

# 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 23, 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 (Room 300 after 3:30 p.m.), 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 Development Services 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 23, 2005**

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1.	Synopsis of June 9, 2005 Planning Commission Meeting		Consent
2.	California Family Fitness located at the southwest corner of Truxel Road and Natomas Crossing Drive	P04-131	Consent
3.	Natomas Field located at the southeast corner of Arena Boulevard and East Commerce Way	P04-236	Hearing
4.	Jaklic's Apartments located at 2818 E Street	P05-003	Consent
5.	Raley & Main Warehouse located at the northwest corner of Raley Boulevard and Main Avenue	P05-012	Withdrawn by Staff
6.	Tomra Pacific-Recycling located at 777 Arden Way	P05-013	Hearing
7.	Dean's Auto Sales located at 1099 El Camino Avenue, North Sacramento	P05-033	Hearing
8.	Rite Aid Alcohol sales located at 2101 S Street	P05-035	Consent
9.	Enforcement of Zoning Code Violations	M05-037	Consent
10.	Downtown Ford, located at the northwest corner of West El Camino Ave and Orchard Lane	P04-106	Continued by Staff to July 14, 2005
11.	Special Planning Commission Meeting Agenda - Update		Informational
12.	Citizens Addressing the Planning Commission		
13.	Committee Reports By The Planning Commissioners		
14.	Questions and Ideas of the Planning Commission		

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<b>OLD BUSINESS</b>		
1.	Synopsis of May 26, 2005 Planning Commission Meeting	Consent David Kwong, 808-2691
2.	<p><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 215 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 style="text-align: center;"><b>Continued from June 9, 2005</b></p>	<p>P04-131 Consent</p> <p>Kenny Wan, 808-2222</p> <p>A-B, F-H Adopt Notice of Decision and Findings of Fact for Approval</p> <p>C-E Recommend Approval and Forward to City Council</p>
3.	<p><b>Natomas Field located at the southeast corner of Arena Boulevard and East Commerce Way.</b> Entitlements to allow the development of the area known as Natomas Field (D1) APN: 225-0150-014, -018, -025, -027, -028, -030, -032, and -036.</p> <p><b>A. Environmental Determination:</b> Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p>	<p>P04-236 Hearing</p> <p>Arwen Wacht, 808-1964</p> <p>A-B, I-P Adopt Notice of Decision and Findings of Fact for Approval</p> <p>C-H Recommend</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p><b>C. Development Agreement;</b>  <b>D. Inclusionary Housing Plan;</b>  <b>E. General Plan Amendment</b> to re-designate 98.9± acres from 56.83± acres of Low Density Residential, 26.67± acres of Medium Density Residential, 12.78± acres of Parks-Recreation-Open Space, and 2.62± acres of Community/Neighborhood Commercial &amp; Offices to 50.94± acres of Low Density Residential, 31.20± acres of Medium Density Residential, 13.28± acres of Parks-Recreation-Open Space, 3.48± acres of Community/Neighborhood Commercial &amp; Offices.</p> <p><b>F. North Natomas Community Plan Amendment</b> to re-designate 98.8± acres from 11.95± acres of Low Density Residential, 45.48± acres of Medium Density Residential, 23.89± of High Density Residential, 7.7± acres of Parks/Open Space, 2.03± acres of Neighborhood Community Commercial, 0.05± acres of General Public Facilities, and 7.8± acres of Half Section &amp; Frontage Streets to 50.94± acres of Medium Density Residential, 24.93± acres of High Density Residential, 12.91 acres of Parks/Open Space, 2.38± acres of Neighborhood Community Commercial, and 7.74 acres of Half Section &amp; Frontage Streets;</p> <p><b>G. Rezone</b> 98.8± acres from 8.29± acres of Single-Family Alternative Planned Unit Development (R-1A-PUD), 11.73± acres of Multi-Family (R-2A), 30.08± acres of Multi-Family Planned Unit Development (R-2A-PUD), 11.63± acres of Manufacturing, Research, and Development (MRD-20), and 37.17± acres of Manufacturing, Research and Development Planned Unit Development (MRD-20-PUD) to 33.33± acres of Single-Family Alternative Planned Unit Development (R-1A-PUD), 17.61± acres of Multi-Family Planned Unit Development (R-2B-PUD), 24.93± acres of Multi-Family Planned Unit Development (R-3-PUD), 2.38± acres of Limited Commercial Planned Unit Development (C-1-PUD), 12.91± acres of Agriculture-Open Space Planned Unit Development (A-OS-PUD), and 7.74± acres of Road Half Section;</p> <p><b>H. Planned Unit Development (PUD) Establishment</b> to establish a Planned Unit Development Schematic Plan and Guidelines for the Natomas Field Planned Unit Development;</p> <p><b>I. Lot Line Adjustment</b> to adjust the common property lines between two parcels totaling 26.85± acres;</p> <p><b>J. Tentative Master Parcel Map</b> to subdivide eight (8) parcels into thirteen (13) master parcels;</p> <p><b>K. Tentative Subdivision Map</b> to subdivide 98.9± acres into</p>		Approval and Forward to City Council

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>717± parcels;</p> <p><b>L. Subdivision Modification</b> for alleys;</p> <p><b>M. PUD Special Permit</b> to allow the development of four house plans on 217± 28' x 68' lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone;</p> <p><b>N. PUD Special Permit</b> to allow the development of four house plans on 179± 35' x 70' lots in the proposed Multi-Family Planned Unit Development (R-2B-PUD) zone;</p> <p><b>O. PUD Special Permit</b> to allow the development of four house plans on 95± 40' x 90' lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone; and</p> <p><b>P. PUD Special Permit</b> to allow the development of 216± alternative housing units (townhomes) in the proposed Multi-Family Planned Unit Development (R-3-PUD) zone.</p>		
<p>4. <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. Community Plan Amendment</b> to re-designate 0.147± net acre from Low Density Residential to Multi-Family Residential;</p> <p><b>C. Rezone</b> 0.147± net acre 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> <p><b>F. Variance</b> to reduce the required width of an interior side yard.</p> <p style="text-align: right;"><b>Continued from June 9, 2005</b></p>	<p>P05-003 Consent</p>	<p>David Hung, 808-5530</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>5. <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> <p style="text-align: right;"><b>Continued from June 9, 2005</b></p>	<p>P05-012 Consent</p>	<p>Michael York, 808-8239</p> <p>Withdrawn by Staff</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
6.	<p><b>Tomra Pacific-Recycling located at 777 Arden Way</b>                      Entitlements to expand a recycling facility which currently is operating on .3+/- acres in the General Commercial (C-2) zone. APN: <u>275-0153-018</u> (D2) Entitlements include:  <b>A. Environmental Determination:</b> Exempt (Section 15332)  <b>B. Special Permit</b> to expand an existing non-conforming use in the C-2 zone.</p>	P05-013 Hearing	Mark Kraft, 808-8116  A-B Adopt Notice of Decision and Findings of Fact for Approval
7.	<p><b>Dean's Auto Sales located at 1099 El Camino Avenue, North Sacramento.</b> Entitlement to develop an auto sales facility and site on 0.13± vacant acres in the General Commercial (C-2) Zone. APN: <u>265-0324-015</u> (D2) Entitlements include:  <b>A. Environmental Determination:</b> Exempt (Section 15332, 15301)  <b>B. Special Permit</b> to develop an auto sales facility on 0.13± vacant acres in the General Commercial (C-2) zone within the North Sacramento Community Plan Area.</p>	P05-033 Hearing	Kenny Wan, 808-2222  A-B Adopt Notice of Decision and Findings of Fact for Approval
8.	<p><b>Rite Aid Alcohol sales located at 2101 S Street</b>                      Entitlement to sell Alcohol at the proposed 8,000± sf Rite Aid store. APN: <u>010-0033-010</u> (D4) Entitlements include:  <b>A. Environmental Determination:</b> Exempt (Section 15332)  <b>B. Special Permit</b> Special Permit for alcohol sales in a structure less than 15,000 square feet.  <b>C. Variance</b> to reduce parking lot maneuvering area to 24 feet.</p>	P05-035 Consent	Mark Kraft, 808-8116  A-C Adopt Notice of Decision and Findings of Fact for Approval
9.	<p><b>Enforcement of Zoning Code Violations.</b> An amendment to the Sacramento City Code related to zoning code violations. Council District: All, citywide.  <b>A. Environmental Determination:</b> Exempt CEQA Section 15061 (b) (3)  <b>B. Ordinance</b> amending Section 17.232.050 of Title 17 of the Sacramento City Code relating to the enforcement of zoning code violations.</p>	M05-037 Consent	Joy Patterson, 808-5607  A-B Recommend Approval and Forward to City Council

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<p>10. <b>Downtown Ford, located at the northwest corner of West El Camino Ave and Orchard Lane.</b> Entitlements to merge and resubdivide 20.4+/- vacant acres (gross) into six parcels and to construct an 88,545 square foot auto dealership on 11.75+/- net acres in the General Commercial Planned Unit Development (C-2-PUD) zone. (D1), APN: 225-0220-040, -064, -065.</p> <p><b>A. Environmental Determination:</b> Mitigated Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. PUD Guidelines Amendment</b> to amend the Park El Camino Planned Unit Development (PUD) Guidelines to include design guidelines and development standards for Auto sales (new/used), service, repair, storage or rental in the General Commercial (C-2) zone;</p> <p><b>D. PUD Schematic Plan Amendment</b> to depict one 88,545 square foot auto dealership, 42,000 square feet of office, 19,500 square feet of retail uses, a 4,000 square foot restaurant, and a service station in the Park El Camino Planned Unit Development (PUD);</p> <p><b>E. Tentative Subdivision Map</b> to merge and resubdivide three (3) existing parcels into six (6) parcels totaling 20.4+/- gross acres;</p> <p><b>F. Special Permit</b> to construct an 88,545 square foot auto dealership on 11.75+/- net acres in the General Commercial Planned Unit Development (C-2-PUD) zone in the Park El Camino PUD.</p>	<p>P04-106 Hearing</p>	<p>Stacia Cosgrove, 808-7110</p> <p>Continued by Staff to July 14, 2005</p>
<p>11. <b>Special Planning Commission Meeting Agenda – Update</b></p>		<p>Jim McDonald, 808-5723</p> <p>Informational</p>
<b>MISCELLANEOUS</b>		
12.	<b>Citizens Addressing the Planning Commission</b>	
13.	<b>Committee Reports By The Planning Commissioners</b>	
14.	<b>Questions and Ideas of the Planning Commission</b>	