

# CITY OF SACRAMENTO PLANNING COMMISSION

## ••• SYNOPSIS•••

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

---

June 9, 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 (Room 300 after 3:30 p.m.), 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	

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
<b>OLD BUSINESS</b>			
1.	Synopsis of May 26, 2005 Planning Commission Meeting	Consent	David Kwong, 808-2691  Approved
2.	<p><b>Kroy Way Tower located at 3502 Kroy Way.</b> Entitlements to restore a damaged 197' communications tower in the Standard Single-Family (R-1) zone located at 3502 Kroy Way. APN: 015-0236-008. Council District 6.</p> <p><b>A. Environmental Determination:</b> Exempt;</p> <p><b>B. Special Permit Major Modification</b> to repair a damaged 197' antenna in the Standard Single-Family (R-1) zone;</p> <p><b>C. Revocation</b> of an existing Special Permit to allow a 197' lattice antenna and associated equipment in the Standard Single-Family (R-1) zone.</p> <p style="text-align: right;"><b>Continued from May 12, 2005</b></p>	P03-126 Hearing	Antonio Ablog, 808-7702  A-C Adopted Notice of Decision and Findings of Fact for Denial
3.	<p><b>Jefferson Lofts Apartments</b> located at 3075 Redding Avenue. Entitlements to construct a 144-unit student apartment complex in the South 65<sup>th</sup> Street Area Plan. APNs: 015-0101-019, and portions of 015-0101-016, 015-0101-003, and 015-0033-010; (D6);</p> <p><b>A. Environmental Determination:</b> Mitigated Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. Special Permit</b> to construct a 144-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><b>D. Special Permit</b> to allow the gating of the apartment complex;</p> <p><b>E. Variance</b> to exceed the allowable building height of 35 feet;</p> <p><b>F. Lot Line Adjustment</b> to relocate the common lot lines between four parcels totaling 26.8± acres, resulting in three (3) parcels.</p> <p style="text-align: right;"><b>Continued from March 10, 2005</b></p>	P04-091 Hearing	Kimberly Kaufmann-Brisby, 808-5590  Continued to a date yet to be determined

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
4.	<p><b>California Family Fitness located at the southwest corner of Truxel Road and Natomas Crossing Drive.</b> Entitlements to allow the development of a 65,500± square foot fitness center on 5.19± net acres in the Natomas Crossing PUD. APN: 225-1250-009 (D1)</p> <p><b>A. Environmental Determination:</b> Mitigated Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. City General Plan Amendment</b> to change 5.84± gross acres designated for Mixed Use to 5.84± gross acres designated for Community/Neighborhood and Offices;</p> <p><b>D. North Natomas Community Amendment</b> to change 5.84± gross acres designated for Employment Center 40 to 5.84± gross acres designated for Village Commercial;</p> <p><b>E. Re-zone</b> 5.84± gross acres in the Employment Center 40 PUD (EC-40PUD) zone to 5.84± gross acres of Shopping Center PUD (SC-PUD) zone;</p> <p><b>F. PUD Schematic Plan Amendment</b> to depict the proposed use on the Natomas Crossing PUD;</p> <p><b>G. Special Permit</b> for the construction of a 65,500± square foot fitness center in the Shopping Center (SC-PUD) zone; and</p> <p><b>H. Special Permit</b> to reduce 244 required parking spaces for a 65,500± sq.ft fitness center located in 5.19± net acres Shopping Center PUD (SC-PUD) zone.</p>	P04-131 Consent	Kenny Wan, 808-2222  Continued by Staff to June 23, 2005
5.	<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;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. PUD Schematic Plan Amendment</b> to amend the Commerce Station Planned Unit Development to designate multi-family development on 20.9± acres;</p> <p><b>D. PUD Guidelines Amendment</b> to amend the Commerce Station Planned Unit Development Guidelines to address residential development;</p> <p><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;</p> <p><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> <p style="text-align: right;"><b>Continued from May 26, 2005</b></p>	P04-196 Consent	Arwen Wacht, 808-1964  A-F Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions

	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> <p style="text-align: right;"><b>Continued from May 12, 2005</b></p>	P04-222 Hearing	<p>Michael York, 808-8239</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>
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: right;"><b>Continued from May 26, 2005</b></p>	P04-225 Hearing	<p>Arwen Wacht, 808-1964</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p>
8.	<p><b>Diesel Drive Warehouse located on Diesel Drive, 300 feet east of Beloit Drive.</b> Entitlements to develop a 12,120± square foot warehouse on a 1.50± acre lot in the Light Industrial Review (M-1S-R) zone; APN: 238-0220-033. Council District 2.</p> <p><b>A. Environmental Determination:</b> Exempt, Section 15332;</p> <p><b>B. Plan Review</b> of a 12,120± square foot warehouse on a 1.50± acre lot in the Light Industrial Review (M-1S-R) zone.</p>	P04-252 Consent	<p>Michael York, 808-8239</p> <p>A-B Adopted notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
9.	<p><b>Jaklic's Apartments located at 2818 E Street.</b> Entitlements to allow the addition of two dwelling units within an existing 4-unit apartment building in the proposed Multi-Family Special Planning District (R-4-SPD) zone. APN: 003-0154-007. Council District 3.</p> <p><b>A. Environmental Determination:</b> Categorical Exemption (CEQA Section 15301);</p> <p><b>B. Central City Community Plan Amendment</b> from Low Density Residential to Multi-Family Residential;</p> <p><b>C. Rezone</b> from Single-Family or Two-Family Special Planning District (R-1B-SPD) zone to Multi-Family Special Planning District (R-4-SPD) zone;</p> <p><b>D. Special Permit</b> to add two dwelling units within an existing 4-unit apartment building in the Alhambra Corridor SPD, located on 0.147± net acre in the proposed Multi-Family Special Planning District (R-4-SPD) zone;</p> <p><b>E. Variance</b> to reduce the required width of a side courtyard.</p>	P05-003 Consent	David Hung, 808-5530  Continued by Staff to June 23, 2005
10.	<p><b>Raley &amp; Main Warehouse located at the northwest corner of Raley Boulevard and Main Avenue.</b> Entitlements to develop a 55,362± square foot warehouse on a 3.13± net acre lot in the Light Industrial Review (M-1S-R) zone; APN: 215-0280-025 Council District 2.</p> <p><b>A. Environmental Determination:</b> Exempt, Section 15332;</p> <p><b>B. Plan Review</b> of a 55,362± square foot warehouse on a 3.13± net acre lot in the Light Industrial Review (M-1S-R) zone.</p>	P05-012 Consent	Michael York, 808-8239  Continued by Staff to June 23, 2005
11.	<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: right;"><b>Continued from May 26, 2005</b></p>	P05-016 Hearing	Stacia Cosgrove, 808-7110  A-C Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
12.	<p><b>Callecita Street Apartment Improvement at 3122 Callecita Street.</b> Entitlements to expand an existing non-conforming use by converting an existing storage area into additional living space in the Single Family (R-1) zone. APN: 265-0040-008. Council District 2.</p> <p><b>A. Environmental Determination:</b> Exempt CEQA 15322.</p> <p><b>B. Special Permit</b> to expand an existing non-conforming use.</p>	P05-037 Consent	<p>Mark Kraft, 808-8116</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p>
13.	<p><b>Astoria Place Affordable Housing Plan; South of Dorothy June Way and East of Astoria Ave.</b> Entitlements to amend the affordable housing plan for Astoria Place Subdivision on 5± gross acres in the Standard Single Family (R-1) zone.</p> <p><b>A. Environmental Determination:</b> Prior Negative Declaration</p> <p><b>B. Amend the Affordable Housing Plan</b> for Astoria Place Subdivision to comply with the current code definition of "affordable housing price" APN: 238-0201-042. Council District 2</p>	P05-073 Consent	<p>Jeanne Corcoran, 808-5317</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p>
14.	<p><b>Planning Commission Rules &amp; Procedures Discussion</b></p>		<p>David Kwong, 808-2691</p> <p>Information Given</p>
<b>MISCELLANEOUS</b>			
15.	<p><b>Citizens Addressing the Planning Commission</b></p>		
16.	<p><b>Committee Reports By The Planning Commissioners</b></p>		
17.	<p><b>Questions and Ideas of the Planning Commission</b></p>		