



# CITY OF SACRAMENTO PLANNING COMMISSION

## ••• SYNOPSIS•••

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

915 I Street, Historic Building – 2<sup>nd</sup> Floor, Hearing Room

August 11, 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 D.E. "RED" BANES, VICE-CHAIR JAMES BACCHINI JOHN BOYD MICHAEL NOTESTINE	JOHN VALENCIA BARRY WASSERMAN DARREL WOO JOSEPH YEE
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## SUMMARY OF AGENDA CONTENTS August 11, 2005

AGENDA ITEM		FILE	STAFF RECOMMENDATION
<u>OLD BUSINESS</u>			
1.	Synopsis of July 28, 2005 Planning Commission Meeting	Consent	David Kwong, 808-2691 Approved

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
2.	<p><b>Village Greens located southeast and southwest of the intersection of Bayou Road and Callison Drive.</b>                      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><b>A. Environmental Determination:</b> Negative Declaration;  <b>B. Mitigation Monitoring Plan;</b>  <b>C. Inclusionary Housing Plan;</b>  <b>D. General Plan Amendment</b> 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;  <b>E. North Natomas Community Plan Amendment</b> 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;  <b>F. Rezone</b> 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;  <b>G. Planned Unit Development (PUD) Schematic Plan Amendment</b> to depict 182± medium-density residential units and two private park lots on 24± acres in the Westborough Planned Unit Development (PUD);  <b>H. Tentative Subdivision Map</b> 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;  <b>I. Subdivision Modification</b> to allow non-standard elbow design, non-standard intersection, non-standard tangent length between curves, and alleys;  <b>J. Planned Unit Development (PUD) Special Permit</b> 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  <b>K. Planned Unit Development (PUD) Special Permit</b> 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 style="text-align: right;"><b>Continued from July 28, 2005</b></p>	P04-121 Hearing	Arwen Wacht, 808-1964  Project Denied

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
3.	<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</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 July 28, 2005</b></p>	P04-131 Hearing	<p>Kenny Wan, 808-2222</p> <p>A-B, G-H Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p> <p>C-F Recommended Approval and Forwarded to City Council</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
4.	<p><b>Little Saigon Plaza Located on the southwest corner at the intersection of Riza Avenue and Stockton Boulevard.</b>                      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><b>A. Environmental Determination:</b> Mitigated Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. Tentative Map</b> 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><b>D. Special Permit</b> 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><b>E. Special Permit</b> to exceed the Broadway-Stockton Special Planning District (SPD) 45' height limit.</p> <p style="text-align: right;"><b>Continued from July 28, 2005</b></p>	P04-177 Consent	Kimberly Kaufmann-Brisby, 808-5590  A-E Adopted Notice of Decision and Findings of Fact for Approval
5.	<p><b>Silver Eagle Place located at 131 Silver Eagle Road.</b>                      Entitlements to develop 20 single family detached homes on 2.87± net acres in the Standard Single Family (R-1) zone; APN: 250-0130-034, -035, -036.</p> <p><b>A. Environmental Determination:</b> Negative Declaration;</p> <p><b>B. Mitigation Monitoring Plan;</b></p> <p><b>C. Lot Line Adjustment</b> to adjust the common property lines between two lots on a total of 1.92± acres in the Standard Single Family (R-1) zone;</p> <p><b>D. Tentative Map</b> to subdivide two lots into 21 lots on 2.87± net acres in the Standard Single Family (R-1) zone.</p>	P04-112 Consent	Michael York, 808-8239  A-D Adopted Notice of Decision and Findings of Fact for Approval

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
6.	<p><b>Regent Place located at 4601 10<sup>th</sup> Avenue</b>                      Entitlements to construct a 107,420 square foot mixed-use building on 1.5± gross acres in the General Commercial (C-2) Zone and the Standard Single-Family (R-1) Zone on Stockton Boulevard Between 9<sup>th</sup> and 10<sup>th</sup> avenue. APN: 014-0222-067 through 068.</p> <p><b>A. Environmental Determination:</b> Negative Declaration.  <b>B. Plan Review</b> to construct a 107,420 square foot mixed use building (retail, offices, and residential) in the General Commercial (C-2) zone.  <b>C. Special Permit</b> to exceed the 35-foot height limit by 20 feet.  <b>D. Special Permit</b> to allow off-site parking in the Single-Family Residential (R-1) zone.  <b>E. Special Permit</b> to reduce the required parking from 205 spaces to 184 spaces.</p>	P04-176 Continue	Antonio Ablog, 808-7702  Continued to September 8, 2005 by Staff
7.	<p><b>Center Parkway Business Center located on Center Parkway east of Bruceville Road</b>                      Entitlements to construct three buildings totalling 29,216 square in the Office Building (OB-PUD) zone in the Laguna Meadows Planned Unit Development. APN: 117-0211-012, 117-0211-026.</p> <p><b>A. Environmental Determination:</b> Exempt (CEQA 15332);  <b>B. Schematic Plan Amendment</b> to amend the Laguna Meadows Planned Unit Development to allow for two office buildings, and one office/commercial building;  <b>C. Special Permit</b> to construct three buildings totalling 29,216 square in the Office Building (OB-PUD) zone in the Laguna Meadows Planned Unit Development;  <b>D. Tentative Map</b> to subdivide 2.97± gross acres into three parcels in the Office Building (OB-PUD) zone in the Laguna Meadows Planned Unit Development.</p>	P04-199 Consent	Antonio Ablog, 808-7702  A, C-D Adopted Notice of Decision and Findings of Fact for Approval  B Recommended Approval and Forwarded to City Council
8.	<p><b>Cooper Union Building located at 1600-1608 H Street.</b>                      Entitlements to allow the development of a mixed-use building in the General Commercial (C-2) zone; (D1) APN: 006-0063-001 and -002.</p> <p><b>A. Environmental Determination:</b> Categorical Exemption (15332);  <b>B. Lot Line Adjustment</b> to merge two parcels to create one 19,200± square foot parcel;  <b>C. Variance</b> to reduce the front yard setback from 16 feet to 1 foot in the General Commercial (C-2) zone;  <b>D. Variance</b> to reduce the interior side setback in the General Commercial (C-2) zone; and  <b>E. Special Permit</b> to gate the parking lot.</p>	P04-237 <del>Consent</del> Continue	Arwen Wacht, 808-1964  Continued to August 25, 2005 by Staff

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
9.	<p><b>Malak Subdivision located at the southern terminus of Fell Street north of I-80.</b> Entitlements to develop 14 single family detached homes and one half-plex unit on 2.31± net acres in the Standard Single Family (R-1) zone; APN: 237-0151-013. Council District 2.</p> <p><b>A. Environmental Determination:</b> Exempt, Section 15332;  <b>B. Inclusionary Housing Plan;</b>  <b>C. Tentative Map</b> to subdivide one lot into 14 lots on 2.31± net acres in the Standard Single Family (R-1) zone;  <b>D. Subdivision Modifications</b> to create lots less than 52 feet wide and two deep lots.</p>	P05-021 Consent	<p>Micheal York, 808-5590</p> <p>A-D Adopted Notice of Decision and Findings of Fact for Approval</p>
10.	<p><b>Power Ridge Business Park Tentative Map located on the north side of Power Ridge Road and west of 83<sup>rd</sup> Street</b> Entitlements to subdivide one parcel totaling 7.48± acres into twelve industrial parcels, on the property located on the north side of Power Ridge Road, west of 83rd Street, in the Heavy Industrial (M-2S) zone. (D6) APN: 061-0010-043</p> <p><b>A. Environmental Determination:</b> Negative Declaration;  <b>B. Mitigation Monitoring Plan;</b> and  <b>C. Tentative Subdivision Map</b> to subdivide one parcel totaling 7.48± acres into twelve industrial parcels.</p>	P05-029 Consent	<p>Heather Forest, 808-5008</p> <p>A-C Adopted Notice of Decision and Findings of Fact for Approval</p>
11.	<p><b>Arika's Village, located on the northeast corner at the intersection of Florin Road and Woodbine Avenue.</b> Entitlements to construct a 4-story mixed use development consisting of ground floor retail along Florin Road and 60 apartment units plus a separate child daycare facility in the General Commercial Review (C-2-R) zone. Assessor's Parcel Numbers: 041-0075-002, 003, 004 and 006</p> <p><b>A. Environmental Determination:</b> Categorically Exempt (CEQA Section 15332);  <b>B. Special Permit</b> to construct residential units within the General Commercial (C-2) zone;  <b>C. Special Permit</b> to reduce required parking;  <b>D. Special Permit</b> for off-site parking;  <b>E. Variance</b> to waive a required 6' masonry wall between commercial and residential uses;  <b>F. Variance</b> to reduce the required street side setback to zero-feet and the rear setback to ±3-feet in the General Commercial Review (C-2-R) zone;  <b>G. Lot Line Adjustment</b> to relocate the common lot lines between four (4) parcels totaling ±2.04 acres, resulting in two (2) parcels;  <b>H. Section 65402(a) Review</b> for General Plan consistency of the proposed abandonment of Sam Avenue.</p>	P05-038 Consent	<p>Kimberly Kaufman-Brisby, 808-5590</p> <p>Continued to August 25, 2005 by Staff</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
12.	<p><b>L Street Lofts, located at 1812-1820 L Street.</b> Entitlements to construct an 8-story mixed use building, with 92 condominium units and 5,850 square feet of ground floor retail in the Residential Mixed Use- Urban Neighborhood overlay (RMX-UN) zone. (D3), APN: 007-0141-005 thru -008.</p> <p><b>A. Environmental Determination:</b> Exempt, per CEQA Section 15332;</p> <p><b>B. Tentative Map</b> to merge four parcels into one parcel and designate the parcel for condominium purposes;</p> <p><b>C. Special Permit</b> to construct 92 alternative ownership housing units (condominiums) in the RMX-UN zone;</p> <p><b>D. Special Permit</b> to exceed maximum building height of 65 feet and to build to 93 feet;</p> <p><b>E. Special Permit</b> to waive parking spaces associated with the commercial uses;</p> <p><b>F. Special Permit</b> to allow tandem parking;</p> <p><b>G. Variance</b> to reduce the maneuvering width within the parking garage</p>	P05-057 Hearing	<p>Stacia Cosgrove, 808-7110</p> <p>A-G Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions</p>
13.	<p><b>College Square – Southern Commercial Modification located at the southeast corner of Bruceville Road and Consumnes River Boulevard</b></p> <p>Entitlements to construct two commercial buildings totalling 33,000 square feet in the General Commercial (C-2) zone in the College Square Planned Unit Development located at the southeast corner of Bruceville Road and Consumnes River Boulevard. APN: 117-0182-024, 012, 019, 028, 001, 002. Council District 8.</p> <p><b>A. Environmental Determination:</b> Addendum to EIR (P04-14)</p> <p><b>B. Schematic Plan Amendment</b> to allow two commercial buildings totalling 33,000 square feet in the College Square PUD.</p> <p><b>C. Special Permit Major Modification</b> to allow two commercial buildings totalling 33,000 square feet.</p> <p><b>D. Parcel Merger</b> to merge two parcels in the General Commercial PUD (C-2) zone.</p>	P05-063 Consent	<p>Antonio Ablog, 808-7702</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>
14.	Citizens Addressing the Planning Commission		
15.	Committee Reports By The Planning Commissioners		
16.	Questions and Ideas of the Planning Commission		