>Adopted Resolution and Forwarded Recommendation to City Council</p>
14.	<p>Freeport Streetscape Masterplan: 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>Withdrawn by Staff</p>
15.	<p>First Avenue Easement Vacation. 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 Consent	<p>Heather Forest, 808-5008</p> <p>Report Filed and Accepted</p>
MISCELLANEOUS			
16.	Citizens Addressing the Planning Commission		
17.	Questions and Ideas of the Planning Commission		