

AGENDA/SYNOPSIS  
 RAMENTO CITY PLANNING COMMISSIO  
 COUNCIL CHAMBER, CITY HALL  
 915 I STREET

April 12, 1984

REGULAR MEETING - 5:30 P.M.

The following items will be considered under the consent calendar: 1, 15, 16, 17, 18, 21, 22, 24, 25, 26, 27, 28, 29

At the discretion of the Commission, consent items may be considered and acted upon at the beginning of the meeting

UNFINISHED BUSINESS - MISCELLANEOUS BUSINESS

1. Sec. 65402(a) Review: Alley abandonment of por. of public alley NW of terminus of Land Ave. & Del Paso Blvd. (cont'd. from 3-22-84)

CONSENT  
M83-071

UNFINISHED BUSINESS - HEARINGS

2. Variance to locate 9 required parking spaces off-site on 0.5± ac. in C-2 zone in conj. with conversion of residence of office use. 817 13th St. (cont'd. from 3-8-84)

P83-262

3. Various requests for property located at NE corner of Union House Creek & Franklin Blvd. (cont'd. from 3-8-84)
  - a. Amend Valley Hi Community Plan for 12.9± ac. from Light Density Residential to Medium Density Residential
  - b. Rezone 12± ac. from R-1 to R-3
  - c. Special Permit to develop 232 condominium units

P83-334

4. Revocation or Modification of Special Permit to establish bed & breakfast guest facility. 1315 22nd St. (cont'd. from 3-22-84)

P-9452

5. Special Permit for 16 halfplexes & 31 patio homes in R-1A zone. N of Meadowview Road & E of 24th St. (cont'd. from 3-22-84)

P83-419

6. Special Permit to construct second dwelling on 0.2± ac. in R-1 zone, developed with single family dwelling constructed before June 6, 1956. 3816 15th Ave. (cont'd. from 3-22-84)

P83-364

7. Various requests for property located NE of intersection of Auburn Blvd. & Winding Way (cont'd. from 3-22-84)
  - a. Special Permit to develop 115,000± sq. ft. office bldg. on 13± ac. in R-0 & F zones
  - b. Variance to exceed 35' height limit in R-0 zone by 7'

P82-074

8. Various requests for property located at 7750 La Mancha Way (cont'd. from 3-22-84)
  - a. Amend General Plan for 12± ac. from Commercial & Office to Residential
  - b. Amend Southgate Community Plan for 12± ac. from Shopping or Commercial to Medium Density Multiple Family
  - c. Designation of Planned Unit Development to be known as Creekside Village
  - d. Rezone 17± ac. From R-3-R to 12± ac. of R-4(PUD) & 4± ac. of C-1(PUD)
  - e. Tentative Map to divide 16± ac. into 6 parcels  
(continued)

P/M NO.	CPC ACTION
P83-414	<p>8. (continued)</p> <p>f. Special Permit to develop 506 senior citizen housing units &amp; 4 commercial sites</p> <p>g. Variance to waive 49 of 506 required parking spaces for housing complex</p> <p>9. Various requests for property located at NE corner of Jessie Ave. &amp; Norwood Ave. (cont'd. from 3-22-84)</p> <p>a. Rezone 17 1/2 ac. from A &amp; HC to R-1A</p> <p>b. Tentative Map to divide 18 1/2 ac. into 116 single family zero lot line parcels &amp; 2 parcels for future commercial development</p> <p>c. Special Permit to develop 60 halfplexes &amp; 56 patio homes</p> <p>d. Subdivision Modification to create reverse frontage lots</p>
P84-019	<p>10. Various requests for property located SW of Pocket Rd., S of Garcia Bend Park (cont'd. from 3-22-84)</p> <p>a. Amend South Pocket Community Plan from low density residential to low density multiple family</p> <p>b. Rezone 29 1/2 ac. from A to R-2B</p> <p>c. Tentative Map for 1 lot with 576 condo units on 29 1/2 ac. in A zone</p>
P84-066	<p>HEARINGS</p> <p>11. Various requests for property located at Bruceville Rd. &amp; Stockton Blvd.</p> <p>a. Amend General Plan from Residential to Hospital</p> <p>b. Amend Community Plan from Light Density &amp; Medium Density Residential to Hospital (PUD)</p> <p>c. Amend PUD to expand 17 1/2 ac. Methodist Hospital PUD by 16 1/2 ac. &amp; designate additional hospital associated land uses</p> <p>d. Rezone 10 1/2 ac. from A, 4 1/2 ac. from OB-R; 2 1/2 ac. from C-2 - all to H(PUD)</p> <p>e. Special Permit to establish a 52-bed psychiatric facility on 7 1/2 ac.</p>
P84-095	<p>12. Various requests for property located at SW corner of Florin Rd. &amp; S. Land Park Dr. Commercial/Offices</p> <p>a. Amend General Plan from Residential to Commercial/Offices</p> <p>b. Amend Pocket Community Plan from Light Density Residential to Business &amp; Professional Office use</p> <p>c. Rezone 5 1/2 ac. from R-1 with airport overlay zone (EA-2 &amp; EA-3) to OB</p> <p>d. Tentative Map to divide 5 1/2 ac. into 4 parcels in OB (EA-2 &amp; EA-3) zone</p> <p>e. Subdivision Modification to waive standard cul-de-sac improvements</p> <p>f. Plan Review for 65,000 sq. ft. office</p>
P84-099	

P/M NO.	CPC ACTION
<p>13. Various requests for property located on W side of Pocket Rd., 100±' S of Arabella Wy.</p> <ul style="list-style-type: none"> <li>a. Rezone 3± ac. from R-1 to R-1A</li> <li>b. Tentative Map to divide 14± ac. into 27 single family &amp; 20 halfplex lots</li> <li>c. Special Permit to develop 20 halfplex units</li> </ul>	P84-092
<p>14. Various requests for property located at 6331 Logan St.</p> <ul style="list-style-type: none"> <li>a. Tentative Map to divide 1± ac. into 4 parcels in the R-1 zone</li> <li>b. Variance to create 2 lots substandard in depth</li> <li>c. Variance to create 2 lots substandard in width</li> <li>d. Subdivision Modification to create 2 lots substandard in depth</li> <li>e. Subdivision Modification to create 2 lots substandard in width</li> <li>f. Subdivision Modification to create 2 lots in excess of 160' depth</li> <li>g. Subdivision Modification to defer construction of street lights</li> </ul>	P84-084
<p>15. Various requests for property located at E end of Graeagle Way</p> <ul style="list-style-type: none"> <li>a. Tentative Map to divide 1± ac. into 6 single family lots in R-1 zone</li> <li>b. Variance to create 2 lots substandard in depth</li> <li>c. Subdivision Modification to create 2 lots substandard in depth</li> </ul>	CONSENT  P84-089
<p>16. Tentative Map to resubdivide 34± ac. into 171 single family lots in the R-1 zone, S side of Mack Rd., 500±' W of Center Parkway</p>	CONSENT  P84-100
<p>17. Special Permit to develop drive-thru window in existing restaurant on .8± ac. in C-4 &amp; OB zones. 5425 Fruitridge Rd.</p>	CONSENT  P84-088
<p>18. Various requests for property located on N side of 26th Ave. 450±' W of Franklin Blvd.</p> <ul style="list-style-type: none"> <li>a. Special Permit to develop church on 2± ac. in R-1 zone</li> <li>b. Lot Line Merger to create 2± ac. parcel in R-1 zone</li> </ul>	CONSENT  P84-098
<p>19. Various requests for property located at 2030 H St.</p> <ul style="list-style-type: none"> <li>a. Special Permit to remodel 2 unit apt. complex into 4 units on .1± ac. in C-2 zone</li> <li>b. Variance to reduce minimum planter width from 4' to 2.5' for parking lot addition</li> </ul>	P84-102

CPC ACTION	P/M NO.	
	P84-097	<p>20. Various requests for property located at SE corner of 17th &amp; K Sts.</p> <p>a. Special Permit to develop 163,000 sq. ft. office bldg. &amp; 96,000 sq. ft., 369 space parking garage in the C-2 zone</p> <p>b. Special Permit to exceed 45' height limit to 62' (office bldg.) &amp; 55' (parking garage)</p> <p>c. Variance to provide 408 required parking spaces on 2 off-site locations</p> <p>d. Variance to exceed height limit for roof-top structures not exceeding 50% of roof area</p> <p>e. Lot Line Merger to create a 0.7± ac. parcel</p>
	CONSENT P84-103	<p>21. Various requests for property located at NW corner of 9th &amp; W Sts.</p> <p>a. Special Permit to relocate 2 duplexes onto 2 lots totaling .2± ac. in R-1B zone</p> <p>b. Variance to waive 2 parking spaces</p> <p>22. Special Permit to allow limited ancillary social activities in conj. with bed &amp; breakfast inn on .3± ac. in R-3A zone.</p> <p>1315 22nd St.</p>
	CONSENT P84-108	<p>23. Variance to encroach 4'10" into required 5' side yard setback on .1± ac. in R-5 zone. 1414 19th St.</p>
	CONSENT P84-074	<p>24. Modification of Special Permit to increase height of apt. units &amp; to revise site plan. NW quadrant of Gateway Oaks Dr. &amp; Garden Hwy.</p>
	CONSENT P83-021	<p>25. Lot Line Merger to create a 1± ac. parcel in C-2 zone. 5740 &amp; 5750 Franklin Blvd.</p>
	CONSENT P84-104	<p>26. Lot Line Merger to create a .3± ac. parcel in R-3 zone. 2931 Del Paso Blvd.</p>
	CONSENT P84-106	<p>27. Lot Line Merger to create a 0.2± ac. parcel in the C-2 zone. NW corner of 10th &amp; I Sts.</p>
	CONSENT P84-090	<p>28. Lot Line Adjustment to relocate common property line for parcels on 0.3± ac. in R-1A zone. SE corner of Ehrhardt Ave. &amp; Lockborne Dr.</p>
	CONSENT P84-091	<p>29. Lot Line Adjustment to create 4 lots out of 5, totaling .5± ac. in R-1 zone. SW corner of Maricopa Way &amp; Azevedo Dr.</p>
	CONSENT P84-094	

AGENDA/SYNOPSIS  
 RAMENTO CITY PLANNING COMMISSIC  
 COUNCIL CHAMBER, CITY HALL  
 915 I STREET

REGULAR MEETING - 5:30 P.M.

March 22, 1984

The following items will be considered under the consent calendar: 4, 11, 12, 13, 14, 18, 19, 20, 21, 22

At the discretion of the Commission, consent items may be considered and acted upon at the beginning of the meeting

UNFINISHED BUSINESS - MISCELLANEOUS BUSINESS

1. Sec. 65402(a) Review: Alley abandonment of por. of public alley NW of terminus of Land Ave. & Del Paso Blvd. (cont'd. from 3-8-84)

M83-071

UNFINISHED BUSINESS - HEARINGS

2. Revocation or Modification of Special Permit to establish bed & breakfast guest facility. 1315 22nd St. (cont'd. from 2-23-84)
3. Special Permit for 16 halfplexes & 31 patio homes in R-1A zone. N of Meadowview Road & E of 24th St. (cont'd. from 2-23-84)
4. Various requests for property located at 3650 Northgate Blvd. (cont'd. from 3-8-84)
  - a. Lot Line Adjustment to merge 3 parcels totaling 16± ac. in M-1(S), C-4-R & C-2 zones
  - b. Plan Review of 43,776± sq. ft. office/warehouse & medical manufacturing structure on 4± ac. in C-4-R & M-1(S) zones.
5. Special Permit to construct second dwelling on 0.2± ac. in R-1 zone, developed with single family dwelling constructed before June 6, 1956. 3816 15th Ave. (cont'd. from 3-8-84)
6. Various requests for property located NE of intersection of Auburn Blvd. & Winding Way (cont'd. from 3-8-84)
  - a. Variance to exceed 35' height limit in R-0 zone
  - b. Special Permit to develop office bldg. in R-0 zone
7. Various requests for property located at 7750 La Mancha Way (cont'd. from 3-8-84)
  - a. Adoption of PUD Schematic Plan
  - b. Special Permit to develop residential units
  - c. Variance to waive a portion of required parking spaces for senior residential complex
8. Various requests for property located at NE corner of Bell Ave. & Norwood Ave. (cont'd. from 3-8-84)
  - a. Rezone 17± ac. from A & HC to R-1A
  - b. Tentative Map to divide 18± ac. into 116 single family zero lot line parcels & 2 parcels for future commercial development
  - c. Special Permit to develop 60 halfplexes & 56 patio homes
  - d. Subdivision Modification to create reverse frontage lots

P-9452

P83-419

CONSENT

P84-005

P83-364

P83-074

P83-414

P84-019

P/M NO.

CPC ACTION

CPC ACTION	P/M NO.	
	P84-015	<p>9. Lot Line Adjustment to relocate property line on 0.5± ac. in C-2 zone. 1984 Sutterville Rd. (cont'd. from 3-8-84)</p> <p>10. Various requests for property located SW of Pocket Rd., S of Garcia Bend Park (cont'd. from 3-8-84)</p> <p>a. Amend South Pocket Community Plan from low density residential to low density multiple family</p> <p>b. Rezone 29± ac. from A to R-2B</p> <p>c. Tentative Map for 1 lot with 576 condo units on 29± ac. in A zone</p>
	P84-066	<p>11. Various requests for property located at 4200 Stockton Blvd. (cont'd. from 3-8-84)</p> <p>a. Special Permit to create drive-thru for fast food restaurant on 0.5± ac. in C-2 zone</p> <p>b. Variance to exceed max. sign size for C-2 zone</p>
	P84-067	<p>12. Various requests for property located at 2264 Fair Oaks Blvd.</p> <p>a. Amend Campus Commons PUD Schematic Plan from Service Station to Office</p> <p>b. Special Permit to develop 12,000 sq. ft. office bldg.</p> <p>c. Special Permit to develop drive-through service on 0.7± ac</p>
	P84-079 CONSENT	<p>13. Various requests for property located W of Deer Lake Dr., E of WPR &amp; N of Union House Creek</p> <p>a. Rezone 65± ac. from R-1 &amp; R-1A to R-1</p> <p>b. Tentative Map to resubdivide 65± ac. into 301 single family lots</p> <p>c. Subdivision Modification to create lots deeper than 160'</p>
	P84-082 CONSENT	<p>14. Special Permit to construct second residence under deep lot provision of Zoning Ordinance on 0.3 ac. in R-1 zone. 3915 12th Ave.</p> <p>15. Various requests for property located at 5888 Riverside Blvd.</p> <p>a. Special Permit to develop 6,500± sq. ft. restaurant in F &amp; R-1 zones</p> <p>b. Special Permit to locate 28 of 61 proposed parking spaces in R-1 zone</p>
	P84-065	<p>16. Special Permit to allow secondary dwelling unit on 2.7± ac. in R-1 zone. 617 Main Ave.</p> <p>17. Various requests for property located on N side of Wentworth Ave.</p> <p>a. Special Permit to establish parking facility on 0.5± ac. in R-2B R-1 zones in conj. with supermarket on S side of Wentworth Ave.</p> <p>b. Variance to waive 6' masonry wall</p> <p>c. Lot Line Adjustment to merge 3 parcels</p>
	P84-072 P84-078	

HEARINGS

	P/M NO.	CPC ACTION
18. Special Permit to develop 54 townhouse units on 3± ac. in R-3-R zone. 2360-2400 Northview Dr.	CONSENT P84-085	
19. Special Permit to develop 2 halfplex units on 0.3± ac. in R-1A zone. SE corner of Shoreside Dr. & Lookout Ct.	CONSENT P84-093	
20. Lot Line Merger to create a 0.2± ac. parcel in the R-1 zone. 1301 55th St.	CONSENT P84-073	
21. Various requests for property located at 2280 Northview Dr. a. Lot Line Adjustment to merge 2 parcels b. Plan Review for 26 apt. units on 1± ac. in R-3-R zone	CONSENT  P84-076	
22. Lot Line Adjustment to relocate 5 property lines on 10 residential lots in R-1 & R-1A zones. Various lots on Ardwell Wy., W of La Coruna Dr.	CONSENT  P84-081	

