



CITY OF SACRAMENTO PLANNING COMMISSION

••• REVISED AGENDA •••

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

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

September 22, 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, 3rd Floor, 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, 915 I Street, New City Hall, 3rd 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

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| 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 22, 2005

| AGENDA ITEM | FILE | STAFF RECOMMENDATION |
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| 1. Synopsis of August 11, 2005 Planning Commission Meeting | | Consent |
| 2. Gateway Master Plan | M02-086 | Hearing |
| 3. South Area Community Plan Update. | M04-031 | Hearing |
| 4. Swanston Station Transit Village Plan. | M04-057 | Hearing Hearing |
| 5. Planning Issues Report and Vision Statement & Guiding Principles for General Plan Update. | M05-005 | |
| 6. Northgate Boulevard Streetscape & Land Use Master Plan. | M03-191 | Hearing |
| 7. Broadway Chevron, located at 1814 Broadway | P04-145 | Hearing |
| 8. Prasad Tentative Subdivision Map located at 4511 Austin Street. | P04-207 | Consent |
| 9. Raley Boulevard Trucking Facility, located at 4645 Raley Boulevard. | P04-224 | Continued to October 13, 2005 by Staff |
| 10. South Land Park Retail Center Plan Review, located at NW Corner S. Land Park Dr. and Florin Road. | Z05-068 | Hearing |
| 11. Northview Estates, located at 2300 Northview Drive. | P04-132 | Continue to October 13, 2005 by Staff |
| 12. T.G.I. Friday s & Sonic Restaurants, located southeast of Truxel Road and Gateway Park Boulevard. | P05-022 | Continue to October 13, 2005 by Staff |
| 13. Arrow Warehouse located at 6850 Straus Drive. | P05-039 | Consent |
| 14. Hornet Drive Retail Located at 7915 Folsom Blvd | P05-050 | Hearing |
| 15. Welsh Map Time Extension located on the south side of Pocket Road, east of Greenhaven Drive. | P05-089 | Consent |
| 16. Sacramento Local Conservation Corps Center located at 2708 47th Avenue. | P05-110 | Consent |
| 17. Pilot Professional Building located at the North end of Timberlake Way, East of Bruceville Road | P05-113 | Consent |

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| 18. | Sycamore Park Subdivision Inclusionary Housing Plan Amendment. | P05-139 | Consent |
| 19. | Citizens Addressing the Planning Commission | | |
| 20. | Committee Reports By The Planning Commissioners | | |
| 21.. | Questions and Ideas of the Planning Commission | | |

| | AGENDA ITEM | FILE | STAFF RECOMMENDATION |
|---------------------|--|--------------------|--|
| OLD BUSINESS | | | |
| 1. | Synopsis of July 28, 2005 Planning Commission Meeting | Consent | David Kwong, 808-2691 |
| 2. | Gateway Master Plan. Review and comment Continued from September 15, 2005 | M02-086 Hearing | Brian Abbanat, 808-7584 Review & Comment |
| 3. | South Area Community Plan Update. Project Status Report Continued from September 15, 2005 | M04-031 Hearing | Susanne Cook, 808-5375 Review & Comment |
| 4. | Swanston Station Transit Village Plan. Update of the preparation of the Swanston Station Plan Continued from September 15, 2005 | M04-057 Hearing | Brian Abbanat, 808-7584 Review & Comment |
| 5. | Planning Issues Report and Vision Statement & Guiding Principles for General Plan Update. 1. Issues Report 2. Vision Statement & Guiding Principles Continued from September 15, 2005 | M05-005 Hearing | Desmond Parrington, 808-5044 1. Review & Comment 2. Recommend Approval and Forward to City Council |
| 6. | Northgate Boulevard Streetscape & Land Use Master Plan. Update on a proposed Streetscape & Land Use Master Plan for Northgate Boulevard, between Rosin Court to the North and Garden Highway to the West. | M03-191 Hearing | Susanne Cook, 808-5375 Review & Comment |

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| 7. | <p>Broadway Chevron located at 1814 Broadway 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 A.Environmental Determination: Exempt (CEQA Section 15302); B.Special Permit 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. C. Special Permit to allow the sales of beer and wine.</p> <p style="text-align: center;">Continued from September 8, 2005</p> | P04-145 Hearing | Heather Forest, 808-5008 A-C Adopt Notice of Decision and Findings of Facts for Approval |
| 8. | <p>Prasad Tentative Subdivision Map located at 4511 Austin Street. Entitlements to subdivide 2.61± gross acres into ten (10) residential lots. (D2) APN: 237-0022-024. A. Environmental Determination: Categorical Exemption (Section 15332); B. Rezone 2.61± gross acres from the Agriculture (A) zone to the Standard Single-Family (R-1) zone; C. Tentative Subdivision Map to subdivide 2.61± gross acres into ten (10) parcels; D. Subdivision Modification to create (1) interior lot with less than 52 feet in width and create one (1) corner lot with less than 62 feet in width; E. Subdivision Modification to create two (2) parcels exceeding 160 feet in depth; and F. Subdivision Modification to create three (3) lots with less than 100 feet in depth</p> <p style="text-align: center;">Continued from August 25, 2005</p> | P04-207 Consent | Arwen Wacht, 808-1964 A, C- F Adopt Notice of Decision and Findings of Facts for Approval B Recommend Approval and Forward to City Council |
| 9. | <p>Raley Boulevard Trucking Facility, located at 4645 Raley Boulevard. Entitlements to convert existing buildings into a trucking facility in the M-1S-R zone. The project will utilize the two buildings on the site (1,484 GSF.) for office space with the remainder of the lot for parking, landscaping and storage yard (D2) APN 237-0060-023. A. Environmental Determination: Exempt per CEQA 15322 B. Plan Review to convert existing buildings into a trucking facility C. Variance to reduce the required landscaped setback from 25 feet to 0 feet. D. Variance to waive the required masonry wall E. Variance to waive paving requirements for a portion of the site.</p> <p style="text-align: center;">Continued from August 25, 2005</p> | P04-224 Continue | Mark Kraft, 808-8116 Continue to October 13, 2005 by Staff. |

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| 10. | <p>South Land Park Retail Center Plan Review, located at NW Corner S. Land Park Dr. and Florin Road. 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>A. Environmental Determination: Exempt, per CEQA Section 15332 and 15303(c);</p> <p>B. Zoning Administrator Plan Review 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 style="text-align: center;">Continued from September 8, 2005</p> | Z05-068 Hearing | Sandra Yope, 808-7158 A-B Adopt Notice of Decision and Findings of Facts for Approval |
| 11. | <p>Northview Estates, located at 2300 Northview Drive. Entitlements to subdivide a 0.62± net acre parcel into 13 parcels and to construct 12 single-family attached townhouses in the Multi-Family Review (R-3-R) zone in the South Natomas Community Plan Area. (District 1) APN: 274-0245-001. A. Environmental Determination: Exempt (CEQA Section 15332); B. Community Plan Amendment to redesignate 0.62± net acre of High Density Residential (21-29 du/na) to 0.62± net acre of Medium High Density Residential (11-21 du/na); C. Tentative Map to subdivide a 0.62± net acre parcel into 12 single-family parcels and one common parcel in the Multi-Family Review (R-3-R) zone; D. Special Permit to construct 12 single-family attached townhouses in the Multi-Family Review (R-3-R) zone; E. Plan Review to construct 12 single-family attached townhouses in the Multi-Family Review (R-3-R) zone.</p> | P04-132 Continue | David Hung, 808- Continue to October 13, 2005 by Staff |

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|-----|---|-------------------------|---|
| 12. | <p>T.G.I. Friday s & Sonic Restaurants, located southeast of Truxel Road and Gateway Park Boulevard. Entitlements to subdivide a 3.2± acre parcel into two parcels and to develop a 7,308± square -foot restaurant on parcel A and a drive-thru restaurant on parcel B in the Highway Commercial Planned Unit Development (HC-PUD) zone in the Truxel 3 PUD in the North Natomas Community Plan Area. (D1) APN: 225-0170-043. A. Environmental Determination: Considered the Adopted Negative Declaration as Amended with An Addendum; B. Tentative Parcel Map to subdivide a 3.2± acre parcel into two parcels; C. Special Permit to develop a 7,308± square-foot restaurant in the Highway Commercial Planned Unit Development (HC-PUD) zone; D. Special Permit to develop a fast-food restaurant in the Highway Commercial Planned Unit Development (HC-PUD) zone; E. Special Permit to develop a drive-through service facility in the Highway Commercial Planned Unit Development (HC-PUD) zone.</p> | P05-022 Continu e | David Hung, 808-5530 Continue to October 13, 2005 by Staff |
| 13. | <p>Arrow Warehouse located at 6850 Straus Drive. Entitlements to construct a 13,000 square foot industrial building with enclosed storage yard in the Light Industrial Review (M-1-S-R) Zone. APN: 238-0220-021. Council District 2. A. Environmental Determination: Exempt (CEQA 15332). B. Plan Review to allow the construction of a 13,000 square foot industrial building with enclosed storage yard in the Light Industrial Review (M-1-S-R) Zone</p> | P05-039 Consent | Ellen Marshall, 808-5851 A-B Adopt Notice of Decision and Findings of Facts for Approval |
| 14. | <p>P05-050 Hornet Drive Retail located at 7915 Folsom Boulevard. Entitlements to convert an existing 6,247' office building into four retail uses and add a drive through lane to one of the tenant spaces. The proposal includes locating the parking on the adjacent parcel and establishing a shared parking agreement with the adjacent office building at 7919 Folsom Blvd. APN: 079-0200-053 and 079-0200-054, Council District 6. Entitlements included: A. Environmental Determination: TBD; B. Special Permit for a drive through facility for a 6,247 square foot retail building located on 0.76 net acres within the General Commercial (C-2) zone; C. Special Permit for off-site parking spaces on 3.08 net acres within the General Commercial (C-2) zone.</p> | P05-050 Hearing | Sally Shore, 808-8001 A-C Adopt Notice of Decision and Findings of Facts for Approval |

| | AGENDA ITEM | FILE | STAFF RECOMMENDATION |
|-----|--|--------------------|--|
| 15. | <p>Welsh Map Time Extension located on the south side of Pocket Road, east of Greenhaven Drive. Entitlements to subdivide 2.4+ acres into 15 lots in the Standard Single-Family (R-1) and the Multi-Family (R-2R) Zones on the south Side of Pocket Road east of Greenhaven Road. APN: 031-0480-031, 031-0540-050. Council District 7. A. Environmental Determination: Exempt (CEQA 15332); B. Tentative Map Time Extension for an approved Tentative Map (P00-151) to subdivide 2.4± net acres into 15 single family lots in the Standard Single Family (R-1) and the Multi-Family Review (R-2R) zone; C. Subdivision Modification to create one lot less than 100 feet in depth (lot 10) D. Subdivision Modification to create 2 curves of less than a 250 foot radius on a local residential street; E. Special Permit Time Extension of a previously approved Special Permit (P00-151) to construct a 6590 square foot Halfplex on two parcels totaling 0.41+ acres in the Multi-Family Review (R-2-R) zone.</p> | P05-089 Consent | <p>Antonio Ablog, 808-7702</p> <p>A-D Adopt Notice of Decision and Findings of Facts for Approval</p> |
| 16. | <p>Sacramento Local Conservation Corps Center located at 2708 47th Avenue. Entitlements to convert an existing 11,570 square foot industrial building to offices in the Special Light Industrial Overflight (M-1-S-EA4) Zone located at 2708 47th Avenue. APN: 036-0181-011. Council District 5. A. Environmental Determination: Exempt (CEQA 15301a). B. Special Permit to allow the conversion of a 11,570 square foot industrial building to offices in the Special Light Industrial Overflight (M-1-S-EA4) Zone within a quarter mile of a light rail station. C. Special Permit to waive 11 of the required parking spaces for 11,570 square feet of office space.</p> | P05-110 Consent | <p>Antonio Ablog, 808-7702</p> <p>A-B Adopt Notice of Decision and Findings of Facts for Approval</p> |
| 17. | <p>Pilot Professional Building located at the North end of Timberlake Way, East of Bruceville Road A. Environmental Determination: Exempt (CEQA 15332). B. Schematic Plan Amendment to amend the Methodist Hospital PUD to allow a 19,894 sq foot medical office building; C. Special Permit to develop a 19,894 sq foot medical office building in the Methodist Hospital PUD.</p> | P05-113 Consent | <p>Antonio Ablog, 808-7702</p> <p>A, C Adopt Notice of Decision and Findings of Facts for Approval</p> <p>B Recommend Approval and Forward to City Council</p> |
| 18. | <p>Sycamore Park Subdivision Inclusionary Housing Plan Amendment. Amend the previously adopted Inclusionary Housing Plan for the Sycamore Park Subdivision in the Standard Single Family (R-1) zone; APN: 226-0330-008. Council District 2. A. Inclusionary Housing Plan Amendment.</p> | P05-139 Consent | <p>Michael York, 808-8239</p> <p>A Adopt Notice of Decision and Findings of Facts for Approval</p> |

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| 19. | Citizens Addressing the Planning Commission | | |
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