

25



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

May 7, 1981

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

MAY 14 1981

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

- SUBJECT:
1. Amend South Natomas Community Plan to relocate proposed off-street bike paths;
 2. Subdivision Modification to create lots in excess of 160 feet deep;
 3. Subdivision Modification to waive service connections;
 4. Tentative Map (P-9343)

LOCATION: 135+ feet south of West El Camino, extending west from Morrell Street to Thelma Avenue

SUMMARY

The applicant is requesting the necessary entitlements to divide an irregularly shaped 2+ acre parcel into five single family lots. The Planning Commission, in concurrence with the staff, recommends approval of the project subject to conditions. The Planning Commission also approved the variance to create two lots in excess of 160 feet deep.

BACKGROUND INFORMATION

The subject site is located in a transitional area consisting of single family residences on larger than average lots located in the R-1 zone. The proposed lots are compatible with the surrounding neighborhood.

The City Sewer and Water Division recommends a waiver of service connections at this time to avoid inactive hookups. Service connections will be required at the time of obtaining building permits.

In reference to the proposed amendment of the South Natomas Community Plan to relocate an off-street bike route, the staff and the Planning Commission have no objection to this request. The present off-street bike path shown on the community plan is undesirable because it creates security problems to adjacent residential units and is more costly in terms of maintenance and service. The proposed route would place the bike path on a street (see Exhibit A) which appears to be more feasible.

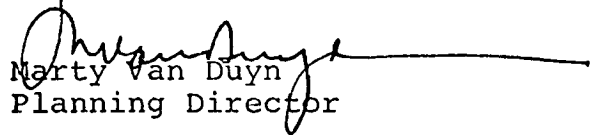
VOTE OF COMMISSION

On April 9, 1981 the Planning Commission, by a vote of eight ayes and one absent, recommended approval of the project subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project and adopt the attached plan amendment/tentative map resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:SD:bw
Attachments
P-9343

May 14, 1981
District No. 1

RESOLUTION NO. 81-336

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

MAY 14, 1981

RESOLUTION AMENDING THE SOUTH NATOMAS COMMUNITY PLAN TO RELOCATE PROPOSED OFF-STREET BIKE PATHS (P-9343)

WHEREAS, THE City Council conducted a public hearing on May 14, 1981, concerning the above amendment and based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds as follows:

1. The proposed plan amendment is compatible with the surrounding land uses.
2. The proposal is consistent with the policies of the 1974 General Plan.
3. The proposal is consistent with the policies of the Bikeway Master Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the bike path be relocated and designated as a bike route as shown on Exhibit A.

MAYOR

ATTEST:

CITY CLERK




P-9343

APPROVED
BY THE CITY COUNCIL

14
MAY 15 1981

OFFICE OF THE
CITY CLERK

PROPOSED BIKEWAY PLAN SOUTH NATOMAS COMMUNITY

-  BIKE PATH, OFF-STREET, 10'-12' PAVEMENT, 5'-6' LANES,
DUAL PATHS ALONG SOME WATERWAYS, SIGNING-STRIPING-
STENCIL LOGO REQUIRED
-  BIKELANE, ON STREET (DIVIDED MAJOR, MAJOR, COLLECTOR),
10' ADDITIONAL RIGHT-OF-WAY, 5' LANES, SIGNING-STRIPING
STENCIL LOGO REQUIRED
-  BIKERCUTE, ON-OR-BESIDE STREET (MINOR COLLECTOR,
LOCAL), SIGNING-STRIPING-STENCIL
LOGO OPTIONAL

- MAJOR ACTIVITY CENTERS:
- P - PARK
 - S - SCHOOL
 - SC - SHOPPING CENTER
 - CB - OFFICE BUILDINGS
 - L - LIBRARY
 - ARP - AMERICAN RIVER PARKWAY
 - GC - GOLF COURSE

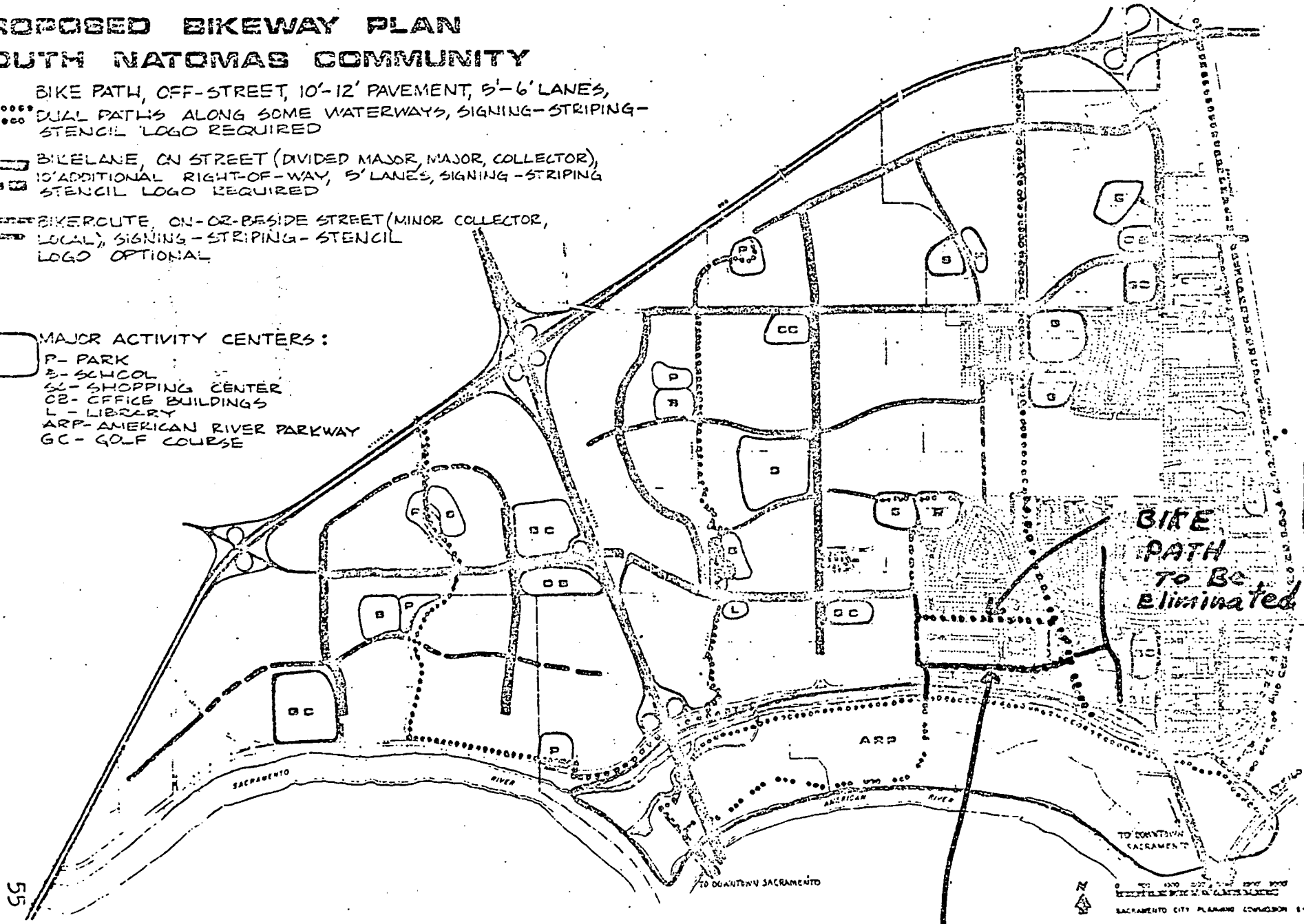


EXHIBIT 'A'

Map 5

PROPOSED
BIKE PATH Relocation
(Arusa street)

0 100 200 300 400 500 600 700 800 900 1000
SACRAMENTO CITY PLANNING COMMISSION 1-10-78

RESOLUTION No. 81-337

Adopted by The Sacramento City Council on date of

MAY 14, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT,
APPROVING A REQUEST FOR SUBDIVISION
MODIFICATION AND TENTATIVE MAP FOR MORELL
STREET ESTATES (APN: 274-060-13) (P-9343)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for Subdivision Modification and Tentative Map for Morell Street Estates, located 135+ feet south of West El Camino, extending west from Morrell Street to Thelma Avenue (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on May 14, 1981, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the South Natomas Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife, or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.

APPROVED
BY THE CITY COUNCIL

14
MAY 15 1981

OFFICE OF THE
CITY CLERK

- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing County of Sacramento treatment plants have a design capacity for which the discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.
- H. In the matter of the requested Subdivision Modification, the Council determines as follows:
 - a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

Fact: The site is an irregular shaped lot with three street frontages.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: The configuration of the site makes it impossible to meet all requirements of the Subdivision Ordinance.

- c. That the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity.

Fact: The granting of the modification will not significantly change the characteristics of the area.

- d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: The site is designated for residential use.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modification be approved subject to the following conditions:
 - 1. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and Lots 1, 2, 3, and 5. These services must be paid for and installed at the time of obtaining building permits.
 - 2. The applicant shall indicate the standard utility easements on the final map.

MAYOR

ATTEST:

CITY CLERK

P-9343

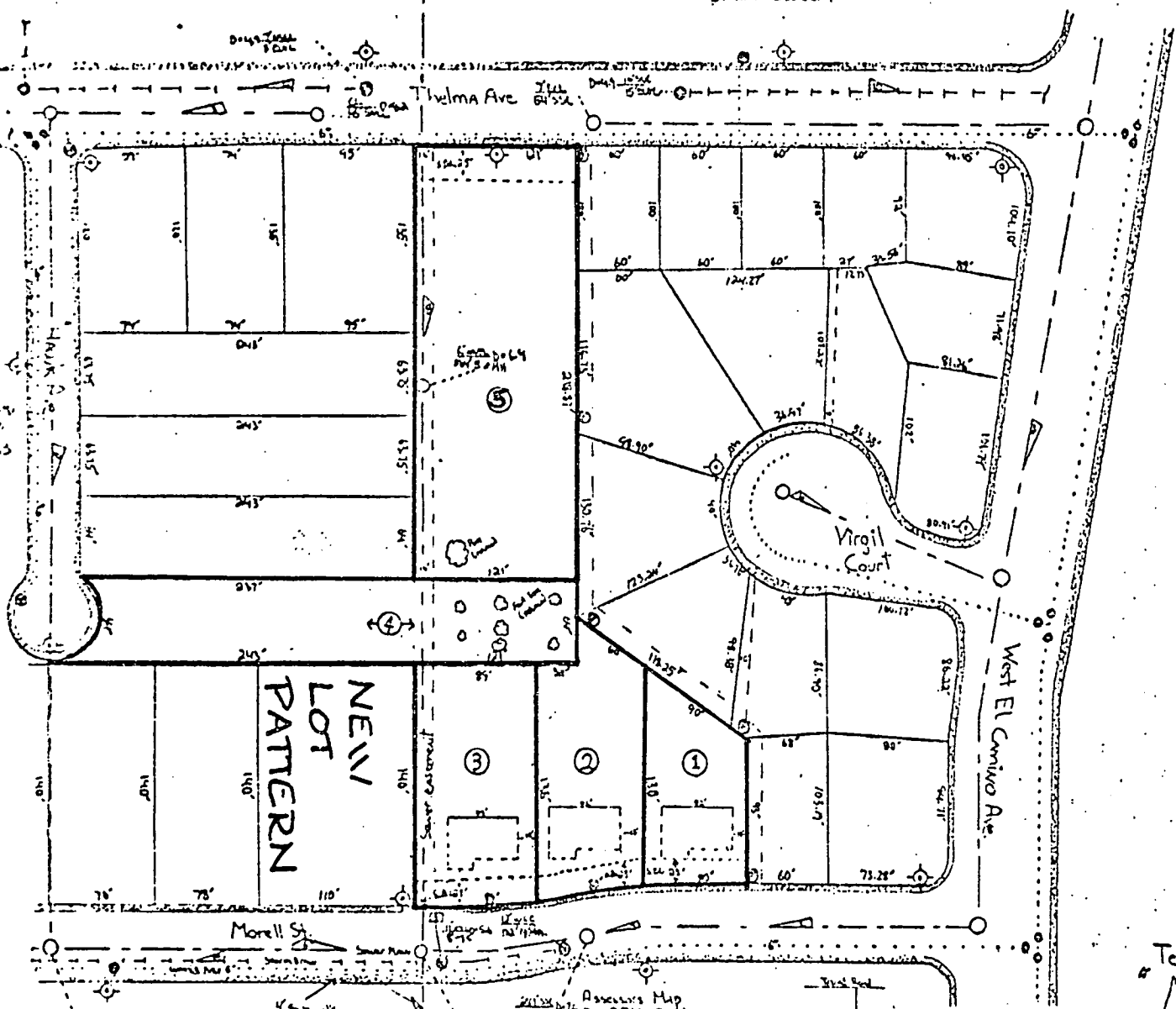
RIVERGARDENS

Assessors Map
Bk. 225 - Pg. 28
Block # 266 & 281

Assessors Map
Bk. 225 - Pg. 28
Block # 266 & 281

Scale
1" = 60'

P-9313



Record Owners:
Mr & Mrs. Robert Elkins
941 Hawk Ave. Sacto 95833
ph. # 929-0645
Mr. Stanley Kubicz
937 Hawk Ave Sacto 95833
ph. # 922-8454

Subdividers:
Mr. & Mrs. Danny J. Pech
4230 Mission Ln. Sacto 95821
ph. # 971-1234
Mr. Randall G. Elzerku
3840 Edison Ave. Sacto 95831
ph. # 482-5484

Map Prepared By:
Mr. Alfred J. Krasovec
9 Pebble Ct. Sacto 95831
ph. # 422-8366
Survey License No. 3752

Map Prepared On: March 1, 1981

Physical Restrictions: None

Water: No flood or Geologically Hazardous Areas

Drainage: Land approx. 0.5 higher than sidewalk. Land is flat with gradual slope toward street.

Area of Lots:
Lot #1 2,032.41 Lot #2 1,050.04
Lot #3 1,184.10 Lot #4 1,374.41
Lot #5 2,402.18 Average 1,408.81

Number of Lots: Five (5)

Dedications: Sewer easement 18 ft wide on South side of Lots 3, 4 & 5.

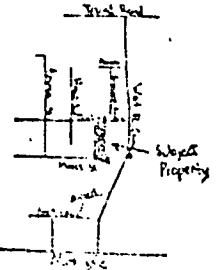
County Assessors parcel # 274-060-13

Improvements: street, curb, gutter & sidewalk. All existing

Zone & Proposed Use: R1 ; Single Family Housing

Tentative Map of:
Morell Street Estates

Assessors Map
Bk. 274 - Pg. 060
Lot #13



SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE April 9, 1981
 ITEM NO. 188 FILE NO. P-9343
 H-

- GENERAL PLAN AMENDMENT TENTATIVE MAP
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING EIR DETERMINATION
 SPECIAL PERMIT OTHER _____
 VARIANCE

Recommendation:
 Favorable
 Unfavorable

LOCATION: 135±' S of & E Camino Avenue, extending
W from Merrill St. to Dielma Avenue
 Petition Correspondence

PROPOSERS

NAME

ADDRESS

Dan Pick - 4230 Mason Lane, Sacramento, CA 95821

OPPOSERS

NAME

ADDRESS

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	<u>absent</u>			
Fong	<input checked="" type="checkbox"/>			
Goodin	<input checked="" type="checkbox"/>			
Holloway	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Hunter	<input checked="" type="checkbox"/>			
Larson	<input checked="" type="checkbox"/>			
Muraki	<input checked="" type="checkbox"/>			
Silva	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Simpson	<input checked="" type="checkbox"/>			

- TO APPROVE
 TO DENY
 TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
 TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 TO RATIFY NEGATIVE DECLARATION
 TO CONTINUE TO _____ MEETING
 OTHER _____

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Danny J. & Leslie M. Peck, 4230 Mason Lane, Sacramento, CA 95821		
OWNER	Mr. & Mrs. Robert Elkins & Stanley Kubicz		
PLANS BY	Alfred J. Krasovec, 9 Pebble Court, Sacramento, CA 95831		
FILING DATE	3/3/81	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	3/30/81	EIR	ASSESSOR'S PCL. NO. 274-060-13

- APPLICATION:
1. Environmental Determination
 2. Amend South Natomas Community Plan to relocate proposed off-street bike paths
 3. Tentative Map to divide 2+ acres into five lots
 4. Variance to create lots in excess of 160 feet deep
 5. Subdivision Modification to create lots in excess of 160 feet deep
 6. Variance to create a landlocked parcel (withdrawn)
 7. Subdivision Modification to waive service connections

LOCATION: 135+ feet south of West El Camino, extending west from Morrell Street to Thelma Avenue.

PROPOSAL: The applicant is requesting the necessary entitlements to divide 2+ acres into five single family lots.

PROJECT INFORMATION:

General Plan Designation:	Residential
1978 South Natomas Community Plan Designation:	Residential - 4 to 21 units/7 average
Existing Zoning:	R-1
Existing Use:	Vacant

Surrounding Land Use and Zoning:

North:	Single Family; R-1
South:	Single Family; R-1
East:	Single Family; R-1
West:	Single Family; R-1

Property Area:	2+ acres
Average Lot Size:	13,000+ square feet
Utilities:	To be provided
Street Improvements:	Existing
School District:	North Sacramento

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: The Subdivision Review Committee, by a vote of five ayes, three absent and one abstention, at its regular meeting on March 25, 1981 voted to recommend approval of the project subject to the following conditions:

1. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and lots 1, 2, 3, and 5. These services must be paid for and installed at the time of obtaining building permits.

APPLC. NO. P-9343

MEETING DATE April 9, 1981

CPC ITEM NO. 18

2. The applicant shall redesign the tentative map to include the parcel due south of proposed lot 4 prior to Council hearing.
3. Applicant shall indicate the standard utility easements on the final map.

STAFF EVALUATION: Staff has the following concerns and comments with regard to this project:

1. The subject site is located in a transitional area consisting of single family residences on larger than average lots in R-1 zoning. Rear yards are often used for family gardens. The proposed lots are compatible with the surrounding neighborhood.
2. The applicant proposes to create lots 4 and 5 in excess of 160 feet in depth. Given the irregular configuration of the site, staff has no objection to the proposal and supports the variance/subdivision modification request.
3. Staff does not object to the waiver of service connections to proposed lots 1, 2, 3 and 5. The City Water and Sewer Division prefers that the connections be provided at the time of obtaining building permits to avoid inactive service lines.
4. The Traffic Engineering Division prefers to see the proposed bike paths along Morell Avenue indicated in the South Natomas Plan relocated to Azusa Street - two blocks to the south (see Exhibit A). Construction and maintenance costs and security considerations make an on-street bike path preferable to an off-street path. Community Services also concurs with this relocated bike path. Staff supports the South Natomas Community Plan amendment request.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the negative declaration;
2. Approval of the amendment to the South Natomas Community Plan to relocate the proposed off-street bike path;
3. Approval of the tentative map to divide 2+ acres into five lots subject to conditions listed below;
4. Approval of the variance to create lots in excess of 160 feet deep, based on findings of fact which follow;
5. Approval of the subdivision modification to create lots in excess of 150 feet deep;
6. Approval of the subdivision modification to waive service connections based on findings of fact which follow.

Conditions of Approval of the Tentative Map

- a. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and lots 1, 2, 3, and 5. These services must be paid for and installed at the time of obtaining building permits.
- b. Applicant shall indicate the standard utility easements on the final map.

Findings of Fact for Approval of the Variance

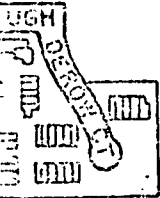
- a. The variances do not constitute a special privilege extended to the applicant exclusively in that the parcel is irregular in shape. Strict application of zoning requirements would create an unnecessary hardship for the applicant.
- b. The variance does not constitute a use variance in that single family residences are allowed in the R-1 zone.
- c. Granting the variance would not create a disservice to the neighboring property in that:
 - 1) there are parcels of similar size and shape in the vicinity;
 - 2) the proposal will not alter the character of the neighborhood.
- d. The project is in harmony with the purpose and intent of the 1974 General Plan which designates the site residential.

R-1A-P.U.D.

A

NORTHGATE
PARK

R-1A-R



C-R

R-1A-R

-3-R

R-1

HIGHWAY

GARDEN

LINE

POWER

BREWERTON

ARVEN WY
GLEN WY
MENDEL WY
ERIN WY

ATHENA

BRUNSWICK WY

WEST

REINER WY

GRETA WY

SUBJECT SITE

HAWK

AZUSA

THELMA AV

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MAR - 9 1981

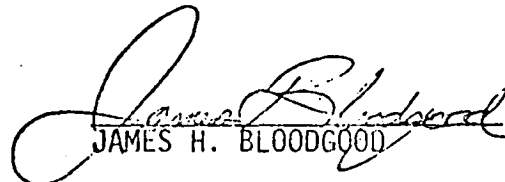
RECEIVED

March 6, 1981

MEMO TO: TOM MILLER, ASSISTANT PLANNER
FROM: JIM BLOODGOOD, ASSISTANT CIVIL ENGINEER
SUBJECT: OFF-STREET BIKE PATH THROUGH APN 274-060-13

Off-street bike paths, such as the one indicated, in the South Natomas Community Plan between Delta Point West and the power lines on the east and south of West El Camino, have proven to be an undesirable means of bicycle access when suitable alternatives do exist in the surrounding area. These bike paths, in addition to having high initial construction costs, may prove to be a maintenance problem for Department of Community Services and a possible location for criminal elements to congregate. Both the Department of Community Services and the Police Department should be contacted regarding these points.

Traffic Engineering proposes, as an alternative, that Azusa Street be designated as a Class III, On-Street, Bicycle Route. As I recall, some provision was included in the conditions for approval for the Delta Point East Development, which allowed for bicycle access from the temporary turn-around constructed on the west end of Azusa Street. An off-street bike path could be proposed from the intersection of Azusa Street and Morell Street to the north-south off-street bicycle plan to the east as development in this area progresses to complement the Azusa Street bike route.


JAMES H. BLOODGOOD

JHB/mf

cc: Solon Wisham, Community Services
Dennis Loheit, Fire Department
Rick Moss, Traffic Engineering
Rich Overton, Police Department

EXHIBIT
"A"

74-

D9343 # 18



PLANNING DEVELOPMENT PERMIT

SACRAMENTO CITY PLANNING DEPARTMENT 725 J STREET SACRAMENTO, CA. 95814 TELEPHONE (916) 449-5604

P No 9343 Application date 3/3/81

Project Location Approx. 135' south of West El Camino on west side of Morell St., ext. to Thelma Ave Assessor Parcel No. 274-060-13 Comm. Pln. South Natomas Owner Mr. & Mrs. Robert Elkins and Mr. Stanley Kubicz Phone No. 929-0645; 922-8464 Address 937 Hawk Avenue, Sacramento, CA 95833 Applicant Danny J. Peck & Leslie M. Peck Phone No. 971-1234 Address 4230 Mason Lane, Sacramento, CA 95821 Signature CPC Mtg. Date 4/9/81

Table with 4 columns: REQUESTED ENTITLEMENTS, Commission Action/Date, Council Action/Date, and Filing Fees. Rows include items like 'Environ. Determination: Neg. Dec. X, Exempt' with a fee of \$90.00, 'So. Natomas Community Plan Amend to relocate proposed off-street bike path' with a fee of \$100.00, 'Tentative Map to divide 1.5+ ac. in R-1 zone into five lots' with a fee of \$325.00, and 'Other Subdivision Modification to waive service connections' with a fee of \$36.00.

Permit Sent to Applicant: _____ Date _____ By: _____ Sec. to Planning Commission

NOTIFICATION AND POSTING \$ 36.00 FEE TOTAL \$ 751.00 Receipt No. 5859 By/date SD-3/27/81

- Key to Actions: R - Ratified, Cd - Continued, A - Approved, AC - Approved w/Conditions, AA - Approved w/Amended Conditions, D - Denied, RD - Recommend Denial, RA - Recommend Approval, RAC - Recommend Approval w/Conditions, RAA - Recommend Approval w/Amended Conditions, IAF - Intent to Approve based on Findings of Fact, AFF - Approved based on Findings of Fact, RPC - Return to Planning Commission, CSR - Condition indicated on attached Staff Report

NOTE: There is a ten (10) calendar day appeal period from commission action date and a thirty (30) calendar day appeal period from council action date. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any condition(s) will constitute grounds for revocation of this permit. Building permits are required in the event of any building construction. The County Assessor is notified of actions taken on rezoning, special permits and variances.

Gold - applicant Receipt White - applicant permit Green - expiration book Yellow - department file Pink - permit book

P No 9343

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE April 9, 1981
 ITEM NO. 188 FILE NO. P-9343
 M- _____

- GENERAL PLAN AMENDMENT TENTATIVE MAP
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING EIR DETERMINATION
 SPECIAL PERMIT OTHER _____
 VARIANCE _____

Recommendation:
 Favorable
 Unfavorable

LOCATION: 135±' S of W Cl Camino Avenue extending
W from Merrill St. to Shelma Avenue
 Petition Correspondence

PROponents	
NAME	ADDRESS
<u>Dan Peck</u>	<u>4230 Mason Lane, Sacramento, CA 95821</u>

OPponents	
NAME	ADDRESS

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	<u>absent</u>			
Fong	<input checked="" type="checkbox"/>			
Goodin	<input checked="" type="checkbox"/>			
Holloway	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Hunter	<input checked="" type="checkbox"/>			
Larson	<input checked="" type="checkbox"/>			
Muraki	<input checked="" type="checkbox"/>			
Silva	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Simpson	<input checked="" type="checkbox"/>			

- MOTION:
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
 - TO RECOMMEND APPROVAL _____ & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

NEGATIVE DECLARATIONS TO BE FILED ON: Mar 30 1981

TO: MVD, HY, MW, RL, TM, DP, SD, JT, JM, CC, PB, JH, E

FROM: RE DATE: Mar 30, 1981

EXEMPT 15105a ✓ P-9342 Lot Line Adjustment to relocate existing line for better conformance with existing structure and drainage fields, and to merge 3 parcels into 2 in the General Commercial C-2 and Agricultural A zones. Loc: 5240 & 5530 Rio Linda Blvd. APN: 226-102-01; 226-062-03, 04

N.D. ✓ P-9343 Amend 1978 So. Natomas Community Plan to relocate the proposed off-street bike path from the subject site to an on-street bike path. Tentative Map to divide 1.5+ vacant ac. in the Single Family R-1 zone into 5 lots to be known as Morrell St. Estates. Variance/ Subdivision Modification to create a parcel in excess of 150' deep. Variance to create a landlocked parcel. Subdivision Modification to waive service connections. Loc: 135+ S of W El Camino Ave., extending W of Morrell St., extending to Thelma Ave. APN: 274-060-13 from

N.D. ✓ P-9352 Rezone 4+ vacant ac. consisting of 21 corner lots from Single Family R-1 to Townhouse R-1A, or more restrictive zoning. Tentative Map to divide 4+ vacant ac. (21 corner lots) into 42 halfplex lots. Special Permit to develop 42 halfplex units. ~~Variance to waive~~ only 27 ft north/south orientation. Loc: SW corner of Mack Rd. & Center Parkway APN: 117-011-03, 04, 06 WITHIN VALLEY HEIGHTS 29 AFS.

N.D. ✓ P-9350 Amend ~~1978 Oak Park~~ 1963 ~~Residence~~ Shopping or Commercial Plan from ~~Single Family~~ to Low Density Multi-Family Residential. Rezone from General Commercial C-2 to ~~Single Family~~ or more restrictive zoning, in order to locate a 20 unit apartment complex on 2+ ac. Loc: 135th St. & So. from 4th Ave. APN: 013-142-01 thru 12 W side of

EX 1510e ✓ P-9353 Variance to waive the required 4' wide landscaped planter adj. to 15th St. in conjunction with the construction of a 6,400 sq. ft. office/warehouse structure in the Light Industrial M-1 zone. Loc: SW corner of 15th & C Sts. APN: 002-086-26

N.D. ✓ P-9348 Rezone 1+ vacant ac. from General Commercial C-2 and Single Family R-1 to Heavy Commercial C-4, or more restrictive zoning, in order to construct 2 warehouses of 3,150+ and 6,600+ sq. ft. Lot Line Adjustment to merge 11 existing parcels into 2 parcels. Loc: SW corner of Sutterville Rd. & Attawa Ave. (APN: 018-025, 01, 02, 03, 07) & NE corner of Attawa Ave. & 15th Ave. (APN: 018-026-11 thru 17)

EX 15105a ✓ P-9344 Lot Line Adjustment shifting the common property line between lot 1215 and lot 1216 of Greenhaven Unit No. 11 in order to comply with the required side yard setback on lot 1216. Loc: 15 & 17 Kimmie Ct. APN: 031-220-38, 39

EX 15103e ✓ P-9341 Variance to waive 2 required parking spaces in conjunction with the expansion of an existing commercial use from 4,000 sq. ft. to 5,000 sq. ft. in the General Commercial C-2 zone. Loc: 2215 J St.

Adjustment to merge

P-9354 *EX 15105a* Lot line ~~merger~~ of 2 existing 40' x 80' parcels in order to construct an unspecified office building in the General Commercial C-2 zone, existing residence to be removed. Loc: 810-814 29th St. APN: 007-043-11,12

PLAN

P-9240 *EX 15103a* Review of a 232 sq. ft. double-faced, interior illuminated, pole sign 35' high on 5+ partially developed ac. in the Light Industrial-Review M-1(S)-R zone. Loc: 4050 Pell Cir. APN: 237-400-11 *bump.*

P-9347 *EX 15103a* Special Permit to establish a 4 unit model home complex on 0.9+ ac. in the Single Family R-1 zone. Variance to permit a 39" x 96" (26 sq. ft.) temporary monument sign within front yard setback area. Variance to waive side yard setbacks for temporary sales office between 2 units. Loc: NE corner of Franklin Blvd. & Valley Hi Dr. APN: 117-580-01 thru 06

P-9351 *EX 15101e* Special Permit to expand existing church facility to include the addition of an 8,265+ sq. ft. social hall and related parking for 74 autos (4 existing structures to be removed) *on 2 1/4 acres* in the Light Density Multiple Family R-3A zone. Special Permit to establish a day care center in conjunction with an existing elementary school and church facilities. Loc: 2324 L St. APN: 007-155-02,06,11,14,18

Adjustment to

P-9346 *EX 15105a* Lot Line ~~merger~~ to combine 3 existing parcels totaling 0.7+ ac. in the General Commercial C-2 zone. Loc: 2116 21st St. APN: 010-094-15,24

P-9337 *EX 15103C* Special Permit to utilize a 50' x 55' lot in the Single Family R-1 zone for parking purposes *(10 spaces)* in conjunction with the construction of a 7,800 sq. ft. office building. Variance to waive 1 of 20 required parking spaces. ~~Variance to waive the required 5' minimum between~~ *Variance to waive 6' masonry wall required between C-2 and R-1 portions of subject site and along property lines abutting the residential zoned properties to the N and W and alley to E of subject parcels.*

~~Lot Line Merger to eliminate the common property line between the C-2 zoned property fronting on J St. and the R-1 zoned property fronting on the alley. Loc: 4825 J St. APN: 008-104-11,16~~

(3 med R-1) (3 med R-1) Adjustment

P-9355 *N.D.* Special Permit to establish a radio transmission facility in the Heavy Industrial Parkway Corridor M-2(PC) zone. ~~Variance to erect~~ *transmission tower which exceeds the Parkway Corridor height requirements of 25' by* Loc: 620 Bercut Dr. APN: 001-181-11

P-9339 *N.D.* Tentative Map to divide 15+ vacant ac. into 61 lots in the Single Family R-1 zone (resubmission of previously approved P-8348 which has expired), to be known as Glenwood Park Unit 6. Variance to allow ~~25% north/south orientation instead of the required 80%.~~

P-9322 Special Permit to expand an existing 10 bed recovery house for female alcoholics to a 14 bed facility. Loc: 4049 Miller Way
EX 15101 ✓ APN: 014-022-20

P-9296 Variance to locate 29 of the required 48 parking spaces on other than subject site in the Transportation Corridor TC zone.
N.D. Loc: 2812 N St. APN: 007-273-03

9345 APPEAL

EX15037

9385

ND

CPC
4-9-81

#

P-9385 Special Permit to modify special permit (P-8929) in order to change the ^{EXTERIOR DESIGN} ~~appearance~~ of ^{the} ~~the~~ 2-story office structure ~~located~~ on the west side of University Avenue 1,200 feet north of Grey West Bridge.
ND. APN 295-030-18

EX 15101
P-9322 Special Permit to expand an existing 10 bed recovery house for female alcoholics to a 14 bed facility. Loc: 4049 Miller Way APN: 014-022-20

N.D.
P-9296 Variance to locate 29 of the required 48 parking spaces on other than subject site in the Transportation Corridor TC zone. Loc: 2812 N St. APN: 007-273-03

NP.
P-9301 Lot Line Adjustment to merge 2 properties totaling 0.5+ ac. in order to construct a garage and office structure. Plan Review of 1,100+ sq. ft. 4-car garage with office above in OB-R zone in conjunction with existing mortuary. Loc: 3016 43rd St. APN: 014-191-04

ND
P-9302 Amend Point West PUD Schematic Plan for 1+ vacant ac. to redesignate the site from restaurant to financial institution. Special Permit to develop 20,000+ sq. ft. financial institution on 1+ vacant ac. in the Shopping Center SC zone. Special Permit to allow a drive-thru window. Loc: S side of Arden Way, 200+ W of Challenge Way APN: 277-272-11

ND
P-9348 (~~Parcel A~~) Rezone 0.7± vacant ac from General Commercial C-2 and Single Family R-1 to Heavy Commercial C-4, or more restrictive zoning, to construct ^{two} 6,600± sq. ft. warehouses. Lot Line Adjustment to merge 7 existing parcels into one parcel. Loc: NE corner of Attawa Ave. & 16th Ave. (APN: 018-026-11 thru 17).

ND
P-9370 (~~Parcel B~~) Rezone 0.2± vacant ac from Single Family R-1 to Heavy Commercial C-4, or more restrictive zoning, to construct a 3,150± sq. ft. warehouse. Lot Line Adjustment to merge 4 existing parcels into one parcel. Loc: SW corner of Sutterville Rd. & Attawa Ave. (APN: 018-025-01, 02, 03, 07).

