



CITY OF SACRAMENTO PLANNING COMMISSION

... SYNOPSIS ...

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

915 I Street, Historic Building 2nd Floor, Hearing Room

September 8, 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 915 I Street, New City Hall, 3rd Floor, 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	JOHN VALENCIA
D.E. RED BANES, VICE-CHAIR	BARRY WASSERMAN
VACANCY	DARREL WOO
JOHN BOYD	JOSEPH YEE
MICHAEL NOTESTINE	

SUMMARY OF AGENDA CONTENTS

September 8, 2005

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
OLD BUSINESS			
1.	Synopsis of July 28, 2005 Planning Commission Meeting	Consent	David Kwong, 808-2691 Approved
2.	<p>Islands at Riverlake located along the north and south sides of Pocket Road between East and West Shore drives. Entitlements to develop a 166 lot single-family subdivision in the Alternative Single-family LPPT Planned Unit Development (R-1A PUD) zone. Assessors Parcel Numbers (APNs): 031-1210-003; 031-1200-073; 031-1210-061; 031-1030-015; 031-1030-031; 031-1300-048; (District 7).</p> <p>A. Environmental Determination: Environmental Impact Report (EIR);</p> <p>B. Mitigation Monitoring Plan;</p> <p>C. Pocket Community Plan-South Pocket Specific Plan Amendment to clarify the Townhouse and Related Development designation of the LPPT PUD allows the full range of residential uses allowed under the zoning code for alternative single-family residential housing types as allowed in the Alternative Single-family (R-1A) zone including attached and detached units, townhouses, cluster housing, condominiums, cooperatives or other similar projects;</p> <p>D. PUD Guidelines Amendment to clarify the Townhouse and Related Development (R-1A) designation allows the full range of residential uses allowed under the zoning code for alternative single-family residential housing types as allowed in the Alternative Single-family (R-1A) zone including attached and detached units, townhouses, cluster housing, condominiums, cooperatives or other similar projects;</p> <p>E. Tentative Subdivision Map to subdivide 21.4± vacant acres into 166 lots;</p> <p>F. Special Permit to develop 139 detached alternative single-family homes and 27 common lots in the Alternative Single-family Planned Unit Development (R-1A PUD) zone;</p> <p>G. Subdivision Modification to reduce the standard 53 right-of-way for a private street.</p> <p style="text-align: right;">Continued from August 25, 2005</p>	P05-004 Hearing Continued	Kimberly Kaufman-Brisby, 808-5590 Continued to September 15, 2005 by Staff

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
3.	<p>Regent Place located at 4601 10th Avenue 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 9th and 10th avenue. APN: 014-0222-067 through 068.</p> <p>A. Environmental Determination: Negative Declaration. B. Plan Review to construct a 107,420 square foot mixed use building (retail, offices, and residential) in the General Commercial (C-2) zone. C. Special Permit to exceed the 35-foot height limit by 20 feet. D. Special Permit to allow off-site parking in the Single-Family Residential (R-1) zone. E. Special Permit to reduce the required parking from 205 spaces to 184 spaces.</p> <p style="text-align: center;">Continued from August 11, 2005</p>	P04-176 Consent Continued	Antonio Ablog, 808-7702 Continued to October 13, 2005 by Staff
4.	<p>Goodnight Duplex Located at 5545 and 5555 T Street. Entitlements to allow the expansion of a non-conforming 3,135 square foot duplex in the Standard Single-Family (R-1) zone at 5555 T Street. Council District 6. APN: 011-0161 006</p> <p>A. Environmental Determination: Exempt (CEQA 15332) B. Special Permit to allow the expansion of a non conforming duplex in the Standard Single-Family (R-1) zone C. Variance to reduce the front yard setback to 18 in the Standard Single-Family (R-1) zone.</p> <p style="text-align: center;">Continued from August 25, 2005</p>	P04-248 Consent	Antonio Ablog, 808-7702 A-C Adopted Notice of Decision and Findings of Fact for Approval
5.	<p>Claire Court Street Map located 5145 Rio Linda Boulevard Entitlements to subdivide one lot into 12 lots to develop 12 petite homes on 0.66± net acres in the Multi Family (R-2A) zone; APN: 226-0122-021. Council District 2.</p> <p>A. Environmental Determination: Exempt, Section 15332; B. Inclusionary Housing Plan; C. Tentative Map to subdivide one lot into 12 lots on 0.66± net acres in the Multi-Family (R-2A) zone; D. Special Permit to develop alternative housing (petite homes) on 0.66± net acres in the Multi-Family (R-2A) zone.</p> <p style="text-align: center;">Continued from August 25, 2005</p>	P05-023 Withdrawn	Michael York, 808-5590 Withdrawn by Staff

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
6.	<p>7th & S Street Townhouses located at 701 S Street. Entitlements to subdivide one lot into 10 lots to develop nine townhouse units and one condominium unit on 0.29± net acres in the Residential Mixed Use Special Planning District (RMX-SPD) zone; APN: 009-0063-014. Council District 4.</p> <p>A. Environmental Determination: Exempt, Section 15332;</p> <p>B. Tentative Map to subdivide one lot totaling 0.29± net acres into 10 lots in the Residential Mixed Use Special Planning District (RMX-SPD) zone;</p> <p>D. Special Permit to develop nine (9) townhouse units and one (1) condominium unit on 0.29± net acres in the Residential Mixed Use Special Planning District (RMX-SPD) zone;</p> <p>E. Variance to waive the parking and maneuvering area shading requirement;</p> <p>F. 65402 Review General Plan consistency to abandon a portion of an alley.</p> <p style="text-align: right;">Continued from August 25, 2005</p>	P05-026 Consent	Michael York, 808-5590 A-F Adopted Notice of Decision and Findings of Fact for Approval

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
7.	<p>Natomas Central, located southwest of the intersection of Del Paso Road and El Centro Road. Entitlements to enable the development of 397.9+/- vacant acres in the Natomas Central Planned Unit Development (PUD), consisting of an active adult community, low and medium density residential, high density residential, a lake/detention basin, private recreation center, three parks, a school site, fire station, and canal/open space. (D1) APN: 225-0080-002, -003, -004, -015 thru -018, -062 & -064.</p> <p>A. Environmental Determination Mitigated Negative Declaration; B. Mitigation Monitoring Plan; C. Development Agreement between the City of Sacramento and K. Hovnanian Forecast Homes, Inc.; D. Inclusionary Housing Plan; E. General Plan Amendment to redesignate 397.9+/- vacant acres consisting of 244.4+/- acres of Low Density Residential (4-15 du/na), 29.2+/- acres of Medium Density Residential (16-29 du/na), 54.8+/- acres of Parks-Recreation-Open Space, 23.8+/- acres of Public/Quasi-Public Miscellaneous, 40.3+/- acres of Mixed Use, and 5.4+/- acres of Community/Neighborhood Commercial & Office to 233.5+/- acres of Low Density Residential (4-15 du/na), 71.9+/- acres of Medium Density Residential (16-29 du/na), 66.6+/- acres of Parks-Recreation-Open Space, and 25.9+/- acres of Water; F. Community Plan Amendment to redesignate 101.7+/- acres of Low Density Residential (3-10 du/na), 128.4+/- acres of Medium Density Residential (7-21 du/na), 25.8+/- acres of High Density Residential (11-29 du/na), 52.9+/- acres of Parks/Open Space, 5+/- acres of Community Commercial, 33.4+/- acres of Employment Center-50, 2.3+/- acres of Institution, and 19+/- acres of General Public Facilities to 129.9+/- acres of Low Density Residential (3-10 du/na), 110.8+/- acres of Medium Density Residential (7-21 du/na), 29.5+/- acres of High Density Residential (11-29 du/na), 91.6+/- acres of Parks/Open Space, 2+/- acres of Institution, 8.0+/- acres of General Public Facilities, and 25.9+/- acres of major and secondary roadways; G. Rezone 397.9+/- vacant acres consisting of 122.3+/- acres of Manufacturing-Industrial Park Planned Unit Development (MIP-PUD), 3.0+/- acres of Shopping Center PUD (SC-PUD), and 272.6+/- acres of Agriculture-Open Space PUD (A-OS-PUD) to 147.3+/- acres of Standard Single Family PUD (R-1-PUD), 93.2+/- acres of Single Family Alternative PUD (R-1A-PUD), 33.6+/- acres of Multi-Family PUD (R-2B-PUD), 38.3+/- acres of Multi-Family PUD (R-3-PUD), and 85.5+/- acres of Agriculture-Open Space PUD (A-OS-PUD); H. Establish PUD Guidelines and Schematic Plan for the 397.9+/- acres to be known as the Natomas Central Planned Unit Development (PUD); I. Tentative Master Parcel Map to subdivide 397.9+/- acres into residential, park, open space, and school parcels; J. Tentative Map to subdivide 397.9+/- gross acres into 1,693+/- single family lots, four (4) parcels for multi-family development, a 6.0+/- acre park, a 5.0+/- net acre park, an 13.0+/- net acre joint park/school site, a 7.0+/- net acre private recreation center, a 25.9+/- net acre detention basin/lake, a 2.0+/- net acre fire station site, and 27.7+/- acres of open space; K. Special Permit for a gated development; L. Subdivision Modification to create private streets; M. Subdivision Modification to allow alleys in single-family development; N. Subdivision Modification to allow non-standard elbows and non-standard intersection spacing; O. Subdivision Modification to allow residential parcels less than 52 wide in the R-1 zone; P. Subdivision Modification to allow residential corner parcels less than 62 wide in the R-1 zone.</p>	<p>P04-173 Hearing Withdrawn</p>	<p>Stacia Cosgrove, 808-7110</p> <p>Withdrawn by Staff</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
8.	<p>River Oaks Subdivision, located NWC W. El Camino & Main Drainage Canal. Entitlements to subdivide 80.33± gross acres for residential development in the Single-Family Alternative Planned Unit Development (R-1A-PUD) zone. (District 1) APN: 225-0220-030, -066, -068, -071, -086 thru -089.</p> <p>A. Environmental Determination: Environmental Impact Report;</p> <p>B. Mitigation Monitoring Plan</p> <p>C. Community Plan Amendment to redesignate 46.83± acres of Low Density Residential and 33.5± acres of Medium Density Residential (7-15 du/na) to 29.90± acres of Medium Density Residential (7-15 du/na), 27.03± acres of Medium-High Density Residential (11-21 du/na), 17.20± acres Parks/Open Space and 6.2± acres of public streets;</p> <p>D. Rezone 13.48± acres of Agriculture (A) zone and 66.85± acres of Agriculture Planned Unit Development (APUD) zone to 80.33± acres of Single Family Alternative Planned Unit Development (R-1A-PUD) zone;</p> <p>E. PUD Designation, Guidelines and Schematic Plan for 80.33± vacant acres to be known as the River Oaks Planned Unit Development (PUD);</p> <p>F. Tentative Map to subdivide 80.33± acres into 640 lots for single-family development, two park lots, one 0.5± net acre private recreation center lot, one 1.4± net acre water quality lot, and landscape lots;</p> <p>G. Subdivision Modification to allow alleys in single-family development;</p> <p>H. Subdivision Modification to allow non-standard elbows;</p> <p>I. Special Permit to construct a private recreation center.</p>	P01-132 Consent	David Hung, 808-5530 A-B, F-I Adopted Notice of Decision and Findings of Facts for Approval C-E Recommended Approval and Forwarded to City Council
9.	<p>Broadway Chevron located at 1814 Broadway Entitlements to demolish an existing fuel station canopy, fueling stations, and food mart and construct a new fuel station canopy, fueling stations, car wash, and food mart in the General Commercial (C-2) zone. (D4) APN: 010-0212-027</p> <p>A.Environmental Determination: Exempt (CEQA Section 15302);</p> <p>B.Special Permit to demolish an existing fuel station canopy, fueling stations, and food mart and construct a new fuel station canopy, fueling stations, car wash, and food mart.</p> <p>C. Special Permit to allow the sales of beer and wine.</p>	P04-145 Hearing Continued	Heather Forest, 808-5008 Continued to September 22, 2005 by Staff
10.	<p>Quinta Court Retail located at the southwest corner of Mack Road and Stockton Boulevard Entitlements to allow a drive-through coffee shop within a proposed 4,325± square foot retail building in the General Commercial (C-2) zone. (D8) APN:117-0170-080</p> <p>A. Environmental Determination: Exempt (CEQA Section 15332);</p> <p>B. Special Permit to construct a new retail building with drive-thru window.</p> <p>C. Special Permit to reduce the required onsite parking spaces by thirteen (13) spaces.</p>	P05-047 Consent Continued	Heather Forest, 808-5008 Continued to November 10, 2005 by Staff

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
11.	<p>South Land Park Retail Center, located at NW Corner S. Land Park Dr. and Florin Road. Entitlements to construct a new 6,794 square foot retail building in the General Commercial-Review, Executive Airport Overlay-2 (C-2-R){EA-2} zone. (D4), APN: 029-0470-007.</p> <p>A. Environmental Determination: Exempt, per CEQA Section 15332 and 15303(c);</p> <p>B. Zoning Administrator Plan Review to construct a 6,794 square foot commercial building and required parking spaces on 1.034± vacant acres in the General Commercial-Review, Executive Airport Overlay-2 (C-2R){EA-2} zone.</p>	Z05-068 Continued	Sandra Yope, 808-7158 Continued to September 22, 2005 by Staff
12.	Citizens Addressing the Planning Commission		
13.	Committee Reports By The Planning Commissioners		
14.	Questions and Ideas of the Planning Commission		