



CITY OF SACRAMENTO PLANNING COMMISSION

•••REVISED AGENDA•••

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

915 I Street, Historic City Hall – 2nd Floor, Hearing Room

October 13, 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)

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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
October 13, 2005

AGENDA ITEM	FILE	STAFF RECOMMENDATION
1. Synopsis of September 22, 2005 Planning Commission Meeting		Consent
2. Recognition of James Bacchini	N/A	Informational
3. South Land Park Retail Center Plan Review, located at NW Corner S. Land Park Dr. and Florin Road	Z05-068	Hearing
4. Northview Estates, located at 2300 Northview Drive	P04-132	Consent
5. Regent Place, located at 4601 10 th Ave & 3400 Stockton Blvd	P04-176	Hearing
6. Raley Boulevard Trucking Facility, located at 4645 Raley Boulevard	P04-224	Continued to October 27, 2005 by Applicant
7. T.G.I. Friday's & Sonic Restaurants, located southeast of Truxel Road and Gateway Park Boulevard.	P05-022	Hearing
8. Hornet Drive Retail Located at 7915 Folsom Blvd	P05-050	Withdrawn
9. Natomas Central, located SW of Del Paso Road & El Centro Road	P04-173	Hearing
10. Crown Plaza Center East, located SE Corner of Truxel Road & Terracina Drive	P04-178	Consent
11. Socap Lofts Two, located at 1800 7 th Street	P05-065	Continued to October 27, 2005 by Staff
12. Aura, located at 615 Capitol Mall	P05-066	Consent
13. Northview Development, located 2330-2314 Northview Drive and East of Northview Drive	P05-067	Continued to October 27, 2005 by Applicant
14. Carriage Lane III, located at NW of E Commerce & Snowy Egret	P05-079	Consent
15. Dresher Park Way Sub-Division, located at 7190 Dresher Park Way	P05-082	Consent
16. Samuel Merritt College Exit, located at N Gateway Oaks Drive	P05-100	Consent
17. Beazer Homes I.H. Plans, located at various N. Natomas	P05-144	Consent

18.	Broadway Chevron located at 1814 Broadway	P04-145	Hearing
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 September 22, 2005 Planning Commission Meeting	Consent	David Kwong, 808-2691
2.	Recognition of James Bacchini	N/A	David Kwong, 808-2691 Informational
3.	<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 22, 2005</p>	Z05-068 Hearing	Sandra Yope, 808-7158 A-B Adopt Notice of Decision and Findings of Facts for Approval

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>4. 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 re-designate 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 develop an alternative ownership housing type 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> <p style="text-align: right;">Continued from September 22, 2005</p>	<p>P04-132 Consent</p>	<p>David Hung, 808-5530</p> <p>A, C-E Adopt Notice of Decision and Findings of Facts for Approval</p> <p>B Recommend Approval and Forward to City Council</p>
<p>5. Regent Place Located at 4601 10th Avenue (Stockton Boulevard between 9th and 10th). 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. Council District 5. A. Environmental Determination: Mitigated Negative Declaration. B. Mitigation Monitoring Plan C. Special Permit to construct a 107,420 square foot mixed use building (retail, offices, and residential) in the General Commercial (C-2) zone. D. Special Permit to exceed the 35-foot height limit by 20 feet. E. Special Permit to allow off-site parking in the Single-Family Residential (R-1) zone. F. Special Permit to reduce the required parking from 205 spaces to 178 spaces.</p> <p style="text-align: right;">Continued from September 8, 2005</p>	<p>P04-176 Hearing</p>	<p>Antonio Ablog, 808-7702</p> <p>A-E Adopt Notice of Decision and Findings of Fact for Approval</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>6. 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: right;">Continued from August 25, 2005</p>	P04-224 Continued	Mark Kraft, 808-8116 Continued to October 27, 2005 by Applicant
<p>7. T.G.I. Friday's & Sonic Restaurants, located southeast of Truxel Road and Gateway Park Boulevard. Entitlements to subdivide a 3.2± gross acre (2.93± net acre) parcel into two parcels and to develop a 7,308± square-foot sit-down restaurant on a 2.05± net acre parcel and a fast-food restaurant with drive-through service facility on a 0.88± net acre parcel in the Highway Commercial Planned Unit Development (HC-PUD) zone in the Truxel 3 PUD in the North Natomas Community Plan Area. (District 1) 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± gross acre (2.93± net acre) parcel into two parcels in the Highway Commercial Planned Unit Development (HC-PUD) zone; C. Special Permit to develop a 7,308± square-foot sit-down restaurant on a 2.05± net acre parcel in the Highway Commercial Planned Unit Development (HC-PUD) zone; D. Special Permit to develop a fast-food restaurant on a 0.88± net acre parcel in the Highway Commercial Planned Unit Development (HC-PUD) zone; E. Special Permit to develop a drive-through service facility on a 0.88± net acre parcel in the Highway Commercial Planned Unit Development (HC-PUD) zone; F. Special Permit to locate off-site parking for a fast-food restaurant within a 2.05± net acre parcel in the Highway Commercial Planned Unit Development (HC-PUD) zone.</p> <p style="text-align: right;">Continued from September 22, 2005</p>	P05-022 Hearing	David Hung, 808-5530 A-F Adopt Notice of Decision and Findings of Facts for Approval

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
8.	<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> <p style="text-align: center;">Continue from September 22, 2005</p>	<p>P05-050 Withdrawn</p>	<p>Sally Shore, 808-8001 Withdrawn by Applicant</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>9. Natomas Central, located SW of Del Paso Road & El Centro Road. 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 & -064. A. Environmental Determination: Mitigated Negative Declaration; B. Mitigation Monitoring Plan; C. Development Agreement between the City of Sacramento and K. Hovnanian Forecast Homes, Inc., Natomas Investors, LLC, and the Tsakopoulos Family Trust; D. Inclusionary Housing Plan; E. General Plan Amendment 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 & Office to 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; F. Community Plan Amendment 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 to 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; G. Rezone 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) to 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); H. Establish PUD Guidelines and Schematic Plan for the 397.9+/- acres to be known as the Natomas Central Planned Unit Development (PUD); I. Tentative Master Parcel Map to subdivide 397.9+/- acres into residential, park, open space, and school parcels; J. Tentative Map 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; K. Special Permit for a gated development; L. Subdivision Modification to create private streets; M. Subdivision Modification to allow alleys in single-family development; N. Subdivision Modification to allow non-standard elbows and non-standard intersection spacing; O. Subdivision Modification to allow residential parcels less than 52' wide in the R-1 zone; P. Subdivision Modification 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>10. Crown Plaza Center East, located at the southeast corner of Truxel Road and Terracina Drive. Entitlements to subdivide a 2.77± net acre parcel into three parcels for Employment Center Development and a fourth parcel to serve as landscaped open space, and to construct three office buildings totaling 20,123± square feet within the Natomas Crossing Planned Unit Development (PUD) Area #1, in the Employment Center PUD (EC-40-PUD) Zone. APN: 225-0070-106. A. Environmental Determination: Addendum to previous Negative Declaration; B. Mitigation Monitoring Plan; C. Schematic Plan Amendment to depict the proposed project within the Natomas Crossing PUD, Area #1; D. Tentative Map to subdivide 2.77± acres into three parcels for Employment Center development and one parcel to serve as landscaped open space (Lot A); E. Special Permit to construct three (3) office buildings totaling 20,123± square feet and a landscaped open space lot within the Natomas Crossing PUD Area #1, in the Employment Center PUD (EC-40-PUD) zone.</p>	<p>P04-178 Consent</p>	<p>Steve Kowalski, 808-4752</p> <p>A-E Adopt Notice of Decision and Findings of Facts for Approval</p>
<p>11. SoCap Lofts II located at 1800 7th Street. Entitlements to develop 36, three story, ownership housing units in the Residential Mixed Use (RMX) zone, R Street Corridor Special Planning District (D4) APN:009-0061-04,22. A. Environmental Determination: Exempt 15322 B. Tentative Map to subdivide two lots into 36 lots C. Special Permit to develop 36 townhome units</p>	<p>P05-065 Continued</p>	<p>Mark Kraft, 808-8116</p> <p>Continued to October 27, 2005 by Staff</p>
<p>12. Aura, located at 615 Capitol Mall. Entitlements to develop a 507,900± gross square foot, 38 story, 430 foot high building containing 262 residential condominiums and ground floor retail on 0.98±net acres in the Central Business District Special Planning District (C-3-SPD) zone; APN: 006-0151-008. Council District 1. A. Prior Environmental Impact Report and Addendum; B. Tentative Map to designate the parcel for condominium purposes; C. Special Permit to construct 262 condominium units in the Central Business District Special Planning District (C-3-SPD).</p>	<p>P05-066 Consent</p>	<p>Michael York, 808-8239</p> <p>A-C Adopt Notice of Decision and Findings of Facts for Approval</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>13. Northview Development located north of Northfield Drive and east of Northview Drive. Entitlements to allow the development of sixteen (16) single-family detached units in the proposed Single-Family Alternative (R-1A) zone. (D1) APN: 274-0232-013 and -014. A. Environmental Determination: Categorical Exemption; B. General Plan Amendment to re-designate 1.3± acres from Medium Density Residential to Low Density Residential; C. Community Plan Amendment to re-designate 1.3± acres from High Density Residential to Medium Density Residential; D. Rezone of 1.3± acres from the Multi-Family Plan Review (R-3-R) zone to the Single-Family Alternative (R-1A) zone; E. Tentative Subdivision Map to subdivide 1.3± acres into sixteen (16) parcels in the proposed Single-Family Alternative (R-1A) zone; F. Special Permit for alternative housing (sixteen detached single-family residences) on 1.3± acres in the proposed Single-Family Alternative (R-1A) zone; and G. Variance to reduce the required driveway depth from 20 feet to 18 feet.</p>	<p>P05-067 Continued</p>	<p>Arwen Wacht, 808-1964 Continued to October 27, 2005 by Applicant</p>
<p>14. Carriage Lane III located northwest of the future intersection of East Commerce and Snowy Egret. Entitlements to allow the development of a condominium project in Area #3 of the Natomas Crossing Planned Unit Development (D1) APN: 225-1960-015, -016, -017, and -014. A. Environmental Determination: Addendum to a previously adopted Negative Declaration; B. Mitigation Monitoring Plan; C. PUD Schematic Plan Amendment to amend the Natomas Field (Area #3) Planned Unit Development to designate multi-family development on 9± acres; D. Lot Line Adjustment to relocated the common property lines between two parcels totaling 9± acres in the Employment Center Planned Unit Development (EC-50-PUD) zone; E. Tentative Subdivision Map to create one 13.9± acre condominium lot in the Employment Center Planned Unit (EC-50-PUD) zone; and F. PUD Special Permit to develop a 188 unit condominium complex in the Employment Center Planned Unit Development (EC-50-PUD) zone.</p>	<p>P05-079 Consent</p>	<p>Arwen Wacht, 808-1964 A-B, D-F Adopt Notice of Decision and Findings of Facts for Approval C Recommend Approval and Forward to City Council</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>15. Dresher Parkway Tentative Map located at 7190 Dresher Parkway. Entitlements to subdivide 2.3± acres into 14 lots within the Standard Single Family (R-1) zone; APN: 038-0350-006; (D6) A. Environmental Determination: Categorically Exempt 15332; B. Tentative Parcel Map to divide 2.3± acres into 14 parcels in the Standard Single Family (R-1) zone, C. Subdivision Modification allow 3 lots less than 100 feet deep.</p>	<p>P05-082 Consent</p>	<p>Ellen Marshall, 808-5851</p> <p>A-C Adopt Notice of Decision and Findings of Facts for Approval</p>
<p>16. Samuel Merritt College Extension located at 2710-N Gateway Oaks Drive. Entitlements to allow the location of college extension classrooms and office in a 6,100± square feet space within an existing three-story office building in the Office Building Planned Unit Development (OB-PUD) zone in the Metropolitan Center PUD in the South Natomas Community Plan Area. (District 1) APN: 225-0230-077. A. Environmental Determination: Exempt (CEQA Section 15301); B. Special Permit to allow the location of college extension classrooms and office in a 6,100± square feet space within an existing three-story office building in the Office Building Planned Unit Development (OB-PUD) zone in the Metropolitan Center PUD.</p>	<p>P05-100 Consent</p>	<p>David Hung, 808-5530</p> <p>A-B Adopt Notice of Decision and Findings of Facts for Approval</p>
<p>17. Machado Estates and Riverdale North Inclusionary Housing Plan Revisions, Machado Estates subdivision is located at 3600 Airport Road, Riverdale North subdivision is located south of San Juan Road, north of Interstate 80 and west of Interstate 5. Entitlements to revise the Inclusionary Housing Plans approved for the Machado Estates (P04-114) and Riverdale North (P02-138) projects. (D1) APN: 225-0150-023. A. Environmental Determination: Prior Mitigated Negative Declarations for Machado Estates (P04-114) and Riverdale North (P02-138); B. Mitigation Monitoring Plan; C. Inclusionary Housing Plan Revision to revise the Inclusionary Housing Plans approved for the Machado Estates (P04-114) and Riverdale North (P02-138) projects.</p>	<p>P05-144 Consent</p>	<p>Greg Bitter, 808-7816</p> <p>A-C Adopt Notice of Decision and Findings of Facts for Approval</p>

AGENDA ITEM		FILE	STAFF RECOMMENDATION
18.	<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 by Planning Commission from September 8, 2005</p>	P04-145 Hearing	Greg Sandlund, 808-8931 A-C Adopt Notice of Decision and Findings of Facts for Approval
19.	Citizens Addressing the Planning Commission		
20.	Committee Reports By The Planning Commissioners		
21.	Questions and Ideas of the Planning Commission		