



# CITY OF SACRAMENTO PLANNING COMMISSION

## ••• SYNOPSIS•••

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

---

September 9, 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-CARROLL	JOHN VALENCIA BARRY WASSERMAN DARREL WOO JOSEPH YEE
--	--

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
<b>OLD BUSINESS</b>			
1.	<p><b>United House of Prayer For All People Church located at 3540 4<sup>th</sup> Avenue</b> 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 August 12, 2004</b></p>	P03-141 Hearing	<p>Heather Forest, 808-5008</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Denial</p>
2.	<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 59' 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 59' 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 Hearing	<p>Heather Forest, 808-5008</p> <p>Continued by Planning Commission to September 23, 2004</p>
3.	<p><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 style="text-align: right;"><b>Continued from August 26, 2004</b></p>	Z04-006 Hearing	<p>Sandra Yope, 804-1397</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p>
<b>NEW BUSINESS</b>			

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
4.	<p><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>	P03-074 Consent	<p>Mark Kraft, 808-8116</p> <p>Continued by Staff to September 23, 2004</p>
5.	<p><b>Parkfield Court Monopole.</b> ENTITLEMENTS to construct a 60 foot monopole with six panel antennas in the Standard Single-Family (R-1) zone at 5500 Parkfield Court. APN: 016-0280-035, 024-0071-008. Council District 4.</p> <p><b>A. Environmental Determination:</b> Exempt (15303c)</p> <p><b>B. Special Permit</b> to construct a 60 foot monopole in the Standard Single-Family (R-1) zone at 5500 Parkfield Court .</p>	P03-097 Hearing	<p>Antonio Ablog, 808-7702</p> <p>Continued by Applicant to September 23, 2004</p>
6.	<p><b>Los Robles Tentative Map located at 3425 Del Paso Boulevard.</b> Entitlements to subdivide 1.1 +/- gross acres (approximately 0.9 +/- net acres) into 4 parcels in the Standard Single Family (R-1) zone and to adjust the property lines of two adjacent parcels. The lots will range from 0.19 +/- acres to 0.26 +/- acres, and the proposed houses will be 1200 SF to 1565 SF in size. Located at 3425 Del Paso Boulevard. APN: 252-0310-043, -044. (D3)</p> <p><b>A. Environmental Determination:</b> Exempt 15332.</p> <p><b>B. Lot Line Adjustment</b> to adjust the property lines of two parcels (APN: 252-0310-043, -044) totaling 1.48 +/- gross acres in the Single Family Residential (R-1) zone;</p> <p><b>C. Tentative Map</b> to subdivide one parcel into 4 parcels on 0.9 +/- net acres in the Standard Single Family (R-1) zone;</p> <p><b>D. Subdivision Modification</b> to create land-locked parcels and permit a private drive;</p> <p><b>E. Special Permit</b> for deep lot development on Lots 2, 3, and 4;</p> <p><b>F. Variance</b> to develop lots without twenty feet of public street frontage (create land-locked parcels) for Lots 2, 3, and 4.</p>	P04-005 Consent	<p>Ted Kozak, 808-1944</p> <p>A-F Adopted Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
7.	<p><b>Bible Way Church located at 3947 Rio Linda Boulevard.</b> Entitlements to construct a 300 seat church on 1.14" acres in the Light Industrial Labor Intensive Planned Unit Development (M-1-LI-PUD) zone. APN: 250-0050-011, -012, -013 -014, -050. Council District 2.</p> <p><b>A. Environmental Determination: Negative Declaration;</b>  <b>B. Mitigation Monitoring Plan;</b>  <b>C. Lot Line Merger</b> to merge five lots totaling 1.14+/- acres into one lot in the Light Industrial Labor Intensive Planned Unit Development (M-1-LI-PUD) zone;  <b>D. Special Permit</b> to construct a one story, 8,328+/- square foot, 300 seat church on 1.14+/- acres in the Light Industrial Labor Intensive Planned Unit Development (M-1-LI-PUD) zone;  <b>E. 65402 Review</b> – General Plan consistency to abandon 40 feet of public right-of-way along Rio Linda Boulevard.</p>	P04-007 Consent	<p>Michael York, 808-8239</p> <p>A-E Adopted Notice of Decision and Findings of Fact for Approval</p>
8.	<p><b>Whiskey Hill Lofts located at 2101 S Street.</b> Entitlements to remodel and reuse two vacant buildings into 28 housing units on the eastern portion of the site and 8,000 sf of retail use on the western portion of the site in the Residential Mixed Use- R Street Corridor Special Planning District (RMX-SPD) zone. APN 010-0033-010,-013 (D3).</p> <p><b>A. Environmental Determination:</b> Exempt 15332  <b>B. Tentative Map</b> to divide one parcel into two parcels.  <b>C. Special Permit</b> to develop over 20 units in the RMX-SPD zone.  <b>D. Special Permit</b> to waive one required parking space.  <b>E. Special Permit</b> to change from one non-conforming use to another non-conforming use.  <b>F. Variance</b> to reduce the sideyard setback from 5 feet to 2 feet.  <b>G. Variance</b> to waive the staggered setback requirement.  <b>H. Variance</b> to reduce parking lot shading area.</p>	P04-057 Consent	<p>Mark Kraft, 808-8116</p> <p>A-H Adopted Notice of Decision and Finding of Facts for Approval</p>
9.	<p><b>Mercantile Saloon located at 1928 L Street.</b> Entitlements to expand a 3,720 sf existing bar (aka Mercantile Saloon) by adding 462 sq of new building area and a 730 sf covered smoking lounge in the General Commercial (C-2) zone APN 007-0143-007 (D3).</p> <p><b>A. Environmental Determination:</b> Exempt 15301.  <b>B. Special Permit</b> to expand an existing bar.</p>	P04-074 Consent	<p>Mark Kraft, 808-8116</p> <p>Continued by Staff to September 23, 2004</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
10.	<p><b>Christian Brothers Monopole located at the 4315 Martin Luther King Jr. Boulevard.</b> Entitlements to allow the construction of a Sprint PCS Wireless facility and monopole with 3 panel antenna in the Standard Single Family (R-1) zone; (D5; APN: 020-0220-006)</p> <p><b>A. Environmental Determination: Exempt 15301;</b>  <b>B. Special Permit</b> to allow the construction of a Sprint PCS Wireless facility and 52 feet, 6 inch monopole with 3 panel antenna in the Standard Single Family (R-1) zone.</p>	P04-105 Consent	<p>Ellen Marshall, 808-5851</p> <p>Continued by Planning Commission To September 23, 2004</p>
11.	<p><b>Restaurant at Natomas Crossing located south of Del Paso Road and 700± feet west of East Commerce Way.</b> Entitlements to allow the development of a restaurant in the Natomas Crossing Planned Unit Development (D1) APN: 225-1960-001.</p> <p><b>A. Environmental Determination:</b> Categorical Exemption (15303);  <b>B. PUD Schematic Plan Amendment</b> to amend the Natomas Crossing PUD – Area #3 PUD Schematic Plan to increase the maximum square footage from 4,500 square feet to 6,500± square feet;  <b>C. PUD Special Permit</b> to develop a 6,500 square foot restaurant on 0.86± acres in the Highway Commercial Planned Unit Development (HC-PUD) zone.</p>	P04-108 Consent	<p>Arwen Wacht, 808-1964</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p>
12.	<p><b>Jimboy's Special Permit located at 5551 Franklin Boulevard.</b> Entitlements to construct a restaurant drive-through service facility. APN: 022-0221-023; (D5)</p> <p><b>A. Environmental Determination:</b> Categorically Exempt (CEQA Section 15332);  <b>B. Special Permit</b> to construct a restaurant drive-through service facility in the General Commercial (C-2) zone</p>	P04-126 Consent	<p>Kimberly Kaufmann-Brisby, 808-5590</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p>
13.	<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></p> <p>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.</p> <p><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> <p style="text-align: center;"><b>Continued from August 26, 2004</b></p>	P04-127 Consent	<p>Stacia Cosgrove, 808-7110</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
14.	<p><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>	M04-079 Consent	Ed Cox, 808-8434 Aaron Sussman, 808-7931  A-G Recommended Approval and Forwarded to City Council
15.	<p><b>Housing Trust Fund Increase</b></p> <p><b>A. Environmental Determination:</b> not a project under the Section 21065 of CEQA and CEQA Guidelines Section 15378 (b)(4).</p> <p><b>B. Ordinance</b> amending the amount of the housing fee established by chapter 17.188 of the city code and amending subsection f of section 17.188.070 to provide for an automatic annual adjustment of the housing fee pursuant to a construction code index and to amend the process for council approval of discretionary adjustments of the housing fee</p>	M04-047 Hearing	Desmond Parrington, 808-5044  A-B Recommended Approval and Forwarded to City Council

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
16.	<p><b>Del Paso Arts Center located at 1901 Del Paso Boulevard.</b> Entitlements to allow the conversion of a 15,000 square foot warehouse into a theater for performing arts, an art gallery, and a 250 seat church on Sundays, located on 0.44" developed acres in the General Commercial (C-2) zone at 1901 Del Paso Boulevard, and to allow for 70 off-site parking spaces for the building's use at 650 El Camino Avenue in the C-2 zone. The APN: 275-0035-024 (1901 Del Paso Blvd), 275-0043-001 and -016 (parking). Council District 2.</p> <p><b>A. Environmental Determination:</b> Exempt 15301.</p> <p><b>B. Special Permit</b> for a 250 seat church in an existing 15,000 square foot building, on 0.44" developed acres in the C-2 zone;</p> <p><b>C. Special Permit</b> for off-site parking, located at 650 El Camino Avenue in the C-2 zone.</p>	P04-050	<p>Ted Kozak, 808-1944</p> <p>Continued by Staff to September 23, 2004</p>
<b>MISCELLANEOUS</b>			
17.	Citizens Addressing the Planning Commission		
18.	Questions and Ideas of the Planning Commission		