



CITY OF SACRAMENTO PLANNING COMMISSION

●●● AGENDA ●●●

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

April 14, 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)

****PLEASE TURN ALL CELL PHONES AND PAGERS OFF IN THE MEETING****
Visit us on our Website at www.cityofsacramento.org.

PLANNING COMMISSIONERS

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

SUMMARY OF AGENDA CONTENTS
 April 14, 2005

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
1.	Synopsis of March 24, 2005 Planning Commission Meeting		Consent
2.	Raley Industrial Park located at the south west corner of Raley Boulevard and Santa Ana Avenue	P04-148	Hearing
3.	Cingular Del Paso Softball Park Site located at Del Paso Softball Park-Longview Drive	P04-147	Continued by Staff to April 28, 2005
4.	Vallejo's Restaurant Remodel, located at 1900 4 th Street	P04-169	Continued by Staff to April 28, 2005
5.	Crown Plaza Retail located at the Southeast corner of Del Paso Road and El Centro Road , North Natomas	P04-179	Consent
6.	Feister Residence located at 2320 Grand Avenue	P04-183	Consent
7.	Sonoma Avenue Rezone located 1559 Sonoma Avenue	P04-186	Consent
8.	South Center located at the southeast corner of Mack Road and Franklin Boulevard	P04-187	Consent
9.	Nguyen Tentative Map located at 7440 Lemon Hill Avenue	P04-226	Consent
10.	Oakmont Street Variance located east side of Oakmont Street between Eleanor Avenue and Las Palmas Avenue	P04-235	Continued by Staff to May 12, 2005
11.	Scobee Housing located at 2037 Marconi Avenue	P04-239	Consent
12.	Alma Vista Mixed Use Rezone located at the northeast corner of Pocket Road and Alma Vista Drive	P04-249	Consent
13.	Exposition Offices TM, located at 1111 Exposition Boulevard	P04-257	Consent
14.	Sac Marriot Residence Inn located at 1501 L Street	P05-041	Consent
15.	Citizens Addressing the Planning Commission		
16.	Committee Reports By The Planning Commissioners		
17..	Questions and Ideas of the Planning Commission		

AGENDA ITEM		FILE	STAFF RECOMMENDATION
OLD BUSINESS			
1.	Synopsis of March 24, 2005 Planning Commission Meeting	Consent	Gary Lane, 808-5608
2.	<p>Raley Industrial Park located at the south west corner of Raley Boulevard and Santa Ana Avenue. Entitlements to subdivide five lots into 22 lots (21 buildable & 1 common area lot) to develop 21 one story light industrial warehouse buildings totaling 99,891+/- square feet on 7.44+/- gross acres in the Light Industrial Review (M-1S-R) zone. APN: 215-0280-012, -016, -017, -018, -019. Council District 2.</p> <p>A. Environmental Determination: Negative Declaration; B. Mitigation Monitoring Plan; C. Tentative Map to subdivide five lots into 22 lots (21 buildable lots & 1 common area lot) on 7.44+/- gross acres in the Light Industrial Review (M-1S-R) zone; D. Plan Review of 21 warehouse buildings totaling 99,891+/- square feet on 7.44+/- gross acres in the Light Industrial Review (M-1S-R) zone; E. Variance to waive the masonry wall requirement for non-residential use adjacent to a residential use or zone.</p> <p style="text-align: right;">Continued from March 10, 2005</p>	P04-148 Hearing	Michael York, 808-8239 A-E Recommend Approval and Forward to City Council
NEW BUSINESS			
3.	<p>Cingular Del Paso Softball Park Site located at Del Paso Softball Park-Longview Drive. Entitlements to replace an existing 58'7" light standard with a 70' light standard and to install six telecommunication antennas and five associated equipment cabinets in the Single Family Residential (R-1) zone. (D2) APN: 254-0011-027</p> <p>A. Environmental Determination: Exempt 15322; B. Special Permit to replace an existing 58'7" light standard with a 70' light standard and to install six telecommunication antennas and five associated equipment cabinets in the Single Family Residential (R-1) zone.</p>	P04-147 Consent	Mark Kraft, 808-8116 Continued by Staff to April 28, 2005

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>4. Vallejo's Restaurant Remodel, located at 1900 4th Street. Entitlements to remodel and expand an existing restaurant, to provide two additional housing units on site, and to relocate an existing 4-plex to the lot to the south of the restaurant site on .30 +/- net acres in the Residential Mixed Use (RMX), Office Building (OB) and Multi-family (R-3A) zones. APN: 009-0052-031, 013,014,015. Council District 4.</p> <p>A. Environmental Determination: Exempt, Section 15332; B. Central City Community Plan amendment to redesignate .22± acres from Multi-family and Office to Neighborhood Commercial C. Rezone of .1 ± acres from Residential Mixed Use (RMX) and .12± acres of Office Building (OB) to Limited Commercial (C-1). D. Rezone of .07 acres from Multi-family (R-3A) to Multi-family (R-4) E. Lot Line Merger to merge three lots into one lot. F. Special Permit to provide tandem parking.</p>	<p>P04-169 Consent</p>	<p>Mark Kraft, 808-8116</p> <p>Continued by Staff to April 28, 2005</p>
<p>5. Crown Plaza Retail located at the Southeast corner of Del Paso Road and El Centro Road , North Natomas. Entitlement to construct a four-story hotel, two sit-down restaurants and one retail pad totaling 73,090±sq. ft. on 3.51± net acres Employment Center 65 Planned Unit Development (EC-65PUD) zoned land in the southeast corner of Del Paso Road and El Centro Road in the North Natomas Community Plan Area. (D1) APN: <u>225-0080-056</u> Entitlements include:</p> <p>A. Environmental Determination: Addendum; B. Mitigation Monitoring Plan; C. Tentative Parcel Map to subdivide one lot totaling 6.45± net acres into four lots in the EC-65 PUD zone within the Cambay West PUD; D. Cambay West PUD Schematic Plan Amendment to depict the proposed support retail uses in the Cambay West PUD; E. Special Permit to construct a 59,800±sq.ft hotel, two restaurants totaling 9,210±sq.ft and a 4,080±sq.ft retail building on 2.65± net acres EC-65PUD zone within the Cambay West PUD; F. Special Permit for 63 off-site parking spaces and construct 63 parking spaces on 0.86± net acres EC-65PUD zone within the Cambay West PUD.</p>	<p>P04-179 Consent</p>	<p>Kenny Wan, 808-2222</p> <p>A-F Adopt Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
6.	<p>Feister Residence located at 2320 Grand Avenue Entitlements to construct a single family home on 0.13± vacant acres in the General Commercial (C-2) zone. (D2) APN: 252-0143-016</p> <p>A. Environmental Determination: Exempt (CEQA Section 15332);</p> <p>B. Special Permit to construct a single family residential unit in the General Commercial (C-2) zone.</p>	P04-183 Consent	<p>Mark Kraft, 808-8116</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>
7.	<p>Sonoma Avenue Rezone located 1559 Sonoma Avenue. Entitlements to rezone 0.62± acres to Standard Single Family (R-1) and split one lot into two deep lots to develop two single family residences on each lot in the proposed Standard Single Family (R-1) zone; APN: 265-0052-059. Council District 2.</p> <p>A. Environmental Determination: Exempt, Section 15332;</p> <p>B. Rezone of 0.62± acres from the Multi-Family (R-3) zone to the Standard Single Family (R-1) zone;</p> <p>C. Tentative Parcel Map to subdivide one lot totaling 0.62± acres into two lots in the proposed Standard Single Family (R-1) zone;</p> <p>D. Special Permit to develop two deep lots with two single family residences each in the proposed Standard Single Family (R-1) zone.</p>	P04-186 Consent	<p>Michael York, 808-8239</p> <p>A, C-D Adopt Notice of Decision and Findings of Fact for Approval</p>
8.	<p>South Center located at the southeast corner of Mack Road and Franklin Boulevard. Entitlements to construct an 81,000+ square foot shopping center on 8.55+ gross acres in the General Commercial (C-2) zone located at 4750 Mack Road. APN: 117-0780-004. Council District 7.</p> <p>A. Environmental Determination: Negative Declaration</p> <p>B. Special Permit to construct an 81,000+ square foot shopping center on 8.55+ gross acres in the General Commercial (C-2) zone.</p>	P04-187 Consent	<p>Antonio Ablog, 808-7702</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
9.	<p>Nguyen Tentative Map located at 7440 Lemon Hill Avenue. Entitlements to subdivide 1.68 gross acres into 8 lots for the development of single-family homes in the Standard Single-Family (R-1) Zone on Lemon Hill Avenue west of Logan Street. APN: 038-0131-013, 015. Council District 6.</p> <p>A. Environmental Determination: Exempt (CEQA 15332)</p> <p>B. Tentative Map to subdivide 1.68 gross acres into 8 lots in the Standard Single-Family (R-1) Zone</p> <p>C. Subdivision Modification to Create one lot (lot 2) less than 100 feet in depth.</p> <p>D. Lot Line Adjustment to adjust the lot line between two parcels totaling 0.97+ acres in the Standard Single-Family (R-1) zone.</p>	P04-226 Consent	<p>Antonio Ablog, 808-7702</p> <p>A-D Adopt Notice of Decision and Findings of Fact for Approval</p>
10.	<p>Oakmont Street Variance located east side of Oakmont Street between Eleanor Avenue and Las Palmas Avenue. Entitlements to develop a single family residence on a 0.17± acre lot that has no public frontage in the Standard Single Family (R-1) zone. APN: 263-0142-024. Council District 2.</p> <p>A. Environmental Determination: Exempt, Section 15332;</p> <p>B. Variance to develop a single family residence without public street frontage on a 0.17± acre in the Standard Single Family (R-1) zone.</p>	P04-235 Consent	<p>Michael York, 808-8239</p> <p>Continued by Staff to May 12, 2005</p>
11.	<p>Scobee Housing located at 2037 Marconi Avenue. Entitlements to allow a residential unit in the General Commercial (C-2) zone located at 2307 Marconi Avenue. Council District 3. APN: 266-0170-033</p> <p>A. Environmental Determination: Exempt (CEQA 15332);</p> <p>B. Special Permit Modification for a second residential unit the General Commercial (C-2) zone.</p> <p>C. Variance to reduce the required rear-yard setback to 4'-6"</p>	P04-239 Consent	<p>Antonio Ablog, 808-7702</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>
12.	<p>Alma Vista Residential Office Rezone located at the northeast corner of Pocket Road and Alma Vista Drive Entitlements to rezone a 0.27± acre parcel from Standard Single Family Residential (R-1) to Residential Office (RO), located on the northeast corner of Pocket Road and Alma Vista Way. (D4) APN: 031-0104-016</p> <p>A. Environmental Determination: Exempt (CEQA Section 15332);</p> <p>B. Rezone of a 0.27± acre parcel from Standard Single Family Residential (R-1) to 0.27± acres of Residential Office (RO).</p> <p>C. Special Permit to allow Office uses within the ground floor units of the proposed building.</p> <p style="text-align: center;">Continued from March 24, 2005</p>	P04-249 Hearing	<p>Heather Forest, 808-5008</p> <p>A, C Adopt Notice of Decision and Findings of Fact for Approval</p> <p>B Recommend Approval and Forward to City Council</p>

AGENDA ITEM		FILE	STAFF RECOMMENDATION
13.	<p>Exposition Offices TM, located at 1111 Exposition Boulevard. Entitlements to subdivide 4.9 gross acres (2 lots) into 8 lots, seven building lots and one common lot, located in the General Commercial Labor Intensive (C-2-LI) zone. APN: 275-031-027, -028, Council District 2.</p> <p>A. Environmental Determination: Previous Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Tentative Map to subdivide two lots into seven lots and one common lot, totaling 4.9 net acres in the General Commercial Labor Intensive (C-2-LI) zone.</p>	P04-257 Consent	<p>Ted Kozak, 808-1944</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>
14.	<p>Sac Marriot Residence Inn located at 1501 L Street. Entitlements to construct a 138' high, 255 room hotel on \pm.60 acres in the Central Business District (C-3-SPD) zone. (D1) APN: 006-0122-010</p> <p>A. Environmental Determination: Previous Environmental Impact Report;</p> <p>B. Special Permit to construct a 255 room hotel in the C-3(SPD) zone;</p> <p>C. Special Permit to locate 150 parking spaces off-site on an adjacent parcel;</p> <p>D. Special Permit Modification to P00-115 to modify conditions of approval of for the proposed parking garage.</p>	P05-041 Consent	<p>Mark Kraft, 808-8116</p> <p>A-D Adopt Notice of Decision and Findings of Fact for Approval</p>
MISCELLANEOUS			
15.	Citizens Addressing the Planning Commission		
16.	Committee Reports By The Planning Commissioners		
17.	Questions and Ideas of the Planning Commission		