



CITY OF SACRAMENTO PLANNING COMMISSION

••• SYNOPSIS•••

City Planning Commission will meet *Thursday* at 5:30 p.m.
1231 I Street – First Floor

January 13, 2005
Meeting Coordinator: Gary Lane, 808-5608

NOTICE TO THE PUBLIC

APPEALS on the Planning Commission decision to the City Council must be filed at 1231 I Street, Room 200, 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.

PLANNING COMMISSIONERS

JAMES BACCHINI, CHAIR	JOHN VALENCIA
D.E. "RED" BANES, VICE-CHAIR	BARRY WASSERMAN
JOHN BOYD	DARREL WOO
MICHAEL NOTESTINE	JOSEPH YEE
THERESA TAYLOR-CARROLL	

AGENDA ITEM		FILE	STAFF RECOMMENDATION
OLD BUSINESS			
1.	Synopsis of December 9, 2004 Planning Commission Meeting	Consent	Gary Lane, 808-5608 Approved
NEW BUSINESS			
2.	<p>Morrison Point Unit 2 located at the South side of Morrison Avenue west of McDaniel Circle. Entitlements to subdivide 3.53∇ acres into 25 lots (21 single family & 4 half-plex) to develop 21 single family units and 8 half-plex units in the Standard Single Family (R-1) zone; APN: 250-0026-018. Council District 2.</p> <p>A. Environmental Determination: Negative Declaration; B. Mitigation Monitoring Plan; C. Lot Line Adjustment to adjust the common property between two lots totaling 6.36\pm acres in the Standard Single Family (R-1) zone; D. Tentative Map to subdivide one lot into 25 lots (21 single family lots & 4 half-plex lots) on 3.53∇ acres in the Standard Single Family (R-1) zone; E. Subdivision Modification to allow lots less than 100 feet deep;</p> <p style="text-align: center;">Continued from December 9, 2004</p>	P04-016 Consent	Michael York, 808-8239 A-E Adopted Notice of Decision and Findings of Fact for Approval
3.	<p>Morrison Point Unit 3 located at the South side of Morrison Avenue west of McDaniel Circle. Entitlements to subdivide 1.18∇ net acres into eight lots to develop eight single-family units in the Standard Single Family (R-1) zone; APN: 250-0026-015. Council District 2.</p> <p>A. Environmental Determination: Negative Declaration; B. Mitigation Monitoring Plan; C. Tentative Map to subdivide one lot totaling 1.18∇ net acres into eight lots in the Standard Single Family (R-1) zone; D. Subdivision Modification to develop lots less than 52 feet in width and 100 feet deep.</p>	P04-028 Consent	Michael York, 808-8239 A-D Adopted Notice of Decision and Findings of Fact for Approval

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
4.	<p>Treasure Homes at Willow Creek, located southeast of Orchard Lane and West River Drive. Entitlements to develop a 32-unit medium density cluster residential community on 3.53± acres in the Willow Creek PUD. Council District 1. APN: 274-0440-005.</p> <p>A. Environmental Determination: Negative Declaration; B. Mitigation Monitoring Plan; C. South Natomas Community Plan Amendment to redesignate 3.53± acres of General Public Facilities to Medium Residential (7-15 units per acre); D. Rezone of 3.53± acres of Agriculture Planned Unit Development (A PUD) Zone to Single Family Alternative PUD (R-1A PUD) zone; E. PUD Guidelines Amendment to provide development standards for medium density single-family detached cluster housing products in the Willow Creek PUD; F. PUD Schematic Plan Amendment to identify the residential project on the Willow Creek Schematic Plan; G. Tentative Subdivision Map to subdivide 1 existing parcel into 1 school parcel, 32 residential parcels and 1 common parcel; and H. Special Permit to construct 32 detached cluster residential units.</p>	P04-088 Hearing	<p>Greg Bitter, 808-7816</p> <p>A-B, G, H Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p> <p>C-F Recommended Approval and Forwarded to City Council</p>
5.	<p>Tamaya Restaurant located at 2131 J Street. Entitlements to operate a 60 seat restaurant in an existing building in the General Commercial (C-2) zone. APN:007-0022-013.</p> <p>A. Environmental Determination: Exempt. B. Special permit to locate 13 parking spaces off-site.</p>	P04-100 Consent	<p>Mark Kraft, 808-8116</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p>
6.	<p>Del Paso In-n-Out located at the Southwest Corner of Del Paso Road and East Commerce Way, North Natomas. Entitlement to construct a 3,220±square feet In-n-Out restaurant with drive-through facility in the 1.2±acres Highway Commercial (HC-PUD) zone. APN: <u>225-0070-049</u> (D1) Entitlements include:</p> <p>A. Environmental Determination: Exempt B. Special Permit to allow the construction of a 3,220± square feet restaurant on 1.2±acres Highway Commercial (HC-PUD) zone. C. Special Permit for a drive-through facility located on the 1.2±acres site for a 3,220±sq.ft restaurant.</p>	P04-107 Hearing	<p>Kenny Wan, 808-222</p> <p>Continued by Staff to February 10, 2005</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
7.	<p>88th Street Tentative Map located at the southwest terminus of 88th Street Entitlements to subdivide two lots totaling 9.9± acres into 10 industrial parcels within the Heavy Industrial (M-2S) zone, located at the southwest terminus of 88th Street; APN: 062-0060-072 & -073 (D6)</p> <p>A. Environmental Determination: Negative Declaration; B. Mitigation Monitoring Plan; C. Tentative Map to subdivide two lots totaling 9.9± acres into 10 industrial parcels, in the Heavy Industrial (M-2S) zone.</p>	P04-123 Consent	<p>Heather Forest, 808-5008</p> <p>A-C Adopted Notice of Decision and Findings of Fact for approval with Amended Conditions</p>
8.	<p>West El Camino Condominium located on the south side of West El Camino Avenue and west of Gateway Oaks Drive in the South Natomas Community Plan area. Entitlements to construct an 83-unit condominium and a Club house (totaling 16 buildings) on a 4.92± net acres Multi-Family Planned Unit Development (R-2B-PUD) zone within the Natomas Eastside PUD. APN: 225-1010-005, 006, 007, and portion of 008 (D1)</p> <p>A. Environmental Determination: Negative Declaration. B. Mitigation Monitoring Plan C. General Plan Amendment of 4.92 ± net vacant acres from Community /Neighborhood Commercial Offices designation to Medium Density Residential designation. D. South Natomas Community Plan Amendment to redesignate 4.92± net vacant acres of Community Commercial to Medium High Density Residential within the Natomas Eastside PUD. E. Rezone to redesignate 4.92± net vacant acres of Shopping Center (SC) zone to Multi-Family Planned Unit Development (R-2B-PUD) zone. F. PUD Guideline Amendment to amend and update the Natomas Associates PUD Guidelines. G. PUD Schematic Plan Amendment to depict the existing and proposed development in the Natomas Associates PUD. H. Tentative Parcel Map to merge four lots totaling 4.92± net acres into one for condominium purpose. I. Special Permit Modification to the Natomas Associates shopping center (P87-257) by deleting phase II of the center and modification of the conditions related to phase II of the shopping center. J. Special Permit to construct an 83-unit condominium development with a Club house on 4.92± net acres Multi-Family Planned Unit Development (R-2B-PUD) zone.</p>	P04-129 Consent	<p>Kenny Wan, 808-2222</p> <p>A-B, H-J Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p> <p>C-G Recommended Approval and Forwarded to City Council</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
9.	<p>Paradise Missionary Baptist Church located on the west side of Martin Luther King Boulevard, north of Fruitridge Road (D5) APNs: 022-0290-009, -010, -011, -012, -018, & -019 Entitlements to allow a 37,500 square foot church within the Single Family Alternative (R-1A) and Residential Office (RO) zones;</p> <p>A. Environmental Determination: Categorically Exempt 15332;</p> <p>B. Special Permit to allow a 37,500 square foot church within the Single Family Alternative (R-1A) and Residential Office (RO) zones;</p> <p>C. Variance to increase the maximum allowable height in the R-1A and RO zones from 35 feet to 69 feet, 9 inches; and,</p> <p>D. Parcel Merger to merge six (6) parcels into one parcel totaling 3.87 acres in size.</p>	P03-136 Consent	Ellen Marshall, 808-5851 A-D Adopted Notice of Decision and Findings of Fact for Approval
10.	<p>Beth Estates II Tentative Map located at the southern terminus of Walsh Way. Entitlements to subdivide 1.18± gross acres into 6 lots. APNs: 052-0085-004, 022 (D8);</p> <p>A. Environmental Determination: Exempt ;</p> <p>B. Tentative Map to subdivide 1.18± gross acres into 6 single-family lots in the Standard Single-family (R-1) zone;</p> <p>C. Subdivision Modification to create lots with less than the minimum required width of 52-feet in the Standard Single-family (R-1) zone.</p> <p style="text-align: center;">Continued from December 9, 2004</p>	P04-141 Consent	Kimberly Kaufmann-Brisby, 808-5590 Continued by Staff to February 24, 2005
11.	<p>Jacinto Creek Park Monopole located at the northeast corner of the Jacinto Creek Park. Entitlements to construct a telecommunications facility (new slim line monopole w/antennas) in the Rural Estates 1 unit per 2 acres (RE-1/2) zone of the Jacinto Creek Planning Area (JCPA). (D8); APN: 117-0204-017.</p> <p>A. Environmental Determination: Categorical Exemption 15303;</p> <p>B. Special Permit to construct an 83'± tall telecommunications facility (slim line monopole, antenna arrays and ray dome) in the Rural Estates 1 unit per 2 acres (RE-1/2) zone.</p>	P04-154 Hearing	Kimberly Kaufmann-Brisby, 808-5590 A-B Adopted Notice of Decision and Findings of Fact for Approval

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
12.	<p>Sears Building Rehab located at 1131 K Street. Entitlements to remodel and renovate the existing building at 1131 K Street (AKA Sears Building) adding another floor to the building and providing for ground floor retail/restaurant uses, 2nd floor office n (6480+/- sf) and 23 residential units on the 3rd & 4th floor. A. Environmental Determination: Exempt B. Special Permit to waive 24 required parking spaces.</p>	P04-163 Consent	Mark Kraft, 808-8116 Continued by Staff to January 27, 2005
13.	<p>United Growth Commercial located at the south of the SEC of Norwood Avenue and Jessie Avenue. Entitlements to subdivide one undeveloped lot into two parcels in the General Commercial (C-2) zone and to develop a 5,400 square foot restaurant/ retail building on Parcel A, a 2,500 square foot restaurant on Parcel B, and a drive-thru on each of the parcels; APN: 237-0293-018, Council District 2. A. Environmental Determination: Exempt, Section 15332; B. Tentative Parcel Map to subdivide one parcel totaling 1.23∇ vacant acres into two lots in the General Commercial (C-2) zone; C. Special Permit for a drive thru service facility for a 5,400 square foot building on 0.75∇ net vacant acres Parcel A, in the General Commercial (C-2) zone; D. Special Permit for a drive thru service facility for a 2,500 square foot building on 0.48∇ net vacant acres Parcel B, in the General Commercial (C-2) zone; E. Special Permit for off-site parking for a 2,500 square foot restaurant on Parcel B.</p>	P04-168 Consent	Ted Kozak, 808-1944 A-E Adopted Notice of Decision and Findings of Fact for Approval
14.	<p>Display Way Political Sign located on Display Way, 375 feet north of Taylor Street. Entitlements to construct a 65 foot high political sign with a sign area of 675 square feet on 0.32∇ acres in the Light Industrial Planned Unit Development (M-1-PUD) zone; APN: 250-0450-001. Council District 2. A. Environmental Determination: Exempt, Section 15303; B. Variance to locate an off-site sign within 660 feet of a freeway (Interstate 80) on 0.32∇ acres in the Light Industrial Planned Unit Development; C. Variance to allow a political sign to exceed sign area, and exceed the number of days a sign is permitted prior to an election date on 0.32∇ acres in the Light Industrial Planned Unit Development (M-1-PUD) zone;</p>	P04-180 Hearing	Michael York, 808-8239 Property Owner Rescinded Letter of Agency

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15.	<p>First Church of Christ located 1273 32nd Street. Entitlements to establish a 48 seat church within an existing one story, 4,600⁺ square foot building on 0.26⁺ acres in the Limited Commercial Review Special Planning District (C-1-R-SPD) zone; APN: 007-0191-016. Council District 3.</p> <p>A. Environmental Determination: Exempt, Section 15301; B. Special Permit to establish a 48 seat church in an existing building on 0.26⁺ acres in the Limited Commercial Review Special Planning District (C-1-R-SPD) zone;</p>	P04-190 Consent Hearing	Michael York, 808-8239 A-B Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions
16.	<p>H Street Lofts located at 2020 H Street. Entitlements to develop 8 residential units in the General Commercial-Neighborhood Commercial Overlay (C-2-NC) zone. APN: 007-0015-006.</p> <p>A. Environmental Determination: Exempt. B. Tentative Map to create one condominium lot. C. Special Permit to develop 8 alternative single family homes in the C-2-NC zone.</p>	P04-192 Consent	Mark Kraft, 808-8116 A-C Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions
17.	<p>Del Paso Road PUD Signage Amendment, located south of Del Paso Road, between East Commerce Way and Truxel Road. Entitlements to amend the Del Paso Road Planned Unit Development (PUD) Guidelines related to allowable, attached building signage in the Employment Center (EC) zone. (D1) APN: 225-0070-082 thru -086, -092, -107, -108, -116, -117, and -124.</p> <p>A. Environmental Determination: Prior Negative Declaration; B. PUD Guidelines Amendment to amend the Del Paso Road Planned Unit Development (PUD) Guidelines related to allowable, attached building signage in the Employment Center (EC) zone.</p>	P04-211 Consent	Stacia Cosgrove, 808-7110 A-B Adopted Notice of Decision and Findings of Fact for Approval
18.	<p>North Natomas Community Plan Amendment related to Fisherman's Lake Buffer Width located at the westerly City boundary from Del Paso Road to El Centro Road. Entitlements to amend the North Natomas Community Plan related to the Fisherman's Lake Buffer Width. Council District 1, APN: 225-0080-002, -003, -015, -016, -017, and -018.</p> <p>A. Environmental Determination: Categorical Exemption (Sec. 15307 & 15308) B. North Natomas Community Plan Amendment to modify the width of the Fisherman's Lake buffer.</p>	M04-118 Hearing	Carol Shearly, 808-5893 Continued by Staff to January 27, 2005

AGENDA ITEM		FILE	STAFF RECOMMENDATION
19.	Review of proposed new public elementary school located south of Meadowview, east of Interstate 5 on John Still Drive. Pursuant to Public Resources Code Section 21151.2, Sacramento City Unified School District is requesting Planning Commission review of its proposal to construct a new 30 classroom elementary school on approximately ten acres west of John Still Middle School. (APNs: 052-0010-070). Council District 8.	M04-123 Consent	Ellen Marshall, 808-5851 Report Filed and Accepted
MISCELLANEOUS			
20.	Citizens Addressing the Planning Commission		
21.	Questions and Ideas of the Planning Commission		