



# CITY OF SACRAMENTO PLANNING COMMISSION

## ●●● AGENDA ●●●

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

1231 I Street – First Floor

---

May 26, 2005

Meeting Coordinator: David Kwong, 808-2691

## 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**  
**May 26, 2005**

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
1.	Synopsis of May 12, 2005 Planning Commission Meeting		Consent
2.	F & F Riverside Subdivision located at 5985 Riverside Boulevard	P04-035	Hearing
3.	Terraces at Commerce Station located northwest of the intersection of East Commerce Way and Club Center Drive	P04-196	Consent
4.	South Sacramento Christian Center Located at 8700 Bruceville Road	P04-214	Consent
5.	Goldenland Medical Office located at the south side of Del Paso Road and east of drainage canal within the Goldenland Planned Unit Development in North Natomas	P04-216	Consent
6.	Newton Booth Place located at 2700 V Street & 2217 27 <sup>th</sup> Street	P04-222	Continued by Staff to June 9, 2005
7.	Thelma Avenue Tentative Map located south of Reiner Way and west of Thelma Avenue	P04-225	Continued by Staff to June 9, 2005
8.	Southside Urban Villas located at 2200 5 <sup>th</sup> Street	P04-234	Consent
9.	Merryhill Preschool located at Danbrook Drive, south of Club Center Drive	P05-005	Hearing
10.	Opus Gateway Office, located at the northeast corner of Truxel Road and Interstate-80	P05-016	Consent
11.	Pedestrian Master Plan	M02-004	Withdrawn by Staff
12.	Development Streamlining Ordinances	M03-208	Hearing
13.	2006 Transportation Programming Guide (TPG)	M05-023	Informational
14.	Citizens Addressing the Planning Commission		
15.	Committee Reports By The Planning Commissioners		
16.	Questions and Ideas of the Planning Commission		

AGENDA ITEM		FILE	STAFF RECOMMENDATION
<b>OLD BUSINESS</b>			
1.	<b>Synopsis of May 12, 2005 Planning Commission Meeting</b>	Consent	David Kwong, 808-2691
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,  <b>B. Rezone</b> of 1.9± acres from the Standard Single-family (R-1 Multi-family (R-2A) zone;  <b>C. Tentative Map</b> to subdivide and develop 1.9± partially developed acres into 24 parcels;  <b>D. Special Permit</b> to develop 1.9± acres with detached single homes in the Multi-family (R-2A) zone.</p> <p style="text-align: center;"><b>Continued from April 28, 2005</b></p>	P04-035 Hearing	<p>Kimberly Kaufmann-Brisby, 808-5590</p> <p>A, C -D Adopt Notice of Decision and Findings of Fact for Approval</p> <p>B Recommend Approval and Forward to City Council</p>
3.	<p><b>Terraces at Commerce Station located northwest of the intersection of East Commerce Way and Club Center Drive.</b> Entitlements to allow the development of condominiums in the Commerce Station Planned Unit Development (D1) APN: a portion of 225-0030-054.</p> <p><b>A. Environmental Determination:</b> Negative Declaration;  <b>B. Mitigation Monitoring Plan;</b>  <b>C. PUD Schematic Plan Amendment</b> to amend the Commerce Station Planned Unit Development to designate multi-family development on 20.9± acres;  <b>D. PUD Guidelines Amendment</b> to amend the Commerce Station Planned Unit Development Guidelines to address residential development;  <b>E. Tentative Subdivision Map</b> to create one (1) 20.9± net acre condominium lot in the Employment Center Planned Unit Development (EC-50/65-PUD) zone;  <b>F. Planned Unit Development (PUD) Special Permit</b> to allow the development of 338 condominium units on 20.9± acres in the Employment Center Planned Unit Development (EC-50/65-PUD) zone.</p>	P04-196 Consent	<p>Arwen Wacht, 808-1964</p> <p>A-F Adopt Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
4.	<p><b>South Sacramento Christian Center Located at 8700 Bruceville Road.</b> Entitlements to construct and operate a 715 seat church on 5± vacant acres in the Rural Estates One Residential Unit per Four Acres (RE ¼) zone within the Jacinto Creek Planning Area (JCPA) APN: 117-0212-046; (D8).</p> <p><b>A. Environmental Determination:</b> Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. Special Permit</b> to allow the construction and operation of a 715 seat church in the Rural Estates One Residential Unit per Four Acres (RE ¼) zone within the Jacinto Creek Planning Area (JCPA).</p> <p style="text-align: center;"><b>Continued from May 12, 2005</b></p>	P04-214 Consent	<p>Kimberly Kaufmann-Brisby, 808-5590</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>
5.	<p><b>Goldenland Medical Office located at the south side of Del Paso Road and east of drainage canal within the Goldenland Planned Unit Development in North Natomas.</b> Entitlements to construct sixteen (16) 1-story buildings totaling 78,617± square feet on 7.7± gross acres of Employment Center 50 (EC-50PUD) zone within the Goldenland Planned Unit Development Area. APN: <u>225-1620-015</u> (D1) Entitlements include:</p> <p><b>A. Environmental Determination:</b> Addendum to a previously adopted Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan</b></p> <p><b>C. Tentative Map</b> to subdivide one lot totaling 7.7± gross acres into sixteen lots in the Employment Center 50 (EC-50PUD) zone within the Goldenland Planned Unit Development.</p> <p><b>D. Special Permit</b> to construct sixteen (16) buildings totaling 78,617± square feet on 7.7± gross acres of Employment Center 50 (EC-50PUD) zone within the Goldenland Planned Unit Development Area.</p> <p><b>E. Special Permit</b> to reduce one required parking space for a 3,688± sq.ft office in the Employment Center 50 (EC-50PUD) zone.</p>	P04-216 Consent	<p>Kenny Wan, 808-2222</p> <p>A-E Adopt Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
6.	<p><b>Newton Booth Place located at 2700 V Street &amp; 2217 27<sup>th</sup> Street.</b> Entitlements to develop 15 townhouse units on 0.37± acres in the proposed Multi-Family (R-4-SPD) zone; APN: 010-0187-001, -002, -003, -004, -007. Council District 4.</p> <p><b>A. Environmental Determination:</b> Exempt, Section 15332;</p> <p><b>B. Community Plan Amendment</b> to amend the land use designation from Low Density Residential to Multi-Family Residential on 0.37± vacant acres;</p> <p><b>C. Rezone</b> of 0.37± vacant acres from Single Family (R-1B-SPD) to Multi-Family (R-4-SPD);</p> <p><b>D. Tentative Map</b> to subdivide five lots totaling 0.37± vacant acres into 16 lots (15 buildable lots &amp; 1 common lot) in the proposed Multi-Family (R-4-SPD) zone;</p> <p><b>E. Special Permit</b> to develop alternative single family housing on 0.37± vacant acres in the proposed Multi-Family (R-4-SPD) zone;</p> <p><b>F. Variance</b> to reduce the 26 foot maneuvering area for an alternative housing development in the proposed Multi-Family (R-4-SPD) zone.</p>	P04-222 Hearing	Michael York, 808-8239  Continued by Staff To June 9, 2005
7.	<p><b>Thelma Avenue Tentative Map located south of Reiner Way and west of Thelma Avenue.</b> Entitlements to subdivide a 2.66± net acre parcel into twenty (20) single-family parcels. (D1) APN: 274-0060-012.</p> <p><b>A. Environmental Determination:</b> Categorical Exemption (Section 15332);</p> <p><b>B. Tentative Subdivision Map</b> to subdivide 2.66± net acres into twenty (20) parcels in the Standard Single-Family (R-1) zone; and</p> <p><b>C. Subdivision Modification</b> to create single-family lots with less than 100 feet in depth and to create through-lots on adjacent property to the south.</p> <p style="text-align: center;"><b>Continued from May 12, 2005</b></p>	P04-225 Hearing	Arwen Wacht, 808-1964  Continued by Staff to June 9, 2005
8.	<p><b>Southside Urban Villas located at 2200 5<sup>th</sup> Street.</b> Entitlements to allow the development of nine (9) single-family residences in the Residential-Office (RO) zone (D4) APN: 009-0173-007.</p> <p><b>A. Environmental Determination:</b> Categorical Exemption (Section 15332);</p> <p><b>B. Tentative Subdivision Map</b> to subdivide 0.296± acres into ten (10) lots in the Residential-Office (RO) zone; and</p> <p><b>C. Special Permit</b> for alternative housing (nine detached single-family residences) on 0.296± acres in the Residential-Office (RO) zone.</p>	P04-234 Consent	Arwen Wacht, 808-1964  A-C Adopt Notice of Decision and Findings of Fact for Approval

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>9. <b>Merryhill Preschool located at Danbrook Drive, south of Club Center Drive.</b> Entitlements to construct an 8,475± square-foot preschool on 1.33± acres in the Multi-Family Planned Unit Development (R-2A-PUD) zone in the Northpointe Park PUD in the North Natomas Community Plan Area. (D1) APN: 225-1730-003.</p> <p><b>A. Environmental Determination:</b> Categorical Exemption (CEQA Section 15332);</p> <p><b>B. Special Permit</b> to construct an 8,475± square-foot preschool on 1.33± acres in the Multi-Family Planned Unit Development (R-2A-PUD) zone in the Northpointe Park PUD.</p> <p><b>C. Variance</b> to waive the construction of a masonry wall along property lines which abut a residential-zoned parcel.</p>	P05-005 Hearing	David Hung, 808-5530  A-C Adopt Notice of Decision and Findings of Fact for Approval
<p>10. <b>Opus Gateway Office, located at the northeast corner of Truxel Road and Interstate-80.</b> Entitlements to construct four office buildings (3 and 4 stories), a three-story parking structure, and a 350 space park-and-ride lot in the Employment Center Planned Unit Development (EC-50-PUD) and Shopping Center PUD (SC-PUD) zone, in the Promenade at Natomas PUD.</p> <p><b>A. Environmental Determination:</b> Final EIR, State Clearinghouse #2000072035;</p> <p><b>B. Schematic Plan Amendment</b> to depict the proposed project within the Promenade at Natomas PUD;</p> <p><b>C. Special Permit</b> to construct four office buildings (for a total of 590,000 square feet), a three-story parking structure, and a 350 space park-and-ride lot in the EC-50-PUD and SC-PUD zone.</p> <p style="text-align: center;"><b>Continued from May 12, 2005</b></p>	P05-016 Consent	Stacia Cosgrove, 808-7710  A-C Adopt Notice of Decision and Findings of Fact for Approval
<p>11. <b>Pedestrian Master Plan.</b> The purpose of this presentation is to provide an opportunity for the Planning Commission to review and provide comments on the proposed 20-year master plan for pedestrian facility development, including an analysis of the City of Sacramento's current policies, codes, standards, and guidelines, and recommended changes to allow for a better pedestrian environment. <b>Districts: All, Citywide</b></p> <p style="text-align: center;"><b>Continued from May 12, 2005</b></p>	M02-004	Ed Cox, 808-8434  Withdrawn by Staff

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>12. <b>Development Streamlining Ordinances</b> Various amendments to Titles 2, 16, 17 of the Sacramento City Code to facilitate development consistent with the Sacramento General Plan by revising certain development standards and improving development application review processes. Council District: All, citywide.</p> <p><b>A. Environmental Determination:</b> Exempt CEQA Section 15061(b)(3)</p> <p><b>B. Ordinance</b> amending various sections of chapter 17.80 of Title 17 of the Sacramento City Code (the zoning code) relating to accessory structures;</p> <p><b>C. Ordinance</b> amending footnote 58 of section 17.24.050 of Title 17 of the Sacramento City Code (the zoning code) relating to antennas and telecommunication facilities;</p> <p><b>D. Ordinance</b> amending various sections of Title 16 of the Sacramento City Code (the subdivision ordinance) relating to lot line adjustments;</p> <p><b>E. Ordinance</b> amending various chapters and sections of Title 17 of the Sacramento City Code (the zoning code) relating to main entrance and court requirements for duplexes, second residential units, and multifamily units;</p> <p><b>F. Ordinance</b> amending various sections of Title 2, Title 16, and Title 17 of the Sacramento City Code relating to the processing of development entitlements;</p> <p><b>G. Ordinance</b> amending various sections of chapters 17.24, 17.56, 17.180, and 17.196 of Title 17 of the Sacramento City Code (the zoning code) relating the planned unit developments.</p> <p><b>H. Ordinance</b> amending footnote 30 of section 17.24.050 of Title 17 of the Sacramento City Code (the zoning code) relating to second residential units.</p> <p style="text-align: right;"><b>Continued from May 12, 2005</b></p>	M03-208 Hearing	Tom Pace, 808-6848  A-H            Recommend Approval and Forward to City Council
<p>13. <b>2006 Transportation Programming Guide (TPG).</b> The purpose of this presentation is to provide an opportunity for the Planning Commission to review and provide comments on the 2006 TPG. Districts: All, Citywide</p>	M05-023	Ed Cox, 808-8434  Informational
<b><u>MISCELLANEOUS</u></b>		
14. <b>Citizens Addressing the Planning Commission</b>		
15. <b>Committee Reports By The Planning Commissioners</b>		
16. <b>Questions and Ideas of the Planning Commission</b>		