



CITY OF SACRAMENTO PLANNING COMMISSION

●●● SYNOPSIS ●●●

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

May 13, 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	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 RECOMMENDATION
<u>OLD BUSINESS</u>			
<u>NEW BUSINESS</u>			
1.	<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. Inclusionary Housing Plan;</p> <p>D. Community Plan Amendment to re-designate 7.1± acres from High Density Residential to Medium Density Residential;</p> <p>E. 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>F. 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>G. PUD Guidelines Amendment to reduce the side yard setbacks for this development in the Northborough Planned Unit Development;</p> <p>H. 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>I. Subdivision Modification to allow for non-standard street elbows and non-standard intersection offsets; and</p> <p>J. PUD Special Permit to develop four house plans on ninety-seven lots in the Multi-Family Planned Unit Development (R-2B-PUD) zone.</p>	P03-063 Hearing	<p>Arwen Wacht, 808-1964</p> <p>Continued by Planning Commission to May 27, 2004</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
2.	<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. Inclusionary Housing Plan;</p> <p>D. 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>E. 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>F. 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>G. PUD Schematic Plan Amendment to depict zipper lots and Convenience Commercial on 9.7± acres in the Northborough Planned Unit Development;</p> <p>H. PUD Guidelines Amendment to modify the side yard setbacks for this development in the Northborough Planned Unit Development;</p> <p>I. 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>J. Subdivision Modification to allow for non-standard street elbows, cul-de-sacs, intersection offsets, and P.U.E. at street corners; and</p> <p>K. PUD Special Permit to develop four house plans on eighty-three lots in the Multi-Family Planned Unit Development (R-2A-PUD) zone.</p>	<p>P03-091 Hearing</p>	<p>Arwen Wacht, 808-1964</p> <p>A –B, I-K Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p> <p>C-H Recommended Approval and Forward to City Council</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
3.	<p>Truxel Station, located at the northwest corner of Truxel Road and Arena Boulevard. Entitlements for the development of 56,404 square feet of office uses, 11,520 square feet of day care use, 25,634 square feet of retail uses and 16,500 square feet of restaurant uses on 12.92 vacant gross acre in the Arena Corporate Center PUD in the Employment Center 40 (EC-40 PUD) zone. Council District 1. APN: 225-0070-94, 95</p> <p>A. Environmental Determination: Addendum to the A Corporate Center Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. PUD Guideline Amendment modifying the site acc requirements in the Arena Corporate Center Planne Unit Development;</p> <p>D. Schematic Plan Amendment to modify the current schematic plan, allowing for the proposed uses and intensities;</p> <p>E. Tentative Map to subdivide 2 parcels into 10 parcels;</p> <p>F. Special Permit to construct two office buildings totaling 56,404 square feet within the EC-40 PUD zone;</p> <p>G. Special Permit to construct a 11,520 square foot daycare within the EC-40 PUD zone;</p> <p>H. Special Permit to construct three retail buildings totaling 25,634 square feet within the EC-40 PUD zone;</p> <p>I. Special Permit to construct two restaurants totaling 16,500 square feet within the EC-40 PUD zone.</p>	P03-133 Hearing	<p>Greg Bitter, 808-7816</p> <p>A-C, E-I Adopted Notice of Decision and Findings of Fact for Approval</p> <p>D Recommended Approval and Forward to City Council</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
4.	<p>KFC/A&W Restaurant located south of Del Paso Road and west of East Commerce Way. ENTITLEMENTS to develop a 3,490 sq. ft. restaurant with a drive-through service facility on 0.73± acre in the Highway Commercial (HC-PUD) zone at Natomas Crossing PUD in the North Natomas Community Plan Area. (D1) APN: 225-1960-003.</p> <p>A. Environmental Determination: Addendum to Prior Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Special Permit to develop a 3,490 sq. ft. restaurant on 0.73± acre in the Highway Commercial Planned Unit Development (HC-PUD) zone;</p> <p>D. Special Permit to develop a drive-through service facility in the Highway Commercial Planned Unit Development (HC-PUD) zone;</p> <p>E. Variance to exceed the maximum of two attached signs allowed per occupancy in the Highway Commercial Planned Unit Development (HC-PUD) zone.</p>	P03-149 Hearing	<p>David Hung, 808-5530</p> <p>A-E Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p>
5.	<p>Appeal of the Meridian Apartments located on the north side of Fowler Avenue, approximately 250' east of Stockton Boulevard An appeal of entitlements to develop a 2.53+ net acre parcel into a 47-unit apartment complex with associated landscaping and caports within the Multi Family Alternative (R-2A-R) zone. (D8) APN: 117-0140-039</p> <p>A. Environmental Determination: Exempt (CEQA Section 15303);</p> <p>B. Planning Director's Plan Review to develop a 47 unit apartment complex with associated landscaping and carports within the Multi Family Alternative (R-2A-R) zone.</p> <p>C. Density Bonus to develop the project site at a density of 19 dwelling units per net acre, four units greater than the 17 dwelling units per net acre, allowed in the Multi-Family (R-2A-R) zone.</p>	P03-150 Hearing	<p>Heather Forest, 808-5008</p> <p>Continued by Appellant to June 6, 2004</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
6.	<p>Beers Books located at 915 S Street and 1831 9th Street. Entitlements to occupy 5,041 sf of an existing 19,636 sf warehouse building with a bookstore in the Residential Mixed Use-R Street Corridor Special Planning District (RMX-SPD) zone. (D4) APN: 009-0071-0018</p> <p>A. Environmental Determination: Exempt (CEQA Section 15332);</p> <p>B. Special Permit to change from one non-conforming use to another non-conforming use in the RMX-SPD zone.</p> <p>C. Special Permit to waive 7 required parking spaces.</p> <p>D. Variance to reduce the front yard setback from 5 feet to 0 feet.</p>	P04-053 Consent	<p>Mark Kraft, 808-8116</p> <p>Continued by Planning Commission to May 27, 2004</p>
7.	<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	<p>Julie Sontag, 808-5691</p> <p>Continued by Staff to May 27, 2004</p>
8.	<p>4370 24th Street Easement Vacation (VP04-01). General Plan Consistency Review (65402 review) of the vacation of the 6-foot public utility easement and the 10-foot & 25-foot air and light easement located in the properties south of 4370 24th Street, north of 19th Avenue between 24th Street and Attawa Avenue. (D5)</p>	M04-044 Consent	<p>Heather Forest, 808-5008</p> <p>Report Filed and Accepted</p>
MISCELLANEOUS			
9.	Citizens Addressing the Planning Commission		
10.	Questions and Ideas of the Planning Commission		