



CITY OF SACRAMENTO PLANNING COMMISSION

●●● AGENDA ●●●

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

January 13, 2005
Meeting Coordinator: Gary Lane, 808-5608

NOTICE TO THE PUBLIC

The City Planning Commission welcomes and encourages participation in the meetings. Public testimony may be given on any item as it is called. Matters under the jurisdiction of the Planning Commission, and not on the posted agenda, may be addressed by the general public following completion of the regular agenda.

For purposes of the Brown Act (Government Code Section 54954.2(a)), the numbered items as shown on this agenda give a brief general description of each item of business to be transacted or discussed at this meeting. The recommendations of the staff, as shown, do not prevent the City Planning Commission from taking other action.

CONTINUED ITEMS are items which have been rescheduled for a later hearing date. No action to approve or deny the project is recommended by staff to be taken on these items at this meeting.

CONSENT ITEMS are non-controversial items that may be approved at the beginning of the meeting by the Planning Commission. The Chairperson will ask for those item numbers which are requested to be removed from the consent calendar.

HEARING ITEMS are items which require Planning Commission action as a public hearing and are neither continued nor consent items.

INFORMATIONAL ITEMS are items which are presented to the Planning Commission for information only and require no formal action.

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.

STAFF REPORTS are available six calendar days prior to the Commission meeting in the Planning and Building Department, Planning Division, 1231 I Street, Room 300.

LOBBYISTS If you are a Lobbyist, you must identify yourself as such, and you must identify the client(s)/business/organization you are representing.
(SAC CITY CODE 2.15.150)

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PLANNING COMMISSIONERS

JAMES BACCHINI, CHAIR D.E. "RED" BANES, VICE-CHAIR JOHN BOYD MICHAEL NOTESTINE THERESA TAYLOR-CARROLL	JOHN VALENCIA BARRY WASSERMAN DARREL WOO JOSEPH YEE
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 January 13, 2005

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1.	Synopsis of November 18, 2004 Planning Commission Meeting		Consent
2.	Morrison Point Unit 2 located at the South side of Morrison Avenue west of McDaniel Circle	P04-016	Consent
3.	Morrison Point Unit 3 located at the South side of Morrison Avenue west of McDaniel Circle	P04-028	Consent
4.	Treasure Homes at Willow Creek, located southeast of Orchard Lane and West River Drive	P04-088	Hearing
5.	Tamaya Restaurant located at 2131 J Street	P04-100	Consent
6.	Del Paso In-n-Out located at the Southwest Corner of Del Paso Road and East Commerce Way, North Natomas	P04-107	Continued by Staff to February 10, 2005
7.	88 th Street Tentative Map located at the southwest terminus of 88 th Street	P04-123	Consent
8.	West El Camino Condominium located on the south side of West El Camino Avenue and west of Gateway Oaks Drive in the South Natomas Community Plan area	P04-129	Consent
9.	Paradise Missionary Baptist Church located on the west side of Martin Luther King Boulevard, north of Fruitridge Road	P03-136	Consent
10.	Beth Estates II Tentative Map located at the southern terminus of Walsh Way	P04-141	Continued by Staff to February 24, 2005
11.	Jacinto Creek Park Monopole located at the northeast corner of the Jacinto Creek Park	P04-154	Hearing

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| 12. | Sears Building Rehab located at 1131 K Street | P04-163 | Continued by Staff to
January 27, 2005 |
| 13. | United Growth Commercial located at the south of the
SEC of Norwood Avenue and Jessie Avenue | P04-168 | Consent |
| 14. | Display Way Political Sign located on Display Way, 375
feet north of Taylor Street | P04-180 | Hearing |
| 15. | First Church of Christ located 1273 32 nd Street | P04-190 | Consent |
| 16. | H Street Lofts located at 2020 H Street | P04-192 | Consent |
| 17. | Del Paso Road PUD Signage Amendment, located
south of Del Paso Road, between East Commerce Way
and Truxel Road | P04-211 | Consent |
| 18. | North Natomas Community Plan Amendment related to
Fisherman's Lake Buffer Width located at the westerly
City boundary from Del Paso Road to El Centro Road | M04-118 | Continued by Staff to
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| 19. | Review of proposed new public elementary school
located south of Meadowview, east of Interstate 5 on
John Still Drive | M04-123 | Consent |
| 20. | Citizens Addressing the Planning Commission | | |
| 21. | Questions and Ideas of the Planning Commission | | |

AGENDA ITEM		FILE	STAFF RECOMMENDATION
OLD BUSINESS			
1.	Synopsis of December 9, 2004 Planning Commission Meeting	Consent	Gary Lane, 808-5608
NEW BUSINESS			
2.	<p>Morrison Point Unit 2 located at the South side of Morrison Avenue west of McDaniel Circle. Entitlements to subdivide 3.53∇ acres into 25 lots (21 single family & 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>A. Environmental Determination: Negative Declaration; B. Mitigation Monitoring Plan; C. Lot Line Adjustment to adjust the common property between two lots totaling 6.36\pm acres in the Standard Single Family (R-1) zone; D. Tentative Map to subdivide one lot into 25 lots (21 single family lots & 4 half-plex lots) on 3.53∇ acres in the Standard Single Family (R-1) zone; E. Subdivision Modification to allow lots less than 100 feet deep;</p> <p style="text-align: center;">Continued from December 9, 2004</p>	P04-016 Consent	Michael York, 808-8239 A-E Adopt Notice of Decision and Findings of Fact for Approval
3.	<p>Morrison Point Unit 3 located at the South side of Morrison Avenue west of McDaniel Circle. Entitlements to subdivide 1.18∇ net acres into eight lots to develop eight single-family units in the Standard Single Family (R-1) zone; APN: 250-0026-015. Council District 2.</p> <p>A. Environmental Determination: Negative Declaration; B. Mitigation Monitoring Plan; C. Tentative Map to subdivide one lot totaling 1.18∇ net acres into eight lots in the Standard Single Family (R-1) zone; D. Subdivision Modification to develop lots less than 52 feet in width and 100 feet deep.</p>	P04-028 Consent	Michael York, 808-8239 A-D Adopt Notice of Decision and Findings of Fact for Approval

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>4. Treasure Homes at Willow Creek, located southeast of Orchard Lane and West River Drive. Entitlements to develop a 32-unit medium density cluster residential community on 3.53± acres in the Willow Creek PUD. Council District 1. APN: 274-0440-005.</p> <p>A. Environmental Determination: Negative Declaration; B. Mitigation Monitoring Plan; C. South Natomas Community Plan Amendment to redesignate 3.53± acres of General Public Facilities to Medium Residential (7-15 units per acre); D. Rezone of 3.53± acres of Agriculture Planned Unit Development (A PUD) Zone to Single Family Alternative PUD (R-1A PUD) zone; E. PUD Guidelines Amendment to provide development standards for medium density single-family detached cluster housing products in the Willow Creek PUD; F. PUD Schematic Plan Amendment to identify the residential project on the Willow Creek Schematic Plan; G. Tentative Subdivision Map to subdivide 1 existing parcel into 1 school parcel, 32 residential parcels and 1 common parcel; and H. Special Permit to construct 32 detached cluster residential units.</p>	<p>P04-088 Hearing</p>	<p>Greg Bitter, 808-7816</p> <p>A-B, G, H Adopt Notice of Decision and Findings of Fact for Approval</p> <p>C-F Recommend Approval and Forward to City Council</p>
<p>5. Tamaya Restaurant located at 2131 J Street. Entitlements to operate a 60 seat restaurant in an existing building in the General Commercial (C-2) zone. APN:007-0022-013.</p> <p>A. Environmental Determination: Exempt. B. Special permit to locate 13 parking spaces off-site.</p>	<p>P04-100 Consent</p>	<p>Mark Kraft, 808-8116</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>6. Del Paso In-n-Out located at the Southwest Corner of Del Paso Road and East Commerce Way, North Natomas. 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>A. Environmental Determination: Exempt B. Special Permit to allow the construction of a 3,220± square feet restaurant on 1.2±acres Highway Commercial (HC-PUD) zone. C. Special Permit for a drive-through facility located on the 1.2±acres site for a 3,220±sq.ft restaurant.</p>	<p>P04-107 Hearing</p>	<p>Kenny Wan, 808-222</p> <p>Continued by Staff to February 10, 2005</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>7. 88th Street Tentative Map located at the southwest terminus of 88th Street Entitlements to subdivide two lots totaling 9.9± acres into 10 industrial parcels within the Heavy Industrial (M-2S) zone, located at the southwest terminus of 88th Street; APN: 062-0060-072 & -073 (D6)</p> <p>A. Environmental Determination: Negative Declaration; B. Mitigation Monitoring Plan; C. Tentative Map to subdivide two lots totaling 9.9± acres into 10 industrial parcels, in the Heavy Industrial (M-2S) zone.</p>	<p>P04-123 Consent</p>	<p>Heather Forest, 808-5008</p> <p>A-C Adopt Notice of Decision and Findings of Fact for approval</p>
<p>8. West El Camino Condominium located on the south side of West El Camino Avenue and west of Gateway Oaks Drive in the South Natomas Community Plan area. Entitlements to construct an 83-unit condominium and a Club house (totaling 16 buildings) on a 4.92± net acres Multi-Family Planned Unit Development (R-2B-PUD) zone within the Natomas Eastside PUD. APN: 225-1010-005, 006, 007, and portion of 008 (D1)</p> <p>A. Environmental Determination: Negative Declaration. B. Mitigation Monitoring Plan C. General Plan Amendment of 4.92 ± net vacant acres from Community /Neighborhood Commercial Offices designation to Medium Density Residential designation. D. South Natomas Community Plan Amendment to redesignate 4.92± net vacant acres of Community Commercial to Medium High Density Residential within the Natomas Eastside PUD. E. Rezone to redesignate 4.92± net vacant acres of Shopping Center (SC) zone to Multi-Family Planned Unit Development (R-2B-PUD) zone. F. PUD Guideline Amendment to amend and update the Natomas Associates PUD Guidelines. G. PUD Schematic Plan Amendment to depict the existing and proposed development in the Natomas Associates PUD. H. Tentative Parcel Map to merge four lots totaling 4.92± net acres into one for condominium purpose. I. Special Permit Modification to the Natomas Associates shopping center (P87-257) by deleting phase II of the center and modification of the conditions related to phase II of the shopping center. J. Special Permit to construct an 83-unit condominium development with a Club house on 4.92± net acres Multi-Family Planned Unit Development (R-2B-PUD) zone.</p>	<p>P04-129 Consent</p>	<p>Kenny Wan, 808-2222</p> <p>A-B, H-J Adopt Notice of Decision and Findings of Fact for Approval</p> <p>C-G Recommend Approval and Forward to City Council</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
9.	<p>Paradise Missionary Baptist Church located on the west side of Martin Luther King Boulevard, north of Fruitridge Road (D5) APNs: 022-0290-009, -010, -011, -012, -018, & -019 Entitlements to allow a 37,500 square foot church within the Single Family Alternative (R-1A) and Residential Office (RO) zones;</p> <p>A. Environmental Determination: Categorically Exempt 15332;</p> <p>B. Special Permit to allow a 37,500 square foot church within the Single Family Alternative (R-1A) and Residential Office (RO) zones;</p> <p>C. Variance to increase the maximum allowable height in the R-1A and RO zones from 35 feet to 69 feet, 9 inches; and,</p> <p>D. Parcel Merger to merge six (6) parcels into one parcel totaling 3.87 acres in size.</p>	P03-136 Consent	Ellen Marshall, 808-5851 A-D Adopt Notice of Decision and Findings of Fact for Approval
10.	<p>Beth Estates II Tentative Map located at the southern terminus of Walsh Way. Entitlements to subdivide 1.18± gross acres into 6 lots. APNs: 052-0085-004, 022 (D8);</p> <p>A. Environmental Determination: Exempt ;</p> <p>B. Tentative Map to subdivide 1.18± gross acres into 6 single-family lots in the Standard Single-family (R-1) zone;</p> <p>C. Subdivision Modification to create lots with less than the minimum required width of 52-feet in the Standard Single-family (R-1) zone.</p> <p style="text-align: center;">Continued from December 9, 2004</p>	P04-141 Consent	Kimberly Kaufmann-Brisby, 808-5590 Continued by Staff to February 24, 2005
11.	<p>Jacinto Creek Park Monopole located at the northeast corner of the Jacinto Creek Park. Entitlements to construct a telecommunications facility (new slim line monopole w/antennas) in the Rural Estates 1unit per 2 acres (RE-1/2) zone of the Jacinto Creek Planning Area (JCPA). (D8); APN: 117-0204-017.</p> <p>A. Environmental Determination: Categorical Exemption 15303;</p> <p>B. Special Permit to construct an 83'± tall telecommunications facility (slim line monopole, antenna arrays and ray dome) in the Rural Estates 1 unit per 2 acres (RE-1/2) zone.</p>	P04-154 Hearing	Kimberly Kaufmann-Brisby, 808-5590 A-B Adopt Notice of Decision and Findings of Fact for Approval

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>12. Sears Building Rehab located at 1131 K Street. Entitlements to remodel and renovate the existing building at 1131 K Street (AKA Sears Building) adding another floor to the building and providing for ground floor retail/restaurant uses, 2nd floor office n (6480+/- sf) and 23 residential units on the 3rd & 4th floor. A. Environmental Determination: Exempt B. Special Permit to waive 24 required parking spaces.</p>	P04-163 Consent	Mark Kraft, 808-8116 Continued by Staff to January 27, 2005
<p>13. United Growth Commercial located at the south of the SEC of Norwood Avenue and Jessie Avenue. Entitlements to subdivide one undeveloped lot into two parcels in the General Commercial (C-2) zone and to develop a 5,400 square foot restaurant/ retail building on Parcel A, a 2,500 square foot restaurant on Parcel B, and a drive-thru on each of the parcels; APN: 237-0293-018, Council District 2. A. Environmental Determination: Exempt, Section 15332; B. Tentative Parcel Map to subdivide one parcel totaling 1.23∇ vacant acres into two lots in the General Commercial (C-2) zone; C. Special Permit for a drive thru service facility for a 5,400 square foot building on 0.75∇ net vacant acres Parcel A, in the General Commercial (C-2) zone; D. Special Permit for a drive thru service facility for a 2,500 square foot building on 0.48∇ net vacant acres Parcel B, in the General Commercial (C-2) zone; E. Special Permit for off-site parking for a 2,500 square foot restaurant on Parcel B.</p>	P04-168 Consent	Ted Kozak, 808-1944 A-E Adopt Notice of Decision and Findings of Fact for Approval
<p>14. Display Way Political Sign located on Display Way, 375 feet north of Taylor Street. Entitlements to construct a 65 foot high political sign with a sign area of 675 square feet on 0.32∇ acres in the Light Industrial Planned Unit Development (M-1-PUD) zone; APN: 250-0450-001. Council District 2. A. Environmental Determination: Exempt, Section 15303; B. Variance to locate an off-site sign within 660 feet of a freeway (Interstate 80) on 0.32∇ acres in the Light Industrial Planned Unit Development; C. Variance to allow a political sign to exceed sign area, and exceed the number of days a sign is permitted prior to an election date on 0.32∇ acres in the Light Industrial Planned Unit Development (M-1-PUD) zone;</p>	P04-180 Hearing	Michael York, 808-8239 A-C Adopt Notice of Decision and Findings of Fact for Approval

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>15. First Church of Christ located 1273 32nd Street. Entitlements to establish a 48 seat church within an existing one story, 4,600⁺ square foot building on 0.26⁺ acres in the Limited Commercial Review Special Planning District (C-1-R-SPD) zone; APN: 007-0191-016. Council District 3.</p> <p>A. Environmental Determination: Exempt, Section 15301; B. Special Permit to establish a 48 seat church in an existing building on 0.26⁺ acres in the Limited Commercial Review Special Planning District (C-1-R-SPD) zone;</p>	<p>P04-190 Consent</p>	<p>Michael York, 808-8239</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>16. H Street Lofts located at 2020 H Street. Entitlements to develop 8 residential units in the General Commercial-Neighborhood Commercial Overlay (C-2-NC) zone. APN: 007-0015-006.</p> <p>A. Environmental Determination: Exempt. B. Tentative Map to create one condominium lot. C. Special Permit to develop 8 alternative single family homes in the C-2-NC zone.</p>	<p>P04-192 Consent</p>	<p>Mark Kraft, 808-8116</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>17. Del Paso Road PUD Signage Amendment, located south of Del Paso Road, between East Commerce Way and Truxel Road. Entitlements to amend the Del Paso Road Planned Unit Development (PUD) Guidelines related to allowable, attached building signage in the Employment Center (EC) zone. (D1) APN: 225-0070-082 thru -086, -092, -107, -108, -116, -117, and -124.</p> <p>A. Environmental Determination: Prior Negative Declaration; B. PUD Guidelines Amendment to amend the Del Paso Road Planned Unit Development (PUD) Guidelines related to allowable, attached building signage in the Employment Center (EC) zone.</p>	<p>P04-211 Consent</p>	<p>Stacia Cosgrove, 808-7110</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>18. North Natomas Community Plan Amendment related to Fisherman's Lake Buffer Width located at the westerly City boundary from Del Paso Road to El Centro Road. Entitlements to amend the North Natomas Community Plan related to the Fisherman's Lake Buffer Width. Council District 1, APN: 225-0080-002, -003, -015, -016, -017, and -018.</p> <p>A. Environmental Determination: Categorical Exemption (Sec. 15307 & 15308) B. North Natomas Community Plan Amendment to modify the width of the Fisherman's Lake buffer.</p>	<p>M04-118 Hearing</p>	<p>Carol Shearly, 808-5893</p> <p>Continued by Staff to January 27, 2005</p>

AGENDA ITEM		FILE	STAFF RECOMMENDATION
19.	Review of proposed new public elementary school located south of Meadowview, east of Interstate 5 on John Still Drive. Pursuant to Public Resources Code Section 21151.2, Sacramento City Unified School District is requesting Planning Commission review of its proposal to construct a new 30 classroom elementary school on approximately ten acres west of John Still Middle School. (APNs: 052-0010-070). Council District 8.	M04-123 Consent	Ellen Marshall, 808-5851 Report Filed
MISCELLANEOUS			
20.	Citizens Addressing the Planning Commission		
21.	Questions and Ideas of the Planning Commission		