



CITY OF SACRAMENTO PLANNING COMMISSION

••• SYNOPSIS•••

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

April 14, 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

THHERESA 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
<u>OLD BUSINESS</u>		
1.	Synopsis of March 24, 2005 Planning Commission Meeting	Consent Gary Lane, 808-5608 Approved
2.	<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; B. Mitigation Monitoring Plan; 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; 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; E. Variance to waive the masonry wall requirement for non-residential use adjacent to a residential use or zone.</p> <p style="text-align: right;">Continued from March 10, 2005</p>	P04-148 Hearing Michael York, 808-8239 A-E Recommended Approval and Forwarded to City Council
<u>NEW BUSINESS</u>		
3.	<p>Cingular Del Paso Softball Park Site located at Del Paso Softball Park-Longview Drive. Entitlements to replace an existing 58'7" light standard with a 70' light standard and to install six telecommunication antennas and five associated equipment cabinets in the Single Family Residential (R-1) zone. (D2) APN: 254-0011-027</p> <p>A. Environmental Determination: Exempt 15322; B. Special Permit to replace an existing 58'7" light standard with a 70' light standard and to install six telecommunication antennas and five associated equipment cabinets in the Single Family Residential (R-1) zone.</p>	P04-147 Consent Mark Kraft, 808-8116 Continued by Staff to April 28, 2005

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
4.	<p>Vallejo's Restaurant Remodel, located at 1900 4th Street. 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>A. Environmental Determination: Exempt, Section 15332; B. Central City Community Plan amendment to redesignate .22+ acres from Multi-family and Office to Neighborhood Commercial C. Rezone of .1 + acres from Residential Mixed Use (RMX) and .12+ acres of Office Building (OB) to Limited Commercial (C-1). D. Rezone of .07 acres from Multi-family (R-3A) to Multi-family (R-4) E. Lot Line Merger to merge three lots into one lot. F. Special Permit to provide tandem parking.</p>	P04-169 Consent	Mark Kraft, 808-8116 Continued by Staff to April 28, 2005
5.	<p>Crown Plaza Retail located at the Southeast corner of Del Paso Road and El Centro Road , North Natomas. Entitlement to construct a four-story hotel, two sit-down restaurants and one retail pad totaling 73,090±sq. ft. on 3.51± net acres Employment Center 65 Planned Unit Development (EC-65PUD) zoned land in the southeast corner of Del Paso Road and El Centro Road in the North Natomas Community Plan Area. (D1) APN: <u>225-0080-056</u> Entitlements include:</p> <p>A. Environmental Determination: Addendum; B. Mitigation Monitoring Plan; C. Tentative Parcel Map to subdivide one lot totaling 6.45± net acres into four lots in the EC-65 PUD zone within the Cambay West PUD; D. Cambay West PUD Schematic Plan Amendment to depict the proposed support retail uses in the Cambay West PUD; E. Special Permit to construct a 59,800±sq.ft hotel, two restaurants totaling 9,210±sq.ft and a 4,080±sq.ft retail building on 2.65± net acres EC-65PUD zone within the Cambay West PUD; F. Special Permit for 63 off-site parking spaces and construct 63 parking spaces on 0.86± net acres EC-65PUD zone within the Cambay West PUD.</p>	P04-179 Consent	Kenny Wan, 808-2222 A-F Adopted Notice of Decision and Findings of Fact for Approval

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
6.	<p>Feister Residence located at 2320 Grand Avenue Entitlements to construct a single family home on 0.13± vacant acres in the General Commercial (C-2) zone. (D2) APN: 252-0143-016</p> <p>A. Environmental Determination: Exempt (CEQA Section 15332);</p> <p>B. Special Permit to construct a single family residential unit in the General Commercial (C-2) zone.</p>	P04-183 Consent	Mark Kraft, 808-8116 A-B Adopted Notice of Decision and Findings of Fact for Approval
7.	<p>Sonoma Avenue Rezone located 1559 Sonoma Avenue. Entitlements to rezone 0.62± acres to Standard Single Family (R-1) and split one lot into two deep lots to develop two single family residences on each lot in the proposed Standard Single Family (R-1) zone; APN: 265-0052-059. Council District 2.</p> <p>A. Environmental Determination: Exempt, Section 15332;</p> <p>B. Rezone of 0.62± acres from the Multi-Family (R-3) zone to the Standard Single Family (R-1) zone;</p> <p>C. Tentative Parcel Map to subdivide one lot totaling 0.62± acres into two lots in the proposed Standard Single Family (R-1) zone;</p> <p>D. Special Permit to develop two deep lots with two single family residences each in the proposed Standard Single Family (R-1) zone.</p>	P04-186 Consent	Michael York, 808-8239 A, C-D Adopted Notice of Decision and Findings of Fact for Approval
8.	<p>South Center located at the southeast corner of Mack Road and Franklin Boulevard. Entitlements to construct an 81,000+ square foot shopping center on 8.55+ gross acres in the General Commercial (C-2) zone located at 4750 Mack Road. APN: 117-0780-004. Council District 7.</p> <p>A. Environmental Determination: Negative Declaration</p> <p>B. Special Permit to construct an 81,000+ square foot shopping center on 8.55+ gross acres in the General Commercial (C-2) zone.</p>	P04-187 Consent	Antonio Ablog, 808-7702 A-B Adopted Notice of Decision and Findings of Fact for Approval

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>9. Nguyen Tentative Map located at 7440 Lemon Hill Avenue. Entitlements to subdivide 1.68 gross acres into 8 lots for the development of single-family homes in the Standard Single-Family (R-1) Zone on Lemon Hill Avenue west of Logan Street. APN: 038-0131-013, 015. Council District 6.</p> <p>A. Environmental Determination: Exempt (CEQA 15332)</p> <p>B. Tentative Map to subdivide 1.68 gross acres into 8 lots in the Standard Single-Family (R-1) Zone</p> <p>C. Subdivision Modification to Create one lot (lot 2) less than 100 feet in depth.</p> <p>D. Lot Line Adjustment to adjust the lot line between two parcels totaling 0.97+ acres in the Standard Single-Family (R-1) zone.</p>	P04-226 Consent	Antonio Ablog, 808-7702 A-D Adopted Notice of Decision and Findings of Fact for Approval
<p>10. Oakmont Street Variance located east side of Oakmont Street between Eleanor Avenue and Las Palmas Avenue. Entitlements to develop a single family residence on a 0.17± acre lot that has no public frontage in the Standard Single Family (R-1) zone. APN: 263-0142-024. Council District 2.</p> <p>A. Environmental Determination: Exempt, Section 15332;</p> <p>B. Variance to develop a single family residence without public street frontage on a 0.17± acre in the Standard Single Family (R-1) zone.</p>	P04-235 Consent	Michael York, 808-8239 Continued by Staff to May 12, 2005
<p>11. Scobee Housing located at 2037 Marconi Avenue. Entitlements to allow a residential unit in the General Commercial (C-2) zone located at 2307 Marconi Avenue. Council District 3. APN: 266-0170-033</p> <p>A. Environmental Determination: Exempt (CEQA 15332);</p> <p>B. Special Permit Modification for a second residential unit the General Commercial (C-2) zone.</p> <p>C. Variance to reduce the required rear-yard setback to 4'-6"</p>	P04-239 Consent	Antonio Ablog, 808-7702 A-C Adopted Notice of Decision and Findings of Fact for Approval
<p>12. Alma Vista Residential Office 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 Office (RO), 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 Office (RO).</p> <p>C. Special Permit to allow Office uses within the ground floor units of the proposed building.</p> <p style="text-align: center;">Continued from March 24, 2005</p>	P04-249 Hearing	Heather Forest, 808-5008 A, C Adopted Notice of Decision and Findings of Fact for Approval B Recommended Approval and Forwarded to City Council

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>13. Exposition Offices TM, located at 1111 Exposition Boulevard. Entitlements to subdivide 4.9 gross acres (2 lots) into 8 lots, seven building lots and one common lot, located in the General Commercial Labor Intensive (C-2-LI) zone. APN: 275-031-027, -028, Council District 2.</p> <p>A. Environmental Determination: Previous Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Tentative Map to subdivide two lots into seven lots and one common lot, totaling 4.9 net acres in the General Commercial Labor Intensive (C-2-LI) zone.</p>	<p>P04-257 Consent</p>	<p>Ted Kozak, 808-1944</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Approval</p>
<p>14. Sac Marriot Residence Inn located at 1501 L Street. Entitlements to construct a 138' high, 255 room hotel on \pm.60 acres in the Central Business District (C-3-SPD) zone. (D1) APN: 006-0122-010</p> <p>A. Environmental Determination: Previous Environmental Impact Report;</p> <p>B. Special Permit to construct a 255 room hotel in the C-3(SP) zone;</p> <p>C. Special Permit to locate 150 parking spaces off-site on an adjacent parcel;</p> <p>D. Special Permit Modification to P00-115 to modify conditions of approval of for the proposed parking garage.</p>	<p>P05-041 Consent</p>	<p>Mark Kraft, 808-8116</p> <p>A-D Adopted Notice of Decision and Findings of Fact for Approval</p>
MISCELLANEOUS		
15. Citizens Addressing the Planning Commission		
16. Committee Reports By The Planning Commissioners		
17. Questions and Ideas of the Planning Commission		