



CITY OF SACRAMENTO PLANNING COMMISSION

●●●AGENDA●●●

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

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

October 27, 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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October 27, 2005

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
1.	Synopsis of October 27, 2005 Planning Commission Meeting		Consent
2.	Broadway Chevron located at 1814 Broadway	P04-145	Hearing
3.	Raley Boulevard Trucking Facility, located at 4645 Raley Boulevard	P04-224	Hearing
4.	Socap Lofts Two, located at 1800 7 th Street	P05-065	Consent
5.	Northview Development, located 2330-2314 Northview Drive and East of Northview Drive	P05-067	Consent
6.	Beazer Homes I.H. Plans, located at various N. Natomas	P05-144	Consent
7.	La Fontana at Creekside, located west of La Mancha Way, between Creek Centre and S. Elder Courts	P03-122	Continued to November 10, 2005 by Staff
8.	Morrison Creek Tentative Map, located at Morrison Creek Drive, East of Florin Rd	P04-253	Consent
9.	Danco Rezone, located at Fruitridge Rd & 34 th Street	P05-074	Hearing
10.	M.A.R.R.S., located at 1930 J Street	P05-086	Hearing
11.	440 Bowman Ave Tentative Map	P05-092	Consent
12.	1812 Main Ave Warehouse	P05-107	Consent
13.	Friedman Transit Village, located at 6430 Folsom Blvd	P05-128	Continued to November 10, 2005 by Staff
14.	Aura, located at 615 Capitol Mall	P05-066	Hearing
15.	Traffic Level of Service Policy	M05-045	Review and Comment
16.	Northgate Boulevard Streetscape Master Plan	M03-191	Review and Comment
17.	Citizens Addressing the Planning Commission		
18.	Committee Reports By The Planning Commissioners		

19. 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. 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 style="text-align: right;">Continued from October 13, 2005</p>	P04-145 Hearing	Greg Sandlund, 808-8931 A-C Adopt Notice of Decision and Findings of Facts for Approval
3. 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 style="text-align: right;">Continued from October 13, 2005</p>	P04-224 Hearing	Mark Kraft, 808-8116 A-C Adopt Notice of Decision and Findings of Facts for Approval D Denial

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
4.	<p>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 D. Special Permit to relocate off site parking for an existing office building at 1801 7th Street.</p> <p style="text-align: center;">Continued from October 13, 2005</p>	P05-065 Consent	<p>Mark Kraft, 808-8116</p> <p>A-D Adopt Notice of Decision and Findings of Facts for Approval</p>
5.	<p>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 Multi-Family Plan Review (R-3-R) zone. (D1) APN: 274-0232-013 and -014. A. Environmental Determination: Categorical Exemption (CEQA, Section 15332); B. Tentative Subdivision Map to subdivide 1.3± acres into sixteen (16) parcels in the Multi-Family Plan Review (R-3R) zone; C. Special Permit for alternative housing (sixteen detached single-family residences) on 1.3± acres in the Multi-Family Plan Review (R-3-R) zone; and D. Variance to reduce the required driveway depth from 20 feet to 18 feet.</p> <p style="text-align: center;">Continued from October 13, 2005</p>	P05-067 Consent	<p>Arwen Wacht, 808-1964</p> <p>A-D Adopt Notice of Decision and Findings of Facts for Approval</p>
6.	<p>Beazer Homes I.H. Plans, 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 style="text-align: center;">Continued by Planning Commission from October 13, 2005</p>	P05-144 Consent	<p>Greg Bitter, 808-7816</p> <p>A-C Adopt Notice of Decision and Findings of Facts for Denial</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>7. La Fontana at Creekside, located west of La Mancha Way, between Creek Centre and S. Elder Courts. Entitlements to develop a vacant 3.89± acre site within the Creekside Village PUD with 108 condominium units housed in eight 3-story buildings in the Multi-family Planned Unit Development (R-4-PUD) zone. APN:118-0290-006 (D8); A. Environmental Determination: Categorically Exempt CEQA Section 15332; B. Tentative Map to subdivide ±3.89 vacant acres into one common lot and 108 condominium spaces within the Multi-family Planned Unit Development (R-4-PUD) zone; C. Special Permit to develop 108 alternative ownership housing units within Creekside Village PUD.</p>	<p>P03-122 Continued</p>	<p>Kimberly Kaufmann-Brisby, 808-5590</p> <p>Continued to November 10, 2005 by Staff</p>
<p>8. Morrison Creek Tentative Map, located at Morrison Creek Drive, East of Florin Rd. Entitlements to subdivide a 2.38± acre parcel into seven parcels in the Heavy Industrial Special (M-2S) zone. APN: 064-0020-068 (D6); A. Environmental Determination: Categorically Exempt CEQA Section 15332; B. Tentative Map to subdivide a vacant ±2.38 parcel into seven parcels, one of which is the common area for the remaining six parcels, in the Heavy Industrial Special (M-2S) zone.</p>	<p>P04-253 Consent</p>	<p>Kimberly Kaufmann-Brisby, 808-5590</p> <p>A-B Adopt Notice of Decision and Findings of Facts for Approval</p>
<p>9. Danco Rezone, located at Fruitridge Rd & 34th Street Entitlements to rezone a 2.49± acre parcel from the Standard Single Family (R-1) zone to the General Commercial Review (C-2-R) zone; APN: 022-0221-021 & -033; (D5) A. Environmental Determination: Categorically Exempt 15332; B. Rezone a 2.49± acre parcel from the Standard Single Family (R-1) zone to the General Commercial Review (C-2-R) zone</p>	<p>P05-074 Hearing</p>	<p>Ellen Marshall, 808-5851</p> <p>A-B Adopt Notice of Decision and Findings of Facts for Approval</p>
<p>10. M.A.R.R.S., located at 1930 J Street. Entitlements to convert the former 50,200 square foot Mayflower Building into 28,500± square feet of office, 11,500± square feet of retail, and 10,000± square feet of restaurant space on 0.65± net acres in the Heavy Commercial (C-4) zone. APNs: 007-0083-003 and 007-0085-016, Council District 3. A. Environmental Determination: Exempt, 15301; B. SPECIAL PERMIT to exceed the maximum 25% office use to 50% in the Heavy Commercial (C-4) zone. C. SPECIAL PERMIT to waive parking spaces for restaurant uses with 267± seats, 11,500± square feet of retail space, and 28,500± square feet of office space in the Heavy Commercial (C-4) zone. D. SPECIAL PERMIT to locate parking off-site for commercial uses.</p>	<p>P05-086 Hearing</p>	<p>Lindsey Alagozian, 808-2659</p> <p>A-D Adopt Notice of Decision and Findings of Facts for Approval</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>11. 440 Bowman Ave Tentative Map. Entitlements to subdivide a 0.94± acre parcel into seven parcels in the Standard Single-Family (R-1) zone in the South Natomas Community Plan Area. (District 1) APN: 262-0122-011. A. Environmental Determination: Exempt (CEQA Section 15332); B. Tentative Map to subdivide a 0.94± acre parcel into seven parcels in the Standard Single-Family (R-1) zone; C. Subdivision Modification to allow for non-standard sized lots; D. Variance to allow building permits to be issued for five lots with less than 20 feet of public street or approved private street frontage.</p>	<p>P05-092 Consent</p>	<p>David Hung, 808-5530</p> <p>A-D Adopt Notice of Decision and Findings of Facts for Approval</p>
<p>12. 1812 Main Ave Warehouse Entitlements to develop one lot totaling 1.11± net acres with a 16,800± square foot warehouse in the Light Industrial Review (M-1(S)-R) zone. APN 238-0012-023 (District 2) A.Environmental Determination: Exempt (CEQA SECTION 15332); B. Plan Review to construct a 16,800± square foot warehouse on 1.11± vacant acres Light Industrial Review (M-1(S)-R) zone.</p>	<p>P05-107 Consent</p>	<p>Elise Gumm, 808-1927</p> <p>A-B Adopt Notice of Decision and Findings of Facts for Approval</p>
<p>13. Friedman Transit Village, located at 6430 Folsom Blvd. Entitlements to modify conditions of approval for a 49,252 square foot mixed use development on 2.7 net acres in the residential Mixed Use Transit Village Overlay (RMX-TO) zone. APN: 008-0010-003, Council District 3. A. Environmental Determination: Prior Negative Declaration; B. Special Permit Modification to modify condition of approval relating to the right-of-way dedication for a 49,252 sf mixed use project.</p>	<p>P05-128 Continued</p>	<p>Jeanne Corcoran, 808-5317</p> <p>Continued to November 10, 2005 by Staff</p>
<p>14. 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). Continued from October 13, 2005</p>	<p>P05-066 Hearing</p>	<p>Michael York, 808-8239</p> <p>A-C Adopt Notice of Decision and Findings of Facts for Approval</p>
<p>15. Traffic Level of Service Policy. Review and comment on recommendations to modify the City's transportation impact analysis procedures including the level of service C significance threshold.</p>	<p>M05-045</p>	<p>Fedolia Harris, 808-2296</p> <p>Review and Comment</p>

AGENDA ITEM		FILE	STAFF RECOMMENDATION
16.	Northgate Boulevard Streetscape Master Plan. Update on a proposed Streetscape Master Plan for Northgate Boulevard between Rosin Court to the North and Garden Highway to the West.	M05-191	Susanne Cook, 808-7923 Review and Comment
17.	Citizens Addressing the Planning Commission		
18.	Committee Reports By The Planning Commissioners		
19.	Questions and Ideas of the Planning Commission		