



# 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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March 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 10<sup>th</sup> 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
<b>OLD BUSINESS</b>			
1.	Synopsis of March 10, 2005 Planning Commission Meeting	Consent	Gary Lane, 808-5608  Approved
2.	<p><b>Wolf Ranch Condos located at the southwest corner at the intersection of Jacinto and Bruceville roads.</b>  Entitlements to construct a condominium complex totaling 160 units with a clubhouse on 8.82+ acres in Multi-Family Planned Unit Development (R-2R-PUD) zone; (D8); APN: 117-0140-030.</p> <p><b>A. Mitigated Negative Declaration;</b>  <b>B. Mitigation Monitoring Plan;</b>  <b>C. Inclusionary Housing Plan;</b>  <b>D. Tentative Map</b> to create condominium lots for each of the 160 units within the R-2B-PUD zone;  <b>E. Special Permit</b> for a condominium development within the R-2B-PUD zone;  <b>F. Special Permit</b> to allow for a gated development within the R-2B-PUD zone;  <b>G. Special Permit</b> to reduce the very low income inclusionary housing requirement from 10% to 5% and to increase the low income inclusionary requirement from 5% to 10% for a multi-family residential condominium project.</p> <p style="text-align: right;">Continued from March 10, 2005</p>	P04-174 Hearing	Kimberly Kaufmann- Brisby, 808-5590  A-G Adopted Notice of Decision and Findings of Fact for Approval
<b>NEW BUSINESS</b>			
3.	<p><b>Riverdale North, located north of Interstate 80, west of Interstate 5 and south of San Juan Road.</b> 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><b>A. Environmental Determination:</b> Mitigated Negative Declaration;</p>	P02-138 Hearing	Greg Bitter, 808-7816  Project Denied

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<p><b>B. Mitigation Monitoring Plan;</b>  <b>C. Inclusionary Housing Plan;</b>  <b>D. General Plan Amendment</b> 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;  <b>E. Community Plan Amendment</b> 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;  <b>F. Rezone</b> 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;  <b>G. Planned Unit Development Guidelines Amendment</b> to include development standards for alternative single family residential within the River View/Parkview Planned Unit Development;  <b>H. Planned Unit Development Schematic Plan Amendment</b> 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;  <b>I. Tentative Map</b> 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;  <b>J. Subdivision Modifications</b> 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;  <b>K. Special Permit</b> 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;  <b>L. Revocation of Special Permit</b> to revoke the Buchman Circle Apartment Special Permit (P02-076) approved on August 14, 2003.</p>		

AGENDA ITEM	FILE	STAFF RECOMMENDATION
Continued from March 10, 2005		
<p>4. <b>North Laguna Pointe located at South of Meadowview between Amherst and Sheldon Road.</b> Entitlements to construct a 153 unit condominium project in the Multi-Family North Laguna Pointe PUD (R-2A-PUD) zone APN: 117-0212-010 &amp; -054. (D8)</p> <p><b>A. Environmental Determination:</b> Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. General Plan Amendment</b> to change the designation from Community/Neighborhood Commercial &amp; Offices to Low Density Residential 4 – 15 du/na;</p> <p><b>D. Community Plan Amendment</b> to change the designation from General Commercial to Residential 11-21 du/na;</p> <p><b>E. Rezone</b> 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><b>F. North Laguna Pointe Planned Unit Development Guidelines Amendment</b> to amend the PUD guidelines to allow for a condominium development;</p> <p><b>G. North Laguna Pointe Planned Unit Development Schematic Plan Amendment</b> to amend the schematic plan to allow for a condominium development;</p> <p><b>H. Special Permit</b> to allow development within the North Laguna Pointe Planned Unit Development;</p> <p><b>I. Special Permit</b> to allow a condominium development within the Multi-Family Residential PUD (R-2A-PUD) zone;</p> <p><b>J. Tentative Parcel Map</b> to create a condominium parcel on 12.17± acres in the R-2A-PUD zone;</p> <p><b>K. Inclusionary Housing Plan;</b></p> <p><b>L. Special Permit</b> 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><del><b>M. Variance</b> to vary from the requirement that 50% of the parking lot is shaded at 15 years by providing 46% shading. <b>Withdrawn by Applicant</b></del></p>	<p>P04-066 Consent</p>	<p>Heather Forest, 808-5508</p> <p>A-B, H -L Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p> <p>D-G Recommended Approval and Forwarded to City Council</p>
Continued from March 10, 2005		

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>5. <b>Sonora Springs, located northwest of the San Juan and Truxel Road intersection.</b> Entitlements to construct 192 alternative single-family residential units on 26.4+/- gross acres in the Single-Family Alternative Planned Unit Development (R-1A-PUD) zone. (D1) APN: 225-0170-059.</p> <p><b>A. Environmental Determination:</b> Mitigated Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. General Plan Amendment</b> to redesignate 22.3+/- acres of Low Density Residential (4-15 du/na), 2.1+/- acres of Medium Density Residential (16-29 du/na) and 2.0+/- acres of Parks-Recreation-Open Space to 23.5+/- acres of Low Density Residential (4-15 du/na) and 2.9+/- acres of Parks-Recreation-Open Space;</p> <p><b>D. Community Plan Amendment</b> to redesignate 24.1+/- acres of Medium Density Residential (7-15 du/na) and 2.3+/- acres of Parks/Open Space to 23.5+/- acres of Medium-High Density Residential (11-21 du/na) and 2.9+/- acres of Parks/Open Space;</p> <p><b>E. Rezone</b> 26.4+/- gross acres from Agriculture (A) to 23.5+/- acres of Single Family Alternative Planned Unit Development (R-1A-PUD) and 2.9+/- acres of Agriculture-Open Space Planned Unit Development (A-OS-PUD) zone;</p> <p><b>F. PUD Designation, Guidelines and Schematic Plan</b> for 26.4+/- vacant acres to be known as the Sonora Springs Planned Unit Development (PUD);</p> <p><b>G. Tentative Map</b> to subdivide 26.4+/- acres into 192 lots for single-family development, one 2.9+/- net acre park lot, one 0.6+/- net acre private recreation center lot, one 1.2+/- net acre detention basin lot, and one 1.8+/- acre lot for future development;</p> <p><b>H. Subdivision Modification</b> to construct a non-standard street elbow;</p> <p><b>I. Special Permit</b> to construct 192 single-family alternative housing units on 26.4+/- acres in the Single-Family Alternative Planned Unit Development (R-1A-PUD) zone;</p> <p><b>J. Special Permit</b> to construct a private recreation center.</p>	<p>P04-067 Consent</p>	<p>Stacia Cosgrove, 808-7710</p> <p>Continued by Staff to April 28, 2005</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>6. <b>Ascot Ave. Auto Repair located in 1500 Ascot Ave, North Sacramento.</b> 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:  <b>A. Environmental Determination:</b> Negative Declaration;  <b>B. Mitigation Monitoring Plan;</b>  <b>C. Special Permit</b> 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>P04-110 Hearing</p>	<p>Kenny Wan, 808-2222</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p>
<p>7. <b>441 Harding Avenue located in 441 Harding Avenue, South Natomas.</b> Entitlement to construct three single-family residential units on 0.5± gross acres parcel Standard Single Family (R-1) zone within the South Natomas Community Plan Area. APN: <u>274-0151-010</u> (D1) Entitlements include:  <b>A. Environmental Determination:</b> Exemption  <b>B. Tentative Parcel Map</b> to subdivide a 0.5± gross acres parcel into 3 lots in the Standard Single Family (R-1) zone.  <b>C. Subdivision Modification</b> to allow two single-family lots less than 52 feet wide;  <b>D. Subdivision Modification</b> to allow one single-family lot less than 100 feet deep;  <b>E. Subdivision Modification</b> to create two single-family lots without public street frontage;  <b>F. Variance</b> to develop two single-family homes on parcels without street frontage in the Standard Single-Family (R-1) zone.</p>	<p>P04-135 Consent</p>	<p>Kenny Wan, 808-2222</p> <p>A-F Adopted Notice of Decision and Findings of Fact for Approval</p>
<p>8. <b>Beth Estates II Tentative Map located at the southern terminus of Walsh Way.</b> Entitlements to subdivide 1.18± gross acres into 6 lots. APNs: 052-0085-004, 022 (D8);  <b>A. Environmental Determination:</b> Exempt ;  <b>B. Tentative Map</b> to subdivide 1.18± gross acres into 6 single-family lots in the Standard Single-family (R-1) zone;  <b>C. Subdivision Modification</b> 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;"><b>Continued from February 24, 2004</b></p>	<p>P04-141 Consent</p>	<p>Kimberly Kaufmann- Brisby, 808-5590</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
9.	<p><b>Vallejo's Restaurant Remodel, located at 1900 4<sup>th</sup> Street.</b>                      Entitlements to remodel and expand an existing restaurant, to provide two additional housing units on site, and to relocate an existing 4-plex to the lot to the south of the restaurant site on .30 +/- net acres in the Residential Mixed Use (RMX), Office Building (OB) and Multi-family (R-3A) zones. APN: 009-0052-031, 013,014,015. Council District 4.</p> <p><b>A. Environmental Determination:</b> Exempt, Section 15332;  <b>B. Central City Community Plan amendment</b> to redesignate .22+ acres from Multi-family and Office to Neighborhood Commercial  <b>C. Rezone</b> of .1 + acres from Residential Mixed Use (RMX) and .12+ acres of Office Building (OB) to Limited Commercial (C-1).  <b>D. Rezone</b> of .07 acres from Multi-family (R-3A) to Multi-family (R-4)  <b>E. Lot Line Merger</b> to merge three lots into one lot.  <b>F. Special Permit</b> to provide tandem parking.</p>	P04-169 Consent	Mark Kraft, 808-8116  Continued by Staff to April 14, 2005
10.	<p><b>65<sup>th</sup> Street Mixed Use, located at 6438 Folsom Boulevard.</b>                      Entitlements to develop a 10,600 square foot retail center and a 141-unit apartment complex, located on 4.68 +/- net acres in the Residential Mixed Use Transit Overlay (RMX-TO) zone. APN: 008-0010-012, Council District 3.</p> <p><b>A. Appeal</b> of Planning Director's decision approving a 10,600 square foot retail center and a 141-unit apartment complex on 4.68 +/- net acres in the Residential Mixed Use Transit Overlay (RMX-TO) zone.</p> <ol style="list-style-type: none"> <li>1. <b>Addendum to previous EIR;</b></li> <li>2. <b>Mitigation Monitoring Plan;</b></li> <li>3. <b>Plan Review</b> a 10,600 square foot retail center and a 141-unit apartment complex in four buildings on one parcel, with 180 parking spaces, on 4.68 +/- net acres in the Residential Mixed Use Transit Overlay (RMX-TO) zone.</li> </ol>	P04-217 Hearing	Ted Kozak, 808-1944  A Adopted Notice of Decision and Findings of Fact for Denial and Approved project

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
11.	<p><b>North 10<sup>th</sup> Street Tentative Map, generally located between 10th and 11th Street, south of North D Street.</b> Entitlements to subdivide 11 lots into four lots totaling 2.4 +/- net acres in the Service Commercial Richards Boulevard Special Planning District (C-4 SPD) zone. APN: 001-0112-001, 002, 003, 005, 022, 023, 025, 026, 027, 038, Council District 1.</p> <p><b>A. Environmental Determination:</b> Exempt, Section 15332;</p> <p><b>B. Tentative Map</b> to subdivide 11 lots into four lots totaling 2.4 +/- net acres in the Service Commercial Richards Boulevard Special Planning District (C-4 SPD) zone.</p>	P04-230 Consent	Ted Kozak, 808-1944  A-B Adopted Notice of Decision and Findings of Fact for Approval
12.	<p><b>Venture Commerce Center, located southwest of Del Paso Road and Interstate 5.</b> Entitlements to allow for the construction of four flex buildings (office/ warehouse) totaling 73,372± square feet on 5.2± net acres in the Cambay West PUD. Council District 1. APN: 225-0080-055.</p> <p><b>A. Environmental Determination:</b> Addendum to the Cambay West Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. PUD Schematic Plan Amendment</b> to identify the intensity and types of uses, including flex office/warehouse uses on the project site;</p> <p><b>D. Tentative Subdivision Map</b> to subdivide one parcel on 9.85± gross acres into 5 parcels, including one parcel for office condominium purposes; and</p> <p><b>E. Special Permit</b> for the construction of four flex buildings (office/ warehouse) totaling 73,372± square feet on 5.2± net acres in the Cambay West PUD in the Employment Center 40 PUD (EC-40 PUD) zone.</p>	P04-242 Consent	Greg Bitter, 808-7816  A-E Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions
13.	<p><b>Alma Vista Mixed Use Rezone located at the northeast corner of Pocket Road and Alma Vista Drive</b> 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><b>A. Environmental Determination:</b> Exempt (CEQA Section 15332);</p> <p><b>B. Rezone</b> of a 0.27± acre parcel from Standard Single Family Residential (R-1) to 0.27± acres of Residential Mixed Use (RMX).</p> <p style="text-align: center;"><b>Continued from March 24, 2005</b></p>	P04-249 Consent	Heather Forest, 808-5008  Continued by Applicant to April 14, 2005

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
14.	<p><b>Expo 160, located at the SWC of Exposition Blvd and Expo Parkway.</b> Entitlements to construct a 21,450 square foot commercial center with a drive thru facility on 2.5 +/- net acres in the General Commercial Labor Intensive (C-2-LI) zone. APN: 275-0310-025, Council District 2.</p> <p><b>A. Environmental Determination:</b> Exempt, Section 15332;</p> <p><b>B. Special Permit</b> for a drive thru service facility on 2.5 +/- net acres in the General Commercial Labor Intensive (C-2-LI) zone.</p>	P04-255 Consent	<p>Ted Kozak, 808-1944</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p>
15.	<p><b>Condominium Ordinance Update.</b> The purpose of this memorandum is to provide a notice to the following proposed actions. Zoning Ordinance Amendment amending Chapter 17.192 to Title 17 of the City Code relating to New Condominiums and Condominium Conversions. (Citywide) (M05-017)</p> <p><b>A. Environmental Determination:</b> Exempt, Section 15061(b)(3).</p> <p><b>B. Ordinance</b> amending various sections of chapter 17.192 of title 17 of the Sacramento City Code (the Zoning Code) relating to Condominiums and Condominium Conversions. The proposed ordinance includes text clean-up pertaining to numbering of code section 17.192 relating to New Condominium Construction and Condominium Conversions. Over time, the code has developed numbering inconsistencies that the proposed ordinance will correct.</p>	M05-017 Consent	<p>Aaron Sussman, 808-7931</p> <p>A-B Recommended Approval and Forwarded to City Council</p>
16.	<p><b>Abandonment of excess ROW of Expo Boulevard between Tribute Road &amp; Business 80 Off Ramp</b> General Plan consistency review pursuant to Government Code 65402(a).</p>	M05-009 Consent	<p>Ted Kozak, 808-1944</p> <p>Report Filed and Accepted</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>17. <b>California Concrete Crushing Facility located at 5980 Outfall Circle.</b> 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><b>A. Addendum to Prior Negative Declaration.</b></p> <p><b>B. Zoning Administrator Special Permit Major Modification</b> 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> <p style="text-align: right;">Continued from March 10, 2005</p>	<p>Z04-235 Hearing</p>	<p>Lindsey Alagozian, 808-2659</p> <p>A-B Denied Appeal and Adopted Notice of Decision and Findings of Fact for Approval</p>
<b>MISCELLANEOUS</b>		
18. <b>Citizens Addressing the Planning Commission</b>		
19. <b>Committee Reports By The Planning Commissioners</b>		
20. <b>Questions and Ideas of the Planning Commission</b>		