



# CITY OF SACRAMENTO PLANNING COMMISSION

## ●●● AGENDA ●●●

City Planning Commission will meet *Thursday* at 5:30  
p.m.

1231 I Street – First Floor

---

April 28, 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)

\*\*PLEASE TURN ALL CELL PHONES AND PAGERS OFF IN THE MEETING\*\*

*Visit us on our Website at [www.cityofsacramento.org](http://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 28, 2005**

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
1.	Synopsis of April 14, 2005 Planning Commission Meeting		Consent
2.	F & F Riverside Subdivision located at 5985 Riverside Boulevard	P04-035	Consent
3.	Sonora Springs, located northwest of the San Juan and Truxel Road intersection	P04-067	Consent
4.	South Avenue Estates located on the south side of South Avenue 500 feet east of Western Avenue	P04-137	Consent
5.	Cingular Del Paso Softball Park Site located at Del Paso Softball Park-Longview Drive	P04-147	Consent
6.	Vallejo's Restaurant Remodel, located at 1900 4 <sup>th</sup> Street	P04-169	Consent
7.	Promenade T-Mobile Wireless Facility located at 7465 Rush River Drive	P04-170	Hearing
8.	Wickford Square Subdivision Located on the northeast corner at the intersection of Calvine Road and Franklin	P04-188	Consent
9.	Garden Villas Condominium located in 631 Garden Highway, South Natomas	P04-223	Consent
10.	Asher Lane Tentative Map located at 6551 Asher Lane	P04-245	Consent
11.	Brown-Phillips Court Tentative Map, located at Phillips Court and Mabel Street	P04-259	Consent
12.	4 <sup>th</sup> Avenue Lofts located at the southeast corner of 4 <sup>th</sup> Avenue and 35 <sup>th</sup> Street	P04-262	Consent
13.	Florin Road Cingular Antennas located at 625 Florin	P04-014	Hearing
14.	Sheldon Whitehouse Rezone located on Whitehouse road north of Sheldon Road	P05-018	Consent
15.	Natomas Crossing, Area #3- Sign Amendment, located east of I-5 and west of East Commerce Way, between Del Paso Road and San Juan Road	P05-030	Consent
16.	North Panhandle Planning Principles for the Panhandle Annexation Area	M03-119	Withdrawn by Staff
17.	Citizens Addressing the Planning Commission		
18.	Committee Reports By The Planning Commissioners		
19.	Questions and Ideas of the Planning Commission		

AGENDA ITEM		FILE	STAFF RECOMMENDATION
<b><u>OLD BUSINESS</u></b>			
1.	<b>Synopsis of April 14, 2005 Planning Commission Meeting</b>	Consent	Gary Lane, 808-5608
2.	<p><b>F &amp; F Riverside Subdivision located at 5985 Riverside Boulevard.</b> Entitlements to subdivide and develop 1.9± partially developed acres into 24 parcels with detached single-family homes in the Multi-family (R-2A) zone. APN: 029-0021-016; (D4).</p> <p><b>A. Environmental Determination:</b> Categorically Exempt,</p> <p><b>B. Rezone</b> of 1.9± acres from the Standard Single-family (R-1 Multi-family (R-2A) zone;</p> <p><b>C. Tentative Map</b> to subdivide and develop 1.9± partially developed acres into 24 parcels;</p> <p><b>D. Special Permit</b> to develop 1.9± acres with detached single homes in the Multi-family (R-2A) zone.</p>	P04-035 Consent	<p>Kimberly Kaufmann-Brisby, 808-5590</p> <p>A -D Adopt Notice of Decision and Findings of Fact for Approval</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>3. <b>Sonora Springs, located northwest of the San Juan and Truxel Road intersection.</b> Entitlements to construct 192 alternative single-family residential units on 26.4+/- gross acres in the Single-Family Alternative Planned Unit Development (R-1A-PUD) zone. (D1) APN: 225-0170-059.</p> <p><b>A. Environmental Determination:</b> Mitigated Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. General Plan Amendment</b> to redesignate 22.3+/- acres of Low Density Residential (4-15 du/na), 2.1+/- acres of Medium Density Residential (16-29 du/na) and 2.0+/- acres of Parks-Recreation-Open Space to 23.5+/- acres of Low Density Residential (4-15 du/na) and 2.9+/- acres of Parks-Recreation-Open Space;</p> <p><b>D. Community Plan Amendment</b> to redesignate 24.1+/- acres of Medium Density Residential (7-15 du/na) and 2.3+/- acres of Parks/Open Space to 23.5+/- acres of Medium-High Density Residential (11-21 du/na) and 2.9+/- acres of Parks/Open Space;</p> <p><b>E. Rezone</b> 26.4+/- gross acres from Agriculture (A) to 23.5+/- acres of Single Family Alternative Planned Unit Development (R-1A-PUD) and 2.9+/- acres of Agriculture-Open Space Planned Unit Development (A-OS-PUD) zone;</p> <p><b>F. PUD Designation, Guidelines and Schematic Plan</b> for 26.4+/- vacant acres to be known as the Sonora Springs Planned Unit Development (PUD);</p> <p><b>G. Tentative Map</b> to subdivide 26.4+/- acres into 192 lots for single-family development, one 2.9+/- net acre park lot, one 0.6+/- net acre private recreation center lot, one 1.2+/- net acre detention basin lot, and one 1.8+/- acre lot for future development;</p> <p><b>H. Subdivision Modification</b> to construct a non-standard street elbow;</p> <p><b>I. Special Permit</b> to construct 192 single-family alternative housing units on 26.4+/- acres in the Single-Family Alternative Planned Unit Development (R-1A-PUD) zone;</p> <p><b>J. Special Permit</b> to construct a private recreation center.</p> <p style="text-align: center;"><b>Continued from March 24, 2005</b></p>	<p>P04-067 Consent</p>	<p>Stacia Cosgrove, 808-7710</p> <p>A - B, G-J Adopt Notice of Decision and Findings of Fact for Approval</p> <p>C – F Recommend Approval and Forward to City Council</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>4. <b>South Avenue Estates located on the south side of South Avenue 500 feet east of Western Avenue</b> . Entitlements to subdivide one lot into 35 lots and develop 35 single family detached homes on 5.00± vacant acres in the Single Family Alternative (R-1A) zone; APN: 250-0122-004. 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 35 lots on 5.00± vacant acres in the Single Family Alternative (R-1A) zone;  <b>D. Special Permit</b> to develop 35 single family detached homes on 5.00± vacant acres in the Single Family Alternative (R-1A) zone.</p>	<p>P04-137 Consent</p>	<p>Michael York, 808-8239</p> <p>A-D Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>5. <b>Cingular Del Paso Softball Park Site located at Del Paso Softball Park-Longview Drive.</b>                      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><b>A. Environmental Determination: Exempt</b> 15322;  <b>B. Special Permit</b> 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>	<p>P04-147 Consent</p>	<p>Mark Kraft, 808-8116</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>Continued from April 14, 2005</p>		

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
6.	<p><b>Vallejo's Restaurant Remodel, located at 1900 4<sup>th</sup> Street.</b> 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><b>A. Environmental Determination:</b> Exempt, Section 15332;  <b>B. Central City Community Plan amendment</b> to redesignate .22+ acres from Multi-family and Office to Neighborhood Commercial  <b>C. Rezone</b> of .1 + acres from Residential Mixed Use (RMX) and .12+ acres of Office Building (OB) to Limited Commercial (C-1).  <b>D. Rezone</b> of .07 acres from Multi-family (R-3A) to Multi-family (R-4)  <b>E. Lot Line Merger</b> to merge three lots into one lot.  <b>F. Special Permit</b> to provide tandem parking.</p>	P04-169 Consent	Mark Kraft, 808-8116  A, E-F Adopt Notice of Decision and Findings of Fact for Approval
7.	<p><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 antennas in the Shopping Center Review (SC-R) zone; (D7; APN: 031-0900-061)</p> <p><b>A. Environmental Determination:</b> Exempt per CEQA Guidelines Section 15301;  <b>B. Special Permit</b> to allow the construction of a T-Mobile Wireless facility and 52 foot monopole with 3 panel antennas in the Shopping Center Review (SC-R) zone.</p>	P04-170 Hearing	Tom Pace, 808-6848  A-B Adopt Notice of Decision and Findings of Fact for Approval

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
8.	<p><b>Wickford Square Subdivision Located on the northeast corner at the intersection of Calvine Road and Franklin Boulevard.</b> Entitlements to develop 10.2± gross vacant acres with alternative style detached single-family dwellings in the Multi-family Review (R-2B-R) zone. APN: 117-0160-050, (D8).</p> <p><b>A. Environmental Determination:</b> Addendum to a prior Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. Inclusionary Housing Plan;</b></p> <p><b>D. Tentative Map</b> to subdivide 10.2± vacant acres into 103 alternative single-family lots and three landscape lots;</p> <p><b>E. Special Permit</b> to develop an Alternative Ownership housing type in the Multi-family Review (R-2B-R) zone;</p> <p><b>F. Subdivision Modification</b> to create residential lots lacking public right-of-way frontage;</p> <p><b>G. Variance</b> to develop residential lots lacking public right-of-way frontage.</p>	P04-188 Consent	<p>Kimberly Kaufmann-Brisby, 808-5590</p> <p>A-G Adopt Notice of Decision and Findings of Fact for Approval</p>
9.	<p><b>Garden Villas Condominium located in 631 Garden Highway, South Natomas.</b> Entitlements to convert an approved apartment project located on 3.17± gross acres of Multi-Family Plan Review (R-3R) zone in the South Natomas Community Plan area into an alternative ownership condominium development. APN: 274-0243-008, 009, 010, 002 and 001 (D1) Entitlements include:</p> <p><b>A. Environmental Determination:</b> Prior Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. Request</b> to void the Zoning Administrator Plan Review to construct 73 apartment units on 3.17± gross acres in the Multi-Family Plan Review (R-3R) zone;</p> <p><b>D. Tentative Subdivision Map</b> to merge five parcels totaling 3.17±gross vacant acres into one condominium lot;</p> <p><b>E. Special Permit</b> to construct 65 condominium units located on 3.0± net acres Multi-Family Review (R-3R) zone in the South Natomas Community Plan area.</p>	P04-223 Consent	<p>Kenny Wan, 808-2222</p> <p>A-E Adopt Notice of Decision and Findings of Fact for Approval</p>
10.	<p><b>Asher Lane Tentative Map located at 6551 Asher Lane.</b> Entitlements to subdivide 3.26+ gross acres into three parcels in the Light Industrial Review (M-1-R) zone at 6551 Asher Lane. APN: 064-0020-052. Council District 6</p> <p><b>A. Environmental Determination:</b> Prior Negative Declaration (P00-002);</p> <p><b>B. Tentative Map</b> to subdivide 3.26+ gross acres into three parcels in the Light Industrial Review (M-1-R) zone.</p>	P04-245 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
11.	<p><b>Brown-Phillips Court Tentative Map, located at Phillips Court and Mabel Street.</b> Entitlements to subdivide 1.21± vacant acres (2 lots) into seven lots in the Standard Single Family (R-1) zone. (D2) APN: 250-0174-015,016.</p> <p><b>A. Environmental Determination:</b> Exempt per CEQA Section 15332;</p> <p><b>B. Tentative Map</b> to subdivide two parcels into seven parcels.</p> <p><b>C. Subdivision Modification</b> to allow lots less than 100 feet deep and to allow a corner lot less than 62 feet wide.</p>	P04-259 Consent	<p>Mark Kraft, 808-8116</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>
12.	<p><b>4<sup>th</sup> Avenue Lofts located at the southeast corner of 4<sup>th</sup> Avenue and 35<sup>th</sup> Street</b> Entitlements to create (3) zero lot line live/work lofts, and seven (7) zero lot line lofts, with detached garages, on the vacant property located at the southeast corner of 35th Street and 4th Avenue, in the General Commercial Broadway Stockton Special Planning District (C-2-SPD) zone. (D5) APN:013-0143-033, -034, -035, -036</p> <p><b>A. Environmental Determination:</b> Exempt (CEQA Section 15332);</p> <p><b>B. Tentative Subdivision Map</b> to subdivide four parcels totaling 0.14± acres into twenty-one lots which consist of ten (10) zero lot line single family residential lots, ten (10) garage lots, and one (1) common space lot;</p> <p><b>C. Special Permit</b> to allow the construction of an alternative ownership housing type;</p> <p><b>D. Special Permit</b> to reduce the required garage depth from 20' to 18'6";</p> <p><b>E. Variance</b> to reduce the required driveway/parking stalls turning radius from 26' to 24'.</p> <p><b>F. Variance</b> to allow the ten garage lots to be utilized solely by a detached accessory structure.</p>	P04-262 Consent	<p>Heather Forest, 808-5328</p> <p>A-F Adopt Notice of Decision and Findings of Fact for Approval</p>
13.	<p><b>Florin Road Cingular Antennas located at 625 Florin Road.</b> Entitlements to locate six façade mounted panel antennas on an existing church at a height of 53'-6" in the Single-Family Alternative (R-1A) Zone located at 625 Florin Road. APN: 030-0370-017. Council District 7.</p> <p><b>A. Environmental Determination:</b> Exempt (CEQA 15301)</p> <p><b>B. Special Permit</b> to locate six façade mounted panel antennas at a height of 53'-6" in the Single-Family Alternative (R-1A) Zone.</p>	P05-014 Hearing	<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
<p>14. <b>Sheldon Whitehouse Rezone located on Whitehouse road north of Sheldon Road.</b> Entitlements to rezone 27.10+ gross acres from the Standard-Single Family (R-1) zone to the Single-Family Alternative (R-1A) zone located on Whitehouse Road north of Sheldon Road. APN:117-0212-014, -015, -022, -023, -025, and -024. Council District 8</p> <p><b>A. Environmental Determination:</b> Prior Negative Declaration (P02-083)</p> <p><b>B. Rezone</b> to zone 27.10+ gross acres from the Standard-Single Family (R-1) zone to the Single-Family Alternative (R-1A) zone</p> <p><b>C. Special Permit</b> to develop 184 single family homes on 27.10 in the Single-Family Alternative (R-1A) zone.</p>	P05-018 Consent	Antonio Ablog, 808-7702  A, C Adopt Notice of Decision and Findings of Fact for Approval  B Recommend Approval and Forward to City Council
<p>15. <b>Natomas Crossing, Area #3- Sign Amendment, located east of I-5 and west of East Commerce Way, between Del Paso Road and San Juan Road.</b></p> <p>Entitlements to amend the Natomas Crossing Planned Unit Development (PUD) Guidelines to increase the number of attached signs allowed for office uses in Area #3. (D1) APN: 225-0070-113 thru – 115, 225-0140-065 thru -067, 225-1960-001 thru – 027, 225-0150-031, -033, -043, -044, -051 thru -054, 225-0180-039, -058, -059, 225-0310-026, -027.</p> <p><b>A. Environmental Determination:</b> Exempt per CEQA Section 15311;</p> <p><b>B. PUD Guidelines Amendment</b> to amend the Natomas Crossing Planned Unit Development (PUD) Guidelines to increase the number of attached signs allowed for office uses in Area #3.</p>	P05-030 Consent	Stacia Cosgrove, 808-7110  A-B Adopt Notice of Decision and Findings of Fact for Approval
<p>16. <b>North Panhandle Planning Principles for the Panhandle Annexation Area, located in unincorporated Sacramento County and bounded by Elkhorn Boulevard to the north. East Levee and Sorento Roads to the east, Del Paso Road to the south and the existing City limits to the west.</b> Establishment of Planning Principles to guide the development of the North Panhandle Area. Council District 1.</p> <p><b>A. Environmental Determination:</b> Provisions of the California Environmental Quality Act (CEQA) do not apply to organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment;</p> <p><b>B. North Panhandle Planning Principles</b> to guide future development of the North Panhandle Annexation area.</p>	M03-119	Greg Bitter, 808-7816  Withdrawn by Staff
<b>MISCELLANEOUS</b>		
17. Citizens Addressing the Planning Commission		
18. Committee Reports By The Planning Commissioners		

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
19.	Questions and Ideas of the Planning Commission		