

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

April 26, 1984

REGULAR MEETING - 5:30 P.M.

The following items will be considered under the consent calendar: 1, 14, 17, 18, 19, 21, 26, 28, 29, 30, 31, 32

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 April 12, 1984 meeting  
 2030 H Street

P/M NO.

CPC ACTION

CONSENT  
 P84-102

APPROVED FINDINGS WITH CONDITIONS

**UNFINISHED BUSINESS - HEARINGS**

2. Various requests for property located at NE corner of Union House Creek & Franklin Blvd. (cont'd. from 4-12-84)

- 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

- a. RECOMMEND APPROVAL
- b. RECOMMEND APPROVAL
- c. RECOMMEND APPROVAL SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT

3. 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 4-12-84)

P83-364

CONTINUED TO MAY 8, 1984

4. Various requests for property located at NE corner of Jessie Ave. & Norwood Ave. (cont'd. from 4-12-84)

- a. Rezone 17± ac. from A & HC to R-1A
- b. Tentative Map to divide 18± ac. into 111 single family zero lot line parcels & 2 parcels for future commercial development
- c. Special Permit to develop 38 halfplexes & 73 patio homes
- d. Subdivision Modification to create reverse frontage lots

P84-019

- a. RECOMMEND APPROVAL
- b. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN STAFF REPORT
- c. APPROVED SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT
- d. RECOMMEND APPROVAL

5. Various requests for property located SW of Pocket Rd., S of Garcia Bend Park (cont'd. from 4-12-84)

- a. Amend South Pocket Community Plan from low density residential to low density multiple family
- b. Rezone 29± ac. from A to R-2B
- c. Tentative Map for 1 lot with 576 condo units on 29± ac. in A zone

P84-066

- a. RECOMMEND APPROVAL
- b. RECOMMEND APPROVAL TO R-1A
- c. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN STAFF REPORT

6. Various requests for property located on W side of Pocket Rd., 100±' S of Arabella Wy. (cont'd. from 4-12-84)

- a. Rezone 3± ac. from R-1 to R-1A
- b. Tentative Map to divide 14± ac. into 27 single family & 20 halfplex lots
- c. Special Permit to develop 20 halfplex units

P84-092

CONTINUED TO MAY 8, 1984

P/M NO.	CPC ACTION
<p>7. Various requests for property located at 6331 Logan St. (cont'd. from 4-12-84)</p> <ul style="list-style-type: none"> <li>a. Tentative Map to divide 1± ac. into 6 parcels in the R-1 zone to be known as Amna Estates</li> <li>b. Variance to create lots substandard in depth</li> <li>c. Variance to create lots substandard in depth</li> </ul>	<p>CONTINUED TO MAY 8, 1984</p>
<p>P84-084</p>	
<p>8. Various requests for property located at SE corner of 17th &amp; K Sts. (cont'd. from 4-12-84)</p> <ul style="list-style-type: none"> <li>a. Special Permit to develop 163,000 sq. ft. office bldg. &amp; 104,400 sq. ft., 369 space parking garage in the C-2 zone</li> <li>b. Special Permit to exceed 45' height limit to 62' (office bldg.) &amp; 55' (parking garage)</li> <li>c. Variance to provide 408 required parking spaces on 2 off-site locations</li> <li>d. Variance to exceed height limit for roof-top structures not exceeding 50% of roof area</li> <li>e. Lot Line Merger to create a 0.7± ac. parcel</li> </ul>	<p>CONTINUED TO MAY 8, 1984</p>
<p>P84-097</p>	
<p>9. Variance to encroach 4'10" into required 5' side yard setback on .1± ac. in R-5 zone. 1414 19th St. (cont'd. from 4-12-84)</p>	<p>CONTINUED TO MAY 8, 1984</p>
<p>P84-074</p>	
<p><b>HEARINGS</b></p>	
<p>10. Various requests for property located at intersection of Meadowview Road, Mack Road &amp; Brookfield Drive</p> <ul style="list-style-type: none"> <li>a. Amend General Plan from Residential to Commercial &amp; Offices</li> <li>b. Amend Southgate Community Plan from Light Density Multiple Family to Shopping or Commercial</li> <li>c. Rezone 0.5± ac. from R-1 to C-1</li> </ul>	<ul style="list-style-type: none"> <li>a. DENIED</li> <li>b. DENIED</li> <li>c. DENIED</li> </ul>
<p>P84-087</p>	
<p>11. Various requests for property located at NW corner of Arden Way &amp; Harvard Street</p> <ul style="list-style-type: none"> <li>a. Amend General Plan from Industrial to Office</li> <li>b. Amend Community Plan from Heavy Commercial or Industrial to Office-Planned Unit Development</li> <li>c. Rezone 23± ac. from M-1 &amp; M-2 to OB(PUD)</li> <li>d. Designate Planned Unit Development to be known as Capitol West</li> <li>e. Adopt PUD Schematic Plan &amp; PUD Guidelines</li> <li>f. Special Permit to develop 4 office buildings (108±', 148±'; 2 @ 82±')</li> </ul>	<p>CONTINUED TO MAY 8, 1984</p>
<p>P84-101</p>	

P/M NO.	CPC ACTION
<p>12. Various requests for property located E of Edgewater Road, S of Southgate Road, N of Canterbury Road</p> <ul style="list-style-type: none"> <li>a. Amend Woodlake/Noralto Community Plan from Light Density Residential to Multi-Family</li> <li>b. Rezone 7± ac. from R-1 to R-2B</li> <li>c. Tentative Map to create one lot subdivision on 7± ac.</li> <li>d. Special Permit to develop 136 unit condominium project</li> <li>e. Subdivision Modification to delete requirement for cul-de-sac at end of Johnston Road</li> </ul>	<p>CONTINUED TO JUNE 14, 1984</p>
<p>13. Various requests for property located at NE quadrant of Rush River Drive &amp; Windbridge Drive</p> <ul style="list-style-type: none"> <li>a. Amend South Pocket Community Plan from Low Density Residential &amp; Low Density Family to Low Density Multiple Family &amp; Commercial/Shopping Center</li> <li>b. Rezone 10± ac. from R-1 to R-2B-R</li> <li>c. Rezone 9± ac. from R-1 &amp; R-2B-R to SC-R</li> <li>d. Tentative Map to subdivide 19± ac. into 2 lots to be known as Windbridge</li> </ul>	<p>CONTINUED TO MAY 8, 1984</p>
<p>14. Various requests for property located on W side of Truxel Road, 500' N of San Juan Road</p> <ul style="list-style-type: none"> <li>a. Rezone 10± ac. from R-2B(PUD) to R-1A</li> <li>b. Tentative Map to resubdivide 10± ac. into 81 zero lot line single family lots</li> <li>c. Special Permit to construct 81 zero lot line dwelling units</li> </ul>	<p>CONTINUED TO MAY 8, 1984</p>
<p>15. Various requests for property located at 7689 Del Oak Way</p> <ul style="list-style-type: none"> <li>a. Rezone 0.2± ac. from R-1 to R-1A</li> <li>b. Tentative Map to divide 0.2± ac. into 2 lots for halfplex development</li> <li>c. Special Permit to develop halfplex unit</li> <li>d. Subdivision Modification to defer water service to lot B</li> </ul>	<p>CONTINUED TO MAY 8, 1984</p>
<p>16. Various requests for property located 500±' E of Gloria Drive, N &amp; S sides of Rivergate Way</p> <ul style="list-style-type: none"> <li>a. Rezone 29± ac. (129 lots) from R-1 to R-1A</li> <li>b. Special Permit to develop 129 lots in R-1A zone &amp; develop 44 halplex units on corner lots</li> </ul>	<p>CONTINUED TO MAY 8, 1984</p>
<p>17. Various requests for property located at 1308 25th Street</p> <ul style="list-style-type: none"> <li>a. Tentative Map to subdivide 0.1± ac. into 2 lots in the R-3A zone</li> <li>b. Variance to create lots of substandard width, depth &amp; area in R-3A zone</li> <li>c. Subdivision Modification to create lots of substandard width, depth &amp; area</li> <li>d. Subdivision Modification to waive street light construction</li> </ul>	<p>CONTINUED TO MAY 8, 1984</p>

P84-002

P84-125

CONSENT

P84-075

P84-119

P84-120

CONSENT

P84-114

CONTINUED TO JUNE 14, 1984

CONTINUED TO MAY 8, 1984

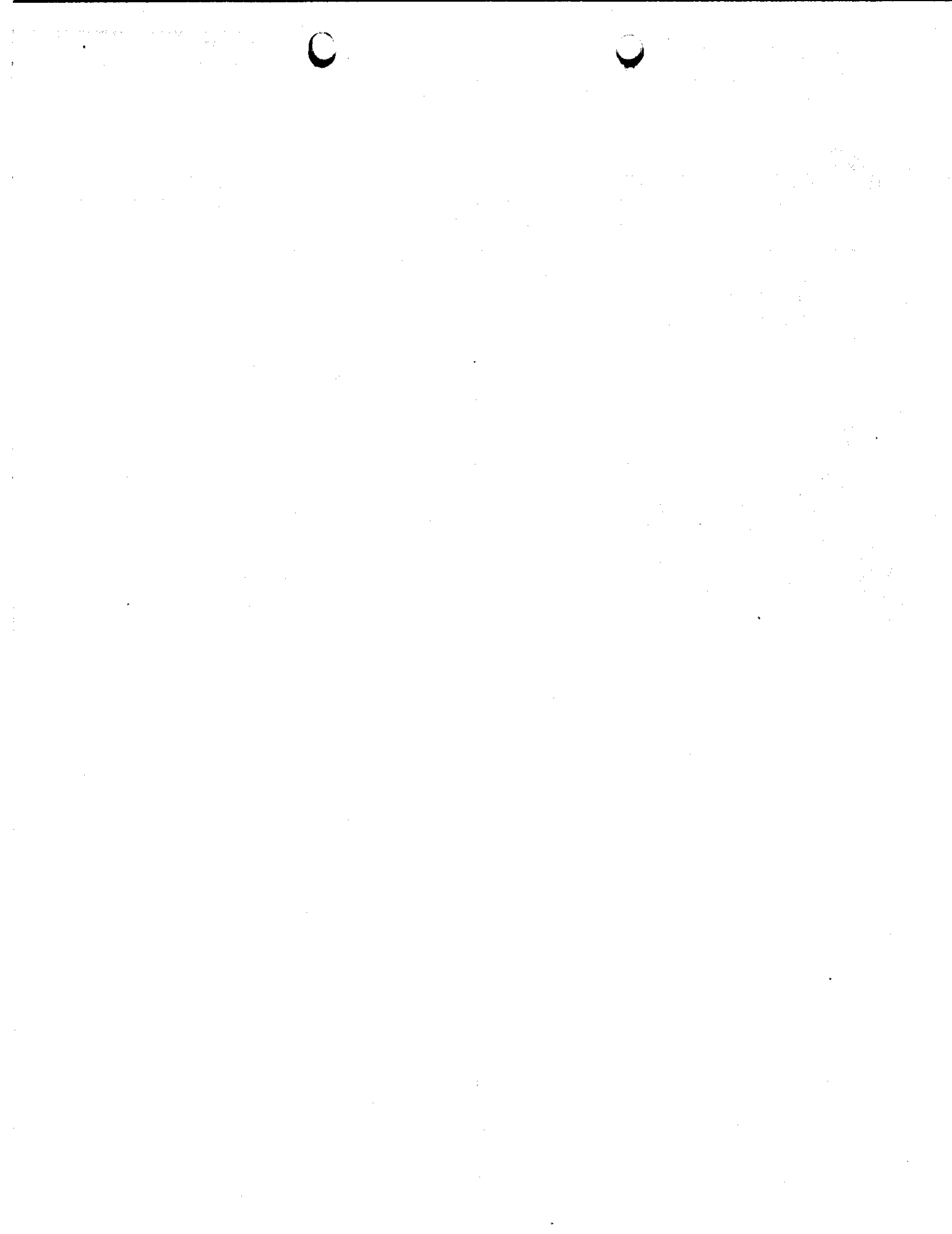
CONTINUED TO MAY 8, 1984

a. RECOMMEND APPROVAL  
b. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT

a. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN STAFF REPORT  
b. APPROVED BASED ON FINDINGS OF FACT IN STAFF REPORT  
c. RECOMMEND APPROVAL  
d. RECOMMEND APPROVAL

	P/M NO.	CPC ACTION
<p>18. Various requests for property located 330±' E of Marysville Blvd., N side of Pinedale Avenue</p> <ul style="list-style-type: none"> <li>a. Tentative Map to subdivide 4± ac. into 4 lots in the R-1 zone</li> <li>b. Variance to create lot substandard in width</li> <li>c. Subdivision Modification to create lot substandard in width &amp; deeper than 160'</li> <li>d. Subdivision Modification to defer parkland dedication requirements for Parcel 4</li> </ul>	<p>CONSENT</p> <p>P84-116</p>	<ul style="list-style-type: none"> <li>a. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN STAFF REPORT</li> <li>b. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</li> <li>c. RECOMMEND APPROVAL</li> <li>d. RECOMMEND APPROVAL</li> </ul>
<p>19. Various requests for property located at Gateway Oaks Drive, 500±' N of Garden Hwy.</p> <ul style="list-style-type: none"> <li>a. Tentative Map to subdivide 17± ac. into 7 lots in R-1A(PUD) zone to be known as Gateway Oaks Condominiums Unit 2</li> <li>b. Special Permit to develop 250 condominium units</li> </ul>	<p>CONSENT</p> <p>P84-117</p>	<ul style="list-style-type: none"> <li>a. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN STAFF REPORT</li> <li>b. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</li> </ul>
<p>20. Various requests for property located on S side of Rush River Drive, E of drainage canal</p> <ul style="list-style-type: none"> <li>a. Tentative Map to subdivide 12± ac. into 74 zero lot line lots in R-1A zone to be known as Lake Crest Village Unit 7</li> <li>b. Special Permit to develop 74 zero lot line dwelling units</li> </ul>	<p>CONSENT</p> <p>P84-126</p>	<ul style="list-style-type: none"> <li>a. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN STAFF REPORT</li> <li>b. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</li> </ul>
<p>21. Various requests for property located at 2120 &amp; 2130 4th Street</p> <ul style="list-style-type: none"> <li>a. Special Permit to expand church with existing structure on 0.5± ac. in R-3A zone</li> <li>b. Lot Line Adjustment to merge 2 lots</li> </ul>	<p>CONSENT</p> <p>P84-110</p>	<ul style="list-style-type: none"> <li>a. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</li> <li>b. APPROVED SUBJECT TO CONDITIONS IN RESOLUTION</li> </ul>
<p>22. Special Permit to develop 3 unit model home complex on 0.5± ac. in R-1 zone. W side of Azevedo Drive, between Maricopa &amp; Borona Ways</p>	<p>P84-115</p>	<p>CONTINUED TO MAY 8, 1984</p>
<p>23. Special Permit to develop 3 unit model home complex with sales office on 0.5± ac. in R-1 zone. 2940, 2944 &amp; 2948 Azevedo Drive</p>	<p>P84-118</p>	<p>CONTINUED TO MAY 8, 1984</p>
<p>24. Various requests for property located at 2621 Capitol Avenue</p> <ul style="list-style-type: none"> <li>a. Special Permit to establish pre-school &amp; day care center in existing building on 0.2± ac. in R-0 zone</li> <li>b. Variance to waive 4' of required 26' parking maneuvering space</li> </ul>	<p>P84-122</p>	<p>CONTINUED TO MAY 8, 1984</p>
<p>25. Various requests for property located at 3226 Montgomery Way &amp; NE corner of 33rd Street &amp; 6th Avenue</p> <ul style="list-style-type: none"> <li>a. Special Permit to locate portion of proposed parking lot in R-1 zone</li> <li>b. Variance to remodel &amp; expand non-conforming commercial bakery in C-2 zone</li> <li>c. Lot Line Adjustment to merge 5 lots totaling 4± ac. into 1 lot in C-2 zone</li> <li>d. Lot Line Adjustment to merge 5 lots totaling 1± ac. in C-2 &amp; R-1 zones</li> </ul>	<p>P84-124</p>	<p>CONTINUED TO MAY 8, 1984</p>

	P/M NO.	CPC ACTION
26. Variance to reduce rear yard setback from 15±' to 6.5±' to accommodate proposed duplex in R-3A zone. E side of 23rd Street, 80' S of H Street	CONSENT P84-105	APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT
27. Variance to waive 6 required parking spaces for proposed retail establishment in existing commercial structure on 0.2± ac. in C-2 zone. 2728 J Street	P84-111	INTENT TO APPROVE SUBJECT TO CONDITIONS & BASED ON FINDINGS OF FACT DUE MAY 8, 1984
28. Variance to locate outdoor dining trellis within 50' setback for proposed fast food restaurant on 0.5± ac. in C-2 zone. 5200 Stockton Boulevard	CONSENT P84-129	APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT
29. Various requests for property located at 3256 J Street a. Lot Line Adjustment to merge 2 parcels totaling 0.4± ac. in C-2 zone b. Ext. of Variance to waive 3 of 37 required on-site parking spaces for medical office in C-2 zone c. Ext. of Variance to waive 6' masonry wall	CONSENT P83-109	a. APPROVED SUBJECT TO CONDITIONS IN RESOLUTION b. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT c. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT
30. Lot Line Merger to create lot totaling 0.3± in M-1 zone. 6400 Elvas Avenue	CONSENT P84-112	APPROVED SUBJECT TO CONDITIONS IN RESOLUTION
31. Lot Line Adjustment on 0.5± ac. in R-1 zone. 5701 & 5711 Wallace Avenue	CONSENT P84-128	APPROVED SUBJECT TO CONDITIONS IN RESOLUTION
32. Plan Review to develop 136 unit apartment complex on 6 ac. in R-2B-R zone. NW corner of Rush River Drive & Windbridge Drive	CONSENT P84-113	APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT



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 SACRAMENTO CITY PLANNING COMMISSION  
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 2030 H Street

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CONSENT P84-102	

UNFINISHED BUSINESS - HEARINGS

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P83-334	
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P83-364	
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P84-019	
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5. Various requests for property located SW of Pocket Rd., S of Garcia Bend Park (cont'd. from 4-12-84)
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P84-066	
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P84-092	
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P/M NO.	CPC ACTION
P84-084	
P84-097	
P84-074	
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P84-101	

7. Various requests for property located at 6331 Logan St. (cont'd. from 4-12-84)
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  - d. Variance to exceed height limit for rooftop structures not exceeding 50% of roof area
  - e. Lot Line Merger to create a 0.7± ac. parcel

9. Variance to encroach 4'10" into required 5' side yard setback on .1± ac. in R-5 zone. 1414 19th St. (cont'd. from 4-12-84)

HEARINGS

10. Various requests for property located at intersection of Meadowview Road, Mack Road & Brookfield Drive
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  - c. Rezone 0.5± ac. from R-1 to C-1

11. Various requests for property located at NW corner of Arden Way & Harvard Street
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  - c. Rezone 23± ac. from M-1 & M-2 to OB(PUD)
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  - e. Adopt PUD Schematic Plan & PUD Guidelines
  - f. Special Permit to develop 4 office buildings (108±', 148±'; 2 @ 82±')



	P/M NO.	CPC ACTION
<p>12. Various requests for property located E of Edgewater Road, S of Southgate Road, N of Canterbury Road</p> <ul style="list-style-type: none"> <li>a. Amend Woodlake/Noralto Community Plan from Light Density Residential to Multi-Family</li> <li>b. Rezone 7± ac. from R-1 to R-2B</li> <li>c. Tentative Map to create one lot subdivision on 7± ac.</li> <li>d. Special Permit to develop 136 unit condominium project</li> <li>e. Subdivision Modification to delete requirement for cul-de-sac at end of Johnston Road</li> </ul>	P84-002	
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20. Various requests for property located on S side of Rush River Drive, E of drainage canal a. Tentative Map to subdivide 12± ac. into 74 zero lot line lots in R-1A zone to be known as Lake Crest Village Unit 7 b. Special Permit to develop 74 zero lot line dwelling units	P84-126	
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28. Variance to locate outdoor dining trellis within 50' setback for proposed fast food restaurant on 0.5± ac. in C-2 zone. 5200 Stockton Boulevard	CONSENT P84-129	
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