



CITY OF SACRAMENTO PLANNING COMMISSION

●●● SYNOPSIS●●●

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

FEBRUARY 24, 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

THERESA TAYLOR-CARROLL, CHAIR D.E. "RED" BANES, VICE-CHAIR JAMES BACCHINI JOHN BOYD MICHAEL NOTESTINE	JOHN VALENCIA BARRY WASSERMAN DARREL WOO JOSEPH YEE
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	AGENDA ITEM	FILE	STAFF RECOMMENDATION
OLD BUSINESS			
1.	Synopsis of February 10, 2005 Planning Commission Meeting	Consent	Gary Lane, 808-5608 Approved
NEW BUSINESS			
2.	<p>Dry Creek Pointe located at 4251 Dry Creek Road. Entitlements to subdivide a 4.92 +/- net acre parcel into 26 residential parcels in the Standard Single Family (R-1) zone. (D2) APN: 237-0140-019, -20 and portions of -021 and -022.</p> <p>A. Environmental Determination: Exempt, as per infill Section 15332;</p> <p>B. Inclusionary Housing Plan;</p> <p>C. Lot Line Adjustment to adjust the property lines of APN: 237-0140-020, -021 & -022, in the Standard Single Family (R-1) zone;</p> <p>D. Tentative Map to subdivide a 4.92 +/- net acre parcel into 26 residential lots (23 single family lots and 3 halfplex lots) in the Standard Single Family (R-1) zone;</p> <p>E. Subdivision Modification to reduce the lot depth for parcels 5-8 and 11-25 in the Standard Single Family (R-1) zone;</p> <p>F. Subdivision Modification to reduce the lot width for parcels 1-4, 6,7,11-13, 16, 17, 20, and 21 in the Standard Single Family (R-1) zone;</p> <p>G. Subdivision Modification to reduce the minimum lot area for parcels 1-4, 6,7,11-13, 16-21 in the Standard Single Family (R-1) zone.</p>	P02-047 Consent	Ted Kozak, 808-1944 A-G Adopted Notice of Decision and Findings of Fact for Approval
3.	<p>Florin Road KFC located at the southeast corner of Florin road and Munson Way. ENTITLEMENTS to construct and operate a 3490 square foot, 80 seat KFC/A&W restaurant with drive-thru service on 0.73 gross acres in the General Commercial (C-2) zone at the southeast corner if Florin Road and Munson Way. APN: 049-0370-002. Council District 8.</p> <p>A. Environmental Determination: Negative Declaration</p> <p>B. Special Permit to construct and operate a 3490 square foot, 80 seat restaurant with drive-thru service in the General Commercial (C-2) zone.</p>	P03-010 Consent	Antonio Ablog, 808-7702 Continued by Staff to March 10, 2005

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4.	<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. E. Variance to waive the masonry wall requirement for non-residential use adjacent to a residential use or zone.</p> <p style="text-align: center;">Continued from February 10, 2005</p>	P03-152 Consent	Michael York, 808-8239 A-E Adopted Notice of Decision and Findings of Fact for Approval
5.	<p>Traffic Analysis for Curtis Park Village</p> <p style="text-align: center;">Continued from January 27, 2005</p>	P04-109 Hearing	Lezley Buford, 808-5935 Information Given
6.	<p>Ascot Ave. Auto Repair located at 1500 Ascot Ave, North Sacramento. Entitle to construct a 4,500 sq. ft. auto repair service facility on 2.5± acres in the light industrial setback review ascot overlay (M-1SR AOL) zone. APN: 215-0230-056 (D2) Entitlements include:</p> <p>A. Environmental Determination: Negative Declaration; B. Mitigation Monitoring Plan; C. Special Permit to construct a 4,500 sq.ft auto sale and repair facility on 2.5± acres in the light industrial setback review ascot overlay (M-1SR AOL) zone within the North Sacramento Community Plan area.</p> <p style="text-align: center;">Continued from December 9, 2004</p>	P04-110 Consent	Kenny Wan, 808-2222 Continued by Staff to a Date to be Determined

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
7.	<p>Sheldon Farms Rezone and Tentative Map located on the northwest corner of the intersection at Sheldon and Lewis Stein roads. Entitlements to develop a 19.5± acre site in the Rural Estates-One Residential Unit per Four Acres (RE ¼) zone of the Jacinto Creek Planning Area (JCPA) within the South Sacramento Community Plan area. APNs: 117-0212-006 & 007 (D8).</p> <p>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Inclusionary Housing Plan;</p> <p>D. Rezone of 19.5± acres from the Rural Estates- One Residential Unit per Four Acres (RE ¼) to the Standard Single-family Review (R-1-R) zone;</p> <p>E. Tentative Map to subdivide two parcels totaling 19.5± acres into 103 lots in the Standard Single-family Review (R-1-R) zone of the Jacinto Creek Planning Area (JCPA);</p> <p>F Plan Review of a 103 single-family home subdivision in the Standard Single-family Review (R-1R) zone of the Jacinto Creek Planning Area within the South Sacramento Community Plan area.</p> <p>G. Subdivision Modification to create lots which deviate from standard single-family residential lot width requirements;</p>	P04-118 Consent	<p>Kimberly Kaufmann-Brisby 808-5590</p> <p>A-C, E-G Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p> <p>D Recommend Approval and Forwarded to City Council</p>
8.	<p>Liberty Lane located at the northwest corner of Mack Road and Deer Creek Drive. Entitlements to develop 74 detached single-family homes on 8.33 gross acres in the Multi-Family (R-2A-R) Zone at the northwest corner of Mack road and Deer Creek drive.</p> <p>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Special Permit to develop 74 detached single-family homes on 8.33 gross acres;</p> <p>D. Tentative Map to subdivide 8.33 gross acres into 74 single-family lots in the Multi-Family (R-2A-R) Zone;</p> <p>E. Lot line adjustment to adjust the property boundaries of two lots zoned Single-Family Residential (R-1) totalling 0.29 gross acres;</p> <p>F. Subdivision Modification to allow a non-standard street intersection.</p>	P04-120 Consent	<p>Antonio Ablog, 808-7702</p> <p>A-F Adopted Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
9.	<p>Country Side Cluster Housing at the southeast corner of Florin Road and Country Place. Entitlements to develop 12 single-family detached cluster homes totalling 25,779 square feet on 1.155± gross acres in the Multi-Family Alternative (R-2A) zone at the at the southeast corner of Florin Road and Country Place. Council District 7. APN: 030-0730-003</p> <p>A. Environmental Determination: Exempt (CEQA 15332).</p> <p>B. General Plan Amendment to redesignate 1.155± gross acres <i>from</i> Public/Quasi-Public <i>to</i> Low Density Residential.</p> <p>C. Community Plan Amendment to redesignate 1.155± gross acres <i>from</i> institutional <i>to</i> Residential (7-17 du/na)</p> <p>D. Tentative map to subdivide 1.155± gross acres into 12 lots and two private drives for the development of cluster homes</p> <p>E. Subdivision Modification to create 14 lots deveiating from the standard dimension and area requirements</p> <p>F. Special Permit to construct 12 cluster homes totalling 25,779 square feet on 1.155± acres in the Multi-Family Alternative (R-2A) zone.</p>	P04-139 Consent Hearing	Antonio Ablog, 808-7702 A, D-F Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions B-C Recommended Approval and Forwarded to City Council
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 March 10, 2005
11.	<p>Mack Road Mini Storage located at 5701 Mack Road. Entitlements to develop a 79,919 square foot mini storage on 7.52± gross acres in the General Commercial Review (C-2-R) Zone at 5701 Mack Road. APN: 118-0111-62, 063, 064, 065. Council District 8.</p> <p>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan</p> <p>C. Special Permit to construct a 79,919 square foot mini storage with 137 RV parking spaces in the General Commercial Review (C-2-R) Zone;</p> <p>D. Parcel Merger to merge 4 lots totalling 7.52± gross acres into 2 lots.</p>	P04-146 Consent	Antonio Ablog, 808-7702 Continued by Staff to March 10, 2005

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
12.	<p>Boulevard Park 3rd Unit, located at 714 22nd Street. Entitlements to allow the construction of a third residential unit 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>A. Environmental Determination: Exempt, Section 15301(e)(1);</p> <p>B. Plan Review to construct a third residential unit (875 sq ft) on 0.15 +/- developed acres in the Multi-Family Residential (R-3A) zone;</p> <p>C. Variance to reduce the rear side yard setback to zero on 0.15 +/- developed acres in the Multi-Family Residential (R-3A) zone;</p> <p>D. Variance 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	Ted Kozak, 808-1944 A-D Adopted Notice of Decision and Findings of Fact for Approval
13.	<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± square 7.73± 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;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. PUD Schematic Plan Amendment to identify the office and retail uses and intensities on the Arena Corporate Center PUD Schematic Plan;</p> <p>D. Tentative Map to subdivide 3 parcels into 10 parcels; and</p> <p>E. Special Permit 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> <p style="text-align: center;">Continued from January 27, 2005</p>	P04-152 Consent	Greg Bitter, 808-7816 A-E Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
14.	<p>Monier-Sacramento at 1730 27th Street. Entitlements to subdivide 0.6+/- vacant acres (4 lots) into 9 lots in the Residential Mixed Use- R Street Corridor Special Planning District (RMX- SPD) zone. (D3) APNs:007-0336-011,012,013,014.</p> <p>A. Environmental Determination: Exempt (CEQA Section 15332)</p> <p>B. Tentative Map to subdivide four lots into nine lots.</p> <p>C.Special Permit to develop 8 alternative single family homes.</p> <p>D. Special Permit to develop over 20 units.</p> <p>E. Variance to provide driveways less than 18 feet in length.</p>	P04-156 Consent	<p>Mark Kraft, 808-8116</p> <p>A-E Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p>
15.	<p>Natomas Taco Bell located at 2921 Advantage Way, North Natomas. Entitlement to construct a 3,145±square feet fast food restaurant with drive-through facility in the 0.93±net acres Highway Commercial (HC-PUD) zone. APN: <u>225-1960-006</u> (D1) Entitlements include:</p> <p>A. Environmental Determination: Exempt</p> <p>B. Special Permit to allow the construction of a 3,145± square feet restaurant on 0.93±net acres Highway Commercial (HC-PUD) zone.</p> <p>C. Special Permit for a drive-through facility located on the 0.93± net acres site for a 3,145±sq.ft restaurant in the Highway Commercial Planned Unit Development (HC-PUD) zone.</p>	P04-164 Consent Hearing	<p>Kenny Wan, 808-2222</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p>
16.	<p>Amerihost Inn located at the northern end of Rosin Court, abutting Interstate 80. Entitlements to develop a three-story, 41,655± square-foot, 87-unit hotel on 2.06± acres in the Highway Commercial Planned Unit Development (HC-PUD) zone in the 6.6± acres Northgate Regency Motor Inn PUD in the South Natomas Community Plan Area. (D1) APN: 250-0010-090.</p> <p>A. Environmental Determination: Categorical Exemption (CEQA Section 15332);</p> <p>B. PUD Schematic Plan Amendment to designate a 41,655± square-foot hotel on a Highway Commercial zoned parcel in the Northgate Regency Motor Inn PUD;</p> <p>C. Special Permit to develop a three-story, 41,655± square-foot, 87-unit hotel on 2.06± acres in the Highway Commercial Planned Unit Development (HC-PUD) zone in the 6.6± acres Northgate Regency Motor Inn PUD.</p>	P04-203 Consent	<p>David Hung, 808-5530</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p>

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17.	<p>16th & J Parking Lot located 1611 J Street. Entitlements to modify a condition of the Special Permit for a stand-alone parking lot in the General Commercial (C-2) zone; APN: 006-0064-011, -012. Council District 3.</p> <p>A. Environmental Determination: Exempt, Section 15332;</p> <p>B. Special Permit Modification to modify the term limit of a Special Permit for a 46 space stand-alone parking lot on 0.46∇ acres in the General Commercial (C-2) zone.</p>	<p>P04-206 Consent Hearing</p>	<p>Michael York, 808-8239</p> <p>Continued by Planning Commission to March 10, 2005</p>
18.	<p>Johnston Residence located at 4920 Del Rio Road. Entitlements to construct a 1,019 sq.ft. two-story, single family home within the Standard Single Family (R1) zone (D4) APN: 017-0151-008.</p> <p>A. Environmental Determination: Exempt: 15332;</p> <p>B. Lot Line Adjustment to adjust the lot line between two parcels resulting in Parcel 1 + 5,065 sq.ft. and Parcel 2 = 2,043 sq.ft in the Standard Single Family (R-1) zone;</p> <p>C. Variance to allow reductions in the front yard setback from 25 feet to 7 feet, the rear yard setback from 15 feet to 3 feet and the interior side yard setback from 5 feet to 1 foot in the Standard Single Family (R-1) zone;.</p> <p>D. Variance to reduce the minimum structure width of 20 feet to an overall width of 12 feet, 8 inches in the Standard Single Family (R-1) zone;</p> <p>E. Variance to vary from the enclosed garage requirement in the Standard Single Family (R-1) zone.</p>	<p>P04-227 Consent</p>	<p>Ellen Marshall, 808-5851</p> <p>A-E Adopted Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
19.	<p>Universal Technical Institute located at the northeast corner of Arena Boulevard and Duckhorn Drive. Entitlements to allow the development of a vocational school in the Gateway West Planned Unit Development (PUD) (D1) APN: 225-0310-020.</p> <p>A. Environmental Determination: Addendum to a previously adopted Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Request to Revoke (Void) a Special Permit to develop 216,000 square feet of office space in three buildings with 785 parking spaces on four lots totaling 13.75± gross acres in the Employment Center 50 Planned Unit Development (EC-50-PUD) zone;</p> <p>D. Planned Unit Development (PUD) Schematic Plan Amendment to the Gateway West Planned Unit Development (PUD) to depict a 169,504± square foot primary use building on 22.4± acres; and</p> <p>E. Planned Unit Development (PUD) Special Permit to allow the development of a vocational school on 22.4± acres in the Employment Center Planned Unit Development (EC-50-PUD) zone.</p>	P04-246 Consent	Arwen Wacht, 808-1964 A-E Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions
20.	<p>Alma Vista Mixed Use Rezone located at the northeast corner of Pocket Road and Alma Vista Drive Entitlements to rezone a 0.27± acre parcel from Standard Single Family Residential (R-1) to Residential Mixed Use (RMX), located on the northeast corner of Pocket Road and Alma Vista Way. (D4) APN: 031-0104-016</p> <p>A. Environmental Determination: Exempt (CEQA Section 15332);</p> <p>B. Rezone of a 0.27± acre parcel from Standard Single Family Residential (R-1) to 0.27± acres of Residential Mixed Use (RMX).</p>	P04-249 Consent	Heather Forest, 808-5008 Continued by Staff to March 24, 2005

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
21.	<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. A. Environmental Determination: Categorical Exemption (Sec. 15307 & 15308) B. North Natomas Community Plan Amendment to modify the width of the Fisherman's Lake buffer. Continued from January 27, 2005</p>	M04-118 Hearing	Carol Shearly, 808-5893 Project Denied Opposed Staff Recommendation. Recommended the North Natomas Community Plan be amended to include 800 ft. wide buffer along Fisherman's Lake, measured from the RD 1000 eastern property line and Forward to City Council.
22.	<p>Vacation of Public Utility Easement on east side of Bruceville Road between Jacinto Road and Shelby Street. General Plan consistency review pursuant to Government Code 65402.</p>	M05-012 Consent	Heather Forest, 808-5008 Report Filed and Accepted
MISCELLANEOUS			
23.	Citizens Addressing the Planning Commission		
24.	Questions and Ideas of the Planning Commission		