

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

**MEETING DATE:** March 28, 1991

CONSENT ITEMS: 1a, 1b, 8, 13, 14, 15, 16, 17

**5:30 P.M.**

Sacramento City Planning Commission  
Planning Commission Chambers  
1231 I Street - First Floor

CONTINUED ITEMS: 2, 3, 4, 5, 6, 7, 11, 16, 18, 19

**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
1. Findings of Fact and Conditions for February 14, 1991 meeting: a. 1112 P St. (D1) Findings of Fact and Conditions for March 14, 1991 meeting: b. SW corner of El Camino Ave. & Gateway Oaks Dr. (D1)	CONSENT P90-248  CONSENT P90-426	APPROVED AS AMENDED  APPROVED
<b><u>UNFINISHED BUSINESS - HEARINGS</u></b>		
2. Various requests for property located at 5314 Ehrhardt Ave. (D7) (cont'd. from 2-28-91) A. Negative Declaration B. Rezone 0.65± ac. from A to R-1 C. Special Permit to locate a 1,750± sq. ft. 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	CONTINUED TO APRIL 11, 1991
3. Various requests for property located at SE corner of 21st & L Sts. (D4)(cont'd. from 2-28-91) A. Negative Declaration B. Rezone 0.15± ac. from R-3A to C-2 C. Major Project Special Permit to construct a 5-story, mixed-use complex composed of 70 residential units, 4,750 sq. ft. of retail and 74 parking stalls for a total of 105,000 sq. ft. on 0.6± ac. in the C-2 zone (continued)		CONTINUED TO APRIL 11, 1991

ITEM	FILE NO.	COMMISSION ACTION
<p>3. (continued)</p> <p>D. Special Permit to allow 70 residential units in the C-2 zone</p> <p>E. Special Permit to allow increased height from 35' to 70'</p> <p>F. Variance to waive 20 of 94 required parking spaces</p> <p>G. Variance to reduce the rear yard setback from 15' and 25' to 7'</p> <p>H. Variance to reduce the front setback from 7.5' and 15' to 2'</p> <p>I. Variance to reduce the street side yard setback from 5' to 2'</p> <p>J. Lot Line Adjustment to merge 4 lots into one lot totaling 0.6± ac.</p>	P90-368	
<p>4. Various requests:</p> <p>A. Negative Declaration</p> <p>B. Amend City Zoning Ordinance re. regulation of recycling and solid waste disposal requirements for new and existing developments (cont'd. from 3-14-91)</p>	M90-003	CONTINUED TO APRIL 11, 1991
<p>5. Various requests for property located at 1201 C St. (D1) (cont'd. from 3-14-91)</p> <p>A. Lot Line Adjustment to merge a 156' x 160' parcel with a 20' x 80' portion of an alley to be abandoned and a 10' x 80' portion of a remnant City parcel</p> <p>B. Alley Abandonment of a 20' x 80' portion of an alley bounded by 12th St., B St., C St. &amp; 13th St.</p> <p>C. Sec. 65402(a) Review for the sale of surplus City property</p>	P90-409	CONTINUED TO APRIL 25, 1991
<p>6. Various requests for property located at NW corner of Bruceville Rd. &amp; Jacinto Rd. (D7) (cont'd. from 3-14-91)</p> <p>A. Negative Declaration</p> <p>B. Amend General Plan to redesignate 9.7± ac. from Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na)</p> <p>C. Amend South Sacramento Community Plan to redesignate 9.7± ac. from Residential (11-21 du/na) to Residential-Review (4-8 du/na)</p> <p>D. Rezone 9.7± ac. from R-2B-R to R-1A (continued)</p>		CONTINUED TO APRIL 11, 1991

ITEM	FILE NO.	COMMISSION ACTION
<p>6. (continued)</p> <p>E. Rezone of 0.44± ac. from R-1A(PUD) to R-1A</p> <p>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</p> <p>G. Special Permit to develop 60 single family zero-lot-line units on 60 petite lots in the R-1A zone</p> <p>H. Amend PUD to delete 0.44± ac. from the Laguna Meadows PUD Development Guidelines</p>	P90-180	
<p>7. Various requests for property located at SE corner of Calvine Rd. &amp; Franklin Blvd. (D7) (cont'd. from 3-14-91)</p> <p>A. Negative Declaration</p> <p>B. Amend General Plan for 51.7± ac. from Community/Neighborhood Commercial &amp; Offices and Medium Density Residential (16-29 du/na) to Community/Neighborhood Commercial &amp; offices and Low Density Residential (4-15 du/na)</p> <p>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)</p> <p>D. Rezone 10.7± ac. from C-2-R, 4.5± ac. from OB-R, 19.4± ac. from R-2A-R, &amp; 17.1± ac. from 'R-2B-R to 12.9 ac. of C-2(PUD), 37.7± ac. of R-1A(PUD) &amp; 1.1± ac. of OS</p> <p>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</p> <p>F. Subdivision Modification to allow private streets</p> <p>G. Establish PUD of 79.0± ac. to be called Arlington Park Planned Unit Development</p>	P90-259	CONTINUED TO APRIL 11, 1991

ITEM	FILE NO.	COMMISSION ACTION
<p>8. Various requests for property located at NE corner of Pocket Rd. &amp; Greenhaven Dr. (D8) (cont'd. from 3-14-91)</p> <p>A. Negative Declaration</p> <p>B. Amend General Plan for 9.57± ac. from Community/Neighborhood Commercial and Offices to Low Density Residential (4-15 du/na)</p> <p>C. Amend Pocket Community Plan for 9.57± ac. from Commercial/Shopping to Low Density Residential (7-15 du/ac)</p> <p>D. Rezone 9.57± ac. from SC-R to R-1A</p> <p>E. Tentative Map to subdivide 9.57± ac. into 61 petite single family lots, 12 halfplex lots and one parcel as a private street</p> <p>F. Special Permit to develop 61 single family homes and 12 halfplex units</p> <p>G. Variance to reduce the minimum driveway depth from 20' to 7'</p> <p>H. Variance to increase the wall height along Pocket Road from 6' to 8'</p>	<p>CONSENT</p> <p>P90-442</p>	<p>A. RATIFIED NEGATIVE DECLARATION</p> <p>B. RECOMMEND APPROVAL</p> <p>C. RECOMMEND APPROVAL</p> <p>D. RECOMMEND APPROVAL</p> <p>E. RECOMMEND APPROVAL SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT</p> <p>F. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p> <p>G. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p> <p>H. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p>
<p>9. Various requests for property located at 801 K St., 25th &amp; 26th Floors (D1) (cont'd. from 3-14-91)</p> <p>A. Negative Declaration</p> <p>B. Special Permit to establish a 12,900± sq. ft. private club on the 25th &amp; 26th floors of an existing office tower in the C-3-CBD-SPD zone</p>	<p>P90-417</p>	<p>A. RATIFIED NEGATIVE DECLARATION</p> <p>B. APPROVED SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT</p>
<p>10. Amend Zoning Ordinance by adding Section 2-G-10 to the Comprehensive Zoning Ordinance No. 2550, 4th Series, re. Communication Towers, Antenna, Cellular Telephone Facilities and other similar uses (cont'd. from 3-14-91)</p>	<p>M91-002</p>	<p>RECOMMEND APPROVAL</p>
<p>11. Various requests for property located at Center Parkway, S of Laguna Creek (D7) (cont'd. from 3-14-91)</p> <p>A. Negative Declaration</p> <p>B. Amend General Plan for 8.4± ac. from Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na)</p> <p>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) (continued)</p>		<p>CONTINUED TO APRIL 11, 1991</p>

ITEM	FILE NO.	COMMISSION ACTION
<p>11. (continued)</p> <p>D. Rezone 8.4± ac. from R-2B(PUD) to R-1A(PUD)</p> <p>E. Tentative Map to subdivide 8.4± ac. into 62 parcels, 61 petite lots for single family development and one lot for a park</p> <p>F. Special Permit to develop 61 single family residences</p> <p>G. Amend Laguna Meadows PUD Schematic Plan for 8.4± ac. to amended from Multiple Family Residential to Single Family Residential</p> <p>H. Subdivision Modification to create 3 through lots</p>	<p>P90-420</p>	
<p>12. Various requests for property located at 43rd Ave. &amp; Riverside Blvd. (D8) (cont'd. from 3-14-91)</p> <p>A. Variance to allow landscaping without the required irrigation system for a 96-unit apartment complex on 5.3± ac. in the R-2B-R zone</p> <p>B. Modification of Conditions of a rezoning and plan review requiring a 3-1/2' turfed undulating berm within the 25' setback area to allow drought tolerant landscaping with no irrigation for a 96-unit apartment complex</p>	<p>P91-012</p>	<p>A. INTENT TO APPROVED SUBJECT TO CONDITIONS AND BASED ON FINDINGS OF FACT DUE APRIL 11, 1991</p> <p>B. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN STAFF REPORT</p>
<p><b>HEARINGS</b></p> <p>13. Various requests for property located at 3208 W St. (D5)</p> <p>A. Negative Declaration</p> <p>B. Tentative Map to subdivide 0.14± ac. into 2 duplex lots in the R-4 zone</p> <p>C. Variance to exceed 25% rear lot coverage on Parcel 1</p> <p>D. Variance to exceed 60% lot coverage (to 75%±) on Parcel 1</p> <p>E. Variance to reduce required side yard setback on Parcels 1 &amp; 2 from 5' to 2'±</p> <p>F. Variance to create parcels less than 52' wide</p> <p>G. Variance to create parcels less than 100' deep</p> <p>H. Variance to create parcels less than 5,200 sq. ft. in area</p> <p>(continued)</p>	<p>CONSENT</p>	<p>A. RATIFIED NEGATIVE DECLARATION</p> <p>B. RECOMMEND APPROVAL SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT</p> <p>C-H. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p> <p>I-K. RECOMMEND APPROVAL</p>

ITEM	FILE NO.	COMMISSION ACTION
13. (continued) I. Subdivision Modification to create parcels less than 52' wide J. Subdivision Modification to create parcels less than 100' deep K. Subdivision Modification to create parcels less than 5,200 sq. ft. in area	P90-476	
14. Various requests for property located at 276 Morey Ave. (D2) A. Negative Declaration B. Tentative Map to subdivide 7.5± ac. into 28 single family lots and 18 halfplex lots in the R-1 zone	CONSENT  P90-483	A. RATIFIED NEGATIVE DECLARATION B. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN STAFF REPORT
15. Various requests for property located at 1113 Bell Ave. (D2) A. Negative Declaration B. Special Permit to allow a 640± sq. ft. 2nd residential unit on 0.37± ac. in the R-1 zone	CONSENT  P90-486	A. RATIFIED NEGATIVE DECLARATION B. APPROVED SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT
16. Lot Line Adjustment to adjust the lot line affecting 6 parcels totaling 2.5 ac. in the C-2 zone. 2801-2829 K St. (D4)	CONSENT  P91-013	CONTINUED TO MAY 23, 1991
17. Lot Line Adjustment to relocate the common property lines between 3 parcels on 1.82± ac. in the R-1 & R-1(EA-4) zones. 5201 28th St. (D5)	CONSENT  P91-026	APPROVED SUBJECT TO CONDITIONS IN RESOLUTION
<b>MISCELLANEOUS PLANNING &amp; ZONING MATTERS</b>		
18. Appeal of Design Review/Preservation Board denial of parking lot expansion. N side of K St., midblock 20-21st Sts. (D1) (cont'd. from 3-14-91)	DR90-333	CONTINUED TO APRIL 11, 1991
19. Inclusionary Zoning		CONTINUED TO APRIL 18, 1991
20. Questions and Ideas of Planning Commissioners		
21. Reports on Appeal of Planning Commission actions to City Council		

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

<b>MEETING DATE:</b> March 28, 1991	<b>CONSENT ITEMS:</b> 1a, 1b, 8, 13, 14, 15, 16, 17
<b>5:30 P.M.</b>	<b>CONTINUED ITEMS:</b> 2, 3, 4, 5, 6, 7, 11
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
1. Findings of Fact and Conditions for February 14, 1991 meeting: a. 112 P St. (D1) Findings of Fact and Conditions for March 14, 1991 meeting: b. SW corner of El Camino Ave. & Gateway Oaks Dr. (D1)	CONSENT P90-248  CONSENT P90-426	
<b><u>UNFINISHED BUSINESS - HEARINGS</u></b>		
2. Various requests for property located at 5314 Ehrhardt Ave. (D7) (cont'd. from 2-28-91) A. Negative Declaration B. Rezone 0.65± ac. from A to R-1 C. Special Permit to locate a 1,750± sq. ft. 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	
3. Various requests for property located at SE corner of 21st & L Sts. (D4)(cont'd. from 2-28-91) A. Negative Declaration B. Rezone 0.15± ac. from R-3A to C-2 C. Major Project Special Permit to construct a 5-story, mixed-use complex composed of 70 residential units, 4,750 sq. ft. of retail and 74 parking stalls for a total of 105,000 sq. ft. on 0.6± ac. in the C-2 zone (continued)		

ITEM	FILE NO.	COMMISSION ACTION
<p>3. (continued)</p> <p>D. Special Permit to allow 70 residential units in the C-2 zone</p> <p>E. Special Permit to allow increased height from 35' to 70'</p> <p>F. Variance to waive 20 of 94 required parking spaces</p> <p>G. Variance to reduce the rear yard setback from 15' and 25' to 7'</p> <p>H. Variance to reduce the front setback from 7.5' and 15' to 2'</p> <p>I. Variance to reduce the street side yard setback from 5' to 2'</p> <p>J. Lot Line Adjustment to merge 4 lots into one lot totaling 0.6± ac.</p>	P90-368	
<p>4. Various requests:</p> <p>A. Negative Declaration</p> <p>B. Amend City Zoning Ordinance re. regulation of recycling and solid waste disposal requirements for new and existing developments (cont'd. from 3-14-91)</p>	M90-003	
<p>5. Various requests for property located at 1201 C St. (D1) (cont'd. from 3-14-91)</p> <p>A. Lot Line Adjustment to merge a 156' x 160' parcel with a 20' x 80' portion of an alley to be abandoned and a 10' x 80' portion of a remnant City parcel</p> <p>B. Alley Abandonment of a 20' x 80' portion of an alley bounded by 12th St., B St., C St. &amp; 13th St.</p> <p>C. Sec. 65402(a) Review for the sale of surplus City property</p>	P90-409	
<p>6. Various requests for property located at NW corner of Bruceville Rd. &amp; Jacinto Rd. (D7) (cont'd. from 3-14-91)</p> <p>A. Negative Declaration</p> <p>B. Amend General Plan to redesignate 9.7± ac. from Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na)</p> <p>C. Amend South Sacramento Community Plan to redesignate 9.7± ac. from Residential (11-21 du/na) to Residential-Review (4-8 du/na)</p> <p>D. Rezone 9.7± ac. from R-2B-R to R-1A (continued)</p>		



ITEM

FILE NO.

COMMISSION ACTION

6. (continued)

- 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

7. Various requests for property located at SE corner of Calvine Rd. & Franklin Blvd. (D7) (cont'd. from 3-14-91)

- 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

3-28-91

ITEM	FILE NO.	COMMISSION ACTION
<p>8. Various requests for property located at NE corner of Pocket Rd. &amp; Greenhaven Dr. (D8) (cont'd. from 3-14-91)</p> <ul style="list-style-type: none"> <li>A. Negative Declaration</li> <li>B. Amend General Plan for 9.57± ac. from Community/Neighborhood Commercial and Offices to Low Density Residential (4-15 du/na)</li> <li>C. Amend Pocket Community Plan for 9.57± ac. from Commercial/Shopping to Low Density Residential (7-15 du/ac)</li> <li>D. Rezone 9.57± ac. from SC-R to R-1A</li> <li>E. Tentative Map to subdivide 9.57± ac. into 61 petite single family lots, 12 halfplex lots and one parcel as a private street</li> <li>F. Special Permit to develop 61 single family homes and 12 halfplex units</li> <li>G. Variance to reduce the minimum driveway depth from 20' to 7'</li> <li>H. Variance to increase the wall height along Pocket Road from 6' to 8'</li> </ul>	<p>CONSENT</p> <p>P90-442</p>	
<p>9. Various requests for property located at 801 K St., 25th &amp; 26th Floors (D1) (cont'd. from 3-14-91)</p> <ul style="list-style-type: none"> <li>A. Negative Declaration</li> <li>B. Special Permit to establish a 12,900± sq. ft. private club on the 25th &amp; 26th floors of an existing office tower in the C-3-CBD-SPD zone</li> </ul>	<p>P90-417</p>	
<p>10. Amend Zoning Ordinance by adding Section 2-G-10 to the Comprehensive Zoning Ordinance No. 2550, 4th Series, re. Communication Towers, Antenna, Cellular Telephone Facilities and other similar uses (cont'd. from 3-14-91)</p>	<p>M91-002</p>	
<p>11. Various requests for property located at Center Parkway, S of Laguna Creek (D7) (cont'd. from 3-14-91)</p> <ul style="list-style-type: none"> <li>A. Negation</li> <li>B. Amend General Plan for 8.4± ac. from Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na)</li> <li>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)</li> </ul> <p>(continued)</p>		

**ITEM**

**FILE NO.**

**COMMISSION ACTION**

11. (continued)

- D. Rezone 8.4± ac. from R-2B(PUD) to R-1A(PUD)
- E. Tentative Map to subdivide 8.4± ac. into 62 parcels, 61 petite lots for single family development and one lot for a park
- F. Special Permit to develop 61 single family residences
- G. Amend Laguna Meadows PUD Schematic Plan for 8.4± ac. to amended from Multiple Family Residential to Single Family Residential
- H. Subdivision Modification to create 3 through lots

P90-420

12. Various requests for property located at 43rd Ave. & Riverside Blvd. (D8) (cont'd. from 3-14-91) \*

- A. Variance to allow landscaping without the required irrigation system for a 96-unit apartment complex on 5.3± ac. in the R-2B-R zone
- B. Modification of Conditions of a rezoning and plan review requiring a 3-1/2' turfed undulating berm within the 25' setback area to allow drought tolerant landscaping with no irrigation for a 96-unit apartment complex

P91-012

**HEARINGS**

13. Various requests for property located at 3208 W St. (D5)

- A. Negative Declaration
- B. Tentative Map to subdivide 0.14± ac. into 2 duplex lots in the R-4 zone
- C. Variance to exceed 25% rear lot coverage on Parcel 1
- D. Variance to exceed 60% lot coverage (to 75%±) on Parcel 1
- E. Variance to reduce required side yard setback on Parcels 1 & 2 from 5' to 2'±
- F. Variance to create parcels less than 52' wide
- G. Variance to create parcels less than 100' deep
- H. Variance to create parcels less than 5,200 sq. ft. in area

CONSENT

(continued)

ITEM	FILE NO.	COMMISSION ACTION
13. (continued) I. Subdivision Modification to create parcels less than 52' wide J. Subdivision Modification to create parcels less than 100' deep K. Subdivision Modification to create parcels less than 5,200 sq. ft. in area	P90-476	
14. Various requests for property located at 276 Morey Ave. (D2) A. Negative Declaration B. Tentative Map to subdivide 7.5± ac. into 28 single family lots and 18 halfplex lots in the R-1 zone	CONSENT  P90-483	
15. Various requests for property located at 1113 Bell Ave. (D2) A. Negative Declaration B. Special permit to allow a 640± sq. ft. 2nd residential unit on 0.37± ac. in the R-1 zone	CONSENT  P90-486	
16. Lot Line Adjustment to adjust the lot line affecting 6 parcels totaling 2.5 ac. in the C-2 zone. 2801-2829 K St. (D4)	CONSENT  P91-013	
17. Lot Line Adjustment to relocate the common property lines between 3 parcels on 1.82± ac. in the R-1 & R-1(EA-4) zones. 5201 28th St. (D5)	CONSENT  P91-026	
<b>MISCELLANEOUS PLANNING &amp; ZONING MATTERS</b>		
18. Appeal of Design Review/Preservation Board denial of parking lot expansion. N side of K St., midblock 20-21st Sts. (D1) (cont'd. from 3-14-91)	DR90-333	
19. Inclusionary Zoning		
20. Questions and Ideas of Planning Commissioners		
21. Reports on Appeal of Planning Commission actions to City Council		