



CITY OF SACRAMENTO PLANNING COMMISSION

●●● AGENDA ●●●

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

915 I Street, Historic Building – 2nd Floor, Hearing Room

August 11, 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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August 11, 2005

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1.	Synopsis of July 28, 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	Hearing
4.	Little Saigon Plaza Located on the southwest corner at the intersection of Riza Avenue and Stockton Boulevard	P04-177	Consent
5.	Silver Eagle Place located at 131 Silver Eagle Rd	P04-112	Consent
6.	Regent Place located at 4601 10 th Avenue	P04-176	Continue to September 8, 2005 by Staff
7.	Center Parkway Business Center located on Center Parkway east of Bruceville Road	P04-199	Consent
8.	Cooper Union Building located at 1600-1608 H Street	P04-237	Consent
9.	Malak Subdivision located at the southern terminus of Fell Street north of I-80	P05-021	Consent
10.	Power Ridge Business Park Tentative Map located on the north side of Power Ridge Road and west of 83 rd Street	P05-029	Consent
11.	Arika's Village, located on the northeast corner at the intersection of Florin Road and Woodbine Avenue	P05-038	Continue to August 25, 2005 by Staff
12.	L Street Lofts, located at 1812-1820 L Street	P05-057	Hearing
13.	College Square – Southern Commercial Modification located at the southeast corner of Bruceville Rd and Consumnes River Boulevard	P05-063	Consent
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
<u>OLD BUSINESS</u>			
1.	Synopsis of July 28, 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 style="text-align: right;">Continued from July 28, 2005</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</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 28, 2005</p>	<p>P04-131 Hearing</p>	<p>Kenny Wan, 808-2222</p> <p>A-B, G-H Adopt Notice of Decision and Findings of Fact for Approval</p> <p>C-F Recommend Approval and Forward to City Council</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
4.	<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> <p style="text-align: right;">Continued from July 28, 2005</p>	P04-177 Consent	Kimberly Kaufmann-Brisby, 808-5590 A-E Adopt Notice of Decision and Findings of Fact for Approval
5.	<p>Silver Eagle Place located at 131 Silver Eagle Road. Entitlements to develop 20 single family detached homes on 2.87± net acres in the Standard Single Family (R-1) zone; APN: 250-0130-034, -035, -036.</p> <p>A. Environmental Determination: Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Lot Line Adjustment to adjust the common property lines between two lots on a total of 1.92± acres in the Standard Single Family (R-1) zone;</p> <p>D. Tentative Map to subdivide two lots into 21 lots on 2.87± net acres in the Standard Single Family (R-1) zone.</p>	P04-112 Consent	Michael York, 808-8239 A-D Adopt Notice of Decision and Findings of Fact for Approval

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
6.	<p>Regent Place located at 4601 10th Avenue Entitlements to construct a 107,420 square foot mixed-use building on 1.5± gross acres in the General Commercial (C-2) Zone and the Standard Single-Family (R-1) Zone on Stockton Boulevard Between 9th and 10th avenue. APN: 014-0222-067 through 068.</p> <p>A. Environmental Determination: Negative Declaration. B. Plan Review to construct a 107,420 square foot mixed use building (retail, offices, and residential) in the General Commercial (C-2) zone. C. Special Permit to exceed the 35-foot height limit by 20 feet. D. Special Permit to allow off-site parking in the Single-Family Residential (R-1) zone. E. Special Permit to reduce the required parking from 205 spaces to 184 spaces.</p>	P04-176 Continue	Antonio Ablog, 808-7702 Continue to September 8, 2005 by Staff
7.	<p>Center Parkway Business Center located on Center Parkway east of Bruceville Road Entitlements to construct three buildings totalling 29,216 square in the Office Building (OB-PUD) zone in the Laguna Meadows Planned Unit Development. APN: 117-0211-012, 117-0211-026.</p> <p>A. Environmental Determination: Exempt (CEQA 15332); B. Schematic Plan Amendment to amend the Laguna Meadows Planned Unit Development to allow for two office buildings, and one office/commercial building; C. Special Permit to construct three buildings totalling 29,216 square in the Office Building (OB-PUD) zone in the Laguna Meadows Planned Unit Development; D. Tentative Map to subdivide 2.97± gross acres into three parcels in the Office Building (OB-PUD) zone in the Laguna Meadows Planned Unit Development.</p>	P04-199 Consent	Antonio Ablog, 808-7702 A, C-D Adopt Notice of Decision and Findings of Fact for Approval B Recommend Approval and Forward to City Council
8.	<p>Cooper Union Building located at 1600-1608 H Street. Entitlements to allow the development of a mixed-use building in the General Commercial (C-2) zone; (D1) APN: 006-0063-001 and -002.</p> <p>A. Environmental Determination: Categorical Exemption (15332); B. Lot Line Adjustment to merge two parcels to create one 19,200± square foot parcel; C. Variance to reduce the front yard setback from 16 feet to 1 foot in the General Commercial (C-2) zone; D. Variance to reduce the interior side setback in the General Commercial (C-2) zone; and E. Special Permit to gate the parking lot.</p>	P04-237 Consent	Arwen Wacht, 808-1964 A-E Adopt Notice of Decision and Findings of Fact for Approval

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
9.	<p>Malak Subdivision located at the southern terminus of Fell Street north of I-80. Entitlements to develop 14 single family detached homes and one half-plex unit on 2.31± net acres in the Standard Single Family (R-1) zone; APN: 237-0151-013. Council District 2.</p> <p>A. Environmental Determination: Exempt, Section 15332; B. Inclusionary Housing Plan; C. Tentative Map to subdivide one lot into 14 lots on 2.31± net acres in the Standard Single Family (R-1) zone; D. Subdivision Modifications to create lots less than 52 feet wide and two deep lots.</p>	P05-021 Consent	<p>Micheal York, 808-5590</p> <p>A-D Adopt Notice of Decision and Findings of Fact for Approval</p>
10.	<p>Power Ridge Business Park Tentative Map located on the north side of Power Ridge Road and west of 83rd Street Entitlements to subdivide one parcel totaling 7.48± acres into twelve industrial parcels, on the property located on the north side of Power Ridge Road, west of 83rd Street, in the Heavy Industrial (M-2S) zone. (D6) APN: 061-0010-043</p> <p>A. Environmental Determination: Negative Declaration; B. Mitigation Monitoring Plan; and C. Tentative Subdivision Map to subdivide one parcel totaling 7.48± acres into twelve industrial parcels.</p>	P05-029 Consent	<p>Heather Forest, 808-5008</p> <p>A-C Adopt Notice of Decision and Findings of Fact for Approval</p>
11.	<p>Arika's Village, located on the northeast corner at the intersection of Florin Road and Woodbine Avenue. Entitlements to construct a 4-story mixed use development consisting of ground floor retail along Florin Road and 60 apartment units plus a separate child daycare facility in the General Commercial Review (C-2-R) zone. Assessor's Parcel Numbers: 041-0075-002, 003, 004 and 006</p> <p>A. Environmental Determination: Categorically Exempt (CEQA Section 15332); B. Special Permit to construct residential units within the General Commercial (C-2) zone; C. Special Permit to reduce required parking; D. Special Permit for off-site parking; E. Variance to waive a required 6' masonry wall between commercial and residential uses; F. Variance to reduce the required street side setback to zero-feet and the rear setback to ±3-feet in the General Commercial Review (C-2-R) zone; G. Lot Line Adjustment to relocate the common lot lines between four (4) parcels totaling ±2.04 acres, resulting in two (2) parcels; H. Section 65402(a) Review for General Plan consistency of the proposed abandonment of Sam Avenue.</p>	P05-038 Consent	<p>Kimberly Kaufman-Brisby, 808-5590</p> <p>Continue to August 25, 2005 by Staff</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>12. L Street Lofts, located at 1812-1820 L Street. Entitlements to construct an 8-story mixed use building, with 92 condominium units and 5,850 square feet of ground floor retail in the Residential Mixed Use- Urban Neighborhood overlay (RMX-UN) zone. (D3), APN: 007-0141-005 thru -008.</p> <p>A. Environmental Determination: Exempt, per CEQA Section 15332;</p> <p>B. Tentative Map to merge four parcels into one parcel and designate the parcel for condominium purposes;</p> <p>C. Special Permit to construct 92 alternative ownership housing units (condominiums) in the RMX-UN zone;</p> <p>D. Special Permit to exceed maximum building height of 65 feet and to build to 93 feet;</p> <p>E. Special Permit to waive parking spaces associated with the commercial uses;</p> <p>F. Special Permit to allow tandem parking;</p> <p>G. Variance to reduce the maneuvering width within the parking garage</p>	<p>P05-057 Hearing</p>	<p>Stacia Cosgrove, 808-7110</p> <p>A-G Adopt Notice of Decision and Findings of Fact for Approval</p>
<p>13. College Square – Southern Commercial Modification located at the southeast corner of Bruceville Road and Consumnes River Boulevard</p> <p>Entitlements to construct two commercial buildings totalling 33,000 square feet in the General Commercial (C-2) zone in the College Square Planned Unit Development located at the southeast corner of Bruceville Road and Consumnes River Boulevard. APN: 117-0182-024, 012, 019, 028, 001, 002. Council District 8.</p> <p>A. Environmental Determination: Addendum to EIR (P04-14)</p> <p>B. Schematic Plan Amendment to allow two commercial buildings totalling 33,000 square feet in the College Square PUD.</p> <p>C. Special Permit Major Modification to allow two commercial buildings totalling 33,000 square feet.</p> <p>D. Parcel Merger to merge two parcels in the General Commercial PUD (C-2) zone.</p>	<p>P05-063 Consent</p>	<p>Antonio Ablog, 808-7702</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>
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