



# 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 27, 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

<b>THERESA TAYLOR-CARROLL, CHAIR</b> <b>D.E. "RED" BANES, VICE-CHAIR</b> <b>VACANCY</b> <b>JOHN BOYD</b> <b>MICHAEL NOTESTINE</b>	<b>JOHN VALENCIA</b> <b>BARRY WASSERMAN</b> <b>DARREL WOO</b> <b>JOSEPH YEE</b>
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	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.	<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 from October 13, 2005</b></p>	P04-145 Hearing	Greg Sandlund, 808-8931  A-C Intent Motion to Approve with exception of car wash. Continued to November 10, 2005
3.	<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.  <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.  <b>D. Variance</b> to waive the required masonry wall  <b>E. Variance</b> to waive paving requirements for a portion of the site.</p> <p style="text-align: center;"><b>Continued from October 13, 2005</b></p>	P04-224 Hearing Continued	Mark Kraft, 808-8116  Continued by Staff to December 8, 2005
4.	<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 <b>D. Special Permit</b> to relocate off site parking for an existing office building at 1801 7<sup>th</sup> Street.</p> <p style="text-align: center;"><b>Continued from October 13, 2005</b></p>	P05-065 <del>Consent</del> Continued	Mark Kraft, 808-8116  Continued by Staff to November 10, 2005

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
5.	<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 Multi-Family Plan Review (R-3-R) zone. (D1) APN: 274-0232-013 and -014. <b>A. Environmental Determination:</b> Categorical Exemption (CEQA, Section 15332); <b>B. Tentative Subdivision Map</b> to subdivide 1.3± acres into sixteen (16) parcels in the Multi-Family Plan Review (R-3R) zone; <b>C. Special Permit</b> for alternative housing (sixteen detached single-family residences) on 1.3± acres in the Multi-Family Plan Review (R-3-R) zone; and <b>D. Variance</b> to reduce the required driveway depth from 20 feet to 18 feet.</p> <p style="text-align: center;"><b>Continued from October 13, 2005</b></p>	P05-067 Consent	Arwen Wacht, 808-1964  A-D Adopted Notice of Decision and Findings of Facts for Approval
6.	<p><b>Beazer Homes I.H. Plans, 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> <p style="text-align: center;"><b>Continued by Planning Commission from October 13, 2005</b></p>	P05-144 Consent	Greg Bitter, 808-7816  A-C Adopted Notice of Decision and Findings of Facts for Denial
7.	<p><b>La Fontana at Creekside, located west of La Mancha Way, between Creek Centre and S. Elder Courts.</b> Entitlements to develop a vacant 3.89± acre site within the Creekside Village PUD with 108 condominium units housed in eight 3-story buildings in the Multi-family Planned Unit Development (R-4-PUD) zone. APN:118-0290-006 (D8); <b>A. Environmental Determination:</b> Categorically Exempt CEQA Section 15332; <b>B. Tentative Map</b> to subdivide +3.89 vacant acres into one common lot and 108 condominium spaces within the Multi-family Planned Unit Development (R-4-PUD) zone; <b>C. Special Permit</b> to develop 108 alternative ownership housing units within Creekside Village PUD.</p>	P03-122 Continued	Kimberly Kaufmann-Brisby, 808-5590  Continued by Staff to November 10, 2005

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
8.	<p><b>Morrison Creek Tentative Map, located at Morrison Creek Drive, East of Florin Rd.</b> Entitlements to subdivide a 2.38± acre parcel into seven parcels in the Heavy Industrial Special (M-2S) zone. APN: 064-0020-068 (D6); <b>A. Environmental Determination:</b> Categorically Exempt CEQA Section 15332; <b>B. Tentative Map</b> to subdivide a vacant ±2.38 parcel into seven parcels, one of which is the common area for the remaining six parcels, in the Heavy Industrial Special (M-2S) zone.</p>	<p>P04-253  <del>Consent</del>                      Continued</p>	<p>Kimberly Kaufmann-Brisby, 808-5590                       Continued by Staff to November 10, 2005</p>
9.	<p><b>Danco Rezone, located at Fruitridge Rd &amp; 34<sup>th</sup> Street</b> Entitlements to rezone a 2.49± acre parcel from the Standard Single Family (R-1) zone to the General Commercial Review (C-2-R) zone; APN: 022-0221-021 &amp; -033; (D5) <b>A. Environmental Determination:</b> Categorically Exempt 15332; <b>B. Rezone</b> a 2.49± acre parcel from the Standard Single Family (R-1) zone to the General Commercial Review (C-2-R) zone</p>	<p>P05-074                      Hearing</p>	<p>Ellen Marshall, 808-5851                       A-B Adopted Notice of Decision and Findings of Facts for Approval</p>
10.	<p><b>M.A.R.R.S., located at 1930 J Street.</b> Entitlements to convert the former 50,200 square foot Mayflower Building into 28,500± square feet of office, 11,500± square feet of retail, and 10,000± square feet of restaurant space on 0.65± net acres in the Heavy Commercial (C-4) zone. APNs: 007-0083-003 and 007-0085-016, Council District 3. <b>A. Environmental Determination:</b> Exempt, 15301; <b>B. SPECIAL PERMIT</b> to exceed the maximum 25% office use to 50% in the Heavy Commercial (C-4) zone. <b>C. SPECIAL PERMIT</b> to waive parking spaces for restaurant uses with 267± seats, 11,500± square feet of retail space, and 28,500± square feet of office space in the Heavy Commercial (C-4) zone. <b>D. SPECIAL PERMIT</b> to locate parking off-site for commercial uses.</p>	<p>P05-086                      Hearing</p>	<p>Lindsey Alagozian, 808-2659                       A-D Denied</p>
11.	<p><b>440 Bowman Ave Tentative Map.</b> Entitlements to subdivide a 0.94± acre parcel into seven parcels in the Standard Single-Family (R-1) zone in the South Natomas Community Plan Area. (District 1) APN: 262-0122-011. <b>A. Environmental Determination:</b> Exempt (CEQA Section 15332); <b>B. Tentative Map</b> to subdivide a 0.94± acre parcel into seven parcels in the Standard Single-Family (R-1) zone; <b>C. Subdivision Modification</b> to allow for non-standard sized lots; <b>D. Variance</b> to allow building permits to be issued for five lots with less than 20 feet of public street or approved private street frontage.</p>	<p>P05-092                      Consent</p>	<p>David Hung, 808-5530                       A-D Adopted Notice of Decision and Findings of Facts for Approval</p>

	AGENDA ITEM	FILE	STAFF RECOMMENDATION
12.	<b>1812 Main Ave Warehouse</b> Entitlements to develop one lot totaling 1.11± net acres with a 16,800± square foot warehouse in the Light Industrial Review (M-1(S)-R) zone. APN 238-0012-023 (District 2) <b>A.Environmental Determination:</b> Exempt (CEQA SECTION 15332); <b>B. Plan Review</b> to construct a 16,800± square foot warehouse on 1.11± vacant acres Light Industrial Review (M-1(S)-R) zone.	P05-107 Consent	Elise Gumm, 808-1927  A-B Adopted Notice of Decision and Findings of Facts for Approval
13.	<b>Friedman Transit Village, located at 6430 Folsom Blvd.</b> Entitlements to modify conditions of approval for a 49,252 square foot mixed use development on 2.7 net acres in the residential Mixed Use Transit Village Overlay (RMX-TO) zone. APN: 008-0010-003, Council District 3. <b>A. Environmental Determination:</b> Prior Negative Declaration; <b>B. Special Permit Modification</b> to modify condition of approval relating to the right-of-way dedication for a 49,252 sf mixed use project.	P05-128 Continued	Jeanne Corcoran, 808-5317  Continued by Staff to November 10, 2005
14.	<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). <b>Continued from October 13, 2005</b>	P05-066 Hearing	Michael York, 808-8239  A-C Adopted Notice of Decision and Findings of Facts for Approval
15.	<b>Traffic Level of Service Policy.</b> Review and comment on recommendations to modify the City's transportation impact analysis procedures including the level of service C significance threshold.	M05-045 Continued	Fedolia Harris, 808-2996  Continued by Planning Commission to November 17, 2005
16.	<b>Northgate Boulevard Streetscape Master Plan.</b> Update on a proposed Streetscape Master Plan for Northgate Boulevard between Rosin Court to the North and Garden Highway to the West.	M05-191 Continued	Susanne Cook, 808-5375  Continued by Planning Commission to November 17, 2005
17.	<b>Citizens Addressing the Planning Commission</b>		
18.	<b>Committee Reports By The Planning Commissioners</b>		
19.	<b>Questions and Ideas of the Planning Commission</b>		

