



CITY OF SACRAMENTO PLANNING COMMISSION

••• SYNOPSIS•••

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

March 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

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

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
OLD BUSINESS			
1.	Synopsis of February 24, 2005 Planning Commission Meeting	Consent	Gary Lane, 808-5608 Amended
2.	<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± acres in Multi-Family PUD (R-2R-PUD) zone, (D8) APN: 117-0140-030.</p> <p>A. Mitigated Negative Declaration; B. Mitigation Monitoring Plan; C. Special Permit for a condominium development within the R-2B-PUD zone, D. Tentative Map to create a condominium lots for the 160 units within the R-2B-PUD zone, E. Special Permit to allow for a gated development within the R-2B-PUD zone.</p> <p style="text-align: right;">Continued from February 10, 2005</p>	P04-174 Hearing	Kimberly Kaufmann-Brisby, 808-5590 Continued by Staff to March 24, 2005
NEW BUSINESS			
3.	<p>Riverdale North, located north of Interstate 80, west of Interstate 5 and south of San Juan Road. Entitlements to develop a 537-unit residential development on 46.6± acres within the River West Planned Unit Development. Council District 1. APN: 225-0220-094, 095, 101, 102.</p> <p>A. Environmental Determination: Mitigated Negative Declaration; B. Mitigation Monitoring Plan; C. Inclusionary Housing Plan; D. General Plan Amendment amending 48.5± acres of Mixed Use and 9.4± acres of Community/Neighborhood Commercial and Offices to 12.7± acres of Low Density Residential, 33.9± acres of Medium Density Residential, 4.7± acres of Community/Neighborhood Commercial and Offices, and 6.6± acres Parks, Recreation and Open Space; E. Community Plan Amendment amending 48.5± acres of Employment Center 50, and 9.4± acres of Village Commercial to 46.6± acres of Medium Density Residential, 4.7± acres of Village Commercial, and 6.6± acres of Parks/Open Space; F. Rezone of 48.5± acres of Employment Center 50 PUD (EC-50 PUD) zone and 9.4± acres of Limited Commercial PUD (C-1 PUD) zone to 12.7± acres of Single Family Alternative PUD (R-1A PUD) zone, 22.5± acres of Multi-Family PUD (R-2A PUD) zone, 11.4± acres of Multi-Family PUD (R-2B PUD) zone, 4.7± acres of Limited Commercial PUD (C-1 PUD) zone, and 6.6± acres Agriculture-Open Space PUD (A-OS PUD) zone;</p>	P02-138 Hearing	Greg Bitter, 808-7816 Continued by Staff to March 24, 2005

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
	<p>G. Planned Unit Development Guidelines Amendment to include development standards for alternative single family residential within the River View/Parkview Planned Unit Development;</p> <p>H. Planned Unit Development Schematic Plan Amendment to re-designate the uses on the property to include 537 single family residential units and a recreation center on 46.6± acres, a 4.7± acre Village Commercial parcel, a 3.6± acre park site and 3.0± acres of open space within the River View/Parkview Planned Unit Development;</p> <p>I. Tentative Map to subdivide four parcels into 537 single family lots, 1 village commercial lot, 1 park lot, 1 recreation center lot, 1 open space lot, 13 landscape lots, and 12 private drive/public utility easement lots;</p> <p>J. Subdivision Modifications to allow non-standard elbow design on a street, dead-end streets, non-standard intersections, a ten foot radius corner, private streets, lots with less than 20 feet of street frontage, and thru lots;</p> <p>K. Special Permit to construct 537 residential dwelling units on 46.6± acres in the Single Family Alternative PUD (R-1A PUD), Multi-Family PUD (R-2A PUD) and Multi-Family PUD (R-2B PUD) zones;</p> <p>L. Special Permit to construct a 2,217± square foot recreation center within the Riverdale North development; and</p> <p>M. Revocation of Special Permit to revoke the Buchman Circle Apartment Special Permit (P02-076) approved on August 14, 2003.</p>		
4.	<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 of 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 A-B Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
5.	<p>Colonial Bend Estates located at 3001 26th Avenue Entitlements to subdivide 2.2± acres into twelve single family lots, develop single family residences upon the lots, and develop second residential units upon six of the lots, located at 3001 26th Avenue, within the Standard Single Family (R-1) zone. (D5) APN:019-0161-037 & -049</p> <p>A. Environmental Determination: Exempt (CEQA Section 15332);</p> <p>B. Tentative Map to subdivide 2.2± acres into 12 single-family lots within the Standard Single Family (R-1) zone;</p> <p>C. Subdivision Modification to allow lots (1-12) of non-standard width and depth; and</p> <p>D. Special Permit to allow the construction of 850 square foot second residential units upon lots 6-12.</p>	P04-002 Consent	Heather Forest, 808-5508 A-D Adopted Notice of Decision and Findings of Fact for Approval

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
6.	<p>North Laguna Pointe located at South of Meadowview between Amherst and Sheldon Road. Entitlements to construct a 153 unit condominium project in the Multi-Family North Laguna Pointe PUD (R-2A-PUD) zone APN: 117-0212-010 & -054. (D8)</p> <p>A. Environmental Determination: Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. General Plan Amendment to change the designation from Community/Neighborhood Commercial & Offices to Low Density Residential 4 – 15 du/na;</p> <p>D. Community Plan Amendment to change the designation from General Commercial to Residential 11-21 du/na;</p> <p>E. Rezone the subject property from Shopping Center PUD (SC-PUD) and Rural Estates ¼ PUD (RE-1/4-PUD) zones to the Multi-Family PUD (R-2A-PUD) zone;</p> <p>F. North Laguna Pointe Planned Unit Development Guidelines Amendment to amend the PUD guidelines to allow for a condominium development;</p> <p>G. North Laguna Pointe Planned Unit Development Schematic Plan Amendment to amend the schematic plan to allow for a condominium development;</p> <p>H. Special Permit to allow development within the North Laguna Pointe Planned Unit Development;</p> <p>I. Special Permit to allow a condominium development within the Multi-Family Residential PUD (R-2A-PUD) zone;</p> <p>J. Tentative Parcel Map to create a condominium parcel on 12.17± acres in the R-2A-PUD zone;</p> <p>K. Inclusionary Housing Plan;</p> <p>L. Special Permit to allow a switch of the Inclusionary Housing requirement for for-sale condominium units from 5% low-income and 10% very-low-income units to 10% low-income and 5% very-low-income units within the R-2A-PUD zone;</p> <p>M. Variance to vary from the requirement that 50% of the parking lot is shaded at 15 years by providing 46% shading.</p>	P04-066 Consent	Heather Forest, 808-5508 Continued by Staff to March 24, 2005

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
7.	<p>Jefferson Lofts Apartments located at 3075 Redding Avenue. Entitlements to construct a 266-unit student apartment complex in the 65th Street Transit Village South Planning Area. APNs: 015-0101-019, and portions of 015-0101-016, 015-0101-003, and 015-0033-010; (D6);</p> <p>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Special Permit to construct a 266-unit apartment complex and clubhouse within the Multi-family (R-2B) and Residential Mixed-use Transit Overlay (RMX-TO) zones of the South 65th Street Area Plan.</p> <p>D. Special Permit to allow the gating of the apartment complex;</p> <p>E. Variance to exceed the allowable building height of 35 feet;</p> <p>F. Lot Line Adjustment to relocate the common lot lines between four parcels totaling 13.6± acres, resulting in two (2) parcels.</p>	P04-091 Hearing	<p>Kimberly Kaufmann-Brisby, 808-5590</p> <p>Continued by Planning Commission to June 9, 2005</p>
8.	<p>Expo Parkway Offices, generally located at the SEC of Expo Parkway & Leisure Lane. Entitlements to develop 5.2 net acres with five, one-story office buildings on APN: 265-0310-022 (Parcel 22) in the Light Industrial Labor Intensive Parkway Corridor (M-1-LI-PC) zone and 2.05 net acres with two one-story office buildings on APN: 265-0310-008 (Parcel 8) in the General Commercial (C-2) zone. The five buildings on Parcel 22 will total 60,000+/- gross sq. ft. APN: 265-0310-008, -022, Council District 2.</p> <p>A. Environmental Determination: Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Tentative Map to subdivide Parcel 22 into 5 parcels and one common lot on 5.2 net vacant acres in the Light Industrial Labor Intensive Parkway Corridor (M-1-LI-PC) zone;</p> <p>D. Tentative Map to subdivide Parcel 8 into two parcels and one common lot on 2.05 net vacant acres in General Commercial (C-2) zone;</p> <p>E. Special Permit for 100 percent offices on 5.2 net vacant acres (Parcel 22) in the Light Industrial Labor Intensive Parkway Corridor (M-1-LI-PC) zone.</p>	P04-133 Consent	<p>Ted Kozak, 808-1944</p> <p>A-E Adopted Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
9.	<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 February 24, 2004</p>	P04-141 Consent	<p>Kimberly Kaufmann-Brisby, 808-5590</p> <p>Continued by Staff to March 24, 2005</p>
10.	<p>Carriage Lane II located at the southwest corner of the intersection of Prosper Drive and Innovator Drive. Entitlements to construct 39 condominium units on 3.25± net acres of Single-Family Alternative (R-1APUD) zoned land within the Natomas Crossing Area 2 PUD. APN: 225-1250-012, 013 (D1) Entitlements include:</p> <p>A. Environmental Determination: Negative Declaration</p> <p>B. Mitigation Monitoring Plan</p> <p>C. General Plan Amendment to redesignate 3.25± net acres of Public/Quasi Public Miscellaneous to Low Density Residential.</p> <p>D. Community Plan Amendment to redesignate 2.34± net acres of General Public Facilities and 0.91± net acres of Institution to 3.25± net acres of Medium Density Residential</p> <p>E. Rezone from 3.25± net acres Single-Family (R-1PUD) zone to Single-Family Alternative (R-1A-PUD) zone</p> <p>F. Tentative Subdivision Map to merge two lots totaling 3.25± net acres into 1 lot for condominium purposes.</p> <p>G. Schematic Plan Amendment to replace institutional use with 39 residential units within the Natomas Crossing Area 2 PUD.</p> <p>H. Special Permit to construct 39 condominium units on 3.25± net acres R-1A-PUD zone within the Natomas Crossing Area 2 PUD.</p>	P04-167 Consent	<p>Kenny Wan, 808-2222</p> <p>A-B, F-H Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p> <p>G-E Recommended Approval and Forwarded to City Council</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
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> <p style="text-align: right;">Continued from February 24, 2005</p>	P04-146 Consent	Antonio Ablog, 808-7702 A-D Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions
12.	<p>Raley Industrial Park located at the south west corner of Raley Boulevard and Santa Ana Avenue. Entitlements to subdivide five lots into 22 lots (21 buildable & 1 common area lot) to develop 21 one story light industrial warehouse buildings totaling 99,891±/- square feet on 7.44±/- gross acres in the Light Industrial Review (M-1S-R) zone. APN: 215-0280-012, -016, -017, -018, -019. Council District 2.</p> <p>A. Environmental Determination: Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Tentative Map to subdivide five lots into 22 lots (21 buildable lots & 1 common area lot) on 7.44±/- gross acres in the Light Industrial Review (M-1S-R) zone;</p> <p>D. Plan Review of 21 warehouse buildings totaling 99,891±/- square feet on 7.44±/- gross acres in the Light Industrial Review (M-1S-R) zone;</p> <p>E. Variance to waive the masonry wall requirement for non-residential use adjacent to a residential use or zone.</p>	P04-148 Hearing	Michael York, 808-8239 Continued by Planning Commission to April 14, 2005
13.	<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 style="text-align: right;">Continued from March 10, 2005</p>	P04-206 Hearing	Michael York, 808-8239 A-B Adopted Notice of Decision and Findings of Fact for Approval

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
14.	<p>The Towers on Capitol Mall, located at 301 Capitol Mall. This item is for information only and staff is soliciting review and comment from the Planning Commission regarding the project. The applicant is proposing to construct two, 52-story high-rise towers, consisting of 85,000 square feet of retail, up to 800 condominium units, a 276 room, full service hotel, a 40,000 square foot gym, a 10,000 square foot spa, and a total of 1,100 parking spaces. The project has a total building area of 1.8 million square feet and is approximately 580 feet in height in the Central Business District Special Planning District (C-3-SPD) zone.</p>	P04-221	<p>Stacia Cosgrove, 808-7110</p> <p>Comments Given</p>
15	<p>North End Lofts II, located at 308 14th Street. Entitlements to allow for the construction of 16 single family houses on 0.59 +/- net acres in the proposed Multi-Family Residential (R-3A) zone. APN: 002-0084-003, Council District 3. A. Environmental Determination: Exempt, Section 15332; B. Community Plan Amendment from Industrial to Multi-Family Residential; C. Rezone from Light Industrial (M-1) to Multi-Family Residential (R-3A) zone; D. Tentative Map to subdivide one parcel into 16 single family residential lots on 0.59 +/- net acres in the proposed Multi-Family Residential (R-3A) zone; E. Special Permit for single family residential in the existing Light Industrial (M-1) zone; F Special Permit for alternative family housing on 0.59 +/- net acres in the proposed Multi-Family Residential (R-3A) zone.</p>	P04-228 Consent	<p>Ted Kozak, 808-1944</p> <p>A, D-F Adopted Notice of Decision and Findings of Fact for Approval</p> <p>B-C Recommended Approval and Forwarded to City Council</p>
16.	<p>G Parkway Rename. Entitlements to change the name of G Parkway between Frank Boulevard and Meadowview Road. Council District 8. A. Environmental Determination: EXEMPT (CEQA 15301g); B. Street Name Change to change the name of G Parkway to Shining Star Drive.</p>	P05-024 Consent	<p>Antonio Ablog, 808-7702</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
17.	<p>California Concrete Crushing Facility located at 5980 Outfall Circle. Appeal of entitlement and environmental determination to allow the internal relocation of activities and the addition of equipment to the concrete crushing facility, on 6.25 developed acres in the Heavy Industrial (M-2-S) zone; APN: 062-0120-001, 002, and 003 (D6)</p> <p>A. Addendum to Prior Negative Declaration.</p> <p>B. Zoning Administrator Special Permit Major Modification to modify an existing concrete crushing facility on 6.25± acres in the Heavy Industrial (M-2-S) zone. The modifications include the following: the addition of a portable truck scale dedicated to Construction and Demolition operations, internal relocation of construction and demolition operations area from the east to the west side of the facility, the addition of a mechanized construction and demolition pick-line equipment, and the addition of wood grinding on-site operations.</p>	Z04-235 Hearing	<p>Lindsey Alagozian, 808-2659</p> <p>Continued by Staff to March 24, 2005</p>
MISCELLANEOUS			
18.	Citizens Addressing the Planning Commission		
19.	Questions and Ideas of the Planning Commission		