



# 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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December 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	JOHN VALENCIA
D.E. "RED" BANES, VICE-CHAIR	BARRY WASSERMAN
JOHN BOYD	DARREL WOO
MICHAEL NOTESTINE	JOSEPH YEE
THERESA TAYLOR-CARROLL	

AGENDA ITEM		FILE	STAFF RECOMMENDATION
<b>OLD BUSINESS</b>			
1.	Synopsis of November 18, 2004 Planning Commission Meeting	Consent	Gary Lane, 808-5608  Approved
2.	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).  I. <b>Special Permit</b> to allow the gating of the development;  <p style="text-align: center;">Continued from November 18, 2004</p>	P03-132 Consent	Kimberly Kaufmann-Brisby, 808-5590  I Adopted Notice of Decision and Findings of Fact for Denial

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
3.	<p><b>West Lake Village located at the Northwest corner of Del Paso Road and El Centro Road in North Natomas.</b> 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><b>A. Environmental Determination: Addendum</b> to a Previously Adopted Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. PUD Guidelines Amendment</b> to amend the Neighborhood and Convenience Commercial Building Standards (section V) in the Westborough PUD Guidelines;</p> <p><b>D. PUD Schematic Plan Amendment</b> to depict up to 75,101± square feet of the retail uses on the Westborough PUD.</p> <p><b>E. Special Permit</b> 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><b>F. Special Permit</b> to develop a service station in Scheme "B".</p> <p><b>G. Special Permit</b> to develop a 5,000± square feet convenience market in the Shopping Center Planned Unit Development (SC-PUD) zone per Scheme B;</p> <p><b>H. Special Permit</b> for a drive-through facility on Shopping Center Planned Unit Development (SC-PUD) zone for both Schemes "A" and "B".</p> <p><b>I. Variance</b> 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 style="text-align: right;"><b>Continued from November 18, 2004</b></p>	P04-017 Consent	Kenny Wan, 808-2222  A-I Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
4.	<p><b>Wireless Facility at The Club at Natomas Park located at 2101 Club Center Drive.</b> Entitlements to develop a wireless telecommunications facility in the Single-Family Alternative (R-1A-PUD) Planned Unit Development zone in the Northborough PUD in the North Natomas Community Plan Area. (D1) APN: 201-0310-048.</p> <p><b>A. Environmental Determination:</b> Categorical Exemption (CEQA Section 15303);</p> <p><b>B. Special Permit</b> to develop a wireless telecommunications facility that will consist of three antenna panels and three future antennas located on a 65-foot monopalm and an equipment shelter within a CMU enclosure in the Single-Family Alternative (R-1A-PUD) Planned Unit Development zone.</p> <p style="text-align: right;"><b>Continued from October 28, 2004</b></p>	P04-045 Hearing	David Hung, 808-5530  A-B Adopted Notice of Decision and Findings of Fact for Approval
<b><u>NEW BUSINESS</u></b>			
5.	<p><b>Florin Road KFC located at the southeast corner of Florin road and Munson Way.</b> ENTITLEMENTS to construct and operate a 3490 square foot, 80 seat KFC/A&amp;W restaurant with drive-thru service on 0.73 gross acres in the General Commercial (C-2) zone at the southeast corner if Florin Road and Munson Way. APN: 049-0370-002. Council District 8.</p> <p><b>A. Environmental Determination:</b> Negative Declaration</p> <p><b>B. Special Permit</b> to construct and operate a 3490 square foot, 80 seat restaurant with drive-thru service in the General Commercial (C-2) zone.</p>	P03-010 Consent	Antonio Ablog, 808-7702  Withdrawn
6.	<p><b>Morrison Point Unit 2 located at the South side of Morrison Avenue west of McDaniel Circle.</b> Entitlements to subdivide 4.17" acres into 25 lots (21 single family &amp; 4 half-plex) to develop 21 single family units and 8 half-plex units in the Standard Single Family (R-1) zone; APN: 250-0026-018. Council District 2.</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 25 lots (21 single family lots &amp; 4 half-plex lots) on 4.17" acres in the Standard Single Family (R-1) zone;</p>	P04-016 Consent	Michael York, 808-8239  Continued by Staff to January 13, 2005

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
7.	<p><b>Parkview Manor Tentative Map located on the west side of 24<sup>th</sup> Street approximately 200' north of Laramore Way.</b> Entitlements to subdivide 2.5± vacant acres into 11 single-family lots and two (2) half-plex lots in the Standard Single-family (R-1) zone. (D8); APN: 053-0010-052</p> <p><b>A. Environmental Determination:</b> Exempt ;</p> <p><b>B. Inclusionary Housing Plan;</b></p> <p><b>C. Tentative Map</b> to subdivide 2.5± vacant acres into 11 single-family lots and two (2) half-plex lots in the Standard Single-family (R-1) zone;</p> <p><b>D. Subdivision Modification</b> to create lots with less than the minimum required width of 52 feet in the Standard Single-family (R-1) zone.</p>	P04-055 Consent	<p>Kimberly Kaufmann.Brisby, 808-5590</p> <p>A-D Adopted Notice of Decision and Findings of Fact for Approval</p>
8.	<p><b>Del Paso In-n-Out located at the Southwest Corner of Del Paso Road and East Commerce Way, North Natomas.</b> Entitlement to construct a 3,220±square feet In-n-Out restaurant with drive-through facility in the 1.2±acres Highway Commercial (HC-PUD) zone. APN: <u>225-0070-049</u> (D1) Entitlements include:</p> <p><b>A. Environmental Determination:</b> Exempt</p> <p><b>B. Special Permit</b> to allow the construction of a 3,220± square feet restaurant on 1.2±acres Highway Commercial (HC-PUD) zone.</p> <p><b>C. Special Permit</b> for a drive-through facility located on the 1.2±acres site for a 3,220±sq.ft restaurant.</p>	P04-107 Hearing	<p>Kenny Wan, 808-222</p> <p>Continued by Applicant to February 10, 2005</p>
9.	<p><b>Ascot Ave. Auto Repair located at 1500 Ascot Ave, North Sacramento.</b> Entitle to construct a 4,500 sq. ft. auto repair service facility on 2.5± acres in the light industrial setback review ascot overlay (M-1SR AOL) zone. APN: 215-0230-056 (D2) Entitlements include:</p> <p><b>A. Environmental Determination:</b> Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. Special Permit</b> to construct a 4,500 sq.ft auto sale and repair facility on 2.5± acres in the light industrial setback review ascot overlay (M-1SR AOL) zone within the North Sacramento Community Plan area.</p>	P04-110 Consent	<p>Kenny Wan, 808-2222</p> <p>Continued by Applicant to a date yet to be determined</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
10.	<p><b>Harris Avenue Industrial Park located at the Northeast corner of Harris Avenue and Display Way.</b> Entitlements to subdivide 2.38" vacant acres into four lots to develop four warehouse buildings in the Light Industrial Planned Unit Development (M-1-PUD) zone. APN: 250-0040-043. Council District 2.</p> <p><b>A. Environmental Determination:</b> Negative Declaration;  <b>B. Mitigation Monitoring Plan;</b>  <b>C. Tentative Map</b> to subdivide one lot into four lots on 2.38" acres in the Light Industrial Planned Unit Development (M-1-PUD) zone;  <b>D. Special Permit</b> to develop four warehouse buildings totaling 34,000" square feet on 2.38" acres in the Norwood I-80 Planned Unit Development.</p>	P04-124 Consent	Michael York, 808-8239  A-D Adopted Notice of Decision and Findings of Fact for Approval
11.	<p><b>Beth Estates II Tentative Map located at the southern terminus of Walsh Way.</b> Entitlements to subdivide 1.18± gross acres into 6 lots. APNs: 052-0085-004, 022 (D8);</p> <p><b>A. Environmental Determination:</b> Exempt ;  <b>B. Tentative Map</b> to subdivide 1.18± gross acres into 6 single-family lots in the Standard Single-family (R-1) zone;  <b>C. Subdivision Modification</b> to create lots with less than the minimum required width of 52-feet in the Standard Single-family (R-1) zone.</p>	P04-141 Consent	Kimberly Kaufmann-Brisby, 808-5590  Continued by Staff to January 13, 2005
12.	<p><b>Mack Road Mini Storage located at 5701 Mack Road.</b> Entitlements to develop a 79,919 square foot mini storage on 7.52± gross acres in the General Commercial Review (C-2-R) Zone at 5701 Mack Road. APN: 118-0111-62, 063, 064, 065. Council District 8.</p> <p><b>A. Environmental Determination:</b> Negative Declaration;  <b>B. Special Permit</b> to construct a 79,919 square foot mini storage with 137 RV parking spaces in the General Commercial Review (C-2-R) Zone;  <b>C. Parcel Merger</b> to merge 4 lots totalling 7.52± gross acres into 2 lots.</p>	P04-146 Consent	Antonio Ablog, 808-7702  Withdrawn

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
13.	<p><b>Westlake Parcel 31 located at the northeast corner of Del Paso Road and Wyndview Drive.</b> Entitlements to allow the development of cluster single-family homes in the Westborough PUD. (D1) APN: 225-1480-031 and -051.</p> <p><b>A. Environmental Determination:</b> Addendum to a Previously Approved Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. General Plan Amendment</b> to re-designate 11.2± acres from Public/Quasi-Public-Miscellaneous (PQPM) to 0.6± acres of Parks/Recreation/Open Space and 10.6± acres of Low Density Residential (LDR);</p> <p><b>D. Community Plan Amendment</b> to re-designate 11.2± acres from General Public Facilities (GPF) to 0.6± acres of Parks/Open Space and 10.6± acres of Medium Density Residential (MDR);</p> <p><b>E. Rezone</b> 11.2± acres from Standard Single-Family Planned Unit Development (R-1-PUD) zone to 0.6± acres of Agriculture-Open Space Planned Unit Development and 10.6± acres of Single-Family Alternative Planned Unit Development (R-1A-PUD) zone;</p> <p><b>F. PUD Schematic Plan Amendment</b> to the Westborough Planned Unit Development to depict 101± single-family cluster lots and additional parks acreage on 11.2± acres;</p> <p><b>G. Tentative Map</b> to subdivide two parcels totaling 11.2± acres into 118± lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone;</p> <p><b>H. Subdivision Modification</b> to modify street standards, allow for non-standard street elbows, and reduce the P.U.E. to 10' adjacent to the public street; and</p> <p><b>I. PUD Special Permit</b> to develop three house plans on 101± lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone.</p>	P04-151 Hearing	<p>Arwen Wacht, 808-1964</p> <p>A-B, G-I Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p> <p>C-F Recommended Approval and Forwarded to City Council</p>
14.	<p><b>Natomas High Wireless Facility located at 3301 Fong Ranch Road (Natomas High School).</b> Entitlements to replace an existing 100-foot stadium light tower with a new 100-foot light tower for locating a new telecommunications facility in the Agricultural (A) zone in the South Natomas Community Plan Area. (D1) APN: 225-0170-052.</p> <p><b>A. Environmental Determination:</b> Categorical Exemption (CEQA Section 15302 and 15303);</p> <p><b>B. Special Permit</b> to replace an existing 100-foot stadium light tower with a new 100-foot light tower for locating a new telecommunications facility in the Agricultural (A) zone.</p>	P04-166 Consent	<p>David Hung, 808-5530</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
15.	<p><b>Jit Singh Residence located at the northeast corner of Jacinto Avenue and Dartford Drive.</b>                      Entitlements to construct a 4,298 square foot single-family residence and 850 square foot second residential unit, on the property located at the northeast corner of Jacinto Avenue and Dartford Drive, in the Single Family Alternative Laguna Meadows Planned Unit Development (R-1A-PUD) zone. (D8) APN: 117-0140-037</p> <p><b>A. Environmental Determination:</b> Exempt (CEQA Section 15303 (a));  <b>B. Special Permit</b> to construct a 4,298 square foot single family residence;  <b>C. Special Permit</b> to construct a 850 square foot second residential unit.</p>	P04-171 Consent	Heather Forest, 808-5008  A-C Adopted Notice of Decision and Findings of Fact for Approval
16.	<p><b>Sprint/ Bell Avenue Collocation located 400 feet west of the NWC of Bell Avenue &amp; Rio Linda Boulevard.</b>                      Entitlements to locate a cellular antenna on an existing 75.9' high PG&amp; E transmission tower on 10.25 +/- undeveloped acres in the Agriculture (A) zone. The tower height will be increased to 85.9', locating the antennas at 84.9'. (D2) APN: 237-0070-013</p> <p><b>A. Environmental Determination:</b> Exempt, Sections 15301, 15303;  <b>B. Special Permit</b> to add cellular equipment to an existing structure in the Agriculture (A) zone</p>	P04-182 Consent	Ted Kozak, 808-1944  A-B Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions
17.	<p><b>3900 T Street Vacation</b> Pursuant to Government Code 65402, a review of the summary vacation of the portion of the alley east of 39<sup>th</sup> Street between "T" Street and "U" Street, for consistency with the General Plan. (VP04-08) (D6)</p>	M04-114 Consent	Heather Forest, 808-5008  Report Filed and Accepted
18.	<p><b>5545 T Street Vacation</b> Pursuant to Government Code 65402, a review of the summary vacation of the portion of public road right-of-way, located at 5545 "T" Street, north of "T" Street between 55<sup>th</sup> Street and 57<sup>th</sup> Street, for consistency with the General Plan. (VP04-07) (D6)</p>	M04-113 Consent	Heather Forest, 808-5008  Report Filed and Accepted
19.	<p><b>Draft Protocols and Instructions for Consultant Preparation of Environmental Documents and recommended revisions to the City Of Sacramento Guidelines for California Environmental Quality Act (CEQA) Implementation</b></p>		Lezley Buford, 808-5935  Comments Given
20.	<p><b>Mackey Park Acquisition</b></p>	M04-115 Consent	Jeanne Corcoran, 808-5317  Report Filed and Accepted
<b>MISCELLANEOUS</b>			

AGENDA ITEM		FILE	STAFF RECOMMENDATION
21.	Citizens Addressing the Planning Commission		
22.	Questions and Ideas of the Planning Commission		