

# 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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May 26, 2005  
Meeting Coordinator: David Kwong, 808-2691

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

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	AGENDA ITEM	FILE	STAFF RECOMMENDATION
<b>OLD BUSINESS</b>			
1.	Synopsis of May 12, 2005 Planning Commission Meeting	Consent	David Kwong, 808-2691  Approved
2.	<p><b>F &amp; F Riverside Subdivision located at 5985 Riverside Boulevard.</b> Entitlements to subdivide and develop 1.9± partially developed acres into 24 parcels with detached single-family homes in the Multi-family (R-2A) zone. APN: 029-0021-016; (D4).</p> <p><b>A. Environmental Determination:</b> Categorically Exempt,  <b>B. Rezone</b> of 1.9± acres from the Standard Single-family (R-1 Multi-family (R-2A) zone;  <b>C. Tentative Map</b> to subdivide and develop 1.9± partially developed acres into 24 parcels;  <b>D. Special Permit</b> to develop 1.9± acres with detached single homes in the Multi-family (R-2A) zone.</p> <p style="text-align: right;"><b>Continued from April 28, 2005</b></p>	P04-035 Hearing	<p>Kimberly Kaufmann-Brisby, 808-5590</p> <p>A, C -D Adopted Notice of Decision and Findings of Fact for Approval</p> <p>B Recommended Approval and Forwarded to City Council</p>
3.	<p><b>Terraces at Commerce Station located northwest of the intersection of East Commerce Way and Club Center Drive.</b> Entitlements to allow the development of condominiums in the Commerce Station Planned Unit Development (D1) APN: a portion of 225-0030-054.</p> <p><b>A. Environmental Determination:</b> Negative Declaration;  <b>B. Mitigation Monitoring Plan;</b>  <b>C. PUD Schematic Plan Amendment</b> to amend the Commerce Station Planned Unit Development to designate multi-family development on 20.9± acres;  <b>D. PUD Guidelines Amendment</b> to amend the Commerce Station Planned Unit Development Guidelines to address residential development;  <b>E. Tentative Subdivision Map</b> to create one (1) 20.9± net acre condominium lot in the Employment Center Planned Unit Development (EC-50/65-PUD) zone;  <b>F. Planned Unit Development (PUD) Special Permit</b> to allow the development of 338 condominium units on 20.9± acres in the Employment Center Planned Unit Development (EC-50/65-PUD) zone.</p>	P04-196 Consent	<p>Arwen Wacht, 808-1964</p> <p>Continued to June 9, 2005</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
4.	<p><b>South Sacramento Christian Center Located at 8700 Bruceville Road.</b> Entitlements to construct and operate a 715 seat church on 5± vacant acres in the Rural Estates One Residential Unit per Four Acres (RE ¼) zone within the Jacinto Creek Planning Area (JCPA) APN: 117-0212-046; (D8).</p> <p><b>A. Environmental Determination:</b> Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. Special Permit</b> to allow the construction and operation of a 715 seat church in the Rural Estates One Residential Unit per Four Acres (RE ¼) zone within the Jacinto Creek Planning Area (JCPA).</p> <p style="text-align: center;"><b>Continued from May 12, 2005</b></p>	P04-214 Consent	<p>Kimberly Kaufmann-Brisby, 808-5590</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Approval</p>
5.	<p><b>Goldenland Medical Office located at the south side of Del Paso Road and east of drainage canal within the Goldenland Planned Unit Development in North Natomas.</b> Entitlements to construct sixteen (16) 1-story buildings totaling 78,617± square feet on 7.7± gross acres of Employment Center 50 (EC-50PUD) zone within the Goldenland Planned Unit Development Area. APN: <u>225-1620-015</u> (D1) Entitlements include:</p> <p><b>A. Environmental Determination:</b> Addendum to a previously adopted Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan</b></p> <p><b>C. Tentative Map</b> to subdivide one lot totaling 7.7± gross acres into sixteen lots in the Employment Center 50 (EC-50PUD) zone within the Goldenland Planned Unit Development.</p> <p><b>D. Special Permit</b> to construct sixteen (16) buildings totaling 78,617± square feet on 7.7± gross acres of Employment Center 50 (EC-50PUD) zone within the Goldenland Planned Unit Development Area.</p> <p><b>E. Special Permit</b> to reduce one required parking space for a 3,688± sq.ft office in the Employment Center 50 (EC-50PUD) zone.</p>	P04-216 Consent	<p>Kenny Wan, 808-2222</p> <p>A-E Adopted Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
6.	<p><b>Newton Booth Place located at 2700 V Street &amp; 2217 27<sup>th</sup> Street.</b> Entitlements to develop 15 townhouse units on 0.37± acres in the proposed Multi-Family (R-4-SPD) zone; APN: 010-0187-001, -002, -003, -004, -007. Council District 4.</p> <p><b>A. Environmental Determination:</b> Exempt, Section 15332;</p> <p><b>B. Community Plan Amendment</b> to amend the land use designation from Low Density Residential to Multi-Family Residential on 0.37± vacant acres;</p> <p><b>C. Rezone</b> of 0.37± vacant acres from Single Family (R-1B-SPD) to Multi-Family (R-4-SPD);</p> <p><b>D. Tentative Map</b> to subdivide five lots totaling 0.37± vacant acres into 16 lots (15 buildable lots &amp; 1 common lot) in the proposed Multi-Family (R-4-SPD) zone;</p> <p><b>E. Special Permit</b> to develop alternative single family housing on 0.37± vacant acres in the proposed Multi-Family (R-4-SPD) zone;</p> <p><b>F. Variance</b> to reduce the 26 foot maneuvering area for an alternative housing development in the proposed Multi-Family (R-4-SPD) zone.</p>	P04-222 Hearing	Michael York, 808-8239  Continued by Staff To June 9, 2005
7.	<p><b>Thelma Avenue Tentative Map located south of Reiner Way and west of Thelma Avenue.</b> Entitlements to subdivide a 2.66± net acre parcel into twenty (20) single-family parcels. (D1) APN: 274-0060-012.</p> <p><b>A. Environmental Determination:</b> Categorical Exemption (Section 15332);</p> <p><b>B. Tentative Subdivision Map</b> to subdivide 2.66± net acres into twenty (20) parcels in the Standard Single-Family (R-1) zone; and</p> <p><b>C. Subdivision Modification</b> to create single-family lots with less than 100 feet in depth and to create through-lots on adjacent property to the south.</p> <p style="text-align: center;"><b>Continued from May 12, 2005</b></p>	P04-225 Hearing	Arwen Wacht, 808-1964  Continued by Staff to June 9, 2005
8.	<p><b>Southside Urban Villas located at 2200 5<sup>th</sup> Street.</b> Entitlements to allow the development of nine (9) single-family residences in the Residential-Office (RO) zone (D4) APN: 009-0173-007.</p> <p><b>A. Environmental Determination:</b> Categorical Exemption (Section 15332);</p> <p><b>B. Tentative Subdivision Map</b> to subdivide 0.296± acres into ten (10) lots in the Residential-Office (RO) zone; and</p> <p><b>C. Special Permit</b> for alternative housing (nine detached single-family residences) on 0.296± acres in the Residential-Office (RO) zone.</p>	P04-234 Consent	Arwen Wacht, 808-1964  A-C Adopted Notice of Decision and Findings of Fact for Approval

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
9.	<p><b>Merryhill Preschool located at Danbrook Drive, south of Club Center Drive.</b> Entitlements to construct an 8,475± square-foot preschool on 1.33± acres in the Multi-Family Planned Unit Development (R-2A-PUD) zone in the Northpointe Park PUD in the North Natomas Community Plan Area. (D1) APN: 225-1730-003.</p> <p><b>A. Environmental Determination:</b> Categorical Exemption (CEQA Section 15332);</p> <p><b>B. Special Permit</b> to construct an 8,475± square-foot preschool on 1.33± acres in the Multi-Family Planned Unit Development (R-2A-PUD) zone in the Northpointe Park PUD.</p> <p><b>C. Variance</b> to waive the construction of a masonry wall along property lines which abut a residential-zoned parcel.</p>	P05-005 Hearing	David Hung, 808-5530  A-C Adopted Notice of Decision and Findings of Fact for Approval
10.	<p><b>Opus Gateway Office, located at the northeast corner of Truxel Road and Interstate-80.</b> Entitlements to construct four office buildings (3 and 4 stories), a three-story parking structure, and a 350 space park-and-ride lot in the Employment Center Planned Unit Development (EC-50-PUD) and Shopping Center PUD (SC-PUD) zone, in the Promenade at Natomas PUD.</p> <p><b>A. Environmental Determination:</b> Final EIR, State Clearinghouse #2000072035;</p> <p><b>B. Schematic Plan Amendment</b> to depict the proposed project within the Promenade at Natomas PUD;</p> <p><b>C. Special Permit</b> to construct four office buildings (for a total of 590,000 square feet), a three-story parking structure, and a 350 space park-and-ride lot in the EC-50-PUD and SC-PUD zone.</p> <p style="text-align: center;"><b>Continued from May 12, 2005</b></p>	P05-016 Consent	Stacia Cosgrove, 808-7710  Continued to June 9, 2005
11.	<p><b>Pedestrian Master Plan.</b> The purpose of this presentation is to provide an opportunity for the Planning Commission to review and provide comments on the proposed 20-year master plan for pedestrian facility development, including an analysis of the City of Sacramento's current policies, codes, standards, and guidelines, and recommended changes to allow for a better pedestrian environment. <b>Districts: All, Citywide</b></p> <p style="text-align: center;"><b>Continued from May 12, 2005</b></p>	M02-004	Ed Cox, 808-8434  Withdrawn by Staff

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12.	<p><b>Development Streamlining Ordinances</b> Various amendments to Titles 2, 16, 17 of the Sacramento City Code to facilitate development consistent with the Sacramento General Plan by revising certain development standards and improving development application review processes. Council District: All, citywide.</p> <p><b>A. Environmental Determination:</b> Exempt CEQA Section 15061(b)(3)</p> <p><b>B. Ordinance</b> amending various sections of chapter 17.80 of Title 17 of the Sacramento City Code (the zoning code) relating to accessory structures;</p> <p><b>C. Ordinance</b> amending footnote 58 of section 17.24.050 of Title 17 of the Sacramento City Code (the zoning code) relating to antennas and telecommunication facilities;</p> <p><b>D. Ordinance</b> amending various sections of Title 16 of the Sacramento City Code (the subdivision ordinance) relating to lot line adjustments;</p> <p><b>E. Ordinance</b> amending various chapters and sections of Title 17 of the Sacramento City Code (the zoning code) relating to main entrance and court requirements for duplexes, second residential units, and multifamily units;</p> <p><b>F. Ordinance</b> amending various sections of Title 2, Title 16, and Title 17 of the Sacramento City Code relating to the processing of development entitlements;</p> <p><b>G. Ordinance</b> amending various sections of chapters 17.24, 17.56, 17.180, and 17.196 of Title 17 of the Sacramento City Code (the zoning code) relating the planned unit developments.</p> <p><b>H. Ordinance</b> amending footnote 30 of section 17.24.050 of Title 17 of the Sacramento City Code (the zoning code) relating to second residential units.</p> <p style="text-align: right;"><b>Continued from May 12, 2005</b></p>	M03-208 Hearing	Tom Pace, 808-6848  A-H Recommended Approval and Forwarded to City Council
13.	<p><b>2006 Transportation Programming Guide (TPG).</b> The purpose of this presentation is to provide an opportunity for the Planning Commission to review and provide comments on the 2006 TPG. Districts: All, Citywide</p>	M05-023	Ed Cox, 808-8434  Information Given
<b>MISCELLANEOUS</b>			
14.	<b>Citizens Addressing the Planning Commission</b>		
15.	<b>Committee Reports By The Planning Commissioners</b>		
16.	<b>Questions and Ideas of the Planning Commission</b>		