



CITY OF SACRAMENTO PLANNING COMMISSION

●●● AGENDA ●●●

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

January 27, 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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SUMMARY OF AGENDA CONTENTS
 January 27, 2005

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
1.	Synopsis of January 13, 2005 Planning Commission Meeting		Consent
2.	Winters Business Park located at the Northwest corner of Rene Street and Winters Street (4217 Winters Street)	P03-152	Continued by Staff to February 10, 2005
3.	Kare-4-Kids located southeast of the intersection of East Commerce Way and the southwestern vehicular entrance to Arco Arena	P04-113	Consent
4.	Machado Estates, located at 3600 Airport Road	P04-114	Consent
5.	Stone Gallery Buildings located at 1273 Santa Ana Avenue	P04-117	Consent
6.	Fontaine Estates located at 5041 Sully Street and 340 Pinedale Avenue	P04-142	Consent
7.	Boulevard Park 3 rd Unit, located at 714 22 nd Street	P04-149	Withdrawn to be Noticed
8.	East Commerce Office Park, located northeast of Arena Boulevard and East Commerce Boulevard	P04-152	Continued by Staff to February 10, 2005
9.	Sears Building Rehab located at 1131 K Street	P04-163	Consent
10.	Penske, located at 53 Morrison Avenue	P04-193	Continued by Staff to February 10, 2005
11.	Pinell Street Map located at 4300 Pinell Street	P04-195	Consent
12.	Park Place Condominiums Vehicular Gates (2001 Club Center Drive)	P04-205	Hearing
13.	Massie and Company Tentative Map located at the Southwest corner of Elder Creek Road and Florin-Perkins Road	P04-213	Consent
14.	Marilyn's on K Street located at 1107 9 th Street	P04-238	Continued by Staff to February 10, 2005
15.	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	Hearing
16.	Traffic Analysis for Curtis Park Village	P04-109	
17.	Citizens Addressing the Planning Commission		
18.	Questions and Ideas of the Planning Commission		

AGENDA ITEM		FILE	STAFF RECOMMENDATION
<u>OLD BUSINESS</u>			
1.	Synopsis of January 13, 2005 Planning Commission Meeting	Consent	Gary Lane, 808-5608
<u>NEW BUSINESS</u>			
2.	<p>Winters Business Park located at the Northwest corner of Rene Street and Winters Street (4217 Winters Street). Entitlements to subdivide 4.57∇ vacant acres into 13 lots to develop small warehouse buildings in the Light Industrial (M-1) zone. APN: 238-0160-016. Council District 2.</p> <p>A. Environmental Determination: Negative Declaration; B. Mitigation Monitoring Plan; C. Tentative Map to subdivide one lot into 13 lots (12 buildable lots & 1 common area lot) on 4.57∇ acres in the Light Industrial (M-1) zone; D. Special Permit to allow non-residential development of 12 warehouse buildings within the McClellan Heights/Parker Homes Plan Area on 4.57∇ acres in the Light Industrial (M-1) zone.</p>	P03-152 Consent	Michael York, 808-8239 Continued by Staff to February 10, 2005
3.	<p>Kare-4-Kids located southeast of the intersection of East Commerce Way and the southwestern vehicular entrance to Arco Arena. Entitlements to allow the development of a child care center in the Arena Corporate Center Planned Unit Development (D1) APN: 225-0070-100 and -101.</p> <p>A. Environmental Determination: Addendum to a Previously Approved Negative Declaration; B. Mitigation Monitoring Plan; C. PUD Schematic Plan Amendment to amend the Arena Corporate Center PUD to depict a child care center on 6.3\pm net acres; D. Lot Merger to merge two vacant parcels into one 6.3\pm net acre parcel in the Employment Center Planned Unit Development (EC-40-PUD) zone; E. PUD Special Permit to allow the development of a primary use building (child care center) on 6.3\pm net acres in the Employment Center Planned Unit Development (EC-40-PUD) zone in the Arena Corporate Center PUD; and F. Special Permit to allow a new child care center in the Employment Center Planned Unit Development (EC-40-PUD) zone.</p>	P04-113 Consent	Arwen Wacht, 808-1964 A-F Adopt Notice of Decision and Findings of Fact for Approval

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>4. Machado Estates, located at 3600 Airport Road. Entitlements to construct 78 alternative single-family residential units on 8.7+/- gross acres in the Single-Family Alternative Planned Unit Development (R-1A-PUD) zone. (D1) APN: 225-0150-023.</p> <p>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Development Agreement between the City of Sacramento and the Olga W. Machado Revocable Trust;</p> <p>D. Inclusionary Housing Plan;</p> <p>E. Community Plan Amendment to redesignate 8.3 +/- acres of Low Density Residential (3-10 du/na) and 0.4+/- acres of Medium Density Residential (7-21 du/na) to 8.7+/- acres of Medium Density Residential (7-12 du/na);</p> <p>F. Rezone 8.7+/- gross acres from Agriculture (A) to 6.3+/- acres of Single Family Alternative Planned Unit Development (R-1A-PUD) and 2.4+/- acres of Single-Family Alternative (R-1A) zone;</p> <p>G. PUD Guidelines Amendment to amend the Natomas Crossing Planned Unit Development (PUD) Guidelines to include development standards for Alternative Single Family Development;</p> <p>H. PUD Schematic Plan Amendment to amend the Natomas Crossing Planned Unit Development (PUD) Schematic Plan to depict the proposed project;</p> <p>I. Tentative Parcel Map to subdivide one 8.7+/- acre parcel into two parcels of 6.3+/- acres and 2.4+/- acres;</p> <p>J. Tentative Subdivision Map to subdivide 6.3+/- acres (gross) into 78 parcels in the Single Family Alternative Planned Unit Development (R-1A-PUD) zone;</p> <p>K. Special Permit to construct 78 single-family alternative housing units on 6.1+/- net acres in the Single-Family Alternative Planned Unit Development (R-1A-PUD) zone.</p>	<p>P04-114 Consent</p>	<p>Stacia Cosgrove, 808-7110</p> <p>A-B, I-K Adopt Notice of Decision and Findings of Fact for Approval</p> <p>C-H Recommend Approval and Forward to City Council</p>
<p>5. Stone Gallery Buildings located at 1273 Santa Ana Avenue. Entitlements to construct two warehouse buildings totaling 25,600 square feet on 1.42 acres in the Light Industrial Review (M-1S-R) zone; APN: 215-0260-029, -030. Council District 2.</p> <p>A. Environmental Determination: Exempt, Section 15332;</p> <p>B. Lot Line Merger to merge two lots totaling 1.42 acres into one lot in the Light Industrial Review (M-1S-R) zone;</p> <p>C. Plan Review of two warehouse buildings (15,600 square feet & 9,000 square feet) totaling 25,600 square feet on 1.42 acres in the Light Industrial Review (M-1S-R) zone.</p>	<p>P04-117 Consent</p>	<p>Michael York, 808-8239</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
6.	<p>Fontaine Estates located at 5041 Sully Street and 340 Pinedale Avenue. Entitlements to subdivide two lots into six standard single family lots and a subdivision modification to create one lot greater than 160 feet in depth on 1.28± vacant acres in the Standard Single Family (R-1) zone (D2); APN: 226-0070-037 & -059</p> <p>A. Environmental Determination: Categorically Exempt 15332;</p> <p>B. Tentative Map to subdivide two lots into six lots;</p> <p>C. Subdivision Modification to create one lot greater than 160 feet in depth.</p>	P04-142 Consent	Mark Kraft, 808-8116 A-C Adopt Notice of Decision and Findings of Fact for Approval
7.	<p>Boulevard Park 3rd Unit, located at 714 22nd Street. Entitlements to allow the construction of a third residential unit (875 sq ft) above an existing detached garage on the rear and east side yard property lines, on 0.15 +/- developed acres in the Multi-Family Residential (R-3A) zone. APN: 003-0182-008. Council District 3.</p> <p>A. Environmental Determination: Exempt, Section 15301(e)(1);</p> <p>B. Plan Review to construct a third residential unit (875 sq ft) on 0.15 +/- developed acres in the Multi-Family Residential (R-3A) zone;</p> <p>C. Variance to reduce the rear side yard setback to zero on 0.15 +/- developed acres in the Multi-Family Residential (R-3A) zone;</p> <p>D. Variance to reduce the interior side yard setback (north) to 1'-1" on 0.15 +/- developed acres in the Multi-Family Residential (R-3A) zone.</p>	P04-149 Consent	Ted Kozak, 808-1944 Withdrawn to be Noticed

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>8. East Commerce Office Park, located northeast of Arena Boulevard and East Commerce Boulevard. Entitlements to allow for the development of nine office buildings totaling 96,266± square 7.73± net acres in the Arena Corporate Center PUD. Council District 1. APN: 225-0070-102, 103 & 119.</p> <p>A. Environmental Determination: Addendum to the Arena Corporate Center Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. PUD Schematic Plan Amendment to identify the office and retail uses and intensities on the Arena Corporate Center PUD Schematic Plan;</p> <p>D. Tentative Map to subdivide 3 parcels into 10 parcels; and</p> <p>E. Special Permit for the construction of six single-story office buildings (totaling 44,905± square feet), one two-story office building (18,225± square feet), and two two-story mixed use buildings (each containing 4,800± square feet of retail and 11,768± square feet of office uses for a total of 33,136± square feet of mixed use buildings).</p>	<p>P04-152 Consent</p>	<p>Greg Bitter, 808-7816</p> <p>Continued by Staff to February 10, 2005</p>
<p>9. 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.</p> <p>A. Environmental Determination: Exempt</p> <p>B. Special Permit to waive 24 required parking spaces.</p> <p>C. Variance to reduce required maneuvering depth and parking space depth.</p> <p style="text-align: center;">Continued from January 13, 2005</p>	<p>P04-163 Consent</p>	<p>Mark Kraft, 808-8116</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>10. Penske, located at 53 Morrison Avenue. Entitlements to construct an 18,596+/- square foot warehouse truck rental facility and offices, and to merge three parcels into two lots. Located on 10.6 +/- net acres in the Light Industrial Labor Intensive Planned Unit Development (M-1-S-R-LI-PUD) zone. (D2) APN: 250-0351-016, -017, -018.</p> <p>A. Environmental Determination: Exempt, Section 15322;</p> <p>B. Special Permit to construct an 18,596 +/- square foot building in the Light Industrial Labor Intensive Planned Unit Development (M-1-S-R-LI-PUD) zone (Norwood West PUD);</p> <p>C. Lot Line Adjustment to merge three parcels into two;</p> <p>D. 65402 Review to abandon the 58-foot Irrevocable Offer of Dedication (I.O.D.) and the 12.5-foot Public Utility Easements (P.U.E).</p>	<p>P04-193 Consent</p>	<p>Ted Kozak, 808-1944</p> <p>Continued by Staff to February 10, 2005</p>

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11.	<p>Pinell Street Map located at 4300 Pinell Street. Entitlements to subdivide two lots totaling 4.26∇ acres into 13 lots (12 buildable lots & 1 common area lot) to develop 12 warehouse buildings in the Light Industrial (M-1) zone. APN: 238-0130-001, -002. Council District 2. A. Environmental Determination: Exempt, Section 15332; B. Tentative Map to subdivide two lots totaling 4.26∇ acres into 13 lots (12 buildable lots & 1 common area lot) in the Light Industrial (M-1) zone;</p>	P04-195 Consent	Michael York, 808-8239 A-B Adopt Notice of Decision and Findings of Fact for Approval
12.	<p>Park Place Condominiums Vehicular Gates (2001 Club Center Drive). Entitlements to install gates at private vehicular entrances at a condominium development in the Multi-Family Planned Unit Development (R-3-PUD) zone at Northpointe Park Planned Unit Development in the North Natomas Community Plan Area. (D1) APN: 201-0540-001. A. Environmental Determination: Previously Adopted Negative Declaration; B. Special Permit to install gates at private vehicular entrances at a condominium development in the Multi-Family Planned Unit Development (R-3-PUD) zone.</p>	P04-205 Hearing	David Hung, 808-5530 A-B Adopt Notice of Decision and Findings of Fact for Denial
13.	<p>Massie and Company Tentative Map located at the Southwest corner of Elder Creek Road and Florin-Perkins Road. Entitlements subdivide 7.4\pm acres into 8 lots within the Heavy Industrial (M-2S) zone; A. Environmental Determination: Exempt (15061(b)(3)) B. Tentative Parcel Map to subdivide 7.4\pm acres into 8 lots within the Heavy Industrial (M-2S) zone.</p>	P04-213 Consent	Ellen Marshall, 808-5851 A-B Adopt Notice of Decision and Findings of Fact for Approval
14.	<p>Marilyn's on K Street located at 1107 9th Street. Entitlements to operate a bar in the Central Business District (C-3) zone (D1); APN: 066-0102-001 & -002 A. Environmental Determination: Categorically Exempt 15332; B. Special Permit to operate a bar in the Central Business District (C-3) zone; C. Parcel Merger to merge two parcels into one parcel totaling 12,800 sq.ft.</p>	P04-238 Consent	Ellen Marshall, 808-5851 Continued by Staff to February 10, 2005

AGENDA ITEM		FILE	STAFF RECOMMENDATION
15.	<p>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)</p> <p>B. North Natomas Community Plan Amendment to modify the width of the Fisherman's Lake buffer.</p> <p style="text-align: center;">Continued from January 13, 2005</p>	M04-118 Hearing	Carol Shearly, 808-5893 A-B Recommend Approval and forward to City Council
16.	Traffic Analysis for Curtis Park Village	P04-109 Hearing	Lezley Buford, 808-5935 Informational
MISCELLANEOUS			
17.	Citizens Addressing the Planning Commission		
18.	Questions and Ideas of the Planning Commission		