



**CITY OF SACRAMENTO PLANNING COMMISSION
RECORD OF DECISION**

New City Hall, 915 I Street, 3rd Floor, Sacramento, CA 95814

Project Name:	65 th Street Center
Project Number:	P07-063
Project Location:	6507 65 th Street
Assessor's Parcel No.:	015-0031-044, 045, and a portion of 001
Applicant:	Target Corporation-John Dewes, 1000 Nicollet Hall, TPN-12i, Minneapolis, MN
Action Status:	Recommended approval and forwarded to the City Council
Action Date:	June 12 th , 2008

**REQUESTED
ENTITLEMENT(S):**

- A. Environmental Determination:** Supplemental Environmental Impact Report;
- B. Mitigation Monitoring Plan;**
- C. General Plan Amendment** of approximately 0.58 acres from the Medium Density Residential to the Mixed Use land use designation;
- D. Rezone** of approximately 0.58 acres from the Multi-family (R-3) to the General Commercial Transit Overlay (C-2-TO) zone;
- E. Tentative Map** to merge three parcels comprising approximately 10.6 acres then subdivide same into four (4) parcels in the General Commercial Transit Overlay (C-2-TO) zone;
- F. Special Permit** to develop an approximately 240,970 square foot mixed-use project (major project) within the General Commercial Transit Overlay (C-2-TO) zone;
- G. Special Permit** to exceed the fifty-five foot (55') building height limit within the General Commercial Transit Overlay (C-2-TO) zone;
- H. Special Permit** for shopping center signage within 660' of a freeway;
- I. Variance** to reduce the required 26' vehicle maneuvering area;
- J. Variance** to exceed the allowed attached sign area in the General Commercial Transit Overlay (C-2-TO) zone within 660' of a freeway;
- K. Variance** to exceed the 20' sign placement height limit within 660' of a freeway;
- L. Plan Review** of a 240,970 square foot commercial mixed-use project on approximately 10.6 acres in the General Commercial Transit Overlay (C-2-TO) zone.

ACTIONS TAKEN: On 06/12/2008, the Planning Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval:

- A&B.** The Planning Commission has reviewed and considered the information contained in the **Supplemental Environmental Impact Report** for the Project in making the recommendations set forth below.
- C.** The Planning Commission recommends approval and forwards to the City Council the **General Plan Amendment** for the Project as set forth in Attachment 2.
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- D. The Planning Commission recommends approval and forwards to the City Council the **Rezoning** for the Project as set forth in Attachment 3.
- E. The Planning Commission recommends approval and forwards to the City Council the **Tentative Map** to merge three parcels comprising approximately 10.6 acres then subdivide same into four (4) parcels in the General Commercial Transit Overlay (C-2-TO) zone for the Project as shown in Attachment 4, Exhibit A, based on the findings and subject to the conditions of approval set forth in Attachment 4.
- F. The Planning Commission recommends approval and forwards to the City Council the **Special Permit** to develop an approximately 240,970 square foot mixed-use project (major project) within the General Commercial Transit Overlay (C-2-TO) zone for the Project as shown in Attachment 4, Exhibit A, based on the findings and subject to the conditions of approval set forth in Attachment 4.
- G. The Planning Commission recommends approval and forwards to the City Council the **Special Permit** to exceed the fifty-five foot (55') building height limit within the General Commercial Transit Overlay (C-2-TO) zone for the Project as shown in Attachment 4, Exhibit A, based on the findings and subject to the conditions of approval set forth in Attachment 4.
- H. The Planning Commission recommends approval and forwards to the City Council the **Special Permit** for shopping center signage within 660' of a freeway for the Project as shown in Attachment 4, Exhibit A, based on the findings and subject to the conditions of approval set forth in Attachment 4.
- I. The Planning Commission recommends approval and forwards to the City Council the **Variance** to reduce the required 26' vehicle maneuvering area for the Project as shown in Attachment 4, Exhibit A, based on the findings and subject to the conditions of approval set forth in Attachment 4.
- J. The Planning Commission recommends approval and forwards to the City Council the **Variance** to exceed the allowed attached sign area in the General Commercial Transit Overlay (C-2-TO) zone within 660' of a freeway for the Project as shown in Attachment 4, Exhibit A, based on the findings and subject to the conditions of approval set forth in Attachment 4.
- K. The Planning Commission recommends approval and forwards to the City Council the **Variance** to exceed the 20' sign placement height limit within 660' of a freeway for the Project as shown in Attachment 4, Exhibit A, based on the findings and subject to the conditions of approval set forth in Attachment 4.
- L. The Planning Commission recommends approval and forwards to the City

Council the **Plan Review** of a 240,970 square foot commercial mixed-use project on approximately 10.6 acres in the General Commercial Transit Overlay (C-2-TO) zone for the Project as shown in Attachment 4, Exhibit A, based on the findings and subject to the conditions of approval set forth in Attachment 4.

Action certified by:


David Kwong, Planning Manager

Sent to Applicant: 06/13/2008

By:


Staff Signature

NOTICE OF PROTEST RIGHTS

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 day protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC 18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC 18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

EXPIRATION

TENTATIVE MAP: Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

PLAN REVIEW: Any plan review shall expire at the end of three years unless a building permit is obtained within the plan review term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

APPEALS

Appeals of the Planning Commission decision of this item to the City Council must be filed at 300 Richards Blvd., 3rd Floor, within 10 calendar days of this meeting, on or before June 23rd, 2008. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.