

AGENDA/SYNOPSIS
 SACRAMENTO CITY PLANNING COMMISSION
 PLANNING COMMISSION CHAMBERS
 1231 I STREET, FIRST FLOOR

REGULAR MEETING - 5:30 P.M.

FEBRUARY 26, 1987

The following items will be considered under the consent calendar: 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 17

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

UNFINISHED BUSINESS - HEARINGS

| P/M NO. | CPC ACTION |
|---|--|
| 1. Various requests for property located at 1235 Florin Road (D8) (cont'd. from 2-12-87) A. Negative Declaration B. Special Permit to allow construction of 24 hour convenience store on 0.59+ ac. in C-2(EA-2) zone | A. RATIFIED NEGATIVE DECLARATION B. INTENT TO DENY BASED ON FINDINGS OF FACT DUE MARCH 12, 1987 |
| 2. Various requests for property located at NW corner of J & 39th Streets (D3) (cont'd. from 2-12-87) A. Negative Declaration B. Special Permit to construct 120 unit residential care facility for elderly on 1.7+ ac. in C-1, R-4 & R-1 zones C. Lot Line Adjustment to merge 8 lots totaling 1.7+ ac. | A. RATIFIED NEGATIVE DECLARATION B. APPROVED SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT C. APPROVED |
| 3. Various requests for property located on E side of Franklin Blvd. bet. 2nd & 3rd Aves. (D5) (cont'd. from 2-12-87) A. Variance to create lot less than 5,200 sq. ft. B. Lot Line Adjustment to adjust common property line bet. 2 lots totaling 0.31+ ac. in R-4 zone C. Subdivision Modification to create lot less than 5,200 sq. ft. | A. WITHDRAWN B. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT C. WITHDRAWN |
| <u>HEARINGS</u> 4. Various requests for property located on S side of L St. 80' E of 18th St. (D1) A. Negative Declaration B. Rezone 0.58+ ac. from R-5-R to C-2-R C. Special Permit to allow 137 unit seniors' residential care facility with ground floor retail in C-2-R zone D. Special Permit to construct a 94,100+ sq. ft. major project in the Central City E. Special Permit to exceed 45' height limit by 11' F. Lot Line Adjustment to merge 4 lots | A. RATIFIED NEGATIVE DECLARATION B. RECOMMEND APPROVAL C. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT D. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT & TRANSMIT TO CITY COUNCIL E. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT F. APPROVED |

| P/M NO. | CPC ACTION |
|---|---|
| <p>5. Various requests for property located at N side of Rio Tierra Ave. 600+⁺ W of Northgate Blvd. (D1)</p> <p>A. Negative Declaration</p> <p>B. Amend Sunset Meadows PUD Schematic Plan to designate a church site in place of single family residential (P-8279) for 12.3+ ac.</p> <p>C. Special Permit to construct a 2-phase church project with a total of 39,690 sq. ft. of bldg., 560 fixed seats & 1,842 total seating capacity in R-1A(PUD) zone</p> <p>D. Variance to exceed 35' height limit by 11' to allow one 46' high spire & one 36' high spire</p> | <p>CONSENT</p> <p>A. RATIFIED NEGATIVE DECLARATION</p> <p>B. RECOMMEND APPROVAL</p> <p>C. APPROVED SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT</p> <p>D. APPROVED BASED ON FINDINGS OF FACT IN STAFF REPORT</p> <p>P87-066</p> |
| <p>6. Various requests for property located at SW corner of Pocket Road & Evros River Ct. (D8)</p> <p>A. Tentative Map to divide 0.29+ ac. into 2 lots in R-1A zone</p> <p>B. Special Permit to construct one halfplex</p> | <p>CONSENT</p> <p>A. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p> <p>B. APPROVED SUBJECT TO CONDITION IN STAFF REPORT</p> <p>P87-059</p> |
| <p>7. Various requests for property located at 2243 Irvin Way (D5)</p> <p>A. Negative Declaration</p> <p>B. Special Permit to construct 6,000 sq. ft. church facility with seating for 300 people on 8.0+ ac. developed with a church, private school & related activities in R-1(EA-4) zone</p> <p>C. Variance to waive 6' masonry wall</p> <p>D. Lot Line Adjustment to merge 3 parcels into 1 parcel</p> | <p>CONSENT</p> <p>A. RATIFIED NEGATIVE DECLARATION</p> <p>B. APPROVED SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT</p> <p>C. APPROVED BASED ON FINDINGS OF FACT IN STAFF REPORT</p> <p>D. APPROVED</p> <p>P87-053</p> |
| <p>8. Various requests for property located at 1200 F St. (D1)</p> <p>A. Negative Declaration</p> <p>B. Special Permit to implement trip reduction measures & reduce on-site parking spaces from 34 to 31 for proposed 13,760+ sq. ft. office bldg. on 0.41+ ac. in C-2 zone</p> <p>C. Variance to reduce front yard setback to 4'</p> | <p>CONTINUED TO MARCH 12, 1987</p> <p>P87-056</p> |
| <p>9. Various requests for property located at 8589 Thys Ct. (D6)</p> <p>A. Special Permit to exceed 25% office use by 56% on 3.8+ ac. in C-2 zone</p> <p>B. Lot Line Adjustment to merge 2 parcels into 1 parcel</p> | <p>CONSENT</p> <p>A. APPROVED BASED ON FINDINGS OF FACT IN STAFF REPORT</p> <p>B. APPROVED</p> <p>P87-061</p> |

| P/M NO. | CPC ACTION |
|--|---|
| <p>10. Various requests for property located at 1623 & 1625 Stockton Blvd. (D3)</p> <p>A. Negative Declaration</p> <p>B. Special Permit to exceed allowed 25% office use by 56% on 3.8+ ac. in C-4 zone</p> | <p>CONSENT</p> <p>A. RATIFIED NEGATIVE DECLARATION</p> <p>B. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p> <p>P87-062</p> |
| <p>11. Various requests for property located at NE corner of 33rd St. & Folsom Blvd. (D3)</p> <p>A. Special Permit to develop 15 space parking lot for existing office & proposed restaurant use on por. of 0.5+ ac. in R-1 & C-2 zones</p> <p>B. Lot Line Adjustment to merge 5 lots totaling 0.5+ ac.</p> | <p>CONSENT</p> <p>A. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p> <p>B. APPROVED</p> <p>P87-064</p> |
| <p>12. Various requests for property located at SW corner of Greenhaven Dr. & Rush River Dr. (D8)</p> <p>A. Negative Declaration with mitigation measures</p> <p>B. Special Permit to develop 52 senior housing units, a 36 unit residential care facility & a 9,800 sq. ft. day health center for the elderly</p> <p>C. Plan Review for a senior complex on 2.8+ vac. ac. in R-3-R zone</p> <p>D. Variance to reduce parking requirement from 1 space per residential unit to 1 space per 2 residential units</p> | <p>CONSENT</p> <p>A. RATIFIED NEGATIVE DECLARATION WITH MITIGATION MEASURES</p> <p>B. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p> <p>C. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p> <p>D. APPROVED BASED ON FINDINGS OF FACT IN STAFF REPORT</p> <p>P87-065</p> |
| <p>13. Special Permit to convert existing single family residence into a duplex on 0.06+ ac. in the "Old City" R-1B zone. 901 W St. (D1)</p> | <p>CONSENT</p> <p>APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p> <p>P87-068</p> |
| <p>14. Various requests for property located at 2426 Fruitridge Road (D4)</p> <p>A. Negative Declaration</p> <p>B. Special Permit to establish 2,500 sq. ft. restaurant</p> <p>C. Special Permit to establish drive-up window in conj. with a restaurant on 0.6+ ac. in C-2(EA-2) zone</p> | <p>CONSENT</p> <p>A. RATIFIED NEGATIVE DECLARATION</p> <p>B. APPROVED SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT</p> <p>C. APPROVED SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT</p> <p>P87-069</p> |
| <p>15. Various requests for property located at SE corner of El Camino Ave. & Albatross Way (D3)</p> <p>A. Plan Review for 14,160 sq. ft. retail commercial & wholesale distributing bldg. on 0.9+ partially developed ac. in C-2 & C-2-R zones</p> <p>B. Lot Line Adjustment to relocate common property line between 2 lots</p> | <p>CONTINUED TO MARCH 12, 1987</p> <p>P87-050</p> |

16. Various requests:
 A. Negative Declaration
 B. Ordinance Amending Sections 1-D, 2B, 2-B-11, 2-E-25, 10-B-9, 10-B-9 & 10-C-3 of the Zoning Ordinance re. establishment of a Mobilehome Park Zone & amendment of Mobilehome Park Regulations

P/M NO.

CPC ACTION

CONTINUED TO MARCH 12, 1987

M87-006

MISCELLANEOUS PLANNING & ZONING MATTERS

17. Review of Draft EIR for Metro Airport SPA General Plan Amendment and Rezone

CONSENT
M86-062

APPROVED STAFF REPORT