



# 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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October 14, 2004  
Meeting Coordinator: Jeanne Corcoran, 808-5317

## 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
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AGENDA ITEM		FILE	STAFF RECOMMENDATION
<b>OLD BUSINESS</b>			
1.	<b>Synopsis of Sept. 23, 2004 Planning Commission Meeting</b>	Consent	Gary Lane, 808-5608  Approved
2.	<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. <b>A. Environmental Determination:</b> Exempt (15303c) <b>B. Special Permit</b> to construct a 60 foot monopole in the Standard Single-Family (R-1) zone at 5500 Parkfield Court .  <b>Continued from September 23, 2004</b>	P03-097	Antonio Ablog, 808-7702  Continued to October 28, 2004
3.	<b>Capital City 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 and an art gallery, and an 180 seat church to be used on Sundays at 4:p.m., 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. <b>A. Environmental Determination:</b> Exempt 15301. <b>B. Special Permit</b> for an 180 seat church in an existing 15,000± square foot building, on 0.44" developed acres in the C-2 zone; <b>C. Special Permit</b> for off-site parking, located at 650 El Camino Avenue in the C-2 zone.  <b>Continued from September 23, 2004</b>	P04-050 Hearing	Ted Kozak, 808-1944  A-C Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions
4.	<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). <b>A. Environmental Determination:</b> Exempt 15301. <b>B. Special Permit</b> to expand an existing bar. <b>C. Special Permit</b> to waive 7 required parking spaces.  <b>Continued from September 23, 2004</b>	P04-074 Hearing	Mark Kraft, 808-8116  Continued by Applicant to November 11, 2004

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
5.	<p><b>TPD Trailers located at the southeast corner of South Watt Avenue and Osage.</b> Entitlements to operate an RV/trailer dealership in the on 3.0± gross acres in the Light Industrial Review (M-2S-R) zone at the southeast corner of South Watt and Osage. APN: 062-0030-012. Council District 6.</p> <p><b>A. Environmental Determination:</b> Categorical Exemption (CEQA Section 15061(b)(4));</p> <p><b>B. Plan Review</b> of a 20,000 square foot Trailer sales and repair facility in the Light Industrial Review (M-2S-R) zone;</p> <p><b>C. Variance</b> to allow unscreened outdoor trailer storage in the Light Industrial Review (M-2S-R) zone.</p> <p style="text-align: center;"><b>Continued From September 23, 2004</b></p>	P04-092 Consent	<p>Antonio Ablog, 808-7702</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Denial</p>
6.	<p><b>Christian Brothers Monopole located at 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></p> <p><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> <p style="text-align: center;"><b>Continued from September 9, 2004</b></p>	P04-105	<p>Ellen Marshall, 808-5851</p> <p>Continued by Applicant to October 28, 2004</p>
7.	<p><b>The Hamptons, located east of Highway 99, east and west of East Commerce Way, north and south of Club Center Drive.</b> Various entitlements to enable the development of 180.3+/- vacant acres in the Natomas Creek Planned Unit Development (PUD) and Creekside PUD, including 1,268+/- alternative single-family units and 32.6+/- net acres of parks/open space. (D1) APN: Portions of 201-0300-016, -017, -018, -027, -028, -061, 225-0040-017.</p> <p><b>A. Environmental Determination:</b> Mitigated Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. General Plan Amendment</b> to redesignate 180.3+/- vacant acres consisting of 145.2+/- acres of Medium Density Residential (16-29 du/na), 25.3+/- acres of Parks-Recreation-Open Space, and 9.8+/- acres of Water to 147.7+/- acres of Low Density Residential (4-15 du/na), 21.2+/- acres of Park-Recreation-Open Space, and 11.4+/- acres of Water;</p> <p><b>D. Community Plan Amendment</b> to redesignate 180.3+/- vacant acres consisting of 145.2+/- acres of Medium Density Residential (7-21 du/na), 35.1+/- acres of Parks/Open Space to 147.7+/- acres of Medium Density Residential (7-21 du/na) and 32.6+/- acres of</p>	P03-158 <del>Consent</del> Hearing	<p>Stacia Cosgrove, 808-7110</p> <p>A-B, H-L 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
	<p>Parks/Open Space;</p> <p><b>E. Rezone</b> 180.3+/- vacant acres consisting of 72.3+/- acres of Single-Family Alternative Planned Unit Development (R-1A-PUD), 23.4+/- acres of Multi-Family Planned Unit Development (R-2A-PUD), 49.5+/- acres of Multi-Family Planned Unit Development (R-2B-PUD) and 35.1+/- acres of Agriculture-Open Space (A-OS) to 147.7+/- acres of Single-Family Alternative Planned Unit Development (R-1A-PUD) and 32.6+/- acres of Agriculture-Open Space;</p> <p><b>F. PUD Schematic Plan and Guidelines Amendment</b> to amend the Natomas Creek PUD to depict the proposed development and to include development standards for Alternative Single-Family Residential;</p> <p><b>G. PUD Schematic Plan and Guidelines Amendment</b> to amend the Creekside PUD to depict the proposed development and to include development standards for Alternative Single-Family Residential;</p> <p><b>H. Tentative Map</b> to subdivide 180.3+/- gross acres into 1,268+/- alternative single-family lots, 18.6+/- acres of park space, 14+/- acres of open space, 60 private drive lots, and 24 landscape lots in the Single-Family Alternative Planned Unit Development (R-1A-PUD) zone;</p> <p><b>I. Subdivision Modification</b> to allow alleys in single-family development;</p> <p><b>J. Subdivision Modification</b> to allow non-standard elbows, and non-standard intersection spacing;</p> <p><b>K. Special Permit</b> to construct 1,268+/- alternative ownership housing units on 99.7+/- net acres in the Single-Family Alternative Planned Unit Development (R-1A-PUD) zone.</p> <p><b>L. Special Permit</b> to construct 1,268+/- alternative ownership housing units on 99.7+/- net acres in the Single-Family Alternative Planned Unit Development (R-1A-PUD) zone.</p>		

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
8.	<p><b>Corporate Way Lot 6</b>                      Entitlements to allow the construction of two 6,274 square foot office buildings, associated on-site parking and landscaping, located on the east side of Corporate Way, approximately ½ mile east of Greenhaven Drive, within the Office Executive Airport Overlay Greenhaven Planned Unit Development (OB-EA3-PUD) zone; (D7) APN: 031-0054-006</p> <p><b>A. Environmental Determination:</b> Exempt (CEQA Section 15332);</p> <p><b>B. Special Permit</b> to allow the construction of two 6,274 square foot office buildings, with associated on-site parking and landscaping.</p>	P04-014 Consent	Heather Forest, 808-5008  A-B Adopted Notice of Decision and Findings of Fact for Approval
9.	<p><b>Corporate Way Lot 22</b>                      Entitlements to allow the construction of two 6,274 square foot office buildings, associated on-site parking and landscaping, located on the east side of Corporate Way, approximately ½ mile east of Greenhaven Drive, within the Office Executive Airport Overlay Greenhaven Planned Unit Development (OB-EA3-PUD) zone; (D7) APN: 031-0054-006</p> <p><b>A. Environmental Determination:</b> Exempt (CEQA Section 15332);</p> <p><b>B. Special Permit</b> to allow the construction of two 6,274 square foot office buildings, with associated on-site parking and landscaping.</p>	P04-018 Consent	Heather Forest, 808-5008  A-B Adopted Notice of Decision and Findings of Fact for Approval
10.	<p><b>Cook Through Lot located at 1623 51<sup>st</sup> Street.</b>                      Entitlements to reduce the setback for a second unit on a through lot totaling 0.15" acres in the Standard Single Family (R-1) zone. APN: 008-0483-003. Council District 3.</p> <p><b>A. Environmental Determination: Exempt, Section 15301;</b></p> <p><b>B. Variance</b> to reduce the front setback to seven feet for a residential unit on a through lot totaling 0.15" acres in the Standard Single Family (R-1) zone.</p> <p><b>C. Variance</b> to reduce the driveway from 20 feet to 7 feet for a two-car garage in the standard Single Family (R-1) zone.</p>	P04-041 Consent	Michael York, 808-8239  A-C Adopted Notice of Decision and Findings of Fact for Approval

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
11.	<p><b>Five Star Tentative Map located on 2400 Del Paso Road, North Natomas.</b> Entitlement to subdivide an existing 8.45± net acres Employment 40 (EC-40PUD) lot into eight lots from 0.23± to 5.50± acres within the Del Paso Road Planned Unit Development. APN: 225-0070-083 (D1)                      Entitlements include:  <b>A. Environmental Determination: Addendum</b>  <b>B. Mitigation Monitoring Plan</b>  <b>C. Tentative Map</b> to subdivide an existing 8.45± net acres Employment 40 (EC-40PUD) lot into eight lots from 0.23± to 5.50± acres within the Del Paso Road Planned Unit Development.  <b>D. Schematic Plan Amendment</b> to depict the proposed uses on the 8.45±net acres Employment 40 (EC-40PUD) within the Del Paso Road Planning Unit Development.</p>	P04-081 Consent	Kenny Wan, 808-2222  Continued by Applicant to October 28, 2004
12.	<p><b>South Sacramento Cancer Center</b> located on Bruceville Road, north of Alpine Frost. APN: 117-0183-001, 002, 003. District 8. Entitlements to construct and operate a 10,705 square foot medical office building on three vacant parcels zoned Office Building (OB) in the Methodist Hospital PUD on the west side of Bruceville Road, north of Alpine Frost.  <b>A. Environmental Determination:</b> Negative Declaration;  <b>B. Special Permit</b> to develop a 10,705 square foot medical office building in the Methodist Hospital PUD;  <b>C. Special Permit</b> to reduce the number of required parking spaces for a 10,705 square foot medical office building;  <b>D. Parcel Merger</b> to merge three parcels totalling 0.91± acres</p>	P04-089 Consent	Antonio Ablog, 808-7702  A-D Adopted Notice of Decision and Findings of Fact for Approval
13.	<p><b>Westlake Gates, located north of Del Paso Road and west of El Centro Road.</b> Entitlements to modify the Special Permit conditions related to the Westlake Subdivision to allow the gates to be kept closed 24-hours a day in the Westborough Planned Unit Development (PUD). (D1)  <b>A. Environmental Determination:</b> Exempt, per CEQA Section 15301;  <b>B. Special Permit Major Modification</b> to amend the Special Permit condition that requires the Westlake Subdivision gates to remain open between the hours of 7am to 6pm, and to allow the gates to remain closed 24 hours a day, in the Westborough PUD.</p>	P04-102 Hearing	Stacia Cosgrove, 808-7110  Continued by Applicant to November 18, 2004

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
14.	<p><b>Curtis Park Village at the Northwest Corner of Sutterville Road near 24th Street.</b> Entitlements to develop 72± acres with 225 to 250 single family homes, 310 multi family units, 50,000 sq.ft. of mixed-use retail, and 150,000 sq.ft of retail within the Curtis Park Village Planned Unit Development and Single Family Alternative PUD (R-1A-PUD), Agricultural-Open Space PUD (A-OS-PUD), Multi-Family PUD (R-5-PUD), Residential Mixed-Use PUD (RMX-PUD), and Shopping Center PUD (SC-PUD) zones;</p> <p><b>A. Environmental Determination:</b> Environmental Impact Report;</p> <p><b>B. General Plan Amendment</b> from Transportation/Utilities to Low Density Residential, Residential Mixed-Use, and Community/Neighborhood Commercial and Offices;</p> <p><b>C. Rezone</b> the project site from Heavy Industrial (M-2) to Single Family Alternative PUD (R-1A-PUD), Agricultural-Open Space PUD (A-OS-PUD), Multi-Family PUD (R-5-PUD), Residential Mixed-Use PUD (RMX-PUD), and Shopping Center PUD (SC-PUD) zones;</p> <p><b>D. Establish the Curtis Park Village Planned Unit Development</b> with Schematic Plan and Guidelines;</p> <p><b>E. Tentative Parcel Map</b></p> <p><b>F. Inclusionary Housing Plan</b></p>	P04-109	<p>Ellen Marshall, 808-5851</p> <p>Information given</p>
<b>MISCELLANEOUS</b>			
15.	Citizens Addressing the Planning Commission		
16.	Questions and Ideas of the Planning Commission		