



CITY OF SACRAMENTO PLANNING COMMISSION

●●● SYNOPSIS ●●●

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

August 12, 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.

JAMES BACCHINI, CHAIR D.E. "RED" BANES, VICE-CHAIR JOHN BOYD THERESA TAYLOR-CAROL	JOHN VALENCIA BARRY WASSERMAN DARREL WOO JOSEPH YEE
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	AGENDA ITEM	FILE	STAFF RECOMMENDATION
OLD BUSINESS			
1.	<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>A. Environmental Determination: Categorical Exemption (Sections 15301 and 15305);</p> <p>B. Special Permit to modify a non-conforming single-family residence on 0.935± net acres in the Flood (F) Zone; and</p> <p>C. Parcel Merger to merge two parcels into one parcel totaling 0.935± net acres in the Flood (F) Zone.</p> <p style="text-align: right;">Continued from July 22, 2004</p>	P03-012 Hearing	<p>Arwen Wacht, 808-1964</p> <p>A-C Adopted Notice of Decision and findings of Fact for Approval</p>
2.	<p>Regency Park Condominiums located northeast of the western intersection of Club Center Drive and Regency Park Circle. 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>A. Environmental Determination: Previously Adopted Negative Declaration;</p> <p>B. Request to Revoke (Void) a Planning Director's Plan Review to develop a 150-unit apartment complex on 6.5± acres in the Multi-Family Planned Unit Development (R-3-PUD) zone;</p> <p>C. Tentative Map 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>D. PUD Special Permit 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 Consent	<p>Arwen Wacht, 808-1964</p> <p>A-D Adopted Notice of Decision and Findings of Fact for Approval</p>
3.	<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> <p style="text-align: right;">Continued from June 24, 2004</p>	P03-141 Consent Hearing	<p>Heather Forest, 808-5008</p> <p>Continued by Planning Commission to September 9, 2004</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
4.	<p>Evangelical Reformed Church located at 1650 Arcade Boulevard. 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 3.</p> <p>A. Environmental Determination: Exempt (15332)</p> <p>B. Special Permit to construct a church in the Multi-Family (R-2A) zone.</p> <p>C. Variance to waive a portion of the required masonry wall.</p>	P03-145 Hearing	<p>Mark Kraft, 808-8116</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Approval</p>
NEW BUSINESS			
5.	<p>Quinta Court Retail Center located on the southwest corner at the intersection of Stockton Boulevard and Quinta Court. Entitlements to construct a 12,540 square foot retail center on 0.99± vacant acres in the Heavy Commercial Review (C-4 R) zone within the South Sacramento Community Plan area. APNs: 117-0170-069, 070; (D8).</p> <p>A. Environmental Determination: Categorically Exempt;</p> <p>B. Plan Review of a 12,540 square foot retail center on 0.99± vacant acres in the Heavy Commercial Review (C-4 R) zone</p> <p>C. Special Permit to allow required parking off-site, within a 300' radius of the project site, under the same ownership in the Heavy Commercial Review (C-4 R) zone</p>	P03-082 Consent	<p>Kimberly Kaufmann-Brisby, 808-5590</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Approval</p>
6.	<p>Town Center Guidelines Amendment located on the Northeast corner of Del Paso Rd. and East Commerce Way, North Natomas Community Plan Area. Entitlement to amend the Town Center Planned Unit Development Guidelines Chapter 6 pertaining to the signage criteria. APN: 225-1970-001 thru 009 (D1)</p> <p>A. Environmental Determination: Exempt (Section 15311)</p> <p>B. PUD Guidelines Amendment to amend the signage program of the North Natomas Town Center Planned Unit Development.</p>	P03-157 Consent	<p>Kenny Wan, 808-2222</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
7.	<p>Justin Court Tentative Map located at 5685 21st Avenue. Entitlements to subdivide 1.8± partially developed acres into 9 parcels in the Standard Single-family (R-1) zone APN: 021-0291-060 (D5).</p> <p>A. Environmental Determination: Categorical Exemption;</p> <p>B. Tentative Map to subdivide one partially developed 1.8±-acre parcel into nine (9) single-family lots in the Standard Single-family (R-1) zone.</p> <p>C. Subdivision Modification to create lots which deviate from standard single-family residential lot width and depth requirements.</p> <p>D. Subdivision Modification to reduce the standard 41' right-of-way width to 40' for a public street.</p> <p>E. Variance reducing the required 25' front setback for Lots 3, 7, 8, and 9 in the Standard Single-family (R-1) zone.</p>	P04-003 Consent Hearing	Kimberly Kaufmann-Brisby, 808-5590 A-E Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions
8.	<p>Sacramento Police Officer's Association Headquarters located at 2620 21st Street. Entitlements to allow the Sacramento Police Officers Association Headquarters, including offices and assembly areas, within the General Commercial (C-2) zone; APN: 010-0277-004 & -005 (D4)</p> <p>A. Environmental Determination: Categorical Exemption, Class 1, Section 15301;</p> <p>B. Rezone the project site from Standard Single Family (R-1) to General Commercial (C-2);</p> <p>C. Parcel Merger to merge two parcels into one parcel totaling .55± acres in size;</p> <p>D. Special Permit to allow a reduction of 37 required parking stalls.</p>	P04-027 Consent	Ellen Marshall, 808-5851 A, C-D Adopted Notice of Decision and Findings of fact for Approval B Recommended Approval and Forwarded to City Council

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
9.	<p>College Square Special Permit located at the southeast corner of Bruceville Road and Cosumnes River Boulevard. Entitlements to construct 207,328 square feet of commercial/retail space (including a 64,687 s.f. grocery store, 19,200 s.f. drug store, and a 3,000 s.f. restaurant with drive-through) on 37.88+ gross acres zoned General Commercial (C-2) in the College Square PUD. Entitlements to construct 207,328 square feet of commercial/retail space (including a 64,687 s.f. grocery store, 19,200 s.f. drug store, and a 3,000 s.f. restaurant with drive-through) on 37.88+ gross acres zoned General Commercial (C-2) in the College Square PUD.</p> <p>A. Environmental Determination: Prior EIR (P00-147); B. Special Permit to construct 207,328 square feet of commercial/retail space on 29.11+ gross acres zoned General Commercial (C-2) in the College Square PUD; C. Special Permit to construct a 19,200 square foot drug store with drive through service in the General Commercial (C-2) zone in the College Square PUD; D. SPECIAL PERMIT to construct a 3,000 square foot restaurant with drive through service in the General Commercial (C-2) zone in the College Square PUD; E. PUD GUIDELINES AMENDMENT to increase the allowable signage height for in-line shops from 1'-6" to 3'</p>	P04-072 Consent	Antonio Ablog, 808-7702 A-E Adopted Notice of Decision and Findings of Fact for Approval
10.	<p>Sierra Lower School located at 5265 H Street. Entitlements to operate a 40 student private school for students in grades 2-8, on 1.2 +/- developed acres in the Standard Single Family (R-1) zone. (D3) APN: 004-0322-012.</p> <p>A. Environmental Determination: Exempt, Section 15301; B. Special Permit for a private school in an existing church on 1.2 +/- developed acres in the Standard Single Family Residential (R-1) zone.</p>	P04-075 Consent	Ted Kozak, 808-1944 A-B Adopted Notice of Decision and Findings of Fact for Approval
11.	<p>FEITSER'S Single-Family Residential Variance located in 432 Cleveland, South Natomas. Entitlement to construct a single-family residential unit on a 10,560 sq.ft Standard Single Family (R-1) zone. APN: 274-0132-021 (D1) Entitlements include:</p> <p>A. Environmental Determination: Exemption 15303, 15332 B. Variance to develop a 1,920 sq.ft single-family home on a parcel without street frontage in the Standard Single-Family (R-1) zone.</p>	P04-094 Consent	Kenny Wan, 808-2222 Continued By Staff to August 26, 2004

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
12.	<p>Broadstone at Regency Park (Condominiums) located at 2001 Club Center Drive (northwest corner of Club Center Drive and Regency Park Circle). Entitlements to revoke (void) a previously approved apartment complex and construct a 142-unit condominium development on 6.4± net acres in the Multi-Family Planned Unit Development (R-3-PUD) zone at Northpointe Park Planned Unit Development in the North Natomas Community Plan Area. (D1) APN: 201-0540-001.</p> <p>A. Environmental Determination: Previously Adopted Negative Declaration;</p> <p>B. Request to Revoke (Void) a Special Permit to develop a 142-unit apartment complex located on 6.4± net acres in the Multi-Family Planned Unit Development (R-3-PUD) zone;</p> <p>C. Tentative Map to subdivide 6.4± net acres into one condominium lot in the Multi-Family Planned Unit Development (R-3-PUD) zone;</p> <p>D. Special Permit to construct a 142-unit condominium development on 6.4± net acres in the Multi-Family Planned Unit Development (R-3-PUD) zone in the Northpointe Park Planned Unit Development.</p>	P04-096 Consent	David Hung, 808-5530 A-D Adopted Notice of Decision and Findings of Fact for Approval
13.	<p>Appeal of Elder Creek Transfer and Recovery, Inc. located at 8642 Elder Creek Road. Appeal of entitlement and environmental determination to allow a 500 ton per day increase in capacity of received tonnage for an existing transfer station, on 19.6 developed acres in the Light Industrial- Review (M-1-S-R) zone; APN: 064-0020-008 (D6)</p> <p>A. Environmental Determination: Consideration of the Final Environmental Impact Report for Cal Waste's Sacramento Recycling Park (SCH#98012047) and related Addendum.</p> <p>B. Zoning Administrator Special Permit Major Modification to increase the amount of solid waste tons per day (TPD) processed from 2,000 TPD to 2,500 TPD for an existing transfer station located on 19.6± developed acres in the Light Industrial-Review (M-1S-R) zone.</p>	Z04-006 Hearing	Sandra Yope, 804-1397 Continued by Staff to August 26, 2004
14.	Current Planning Fee Revisions Proposals		Greg Schulte, 808-7116 Comments Given
MISCELLANEOUS			
15.	Citizens Addressing the Planning Commission		
16.	Questions and Ideas of the Planning Commission		

