



# CITY OF SACRAMENTO PLANNING COMMISSION

## •••REVISED AGENDA•••

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

915 I Street, Historic City Hall – 2<sup>nd</sup> Floor, Hearing Room

November 10, 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\*\***

Visit us on our Website at [www.cityofsacramento.org](http://www.cityofsacramento.org).

**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
--	--

**SUMMARY OF AGENDA CONTENTS  
 November 10, 2005**

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
1.	Synopsis of October 27, 2005 Planning Commission Meeting		Consent
2.	Quinta Court Retail, located at the southwest corner of Mack Road and Stockton Boulevard	P05-047	Hearing
3.	Broadway Chevron located at 1814 Broadway	P04-145	Consent
4.	Socap Lofts Two, located at 1800 7 <sup>th</sup> Street	P05-065	Consent
5.	La Fontana at Creekside, located west of La Mancha Way, between Creek Centre and S. Elder Courts	P03-122	Consent
6.	Morrison Creek Tentative Map, located at Morrison Creek Drive, East of Florin Rd	P04-253	Consent
7.	Friedman Transit Village, located at 6430 Folsom Blvd	P05-128	Continued by Staff to December 8, 2005
8.	Sutter District Master Plan, located at 2800 K Street	P03-090	Hearing
9.	Hampton Station subdivision, located north of the Meadowview Light Rail Station	P03-109	Hearing
10.	Fell Street Map located on the east side of Fell Street north of Longshore Court	P05-015	Consent
11.	Del Paso Nuevo Phase 4, located Hayes Ave at north of Nuevo Park	P05-083	Consent
12.	Creekside Office Plaza Building A located at 6481 Creek Center Court	P05-118	Consent
13.	Creekside Office Plaza Building B located at 6461 Creek Center Court	P05-119	Consent
14.	Creekside Office Plaza Building C located at 6420 South Elder Court	P05-120	Continued by Staff to January 26, 2006

15.	CADA East End Gateway #3 located southwest corner of 16th and O Street.	P05-151	Review & Comment
16.	CADA East End Gateway #2 located northwest corner of 16th and O Street.	P05-152	Review & Comment
17.	Raley's Parking lot, located at 4800 Freeport.	P05-170	Consent
18.	Sky Park at Natomas Field, located east of East Commerce Way and south of Prosper Way	P05-173	Consent
19.	American River Parkway Plan Update	M03-002	Continued by Staff to November 17, 2005
20.	Sacramento River Corridor Planning Forum	M03-103	Continued by Staff to November 17, 2005
21.	Amendments to the Sacramento City Code related to Heliports	M05-081	Consent
22.	Cancellation of November 24th and December 22nd Planning Commission Meetings		Consent
23.	Citizens Addressing the Planning Commission		
24.	Committee Reports By The Planning Commissioners		
25.	Questions and Ideas of the Planning Commission		

AGENDA ITEM		FILE	STAFF RECOMMENDATION
<b>OLD BUSINESS</b>			
1.	<b>Synopsis of October 27, 2005 Planning Commission Meeting</b>	Consent	David Kwong, 808-2691
2.	<b>Quinta Court Retail located at the southwest corner of Mack Road and Stockton Boulevard.</b> Entitlements to allow a drive-thru coffee shop within a proposed 4,859± square foot retail building located at the southwest corner of Mack Road and Stockton Boulevard, in the General Commercial (C-2) zone. (D8) APN: 117-0170-080 <b>A. Environmental Determination:</b> Exempt (CEQA Section 15332); <b>B. Special Permit</b> to construct a new retail building with drive-thru window. <b>C. Special Permit</b> to reduce the required onsite parking spaces by two (2) spaces. <b>Continued from September 8, 2005</b>	P05-047 Hearing	Greg Sandlund, 808-8931  A-C Adopt Notice of Decision and Findings of Facts for Approval

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>3. <b>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 <b>A. Environmental Determination:</b> Exempt (CEQA Section 15302); <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. <b>C. Special Permit</b> to allow the sales of beer and wine.</p> <p style="text-align: center;"><b>Continued from October 27, 2005</b></p>	P04-145 Consent	Greg Sandlund, 808-8931  A-C Intent Motion to Approve with exception of car wash.
<p>4. <b>SoCap Lofts II located at 1800 7<sup>th</sup> Street.</b> Entitlements to develop 36, three stories, ownership housing units in the Residential Mixed Use (RMX) zone, R Street Corridor Special Planning District (D4) APN:009-0061-04,22. <b>A. Environmental Determination:</b> Exempt 15322 <b>B. Tentative Map</b> to subdivide two lots into 36 lots <b>C. Special Permit</b> to develop 36 townhome units <b>D. Special Permit</b> to relocate off site parking for an existing office building at 1801 7<sup>th</sup> Street.</p> <p style="text-align: center;"><b>Continued from October 27, 2005</b></p>	P05-065 Consent	Mark Kraft, 808-8116  A-D Adopt Notice of Decision and Findings of Facts for Approval
<p>5. <b>La Fontana at Creekside, located west of La Mancha Way, between Creek Centre and S. Elder Courts.</b>                      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); <b>A. Environmental Determination:</b> Categorically Exempt CEQA Section 15332; <b>B. Tentative Map</b> 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; <b>C. Special Permit</b> to develop 108 alternative ownership housing units within Creekside Village PUD.</p> <p style="text-align: center;"><b>Continued from October 27, 2005</b></p>	P03-122 Consent	Kimberly Kaufmann-Brisby, 808-5590  A-C Adopt Notice of Decision and Findings of Facts for Approval
<p>6. <b>Morrison Creek Tentative Map, located at Morrison Creek Drive, East of Florin Rd.</b> Entitlements to subdivide a 2.38+ acre parcel into seven parcels in the Heavy Industrial Special (M-2S) zone. APN: 064-0020-068 (D6); <b>A. Environmental Determination:</b> Categorically Exempt CEQA Section 15332; <b>B. Tentative Map</b> 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 style="text-align: center;"><b>Continued from October 27, 2005</b></p>	P04-253 Consent	Kimberly Kaufmann-Brisby, 808-5590  A-B Adopt Notice of Decision and Findings of Facts for Approval

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p><b>7. Friedman Transit Village, located at 6430 Folsom Blvd.</b>                      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. <b>A. Environmental Determination:</b> Prior Negative Declaration; <b>B. Special Permit Modification</b> to modify condition of approval relating to the right-of-way dedication for a 49,252 sf mixed-use project.</p> <p style="text-align: center;"><b>Continued from October 27, 2005</b></p>	P05-128 Continued	Jeanne Corcoran, 808-5317  Continued by Staff to December 8, 2005
<p><b>8. Sutter District Master Plan, located at 2800 K Street</b>                      Entitlements for the Sutter Medical Center expansion of their medical and support facilities. The expansion will apply to property owned by SMCS throughout the seven-block area adjacent to the existing Sutter General Hospital located at 28th &amp; L Sts. The expansion will address new development (8-story, {one below grade}, 385,400 sf Women's &amp; Children's Hospital; 5-story {one below grade}, 209,781 sf Ambulatory Services/Medical Office Building; 8-story (one level below grade), 1,100 space parking structure and a 32 unit housing project. Construction of a new Women's &amp; Children Hospital, with a 3 story spanning structure connecting the existing and proposed hospital across L Street; Construction of a new medical office building with a spanning structure crossing 28th St to connect the Buhler building and new medical office building. Spanning structures from the parking lot under the freeway to connect the new and proposed hospital. Helistop on the new hospital. Development of an 8 story parking garage (Community Block) and a 32-unit housing project. APNs: 007-0171-002 thru 008, 017; 007-0172-001 thru 005, 016thru019;007-0173-001thru004;APN: 007-0166-017; (D3)  <b>A. Environmental Determination:</b> Environmental Impact Report; <b>B. Mitigation Monitoring Plan;</b> <b>C. General Plan Amendment</b> from High Density Residential to Community Neighborhood Commercial; <b>D. Community Plan Amendments</b> from Residential Office and Multi Family Residential to General Commercial; <b>E. Rezone</b> from Office Building (OB) to General Commercial (C-2); <b>F. Rezone</b> from Residential Office (RO) to General Commercial (C-2); <b>G. Rezone</b> from Multi-Family Residential (R-3A) to General Commercial (C-2); <b>H. Rezone</b> from Multi-Family Residential R-3A to Multi-Family Residential R-4; <b>I. Tentative Map</b> to subdivide 24 parcels 9.6+ acres into 5 parcels; <b>J. Tentative Map</b> to subdivide .74 + acres into 28 lots and 2 garage Lots; <b>K. Major Project Special Permit;</b>  <b>L. Special Permit</b> to allow tandem parking  <b>M. Special Permit</b> for a Helistop; <b>N. Special Permit</b> to allow the development of 32 single family alternative housing units; <b>O. Special Permit</b> to allow height in excess of that allowed in the Alhambra Corridor Special Planning district for the Women's and Children's Hospital; <b>P. Variance</b> to reduce the front yard set back from 10 feet to 0 feet in the Hospital (H) zone; <b>Q. Variance</b> to reduce the front yard setback from 5 feet to 0 feet in the General Commercial (C-2) zone; <b>R. Variance</b> to reduce the street side yard setback from 5 feet to 0 feet in the General Commercial zone; <b>S. Lot line Adjustments</b></p>	P03-090 Hearing	Mark Kraft, 808-8116  A-B, I-O, S Adopt Notice of Decision and Findings of Facts for Approval  C-H, P-R Recommend Approval and Forward to City Council

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>9. <b>Hampton Station subdivision, located north of the Meadowview Light Rail Station.</b> Entitlements to subdivide 39.3+ gross acres into 177 Single Family lots, a 4.24± acre park/detention basin (Lot A), Lot B of 2.6± acres, Lot C of 1.6± acres, Lot D of 1.5± acres, Lot E of 1.5± acres, Lot F of 1± acre, and Lot G of 4.9± acres, and construct 177 single family homes within the Single Family Alternative (R-1A) zone. (D8) APN: 049-0050-023 &amp; 049-0071-003. <b>A. Environmental Determination:</b> Mitigated Negative Declaration; <b>B. Mitigation Monitoring Plan;</b> <b>C. Tentative Map</b> to subdivide 39.3+ gross acres into 177 Single Family lots, a 4.24± acre park/detention basin (Lot A), Lot B of 2.6± acres, Lot C of 1.6± acres, Lot D of 1.5± acres, Lot E of 1.5± acres, Lot F of 1± acre, and Lot G of 4.9± acres, within the R-1A zone; <b>D. Special Permit</b> to construct 177 single family homes within the R-1A zone.</p>	P03-109 Hearing	Ellen Marshall, 808-5851  A-D Adopt Notice of Decision and Findings of Facts for Approval
<p>10. <b>Fell Street Map located on the east side of Fell Street north of Longshore Court.</b> Entitlements to subdivide 1.23± net acres into seven lots to develop six single-family homes and two half-plex units in the Standard Single Family (R-1) zone; APN: 237-0152-011, -013, -032, -033, and -034. Council District 2. <b>A. Environmental Determination:</b> Exempt, Section 15332; <b>B. Tentative Map</b> to subdivide five lots into seven lots (6 single family &amp; 1 half-plex) on 1.23± net acres in the Standard Single Family (R-1) zone.</p>	P05-015 Consent	Michael York, 808-8239  A-B Adopt Notice of Decision and Findings of Facts for Approval
<p>11. <b>Del Paso Nuevo Phase 4, located Hayes Ave at north of Nuevo Park.</b> Entitlements to develop 81 single family detached units on 6.36+/- net acres in the Single Family Alternative Del Paso Nuevo Special Planning District (R-1A-SPD) zone. APN: 250-0140-005, -006, -007, -008, -009, -021, -022, -023, -024, -026, -028, -039, -040, -041, and -042. Council District 2. <b>A. Environmental Determination:</b> Addendum to previous Mitigated Negative Declaration; <b>B. Mitigation Monitoring Plan;</b> <b>C. Zoning Ordinance Amendment</b> to amend text in the Del Paso Nuevo Special Planning District to allow lots less than 4,000 square feet and lots less than 35 feet wide within the Single Family Alternative (R-1A) zone of the Del Paso Nuevo Special Planning District; <b>D. Guideline Amendment</b> to the Del Paso Nuevo Planning District Development Guidelines amending lot widths to allow lots less than 35 feet wide in the Single Family Alternative (R-1A) zone; <b>E. Tentative Map</b> to subdivide 15 lots in 81 single family detached homes on 6.36+/- net acres in the Single Family Alternative Special Planning District (R-1A-SPD) zone; <b>F. Subdivision Modification</b> to create lots without public frontage; <b>G. Special Permit</b> to develop 81 single family detached homes on 6.36+/- net acres in the Single Family Alternative Special Planning District (R-1A-SPD) zone.</p>	P05-083 Consent	Michael York, 808-8239  A, E-G Adopt Notice of Decision and Findings of Facts for Approval  C-D Recommend Approval and Forward to City Council

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p><b>12. Creekside Office Plaza Building A, located at 6481 Creek Center Court.</b> Entitlements to develop a vacant ±0.85 acre site with a 9,350 square foot medical office building in the Creekside Village Planned Unit Development. Assessor's Parcel Number: 118-0290-004; Council District 8.</p> <p><b>A. Environmental Determination:</b> Categorically Exempt;  <b>B. PUD Guidelines Amendment</b> to reduce the front setback in the Creekside Village Planned Unit Development;  <b>C. Plan Review</b> to develop a 9,600 sq. ft. medical office building in the Limited Commercial zone of the Creekside Village Planned Unit Development (C-1-PUD).</p>	<p>P05-118 Consent</p>	<p>Kimberly Kaufmann- Brisby, 808-5590</p> <p>A-C Adopt Notice of Decision and Findings of Facts for Approval</p>
<p><b>13. Creekside Office Building B, located at 6461 Creek Center Court.</b> Entitlements to develop a vacant ±0.93 acre site with a ±15,200 square foot office building in the Creekside Village Planned Unit Development; Assessor's Parcel Number: 118-0290-003; Council District 8.</p> <p><b>A. Environmental Determination:</b> Categorically Exempt;  <b>B. PUD Guidelines Amendment</b> to reduce the front setback in the Creekside Village Planned Unit Development;  <b>C. Plan Review</b> to develop a ±15,200 square foot office building in the Limited Commercial zone of the Creekside Village Planned Unit Development (C-1-PUD).</p>	<p>P05-119 Consent</p>	<p>Kimberly Kaufmann- Brisby, 808-5590</p> <p>A-C Adopt Notice of Decision and Findings of Facts for Approval</p>
<p><b>14. Creekside Office Building C, located at 6420 South Elder Court.</b> Entitlements to develop a vacant ±0.86 acre site with a ±12,000 square foot office building in the Creekside Village Planned Unit Development. Assessor's Parcel Number: 118-0290-001; Council District 8.</p> <p><b>A. Environmental Determination:</b> Categorically Exempt;  <b>B. PUD Guidelines Amendment</b> to reduce the front setback in the Creekside Village Planned Unit Development;  <b>C. Plan Review</b> to develop a ±12,200 square foot office building in the Limited Commercial zone of the Creekside Village Planned Unit Development (C-1-PUD).</p>	<p>P05-120 Continued</p>	<p>Kimberly Kaufmann- Brisby, 808-5590</p> <p>Continued by Staff to January 26, 2006</p>
<p><b>15. CADA East End Gateway #3 located southwest corner of 16th and O Street.</b> Review and Comment Only for CADA to develop a mixed use project on the southwest corner of 16th and O Street. The project consists of 14,505 gsf of retail and 20,930 gsf of residential for a total building area of 35,435 gsf and building height of 4 stories (55'8" to highest point) on .72± acres in the Multifamily (R-5) and General Commercial (C-2) zone.</p>	<p>P05-151</p>	<p>Evan Compton, 808- 5260</p> <p>Review and Comment</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p><b>16. CADA East End Gateway #2 located northwest corner of 16th and O Street.</b> Review and Comment Only for CADA to develop a mixed use project on the northwest corner of 16th and O Street. The project consists of 9,206 gsf of retail, 26,310 gsf of residential, and a total of 3 garages and 6 surface parking spaces, for a total building area of 35,516 gsf and building height of 4 stories (57'6" to highest point) on .44± acres in the Multifamily (R-5) and General Commercial (C-2) zone.</p>	P05-152	Evan Compton, 808-5260  Review and Comment
<p><b>17. Raley's Parking Lot, located at 4800 Freeport.</b> Requesting to construct a new parking lot on the vacant corner of Freeport and Wentworth Avenue. The area abuts the current parking lot for the Raley's shopping center. The proposal is to upgrade the landscaping for the existing parking lot in front of the grocery store and to construct new parking spaces on the corner parcel with less than 50% tree shading.                      Entitlements to establish an offsite parking lot that will not meet the current tree shading and development standards on .28± acres in the General Commercial (C-2 EA4) zone.  <b>A. Environmental Determination:</b> Exempt 15311;  <b>B. Special Permit</b> to establish up to 30 spaces for an offsite parking lot for an existing 78,145 square foot grocery store located on .28± acres in the General Commercial (C-2 EA4) zone. <b>C. Variance</b> to allow the new parking area to have less than the required 50% tree shading standards in the General Commercial (C-2 EA4) zone. <b>D. Variance</b> to allow the parking lot to be constructed with parking stalls crossing property lines in the General Commercial (C-2 EA4) zone.</p>	P05-170 Consent	Evan Compton, 808-5260  A-D Adopt Notice of Decision and Findings of Fact for Approval
<p><b>18. Sky Park at Natomas Field, located east of East Commerce Way and south of Prosper Way.</b> Entitlements to establish a Development Agreement for Sky Park at Natomas Field, located on 14.0± gross acres in the Single-Family Alternative Planned Unit Development (R-1A-PUD) zone. (District 1) APN: 225-0150-015, and a portion of 225-0150-018, -036. <b>A. Environmental Determination:</b> Previously Adopted Negative Declaration; <b>B. Development Agreement</b> between the City of Sacramento and Towne Development of Sacramento.</p>	P05-173 Consent	David Hung, 808-5530  A Adopt Notice of Decision and Findings of Fact for Approval  B Recommend Approval and Forward to City Council
<p><b>19. American River Parkway Plan Update.</b>                      Goals and policy issues related to American River Parkway Plan Update and Integrated Area Planning (IAP) Concept Plan.</p>	M03-002 Continued	Helen Selph, 808-7852  Continued by Staff to November 17, 2005
<p><b>20. Sacramento River Corridor Planning Forum.</b>                      Goals and policy issues related to guidelines of the August 2005 Draft Floodway Management Plan and implementation of the Sacramento Riverfront Master Plan</p>	M03-103 Continued	Helen Selph, 808-7852  Continued by Staff to November 17, 2005

AGENDA ITEM		FILE	STAFF RECOMMENDATION
21.	<b>Amendments to the Sacramento City Code related to Heliports. A. Environmental Determination:</b> Exempt CEQA Section 15061 (b) (3). <b>B. Ordinance</b> Amending Sections 17.16.010, 17.24.030, And 17.24.050 Of Title 17 Of The Sacramento City Code (The Zoning Code) Relating To Heliports. LOCATION: Citywide	M05-081 Consent	Robert Williams, 808-7686  A-B Recommend Approval and Forward to City Council
22.	<b>Cancellation of November 24th and December 22nd Planning Commission Meetings</b>	Consent	David Kwong, 808-2691
23.	<b>Citizens Addressing the Planning Commission</b>		
24.	<b>Committee Reports By The Planning Commissioners</b>		
25.	<b>Questions and Ideas of the Planning Commission</b>		