



CITY OF SACRAMENTO PLANNING COMMISSION

••• SYNOPSIS•••

City Planning Commission will meet *Thursday* at 5:30
p.m.

1231 I Street – First Floor

July 28, 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 10th 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
<u>OLD BUSINESS</u>			
1.	Synopsis of July 14, 2005 Planning Commission Meeting	Consent	David Kwong, 808-2691 Approved

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
2.	<p>Village Greens located southeast and southwest of the intersection of Bayou Road and Callison Drive. Entitlements to allow the development of single-family residential in the Westborough Planned Unit Development (PUD) (D1) APN: 225-1480-055, 225-1740-001, and 225-1750-001.</p> <p>A. Environmental Determination: Negative Declaration; B. Mitigation Monitoring Plan; C. Inclusionary Housing Plan; D. General Plan Amendment to re-designate 24.0± acres from 6.8± acres of Heavy Commercial or Warehouse, 6.2± acres of Public/Quasi-Public/Miscellaneous, and 11.0± acres of Mixed Use to 24.0± acres of Low Density Residential; E. North Natomas Community Plan Amendment to re-designate 24.0± acres from 6.8± acres of Light Industrial, 6.2± acres of Institutional, and 11.0± acres of Employment Center (EC-50) to 24.0± acres of Medium Density Residential; F. Rezone of 24.0± acres from 6.8± acres of Light Industrial Planned Unit Development (M-1-PUD) zone and 17.2± acres of Employment Center Planned Unit Development (EC-50-PUD) zone to 24.0± acres of Single-Family Alternative Planned Unit Development (R-1A-PUD) zone; G. Planned Unit Development (PUD) Schematic Plan Amendment to depict 182± medium-density residential units and two private park lots on 24± acres in the Westborough Planned Unit Development (PUD); H. Tentative Subdivision Map to subdivide 25.3± acres into 182± residential lots, 2 private park lots, 2 landscape lots, and 8 private drive lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone; I. Subdivision Modification to allow non-standard elbow design, non-standard intersection, non-standard tangent length between curves, and alleys; J. Planned Unit Development (PUD) Special Permit to allow the development of four (4) house plans on 78 lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone; and K. Planned Unit Development (PUD) Special Permit to allow the development of three (3) house plans on 104 lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone.</p>	<p>P04-121 Continued</p>	<p>Arwen Wacht, 808-1964</p> <p>Continued by Staff to August 11, 2005</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
3.	<p>California Family Fitness located at the southwest corner of Truxel Road and Natomas Crossing Drive. 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>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. City General Plan Amendment to change 5.84± gross acres designated for Mixed Use to 5.84± gross acres designated for Community/Neighborhood and Offices;</p> <p>D. North Natomas Community Amendment to change 5.84± gross acres designated for Employment Center 40 to 5.84± gross acres designated for Village Commercial;</p> <p>E. Re-zone 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>F. PUD Schematic Plan Amendment to depict the proposed use on the Natomas Crossing PUD;</p> <p>G. Special Permit for the construction of a 65,500± square foot fitness center in the Shopping Center (SC-PUD) zone; and</p> <p>H. Special Permit 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;">Continued from July 14, 2005</p>	<p>P04-131 Continued</p>	<p>Kenny Wan, 808-2222</p> <p>Continued by Applicant to August 11, 2005</p>
4.	<p>River Life Covenant Church located at 1901 Broadway Entitlements to allow a church remodel the interior of, operate, and hold services within an existing building in the Heavy Commercial (C-4) zone. (D4) APN: 010-0213-008</p> <p>A. Environmental Determination: Exempt (CEQA Section 15303);</p> <p>B. Special Permit to allow a church to operate and hold services within the Heavy Commercial (C-4) zone.</p>	<p>P04-153 Consent</p>	<p>Heather Forest, 808-5008</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
5.	<p>BLT Raley Warehouse located on the southeast corner of Raley Boulevard & Vinci Avenue. Entitlements to merge four parcels totaling 11.82± undeveloped acres into two parcels and to allow the construction of a 100,799± square foot warehouse building on a 7.5± acre parcel in the Light Industrial Review (M-1-R) zone. (District 2) APN: 215-0244-022, -023, -024, -025.</p> <p>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Parcel Merger to merge four parcels totaling 11.82± undeveloped acres into two parcels in the Light Industrial Review (M-1-R) zone;</p> <p>D. Plan Review to construct a 100,799± square foot warehouse building on a 7.5± acre parcel in the Light Industrial Review (M-1-R) zone.</p>	P04-160 Consent	<p>David Hung, 808-5530</p> <p>A-D Adopted Notice of Decision and Findings of Fact for Approval</p>
6.	<p>Little Saigon Plaza Located on the southwest corner at the intersection of Riza Avenue and Stockton Boulevard. A request to develop a ±175,000 sq. ft. commercial plaza in the General Commercial Review Broadway-Stockton Special Planning District (C-2-R-SPD) zone. Assessor's Parcel Numbers (APNs): 039-0201-008, 009, 010, and 011; (District 6);</p> <p>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Tentative Map to create one common lot from four (4) existing parcels and 98 commercial condominium spaces on ±14.23 gross acres within the General Commercial Review Broadway-Stockton Special Planning District (C-2-R-SPD) zone.</p> <p>D. Special Permit to construct a building with an area exceeding 40,000 gross square feet in the General Commercial Review Special Planning District (C-2-R-SPD) zone;</p> <p>E. Special Permit to exceed the Broadway-Stockton Special Planning District (SPD) 45' height limit.</p>	P04-177 Consent	<p>Kimberly Kaufmann-Brisby, 808-5590</p> <p>Continued by Staff to August 11, 2005</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
7.	<p>7701 Jacinto Road Subdivision Entitlements to rezone and subdivide one lot totaling 2.4± acres into eleven (11) single family lots, two (2) half-plex lots, and construct homes on each lot, within the Rural Estates (RE-1/2) zone; (D8) APN: 117-0202-022</p> <p>A. Environmental Determination: Exempt (CEQA Section 15332);</p> <p>B. Rezone of 2.4± acres from Rural Estates (RE-1/2) to 2.4± acres of Single Family Alternative (R-1A);</p> <p>C. Tentative Subdivision Map to subdivide 2.4± acres into eleven (11) single family lots, and two (2) half-plex lots in the Single Family Alternative (R-1A) zone;</p> <p>D. Special Permit to develop eleven (11) single family residences and two (2) half-plex residences; and</p> <p>E. Inclusionary Housing Plan</p>	P04-200 Consent	<p>Heather Forest, 808-5008</p> <p>A, C-D Adopted Notice of Decision and Findings of Fact for Approval</p> <p>B, E Recommended Approval and Forwarded to City Council</p>
8.	<p>Sutterville Telecommunications Colocation Located at 1250 Sutterville Road. A request to colocate a screened telecommunications facility on the top of an existing office building in the Limited Commercial (C-1) zone. APN: 017-0071-011; District 4;</p> <p>A. Environmental Determination: Categorically Exempt;</p> <p>B. Special Permit to add a telecommunications facility consisting of 12 telecommunications antennas (6 current and 6 future installation) and associated equipment cabinets and appurtenances to a proposed 15' tall screening penthouse to be constructed on the top of an existing 2 story office building in the Limited Commercial (C-1) zone.</p>	P04-232 Consent	<p>Kimberly Kaufmann-Brisby, 808-5590</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
9.	<p>Ashton Parc Apartments located on the northwest corner of Arena Boulevard & Innovator Drive. Entitlements to construct a 168-unit apartment complex on 8.23± net acres in the Employment Center 40 Planned Unit Development (EC-40-PUD) zone in the Arena Corporate Center PUD in the North Natomas Community Plan Area. (District 1) APN: 225-0070-121, 122, 123.</p> <p>A. Environmental Determination: Mitigated Negative Declaration;</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. PUD Schematic Plan Amendment to designate a 168-unit apartment complex on Employment Center 40 (EC-40) parcels in the Arena Corporate Center PUD;</p> <p>D. Parcel Merger to merge 3 vacant parcels into one parcel totaling 8.23± net acres in the Employment Center 40 Planned Unit Development (EC-40-PUD) zone;</p> <p>E. Special Permit to construct a 168-unit apartment complex on 8.23± net acres in the Employment Center 40 Planned Unit Development (EC-40-PUD) zone in the Arena Corporate Center PUD;</p> <p>F. Special Permit to exceed the allowable 25% residential use within the Arena Corporate Center Planned Unit Development lying within the geographic area delineated as bounded by the East Drain, Interstate-5, Del Paso Road and Arena Boulevard;</p> <p>G. Special Permit to establish gates at private vehicular entrance to a multi-family residential development.</p>	P04-240 Consent	<p>David Hung, 808-5530</p> <p>A-B, D-G Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p> <p>C Recommended Approval and Forwarded to City Council</p>
10.	<p>Outfall Circle Antenna located at 5961 Outfall Circle. Entitlements to construct a 130-foot tall lattice tower in the Special Heavy Industrial (M 2-S) zone located at 6001 Outfall Circle. APN:062-0120-025. Council District 6.</p> <p>A. Environmental Determination: Exempt (CEQA 15303e)</p> <p>B. Special Permit to allow a 160-foot tall lattice tower in the Special Heavy Industrial (M-2-S) zone.</p>	P04-032 Withdrawn	<p>Antonio Ablog, 808-7702</p> <p>Withdrawn from Agenda</p>
11.	<p>Main Avenue Warehouse located at 1748 Main Avenue. Entitlements to develop a 17,958± square foot warehouse on a 1.16± acre lot in the Light Industrial Review (M-1S-R) zone; APN: 238-0012-018. Council District 2.</p> <p>A. Environmental Determination: Exempt, Section 15332;</p> <p>B. Plan Review of a 17,958± square foot warehouse on a 1.16± acre lot in the Light Industrial Review (M-1S-R) zone.</p>	P05-053 Consent	<p>Michael York, 808-8239</p> <p>A-B Adopted Notice of Decision and Findings of Fact for Approval</p>
12.	<p>Land use determination by Planning Commission, 701 Dixianne Ave.</p>	M05-049 Withdrawn	<p>Jeanne Corcoran, 808-5317</p> <p>Withdrawn from agenda</p>

AGENDA ITEM		FILE	STAFF RECOMMENDATION
13.	Citizens Addressing the Planning Commission		
14.	Committee Reports By The Planning Commissioners		
15.	Questions and Ideas of the Planning Commission		