



# CITY OF SACRAMENTO PLANNING COMMISSION

## •••SYNOPSIS•••

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

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

October 13, 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, 3<sup>rd</sup> Floor, 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 VACANCY JOHN BOYD MICHAEL NOTESTINE	JOHN VALENCIA BARRY WASSERMAN DARREL WOO JOSEPH YEE
--	--

## SUMMARY OF AGENDA CONTENTS October 13, 2005

AGENDA ITEM	FILE	STAFF RECOMMENDATION
<b>OLD BUSINESS</b>		
1. <b>Synopsis of September 22, 2005 Planning Commission Meeting</b>	Consent	David Kwong, 808-2691  Approved
2. <b>Recognition of James Bacchini</b>	N/A	David Kwong, 808-2691  Informational
3. <b>South Land Park Retail Center Plan Review, located at NW Corner S. Land Park Dr. and Florin Road.</b> 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. <b>A. Environmental Determination:</b> Exempt, per CEQA Section 15332 and 15303(c); <b>B. Zoning Administrator Plan Review</b> 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.  <b>Continued from September 22, 2005</b>	Z05-068 Hearing	Sandra Yope, 808-7158  A-B Adopted Notice of Decision and Findings of Facts for Approval with Amended Conditions
4. <b>Northview Estates, located at 2300 Northview Drive.</b> Entitlements to subdivide a 0.62± net acre parcel into 13 parcels and to construct 12 single-family attached townhouses in the Multi-Family Review (R-3-R) zone in the South Natomas Community Plan Area. (District 1) APN: 274-0245-001. <b>A. Environmental Determination:</b> Exempt (CEQA Section 15332); <b>B. Community Plan Amendment</b> to re-designate 0.62± net acre of High Density Residential (21-29 du/na) to 0.62± net acre of Medium High Density Residential (11-21 du/na); <b>C. Tentative Map</b> to subdivide a 0.62± net acre parcel into 12 single-family parcels and one common parcel in the Multi-Family Review (R-3-R) zone; <b>D. Special Permit</b> to develop an alternative ownership housing type in the Multi-Family Review (R-3-R) zone; <b>E. Plan Review</b> to construct 12 single-family attached townhouses in the Multi-Family Review (R-3-R) zone.  <b>Continued from September 22, 2005</b>	P04-132 Consent	David Hung, 808-5530  A, C-E Adopted Notice of Decision and Findings of Facts for Approval  B Recommended Approval and Forwarded to City Council

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
5.	<p><b>Regent Place Located at 4601 10<sup>th</sup> Avenue (Stockton Boulevard between 9<sup>th</sup> and 10<sup>th</sup>).</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. Council District 5. <b>A. Environmental Determination:</b> Mitigated Negative Declaration. <b>B. Mitigation Monitoring Plan C. Special Permit</b> to construct a 107,420 square foot mixed use building (retail, offices, and residential) in the General Commercial (C-2) zone. <b>D. Special Permit</b> to exceed the 35-foot height limit by 20 feet. <b>E. Special Permit</b> to allow off-site parking in the Single-Family Residential (R-1) zone. <b>F. Special Permit</b> to reduce the required parking from 205 spaces to 178 spaces.</p> <p style="text-align: right;"><b>Continued from September 8, 2005</b></p>	P04-176 Hearing	Antonio Ablog, 808-7702  A-E Adopted Notice of Decision and Findings of Fact for Approval with Amended Conditions
6.	<p><b>Raley Boulevard Trucking Facility, located at 4645 Raley Boulevard.</b> Entitlements to convert existing buildings into a trucking facility in the M-1S-R zone. The project will utilize the two buildings on the site (1,484 GSF.) for office space with the remainder of the lot for parking, landscaping and storage yard (D2) APN 237-0060-023.</p> <p><b>A. Environmental Determination: Exempt per CEQA 15322 B. Plan Review</b> to convert existing buildings into a trucking facility <b>C. Variance</b> to reduce the required landscaped setback from 25 feet to 0 feet.</p> <p><b>D. Variance</b> to waive the required masonry wall</p> <p><b>E. Variance</b> to waive paving requirements for a portion of the site.</p> <p style="text-align: right;"><b>Continued from August 25, 2005</b></p>	P04-224 Continued	Mark Kraft, 808-8116  Continued to October 27, 2005 by Applicant

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
7.	<p><b>T.G.I. Friday's &amp; Sonic Restaurants, located southeast of Truxel Road and Gateway Park Boulevard.</b> Entitlements to subdivide a 3.2± gross acre (2.93± net acre) parcel into two parcels and to develop a 7,308± square-foot sit-down restaurant on a 2.05± net acre parcel and a fast-food restaurant with drive-through service facility on a 0.88± net acre parcel in the Highway Commercial Planned Unit Development (HC-PUD) zone in the Truxel 3 PUD in the North Natomas Community Plan Area. (District 1) APN: 225-0170-043. <b>A. Environmental Determination:</b> Considered the Adopted Negative Declaration as Amended with An Addendum; <b>B. Tentative Parcel Map</b> to subdivide a 3.2± gross acre (2.93± net acre) parcel into two parcels in the Highway Commercial Planned Unit Development (HC-PUD) zone; <b>C. Special Permit</b> to develop a 7,308± square-foot sit-down restaurant on a 2.05± net acre parcel in the Highway Commercial Planned Unit Development (HC-PUD) zone; <b>D. Special Permit</b> to develop a fast-food restaurant on a 0.88± net acre parcel in the Highway Commercial Planned Unit Development (HC-PUD) zone; <b>E. Special Permit</b> to develop a drive-through service facility on a 0.88± net acre parcel in the Highway Commercial Planned Unit Development (HC-PUD) zone; <b>F. Special Permit</b> to locate off-site parking for a fast-food restaurant within a 2.05± net acre parcel in the Highway Commercial Planned Unit Development (HC-PUD) zone.</p> <p style="text-align: center;"><b>Continued from September 22, 2005</b></p>	P05-022 Hearing	<p>David Hung, 808-5530</p> <p>A-D, F Adopted Notice of Decision and Findings of Facts for Approval</p> <p>E Denied</p>
8.	<p><b>P05-050 Hornet Drive Retail located at 7915 Folsom Boulevard.</b> Entitlements to convert an existing 6,247' office building into four retail uses and add a drive through lane to one of the tenant spaces. The proposal includes locating the parking on the adjacent parcel and establishing a shared parking agreement with the adjacent office building at 7919 Folsom Blvd. APN: 079-0200-053 and 079-0200-054, Council District 6. Entitlements included: <b>A. Environmental Determination:</b> TBD; <b>B. Special Permit</b> for a drive through facility for a 6,247 square foot retail building located on 0.76 net acres within the General Commercial (C-2) zone; <b>C. Special Permit</b> for off-site parking spaces on 3.08 net acres within the General Commercial (C-2) zone.</p> <p style="text-align: center;"><b>Continue from September 22, 2005</b></p>	P05-050 Withdrawn	<p>Sally Shore, 808-8001</p> <p>Withdrawn by Applicant</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
9.	<p><b>Natomas Central, located SW of Del Paso Road &amp; El Centro Road.</b> 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 &amp; -064. <b>A. Environmental Determination:</b> Mitigated Negative Declaration; <b>B. Mitigation Monitoring Plan;</b> <b>C. Development Agreement</b> between the City of Sacramento and K. Hovnanian Forecast Homes, Inc., Natomas Investors, LLC, and the Tsakopoulos Family Trust; <b>D. Inclusionary Housing Plan;</b> <b>E. General Plan Amendment</b> 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 &amp; Office <b>to</b> 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; <b>F. Community Plan Amendment</b> 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 <b>to</b> 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; <b>G. Rezone</b> 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) <b>to</b> 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); <b>H. Establish PUD Guidelines and Schematic Plan</b> for the 397.9+/- acres to be known as the Natomas Central Planned Unit Development (PUD); <b>I. Tentative Master Parcel Map</b> to subdivide 397.9+/- acres into residential, park, open space, and school parcels; <b>J. Tentative Map</b> 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; <b>K. Special Permit</b> for a gated development; <b>L. Subdivision Modification</b> to create private streets; <b>M. Subdivision Modification</b> to allow alleys in single-family development; <b>N. Subdivision Modification</b> to allow non-standard elbows and non-standard intersection spacing; <b>O. Subdivision Modification</b> to allow residential parcels less than 52' wide in the R-1 zone; <b>P. Subdivision Modification</b> to allow residential corner parcels less than 62' wide in the R-1 zone.</p>	P04-173 Hearing	<p>Stacia Cosgrove, 808-7110</p> <p>A-B, H-J, L-P Adopted Notice of Decision and Findings of Facts for Approval with Amended Conditions</p> <p>C-G Forwarded to City Council with no Recommendations</p> <p>K Denied</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
10.	<p><b>Crown Plaza Center East, located at the southeast corner of Truxel Road and Terracina Drive.</b> Entitlements to subdivide a 2.77± net acre parcel into three parcels for Employment Center Development and a fourth parcel to serve as landscaped open space, and to construct three office buildings totaling 20,123± square feet within the Natomas Crossing Planned Unit Development (PUD) Area #1, in the Employment Center PUD (EC-40-PUD) Zone. APN: 225-0070-106. <b>A. Environmental Determination:</b> Addendum to previous Negative Declaration; <b>B. Mitigation Monitoring Plan; C. Schematic Plan Amendment</b> to depict the proposed project within the Natomas Crossing PUD, Area #1; <b>D. Tentative Map</b> to subdivide 2.77± acres into three parcels for Employment Center development and one parcel to serve as landscaped open space (Lot A); <b>E. Special Permit</b> to construct three (3) office buildings totaling 20,123± square feet and a landscaped open space lot within the Natomas Crossing PUD Area #1, in the Employment Center PUD (EC-40-PUD) zone.</p>	P04-178 Consent	Steve Kowalski, 808-4752  A-E Adopted Notice of Decision and Findings of Facts for Approval
11.	<p><b>SoCap Lofts II located at 1800 7<sup>th</sup> Street.</b> Entitlements to develop 36, three story, ownership housing units in the Residential Mixed Use (RMX) zone, R Street Corridor Special Planning District (D4) APN:009-0061-04,22. <b>A. Environmental Determination:</b> Exempt 15322 <b>B. Tentative Map</b> to subdivide two lots into 36 lots <b>C. Special Permit</b> to develop 36 townhome units</p>	P05-065 Continued	Mark Kraft, 808-8116  Continued to October 27, 2005 by Staff
12.	<p><b>Aura, located at 615 Capitol Mall.</b> Entitlements to develop a 507,900± gross square foot, 38 story, 430 foot high building containing 262 residential condominiums and ground floor retail on 0.98±net acres in the Central Business District Special Planning District (C-3-SPD) zone; APN: 006-0151-008. Council District 1. <b>A. Prior Environmental Impact Report and Addendum; B. Tentative Map</b> to designate the parcel for condominium purposes; <b>C. Special Permit</b> to construct 262 condominium units in the Central Business District Special Planning District (C-3-SPD).</p>	P05-066 Consent	Michael York, 808-8239  Continued to October 27, 2005 by Staff

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
13.	<p><b>Northview Development located north of Northfield Drive and east of Northview Drive.</b> Entitlements to allow the development of sixteen (16) single-family detached units in the proposed Single-Family Alternative (R-1A) zone. (D1) APN: 274-0232-013 and -014. <b>A. Environmental Determination:</b> Categorical Exemption; <b>B. General Plan Amendment</b> to re-designate 1.3± acres from Medium Density Residential to Low Density Residential; <b>C. Community Plan Amendment</b> to re-designate 1.3± acres from High Density Residential to Medium Density Residential; <b>D. Rezone</b> of 1.3± acres from the Multi-Family Plan Review (R-3-R) zone to the Single-Family Alternative (R-1A) zone; <b>E. Tentative Subdivision Map</b> to subdivide 1.3± acres into sixteen (16) parcels in the proposed Single-Family Alternative (R-1A) zone; <b>F. Special Permit</b> for alternative housing (sixteen detached single-family residences) on 1.3± acres in the proposed Single-Family Alternative (R-1A) zone; and <b>G. Variance</b> to reduce the required driveway depth from 20 feet to 18 feet.</p>	P05-067 Continued	Arwen Wacht, 808-1964  Continued to October 27, 2005 by Applicant
14.	<p><b>Carriage Lane III located northwest of the future intersection of East Commerce and Snowy Egret.</b> Entitlements to allow the development of a condominium project in Area #3 of the Natomas Crossing Planned Unit Development (D1) APN: 225-1960-015, -016, -017, and -014. <b>A. Environmental Determination:</b> Addendum to a previously adopted Negative Declaration; <b>B. Mitigation Monitoring Plan;</b> <b>C. PUD Schematic Plan Amendment</b> to amend the Natomas Field (Area #3) Planned Unit Development to designate multi-family development on 9± acres; <b>D. Lot Line Adjustment</b> to relocated the common property lines between two parcels totaling 9± acres in the Employment Center Planned Unit Development (EC-50-PUD) zone; <b>E. Tentative Subdivision Map</b> to create one 13.9± acre condominium lot in the Employment Center Planned Unit (EC-50-PUD) zone; and <b>F. PUD Special Permit</b> to develop a 188 unit condominium complex in the Employment Center Planned Unit Development (EC-50-PUD) zone.</p>	P05-079 Consent	Arwen Wacht, 808-1964  A-B, D-F Adopted Notice of Decision and Findings of Facts for Approval  C Recommended Approval and Forwarded to City Council

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
15.	<p><b>Dresher Parkway Tentative Map located at 7190 Dresher Parkway.</b> Entitlements to subdivide 2.3± acres into 14 lots within the Standard Single Family (R-1) zone; APN: 038-0350-006; (D6) <b>A. Environmental Determination:</b> Categorically Exempt 15332; <b>B. Tentative Parcel Map</b> to divide 2.3± acres into 14 parcels in the Standard Single Family (R-1) zone, <b>C. Subdivision Modification</b> allow 3 lots less than 100 feet deep.</p>	P05-082 Consent	Ellen Marshall, 808-5851  A-C Adopted Notice of Decision and Findings of Facts for Approval
16.	<p><b>Samuel Merritt College Extension located at 2710-N Gateway Oaks Drive.</b> Entitlements to allow the location of college extension classrooms and office in a 6,100± square feet space within an existing three-story office building in the Office Building Planned Unit Development (OB-PUD) zone in the Metropolitan Center PUD in the South Natomas Community Plan Area. (District 1) APN: 225-0230-077. <b>A. Environmental Determination:</b> Exempt (CEQA Section 15301); <b>B. Special Permit</b> to allow the location of college extension classrooms and office in a 6,100± square feet space within an existing three-story office building in the Office Building Planned Unit Development (OB-PUD) zone in the Metropolitan Center PUD.</p>	P05-100 Consent	David Hung, 808-5530  A-B Adopted Notice of Decision and Findings of Facts for Approval
17.	<p><b>Machado Estates and Riverdale North Inclusionary Housing Plan Revisions, Machado Estates subdivision is located at 3600 Airport Road, Riverdale North subdivision is located south of San Juan Road, north of Interstate 80 and west of Interstate 5.</b> Entitlements to revise the Inclusionary Housing Plans approved for the Machado Estates (P04-114) and Riverdale North (P02-138) projects. (D1) APN: 225-0150-023. <b>A. Environmental Determination:</b> Prior Mitigated Negative Declarations for Machado Estates (P04-114) and Riverdale North (P02-138); <b>B. Mitigation Monitoring Plan;</b> <b>C. Inclusionary Housing Plan Revision</b> to revise the Inclusionary Housing Plans approved for the Machado Estates (P04-114) and Riverdale North (P02-138) projects.</p>	P05-144 <del>Consent</del> Hearing	Greg Bitter, 808-7816  A-C Motion of Intent to Deny and continued to October 27, 2005 for formal action

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
18.	<p><b>Broadway Chevron located at 1814 Broadway</b>                      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  <b>A.Environmental Determination:</b> Exempt (CEQA Section 15302);  <b>B.Special Permit</b> 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.  <b>C. Special Permit</b> to allow the sales of beer and wine.</p> <p style="text-align: center;"><b>Continued by Planning Commission                      from September 8, 2005</b></p>	P04-145 Hearing Continued	Greg Sandlund, 808-8931  Continued to October 27, 2005 by Applicant
19.	<b>Citizens Addressing the Planning Commission</b>		
20.	<b>Committee Reports By The Planning Commissioners</b>		
21.	<b>Questions and Ideas of the Planning Commission</b>		