



CITY OF SACRAMENTO PLANNING COMMISSION

●●● SYNOPSIS ●●●

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

April 8, 2004

Meeting Coordinator: Gary Lane, 808-5608

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>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> <p style="text-align: right;">Continued from March 11, 2004</p>	P03-096 Consent	Antonio Ablog, 808-7702 A-B Adopted Notice of Decision and Findings of Fact for Denial
2.	<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); 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: right;">Continued from March 11, 2004</p>	P03-151 Hearing	David Hung, 808-5530 A-B Adopted Notice of Decision and Findings of Fact for Denial
NEW BUSINESS			
3.	<p>The Promenade at Natomas, located north of Interstate 80, and east of Truxel Road and Gateway Park Boulevard. Entitlements to create and develop the Promenade at Natomas Planned Unit Development retail shopping center and business park on 89.6± gross acres in the Shopping Center Planned Unit Development (SC PUD) zone, on 28.12± gross acres in the Employment Center 50 Planned Unit Development (EC-50 PUD) zone, and on 8.6± gross acres in the Agriculture-Open Space Planned Unit Development (A-OS PUD) zone. Council District 1. APN: 225-0160-086.</p> <p>A. Environmental Determination: Environmental Impact Report; B. Mitigation Monitoring Plan; C. Development Agreement; D. General Plan Amendment amending the land use designation of 126.4± gross acres <u>from</u> 95.6± gross acres of Heavy Commercial or Warehouse and 30.8± gross acres of Mixed Use <u>to</u> 95.6± gross acres of Regional Commercial and Offices and 30.8± gross acres of Mixed Use; E. Community Plan Amendment amending the land use</p>	P00-003	Greg Bitter, 808-7816 Continued by Staff to April 22, 2004

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
	<p>designation of 126.4± gross acres <u>from</u> 91.25± gross acres of Light Industrial, 30.27± gross acres of Employment Center 50, and 4.88± gross acres of major roads <u>to</u> 80.7± gross acres of Regional Commercial, 26.02± gross acres of Employment Center 50, 8.6± gross acres of Parks/Open Space, and 11.08± gross acres of major roads;</p> <p>F. Rezone <u>from</u> 126.4± gross acres gross acres, 7 parcels for employment of Agricultural Planned Unit Development (A PUD) <u>to</u> 89.6± gross acres of Shopping Center Planned Unit Development (SC PUD), 28.12± gross acres of Employment Center 50 Planned Unit Development (EC-50 PUD), and 8.6± gross acres Agriculture-Open Space Planned Unit Development (A-OS PUD);</p> <p>G. Planned Unit Development Establishment to establish the Promenade at Natomas Planned Unit Development including the Promenade at Natomas PUD Guidelines and the Promenade at Natomas PUD Schematic Plan, consisting of approximately 751,000± square feet of retail uses and 504,000 square feet of employment center uses;</p> <p>H. Tentative Subdivision Map to subdivide 126.4± gross vacant acres into 33 total parcels, including 23 parcels for a regional shopping center uses on 89.6± center uses (5 office parcels and 2 support retail parcels) on 28.12± gross acres, and 3 parcels for public utility/drainage uses on 8.6± gross acres;</p> <p>I. Special Permit to construct 751,000± square feet of buildings for retail use, including a gasoline fueling station on 89.68± gross acres in the Shopping Center Planned Unit Development (SC PUD) zone; and</p> <p>J. Special Permit to construct 14,000± square feet of buildings for retail use on 2.2± net acres in the Employment Center 50 Planned Unit Development (EC-50 PUD) zone.</p>		

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
4.	<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	<p>Antonio Ablog, 808-7702</p> <p>A-B, E-F Adopted Notice of Decision and Findings of Fact for Approval</p> <p>C-D Recommended Approval and Forward to City Council</p>
5.	<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>	P02-104 Hearing	<p>Michael York, 808-8239</p> <p>A-I Adopted Notice of Decision and Findings of Fact for Approval.</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
6.	<p>Wilkinson Street Variance located at 5860 Wilkinson Street. ENTITLEMENTS allow the construction of a 1803 square foot single-family residence on 0.204+ gross acres in the Standard Single Family (R-1) zone at 5860 Wilkinson Street. APN: 027-0242-006. District 6</p> <p>A. Environmental Determination: Exempt (CEQA 15303a)</p> <p>B. Variance to waive the 20 foot public/private street frontage requirement for residential development.</p>	P03-023 Consent	<p>Antonio Ablog, 808-7702</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p>
7.	<p>Fruitridge & 65th Tentative Map located at the southeast corner of Fruitridge Road and 65th Street Expressway.TENTATIVE MAP to subdivide 3.9+ gross acres into 22 lots in the Standard Single-Family (R-1) zone at the southeast corner of Fruitridge and 65th Street Expressway. APN: 027-0040-002, 027-0370-028. Council District 6.</p> <p>A. Environmental Determination: Exempt (15332)</p> <p>B. Tentative Map to subdivide 3.9+ gross acres into 22 lots.</p> <p>C. Subdivision Modification to allow lots less than 52-feet in width, and/or less than 100-feet in depth (lots 1-8, and 19-22)..</p>	P03-114 Consent	<p>Antonio Ablog, 808-7702</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Approval</p>
8.	<p>Cambay West Office located on the east of Duckorn Drive between Del Paso Road. and Snowy Egret Blvd., North Natomas Community Plan Area. Entitlements to construct twelve office building totaling 109,967± square feet on 8.97± gross acres Employment Center 40 (EC-40PUD) zone within the Cambay West Planned Unit Development, North Natomas. APN: 225-0080-051 (D1)</p> <p>A. Environmental Determination: Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. PUD Schematic Plan Amendment to depict the proposed usage on the Cambay West PUD;</p> <p>D. Tentative Map to subdivide one lot totaling 7.92± net acres into 12 lots;</p> <p>E. Special Permit to construct twelve office buildings totaling 109,967± square feet on 7.92± net acres.</p>	P03-124 Consent	<p>Kenny Wan, 808-2222</p> <p>A-E Adopted Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
9.	<p>Arcade Verizon Wireless located at 3167 Callecita Street. Entitlements to increase the height of an existing PG&E tower from 80' to 90' to locate cellular antennas on 0.28+/- gross acres in the Single Family (R-1) zone. The tower height will be increased to accommodate a six-panel antenna at 85'. A related equipment shelter (12' x 30') will be located at the base of the tower. APN: 265-0030-012 (D2)</p> <p>A. Environmental Determination: Exempt 15332; B. Special Permit to increase the height of an existing PG&E tower to locate a six panel cellular antenna and related equipment shelter.</p>	P03-130 Consent	<p>Mark kraft, 808-8116</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p>
10.	<p>Early Policy Review - Policy direction for a proposed 245,000 sq ft retail/office/parking project; demolition of three potentially eligible historic structures (927 10th St.; 1009 & 1013 J St.). APN: 006-0044-009, 010, 011, & 013; Located on the ½ block bounded by 10th & 11th Streets on the North side of J Street. Council District 1.</p>	IR04-087 Hearing	<p>Jeanne Corcoran, 264-5317 Roberta Deering, 264-8259</p> <p>Withdrawn by Applicant</p>
11.	<p>Discussion of DOC Streamlining Proposals</p>		<p>Art Gee, 808-5945 Comments Given</p>
12.	<p>Bella Rose Condominium located on East Commerce Way between Del Paso Road and Arena Boulevard, North Natomas Community Plan Area. Entitlements to convert an approved apartment project (California Tradition) located on 10.76± acres Employment Center (EC-40 PUD) zone within the Arena Corporate Center Planned Unit Development into an alternative ownership condominium development. APN: 225-0070-057 (D1)</p> <p>A. Environmental Determination: Prior Negative Declaration; B. Mitigation Monitoring Plan; C. Request to void a Special Permit to develop 200 multi-family residential units located on 10.76± net acres within the Arena Corporate Center Planned Unit Development; D. Tentative Subdivision Map to subdivide a 10.75± net acres parcel into 1 condominium lot; E. Special Permit to construct 201 condominium units located on 10.76± net acres Employment Center (EC-40 PUD) zone within the Arena Corporate Center Planned Unit Development.</p>	P03-162	<p>Kenny Wan, 808-2222</p> <p>Continued by Staff to April 22, 2004</p>
13.	<p>Citizens Addressing the Planning Commission</p>		
14.	<p>Questions and Ideas of the Planning Commission</p>		

