



CITY OF SACRAMENTO PLANNING COMMISSION

●●● AGENDA ●●●

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

1231 I Street – First Floor

July 28, 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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July 28, 2005

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1.	Synopsis of July 14, 2005 Planning Commission Meeting		Consent
2.	Village Greens located southeast and southwest of the intersection of Bayou Road and Callison Drive	P04-121	Hearing
3.	California Family Fitness located at the southwest corner of Truxel Road and Natomas Crossing Drive	P04-131	Continued by Applicant to August 11, 2005
4.	River Life Covenant Church located at 1901 Broadway	P04-153	Consent
5.	BLT Raley Warehouse located on the southeast corner of Raley Boulevard & Vinci Avenue	P04-160	Consent
6.	Little Saigon Plaza Located on the southwest corner at the intersection of Riza Avenue and Stockton Boulevard	P04-177	Continued by Staff to August 11, 2005
7.	7701 Jacinto Road Subdivision	P04-200	Consent
8.	Sutterville Telecommunications Colocation Located at 1250 Sutterville Road	P04-232	Consent
9.	Ashton Parc Apartments located on the northwest corner of Arena Boulevard & Innovator Drive	P04-240	Consent
10.	Outfall Circle Antenna located at 5961 Outfall Circle	P04-032	Hearing
11.	Main Avenue Warehouse located at 1748 Main Avenue	P05-053	Consent
12.	Land use determination by Planning Commission, 701 Dixianne Ave.	M05-049	Hearing
13.	Citizens Addressing the Planning Commission		
14.	Committee Reports By The Planning Commissioners		
15.	Questions and Ideas of the Planning Commission		

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<u>OLD BUSINESS</u>		
1.	Synopsis of July 14, 2005 Planning Commission Meeting	Consent David Kwong, 808-2691

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>2. Village Greens located southeast and southwest of the intersection of Bayou Road and Callison Drive. Entitlements to allow the development of single-family residential in the Westborough Planned Unit Development (PUD) (D1) APN: 225-1480-055, 225-1740-001, and 225-1750-001.</p> <p>A. Environmental Determination: Negative Declaration; B. Mitigation Monitoring Plan; C. Inclusionary Housing Plan; D. General Plan Amendment to re-designate 24.0± acres from 6.8± acres of Heavy Commercial or Warehouse, 6.2± acres of Public/Quasi-Public/Miscellaneous, and 11.0± acres of Mixed Use to 24.0± acres of Low Density Residential; E. North Natomas Community Plan Amendment to re-designate 24.0± acres from 6.8± acres of Light Industrial, 6.2± acres of Institutional, and 11.0± acres of Employment Center (EC-50) to 24.0± acres of Medium Density Residential; F. Rezone of 24.0± acres from 6.8± acres of Light Industrial Planned Unit Development (M-1-PUD) zone and 17.2± acres of Employment Center Planned Unit Development (EC-50-PUD) zone to 24.0± acres of Single-Family Alternative Planned Unit Development (R-1A-PUD) zone; G. Planned Unit Development (PUD) Schematic Plan Amendment to depict 182± medium-density residential units and two private park lots on 24± acres in the Westborough Planned Unit Development (PUD); H. Tentative Subdivision Map to subdivide 25.3± acres into 182± residential lots, 2 private park lots, 2 landscape lots, and 8 private drive lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone; I. Subdivision Modification to allow non-standard elbow design, non-standard intersection, non-standard tangent length between curves, and alleys; J. Planned Unit Development (PUD) Special Permit to allow the development of four (4) house plans on 78 lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone; and K. Planned Unit Development (PUD) Special Permit to allow the development of three (3) house plans on 104 lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone.</p>	<p>P04-121 Hearing</p>	<p>Arwen Wacht, 808-1964</p> <p>A-B, H-K Adopt Notice of Decision and Findings of Fact for Approval</p> <p>C-G Recommend Approval and Forward to City Council</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>3. 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 July 14, 2005</p>	<p>P04-131 Hearing</p>	<p>Kenny Wan, 808-2222</p> <p>Continued by Applicant to August 11, 2005</p>
<p>4. River Life Covenant Church located at 1901 Broadway Entitlements to allow a church remodel the interior of, operate, and hold services within an existing building in the Heavy Commercial (C-4) zone. (D4) APN: 010-0213-008</p> <p>A. Environmental Determination: Exempt (CEQA Section 15303);</p> <p>B. Special Permit to allow a church to operate and hold services within the Heavy Commercial (C-4) zone.</p>	<p>P04-153 Consent</p>	<p>Heather Forest, 808-5008</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
5.	<p>BLT Raley Warehouse located on the southeast corner of Raley Boulevard & Vinci Avenue. Entitlements to merge four parcels totaling 11.82± undeveloped acres into two parcels and to allow the construction of a 100,799± square foot warehouse building on a 7.5± acre parcel in the Light Industrial Review (M-1-R) zone. (District 2) APN: 215-0244-022, -023, -024, -025.</p> <p>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Parcel Merger to merge four parcels totaling 11.82± undeveloped acres into two parcels in the Light Industrial Review (M-1-R) zone;</p> <p>D. Plan Review to construct a 100,799± square foot warehouse building on a 7.5± acre parcel in the Light Industrial Review (M-1-R) zone.</p>	P04-160 Consent	<p>David Hung, 808-5530</p> <p>A-D Adopt Notice of Decision and Findings of Fact for Approval</p>
6.	<p>Little Saigon Plaza Located on the southwest corner at the intersection of Riza Avenue and Stockton Boulevard. A request to develop a ±175,000 sq. ft. commercial plaza in the General Commercial Review Broadway-Stockton Special Planning District (C-2-R-SPD) zone. Assessor's Parcel Numbers (APNs): 039-0201-008, 009, 010, and 011; (District 6);</p> <p>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Tentative Map to create one common lot from four (4) existing parcels and 98 commercial condominium spaces on ±14.23 gross acres within the General Commercial Review Broadway-Stockton Special Planning District (C-2-R-SPD) zone.</p> <p>D. Special Permit to construct a building with an area exceeding 40,000 gross square feet in the General Commercial Review Special Planning District (C-2-R-SPD) zone;</p> <p>E. Special Permit to exceed the Broadway-Stockton Special Planning District (SPD) 45' height limit.</p>	P04-177 Consent	<p>Kimberly Kaufmann-Brisby, 808-5590</p> <p>Continued by Staff to August 11, 2005</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
7.	<p>7701 Jacinto Road Subdivision Entitlements to rezone and subdivide one lot totaling 2.4± acres into eleven (11) single family lots, two (2) half-plex lots, and construct homes on each lot, within the Rural Estates (RE-1/2) zone; (D8) APN: 117-0202-022</p> <p>A. Environmental Determination: Exempt (CEQA Section 15332);</p> <p>B. Rezone of 2.4± acres from Rural Estates (RE-1/2) to 2.4± acres of Single Family Alternative (R-1A);</p> <p>C. Tentative Subdivision Map to subdivide 2.4± acres into eleven (11) single family lots, and two (2) half-plex lots in the Single Family Alternative (R-1A) zone;</p> <p>D. Special Permit to develop eleven (11) single family residences and two (2) half-plex residences; and</p> <p>E. Inclusionary Housing Plan</p>	P04-200 Consent	<p>Heather Forest, 808-5008</p> <p>A, C-D Adopt Notice of Decision and Findings of Fact for Approval</p> <p>B, E Recommend Approval and Forward to City Council</p>
8.	<p>Sutterville Telecommunications Colocation Located at 1250 Sutterville Road. A request to colocate a screened telecommunications facility on the top of an existing office building in the Limited Commercial (C-1) zone. APN: 017-0071-011; District 4;</p> <p>A. Environmental Determination: Categorically Exempt;</p> <p>B. Special Permit to add a telecommunications facility consisting of 12 telecommunications antennas (6 current and 6 future installation) and associated equipment cabinets and appurtenances to a proposed 15' tall screening penthouse to be constructed on the top of an existing 2 story office building in the Limited Commercial (C-1) zone.</p>	P04-232 Consent	<p>Kimberly Kaufmann-Brisby, 808-5590</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>9. Ashton Parc Apartments located on the northwest corner of Arena Boulevard & Innovator Drive. Entitlements to construct a 168-unit apartment complex on 8.23± net acres in the Employment Center 40 Planned Unit Development (EC-40-PUD) zone in the Arena Corporate Center PUD in the North Natomas Community Plan Area. (District 1) APN: 225-0070-121, 122, 123.</p> <p>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. PUD Schematic Plan Amendment to designate a 168-unit apartment complex on Employment Center 40 (EC-40) parcels in the Arena Corporate Center PUD;</p> <p>D. Parcel Merger to merge 3 vacant parcels into one parcel totaling 8.23± net acres in the Employment Center 40 Planned Unit Development (EC-40-PUD) zone;</p> <p>E. Special Permit to construct a 168-unit apartment complex on 8.23± net acres in the Employment Center 40 Planned Unit Development (EC-40-PUD) zone in the Arena Corporate Center PUD;</p> <p>F. Special Permit to exceed the allowable 25% residential use within the Arena Corporate Center Planned Unit Development lying within the geographic area delineated as bounded by the East Drain, Interstate-5, Del Paso Road and Arena Boulevard;</p> <p>G. Special Permit to establish gates at private vehicular entrance to a multi-family residential development.</p>	P04-240 Consent	<p>David Hung, 808-5530</p> <p>A-B, D-G Adopt Notice of Decision and Findings of Fact for Approval</p> <p>C Recommend Approval and Forward to City Council</p>
<p>10. Outfall Circle Antenna located at 5961 Outfall Circle. Entitlements to construct a 130-foot tall lattice tower in the Special Heavy Industrial (M 2-S) zone located at 6001 Outfall Circle. APN:062-0120-025. Council District 6.</p> <p>A. Environmental Determination: Exempt (CEQA 15303e)</p> <p>B. Special Permit to allow a 160-foot tall lattice tower in the Special Heavy Industrial (M-2-S) zone.</p>	P04-032 Hearing	<p>Antonio Ablog, 808-7702</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>11. Main Avenue Warehouse located at 1748 Main Avenue. Entitlements to develop a 17,958± square foot warehouse on a 1.16± acre lot in the Light Industrial Review (M-1S-R) zone; APN: 238-0012-018. Council District 2.</p> <p>A. Environmental Determination: Exempt, Section 15332;</p> <p>B. Plan Review of a 17,958± square foot warehouse on a 1.16± acre lot in the Light Industrial Review (M-1S-R) zone.</p>	P05-053 Consent	<p>Michael York, 808-8239</p> <p>A-B Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>12. Land use determination by Planning Commission, 701 Dixianne Ave.</p>	M05-049 Hearing	Jeanne Corcoran, 808-5317
13. Citizens Addressing the Planning Commission		

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14.	Committee Reports By The Planning Commissioners		
15.	Questions and Ideas of the Planning Commission		