



CITY OF SACRAMENTO PLANNING COMMISSION

●●● SYNOPSIS ●●●

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

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	THERESA TAYLOR-CAROL
D.E. "RED" BANES, VICE-CHAIR	JOHN VALENCIA
SHELTON DURUISSEAU	DARREL WOO
DEBRA JONES	JOSEPH YEE
PATRICK KENNEDY	

	AGENDA ITEM	FILE	STAFF / DECISION
OLD BUSINESS			
1.	<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 style="text-align: center;">Continued from February 26, 2004</p>	P03-034 Hearing	<p>Stacia Cosgrove, 808-7110</p> <p>A-B, G-K Adopted Notice of Decision and Findings of Fact for Approval</p> <p>C-F Recommended Approval and Forwarded to City Council</p>
2.	<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	<p>Mark Kraft, 808-8116</p> <p>Continued by Staff to March 25, 2004</p>

	AGENDA ITEM	FILE	STAFF / DECISION
3.	<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 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 Adopted Notice of Decision and Findings of Fact for Approval</p> <p>C-F Recommended Approval and Forward to City Council</p>
NEW BUSINESS			

	AGENDA ITEM	FILE	STAFF / DECISION
4.	<p>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>	P02-104 Hearing	Michael York, 808-8239 Continued by staff to March 25, 2004
5.	<p>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>	P03-096 Hearing	Antonio Ablog, 808-7702 Continued by Staff to March 25, 2004
6.	<p>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>	P03-123 Hearing	Heather Forest, 808-5008 Intent motion to Uphold Appeal and to Deny Project and Continue to March 25, 2004

	AGENDA ITEM	FILE	STAFF / DECISION
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 Adopted 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>Continued by City Attorney to March 25, 2004</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 Adopted Notice of Decision and Findings of Fact for Approval</p>

AGENDA ITEM		FILE	STAFF / DECISION
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 Continued by Planning Commission to March 25, 2004
MISCELLANEOUS			
11.	Citizens Addressing the Planning Commission		
12.	Questions and Ideas of the Planning Commission		