



# CITY OF SACRAMENTO PLANNING COMMISSION

## ●●● SYNOPSIS ●●●

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

---

July 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 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-CAROLL	JOHN VALENCIA BARRY WASSERMAN DARREL WOO JOSEPH YEE
---	--

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
<b>OLD BUSINESS</b>			
1.	<p>5001 Karbet Way located on Karbet Way North of 27<sup>th</sup> Avenue. ENTITLEMENTS to develop eight half-plex units and one single-family detached home on 0.852± net acres in the Single-Family Alternative (R-1A) Zone at 5001 Karbet Way. APN: 016-0342-014. Council District 4</p> <p><b>A. Environmental Determination:</b> Exempt (CEQA 15332)</p> <p><b>B. Special permit</b> to develop 8 half-plexes and one single-family detached home on 0.852± net acres the R-1A zone;</p> <p><b>C. Tentative Map</b> to subdivide 0.852 net acres into nine parcels.</p>	P02-151 Hearing	<p>Antonio Ablog, 808-7702</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Approval</p>
2.	<p>O'Brien Residence located at 1715 Garden Highway. 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> <p style="text-align: right;"><b>Continued from May 27, 2004</b></p>	P03-012 Hearing	<p>Arwen Wacht, 808-1964</p> <p>Continued by Applicant to August 22, 2004</p>
3.	<p>United House of Prayer For All People Church located at 3540 4<sup>th</sup> Avenue Entitlements to allow a church within the General Commercial Broadway Stockton Special Planning District (C-2-SPD) zone;</p> <p><b>A. Environmental Determination:</b> Exempt (CEQA section 15301(a));</p> <p><b>B. Special Permit</b> to allow a church within the General Commercial Broadway Stockton Special Planning District (C-2-SPD) zone;</p> <p><b>C. Parcel Merger</b> 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> <p style="text-align: right;"><b>Continued from June 24, 2004</b></p>	P03-141 Hearing	<p>Heather Forest, 808-5008</p> <p>Intent Motion to Deny Project and Continue to August 12, 2004</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
4.	<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</b> MAP 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> <p style="text-align: center;"><b>Continued from June 24, 2004</b></p>	P03-061 Consent	Antonio Ablog, 808-7702  A-C Adopted Notice of Decision and Findings of Fact for Approval
5.	<p><b>Evangelical Reformed Church located at 1650 Arcade Boulevard.</b> ENTITLEMENTS to construct a 136 seat, 4,496+/- sq ft church and a 3,006 +/- sf parsonage on 2 +/- undeveloped acres in the Multi-Family (R-2A) zone. APN: 265-0060-049. Council District 2.</p> <p><b>A. Environmental Determination:</b> Exempt (15332)</p> <p><b>B. Special Permit</b> to construct a church in the Multi-Family (R-2A) zone.</p> <p><b>C. Variance</b> to waive a portion of the required masonry wall.</p>	P03-145 Hearing	Mark Kraft, 808-8116  Continued to August 12, 2004
<b>NEW BUSINESS</b>			
6.	<p><b>Tran Tentative Map located at 5637 &amp; 5681 Belleview Ave.</b> Entitlements to merge two parcels and then subdivide the 2.39± acre site into 12 parcels in the Standard Single-family (R-1) zone. APNs: 027-0053-007, 008 (D6)</p> <p><b>A. Environmental Determination:</b> Exempt;</p> <p><b>B. Tentative Map</b> to subdivide a 2.39± acre site into 12 parcels in the Standard Single-family (R-1) zone.</p>	P03-155 Consent	Kimberly Kaufmann-Brisby, 808-5590  A-B Adopted Notice of Decision and Finding of Fact for Approval

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
7.	<p><b>Buzz Through Joes located at 1525 Del Paso Blvd.</b> Entitlements to develop a coffee shop/café on 0.3±net acres in the General Commercial (C-2) zone. APN: 275-0086-015 (D2) Entitlements include:</p> <p><b>A. Environmental Determination:</b> Exempt.</p> <p><b>B. Special Permit</b> for a drive through coffee shop in the General Commercial (C-2) zone</p> <p><b>C. Variance</b> waive/reduce the development standards (stacking and driveway distance) for a drive through in the General Commercial (C-2) zone.</p> <p><b>D. Variance</b> to reduce parking lot shading.</p>	P03-159 Consent	<p>Mark Kraft, 808-8116</p> <p>A-D Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p>
8.	<p><b>LaRiviera Telecommunications Facility located at 7928 LaRiviera Drive.</b> Entitlements to relocate existing antennas for a cellular facility by raising the antennas from a 40' ht to a 80 ft on an existing PG&amp; E Tower. APN: 079-0020-021 (D6) Entitlements include:</p> <p><b>A. Environmental Determination:</b> Exempt.</p> <p><b>B. Special Permit Modification</b> to increase antenna height from 68 ft to 80 ft and to relocate existing antennas.</p>	P04-006 Consent	<p>Mark Kraft, 808-8116</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p>
9.	<p><b>Regency Park Condominiums located northwest of the western intersection of Club Center Drive and Regency Park Circle.</b> Entitlements to allow the development of a condominium community in the Northpointe Park Planned Unit Development (D1) APN: 225-0540-056, -061, and -062.</p> <p><b>A. Environmental Determination:</b> Previously Adopted Negative Declaration;</p> <p><b>B. Request to Revoke (Void) a Planning Director's Plan Review</b> to develop a 150-unit apartment complex on 6.5± acres in the Multi-Family Planned Unit Development (R-3-PUD) zone;</p> <p><b>C. Tentative Map</b> to merge three parcels to create one condominium parcel on 6.5± undeveloped acres in the Multi-Family Planned Unit Development (R-3-PUD) zone; and</p> <p><b>D. PUD Special Permit</b> to develop a 135-unit condominium community on 6.5± acres in the Multi-Family Planned Unit Development (R-3-PUD) zone.</p>	P04-065	<p>Arwen Wacht, 808-1964</p> <p>Continued by Staff to August 12, 2004</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
10.	<p><b>Jenny's Place Townhomes located in 52<sup>nd</sup> Street and J street.</b> Entitlement to construct four alternative residential attached units on 0.16±net acres Multi-Family (R-3-R) zone. APN: 008-0106-005 (D3) Entitlements include:</p> <p><b>A. Environmental Determination:</b> Exempt.</p> <p><b>B. Tentative Map</b> to subdivide one 0.16±net vacant acres into four lots.</p> <p><b>C. Special Permit</b> to develop four alternative residential housing units in Multi-Family Review (R-3R) zone.</p> <p><b>D. Variance</b> to reduce four driveway length from 20' to 18' feet in the Multi-Family Review (R-3R) zone.</p>	P04-080 Consent	<p>Kenny Wan, 808-2222</p> <p>A-D Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p>
11.	<p><b>Cingular Bell Cell Tower located at 5700 S. Land Park Drive</b> Entitlements to replace an existing 30' high church bell tower with a new 76' high church bell tower in order to support interior cellular antennas, as well as install accessory equipment situated to the rear of the site, at an existing church located at 5700 S. Land Park, within the Single Family Residential Executive Airport Overlay (R-1-EA4) zone; APN: 024-0161-010 &amp; 024-0151-021 (D4)</p> <p><b>A. Environmental Determination:</b> Exempt (CEQA section 15303);</p> <p><b>B. Special Permit</b> to replace an existing 30' high church bell tower with a new 76' high church bell tower in order to support interior cellular antennas.</p>	P04-082 Hearing	<p>Heather Forest, 808-5008</p> <p>Continued by Applicant to August 26, 2004</p>
12.	<p><b>I-80 Political Sign located at 2600 Talent Street.</b> Entitlements to construct a 75 foot high political sign on a 4,200" square foot lot in the Light Industrial Review (M-1S-R) zone. APN: 252-0102-013. (D2).</p> <p><b>A. Environmental Determination:</b> Exempt, Section 15311;</p> <p><b>B. Variance</b> to locate an off-site site within 660' of a freeway (Interstate 80) on a 4,200" square foot lot in the Light Industrial Review (M-1S-R) zone;</p> <p><b>C. Variance</b> to allow a political sign to exceed sign area, and exceed the number of days a sign is permitted prior to an election date on a 4,200" square foot lot in the Light Industrial Review (M-1S-R) zone.</p>	P04-098 Hearing	<p>Michael York, 808-8239</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Denial</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
13.	<p><b>CSUS Interim Parking located at 1817 65<sup>th</sup> Street.</b>                      Entitlements to utilize the existing lot at 1817 65th Street as an interim parking lot for California State University, Sacramento (CSUS) on 4.3 +/- acres in the General Commercial Transit Overlay (C-2-TO) zone. APN: 015-0110-037 (D6).</p> <p><b>A. Environmental Determination:</b> Addendum to EIR;  <b>B. Special Permit</b> for a 550 +/- off-site parking lot for CSUS;  <b>C. Variance</b> to waive development standards for a 550 space interim parking lot.</p>	P04-099 Consent	Ted Kozak, 808-1644  A-C Adopted Notice of Decision and Findings of Fact for Approval
14.	<p><b>Park &amp; Recreation Master Plan Update 2003-4</b>                      This item is a continuation of an informational presentation brought before the Planning Commission on 1-22-04. It is a public workshop intended to obtain input from the public and the Planning Commission on the Draft Parks and Recreation Master Plan. The Parks &amp; Recreation Master Plan will provide a vision, goals, service levels, and guiding policies, and will set direction for the future of the Department of Parks and Recreation. It will also provide a basis for various elements of the 2025 General Plan Update.</p>	M01-065	Helen Selph, 808-7852 J.P. Tindel, 264-1955  Withdrawn by Staff
15.	<p><b>General Plan Consistency Review of Amendments to the Richards Area Redevelopment Plan # 3.</b>                      The third amendment to the redevelopment plan would extend eminent domain powers for an additional twelve-year period in the Richard Area Redevelopment Plan Area for non-residential uses only. The Planning Commission will review and comment on the proposed amendment and the consistency with the General Plan/Community Plan. The amendment is tentatively scheduled for a joint public hearing before the City Council/Redevelopment Agency on September 7, 2004.</p>	M04-029	Aaron Sussman, 808-7931  Decision that Project Found Consistent with General Plan

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
16.	<p><b>Azevedo Drive Streetscape Master Plan:</b>            Streetscape improvements on Azevedo Drive between West El Camino to the south and San Juan Road to the north. Presentation for review and comment.            The Azevedo Drive Streetscape Master Plan is a comprehensive guide to future streetscape improvements. The Master Plan identifies streetscape improvements, including traffic circles, pedestrian bulb outs, median and street tree plantings, improved bike lanes, and widened/separated sidewalks along Azevedo Drive. The goal of the Master Plan is to create a safer environment for pedestrians, vehicles, bicycles, and homeowners while slowing vehicular speed. For more information, access the Department of Transportation Web Site at;  <a href="http://www.pwsacramento.com/traffic/publications.html">http://www.pwsacramento.com/traffic/publications.html</a>.            Once on the site click under Azevedo Drive Master Plan Exhibits to get more information.</p>	M04-055	<p>Aaron Sussman, 808-7931</p> <p>Comments Given</p>
<b>MISCELLANEOUS</b>			
17.	Citizens Addressing the Planning Commission		
18.	Questions and Ideas of the Planning Commission		