



# CITY OF SACRAMENTO PLANNING COMMISSION

## ●●● AGENDA ●●●

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

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FEBRUARY 10, 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 10<sup>th</sup> 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  
 FEBRUARY 10, 2005**

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1.	Synopsis of January 27, 2005 Planning Commission Meeting		Consent
2.	Strawberry Field, located South of Arena Boulevard, west of Airport Road at Endeavor Way	P03-134	Consent
3.	Winters Business Park located at the Northwest corner of Rene Street and Winters Street (4217 Winters Street)	P03-152	Continued by Staff to February 24, 2005
4.	Del Paso In-n-Out located at the Southwest Corner of Del Paso Road and East Commerce Way, North Natomas	P04-107	Consent
5.	East Commerce Office Park, located northeast of Arena Boulevard and East Commerce Boulevard	P04-152	Continued by Staff to February 24, 2005
6.	Promenade T-Mobile Wireless Facility located at 7465 Rush River Drive	P04-170	Consent
7.	Marconi Residences located 1924 & 1926 Marconi Avenue	P04-172	Consent
8.	Wolf Ranch Condos located at the Southwest corner of Jacinto Road and Bruceville Road	P04-174	Continued by Staff to February 24, 2005
9.	Penske, located at 53 Morrison Avenue	P04-193	Consent
10.	SGI-USA at 1812 Tribute Road	P04-201	Consent
11.	36 <sup>th</sup> Street Parcel Map and Homes located at 4116 36 <sup>th</sup> Street	P04-220	Consent
12.	3000 St. Joseph's Drive located at 3000 St. Joseph's Drive	P04-242	Consent
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 <sup>th</sup> Street	P04-238	Consent
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	Hearing
17.	Planning Commission Election		
18.	Citizens Addressing the Planning Commission		
19.	Questions and Ideas of the Planning Commission		

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
<b>OLD BUSINESS</b>			
1.	<b>Synopsis of January 27, 2005 Planning Commission Meeting</b>	Consent	Gary Lane, 808-5608
<b>NEW BUSINESS</b>			
2.	<p><b>Strawberry Field, located South of Arena Boulevard, west of Airport Road at Endeavor Way.</b> Entitlements to develop 145 alternative single-family residential units on 14.0+/- gross acres in the Single-Family Alternative Planned Unit Development (R-1A-PUD) zone.</p> <p><b>A. Environmental Determination:</b> Mitigated Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. Development Agreement</b> between the City of Sacramento and Towne Development of Sacramento;</p> <p><b>D. Inclusionary Housing Plan;</b></p> <p><b>E. General Plan Amendment</b> to redesignate 3.8+/- acres of Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na);</p> <p><b>F. Community Plan Amendment</b> to redesignate 3.9+/- acres of High Density Residential (11-29 du/na) and 2.9+/- acres of Low Density Residential (3-10 du/na) to Medium Density Residential (7-21 du/na);</p> <p><b>G. Rezone</b> 5.9+/- gross acres of Manufacturing, Research and Development (MRD-20), 7.6+/- gross acres of Multi-Family Alternative (R-2A), and 0.5+/- gross acres of R-2B to 14.0+/- gross acres of R-1A-PUD;</p> <p><b>H. PUD Guidelines Amendment</b> to amend the Natomas Crossing Planned Unit Development (PUD) Guidelines to include development standards for Alternative Single-Family Residential;</p> <p><b>I. PUD Schematic Plan Amendment</b> to amend the Natomas Crossing Planned Unit Development (PUD) Schematic Plan to depict the proposed project;</p> <p><b>J. Lot Line Adjustment</b> to relocate the common property line between two parcels;</p> <p><b>K. Tentative Map</b> to subdivide 14.0+/- gross acres into 134 parcels and to establish lots for condominium purposes in the Single Family Alternative Planned Unit Development (R-1A-PUD) zone;</p> <p><b>L. Special Permit</b> to construct 145 single-family alternative housing units and condominium units in the Single Family Alternative Planned Unit Development (R-1A-PUD) zone in the Natomas Crossing PUD.</p>	<p>P03-134 Consent</p>	<p>Stacia Cosgrove, 808-7110</p> <p>A-B, J-L Adopt Notice of Decision and Findings of Fact for Approval</p> <p>C-I Recommend Approval and Forward to City Council</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>3. <b>Winters Business Park located at the Northwest corner of Rene Street and Winters Street (4217 Winters Street).</b> Entitlements to subdivide 4.57<math>\nabla</math> 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><b>A. Environmental Determination:</b> Negative Declaration;  <b>B. Mitigation Monitoring Plan;</b>  <b>C. Tentative Map</b> to subdivide one lot into 13 lots (12 buildable lots &amp; 1 common area lot) on 4.57<math>\nabla</math> acres in the Light Industrial (M-1) zone;  <b>D. Special Permit</b> to allow non-residential development of 12 warehouse buildings within the McClellan Heights/Parker Homes Plan Area on 4.57<math>\nabla</math> acres in the Light Industrial (M-1) zone.</p> <p style="text-align: center;"><b>Continued from January 27, 2005</b></p>	<p>P03-152 Consent</p>	<p>Michael York, 808-8239</p> <p>Continued by Staff to February 24, 2005</p>
<p>4. <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<math>\pm</math>square feet In-n-Out restaurant with drive-through facility in the 1.2<math>\pm</math>acres Highway Commercial (HC-PUD) zone. APN: <u>225-0070-049</u> (D1) Entitlements include:</p> <p><b>A. Environmental Determination:</b> Exempt  <b>B. Special Permit</b> to allow the construction of a 3,220<math>\pm</math> square feet restaurant on 1.2<math>\pm</math>acres Highway Commercial (HC-PUD) zone.  <b>C. Special Permit</b> for a drive-through facility located on the 1.2<math>\pm</math>acres site for a 3,220<math>\pm</math>sq.ft restaurant.</p> <p style="text-align: center;"><b>Continued from December 9, 2004</b></p>	<p>P04-107 Consent</p>	<p>Kenny Wan, 808-222</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>5. <b>East Commerce Office Park, located northeast of Arena Boulevard and East Commerce Boulevard.</b> Entitlements to allow for the development of nine office buildings totaling 96,266<math>\pm</math> square 7.73<math>\pm</math> net acres in the Arena Corporate Center PUD. Council District 1. APN: 225-0070-102, 103 &amp; 119.</p> <p><b>A. Environmental Determination:</b> Addendum to the Arena Corporate Center Negative Declaration;  <b>B. Mitigation Monitoring Plan;</b>  <b>C. PUD Schematic Plan Amendment</b> to identify the office and retail uses and intensities on the Arena Corporate Center PUD Schematic Plan;  <b>D. Tentative Map</b> to subdivide 3 parcels into 10 parcels; and  <b>E. Special Permit</b> for the construction of six single-story office buildings (totaling 44,905<math>\pm</math> square feet), one two-story office building (18,225<math>\pm</math> square feet), and two two-story mixed use buildings (each containing 4,800<math>\pm</math> square feet of retail and 11,768<math>\pm</math> square feet of office uses for a total of 33,136<math>\pm</math> square feet of mixed use buildings).</p> <p style="text-align: center;"><b>Continued from January 27, 2005</b></p>	<p>P04-152 Consent</p>	<p>Greg Bitter, 808-7816</p> <p>Continued by Staff to February 24, 2005</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>6. <b>Promenade T-Mobile Wireless Facility located at 7465 Rush River Drive.</b> Entitlements to allow the construction of a T-Mobile Wireless facility and monopole with 3 panel antenna in the Shopping Center Review (SC-R) zone; (D7; APN: 031-0900-061)</p> <p><b>A. Environmental Determination:</b> Exempt 15301;  <b>B. Special Permit</b> to allow the construction of a T-Mobile Wireless facility and 52 foot monopole with 3 panel antenna in the Shopping Center Review (SC-R) zone.</p>	<p>P04-170 Consent</p>	<p>Ellen Marshall, 808-5851</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>7. <b>Marconi Residences located 1924 &amp; 1926 Marconi Avenue.</b> Entitlements to develop two single family residences on two lots in the General Commercial (C-2) zone; APN: 266-0153-027, -028. Council District 3.</p> <p><b>A. Environmental Determination:</b> Exempt, Section 15303;  <b>B. Special Permit</b> to develop two single family residences on two lots totaling 0.34<math>\nabla</math> acres in the General Commercial (C-2) zone.</p>	<p>P04-172 Consent</p>	<p>Michael York, 808-8239</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>8. <b>Wolf Ranch Condos located at the Southwest corner of Jacinto Road and Bruceville Road.</b> Entitlements to construct a condominium complex totaling 160 units with clubhouse on 8.82<math>\pm</math> acres in Multi-Family PUD (R-2R-PUD) zone, (D8) APN: 117-0140-030.</p> <p><b>A. Mitigated Negative Declaration;</b>  <b>B. Mitigation Monitoring Plan;</b>  <b>C. Special Permit</b> for a condominium development within the R-2B-PUD zone,  <b>D. Tentative Map</b> to create a condominium lots for the 160 units within the R-2B-PUD zone,  <b>E. Special Permit</b> to allow for a gated development within the R-2B-PUD zone.</p>	<p>P04-174 Consent</p>	<p>Ellen Marshall, 808-5851</p> <p>Continued by Staff to February 24, 2005</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
9.	<p><b>Penske, located at 53 Morrison Avenue.</b> 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><b>A. Environmental Determination:</b> Exempt, Section 15322;  <b>B. 65402 Review</b> to abandon the 58-foot Irrevocable Offer of Dedication (I.O.D.) and the 12.5-foot Public Utility Easements (P.U.E).  <b>C. Lot Line Adjustment</b> to merge three parcels into two;  <b>D. Special Permit</b> 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 style="text-align: center;"><b>Continued from January 27, 2005</b></p>	P04-193 Consent	Ted Kozak, 808-1944  A-D Adopt Notice of Decision and Findings of Fact for Approval
10.	<p><b>SGI-USA at 1812 Tribute Road.</b> Entitlements to convert 4,995 sf of an existing 20,000 sf warehouse building to a church facility on 10.3+/- developed acres, in the Light Industrial Review Point West Planned Unit Development (M-1S R PUD) (D3) APN: 277-0282-005</p> <p><b>A. Environmental Determination:</b> Categorically Exempt 15301;  <b>B. Special Permit</b> to operate a church in the Light Industrial M-1S-PUD zone.</p>	P04-201 Consent	Mark Kraft, 808-8116  A-B Adopt Notice of Decision and Findings of Fact for Approval
11.	<p><b>36<sup>th</sup> Street Parcel Map and Homes located at 4116 36<sup>th</sup> Street</b> Entitlements to subdivide 0.27± acres into two single family parcels, one of which would contain an existing 868 square foot single family residence; construct a 1,400 square foot single family residence on the second parcel, and construct an 850 square foot second residential unit on each parcel within the Standard Single Family (R-1) zone. (D5) APN: 020-0122-074</p> <p><b>A. Environmental Determination:</b> Exempt (CEQA Section 15332);  <b>B. Parcel Map</b> to subdivide 0.27± acres into two single family residential lots;  <b>C. Subdivision Modification</b> to create two lots of non-standard width; and  <b>D. Special Permit</b> to allow the construction of an 850 square foot second residential unit on each lot.</p>	P04-220 Consent	Heather Forest, 808-5008  A-D Adopt Notice of Decision and Findings of fact for Approval

AGENDA ITEM	FILE	STAFF RECOMMENDATION
12. <b>3000 St. Joseph's Drive located at 3000 St. Joseph's Drive.</b> Entitlements to rezone a parcel from the General Commercial Review (C-2-R) zone to the Standard Single Family (R-1) zone (D5); APN: 019-0221-038 <b>A. Environmental Determination:</b> Categorically Exempt 15303; <b>B. Rezone</b> a parcel from the General Commercial Review (C-2-R) zone to the Standard Single Family (R-1) zone	P04-242 Consent	Ellen Marshall, 808-5851  A-B Recommend Approval and Forward to City Council
13. <b>Massie and Company Tentative Map located at the Southwest corner of Elder Creek Road and Florin-Perkins Road.</b> Entitlements subdivide 7.4± acres into 8 lots within the Heavy Industrial (M-2S) zone; <b>A. Environmental Determination:</b> Exempt (15061(b)(3)) <b>B. Tentative Parcel Map</b> to subdivide 7.4± acres into 8 lots within the Heavy Industrial (M-2S) zone. Continued from January 27, 2005	P04-213 Consent	Ellen Marshall, 808-5851  A-B Adopt Notice of Decision and Findings of Fact for Approval
14. <b>Marilyn's on K Street located at 1107 9<sup>th</sup> Street.</b> Entitlements to operate a bar in the Central Business District (C-3) zone (D1); APN: 066-0102-001 & -002 <b>A. Environmental Determination:</b> Categorically Exempt 15332; <b>B. Special Permit</b> to operate a bar in the Central Business District (C-3) zone; <b>C. Parcel Merger</b> to merge two parcels into one parcel totaling 12,800 sq.ft. Continued from January 27, 2005	P04-238 Consent	Ellen Marshall, 808-5851  A-C Adopt Notice of Decision and Findings of Fact for Approval
15. <b>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.</b> 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. <b>A. Environmental Determination:</b> Categorical Exemption (Sec. 15307 & 15308) <b>B. North Natomas Community Plan Amendment</b> to modify the width of the Fisherman's Lake buffer. Continued from January 27, 2005	M04-118 Hearing	Carol Shearly, 808-5893  A-B Recommend Approval and forward to City Council
16. <b>Traffic Analysis for Curtis Park Village</b> Continued from January 27, 2005	P04-109 Hearing	Lezley Buford, 808-5935  Informational
17. <b>Planning Commission Election</b>		Gary Lane, 808-5608
<b>MISCELLANEOUS</b>		
18. <b>Citizens Addressing the Planning Commission</b>		
19. <b>Questions and Ideas of the Planning Commission</b>		

