



CITY OF SACRAMENTO PLANNING COMMISSION

●●● AGENDA ●●●

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

1231 I Street – First Floor

July 14, 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 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 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
July 14, 2005

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
1.	Synopsis of June 23, 2005 Planning Commission Meeting		Consent
2.	Downtown Ford, located at the northwest corner of West El Camino Ave and Orchard Lane	P04-106	Hearing
3.	California Family Fitness located at the southwest corner of Truxel Road and Natomas Crossing Drive	P04-131	Continued by Applicant to July 28, 2005
4.	Ripley Manor located at on Ripley Street and Del Paso Blvd	P04-233	Hearing
5.	Café Xpresso located at 4325 Raley Boulevard	P04-241	Consent
6.	Natomas Child Care Center located at 2400 Del Paso Road	P04-251	Consent
7.	Dean's Auto Sales located at 1099 El Camino Avenue, North Sacramento	P05-033	Hearing
8.	Citizens Addressing the Planning Commission		
9.	Committee Reports By The Planning Commissioners		
10.	Questions and Ideas of the Planning Commission		

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
OLD BUSINESS			
1.	Synopsis of June 23, 2005 Planning Commission Meeting	Consent	David Kwong, 808-2691
2.	<p>Downtown Ford, located at the northwest corner of West El Camino Ave and Orchard Lane. 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>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. PUD Guidelines Amendment 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>D. PUD Schematic Plan Amendment 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>E. Tentative Subdivision Map to merge and resubdivide three (3) existing parcels into six (6) parcels totaling 20.4+/- gross acres;</p> <p>F. Special Permit 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 style="text-align: right;">Continued from June 23, 2005</p>	P04-106 Hearing	<p style="text-align: center;">Stacia Cosgrove, 808-7110</p> <p>A-B, E-F Adopt Notice of Decision and Findings of Fact for Approval</p> <p>C-D Recommend Approval and Forward to City Council</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
3.	<p>California Family Fitness located at the southwest corner of Truxel Road and Natomas Crossing Drive. 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>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. City General Plan Amendment to change 5.84± gross acres designated for Mixed Use to 5.84± gross acres designated for Community/Neighborhood and Offices;</p> <p>D. North Natomas Community Amendment to change 5.84± gross acres designated for Employment Center 40 to 5.84± gross acres designated for Village Commercial;</p> <p>E. Re-zone 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>F. PUD Schematic Plan Amendment to depict the proposed use on the Natomas Crossing PUD;</p> <p>G. Special Permit for the construction of a 65,500± square foot fitness center in the Shopping Center (SC-PUD) zone; and</p> <p>H. Special Permit 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;">Continued from June 23, 2005</p>	P04-131 Hearing	Kenny Wan, 808-2222 Continued by Applicant to July 28, 2005
4.	<p>Ripley Manor located at on Ripley Street and Del Paso Blvd. Entitlements to subdivide 12 existing parcels into 17 lots on 3.5± undeveloped acres in the Standard Single Family (R-1) zone within the North Sacramento Community Plan area. (District 3) APN:252-0251-003,021,023,025,026,028,030;252-0253-007,011; 252-0203-020;252-0193-017;252-0243-101.</p> <p>A. Negative Declaration.</p> <p>B. Mitigation Monitoring Plan.</p> <p>C. Tentative Map to subdivide 12 parcels into 17 lots in the R-1 zone.</p> <p>D. Subdivision Modification to create lots less than 100 feet deep, and to create two flag lots and one landlocked parcel.</p>	P04-233 Hearing	Mark Kraft, 808-8116 A-D Adopt Notice of Decision and Findings of Fact for Approval

AGENDA ITEM		FILE	STAFF RECOMMENDATION
5.	<p>Café Xpresso located at 4325 Raley Boulevard. Entitlements to allow the construction of a drive through coffee kiosk in the General Commercial Review (C2-R) zone; (D2; APN: 237-0162-070)</p> <p>A. Environmental Determination: Exempt 15332; B. Special Permit to allow a drive through coffee kiosk in the General Commercial Review (C2-R) zone; C. Variance to reduce the required vehicle stacking distance from 180 feet to 163± feet for Lane A and 100± for Lane B in the General Commercial Review (C2-R) zone.</p>	P04-241 Consent	Ellen Marshall, 808-5851 A-C Adopt Notice of Decision and Findings of Fact for Approval
6.	<p>Natomas Child Care Center located at 2400 Del Paso Road. Entitlements to construct a 4,983± square-foot child care center on 0.57± acre in the Employment Center 40 (EC-40-PUD) zone in the Del Paso Road Planned Unit Development within the North Natomas Community Plan area. (District 1) APN: a portion of 225-0070-083.</p> <p>A. Environmental Determination: Categorical Exemption (CEQA Section 15303); B. Special Permit to construct a 4,983± square-foot child care center on 0.57± acre in the Employment Center 40 (EC-40-PUD) zone in the Del Paso Road Planned Unit Development.</p>	P04-251 Consent	David Hung, 808-5530 A-B Adopt Notice of Decision and Findings of Fact For Approval
7.	<p>Dean's Auto Sales located at 1099 El Camino Avenue, North Sacramento. 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:</p> <p>A. Environmental Determination: Exempt (Section 15332, 15301) B. Special Permit 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> <p style="text-align: right;">Continued from June 23, 2005</p>	P05-033 Hearing	Kenny Wan, 808-2222 A-B Adopt Notice of Decision and Findings of Fact for Denial
MISCELLANEOUS			
8.	Citizens Addressing the Planning Commission		
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