

**CITY OF SACRAMENTO PLANNING COMMISSION
AGENDA/SYNOPSIS**

MEETING DATE: May 9, 1991	CONSENT ITEMS: 11,12,15,17,18,19,20,21
5:30 P.M.	CONTINUED ITEMS: 2,8,9,13,16,17
Sacramento City Planning Commission Planning Commission Chambers 1231 I Street - First Floor	

GENERAL INFORMATION

CONSENT ITEMS are non-controversial items that may be approved at the beginning of the meeting by the Planning Commission. The Chairperson will ask for those item numbers which are requested to be removed from the consent calendar.

CONTINUED ITEMS are items which have been rescheduled for a later hearing date. No action to approve or deny the project will be taken on these items at this meeting.

APPEALS of the Planning Commission decision to the City Council must be filed with the Current Planning Section within 10 days of this meeting.

ITEM	FILE NO.	COMMISSION ACTION
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UNFINISHED BUSINESS - HEARINGS

1. Various requests for property located at 1301 H St. (D1) (cont'd. from 4-11-91)

- A. Negative Declaration
- B. Variance to waive 18 required parking spaces for a 6,900 sq. ft., 3-story office building on 0.1± ac. in the C-2 zone

P90-232

2. Various requests for property located at NW corner of Bruceville Rd. & Jacinto Rd. (D7) (cont'd. from 4-25-91)

- A. Negative Declaration
- B. Amend General Plan to redesignate 9.7± ac. from Medium Density Residential (16-28 du/na) to Low Density Residential (4-16 du/na)
- C. Amend South Sacramento Community Plan to redesignate 9.7± ac. from Residential (11-21 du/na) to Residential-Review (4-8 du/na)
- D. Rezone 9.7± ac. from R-2B-R to R-1A
- E. Rezone of 0.44± ac. from R-1A(PUD) to R-1A
- F. Tentative Map to divide 3 parcels totaling 16.6± ac. into 60 petite lots, 3 common lots and one remainder lot in the R-1A(PUD) and the proposed R-1A zones
- G. Special Permit to develop 60 single family zero-lot-line units on 60 petite lots in the R-1A zone
- H. Amend PUD to delete 0.44± ac. from the Laguna Meadows PUD Development Guidelines

P90-180

ITEM

FILE NO.

COMMISSION ACTION

3. Various requests for property located at SE corner of Calvine Rd. & Franklin Blvd. (D7) (cont'd. from 4-25-91)

- A. Negative Declaration
- B. Amend General Plan for 51.7 ± ac. from Community/Neighborhood Commercial & Offices and Medium Density Residential (16-29 du/na) to Community/Neighborhood Commercial & offices and Low Density Residential (4-15 du/na)
- C. Amend South Sacramento Community Plan for 51.7 ± ac. from General Commercial, Office, and Residential (11-21 du/na) to General Commercial and Residential (7-15 du/na)
- D. Rezone 10.7 ± ac. from C-2-R, 4.5 ± ac. from OB-R, 19.4 ± ac. from R-2A-R, & 17.1 ± ac. from 'R-2B-R to 12.9 ac. of C-2(PUD), 37.7 ± ac. of R-1A(PUD) & 1.1 ± ac. of OS
- E. Tentative Map to divide 2 parcels totaling 51.7 ± ac. into 184 parcels (182 for single family residential, one for commercial and one for neighborhood park) in the proposed C-2(PUD), OS and R-1A(PUD) zones
- F. Subdivision Modification to allow private streets
- G. Establish PUD of 79.0 ± ac. to be called Arlington Park Planned Unit Development

P90-259

4. Various requests for property located at Center Parkway, S of Laguna Creek (D7) (cont'd. from 4-25-91)

- A. Negative Declaration
 - B. Amend General Plan for 8.4 ± ac. from Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na)
 - C. Amend South Sacramento Community Plan for 8.4 ± ac. from Residential (4-8 du/na) and Residential (11-21 du/na) to Residential (7-15 du/na)
 - D. Rezone 8.4 ± ac. from R-2B(PUD) to R-1A(PUD)
- (continued)

P90-260

ITEM**FILE NO.****COMMISSION ACTION****4. (continued)**

- E. Tentative Map to subdivide 8.4± ac. into 5 parcels, 62 petite lots for single family development and 3 lots for landscaping along Center Parkway
- F. Special Permit to develop 62 single family residences
- G. Amend Laguna Meadows PUD Schematic Plan for 8.4± ac. to be amended from Multiple Family Residential to Single Family Residential
- H. Subdivision Modification to create 3 through lots

P90-420

5. Various requests for property located at SE corner of Riverside Blvd. & Shoreside Dr. (D8) (cont'd. from 4-25-91)

- A. Negative Declaration
- B. Amend General Plan for 1.24± ac. from Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na)
- C. Amend Pocket Community Plan from Medium Density Residential (16 to 29 du/na) to Low Density Residential (3-6 du/ac)
- D. Rezone 1.0± ac. from R-2A to R-1
- E. Rezone 0.24± ac. from R-2A to R-1A
- F. Tentative Map to subdivide 1.24± ac. into 5 lots

P90-415

6. Various requests for property located at 6670 Park Riviera Dr. (D8) (cont'd. from 4-25-91)

- A. Amend Pocket Community Plan for 2.6± ac. from Low Density Residential (3-6 du/na) to Low Density Residential (7-15 du/na)
- B. Tentative Map to subdivide 2.6± ac. into 15 lots (13 individual duplex lots and 2 common lots) from 3 lots in the R-2A & R-3 zones
- C. Special Permit to allow conversion of 13 duplexes into 13 individually owned duplex condominium lots with 2 common lots
- D. Variance to waive the required replacement housing for the conversion

P91-022

ITEM	FILE NO.	COMMISSION ACTION
<p>7. Various requests for property located at 6058 Riverside Blvd. (D8) (cont'd. from 4-25-91)</p> <ul style="list-style-type: none"> A. Tentative Map to subdivide 14.2+ ac. into 180 condominium lots and one lot for common area in the R-3-R zone B. Special Permit to allow conversion of 180 apartment units to condominium units 	P91-024	
<p>8. Various requests for property located at 351 Harding Ave. (D1) (cont'd. from 4-25-91)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Rezone 0.09± ac. from R-1 to R-1A C. Tentative Map to subdivide 0.09± ac. into 13 lots in the R-1A zone D. Special Permit to develop 10 condominium units E. Special Permit to allow an infill 25% density bonus to construct condominiums 	P90-256	
<p>9. Various requests for property located at 321 Haggin Ave. (D1) (cont'd. from 4-25-91)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Tentative Map to subdivide 1.52± ac. into 9 lots in the R-1 zone C. Variance to create 9 lots less than 100' deep D. Subdivision Modification to create 9 lots less than 100' deep 	P91-003	
<p>10. Various requests for property located at 4315 Martin Luther King Jr. Blvd. (D5) (cont'd. from 4-25-91)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Special Permit Modification to allow 21 parking spaces in the 25' front setback on 25.8± ac. in the R-1 zone C. Variance to waive the 6' masonry wall between commercial and residential uses in the R-1 zone 	P90-322	

ITEM	FILE NO.	COMMISSION ACTION
11. Various requests for property located at 7767 La Riviera Dr. (D6) (cont'd. from 4-25-91) A. Negative Declaration B. Special Permit Modification to add 30 units to a 250 unit apartment complex on 10.5± ac. in the R-3(PUD) zone	CONSENT P91-057	
12. A. Negative Declaration B. Lot Line Adjustment to merge 3 lots into 2 lots totaling 6.3± ac. in the M-1 and M-2 zones in order to build a 23,758 sq. ft warehouse building. 3000 Academy Way (D2) (cont'd. from 4-25-91)	CONSENT P91-014	
13. Various requests for property located at 5314 Ehrhardt Ave. (D7) (cont'd. from 4-25-91) A. Negative Declaration B. Rezone 0.80± ac. from A to R-1 C. Special Permit to locate a 2,100± sq. ft. mobile home on a deep lot currently developed with a single family residence D. Variance to locate a second residential unit on a parcel which does not have public street frontage	P90-441	
HEARINGS		
14. Various requests for property located at East Loop Road between Truxel and Del Paso Roads (D1) A. Negative Declaration B. Amend the North Natomas Community Plan to reduce the width of East Loop Road from the proposed 6 lane roadway to 4 lanes between Stadium Blvd. & Arco Arena Blvd.	M91-020	
15. Various requests for property located at 2541 21st St. (D5) A. Negative Declaration B. Rezone 6.8± ac. from C-2 to R-4 C. Plan Review to convert Bishop Manogue School into offices and to construct a new 2-story, 38,300 sq. ft. office building D. Lot Line Adjustment to merge 2 existing lots into one lot	CONSENT P91-034	

ITEM	FILE NO.	COMMISSION ACTION
19. Various requests for property located at 2821 21st Ave. (D5) A. Negative Declaration B. Special Permit to expand an existing 6 bedroom residential care facility to 14 bedrooms plus one caretaker's quarters in the R-1 zone	CONSENT P90-481	
20. Various requests for property located at 8001 Bruceville Rd. (D7) A. Negative Declaration B. Schematic Plan Amendment to allow construction of a 7,200 sq. ft. medical office building C. Special Permit to construct a 7,200 sq. ft. medical office building on 6.0± ac. in the H(PUD) zone	CONSENT P91-015	
21. Lot Line Adjustment to merge 2 parcels totaling 0.45± ac. in the M-1(EA-3) zone. 5071 24th St. (D7)	CONSENT P91-055	
<u>MISCELLANEOUS PLANNING & ZONING MATTERS</u>		
22. Questions and Ideas of Planning Commission		
23. Reports on Appeal of Planning Commission Actions to City Council		