



# CITY OF SACRAMENTO PLANNING COMMISSION

## ... AGENDA ...

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

**915 I Street, Historic Building – 2<sup>nd</sup> Floor, Hearing Room**

**September 8, 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 915 I Street, New City Hall, 3<sup>rd</sup> Floor, 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, 915 I Street, New City Hall, 3<sup>rd</sup> Floor.

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 VACANCY JOHN BOYD MICHAEL NOTESTINE	JOHN VALENCIA BARRY WASSERMAN DARREL WOO JOSEPH YEE
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**SUMMARY OF AGENDA CONTENTS**  
**September 8, 2005**

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
1.	Synopsis of August 11, 2005 Planning Commission Meeting		Consent
2.	Islands at Riverlake located along the north and south sides of Pocket Road between East and West Shore drives.	P05-004	Hearing
3.	Regent Place, located at 4601 10 <sup>th</sup> Ave & 3400 Stockton	P04-176	Consent
4.	Goodnight Duplex, located at 5545 and 5555 T Street	P04-248	Consent
5.	Claire Court Street Map, located at 5145 Rio Linda Blvd	P05-023	Withdrawn by Staff
6.	7 <sup>th</sup> & S Street Townhouses, located at 701 S Street	P05-026	Consent
7.	Natomas Central, located SW of Del Paso & El Centro	P04-173	Hearing
8.	River Oaks Subdivision, located NWC W. El Camino & Main Drainage Canal	P01-132	Consent
9.	Broadway Chevron, located at 1814 Broadway	P04-145	Hearing
10.	Quinta Court Retail located at the southwest corner of Mack Rd and Stockton Blvd	P05-047	Consent
11.	South Land Park Retail Center, located at NW corner S. Land Park Dr and Florin Rd.	Z05-068	Continue to September 22, 2005 by Staff
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.	<b>Synopsis of July 28, 2005 Planning Commission Meeting</b>	Consent David Kwong, 808-2691
2.	<p><b>Islands at Riverlake located along the north and south sides of Pocket Road between East and West Shore drives.</b> Entitlements to develop a 166 lot single-family subdivision in the Alternative Single-family LPPT Planned Unit Development (R-1A PUD) zone. Assessors Parcel Numbers (APNs): 031-1210-003; 031-1200-073; 031-1210-061; 031-1030-015; 031-1030-031; 031-1300-048; (District 7).</p> <p><b>A. Environmental Determination:</b> Environmental Impact Report (EIR);</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. Pocket Community Plan-South Pocket Specific Plan Amendment</b> to clarify the "Townhouse and Related Development" designation of the LPPT PUD allows the full range of residential uses allowed under the zoning code for alternative single-family residential housing types as allowed in the Alternative Single-family (R-1A) zone including attached and detached units, townhouses, cluster housing, condominiums, cooperatives or other similar projects;</p> <p><b>D. PUD Guidelines Amendment</b> to clarify the "Townhouse and Related Development" (R-1A) designation allows the full range of residential uses allowed under the zoning code for alternative single-family residential housing types as allowed in the Alternative Single-family (R-1A) zone including attached and detached units, townhouses, cluster housing, condominiums, cooperatives or other similar projects;</p> <p><b>E. Tentative Subdivision Map</b> to subdivide 21.4± vacant acres into 166 lots;</p> <p><b>F. Special Permit</b> to develop 139 detached alternative single-family homes and 27 common lots in the Alternative Single-family Planned Unit Development (R-1A PUD) zone;</p> <p><b>G. Subdivision Modification</b> to reduce the standard 53' right-of-way for a private street.</p> <p style="text-align: right;"><b>Continued from August 25, 2005</b></p>	<p>P05-004 Hearing</p> <p>Kimberly Kaufman-Brisby, 808-5590</p> <p>A-B, E-G 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
<p><b>3. Regent Place located at 4601 10<sup>th</sup> Avenue</b>                      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 9<sup>th</sup> and 10<sup>th</sup> avenue. APN: 014-0222-067 through 068.</p> <p><b>A. Environmental Determination:</b> Negative Declaration.  <b>B. Plan Review</b> to construct a 107,420 square foot mixed use building (retail, offices, and residential) in the General Commercial (C-2) zone.  <b>C. Special Permit</b> to exceed the 35-foot height limit by 20 feet.  <b>D. Special Permit</b> to allow off-site parking in the Single-Family Residential (R-1) zone.  <b>E. Special Permit</b> to reduce the required parking from 205 spaces to 184 spaces.</p> <p style="text-align: right;"><b>Continued from August 11, 2005</b></p>	P04-176 Consent	Antonio Ablog, 808-7702  A-E Adopt Notice of Decision and Findings of Fact for Approval
<p><b>4. Goodnight Duplex Located at 5545 and 5555 T Street.</b>                      Entitlements to allow the expansion of a non-conforming 3,135 square foot duplex in the Standard Single-Family (R-1) zone at 5555 "T" Street. Council District 6. APN: 011-0161 006</p> <p><b>A. Environmental Determination:</b> Exempt (CEQA 15332)  <b>B. Special Permit</b> to allow the expansion of a non conforming duplex in the Standard Single-Family (R-1) zone  <b>C. Variance</b> to reduce the front yard setback to 18' in the Standard Single-Family (R-1) zone.</p> <p style="text-align: right;"><b>Continued from August 25, 2005</b></p>	P04-248 Consent	Antonio Ablog, 808-7702  A-C Adopt Notice of Decision and Findings of Fact for Approval
<p><b>5. Claire Court Street Map located 5145 Rio Linda Boulevard</b> Entitlements to subdivide one lot into 12 lots to develop 12 petite homes on 0.66± net acres in the Multi Family (R-2A) zone; APN: 226-0122-021. Council District 2.</p> <p><b>A. Environmental Determination:</b> Exempt, Section 15332;  <b>B. Inclusionary Housing Plan;</b>  <b>C. Tentative Map</b> to subdivide one lot into 12 lots on 0.66± net acres in the Multi-Family (R-2A) zone;  <b>D. Special Permit</b> to develop alternative housing (petite homes) on 0.66± net acres in the Multi-Family (R-2A) zone.</p> <p style="text-align: right;"><b>Continued from August 25, 2005</b></p>	P05-023 Withdrawn	Michael York, 808-5590  Withdrawn by Staff

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
6.	<p><b>7<sup>th</sup> &amp; S Street Townhouses located at 701 S Street.</b>                      Entitlements to subdivide one lot into 10 lots to develop nine townhouse units and one condominium unit on 0.29± net acres in the Residential Mixed Use Special Planning District (RMX-SPD) zone; APN: 009-0063-014. Council District 4.  <b>A. Environmental Determination:</b> Exempt, Section 15332;  <b>B. Tentative Map</b> to subdivide one lot totaling 0.29± net acres into 10 lots in the Residential Mixed Use Special Planning District (RMX-SPD) zone;  <b>D. Special Permit</b> to develop nine (9) townhouse units and one (1) condominium unit on 0.29± net acres in the Residential Mixed Use Special Planning District (RMX-SPD) zone;  <b>E. Variance</b> to waive the parking and maneuvering area shading requirement;  <b>F. 65402 Review</b> – General Plan consistency to abandon a portion of an alley.</p> <p style="text-align: right;"><b>Continued from August 25, 2005</b></p>	P05-026 Consent	Michael York, 808-5590  A-F Adopt Notice of Decision and Findings of Fact for Approval

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p><b>7. Natomas Central, located southwest of the intersection of Del Paso Road and El Centro Road.</b> Entitlements to enable the development of 397.9+/- vacant acres in the Natomas Central Planned Unit Development (PUD), consisting of an active adult community, low and medium density residential, high density residential, a lake/detention basin, private recreation center, three parks, a school site, fire station, and canal/open space. (D1) APN: 225-0080-002, -003, -004, -015 thru -018, -062 &amp; -064.</p> <p><b>A. Environmental Determination:</b> Mitigated Negative Declaration;  <b>B. Mitigation Monitoring Plan;</b>  <b>C. Development Agreement</b> between the City of Sacramento and K. Hovnanian Forecast Homes, Inc.;</p> <p><b>D. Inclusionary Housing Plan; E. General Plan Amendment</b> to redesignate 397.9+/- vacant acres consisting of 244.4+/- acres of Low Density Residential (4-15 du/na), 29.2+/- acres of Medium Density Residential (16-29 du/na), 54.8+/- acres of Parks-Recreation-Open Space, 23.8+/- acres of Public/Quasi-Public Miscellaneous, 40.3+/- acres of Mixed Use, and 5.4+/- acres of Community/Neighborhood Commercial &amp; Office <b>to</b> 233.5+/- acres of Low Density Residential (4-15 du/na), 71.9+/- acres of Medium Density Residential (16-29 du/na), 66.6+/- acres of Parks-Recreation-Open Space, and 25.9+/- acres of Water; <b>F. Community Plan Amendment</b> to redesignate 101.7+/- acres of Low Density Residential (3-10 du/na), 128.4+/- acres of Medium Density Residential (7-21 du/na), 25.8+/- acres of High Density Residential (11-29 du/na), 52.9+/- acres of Parks/Open Space, 5+/- acres of Community Commercial, 33.4+/- acres of Employment Center-50, 2.3+/- acres of Institution, and 19+/- acres of General Public Facilities <b>to</b> 129.9+/- acres of Low Density Residential (3-10 du/na), 110.8+/- acres of Medium Density Residential (7-21 du/na), 29.5+/- acres of High Density Residential (11-29 du/na), 91.6+/- acres of Parks/Open Space, 2+/- acres of Institution, 8.0+/- acres of General Public Facilities, and 25.9+/- acres of major and secondary roadways;</p> <p><b>G. Rezone</b> 397.9+/- vacant acres consisting of 122.3+/- acres of Manufacturing-Industrial Park Planned Unit Development (MIP-PUD), 3.0+/- acres of Shopping Center PUD (SC-PUD), and 272.6+/- acres of Agriculture-Open Space PUD (A-OS-PUD) <b>to</b> 147.3+/- acres of Standard Single Family PUD (R-1-PUD), 93.2+/- acres of Single Family Alternative PUD (R-1A-PUD), 33.6+/- acres of Multi-Family PUD (R-2B-PUD), 38.3+/- acres of Multi-Family PUD (R-3-PUD), and 85.5+/- acres of Agriculture-Open Space PUD (A-OS-PUD); <b>H. Establish PUD Guidelines and Schematic Plan</b> for the 397.9+/- acres to be known as the Natomas Central Planned Unit Development (PUD);</p> <p><b>I. Tentative Master Parcel Map</b> to subdivide 397.9+/- acres into residential, park, open space, and school parcels;</p> <p><b>J. Tentative Map</b> to subdivide 397.9+/- gross acres into 1,693+/- single family lots, four (4) parcels for multi-family development, a 6.0+/- acre park, a 5.0+/- net acre park, an 13.0+/- net acre joint park/school site, a 7.0+/- net acre private recreation center, a 25.9+/- net acre detention basin/lake, a 2.0+/- net acre fire station site, and 27.7+/- acres of open space; <b>K. Special Permit</b> for a gated development; <b>L. Subdivision Modification</b> to create private streets; <b>M. Subdivision Modification</b> to allow alleys in single-family development; <b>N. Subdivision Modification</b> to allow non-standard elbows and non-standard intersection spacing; <b>O. Subdivision Modification</b> to allow residential parcels less than 52' wide in the R-1 zone; <b>P. Subdivision Modification</b> to allow residential corner parcels less than 62' wide in the R-1 zone.</p>	<p>P04-173 Hearing</p>	<p>Stacia Cosgrove, 808-7110</p> <p>A-B, I-P Adopt Notice of Decision and Findings of Facts for Approval</p> <p>C-H Recommend Approval and Forward to City Council</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p><b>8. River Oaks Subdivision, located NWC W. El Camino &amp; Main Drainage Canal.</b> Entitlements to subdivide 80.33± gross acres for residential development in the Single-Family Alternative Planned Unit Development (R-1A-PUD) zone. (District 1) APN: 225-0220-030, -066, -068, -071, -086 thru -089.</p> <p><b>A. Environmental Determination:</b> Environmental Impact Report;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. Community Plan Amendment</b> to redesignate 46.83± acres of Low Density Residential and 33.5± acres of Medium Density Residential (7-15 du/na) to 29.90± acres of Medium Density Residential (7-15 du/na), 27.03± acres of Medium-High Density Residential (11-21 du/na), 17.20± acres Parks/Open Space and 6.2± acres of public streets;</p> <p><b>D. Rezone</b> 13.48± acres of Agriculture (A) zone and 66.85± acres of Agriculture Planned Unit Development (A-PUD) zone to 80.33± acres of Single Family Alternative Planned Unit Development (R-1A-PUD) zone;</p> <p><b>E. PUD Designation, Guidelines and Schematic Plan</b> for 80.33± vacant acres to be known as the River Oaks Planned Unit Development (PUD);</p> <p><b>F. Tentative Map</b> to subdivide 80.33± acres into 640 lots for single-family development, two park lots, one 0.5± net acre private recreation center lot, one 1.4± net acre water quality lot, and landscape lots;</p> <p><b>G. Subdivision Modification</b> to allow alleys in single-family development;</p> <p><b>H. Subdivision Modification</b> to allow non-standard elbows;</p> <p><b>I. Special Permit</b> to construct a private recreation center.</p>	<p>P01-132 Consent</p>	<p>David Hung, 808-5530</p> <p>A-B, F-I Adopt Notice of Decision and Findings of Facts for Approval</p> <p>C-E Recommend Approval and Forward to City Council</p>
<p><b>9. Broadway Chevron located at 1814 Broadway</b> Entitlements to demolish an existing fuel station canopy, fueling stations, and food mart and construct a new fuel station canopy, fueling stations, car wash, and food mart in the General Commercial (C-2) zone. (D4) APN: 010-0212-027</p> <p><b>A.Environmental Determination:</b> Exempt (CEQA Section 15302);</p> <p><b>B.Special Permit</b> to demolish an existing fuel station canopy, fueling stations, and food mart and construct a new fuel station canopy, fueling stations, car wash, and food mart.</p> <p><b>C. Special Permit</b> to allow the sales of beer and wine.</p>	<p>P04-145 Hearing</p>	<p>Heather Forest, 808-5008</p> <p>A-C Adopt Notice of Decision and Findings of Facts for Approval</p>
<p><b>10. Quinta Court Retail located at the southwest corner of Mack Road and Stockton Boulevard</b> Entitlements to allow a drive-through coffee shop within a proposed 4,325± square foot retail building in the General Commercial (C-2) zone. (D8) APN:117-0170-080</p> <p><b>A. Environmental Determination:</b> Exempt (CEQA Section 15332);</p> <p><b>B. Special Permit</b> to construct a new retail building with drive-thru window.</p> <p><b>C. Special Permit</b> to reduce the required onsite parking spaces by thirteen (13) spaces.</p>	<p>P05-047 Consent</p>	<p>Heather Forest, 808-5008</p> <p>A-C Adopt Notice of Decision and Findings of Facts for Approval</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p><b>11. South Land Park Retail Center, located at NW Corner S. Land Park Dr. and Florin Road.</b> Entitlements to construct a new 6,794 square foot retail building in the General Commercial-Review, Executive Airport Overlay-2 (C-2-R){EA-2} zone. (D4), APN: 029-0470-007.</p> <p><b>A. Environmental Determination:</b> Exempt, per CEQA Section 15332 and 15303(c);</p> <p><b>B. Zoning Administrator Plan Review</b> to construct a 6,794 square foot commercial building and required parking spaces on 1.034± vacant acres in the General Commercial-Review, Executive Airport Overlay-2 (C-2R){EA-2} zone.</p>	<p>Z05-068 Continue</p>	<p>Sandra Yope, 808-7158</p> <p>Continue to September 22, 2005 by Staff</p>
<b>12. Citizens Addressing the Planning Commission</b>		
<b>13. Committee Reports By The Planning Commissioners</b>		
<b>14. Questions and Ideas of the Planning Commission</b>		