



CITY OF SACRAMENTO PLANNING COMMISSION

••• SYNOPSIS•••

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

FEBRUARY 10, 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 January 27, 2005 Planning Commission Meeting	Consent	Gary Lane, 808-5608 Approved
NEW BUSINESS			
2.	<p>Strawberry Field, located South of Arena Boulevard, west of Airport Road at Endeavor Way. Entitlements to develop 145 alternative single-family residential units on 14.0+/- gross acres in the Single-Family Alternative Planned Unit Development (R-1A-PUD) zone.</p> <p>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Development Agreement between the City of Sacramento and Towne Development of Sacramento;</p> <p>D. Inclusionary Housing Plan;</p> <p>E. General Plan Amendment to redesignate 3.8+/- acres of Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na);</p> <p>F. Community Plan Amendment to redesignate 3.9+/- acres of High Density Residential (11-29 du/na) and 2.9+/- acres of Low Density Residential (3-10 du/na) to Medium Density Residential (7-21 du/na);</p> <p>G. Rezone 5.9+/- gross acres of Manufacturing, Research and Development (MRD-20), 7.6+/- gross acres of Multi-Family Alternative (R-2A), and 0.5+/- gross acres of R-2B to 14.0+/- gross acres of R-1A-PUD;</p> <p>H. PUD Guidelines Amendment to amend the Natomas Crossing Planned Unit Development (PUD) Guidelines to include development standards for Alternative Single-Family Residential;</p> <p>I. PUD Schematic Plan Amendment to amend the Natomas Crossing Planned Unit Development (PUD) Schematic Plan to depict the proposed project;</p> <p>J. Lot Line Adjustment to relocate the common property line between two parcels;</p> <p>K. Tentative Map to subdivide 14.0+/- gross acres into 134 parcels and to establish lots for condominium purposes in the Single Family Alternative Planned Unit Development (R-1A-PUD) zone;</p> <p>L. Special Permit to construct 145 single-family alternative housing units and condominium units in the Single Family Alternative Planned Unit Development (R-1A-PUD) zone in the Natomas Crossing PUD.</p>	P03-134 Consent	<p>Stacia Cosgrove, 808-7110</p> <p>A-B, J-L Adopted Notice of Decision and Findings of Fact for Approval</p> <p>C-I Recommended Approval and Forwarded to City Council</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
3.	<p>Winters Business Park located at the Northwest corner of Rene Street and Winters Street (4217 Winters Street). Entitlements to subdivide 4.57∇ 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>A. Environmental Determination: Negative Declaration; B. Mitigation Monitoring Plan; C. Tentative Map to subdivide one lot into 13 lots (12 buildable lots & 1 common area lot) on 4.57∇ acres in the Light Industrial (M-1) zone; D. Special Permit to allow non-residential development of 12 warehouse buildings within the McClellan Heights/Parker Homes Plan Area on 4.57∇ acres in the Light Industrial (M-1) zone.</p> <p style="text-align: center;">Continued from January 27, 2005</p>	P03-152 Consent	Michael York, 808-8239 Continued by Staff to February 24, 2005
4.	<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\pmsquare feet In-n-Out restaurant with drive-through facility in the 1.2\pmacres 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\pm square feet restaurant on 1.2\pmacres Highway Commercial (HC-PUD) zone. C. Special Permit for a drive-through facility located on the 1.2\pmacres site for a 3,220\pmsq.ft restaurant.</p> <p style="text-align: center;">Continued from December 9, 2004</p>	P04-107 Hearing	Kenny Wan, 808-222 Project Denied
5.	<p>East Commerce Office Park, located northeast of Arena Boulevard and East Commerce Boulevard. Entitlements to allow for the development of nine office buildings totaling 96,266\pm square 7.73\pm net acres in the Arena Corporate Center PUD. Council District 1. APN: 225-0070-102, 103 & 119.</p> <p>A. Environmental Determination: Addendum to the Arena Corporate Center Negative Declaration; B. Mitigation Monitoring Plan; C. PUD Schematic Plan Amendment to identify the office and retail uses and intensities on the Arena Corporate Center PUD Schematic Plan; D. Tentative Map to subdivide 3 parcels into 10 parcels; and E. Special Permit for the construction of six single-story office buildings (totaling 44,905\pm square feet), one two-story office building (18,225\pm square feet), and two two-story mixed use buildings (each containing 4,800\pm square feet of retail and 11,768\pm square feet of office uses for a total of 33,136\pm square feet of mixed use buildings).</p> <p style="text-align: center;">Continued from January 27, 2005</p>	P04-152 Consent	Greg Bitter, 808-7816 Continued by Staff to February 24, 2005

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
6.	<p>Promenade T-Mobile Wireless Facility located at 7465 Rush River Drive. Entitlements to allow the construction of a T-Mobile Wireless facility and monopole with 3 panel antenna in the Shopping Center Review (SC-R) zone; (D7; APN: 031-0900-061)</p> <p>A. Environmental Determination: Exempt 15301;</p> <p>B. Special Permit to allow the construction of a T-Mobile Wireless facility and 52 foot monopole with 3 panel antenna in the Shopping Center Review (SC-R) zone.</p>	P04-170 Hearing	<p>Ellen Marshall, 808-5851</p> <p>Continued by Planning Commission to March 10, 2005</p>
7.	<p>Marconi Residences located 1924 & 1926 Marconi Avenue. Entitlements to develop two single family residences on two lots in the General Commercial (C-2) zone; APN: 266-0153-027, -028. Council District 3.</p> <p>A. Environmental Determination: Exempt, Section 15303;</p> <p>B. Special Permit to develop two single family residences on two lots totaling 0.34∇ acres in the General Commercial (C-2) zone.</p>	P04-172 Hearing	<p>Michael York, 808-8239</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p>
8.	<p>Wolf Ranch Condos located at the Southwest corner of Jacinto Road and Bruceville Road. Entitlements to construct a condominium complex totaling 160 units with clubhouse on 8.82\pm acres in Multi-Family PUD (R-2R-PUD) zone, (D8) APN: 117-0140-030.</p> <p>A. Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Special Permit for a condominium development within the R-2B-PUD zone,</p> <p>D. Tentative Map to create a condominium lots for the 160 units within the R-2B-PUD zone,</p> <p>E. Special Permit to allow for a gated development within the R-2B-PUD zone.</p>	P04-174 Hearing	<p>Ellen Marshall, 808-5851</p> <p>Continued by Planning Commission to March 10, 2005</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
9.	<p>Penske, located at 53 Morrison Avenue. 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>A. Environmental Determination: Exempt, Section 15322; B. 65402 Review to abandon the 58-foot Irrevocable Offer of Dedication (I.O.D.) and the 12.5-foot Public Utility Easements (P.U.E). C. Lot Line Adjustment to merge three parcels into two; D. Special Permit 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 style="text-align: center;">Continued from January 27, 2005</p>	P04-193 Consent	Ted Kozak, 808-1944 A-D Adopted Notice of Decision and Findings of Fact for Approval
10.	<p>SGI-USA at 1812 Tribute Road. Entitlements to convert 4,995 sf of an existing 20,000 sf warehouse building to a church facility on 10.3+/- developed acres, in the Light Industrial Review Point West Planned Unit Development (M-1S R PUD) (D3) APN: 277-0282-005</p> <p>A. Environmental Determination: Categorically Exempt 15301; B. Special Permit to operate a church in the Light Industrial M-1S-PUD zone.</p>	P04-201 Consent	Mark Kraft, 808-8116 A-B Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions
11.	<p>36th Street Parcel Map and Homes located at 4116 36th Street Entitlements to subdivide 0.27± acres into two single family parcels, one of which would contain an existing 868 square foot single family residence; construct a 1,400 square foot single family residence on the second parcel, and construct an 850 square foot second residential unit on each parcel within the Standard Single Family (R-1) zone. (D5) APN: 020-0122-074</p> <p>A. Environmental Determination: Exempt (CEQA Section 15332); B. Parcel Map to subdivide 0.27± acres into two single family residential lots; C. Subdivision Modification to create two lots of non-standard width; and D. Special Permit to allow the construction of an 850 square foot second residential unit on each lot.</p>	P04-220 Consent	Heather Forest, 808-5008 A-D Adopted Notice of Decision and Findings of fact for Approval

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
12.	<p>3000 St. Joseph's Drive located at 3000 St. Joseph's Drive. Entitlements to rezone a parcel from the General Commercial Review (C-2-R) zone to the Standard Single Family (R-1) zone (D5); APN: 019-0221-038</p> <p>A. Environmental Determination: Categorically Exempt 15303;</p> <p>B. Rezone a parcel from the General Commercial Review (C-2-R) zone to the Standard Single Family (R-1) zone</p>	P04-242 Consent	<p>Ellen Marshall, 808-5851</p> <p>A-B Recommended Approval and Forwarded to City Council</p>
13.	<p>Massie and Company Tentative Map located at the Southwest corner of Elder Creek Road and Florin-Perkins Road. Entitlements subdivide 7.4± acres into 8 lots within the Heavy Industrial (M-2S) zone;</p> <p>A. Environmental Determination: Exempt (15061(b)(3))</p> <p>B. Tentative Parcel Map to subdivide 7.4± acres into 8 lots within the Heavy Industrial (M-2S) zone.</p> <p style="text-align: center;">Continued from January 27, 2005</p>	P04-213 Consent	<p>Ellen Marshall, 808-5851</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p>
14.	<p>Marilyn's on K Street located at 1107 9th Street. Entitlements to operate a bar in the Central Business District (C-3) zone (D1); APN: 066-0102-001 & -002</p> <p>A. Environmental Determination: Categorically Exempt 15332;</p> <p>B. Special Permit to operate a bar in the Central Business District (C-3) zone;</p> <p>C. Parcel Merger to merge two parcels into one parcel totaling 12,800 sq.ft.</p> <p style="text-align: center;">Continued from January 27, 2005</p>	P04-238 Consent	<p>Ellen Marshall, 808-5851</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Approval</p>
15.	<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)</p> <p>B. North Natomas Community Plan Amendment to modify the width of the Fisherman's Lake buffer.</p> <p style="text-align: center;">Continued from January 27, 2005</p>	M04-118 Hearing	<p>Carol Shearly, 808-5893</p> <p>Continued by Staff to February 27, 2005</p>
16.	<p>Traffic Analysis for Curtis Park Village</p> <p style="text-align: center;">Continued from January 27, 2005</p>	P04-109 Hearing	<p>Lezley Buford, 808-5935</p> <p>Continued by Staff to February 27, 2005</p>
17.	<p>Planning Commission Election</p>		<p>Gary Lane, 808-5608</p> <p>Theresa Taylor-Carroll is Chair, D.E. "Red" Banes in Vice Chair</p>

AGENDA ITEM		FILE	STAFF RECOMMENDATION
MISCELLANEOUS			
18.	Citizens Addressing the Planning Commission		
19.	Questions and Ideas of the Planning Commission		