

10/11

CITY OF SACRAMENTO PLANNING COMMISSION AGENDA/SYNOPSIS

April 11, 1991

CONSENT ITEMS: 1, 12, 17, 18, 19

5:30 P.M.

CONTINUED ITEMS: 4, 8, 9, 10, 11, 13, 16

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

GENERAL INFORMATION

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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 March 28, 1991 meeting: 43rd Ave. & Riverside Blvd. (D8)

CONSENT
P91-012

UNFINISHED BUSINESS - MISCELLANEOUS

2. Appeal of Design Review/Preservation Board denial of parking lot expansion. N side of K St., midblock 20-21st Sts. (D1) (cont'd. from 3-28-91)

DR90-333

UNFINISHED BUSINESS - HEARINGS

3. Various requests for property located at 1301 H St. (D1) (cont'd. from 2-28-91)
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

4. Various requests for property located at SW corner of West El Camino Ave. & Gateway Oaks Dr. (D1) (cont'd. from 3-14-90)
A. Negative Declaration
B. Amend South Natomas Community Plan for 2.15± ac. from Community Commercial to Support Commercial in the SC(PUD) zone
C. Special Permit to construct a 72,490 sq. ft., 3-story hotel on 2.15± ac. in the SC(PUD) zone
D. Amend PUD Schematic Plan to show revised building footprints on 10.5± ac. in the Natomas Associates/Eastside PUD

(continued)

ITEM	FILE NO.	COMMISSION ACTION
4. (continued) E. Amend Natomas Associates/Eastside PUD Guidelines to include a hotel/motel as a permitted use in the SC(PUD) zone F. Amend City Agreement 82055 to compute exactions on an acreage basis for the commercial acreage	P90-063	
5. Various requests for property located at 2100 Capitol Ave. (D4) (cont'd. from 3-14-91) A. Negative Declaration B. Special Permit Modification to allow an existing out-patient, methadone, drug treatment center, currently serving 450 clients to continue	P88-474	
6. Various requests for property located at 5314 Ehrhardt Ave. (D7) (cont'd. from 3-28-91) 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	
7. Various requests for property located at SE corner of 21st & L Sts. (D4)(cont'd. from 3-28-91) 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 D. Special Permit (infill) to allow a 25% density bonus E. Special Permit to allow 70 residential units in the C-2 zone F. Special Permit to allow increased height from 35' to 70' (continued)		

ITEM	FILE NO.	COMMISSION ACTION
18. Lot Line Adjustment to merge 2 parcels totaling 0.075± ac. into one lot in the R-1 zone. W side of Mascot Ave. between 23rd Ave. & 26th Ave. (D5)	CONSENT P91-018	APPROVED SUBJECT TO CONDITIONS IN RESOLUTION
19. Various requests for property located at Franklin Villa (D7) A. Negative Declaration B. Section 65402(a) Review for General Plan consistency of street and alley abandonments of Franklin Villa	CONSENT P91-029	CONTINUED TO JUNE 13, 1991
<u>MISCELLANEOUS PLANNING & ZONING MATTERS</u>		
20. Various requests for property located at 1997 Oxford St. (D1) A. Negative Declaration B. Appeal of Denial of Planning Director's Variance to reduce the front setback from 25' to 22'9" on 0.14± ac. in the R-1 zone	P90-468	A. RATIFIED NEGATIVE DECLARATION B. INTENT TO APPROVE SUBJECT TO CONDITIONS AND BASED ON FIND. OF FACT DUE APRIL 25, 1991
Broadway Corridor Planning Area	MF91-005	APPROVED AS AMENDED
22. Questions and Ideas of Planning Commissioners		REYNA SELECTED TO WORK WITH THE MANAGERS' OFFICE TO WORK WITH RESIDENTS AND OWNERS OF FRANKLIN VILLA

ITEM**FILE NO.****COMMISSION ACTION**

15. Various requests for property located at 1940 Los Robles Blvd. (D2)
- A. Negative Declaration
 - B. Tentative Map to divide 1.2± ac. into 3 single family lots in the R-1 zone
 - C. Subdivision Modification to create one lot more than 160' deep
 - D. Subdivision Modification to waive standard street improvements

P91-004

WITHDRAWN FROM PLANNING
COMMISSION AGENDA

16. Various requests for property located at 1361-1401 Garden Hwy. (D1)
- A. Negative Declaration
 - B. Special Permit Modification to relocate 62 of 97 existing off-site parking spaces to the future condominium site and to relocate the remaining 35 off-site spaces as tenant parking on the lower level of the Riverbank Marina on 3.0± ac. in the FW(PUD) zone
 - C. Variance to locate 62 required parking spaces off-site for the marina
 - D. Variance to allow 62 parallel parking spaces off-site
 - D. Variance to increase the number of valet parking spaces from 40 to 116 to be located on the lower level for the marina site
 - E. Variance to waive the parking lot paving and drainage requirements for the 62 off-site parking spaces
 - F. Variance to waive the shading and landscaping requirements for the 62 off-site parking spaces

P90-351

CONTINUED TO APRIL 25, 1991

17. Various requests for property located at 604 10th St. (D1)
- A. Negative Declaration
 - B. Variance Time Extension to allow a staircase to project into the front setback an additional foot over the 4' allowed
 - C. Variance Time Extension to reduce the side yard setback from 5' to 0'
 - D. Variance Time Extension to reduce the rear yard setback from 15' to 3'
 - E. Variance Time Extension to reduce the required maneuvering area from 26' to 22' on 0.07± ac. in the OB zone

CONSENT

P89-286

A. RATIFIED NEGATIVE DECLARATION
B-E. APPROVED SUBJECT TO CONDITIONS
IN STAFF REPORT

10. Various requests for property located at SE corner of Calvine Rd. & Franklin Blvd. (D7) (cont'd. from 3-28-91)

- 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

CONTINUED TO APRIL 25, 1991

11. Various requests for property located at Center Parkway, S of Laguna Creek (D7) (cont'd. from 3-28-91)

- 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)
- E. Tentative Map to subdivide 8.4± ac. into 62 parcels, 61 petite lots for single family development and one lot for a park (continued)

CONTINUED TO APRIL 25, 1991

ITEM	FILE NO.	COMMISSION ACTION
<p>7. (continued)</p> <p>G. Variance to waive 20 of 94 required parking spaces</p> <p>H. Variance to reduce the rear yard setback from 15' and 25' to 7'</p> <p>I. Variance to reduce the front setback from 7.5' and 15' to 2'</p> <p>J. Variance to reduce the street side yard setback from 5' to 2'</p> <p>K. Lot Line Adjustment to merge 4 lots into one lot totaling 0.6± ac.</p>	P90-368	
<p>8. 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 3-28-91)</p>	M90-003	CONTINUED TO APRIL 25, 1991
<p>9. Various requests for property located at NW corner of Bruceville Rd. & Jacinto Rd. (D7) (cont'd. from 3-28-91)</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</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	CONTINUED TO APRIL 25, 1991

ITEM

FILE NO.

COMMISSION ACTION

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4. (continued) E. Amend Natomas Associates/Eastside PUD Guidelines to include a hotel/motel as a permitted use in the SC(PUD) zone F. Amend City Agreement 82055 to compute exactions on an acreage basis for the commercial acreage	P90-063	
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UNFINISHED BUSINESS - MISCELLANEOUS 2. Appeal of Design Review/Preservation Board denial of parking lot expansion. N side of K St., midblock 20-21st Sts. (D1) (cont'd. from 3-28-91)	DR80-333	APPEAL DENIED BASED ON FIND. OF FACT IN STAFF REPORT - STAFF RECOMMENDATION OR PLANNING COMMISSION ALTERNATIVE PLAN APPROVED
UNFINISHED BUSINESS - HEARINGS 3. Various requests for property located at 1301 H St. (D1) (cont'd. from 2-28-91) 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	CONTINUED TO MAY 9, 1991
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21. Broadway Corridor Planning Area	MF91-005	
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