



# CITY OF SACRAMENTO PLANNING COMMISSION

## ••• SYNOPSIS•••

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

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January 27, 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 10<sup>th</sup> 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
<b>OLD BUSINESS</b>			
1.	Synopsis of January 13, 2005 Planning Commission Meeting	Consent	Gary Lane, 808-5608  Approved
<b>NEW BUSINESS</b>			
2.	<p><b>Winters Business Park located at the Northwest corner of Rene Street and Winters Street (4217 Winters Street).</b> Entitlements to subdivide 4.57<math>\nabla</math> vacant acres into 13 lots to develop small warehouse buildings in the Light Industrial (M-1) zone. APN: 238-0160-016. Council District 2.</p> <p><b>A. Environmental Determination:</b> Negative Declaration;  <b>B. Mitigation Monitoring Plan;</b>  <b>C. Tentative Map</b> to subdivide one lot into 13 lots (12 buildable lots &amp; 1 common area lot) on 4.57<math>\nabla</math> acres in the Light Industrial (M-1) zone;  <b>D. Special Permit</b> to allow non-residential development of 12 warehouse buildings within the McClellan Heights/Parker Homes Plan Area on 4.57<math>\nabla</math> acres in the Light Industrial (M-1) zone.</p>	P03-152 Consent	Michael York, 808-8239  Continued by Staff to February 10, 2005
3.	<p><b>Kare-4-Kids located southeast of the intersection of East Commerce Way and the southwestern vehicular entrance to Arco Arena.</b> Entitlements to allow the development of a child care center in the Arena Corporate Center Planned Unit Development (D1) APN: 225-0070-100 and -101.</p> <p><b>A. Environmental Determination:</b> Addendum to a Previously Approved Negative Declaration;  <b>B. Mitigation Monitoring Plan;</b>  <b>C. PUD Schematic Plan Amendment</b> to amend the Arena Corporate Center PUD to depict a child care center on 6.3<math>\pm</math> net acres;  <b>D. Lot Merger</b> to merge two vacant parcels into one 6.3<math>\pm</math> net acre parcel in the Employment Center Planned Unit Development (EC-40-PUD) zone;  <b>E. PUD Special Permit</b> to allow the development of a primary use building (child care center) on 6.3<math>\pm</math> net acres in the Employment Center Planned Unit Development (EC-40-PUD) zone in the Arena Corporate Center PUD; and  <b>F. Special Permit</b> to allow a new child care center in the Employment Center Planned Unit Development (EC-40-PUD) zone.</p>	P04-113 Consent	Arwen Wacht, 808-1964  A-F Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
4.	<p><b>Machado Estates, located at 3600 Airport Road.</b> Entitlements to construct 78 alternative single-family residential units on 8.7+/- gross acres in the Single-Family Alternative Planned Unit Development (R-1A-PUD) zone. (D1) APN: 225-0150-023.</p> <p><b>A. Environmental Determination:</b> Mitigated Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. Development Agreement</b> between the City of Sacramento and the Olga W. Machado Revocable Trust;</p> <p><b>D. Inclusionary Housing Plan;</b></p> <p><b>E. Community Plan Amendment</b> to redesignate 8.3 +/- acres of Low Density Residential (3-10 du/na) and 0.4+/- acres of Medium Density Residential (7-21 du/na) to 8.7+/- acres of Medium Density Residential (7-12 du/na);</p> <p><b>F. Rezone</b> 8.7+/- gross acres from Agriculture (A) to 6.3+/- acres of Single Family Alternative Planned Unit Development (R-1A-PUD) and 2.4+/- acres of Single-Family Alternative (R-1A) zone;</p> <p><b>G. PUD Guidelines Amendment</b> to amend the Natomas Crossing Planned Unit Development (PUD) Guidelines to include development standards for Alternative Single Family Development;</p> <p><b>H. PUD Schematic Plan Amendment</b> to amend the Natomas Crossing Planned Unit Development (PUD) Schematic Plan to depict the proposed project;</p> <p><b>I. Tentative Parcel Map</b> to subdivide one 8.7+/- acre parcel into two parcels of 6.3+/- acres and 2.4+/- acres;</p> <p><b>J. Tentative Subdivision Map</b> to subdivide 6.3+/- acres (gross) into 78 parcels in the Single Family Alternative Planned Unit Development (R-1A-PUD) zone;</p> <p><b>K. Special Permit</b> to construct 78 single-family alternative housing units on 6.1+/- net acres in the Single-Family Alternative Planned Unit Development (R-1A-PUD) zone.</p>	P04-114 Consent	<p>Stacia Cosgrove, 808-7110</p> <p>A-B, I-K Adopted Notice of Decision and Findings of Fact for Approval</p> <p>C-H Recommended Approval and Forwarded to City Council</p>
5.	<p><b>Stone Gallery Buildings located at 1273 Santa Ana Avenue.</b> Entitlements to construct two warehouse buildings totaling 25,600 square feet on 1.42 acres in the Light Industrial Review (M-1S-R) zone; APN: 215-0260-029, -030. Council District 2.</p> <p><b>A. Environmental Determination:</b> Exempt, Section 15332;</p> <p><b>B. Lot Line Merger</b> to merge two lots totaling 1.42 acres into one lot in the Light Industrial Review (M-1S-R) zone;</p> <p><b>C. Plan Review</b> of two warehouse buildings (15,600 square feet &amp; 9,000 square feet) totaling 25,600 square feet on 1.42 acres in the Light Industrial Review (M-1S-R) zone.</p>	P04-117 Consent	<p>Michael York, 808-8239</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
6.	<p><b>Fontaine Estates located at 5041 Sully Street and 340 Pinedale Avenue.</b> Entitlements to subdivide two lots into six standard single family lots and a subdivision modification to create one lot greater than 160 feet in depth on 1.28± vacant acres in the Standard Single Family (R-1) zone (D2); APN: 226-0070-037 &amp; -059</p> <p><b>A. Environmental Determination:</b> Categorically Exempt 15332;</p> <p><b>B. Tentative Map</b> to subdivide two lots into six lots;</p> <p><b>C. Subdivision Modification</b> to create one lot greater than 160 feet in depth.</p>	P04-142 Consent	<p>Mark Kraft, 808-8116</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Approval</p>
7.	<p><b>Boulevard Park 3<sup>rd</sup> Unit, located at 714 22<sup>nd</sup> Street.</b> Entitlements to allow the construction of a third residential unit (875 sq ft) above an existing detached garage on the rear and east side yard property lines, on 0.15 +/- developed acres in the Multi-Family Residential (R-3A) zone. APN: 003-0182-008. Council District 3.</p> <p><b>A. Environmental Determination:</b> Exempt, Section 15301(e)(1);</p> <p><b>B. Plan Review</b> to construct a third residential unit (875 sq ft) on 0.15 +/- developed acres in the Multi-Family Residential (R-3A) zone;</p> <p><b>C. Variance</b> to reduce the rear side yard setback to zero on 0.15 +/- developed acres in the Multi-Family Residential (R-3A) zone;</p> <p><b>D. Variance</b> to reduce the interior side yard setback (north) to 1'-1" on 0.15 +/- developed acres in the Multi-Family Residential (R-3A) zone.</p>	P04-149 Consent	<p>Ted Kozak, 808-1944</p> <p>Withdrawn to be Noticed</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
8.	<p><b>East Commerce Office Park, located northeast of Arena Boulevard and East Commerce Boulevard.</b> Entitlements to allow for the development of nine office buildings totaling 96,266± square 7.73± net acres in the Arena Corporate Center PUD. Council District 1. APN: 225-0070-102, 103 &amp; 119.</p> <p><b>A. Environmental Determination:</b> Addendum to the Arena Corporate Center Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. PUD Schematic Plan Amendment</b> to identify the office and retail uses and intensities on the Arena Corporate Center PUD Schematic Plan;</p> <p><b>D. Tentative Map</b> to subdivide 3 parcels into 10 parcels; and</p> <p><b>E. Special Permit</b> for the construction of six single-story office buildings (totaling 44,905± square feet), one two-story office building (18,225± square feet), and two two-story mixed use buildings (each containing 4,800± square feet of retail and 11,768± square feet of office uses for a total of 33,136± square feet of mixed use buildings).</p>	P04-152 Consent	Greg Bitter, 808-7816  Continued by Staff to February 10, 2005
9.	<p><b>Sears Building Rehab located at 1131 K Street.</b> 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 &amp; 4th floor.</p> <p><b>A. Environmental Determination:</b> Exempt</p> <p><b>B. Special Permit</b> to waive 24 required parking spaces.</p> <p><b>C. Variance</b> to reduce required maneuvering depth and parking space depth.</p> <p style="text-align: center;"><b>Continued from January 13, 2005</b></p>	P04-163 Consent	Mark Kraft, 808-8116  A-C Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions
10.	<p><b>Penske, located at 53 Morrison Avenue.</b> Entitlements to construct an 18,596+/- square foot warehouse truck rental facility and offices, and to merge three parcels into two lots. Located on 10.6 +/- net acres in the Light Industrial Labor Intensive Planned Unit Development (M-1-S-R-LI-PUD) zone. (D2) APN: 250-0351-016, -017, -018.</p> <p><b>A. Environmental Determination:</b> Exempt, Section 15322;</p> <p><b>B. Special Permit</b> to construct an 18,596 +/- square foot building in the Light Industrial Labor Intensive Planned Unit Development (M-1-S-R-LI-PUD) zone (Norwood West PUD);</p> <p><b>C. Lot Line Adjustment</b> to merge three parcels into two;</p> <p><b>D. 65402 Review</b> to abandon the 58-foot Irrevocable Offer of Dedication (I.O.D.) and the 12.5-foot Public Utility Easements (P.U.E).</p>	P04-193 Consent	Ted Kozak, 808-1944  Continued by Staff to February 10, 2005

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
11.	<p><b>Pinell Street Map located at 4300 Pinell Street.</b>                      Entitlements to subdivide two lots totaling 4.26<math>\nabla</math> acres into 13 lots (12 buildable lots &amp; 1 common area lot) to develop 12 warehouse buildings in the Light Industrial (M-1) zone. APN: 238-0130-001, -002. Council District 2.</p> <p><b>A. Environmental Determination:</b> Exempt, Section 15332;  <b>B. Tentative Map</b> to subdivide two lots totaling 4.26<math>\nabla</math> acres into 13 lots (12 buildable lots &amp; 1 common area lot) in the Light Industrial (M-1) zone;</p>	P04-195 Consent	Michael York, 808-8239  A-B Adopted Notice of Decision and Findings of Fact for Approval
12.	<p><b>Park Place Condominiums Vehicular Gates (2001 Club Center Drive).</b> Entitlements to install gates at private vehicular entrances at a condominium development in the Multi-Family Planned Unit Development (R-3-PUD) zone at Northpointe Park Planned Unit Development in the North Natomas Community Plan Area. (D1) APN: 201-0540-001.</p> <p><b>A. Environmental Determination:</b> Previously Adopted Negative Declaration;  <b>B. Special Permit</b> to install gates at private vehicular entrances at a condominium development in the Multi-Family Planned Unit Development (R-3-PUD) zone.</p>	P04-205 Hearing	David Hung, 808-5530  A-B Adopted Notice of Decision and Findings of Fact for Denial
13.	<p><b>Massie and Company Tentative Map located at the Southwest corner of Elder Creek Road and Florin-Perkins Road.</b> Entitlements subdivide 7.4<math>\pm</math> acres into 8 lots within the Heavy Industrial (M-2S) zone;</p> <p><b>A. Environmental Determination:</b> Exempt (15061(b)(3))  <b>B. Tentative Parcel Map</b> to subdivide 7.4<math>\pm</math> acres into 8 lots within the Heavy Industrial (M-2S) zone.</p>	P04-213 Consent	Ellen Marshall, 808-5851  Continued by Staff to February 10, 2005
14.	<p><b>Marilyn's on K Street located at 1107 9<sup>th</sup> Street.</b>                      Entitlements to operate a bar in the Central Business District (C-3) zone (D1); APN: 066-0102-001 &amp; -002</p> <p><b>A. Environmental Determination:</b> Categorically Exempt 15332;  <b>B. Special Permit</b> to operate a bar in the Central Business District (C-3) zone;  <b>C. Parcel Merger</b> to merge two parcels into one parcel totaling 12,800 sq.ft.</p>	P04-238 Consent	Ellen Marshall, 808-5851  Continued by Staff to February 10, 2005

AGENDA ITEM		FILE	STAFF RECOMMENDATION
15.	<p><b>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.</b>                      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><b>A. Environmental Determination: Categorical Exemption (Sec. 15307 &amp; 15308)</b>  <b>B. North Natomas Community Plan Amendment to modify the width of the Fisherman's Lake buffer.</b>                      Continued from January 13, 2005</p>	M04-118 Hearing	<p>Carol Shearly, 808-5893</p> <p>Continued by Staff to February 10, 2005</p>
16.	Traffic Analysis for Curtis Park Village	P04-109 Hearing	<p>Lezley Buford, 808-5935</p> <p>Continued by Staff to February 10, 2005</p>
<b>MISCELLANEOUS</b>			
17.	Citizens Addressing the Planning Commission		
18.	Questions and Ideas of the Planning Commission		