



CITY OF SACRAMENTO PLANNING COMMISSION

●●● SYNOPSIS ●●●

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

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 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****

Visit us on our Website at www.cityofsacramento.org.

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
---	---

	AGENDA ITEM	FILE	STAFF/ DECISION
<u>OLD BUSINESS</u>			
1.	<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> <p style="text-align: center;">Continued from March 11, 2004</p>	P03-151 Hearing	David Hung, 808-5530 Withdrawn to be Re-advertised for April 8, 2004
<u>NEW BUSINESS</u>			

	AGENDA ITEM	FILE	STAFF/ DECISION
2.	<p>Brookfield Meadows Unit 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>A. Environmental Determination: Negative Declaration; B. Mitigation Monitoring Plan C. General Plan Amendment 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); D. Community Plan Amendment to redesignate 9.45 gross acres of Residential (11-16 DU/AC) to 9.45 gross acres of Residential (7-15 DU/AC) E. TENTATIVE MAP to subdivide 9.45± acres into 55 single family lots and 2 landscaped lots in the Single-Family Alternative (R-1A) zone; F. SPECIAL PERMIT 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
3.	<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 for off-site parking for a private K-8 school in the Heavy Commercial (C-4) zone; F. Special Permit to allow a gated entrance; G. Variance to reduce the 50% parking lot shading requirement; (withdrawn) H. Variance to modify standard paving requirements for a portion of the parking lot (withdrawn) I. 65402 Review to abandon a portion of public right-of-way (24th St).</p> <p style="text-align: right;">Continued from March 11, 2004</p>	P02-104 Hearing	Michael York, 808-8239 Continued by Staff to April 8, 2004

	AGENDA ITEM	FILE	STAFF/ DECISION
4.	<p>Northview Village Apartments, located at 2350 Northview Drive. 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>A. Environmental Determination: Exempt, per Section 15332;</p> <p>B. Community Plan Amendment 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);</p> <p>C. Plan Review to develop a 22-unit apartment complex on 1.05± net acres in the Multi-Family (R-2B-R) zone;</p> <p>D. Tentative Parcel Map 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 Adopted Notice of Decision and Findings of Fact for Approval</p> <p>B Recommended Approval and Forwarded to City Council</p>
5.	<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 Planning Commission to April 22, 2004</p>
6.	<p>New restaurant located at the northwest corner of East Commerce Way and Advantage Way. 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>A. Environmental Determination: Addendum to an Adopted Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Special Permit 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>D. Variance 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 Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p>

	AGENDA ITEM	FILE	STAFF/ DECISION
7.	<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)</p> <p>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	<p>Antonio Ablog, 808-7702</p> <p>Adopted Intent Motion for Denial and Continue to April 8, 2004</p>
8.	<p>Labour of Love Church located at 1505 Grand Avenue. 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>A. Environmental Determination: Exempt (CEQA Section 15303);</p> <p>B. Lot Line Merger to merge two lots totaling 0.27" acres into one lot in the Limited Commercial (C-1-R) zone;</p> <p>C. Special Permit 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>D. Special Permit for off-site parking for a 6,924" square foot, 250 seat church in the Single Family (R-1) zone.</p> <p>E. Variance 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	<p>Michael York, 808-8239</p> <p>A-E Adopted Notice of Decision and Findings of Fact for Approval</p>
9.	<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));</p> <p>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 Consent	<p>Heather Forest, 808-5008</p> <p>A-B Granted Appeal and Adopted Notice of Decision and Findings of Fact for Denial</p>
10.	<p>Lemon Blossom Estates. 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>A. Environmental Determination: Exempt (15332)</p> <p>B. Tentative Map to subdivide 1.5+ gross acres into 7 lots in the Standard Single-Family (R-1) zone.</p>	P03-125 Consent	<p>Antonio Ablog, 808-7702</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF/ DECISION
11.	<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 Forest, 808-5008</p> <p>Continued by Applicant to April 22, 2004</p>
12.	<p>Creekside Parcel 2 located at the northeast corner of North Park Drive and Kokomo Drive. 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>A. Environmental Determination: Addendum to Prior Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Tentative Map 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>D. Subdivision Modification to allow for two non-standard intersections;</p> <p>E. Special Permit 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 Adopted Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF/ DECISION
13.	<p>Mobley Avenue Four Plex located on Mobley Avenue west of Norwood Avenue. 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>A. Environmental Determination: Exempt (CEQA Section 15332 & 15303);</p> <p>B. Variance 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>C. Plan Review of a 6,080" square foot, four unit residential complex in the Multi-Family (R-3) zone.</p> <p>D. Variance 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 Adopted Notice of Decision and Findings of Fact for Approval</p>
14.	<p>Creekside Oaks PUD Signage, Market West, located west of Truxel Road, east of Natomas Park Drive, north of Garden Highway. 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>A. Environmental Determination: Exemption (Sections 15301 and 15311);</p> <p>B. PUD Guidelines Amendment 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 Adopted Notice of Decision and Findings of Fact for Approval</p>
15.	<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	<p>Jim McDonald, 808-5723</p> <p>A-B Recommended Approval and Forwarded to City Council</p>
16.	<p>Review and Comment of the Sacramento Intermodal Transportation Facility Alternatives: 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>Comments Given</p>

AGENDA ITEM		FILE	STAFF/ DECISION
17.	Abandonment of Portion of H Street between 55th & 56th St. VP03-010 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 & Accepted
MISCELLANEOUS			
18.	Citizens Addressing the Planning Commission		
19.	Questions and Ideas of the Planning Commission		