

AGENDA/SYNOPSIS
 SACRAMENTO CITY PLANNING COMMISSION
 COUNCIL CHAMBER, CITY HALL
 915 I STREET

REGULAR MEETING - 5:30 P.M.

March 8, 1984

The following items will be considered under the consent calendar: 1, 3, 14, 19, 29

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

1. Findings of Fact for February 23, 1984 meeting: 924 F St. & 917 G St.

P/M NO.	CPC ACTION
CONSENT P84-017	
UNFINISHED BUSINESS - MISCELLANEOUS BUSINESS	
2. Sec. 65402(a) Review: Alley abandonment of por. of public alley NW of terminus of Land Ave. & Del Paso Blvd. (cont'd. from 2-9-84)	M83-071
3. Plan Review of 43,776± sq. ft. office/warehouse & medical manufacturing structure on 4± ac. in C-4-R & M-1(S) zones. 3650 Northgate Blvd. (cont'd. from 2-23-84)	CONSENT P84-005
UNFINISHED BUSINESS - HEARINGS	
4. 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 12-15-84)	P83-364
5. Variance to locate 9 required parking spaces off-site on 0.5± ac. in C-2 zone in conj. with conversion of residence to office use. 817 13th St. (cont'd. from 1-12-84)	P83-262
6. Various requests for property located NE of intersection of Auburn Blvd. & Winding Way (cont'd. from 2-9-84) a. Variance to exceed 35' height limit in R-0 zone b. Special Permit to develop office bldg. in R-0 zone	P83-074
7. Various requests for property located at NE corner of Union House Creek & Franklin Blvd. (cont'd. from 2-23-84) 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
8. Various requests for property located on N side of San Juan Rd., 300±' W of Northgate Blvd. (cont'd. from 2-23-84) (WITHDRAWN) a. Rezone 37± ac. from R-1A to R-1 b. Tentative Map to divide 42.5± ac. into 206 single family lots c. Amend Schematic Plan of mixture of housing types from single family detached units, zero lot line units & halfplex units & halfplex units on corner lots d. Variance to create lot 32 deeper than 160' e. Subdivision Modification to create lot 32 deeper than 160'	P83-386

P/M NO.	CPC ACTION
P83-414	<p>9. Various requests for property located at 7750 La Mancha Way (cont'd. from 2-23-84) Adoption of PUD Schematic Plan</p> <p>a. Special Permit to develop residential units</p> <p>b. Variance to waive a portion of required parking spaces for senior residential complex</p>
P84-019	<p>10. Various requests for property located at NE corner of Bell Ave. & Norwood Ave. (cont'd. from 2-23-84)</p> <p>a. Rezone 17½ ac. from A & HC to R-1A</p> <p>b. Tentative Map to divide 18½ ac. into 116 single family zero lot line parcels & 2 parcels for future commercial development</p> <p>c. Special Permit to develop 60 halfplexes & 56 patio homes</p> <p>d. Subdivision Modification to create reverse frontage lots</p>
P84-021	<p>11. Various requests for property located at NW corner of Franklin Blvd. & Boss Way (cont'd. from 2-23-84)</p> <p>a. Rezone 2½ ac. from UB-R to C-2 for development of retail structure</p> <p>b. Lot Line Adjustment to merge 3 parcels</p>
P84-015	<p>12. Lot Line Adjustment to relocate property line on 0.5½ ac. in C-2 zone. 1984 Sutherland Rd. (cont'd. from 2-23-84)</p>
P84-066	<p>13. Various requests for property located SW of Pocket Rd., S of Garcia Bend Park</p> <p>a. Amend South Pocket Community Plan from low density residential to low density multiple family</p> <p>b. Rezone 29½ ac. from A to R-2B</p> <p>c. Tentative Map for 1 lot with 576 condo units on 29½ ac. in A zone</p>
CONSENT	<p>14. Various requests for property located at 5770 Carlson Dr.</p> <p>a. Special Permit to expand church & redesign parking area on 4.3½ ac. in R-4 zone</p> <p>b. Variance to waive 6' masonry wall</p> <p>c. Lot Line Adjustment to merge 2 parcels</p>
P84-003	<p>15. Special Permit to construct residential care facility on 2.2½ ac. in R-1 zone. S side of Eleanor Ave. 1407' W of Grove Ave.</p>
P84-007	<p>16. Various requests for property located at 4200 Stockton Blvd.</p> <p>a. Special Permit to create drive-thru for fast food restaurant on 0.5½ ac. in C-2 zone</p> <p>b. Variance to exceed max. sign size for C-2 zone</p>
P84-067	

	P/M NO.	CPC ACTION
17. Variance to waive 6' masonry wall & allow existing wood fence on 0.7± ac. in C-2 zone. 2009 V St.	P84-064	
18. Various requests for property located at 2360 Stockton Blvd. a. Variance to reduce 15' rear yard setback to 3' b. Variance to waive 6' masonry wall c. Lot line Merger to create 1 parcel totaling 0.5± ac. in C-2 zone	P84-070	
19. Lot Line Adjustment on 32± ac. in A & R-1 zones to accommodate partial site development with proposed single family residences. Bannon Creek Dr. & Truxel Rd.	CONSENT P84-034	
20. Lot Line Merger to create 1 parcel totaling 1± ac. in M-2 zone. E side of Bannon St., 200±' N of N B St. intersection	CONSENT P84-068	
<u>MISCELLANTOUS PLANNING & ZONING MATTERS</u>		
21. Plan Review of 328 unit apt. complex on 2 parcels totaling 21± ac. in R-2A-R zone. NW corner of Mack Rd. & Franklin Blvd.	P84-069	
22. City's 1984-89 Capital Improvements Program	M84-019	



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APPROVED

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CONTINUED TO MARCH 22, 1984

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5. Variance to locate 9 required parking spaces off-site on 0.5± ac. in C-2 zone in conj. with conversion of residence to office use. 817 13th St. (cont'd. from 1-12-84)

P83-262

CONTINUED TO APRIL 12, 1984

6. Various requests for property located NE of intersection of Auburn Blvd. & Winding Way (cont'd. from 2-9-84)

a. Variance to exceed 35' height limit in R-0 zone

b. Special Permit to develop office bldg. in R-0 zone

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CONTINUED TO MARCH 22, 1984

7. Various requests for property located at NE corner of Union House Creek & Franklin Blvd. (cont'd. from 2-23-84)

a. Amend Valley Hi Community Plan for 12.9± ac. from Light Density Residential to Medium Density Residential

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a. Rezone 37± ac. from R-1A to R-1

b. Tentative Map to divide 42.5± ac. into 206 single family lots

c. Amend Schematic Plan of mixture of housing types from single family detached units, zero lot line units & halfplex units & halfplex units on corner lots

d. Variance to create lot 32 deeper than 160'

e. Subdivision Modification to create lot 32 deeper than 160'

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WITHDRAWN

March 8, 1984

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CONTINUED TO MARCH 22, 1984	P84-019
a. DENIED b. WITHDRAWN	P84-021
CONTINUED TO MARCH 22, 1984	P84-015
CONTINUED TO MARCH 22, 1984	P84-066
a. & b. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT c. APPROVED SUBJECT TO CONDITIONS IN RESOLUTION	P84-003
APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT	P84-007
CONTINUED TO MARCH 22, 1984	P84-067

9. Various requests for property located at 7750 La Mancha Way (cont'd. from 2-23-84)

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

10. Various requests for property located at NE corner of Bell Ave. & Norwood Ave. (cont'd. from 2-23-84)

a. Rezone 17 1/2 ac. from A, HC to R-1A

b. Tentative Map to divide 18 1/2 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

11. Various requests for property located at NW corner of Franklin Blvd. & Doss Way (cont'd. from 2-23-84)

a. Rezone 2 1/2 ac. from OB-R to C-2 for development of retail structure

b. Lot Line Adjustment to merge 3 parcels

12. Lot Line Adjustment to relocate property line on 0.52 ac. in C-2 zone. 1984 Sutherland Rd. (cont'd. from 2-23-84)

13. Various requests for property located SW of Pocket Rd., S of Garcia Bend Park

a. Amend South Pocket Community Plan from low density residential to low density multiple family

b. Rezone 29 1/2 ac. from A to R-2B

c. Tentative Map for 1 lot with 576 condo units on 29 1/2 ac. in A zone

14. Various requests for property located at 5770 Carlson Dr.

a. Special Permit to expand church & redesign parking area on 4.31 ac. in R-4 zone

b. Variance to waive 6' masonry wall

c. Lot Line Adjustment to merge 2 parcels

15. Special Permit to construct residential care facility on 2.21 ac. in R-1 zone. S side of Eleanor Ave. 1407' W of Grove Ave.

16. Various requests for property located at 4200 Stockton Blvd.

a. Special Permit to create drive-thru for fast food restaurant on 0.51 ac. in C-2 zone

b. Variance to exceed max. sign size for C-2 zone

	CASE NO.	ACTION
17. Variance to waive 6' masonry wall & allow existing wood fence on 0.7± ac. in C-2 zone. 2009 V St.	P84-064	DENIED BASED ON FINDINGS OF FACT IN STAFF REPORT
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22. City's 1984-89 Capital Improvements Program	M84-019	COMMISSIONERS FERRIS, HOLLOWAY & RAMIREZ APPOINTED TO SUB-COMMITTEE
23. Election of Chairperson & Vice Chairperson	M84-021	COMMISSIONER HOLLOWAY ELECTED CHAIRPERSON & COMMISSIONER AUGUSTA ELECTED VICE CHAIRPERSON