



# 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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June 23, 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
2.	<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 215 required parking spaces for a 65,500± sq.ft fitness center located in 5.19± net acres Shopping Center PUD (SC-PUD) zone.</p> <p style="text-align: center;"><b>Continued from June 9, 2005</b></p>	<p>P04-131 Consent</p> <p>Kenny Wan, 808-2222</p> <p>Continued by Applicant to July 14, 2005</p>
3.	<p><b>Natomas Field located at the southeast corner of Arena Boulevard and East Commerce Way.</b> Entitlements to allow the development of the area known as Natomas Field (D1) APN: 225-0150-014, -018, -025, -027, -028, -030, -032, and -036.</p> <p><b>A. Environmental Determination:</b> Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. Development Agreement;</b></p> <p><b>D. Inclusionary Housing Plan;</b></p> <p><b>E. General Plan Amendment</b> to re-designate 98.9± acres from 56.83± acres of Low Density Residential, 26.67± acres of Medium Density Residential, 12.78± acres of Parks-Recreation-Open Space, and 2.62± acres of Community/Neighborhood Commercial &amp; Offices to 50.94± acres of Low Density Residential, 31.20± acres of Medium Density Residential, 13.28± acres of Parks-Recreation-Open Space, 3.48± acres of</p>	<p>P04-236 Hearing</p> <p>Arwen Wacht, 808-1964</p> <p>A-B, I-P Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p> <p>C-H Recommended Approval and Forwarded to City Council</p>

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<p>Community/Neighborhood Commercial &amp; Offices.</p> <p><b>F. North Natomas Community Plan Amendment</b> to re-designate 98.8± acres from 11.95± acres of Low Density Residential, 45.48± acres of Medium Density Residential, 23.89± of High Density Residential, 7.7± acres of Parks/Open Space, 2.03± acres of Neighborhood Community Commercial, 0.05± acres of General Public Facilities, and 7.8± acres of Half Section &amp; Frontage Streets to 50.94± acres of Medium Density Residential, 24.93± acres of High Density Residential, 12.91 acres of Parks/Open Space, 2.38± acres of Neighborhood Community Commercial, and 7.74 acres of Half Section &amp; Frontage Streets;</p> <p><b>G. Rezone</b> 98.8± acres from 8.29± acres of Single-Family Alternative Planned Unit Development (R-1A-PUD), 11.73± acres of Multi-Family (R-2A), 30.08± acres of Multi-Family Planned Unit Development (R-2A-PUD), 11.63± acres of Manufacturing, Research, and Development (MRD-20), and 37.17± acres of Manufacturing, Research and Development Planned Unit Development (MRD-20-PUD) to 33.33± acres of Single-Family Alternative Planned Unit Development (R-1A-PUD), 17.61± acres of Multi-Family Planned Unit Development (R-2B-PUD), 24.93± acres of Multi-Family Planned Unit Development (R-3-PUD), 2.38± acres of Limited Commercial Planned Unit Development (C-1-PUD), 12.91± acres of Agriculture-Open Space Planned Unit Development (A-OS-PUD), and 7.74± acres of Road Half Section;</p> <p><b>H. Planned Unit Development (PUD) Establishment</b> to establish a Planned Unit Development Schematic Plan and Guidelines for the Natomas Field Planned Unit Development;</p> <p><b>I. Lot Line Adjustment</b> to adjust the common property lines between two parcels totaling 26.85± acres;</p> <p><b>J. Tentative Master Parcel Map</b> to subdivide eight (8) parcels into thirteen (13) master parcels;</p> <p><b>K. Tentative Subdivision Map</b> to subdivide 98.9± acres into 717± parcels;</p> <p><b>L. Subdivision Modification</b> for alleys;</p> <p><b>M. PUD Special Permit</b> to allow the development of four house plans on 217± 28' x 68' lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone;</p> <p><b>N. PUD Special Permit</b> to allow the development of four house plans on 179± 35' x 70' lots in the proposed Multi-Family Planned Unit Development (R-2B-PUD) zone;</p> <p><b>O. PUD Special Permit</b> to allow the development of four</p>		

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	<p>house plans on 95± 40' x 90' lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone; and</p> <p><b>P. PUD Special Permit</b> to allow the development of 216± alternative housing units (townhomes) in the proposed Multi-Family Planned Unit Development (R-3-PUD) zone.</p>		
4.	<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. Community Plan Amendment</b> to re-designate 0.147± net acre from Low Density Residential to Multi-Family Residential;</p> <p><b>C. Rezone</b> 0.147± net acre 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> <p><b>F. Variance</b> to reduce the required width of an interior side yard.</p> <p style="text-align: center;"><b>Continued from June 9, 2005</b></p>	P05-003 Consent	<p>David Hung, 808-5530</p> <p>A, D-F Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p> <p>B-C Recommended Approval and Forwarded to City Council</p>
5.	<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> <p style="text-align: center;"><b>Continued from June 9, 2005</b></p>	P05-012 Consent	<p>Michael York, 808-8239</p> <p>Withdrawn by Staff</p>
6.	<p><b>Tomra Pacific-Recycling located at 777 Arden Way</b>                      Entitlements to expand a recycling facility which currently is operating on .3+/- acres in the General Commercial (C-2) zone. APN: 275-0153-018 (D2) Entitlements include:</p> <p><b>A. Environmental Determination:</b> Exempt (Section 15332)</p> <p><b>B. Special Permit</b> to expand an existing non-conforming use in the C-2 zone.</p>	P05-013 Hearing	<p>Mark Kraft, 808-8116</p> <p>Withdrawn by Applicant</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
7.	<p><b>Dean's Auto Sales located at 1099 El Camino Avenue, North Sacramento.</b> Entitlement to develop an auto sales facility and site on 0.13± vacant acres in the General Commercial (C-2) Zone. APN: <u>265-0324-015</u> (D2) Entitlements include:</p> <p><b>A. Environmental Determination:</b> Exempt (Section 15332, 15301)</p> <p><b>B. Special Permit</b> to develop an auto sales facility on 0.13± vacant acres in the General Commercial (C-2) zone within the North Sacramento Community Plan Area.</p>	P05-033 Hearing	<p>Kenny Wan, 808-2222</p> <p>Continued by Applicant to July 14, 2005</p>
8.	<p><b>Rite Aid Alcohol sales located at 2101 S Street</b> Entitlement to sell Alcohol at the proposed 8,000± sf Rite Aid store. APN: <u>010-0033-010</u> (D4) Entitlements include:</p> <p><b>A. Environmental Determination:</b> Exempt (Section 15332)</p> <p><b>B. Special Permit</b> Special Permit for alcohol sales in a structure less than 15,000 square feet.</p> <p><b>C. Variance</b> to reduce parking lot maneuvering area to 24 feet.</p>	P05-035 Consent	<p>Mark Kraft, 808-8116</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Approval</p>
9.	<p><b>Enforcement of Zoning Code Violations.</b> An amendment to the Sacramento City Code related to zoning code violations. Council District: All, citywide.</p> <p><b>A. Environmental Determination:</b> Exempt CEQA Section 15061 (b) (3)</p> <p><b>B. Ordinance</b> amending Section 17.232.050 of Title 17 of the Sacramento City Code relating to the enforcement of zoning code violations.</p>	M05-037 Consent	<p>Joy Patterson, 808-5607</p> <p>A-B Recommended Approval and Forwarded to City Council</p>

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10.	<p><b>Downtown Ford, located at the northwest corner of West El Camino Ave and Orchard Lane.</b> Entitlements to merge and resubdivide 20.4+/- vacant acres (gross) into six parcels and to construct an 88,545 square foot auto dealership on 11.75+/- net acres in the General Commercial Planned Unit Development (C-2-PUD) zone. (D1), APN: 225-0220-040, -064, -065.</p> <p><b>A. Environmental Determination:</b> Mitigated Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. PUD Guidelines Amendment</b> to amend the Park El Camino Planned Unit Development (PUD) Guidelines to include design guidelines and development standards for Auto sales (new/used), service, repair, storage or rental in the General Commercial (C-2) zone;</p> <p><b>D. PUD Schematic Plan Amendment</b> to depict one 88,545 square foot auto dealership, 42,000 square feet of office, 19,500 square feet of retail uses, a 4,000 square foot restaurant, and a service station in the Park El Camino Planned Unit Development (PUD);</p> <p><b>E. Tentative Subdivision Map</b> to merge and resubdivide three (3) existing parcels into six (6) parcels totaling 20.4+/- gross acres;</p> <p><b>F. Special Permit</b> to construct an 88,545 square foot auto dealership on 11.75+/- net acres in the General Commercial Planned Unit Development (C-2-PUD) zone in the Park El Camino PUD.</p>	P04-106 Hearing	<p>Stacia Cosgrove, 808-7110</p> <p>Continued by Staff to July 14, 2005</p>
11.	Special Planning Commission Meeting Agenda – Update		<p>Jim McDonald, 808-5723</p> <p>Information Given</p>
<b>MISCELLANEOUS</b>			
12.	Citizens Addressing the Planning Commission		
13.	Committee Reports By The Planning Commissioners		
14.	Questions and Ideas of the Planning Commission		