



CITY OF SACRAMENTO PLANNING COMMISSION

●●● SYNOPSIS ●●●

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

November 18, 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.

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
OLD BUSINESS		
1. Synopsis of Sept. 23, 2004 Planning Commission Meeting	Consent	Gary Lane, 808-5608 Approved
2. Morey Estates located at the southeast corner of Morey Avenue and Western Avenue. Entitlements to subdivide one vacant lot into four single family lots and one half-plex lot to develop four single family units and two half-plex units on 0.64 net acres in the Standard Single Family (R-1) zone. APN: 250-0030-001. Council District 2. A. Environmental Determination: Negative Declaration; B. Tentative Map to subdivide one vacant lot totaling 0.64+/- net acres into four single family lots and one half-plex lot in the Standard Single Family (R-1) zone; C. Subdivision Modification to allow lots less than the standard 100 foot depth, 52 foot width, and 5,200 square feet. Continued from September 28, 2004	P03-094 Consent	Michael York, 808-8239 A-C Adopted Notice of Decision and Findings of Fact for Approval
3. Parkfield Court Monopole. 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. A. Environmental Determination: Exempt (15303c) B. Special Permit to construct a 60 foot monopole in the Standard Single-Family (R-1) zone at 5500 Parkfield Court . Continued from September 23, 2004	P03-097 Hearing	Antonio Ablog, 808-7702 A-B Adopted Notice of Decision and Findings of Fact for Denial
4. Christian Brothers Monopole located at 4315 Martin Luther King Jr. Boulevard. 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) A. Environmental Determination: Exempt 15301; B. Special Permit 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. Continued from September 9, 2004	P04-105 Hearing	Ellen Marshall, 808-5851 A-B Adopted Notice of Decision and Findings of Fact for Approval
5. Mercantile Saloon located at 1928 L Street. 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). A. Environmental Determination: Exempt 15301. B. Special Permit to expand an existing bar. C. Special Permit to waive 7 required parking spaces. Continued from September 23, 2004	P04-074 Hearing	Mark Kraft, 808-8116 A-C Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>6. Westlake Gates, located north of Del Paso Road and west of El Centro Road. 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)</p> <p>A. Environmental Determination: Exempt, per CEQA Section 15301;</p> <p>B. Special Permit Major Modification 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>	<p>P04-102 Hearing</p>	<p>Stacia Cosgrove, 808-7110</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Denial</p>
<u>NEW BUSINESS</u>		
<p>7. Villa Terrasa Subdivision located on the southwest corner at the intersection of Mack Road and Franklin Boulevard. Entitlements to subdivide and develop a 12.1± acre property into 100 single-family lots, a common lot(s), and a remainder lot within the International Plaza PUD. APNs 119-0070-062, 064 and 065 (D7).</p> <p>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. General Plan Amendment of 8.25± vacant acres from Community/Neighborhood Commercial and Offices to Low Density Residential (4-15 du/na);</p> <p>D. Community Plan Amendment of 8.25± vacant acres from General Commercial to Residential 7-15 du/na;</p> <p>E. International Plaza PUD Schematic Plan Amendment to redesignate of 8.25± vacant acres from of shopping center development to Single-family development;</p> <p>F. International Plaza PUD Guidelines Amendment to replace shopping center guidelines with provisions for single-family alternative development;</p> <p>G. Rezone of 8.25± vacant acres from the Shopping Center Planned Unit Development (SC PUD) to the Single-family Alternative Planned Unit Development (R-1A PUD) zone;</p> <p>H. Special Permit to develop 8.25± vacant acres with a 100 single-family alternative housing development within the International Plaza Planned Unit Development;</p> <p>I. Special Permit to allow the gating of the development;</p> <p>J. Tentative Map to subdivide a 12.1± acre property into 100 single-family lots, a common lot(s), and a 3.25± acre remainder lot.</p> <p>K. Subdivision Modification to reduce the standard right-of-way width for a street.</p>	<p>P03-132 Hearing</p>	<p>Kimberly Kaufmann-Brisby, 808-5590</p> <p>A-B, H, J-K Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p> <p>C-G Recommend Approval and Forward to City Council</p> <p>I Intent Motion to Deny and Continue to December 9, 2004</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>8. Exposition Office Complex, located at 1111 Exposition Boulevard. Entitlements to construct a total of 74,000" square feet of building area (61,500" SF offices and 12,500" SF medical offices) with 285 parking spaces, on 5 +/- acres in the General Commercial Labor Intensive (C-2 LI) zone. APN 275-0310-027 contains 5,000" SF offices with 12 parking spaces; APN 275-0310-028 contains 56,500" SF offices and 12,500" SF medical offices with 273 parking spaces. (D2) APN: 275-0310-027, -028.</p> <p>A. Environmental Determination: Addendum to Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Special Permit for a Major Project on a total of 5 +/- acres in the General Commercial Labor Intensive (C-2-LI) zone.</p> <p>D. Special Permit for off-site parking.</p>	<p>P03-138 Consent</p>	<p>Ted Kozak, 808-1944</p> <p>A-D Adopted Notice of Decision and Findings of Fact for Approval</p>
<p>9. Natomas Park Village Commercial, located at the southwest corner of Club Center Drive and Danbrook Drive. Entitlements to develop approximately 62,946± acres of retail uses on approximately 7.31± gross acres in the Shopping Center PUD (SC PUD) zone. D1. APN: 225-1060-020.</p> <p>A. Environmental Determination: Addendum to the previously approved Northpointe Park PUD Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. PUD Guidelines Amendment to modify the commercial building standards within the Northpointe Park Planned Unit Development;</p> <p>D. Schematic Plan Amendment designating 62,946± square feet of retail uses on the Village Commercial portion of the Northpointe Park PUD;</p> <p>E. Special Permit to construct 6 retail buildings totaling 62,946± in the Shopping Center PUD (SC PUD) zone;</p> <p>F. Special Permit for a drive-thru associated with a retail building; and</p> <p>G. Variance to reduce the drive-through stacking distance from 180 feet to 120 feet in the Shopping Center Planned Unit Development (SC PUD) zone.</p>	<p>P04-012 Consent</p>	<p>Greg Bitter, 808-7816</p> <p>A-G Adopted Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
10.	<p>Bridgecross Plaza, located at the southwest corner of Bridgecross Drive and Honor Parkway. Entitlements to develop approximately 34,000± acres of retail uses on approximately 2.8± gross acres. Council District 1. APN: 201-0540-029.</p> <p>A. Environmental Determination: Addendum to the previously approved Northpointe Park PUD Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Schematic Plan Amendment designating 34,000± square feet of retail uses on the Convenience Commercial portion of the Northpointe Park PUD; and</p> <p>D. Special Permit to construct 3 retail buildings totaling 34,000± in the Limited Commercial PUD (C-1 PUD) zone.</p>	P04-013 Consent	<p>Greg Bitter, 808-7816</p> <p>A-D Adopted Notice of Decision and Findings of Fact for Approval</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>11. West Lake Village located at the Northwest corner of Del Paso Road and El Centro Road in North Natomas. Entitlements to construct up to 75,101 square feet of retail uses on a 8.47± net acres Shopping Center Planned Unit Development (SC-PUD) zone within the Westborough PUD in the North Natomas Community Plan Area. APN: 225-1480-001 (D1)</p> <p>A. Environmental Determination: Addendum to a Previously Adopted Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. PUD Guidelines Amendment to amend the Neighborhood and Convenience Commercial Building Standards (section V) in the Westborough PUD Guidelines;</p> <p>D. PUD Schematic Plan Amendment to depict up to 75,101± square feet of the retail uses on the Westborough PUD.</p> <p>E. Special Permit to develop 66,151± square feet of retail uses on a 8.47± net acres vacant parcel in the Shopping Center Planned Unit Development (SC-PUD) zone per Scheme "A" or to develop 75,101± square feet of retail uses on a 8.47± net acres vacant parcel in the Shopping Center Planned Unit Development (SC-PUD) zone per Scheme "B";</p> <p>F. Special Permit to develop a service station in Scheme "B".</p> <p>G. Special Permit to develop a 5,000± square feet convenience market in the Shopping Center Planned Unit Development (SC-PUD) zone per Scheme B;</p> <p>H. Special Permit for a drive-through facility on Shopping Center Planned Unit Development (SC-PUD) zone for both Schemes "A" and "B".</p> <p>I. Variance to modify the development standard of a drive-through facility for both Scheme A and B in the Shopping Center Planned Unit Development (SC-PUD) zone.</p>	<p>P04-017 Consent</p>	<p>Kenny Wan, 808-2222</p> <p>Continued by Applicant to December 9, 2004</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>12. Heritage Plaza located at the northwest corner of Natomas Boulevard and Rose Arbor Drive. Entitlements to develop up to 119,000± square feet of retail uses on a 10.1± net acres vacant parcel in the Shopping Center Planned Unit Development (SC-PUD) zone in the Northborough PUD in the North Natomas Community Plan Area. (D1) APN: 201-0440-079.</p> <p>A. Environmental Determination: Addendum to a Previously Adopted Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. PUD Guidelines Amendment to revise the Neighborhood and Convenience Commercial Building Standards section in the Northborough PUD Guidelines;</p> <p>D. PUD Schematic Plan Amendment to designate up to 119,000± square feet of retail uses and building locations and sizes on subject 10.1± net acres Village Commercial parcel in the Northborough PUD;</p> <p>E. Special Permit to develop 119,000± square feet of retail uses on a 10.1± net acres vacant parcel in the Shopping Center Planned Unit Development (SC-PUD) zone per Scheme 'A' or to develop 104,900± square feet of retail uses on a 10.1± net acres vacant parcel in the Shopping Center Planned Unit Development (SC-PUD) zone per Scheme 'B';</p> <p>F. Special Permit to develop a service station at Pad 'D' in Scheme 'B' in the Shopping Center Planned Unit Development (SC-PUD) zone;</p> <p>G. Special Permit to develop a maximum 1,500± square-foot convenience market at Pad 'D' in Scheme 'B' in the Shopping Center Planned Unit Development (SC-PUD) zone.</p>	<p>P04-019 Consent</p>	<p>David Hung, 808-5530</p> <p>A-G Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p>
<p>13. SoCap Lofts, located at the between 6th and 7th Streets North of R Street. Entitlements to subdivide 1.09+/- gross acres into 36 alternative single family lots in the RMX(SPD) Residential Mixed Use(R-Street Corridor Special Planning District) zone. Council District 1. APN: 006-0262-0013,019,020.</p> <p>A. Environmental Determination: Exempt 15322</p> <p>B. Tentative Map to subdivide three parcels into 36 parcels on 1.09+ vacant acres in the RMX-SPD zone.</p> <p>C. Special Permit to develop 36 alternative single family homes in the RMX-SPD zone.</p>	<p>P04-026 Consent</p>	<p>Mark Kraft, 808-8116</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Approval</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>14. Phung Tentative Map located on the west side of Power Inn Road at Berry Avenue. Entitlements to subdivide 2.25 gross acres into 10 single-family lots in the Standard Single-Family Zone (R-1) located on the west side of Power Inn Road at Berry Avenue.</p> <p>A. Environmental Determination: Mitigated Negative Declaration</p> <p>B. Mitigation Monitoring Plan</p> <p>C. Tentative Map to subdivide 2.25 gross acres into 13 single-family lots in the Standard Single-Family Zone (R-1) located on the west side of Power Inn Road at Berry Avenue.</p> <p>D. Subdivision Modification to create 10 lots less than 100 feet in depth.</p>	<p>P04-049 Consent</p>	<p>Antonio Ablog, 808-7702</p> <p>A-D Adopted Notice of Decision and Findings of Fact for Approval</p>
<p>15. Rose Garden Townhomes located at 3521 Marysville Boulevard. Entitlements to subdivide one lot totaling 0.84" acres into 20 lots (19 town home lots & 1 common lot) and construct a 19 unit residential complex in the Multi-Family (R-3) zone. (D2) APN: 251-0181-017.</p> <p>A. Environmental Determination: Exempt, Section 15332;</p> <p>B. Tentative Map to subdivide one lot totaling 0.84" acres into 20 lots (19 town home lots & 1 common lot) in the Multi-Family (R-3) zone;</p> <p>C. Special Permit for alternative housing to construct 19 town home units on 0.84" acres in the Multi-Family (R-3) zone.</p>	<p>P04-090 Consent</p>	<p>Michael York, 808-8239</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Approval</p>
<p>16. Nextel Wireless Facility located on Shrader Circle Entitlements to co-locate twelve (12) antennas at a height of 72' on an existing PG&E electrical tower, by extending the tower by twelve feet from 67' in height to 79' in height, with an associated equipment shelter, on a vacant parcel located on the east side of Shrader Circle, at approximately 7792 Shrader Circle, within the Single Family Residential (R-1) zone. (D7) APN: 053-0101-008</p> <p>A. Environmental Determination: Exempt (CEQA Section 15301);</p> <p>B. Special Permit co-locate twelve (12) antennas at a height of 72' on an existing PG&E electrical tower, by extending the tower by twelve feet from 67' in height to 79' in height, with an associated equipment shelter.</p>	<p>P04-093 Consent</p>	<p>Heather Forest, 808-5008</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
17.	<p>Greenhaven Corporate Plaza locate on Corporate Way east of Greenhaven Drive. Entitlements to construct three office buildings totalling 62,999 square feet on 3.82+ gross acres of vacant land zoned Office Building in the Greenhaven Executive PUD (OB-EA-3-PUD). APN: 031-0054-009, 010, and 012. Council District 7.</p> <p>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan</p> <p>C. Special permit to construct three office buildings totalling 62,999 square feet on 3.82+ gross acres of vacant land zoned Office Building in the Greenhaven Executive PUD (OB-EA-3-PUD);</p> <p>D. Schematic Plan amendment to reallocate the allotted office square footage in the Greenhaven Executive PUD;</p> <p>E. Lot Line Adjustment to adjust the boundaries between two parcels totalling 2.77+ gross acres (APN: 031-0054-009, 010)</p>	P04-095 Consent	Antonio Ablog, 808-7702 A-E Adopted Notice of Decision and Findings of Fact for Approval
18.	<p>First Choice Coffee, located 228" feet east of the northeast intersection of Vinci Avenue and Dry Creek Road. Entitlements to construct a 14,000" square foot warehouse building with 25 parking spaces for coffee distribution and to subdivide one parcel into two parcels on 3.9" gross acres in the Light Industrial Review (M-1-S-R) zone. APN: 215-0230-061 (D2)</p> <p>A. Environmental Determination: Exempt, Section 15301;</p> <p>B. Tentative Parcel Map to subdivide one 3.9 +/- net acre parcel into one 1.8 +/- net acre parcel and one 1.85 +/- net acre parcel;</p> <p>C. Plan Review to construct a 14,000" square foot warehouse on 1.85 +/- net acres in the Light Industrial Review (M-1-S-R) zone.</p>	P04-122 Consent	Ted Kozak, 808-1944 A-C Adopted Notice of Decision and Findings of Fact for Approval

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>19. Berthoud Subdivision located at 449 Berthoud Way, 600 feet west of Norwood Avenue. Entitlements to subdivide two lots totaling 0.78" acres into four lots and provide a private drive for four lots for development of four single family residential units in the Standard Single Family (R-1) and Single Family Alternative (R-1A) zones. APN: 237-0302-012, 237-0070-003. Council District 2.</p> <p>A. Environmental Determination: Exempt, Section 15332;</p> <p>B. Tentative Map to subdivide two lots totaling 0.78" acres into four lots in the Single Family Alternative (R-1A) zone and Standard Single Family (R-1) zones;</p> <p>C. Subdivision Modification to create three lots without public street frontage in the Single Family Alternative (R-1A) zone;</p> <p>D. Variance to develop three single family homes on three lots without public street frontage in the Single Family Alternative (R-1A) zone.</p>	<p>P04-128 Consent</p>	<p>Michael York, 808-8239</p> <p>A-D Adopted Notice of Decision and Findings of Fact for Approval</p>
<p>20. Narayan Tentative Map located at 3228 Ring Drive. Entitlements to subdivide 1.3± acres into 8 lots within the Standard Single Family (R-1) zone; APN: 038-0350-050; (D6)</p> <p>A. Environmental Determination: Categorically Exempt 15332;</p> <p>B. Tentative Parcel Map to divide 1.3± acres into 8 parcels in the Standard Single Family (R-1) zone,</p> <p>C. Subdivision Modification allow 5 lots with less than 52 feet in width and 1 lot less than 62 feet in width and to allow 1 lot 5,075 sq.ft. in area.</p>	<p>P04-184 Consent</p>	<p>Ellen Marshall, 808-5851</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Approval</p>
<p>21. Merged Downtown Redevelopment Project, Amendment No. 3</p> <p>A. General Plan Consistency Review of Amendments to the Redevelopment Plan for the Merged Downtown Redevelopment Project, No 3.</p>	<p>M04-105 Consent</p>	<p>Melissa Valle, 808-5864 Aaron Sussman, 808-7931</p> <p>Consistency Reviewed & Approved</p>
<p>22. Year 2005 Meeting Schedule for the Planning Commission</p>	<p>Consent</p>	<p>Gary Lane, 808-5608</p> <p>Approved</p>
MISCELLANEOUS		
23.	Citizens Addressing the Planning Commission	
24.	Questions and Ideas of the Planning Commission	

