



# CITY OF SACRAMENTO PLANNING COMMISSION

## ●●● SYNOPSIS ●●●

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

---

May 27, 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 10<sup>th</sup> 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 JOHN BOYD THERESA TAYLOR-CAROL	JOHN VALENCIA BARRY WASSERMAN DARREL WOO JOSEPH YEE
--	--

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
<b>OLD BUSINESS</b>			
1.	<p><b>Beers Books located at 915 S Street and 1831 9<sup>th</sup> Street.</b> 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><b>A. Environmental Determination:</b> Exempt (CEQA Section 15332);</p> <p><b>B. Special Permit</b> to change from one non-conforming use to another non-conforming use in the RMX-SPD zone.</p> <p><b>C. Special Permit</b> to waive 4 required parking spaces.</p> <p><b>D. Special Permit</b> to provide 3 required parking spaces off-site.</p> <p><b>E. Variance</b> to reduce the front yard setback from 5 feet to 0 feet.</p> <p style="text-align: right;"><b>Continued from May 13, 2004</b></p>	P04-053 Consent Hearing	<p>Mark Kraft, 808-8116</p> <p>A-E Adopted Notice of Decision and Findings of Fact for Approval</p>
2.	<p><b>Natomas Park Cottages located southeast of the intersection of Club Center Drive and Dunlay Drive.</b> 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><b>A. Environmental Determination:</b> Addendum to a Previously Adopted Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. Inclusionary Housing Plan;</b></p> <p><b>D. Community Plan Amendment</b> to re-designate 7.1± acres from High Density Residential to Medium Density Residential;</p> <p><b>E. Rezone</b> 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><b>F. PUD Schematic Plan Amendment</b> 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><b>G. PUD Guidelines Amendment</b> to reduce the side yard setbacks for this development in the Northborough Planned Unit Development;</p> <p><b>H. Tentative Subdivision Map</b> to subdivide 7.75± gross acres into 102± lots in the Multi-Family Planned Unit Development (R-2B-PUD) zone;</p> <p><b>I. Subdivision Modification</b> to allow for non-standard street elbows and non-standard intersection offsets; and</p> <p><b>J. PUD Special Permit</b> to develop four house plans on ninety-seven lots in the Multi-Family Planned Unit Development (R-2B-PUD) zone.</p> <p style="text-align: right;"><b>Continued from May 13, 2004</b></p>	P03-063 Hearing	<p>Arwen Wacht, 808-1964</p> <p>A-B, H-J Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p> <p>C-G Recommended Approval and Forwarded to City Council</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
<b>NEW BUSINESS</b>			
3.	<p><b>Dry Creek Pointe located at 4251 Dry Creek Road.</b>                      Entitlements to subdivide a 4.92" net acre parcel into 26 residential parcels in the Standard Single Family (R-1) zone. (D2) APN: 237-0140-019, -20 and portions of -021 and -022.</p> <p><b>A. Environmental Determination:</b> Exempt, as per infill Section 15332;</p> <p><b>B. Inclusionary Housing Plan;</b></p> <p><b>C. Tentative Map</b> to subdivide a 4.92" net acre parcel into 26 residential lots (23 single family lots and 3 halfplex lots) in the Standard Single Family (R-1) zone;</p> <p><b>D. Subdivision Modification</b> to reduce the lot depth for parcels 5-8 and 11-22 in the Standard Single Family (R-1) zone;</p> <p><b>E. Subdivision Modification</b> to reduce the lot width for parcels 1-4, 6,7,11-13, 16, 17, 20, and 21 in the Standard Single Family (R-1) zone;</p> <p><b>F. Subdivision Modification</b> to reduce the minimum lot area for parcels 1-4, 6,7,11-13, 16-21 in the Standard Single Family (R-1) zone.</p>	P02-047 Consent	Ted Kozak, 808-1944  Continued by Applicant to June 10, 2004
4.	<p><b>O'Brien Residence located at 1715 Garden Highway.</b>                      Entitlements to allow the modification of an existing single-family residence in the Flood (F) zone (D1) APN: 274-0030-008 and -056.</p> <p><b>A. Environmental Determination:</b> Categorical Exemption (Sections 15301 and 15305);</p> <p><b>B. Special Permit</b> to modify a non-conforming single-family residence on 0.935± net acres in the Flood (F) Zone; and</p> <p><b>C. Parcel Merger</b> to merge two parcels into one parcel totaling 0.935± net acres in the Flood (F) Zone.</p>	P03-012 Hearing	Arwen Wacht, 808-1964  Continued to June 24, 2004
5.	<p><b>Glen Elder Unit 10 located on the west side of Power Inn Road, North of 50<sup>th</sup> Avenue.</b> ENTITLEMENTS to subdivide 1.65+ gross acres into 9 single family lots in the Standard Single-Family (R-1) zone at the west side of Power Inn, north of 50th Avenue. APN: 040-010-056. Council District 6</p> <p><b>A. Environmental Determination:</b> Exempt (CEQA 15332);</p> <p><b>B. Tentative Map MAP</b> to subdivide 1.65+ gross acres into 9 single family lots in the Standard Single-Family (R-1) zone at the west side of Power Inn, north of 50th Avenue;</p> <p><b>C. Subdivision Modification</b> to create 7 lots less than 100 feet deep in the Standard Single-Family (R-1) zone (lots 1,2,3,7,8,9).</p>	P03-061 Hearing	Antonio Ablog, 808-7702  Continued by Applicant to June 10, 2004

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
6.	<p><b>Fruitridge Tentative Map located at the Northwest corner of Fruitridge Road and Florin-Perkins Road.</b> Entitlements to subdivide 6.14± acres into 7 lots within the Heavy Industrial (M-2S) zone; APN: 061-0173-029; D6,</p> <p><b>A. Environmental Determination:</b> Exempt (15061(b)(3))</p> <p><b>B. Tentative Parcel Map</b> to divide 6.14± acres into 7 parcels in the Heavy Industrial (M-2S) zone.</p>	P03-128 Consent	<p>Ellen Marshall, 808-5851</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p>
7.	<p><b>Beloit Dr. Cell Facility</b> located at 4420 Beloit Dr.. Entitlements to locate a six panel cellular antenna on an existing PG&amp;E tower within the North Sacramento Community Plan area in the Light Industrial -Review (M-1SR) zone. (D2) APN: 238-0220-020,027,028.</p> <p><b>A. Environmental Determination:</b> Exempt 15301(b);</p> <p><b>B. Special Permit</b> to increase the height of an existing PG&amp;E tower to 100', locate a six panel cellular antenna on the tower and construct equipment cabinets on 3.3± acres in the Light Industrial – Review (M1-R) zone</p>	P04-022 Consent	<p>Michael York, 808-8239</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p>
8.	<p><b>Kennedy High Sprint Collocation located at the southeast corner of Florin Road and Gloria Drive.</b> Special permit to locate six panel antennas on a 70-foot light pole (to be constructed) in the Agriculture (A) zone located at 6715 Gloria Drive.</p> <p><b>A. Environmental Determination:</b> Exempt (CEQA 15303e).</p> <p><b>B. Special Permit</b> to locate six 58-foot panel antennas on a 70-foot light pole in the Agriculture (A) zone located at 6715 Gloria Drive.</p>	P04-031 Hearing	<p>Antonio Ablog, 808-7702</p> <p>Intent Motion to Deny and Continue to June 10, 2004</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
9.	<p><b>16<sup>th</sup> and K Mixed Use located at 1020 16<sup>th</sup> Street, 1030 J Street, and 1531 K Street.</b> Entitlements to construct a 4 story, 26,500 square foot mixed use building, containing 21 residential units and approximately 6,440 square feet of ground floor retail, located at the northwest corner of 16th and K Streets in the Central Business District Special Planning District (C-3-SPD) zone at 1020 16<sup>th</sup> Street. 1030 J St and 1015 15<sup>th</sup> St. (D3) APN: 006-0121-009, -010, -001, -008.</p> <p><b>A. Environmental Determination:</b> Exempt, as per infill Section 15332;</p> <p><b>B. Lot Line Merger</b> to merge two parcels into one parcel in the Central Business District Special Planning District (C-3-SPD) zone;</p> <p><b>C. Special Permit Modification</b> to relocate 19 off-site parking spaces for the East End Lofts (18 units at 1030 J St.) from 16<sup>th</sup> &amp; K to 1015 15<sup>th</sup> Street.</p> <p><b>D. Special Permit</b> to locate 11 parking spaces off-site at 1015 15<sup>th</sup> Street.</p> <p><b>E. Special Permit</b> to waive 18 spaces for a 21 unit apartment building in the Central Business District Special Planning District (C-3-SPD) zone.</p>	P04-043 Consent	Ted Kozak, 808-1944  A-E Adopt Notice of Decision and Findings of Fact for Approval
<b>MISCELLANEOUS</b>			
10.	Citizens Addressing the Planning Commission		
11.	Questions and Ideas of the Planning Commission		