

# 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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June 9, 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\*\*

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**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
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**SUMMARY OF AGENDA CONTENTS**  
**June 9, 2005**

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1.	Synopsis of May 26, 2005 Planning Commission Meeting		Consent
2.	Kroy Way Tower located at 3502 Kroy Way	P03-126	Hearing
3.	Jefferson Lofts Apartments located at 3075 Redding Avenue	P04-091	Continued by Applicant to July 14, 2005
4.	California Family Fitness located at the southwest corner of Truxel Road and Natomas Crossing Drive	P04-131	Continued by Staff to June 23, 2005
5.	Terraces at Commerce Station located northwest of the intersection of East Commerce Way and Club Center Drive	P04-196	Consent
6.	Newton Booth Place located at 2700 V Street & 2217 27 <sup>th</sup> Street	P04-222	Hearing
7.	Thelma Avenue Tentative Map located south of Reiner Way and west of Thelma Avenue	P04-225	Hearing
8.	Diesel Drive Warehouse located on Diesel Drive, 300 feet east of Beloit Drive	P04-252	Consent
9.	Jaklic's Apartments located at 2818 E Street	P05-003	Continued by Staff to June 23, 2005
10.	Raley & Main Warehouse located at the northwest corner of Raley Boulevard and Main Avenue	P05-012	Continued by Staff to June 23, 2005
11.	Opus Gateway Office, located at the northeast corner of Truxel Road and Interstate-80	P05-016	Hearing
12.	Callecita Street Apartment Improvement at 3122 Callecita Street	P05-037	Consent
13.	Astoria Place Affordable Housing Plan; South of Dorothy June Way and East of Astoria Ave	P05-073	Consent
14.	Planning Commission Procedures & Rules Discussion		
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
<b>OLD BUSINESS</b>		
1.	<b>Synopsis of May 26, 2005 Planning Commission Meeting</b>	Consent David Kwong, 808-2691
2.	<p><b>Kroy Way Tower located at 3502 Kroy Way.</b> Entitlements to restore a damaged 197' communications tower in the Standard Single-Family (R-1) zone located at 3502 Kroy Way. APN: 015-0236-008. Council District 6.</p> <p><b>A. Environmental Determination:</b> Exempt;</p> <p><b>B. Special Permit Major Modification</b> to repair a damaged 197' antenna in the Standard Single-Family (R-1) zone;</p> <p><b>C. Revocation</b> of an existing Special Permit to allow a 197' lattice antenna and associated equipment in the Standard Single-Family (R-1) zone.</p> <p style="text-align: center;"><b>Continued from May 12, 2005</b></p>	P03-126 Hearing  Antonio Ablog, 808-7702  A-C Adopt Notice of Decision and Findings of Fact for Denial
3.	<p><b>Jefferson Lofts Apartments</b> located at 3075 Redding Avenue. Entitlements to construct a 144-unit student apartment complex in the South 65<sup>th</sup> Street Area Plan. APNs: 015-0101-019, and portions of 015-0101-016, 015-0101-003, and 015-0033-010; (D6);</p> <p><b>A. Environmental Determination:</b> Mitigated Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. Special Permit</b> to construct a 144-unit apartment complex and clubhouse within the Multi-family (R-2B) and Residential Mixed-use Transit Overlay (RMX-TO) zones of the South 65th Street Area Plan.</p> <p><b>D. Special Permit</b> to allow the gating of the apartment complex;</p> <p><b>E. Variance</b> to exceed the allowable building height of 35 feet;</p> <p><b>F. Lot Line Adjustment</b> to relocate the common lot lines between four parcels totaling 26.8± acres, resulting in three (3) parcels.</p> <p style="text-align: center;"><b>Continued from March 10, 2005</b></p>	P04-091 Hearing  Kimberly Kaufmann- Brisby, 808-5590  Continued by Applicant to July 14, 2005

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>4. <b>California Family Fitness located at the southwest corner of Truxel Road and Natomas Crossing Drive.</b> Entitlements to allow the development of a 65,500± square foot fitness center on 5.19± net acres in the Natomas Crossing PUD. APN: 225-1250-009 (D1)</p> <p><b>A. Environmental Determination:</b> Mitigated Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. City General Plan Amendment</b> to change 5.84± gross acres designated for Mixed Use to 5.84± gross acres designated for Community/Neighborhood and Offices;</p> <p><b>D. North Natomas Community Amendment</b> to change 5.84± gross acres designated for Employment Center 40 to 5.84± gross acres designated for Village Commercial;</p> <p><b>E. Re-zone</b> 5.84± gross acres in the Employment Center 40 PUD (EC-40PUD) zone to 5.84± gross acres of Shopping Center PUD (SC-PUD) zone;</p> <p><b>F. PUD Schematic Plan Amendment</b> to depict the proposed use on the Natomas Crossing PUD;</p> <p><b>G. Special Permit</b> for the construction of a 65,500± square foot fitness center in the Shopping Center (SC-PUD) zone; and</p> <p><b>H. Special Permit</b> to reduce 244 required parking spaces for a 65,500± sq.ft fitness center located in 5.19± net acres Shopping Center PUD (SC-PUD) zone.</p>	<p>P04-131 Consent</p>	<p>Kenny Wan, 808-2222</p> <p>Continued by Staff to June 23, 2005</p>
<p>5. <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;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. PUD Schematic Plan Amendment</b> to amend the Commerce Station Planned Unit Development to designate multi-family development on 20.9± acres;</p> <p><b>D. PUD Guidelines Amendment</b> to amend the Commerce Station Planned Unit Development Guidelines to address residential development;</p> <p><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;</p> <p><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> <p style="text-align: right;"><b>Continued from May 26, 2005</b></p>	<p>P04-196 Consent</p>	<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
<p>6. <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> <p style="text-align: right;"><b>Continued from May 12, 2005</b></p>	<p>P04-222 Hearing</p>	<p>Michael York, 808-8239</p> <p>A, D-F Adopt Notice of Decision and Findings of Fact for Approval</p> <p>B-C Recommend Approval and Forward to City Council</p>
<p>7. <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: right;"><b>Continued from May 26, 2005</b></p>	<p>P04-225 Hearing</p>	<p>Arwen Wacht, 808-1964</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>8. <b>Diesel Drive Warehouse located on Diesel Drive, 300 feet east of Beloit Drive.</b> Entitlements to develop a 12,120± square foot warehouse on a 1.50± acre lot in the Light Industrial Review (M-1S-R) zone; APN: 238-0220-033. Council District 2.</p> <p><b>A. Environmental Determination:</b> Exempt, Section 15332;</p> <p><b>B. Plan Review</b> of a 12,120± square foot warehouse on a 1.50± acre lot in the Light Industrial Review (M-1S-R) zone.</p>	<p>P04-252 Consent</p>	<p>Michael York, 808-8239</p> <p>A-B Adopt notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
9.	<p><b>Jaklic's Apartments located at 2818 E Street.</b> Entitlements to allow the addition of two dwelling units within an existing 4-unit apartment building in the proposed Multi-Family Special Planning District (R-4-SPD) zone. APN: 003-0154-007. Council District 3.</p> <p><b>A. Environmental Determination:</b> Categorical Exemption (CEQA Section 15301);</p> <p><b>B. Central City Community Plan Amendment</b> from Low Density Residential to Multi-Family Residential;</p> <p><b>C. Rezone</b> from Single-Family or Two-Family Special Planning District (R-1B-SPD) zone to Multi-Family Special Planning District (R-4-SPD) zone;</p> <p><b>D. Special Permit</b> to add two dwelling units within an existing 4-unit apartment building in the Alhambra Corridor SPD, located on 0.147± net acre in the proposed Multi-Family Special Planning District (R-4-SPD) zone;</p> <p><b>E. Variance</b> to reduce the required width of a side courtyard.</p>	P05-003 Consent	David Hung, 808-5530  Continued by Staff to June 23, 2005
10.	<p><b>Raley &amp; Main Warehouse located at the northwest corner of Raley Boulevard and Main Avenue.</b> Entitlements to develop a 55,362± square foot warehouse on a 3.13± net acre lot in the Light Industrial Review (M-1S-R) zone; APN: 215-0280-025 Council District 2.</p> <p><b>A. Environmental Determination:</b> Exempt, Section 15332;</p> <p><b>B. Plan Review</b> of a 55,362± square foot warehouse on a 3.13± net acre lot in the Light Industrial Review (M-1S-R) zone.</p>	P05-012 Consent	Michael York, 808-8239  Continued by Staff to June 23, 2005
11.	<p><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: right;"><b>Continued from May 26, 2005</b></p>	P05-016 Hearing	Stacia Cosgrove, 808-7110  A-C Adopt Notice of Decision and Findings of Fact for Approval

AGENDA ITEM	FILE	STAFF RECOMMENDATION
12. <b>Callecita Street Apartment Improvement at 3122 Callecita Street.</b> Entitlements to expand an existing non-conforming use by converting an existing storage area into additional living space in the Single Family (R-1) zone. APN: 265-0040-008. Council District 2. <b>A. Environmental Determination:</b> Exempt CEQA 15322. <b>B. Special Permit</b> to expand an existing non-conforming use.	P05-037 Consent	Mark Kraft, 808-8116  A-B Adopt Notice of Decision and Findings of Fact for Approval
13. <b>Astoria Place Affordable Housing Plan; South of Dorothy June Way and East of Astoria Ave.</b> Entitlements to amend the affordable housing plan for Astoria Place Subdivision on 5± gross acres in the Standard Single Family (R-1) zone. <b>A. Environmental Determination:</b> Prior Negative Declaration <b>B. Amend the Affordable Housing Plan</b> for Astoria Place Subdivision to comply with the current code definition of "affordable housing price" APN: 238-0201-042. Council District 2	P05-073 Consent	Jeanne Corcoran, 808-5317  A-B Adopt Notice of Decision and Findings of Fact for Approval
14. <b>Planning Commission Rules &amp; Procedures Discussion</b>		
<b>MISCELLANEOUS</b>		
15. <b>Citizens Addressing the Planning Commission</b>		
16. <b>Committee Reports By The Planning Commissioners</b>		
17. <b>Questions and Ideas of the Planning Commission</b>		