



# CITY OF SACRAMENTO PLANNING COMMISSION

## ●●● SYNOPSIS ●●●

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

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August 26, 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
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AGENDA ITEM	FILE	STAFF RECOMMENDATION
<b>OLD BUSINESS</b>		
<p>1. <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> <p style="text-align: right;"><b>Continued from July 22, 2004</b></p>	P04-082	Heather Forest, 808-5008  Continued by Applicant to September 9, 2004
<p>2. <b>FEITSER'S Single-Family Residential Variance located in 432 Cleveland, South Natomas.</b> 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><b>A. Environmental Determination:</b> Exemption 15303, 15332</p> <p><b>B. Variance</b> 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> <p style="text-align: right;"><b>Continued from August 13, 2004</b></p>	P04-094 Hearing	Kenny Wan, 808-2222  A-B Adopted Notice of Decision and Findings of Fact for Approval
<b>NEW BUSINESS</b>		

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>3. <b>REA Building located at the NWC 5th and I Streets.</b> Entitlements to allow the rehabilitation and reuse of the 25,600 square foot historical REA Building within the Railyards Special Planning District on 1.03 +/- net developed acres in the proposed Central Business District Special Planning District (C-3-SPD) zone. APN: 002-0010-042 (D1)</p> <p><b>A. Environmental Determination:</b> Environmental Impact Report;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. Request</b> to remove the "T" suffix for a 1.03 +/- developed acres in the proposed Downtown Commercial Mixed Use Special Planning District (C-3-SPD) zone;</p> <p><b>D. Rezone</b> of 1.03 +/- net developed acres from the Heavy Industrial Toxic Special Planning District (M-2-T-SPD) zone to the Downtown Commercial Mixed Use Special Planning District (C-3-SPD) zone;</p> <p><b>E. Special Permit</b> for non-residential development within the Railyards SPD on 1.03 +/- developed acres in the proposed Downtown Commercial Mixed Use Special Planning District (C-3-SPD) zone;</p> <p><b>F. Variance</b> to waive tree shading requirements for the parking lot on 1.03 +/- developed acres in the proposed Downtown Commercial Mixed Use Special Planning District (C-3-SPD) zone.</p>	<p>P03-032 Hearing</p>	<p>Ted Kozak, 808-1944</p> <p>A-C, E-F Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p> <p>D Recommended Approval and Forwarded to City Council</p>
<p>4. <b>Morrison Brooks Estates located at 52 Morrison Avenue.</b> ENTITLEMENTS to subdivide one vacant lot totaling 5 +/- vacant acres into 29 single family lots in the Single Family Alternative (R-1A) zone. (D2) APN: 250-0352-001</p> <p><b>A. Environmental Determination:</b> Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. Tentative Map</b> to subdivide one lot into 29 lots in the Single Family Alternative (R-1A) zone;</p>	<p>P03-074 Consent</p>	<p>Mark Kraft, 808-8116</p> <p>Continued by Staff to September 9, 2004</p>
<p>5. <b>Vinci Trailer Supply Warehouse located at 1440 Vinci Avenue.</b> Entitlements to construct a 62,500" square foot warehouse on 3.78" vacant acres in the Light Industrial Review (M-1S-R) zone. APN: 215-0250-033. Council District 2.</p> <p><b>A. Environmental Determination: Negative Declaration;</b></p> <p><b>B. Mitigation Monitoring Plan</b></p> <p><b>C. Plan Review</b> of a 62,500" square foot warehouse on 3.78" vacant acres in the Light Industrial Review (M-1S-R) zone.</p>	<p>P04-011 Consent</p>	<p>Michael York, 808-8239</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Approval</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>6. <b>Creekside Condominiums located at the southwest corner of North Park Drive and Kokomo Drive.</b>                      Entitlements to merge two lots and then subdividing 16.4± net acres into one condominium lot, one light rail corridor lot and one pedestrian corridor and to construct a 264-unit condominium development in the Multi-Family Planned Unit Development (R-2B-PUD and R-4-PUD) zones at Creekside Planned Unit Development in the North Natomas Community Plan Area. (D1) APN: 225-1780-015, 225-1780-016.</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. Tentative Map</b> to merge two lots and then subdividing 16.4± net acres into one condominium lot, one light rail corridor lot and one pedestrian corridor lot in the Multi-Family Planned Unit Development (R-2B-PUD and R-4-PUD) zones;</p> <p><b>D. Special Permit</b> to construct a 264-unit condominium development on 16.4± net acres in the Multi-Family Planned Unit Development (R-2B-PUD and R-4-PUD) zones in the Creekside Planned Unit Development;</p> <p><b>E. General Plan Consistency Review (Government Code 65402)</b> to abandon entire portion of a cul-de-sac on the south side of North Park Drive between Kokomo Drive and East Commerce Way.</p>	P04-058 Consent	David Hung, 808-5530  A-D Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions  E Report Filed and Accepted
<p>7. <b>Frienza Tentative Map located at 1661 Frienza Avenue.</b>                      Entitlements to subdivide two lots into 14 alternative single family parcels, totaling 0.9 +/- acres, at 1661 Frienza Avenue in the Multi Family Residential (R-2A) zone. APN: 266-0311-024, -025. (D2)</p> <p><b>A. Environmental Determination:</b> Exempt, Section 15332;</p> <p><b>B. Tentative Map</b> to subdivide two lots into 14 alternative single family parcels on 0.9 +/- acres in the Multi Family Residential (R-2A) zone;</p> <p><b>C. Special Permit</b> to develop 14 alternative housing units on 0.9 +/- acres in the Multi Family Residential (R-2A) zone;</p> <p><b>D. Special Permit</b> to modify the standards for a 2nd family unit in the Multi-Family Residential (R-2A) zone;</p> <p><b>E. Variance</b> to reduce the required driveway for lots 6 and 13 from 20 to 18 feet.</p>	P04-073 Consent	Ted Kozak, 808-1944  Continued by Planning Commission to September 23, 2004

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>8. <b>Amara Attached Homes located at 1900 Danbrook Drive.</b> Entitlements to revoke (void) a previously approved apartment complex and construct a 200-unit condominium development on 8.9± 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: 225-1060-019.</p> <p><b>A. Environmental Determination:</b> Previously Adopted Negative Declaration;</p> <p><b>B. Request to Revoke (Void) a Special Permit</b> to develop a 200-unit apartment complex located on 8.9± net acres in the Multi-Family Planned Unit Development (R-3-PUD) zone;</p> <p><b>C. Tentative Map</b> to subdivide 8.9± net acres into one condominium lot in the Multi-Family Planned Unit Development (R-3-PUD) zone;</p> <p><b>D. Special Permit</b> to construct a 200-unit condominium development on 8.9± net acres in the Multi-Family Planned Unit Development (R-3-PUD) zone in the Northpointe Park Planned Unit Development.</p>	<p>P04-087 Consent</p>	<p>David Hung, 808-5530</p> <p>A-D Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p>
<p>9. <b>Skover Residences located at 7680 Marina Cove Drive</b> Entitlements to create two (2) single family residential lots and construct a home on each lot, on 0.5 vacant acres in the Office L.P.P.T Planned Unit Development (OB-PUD) zone; APN: 031-1460-001 (D7)</p> <p><b>A. Environmental Determination:</b> Exempt (CEQA Section 15332);</p> <p><b>B. General Plan Amendment</b> to re-designate 0.5± acres of Community/Neighborhood Commercial &amp; Offices to 0.5± acres of Low Density Residential, 4-15 dwelling units per net acre (du/na);</p> <p><b>C. Community Plan Amendment</b> to re-designate 0.5± acres of Business/Professional Office to 0.5± acres of Residential, 3-6 du/na;</p> <p><b>D. Rezone</b> of 0.5± acres from Office Planned Unit Development (OB-PUD) to 0.5± acres of standard Single Family Residential (R-1-PUD); and</p> <p><b>E. Tentative Subdivision Map</b> to subdivide 0.5± acres into two (2) lots in the proposed standard Single Family Residential (R-1-PUD) zone.</p> <p><b>F. L.P.P.T. Schematic Plan Amendment</b> to re-designate 0.5 acres of Office to 0.5 acres of Single Family Residential.</p>	<p>P04-097 Consent</p>	<p>Heather Forest, 808-5008</p> <p>A, E-F Adopted Notice of Decision and Findings of Fact for Approval</p> <p>B-D Recommend Approval and Forwarded to City Council</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
10.	<p><b>University of Sacramento located at 1531 I Street.</b>                      University of Sacramento located at 1531 I Street. Entitlement to operate a school on the 2nd Floor of an existing building in the General Commercial (C-2) zone.(D1) APN: 006-0061-012.  <b>A. Environmental Determination:</b> Exempt 15301  <b>B. Special Permit</b> to operate a school in the General Commercial (C-2) zone.</p>	P04-119 Consent	Mark Kraft, 808-8116  A-B Adopted Notice of Decision and Findings of Fact for Approval
11.	<p><b>Natomas Crossing Area #3, Signage Guidelines, located generally east of I-5 and west of East Commerce Way, between Del Paso Road and San Juan Road.</b>                      Entitlements to establish signage guidelines for the Natomas Crossing Planned Unit Development (PUD, Area #3. (D1) APN: 225-0070-043, -049, -051, -074 &amp; -075; 225-0140-016 &amp; -017; 225-0150-031, -033, -043 thru -046; 225-0180-038 &amp; -039; 225-0310-013 &amp; -014.  <b>A. Environmental Determination:</b> Addendum to Previously Adopted Negative Declaration;  <b>B. Mitigation Monitoring Plan; WITHDRAWN BY STAFF</b>  <b>C. PUD Guidelines Amendment</b> to amend the Natomas Crossing Planned Unit Development (PUD) Guidelines to establish signage guidelines for Area #3.</p>	P04-127 Consent	Stacia Cosgrove, 808-7110  Continued by Staff to September 9, 2004
12.	<p><b>Phoenix Park Street Name Change. Located on the southwest corner of Franklin Boulevard and G Parkway.</b>                      APN: 049-0291-001 through 009; 049-0292-001 through 010; 049-0293-001 through 017; 049-0301-008 through 025; 04900302-002 through 011; 13 through 019, 022 through 025;                      0303-007 through 007, 11 through 16, 049-0304-304 001 through 008, 11 through 019, 022, 021                      South Sacramento Community Plan Area Sacramento City Unified School District Council District 8.  <b>A. Environmental Determination:</b> EXEMPT (CEQA) 15301g);  <b>B. Street Name Change</b> to rename El Limon Court, El Mango Way, La Sandia Way, and Caselli Circle.</p>	P04-150 Consent	Antonio Ablog, 808-7702  A-B Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions
13.	<p><b>Single-Family Uses in Multi-Family Zones</b></p>	M03-137	Desmond Parrington, 808-5044  Comments Given

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>14. <b>2004 Bikeway Master Plan Update</b>                      Entitlements to amend the General Plan, the North Natomas Community Plan, the South Natomas Community Plan, the Airport Meadowview Community Plan and the South Sacramento Community Plan Relating to Bikeway Maps. (Citywide)</p> <p><b>A. Environmental Determination:</b> Environmental Impact Report.</p> <p><b>B. Resolution Amending</b> the Bikeway Master Plan</p> <p><b>C. Resolution Amending</b> the General Plan Bikeway Master Plan map.</p> <p><b>D. Resolution Amending</b> the South Natomas Community Plan Bikeway map.</p> <p><b>E. Resolution Amending</b> the North Natomas Community Plan Bikeway Master Plan map.</p> <p><b>F. Resolution Amending</b> the Airport-Meadowview Community Plan Map 13, Bikeway map.</p> <p><b>G. Resolution Amending</b> the South Sacramento Community Plan Area Bikeway map.</p>	<p>M04-079 Consent</p>	<p>Ed Cox, 808-8434                      Aaron Sussman, 808-7931</p> <p>Continued by Staff to                      September 9, 2004</p>
<p>15. <b>Appeal of Elder Creek Transfer and Recovery, Inc. located at 8642 Elder Creek Road.</b> 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><b>A. Environmental Determination:</b> Consideration of the Final Environmental Impact Report for Cal Waste's Sacramento Recycling Park (SCH#98012047) and related Addendum.</p> <p><b>B. Zoning Administrator Special Permit</b> 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>	<p>Z04-006 Hearing</p>	<p>Sandra Yope, 804-1397</p> <p>Continued by Planning                      Commission to                      September 9, 2004</p>

AGENDA ITEM		FILE	STAFF RECOMMENDATION
16.	<p><b>Interview Panel Selections</b>                      Selection of Planning Commissioners to serve on the Interview Panels for the Design Review Director and Assistant City Manager positions and to serve on the General Plan committee</p>		<p>Gary Lane, 808-5608</p> <p><b>Joseph Yee</b> selected to serve on General Plan Committee.</p> <p><b>Barry Wasserman</b> selected to serve on Design Review Director Interview Panel. Back-up is <b>John Boyd</b>.</p> <p><b>John Boyd</b> selected to serve on Assistant City Manager/Director of Dept. of Development Services. Back-up is <b>Darrel Woo</b>.</p>
<b>MISCELLANEOUS</b>			
17.	Citizens Addressing the Planning Commission		
18.	Questions and Ideas of the Planning Commission		