



CITY OF SACRAMENTO PLANNING COMMISSION

●●● SYNOPSIS ●●●

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

April 22, 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>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	Heather Forest, 808-5008 Continued by Applicant to June 24, 2004
2.	<p>Victory Temple located at 3730 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 Pemit to provide off-site parking.</p> <p style="text-align: center;">Continued from February 12, 2004</p>	P03-054 Consent	Mark Kraft, 808-8116 A-B Adopted Notice of Decision and Findings of Fact for Approval
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;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Development Agreement;</p> <p>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;</p> <p>E. Community Plan Amendment amending the land use designation of 126.4± gross acres <u>from</u> 91.25± gross acres of Light Industrial, 30.27± gross acres of</p>	P00-003 Hearing	Greg Bitter, 808-7816 A,B, H-J Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions C-G Recommended Approval and Forwarded to City Council

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
	<p>Employment Center 50, and 4.88± gross acres of major roads to 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 from 126.4± gross acres gross acres, 7 parcels for employment of Agricultural Planned Unit Development (A PUD) to 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> <p style="text-align: right;">Continued from April 8, 2004</p>		

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
4.	<p>Natomas Park Cottages located southeast of the intersection of Club Center Drive and Dunlay Drive. Entitlements to allow the development of single-family residences on 31' x 73' lots in the Northborough Planned Unit Development (D1) APN: 201-0340-003.</p> <p>A. Environmental Determination: Addendum to a Previously Adopted Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Community Plan Amendment to re-designate 7.1± acres from High Density Residential to Medium Density Residential;</p> <p>D. Rezone 7.75± gross acres from Multi-Family Planned Unit Development (R-3-PUD) zone to Multi-Family Planned Unit Development (R-2B-PUD) zone;</p> <p>E. PUD Schematic Plan Amendment to the Northborough Planned Unit Development to depict ninety-seven single-family lots on 7.75± gross acres in the proposed Multi-Family Planned Unit Development (R-2B-PUD) zone;</p> <p>F. PUD Guidelines Amendment to reduce the interior side yard setbacks for this development in the Northborough Planned Unit Development;</p> <p>G. Tentative Subdivision Map to subdivide 7.75± gross acres into 102± lots in the Multi-Family Planned Unit Development (R-2B-PUD) zone;</p> <p>H. Subdivision Modification to allow for non-standard street elbows and non-standard intersection offsets;</p> <p>I. PUD Special Permit to develop four house plans on ninety-seven lots in the Multi-Family Planned Unit Development (R-2B-PUD) zone; and</p> <p>J. Variance to reduce the street side setback.</p>	P03-063	<p>Arwen Wacht, 808-1964</p> <p>Withdrawn by Staff To be Rescheduled</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
5.	<p>Natomas Park Commons located northwest and southwest of the intersection of Club Center Drive and Maybrook Drive. Entitlements to allow the development of single-family residences on zipper lots in the Multi-Family Planned Unit Development (R-2A-PUD) zone in the Northborough Planned Unit Development (D1) APN: 201-0340-011 and 201-0440-015.</p> <p>A. Environmental Determination: Addendum to a Previously Adopted Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. General Plan Amendment to re-designate 9.7± acres from 7.3± acres of Mixed Use and 2.4± acres of Community/Neighborhood Commercial and Offices to 1.0± acres of Low Density Residential, 7.3± acres of Medium Density Residential, and 1.4± acres of Community/Neighborhood Commercial and Offices;</p> <p>D. Community Plan Amendment to re-designate 9.7± acres from 7.3± acres of Employment Center (EC-30) and 2.4± acres of Convenience Commercial to 8.3± acres of Medium Density Residential and 1.4± acres of Convenience Commercial;</p> <p>E. Rezone of 9.7± acres from 7.3± acres of Employment Center Planned Unit Development (EC-30-PUD) zone and 2.4± acres of Limited Commercial Planned Unit Development (C-1-PUD) zone to 8.3± acres of Multi-Family Planned Unit Development (R-2A-PUD) zone and 1.4± acres of Limited Commercial Planned Unit Development (C-1-PUD);</p> <p>F. PUD Schematic Plan Amendment to depict zipper lots and Convenience Commercial on 9.7± acres in the Northborough Planned Unit Development;</p> <p>G. PUD Guidelines Amendment to modify the interior side yard setbacks for this development in the Northborough Planned Unit Development;</p> <p>H. Tentative Subdivision Map to subdivide 9.7± acres into eighty-eight lots in the Multi-Family Planned Unit Development (R-2A-PUD) zone and the Limited Commercial Planned Unit Development (C-1-PUD) zone;</p> <p>I. Subdivision Modification to allow for non-standard street elbows, cul-de-sacs, intersection offsets, and P.U.E. at street corners;</p> <p>J. Special Permit to develop four house plans on eighty-three lots in the Multi-Family Planned Unit Development (R-2A-PUD) zone; and</p> <p>K. Variance to reduce the street side setback from 12.5' to 8'.</p>	P03-091	<p>Arwen Wacht, 808-1964</p> <p>Withdrawn by Staff To be Rescheduled</p>
6.	<p>McNamee Townhomes located at 2600 R Street. Entitlements to subdivide " 0.27 partially developed acres into five lots to develop 4 townhomes in the Residential Mixed Use-R Street Special Planning District (RMX-SPD) zone. (D4) APN: 010-0045-003.</p> <p>A. Environmental Determination: Exempt as per Section 15322.</p> <p>B. Tentative Map to subdivide one lot into five lots.</p> <p>C. Special Permit to develop four townhome units in the RMX-SPD zone.</p>	P03-116 Consent	<p>Mark Kraft, 808-116</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
7.	<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;</p> <p>B. Mitigation Monitoring Plan;</p> <p>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;</p> <p>D. Tentative Subdivision Map to subdivide a 10.75± net acres parcel into 1 condominium lot;</p> <p>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 Consent	Kenny Wan, 808-2222 A-E Adopted Notice of Decision and Finding of Facts for Approval with Amended Conditions
8.	<p>Winn Park Apartments located at 2600 Q Street. Entitlements to allow reduced front and side setbacks along Q and 26th Streets to construct covered porches. The project proposes to completely rehabilitate the three residential buildings, three garages, and the landscaping located on the site. Located on 0.3± net acres in the Multi-Family Residential Special Planning District (R-3A-SPD) zone, at 2600 Q Street. (D3) APN: 007-0336-001.</p> <p>A. Environmental Determination: Exempt, as per Section 15301.</p> <p>B. Variance to reduce the front setback from 8 to 3 feet along Q Street, in the Multi-Family Residential Special Planning District (R-3A-SPD) zone;</p> <p>C. Variance to reduce the street-side setback from 3 feet to zero along 26th Street, in the Multi-Family Residential Special Planning District (R-3A-SPD) zone;</p> <p>D. Variance to reduce the right-of-way setback of a proposed monument sign from 10 feet to zero.</p>	P04-024 Consent	Ted Kozak, 808-1944 A-D Adopted Notice of Decision and Findings of Fact for Approval

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
9.	<p>Ditomasso Addition located at 806 48th Street. Entitlements to allow construction of a 218" SF building addition to an existing non-conforming 1,629 SF duplex, located on 0.14" net acres in the Single Family Residential (R-1) zone, 806 48th Street. (D3) APN: 008-0063-002.</p> <p>A. Environmental Determination: Exempt as per Section 15301.</p> <p>B. Special Permit to construct an addition to an existing non-conforming use (duplex) in the Single Family Residential (R-1) zone.</p>	P04-030 Consent	Ted Kozak, 808-1944 A-B Adopted Notice of Decision and Findings of Fact for Approval
10.	<p>Carpenters Union Hall located at 4421 Pell Drive. Entitlements to exceed the allowed 25% square footage of office space for a 28,000" square foot warehouse building in the Light Industrial (M-1) zone. APN: 237-0022-083. Council District 2.</p> <p>A. Environmental Determination: Exempt (CEQA Section 15301);</p> <p>B. Special Permit to increase the square footage of office space to 54% for an existing 28,000" square foot warehouse building on 1.34" acres in the Light Industrial (M-1) zone.</p>	P04-042 Consent	Michael York, 808-8239 A-B Adopted Notice of Decision and Findings of Fact for Approval
11.	<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 Hearing	Julie Sontag, 808-5691 Continued by Staff to May 13, 2004
12.	<p>Freeport Streetscape Master Plan. Streetscape improvements on Freeport from 2nd Ave to the south City limits. Presentation for review and comment.</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	Aaron Sussman, 808-7931 Comments Given

AGENDA ITEM		FILE	STAFF RECOMMENDATION
13.	Abandonment of a Portion of T St Btwn 1-5 & 3rd St. VP03-020 Vacation (abandonment) of the public road right-of-way of "T" Street between Interstate 5 and 3 rd Street.	M04-019 Consent	Ted Kozak, 808-1944 Report Filed & Accepted
MISCELLANEOUS			
14.	Citizens Addressing the Planning Commission		
15.	Questions and Ideas of the Planning Commission		