

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

MEETING DATE: January 24, 1991	CONSENT ITEMS: 3, 12, 19, 20, 21, 22, 23, 24 25, 26, 27, 28, 29, 30, 31, 33
5:30 P.M.	CONTINUED ITEMS: 1, 2, 4, 5, 7, 8, 10, 13, 14, 15, 16, 17, 18
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
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UNFINISHED BUSINESS - HEARINGS

<p>1. Various requests for property located at SW corner of West El Camino Ave. & Gateway Oaks Dr. (D1) (cont'd. from 12-13-90)</p> <ul style="list-style-type: none"> 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 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 	<p align="center">P90-063</p>	<p align="center">CONTINUED TO MARCH 14, 1991</p>
<p>2. Various requests for property located S of Ripley St., N of Light Rail Tracks (D2) (cont'd from 12-13-90)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Tentative Map to subdivide 3.3± ac. into 19 single family lots in the R-1 zone C. Variance to establish lots less than 100' deep (continued) 		<p align="center">CONTINUED TO FEBRUARY 28, 1991</p>

ITEM	FILE NO.	COMMISSION ACTION
2. (continued) D. Subdivision Modification to establish lots less than 100' deep E. Subdivision Modification to establish lots less than 52' wide F. Subdivision Modification to establish 2 flag lots	P90-113	
3. Various requests: A. Negative Declaration B. Street Abandonment for 16th Avenue right-of-way east of Franklin Blvd. (D5) (cont'd. from 1-10-91)	CONSENT M90-019	A. RATIFIED NEGATIVE DECLARATION B. APPROVED STAFF REPORT
4. Various requests for property located at 1024 Vinci Ave. (D2) (cont'd. from 1-10-91) A. Negative Declaration B. Tentative Map to divide 1.0± ac. into 4 lots in the R-1 zone C. Variance to establish land-locked parcels D. Variance to reduce the minimum required 15' rear yard setback to 13' for an existing dwelling E. Subdivision Modification to establish lots without public street frontage	P90-164	CONTINUED TO FEBRUARY 14, 1991
5. Various requests: A. Negative Declaration B. Amend City Zoning Ordinance re. regulation of recycling and solid waste disposal requirements for new and existing developments (cont'd. from 1-10-91)	M90-003	CONTINUED TO FEBRUARY 28, 1991
6. Various requests for property located at 6670 Surfside Way (Park Riviera Place) (D8) (cont'd. from 1-10-91) A. Negative Declaration B. Tentative Map to subdivide 2.6± ac. into 15 lots from 3 lots in the R-2A and R-3 zones	P90-177	WITHDRAWN
7. Various requests for property located at 1317 48th St. (D3) (cont'd. from 1-10-91) A. Negative Declaration B. Tentative Map to subdivide one lot totaling 0.19± ac. into 2 lots in the R-1 zone (continued)		CONTINUED TO FEBRUARY 14, 1991

7. (continued)

- C. Variance to create one lot less than 52' wide
- D. Variance to create 2 lots less than 5,200 sq. ft. in area
- E. Variance to allow a detached accessory structure to exceed the 25% rear yard coverage by 25% (total 50% coverage)
- F. Subdivision Modification to create on lot less than 52' wide
- G. Subdivision Modification to create 2 lots less than 5,200 sq. ft. in area
- H. Variance to exceed 40% lot coverage in the R-1 zone (Withdrawn)

P90-253

- 8. Various requests for property located at 1201 C St. (D1) (cont'd. from 1-10-91)
 - 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
 - B. Alley Abandonment of a 20' x 80' portion of an alley bounded by 12th St., B St., C St. & 13th St.
 - C. Sec. 65402(a) Review for the sale of surplus City property

P90-409

CONTINUED TO FEBRUARY 28, 1991

- 9. Various requests for property located at 1519 & 1527 North Ave. (D2) (cont'd. from 1-10-91)
 - A. Negative Declaration
 - B. Tentative Map to be called North Avenue Estates to divide 6.85± ac. into 35 single family lots and one open space lot in the R-1 zone
 - C. Variance to create lots less than 52' wide
 - D. Variance to create corner lots less than 62' wide
 - E. Subdivision Modification to create lots less than 52' wide
 - F. Subdivision Modification to create corner lots less than 62' wide

P90-020

- A. RATIFIED NEGATIVE DECLARATION
- B. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN STAFF REPORT
- C&D. APPROVED BASED ON FINDINGS OF FACT IN STAFF REPORT
- E&F. RECOMMEND APPROVAL

ITEM	FILE NO.	COMMISSION ACTION
<p>10. Various requests for property located at 7505 24th St. (D7) (cont'd. from 1-10-91)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Tentative Map to subdivide 3.16± ac. into 17 single family lots in the R-1 zone C. Subdivision Modification to create one lot greater than 160' deep D. Lot Line Adjustment to relocate the common property lines between 2 parcels totaling 6.73± ac. 	P90-313	CONTINUED TO FEBRUARY 14, 1991
<p>11. Various requests for property located at S side of Sunmeadow Dr. W of Franklin Blvd. (D7) (cont'd. from 1-10-91)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Amend General Plan for 19.05± ac. from Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na) C. Amend South Sacramento Community Plan for 19.05± ac. from Residential (11-29 du/na) to Residential (7-15 du/na) D. Tentative Map to subdivide one parcel totaling 19.05± ac. into 128 single family lots in the R-1A zone E. Special Permit to develop 128 single family homes on individual lots totaling 19.05± ac. in the R-1A zone 	P90-385	<ul style="list-style-type: none"> A. RATIFIED NEGATIVE DECLARATION B&C. RECOMMEND APPROVAL D. RECOMMEND APPROVAL SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT E. APPROVED SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT
<p>12. Various requests for property located at 1111 D St. (D1) (cont'd. from 1-10-91)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Special Permit to allow a child care facility for 68 children on 0.31± developed ac. in the M-1 zone C. Variance to allow 4 of the required 9 parking spaces to be tandem D. Variance to waive 3 of the required 8 parking spaces for a child care facility (Withdrawn) E. Lot Line Adjustment to relocate the common property line between 2 parcels totaling 0.44± ac. in the M-1 zone 	<p>CONSENT</p> <p>P90-273</p>	<ul style="list-style-type: none"> A. RATIFIED NEGATIVE DECLARATION B. APPROVED SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT C. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT D. WITHDRAWN E. APPROVED SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT

ITEM

FILE NO.

COMMISSION ACTION

13. Various requests for property located at 6200, 6260, 6438 Folsom Blvd. (D3) (cont'd. from 1-10-91)

- A. Negative Declaration
- B. Special Permit to exceed the 25% office square footage allowed for 3 new 2-story buildings totaling 198,520 sq. ft. on 8.13± ac. in the M-1 zone
- C. Lot Line Adjustment to merge 3 parcels into one

P90-394

CONTINUED TO FEBRUARY 14, 1991

14. Various requests for property located at 7005 Woodbine Ave. (D7) (cont'd. from 1-10-91)

- A. Negative Declaration
- B. Special Permit Modification to locate a 1,560 sq. ft. mobile home on an existing church site on 0.72± ac. in the R-1 zone
- C. Variance to waive a 6' high masonry wall along the east property line

P90-421

CONTINUED TO FEBRUARY 14, 1991

VARINGS

15. Various requests for property located at NW corner of Bruceville Rd. & Jacinto Rd. (D7)

- A. Negative Declaration
- 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)
- C. Amend South Sacramento Community Plan to redesignate 9.7± ac. from Residential (11-21 du/na) to Residential-Review (4-8 du/na)
- D. Rezone 9.7± ac. from R-2B-R to R-1A
- E. Rezone of 0.44± ac. from R-1A(PUD) to R-1A
- F. Tentative Map to divide one parcel totaling 10.2± ac. into 60 petite lots and one remainder parcel in the R-1A(PUD) and R-2B-R zone
- G. Special Permit to develop 60 single family zero-lot-line units on 60 petite lots in the R-2B-R zones
- H. Amend PUD to delete 0.44± ac. from the Laguna Meadows PUD Development Guidelines

P90-180

CONTINUED TO FEBRUARY 14, 1991

ITEM	FILE NO.	COMMISSION ACTION
<p>16. Various requests for property located at SE corner of Calvine Rd. & Franklin Blvd. (D7)</p> <ul style="list-style-type: none"> 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 FEBRUARY 14, 1991
<p>17. Various requests for property located at S side of Dias Ave. 1,000±' E of Stockton Blvd. (D6)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Rezone 1.37± ac. from R-1 to R-1A C. Tentative Map to divide 1.37± ac. into 10 lots for single family development D. Special Permit to construct 10 single family homes on ten parcels 	P90-403	CONTINUED TO FEBRUARY 14, 1991
<p>18. Various requests for property located at 5314 Ehrhardt Ave. (D7)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Rezone 0.65± ac. from A to R-1 C. Special Permit to locate a 1,750 home park on a deep lot currently developed with a single family residence <p>(continued)</p>		CONTINUED TO FEBRUARY 14, 1991

ITEM	FILE NO.	COMMISSION ACTION
<p>23. Various requests for property located at SE corner of Stockton Blvd. & Alhambra Blvd. (D3)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Tentative Map to subdivide 8.1± ac. into 3 office lots and one common lot for parking in the M-1 zone C. Variance to allow off-site parking and maneuvering area in the adjacent lot D. Variance for off-site parking on the adjacent common lot E. Lot Line Adjustment to merge 2 parcels into one parcel 	<p>CONSENT</p> <p>P90-423</p>	<ul style="list-style-type: none"> A. RATIFIED NEGATIVE DECLARATION B. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN STAFF REPORT C. WITHDRAWN D. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT E. WITHDRAWN
<p>24. Various requests for property located at 360 Harding Ave. (D1)</p> <ul style="list-style-type: none"> A. Tentative Map to subdivide 0.39+ ac. into 2 parcels in the R-1 zone B. Variance to reduce the front yard setback from 25' to 17' for an existing residence 	<p>CONSENT</p> <p>P90-457</p>	<ul style="list-style-type: none"> A. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN STAFF REPORT B. APPROVED BASED ON FINDINGS OF FACT IN STAFF REPORT
<p>25. Various requests for property located at 2840 Taft St. (D2)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Special Permit Time Extension to develop 6 petite homes and one duplex on 1.0± ac. in the R-1A zone 	<p>CONSENT</p> <p>P88-267</p>	<ul style="list-style-type: none"> A. RATIFIED NEGATIVE DECLARATION B. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT
<p>26. Various requests for property located at W side of Lake Front Dr., 700± S of Rush River Dr. (D8)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Special Permit Time Extension to construct a 45,000± sq. ft. office complex on 3.1± ac. in the OB(PUD) zone and LPPT(PUD) C. Special Permit Time Extension to construct an office complex which exceeds 40,000 sq. ft. in the OB(PUD) zone D. Variance to reduce the 15' rear yard setback to 0' 	<p>CONSENT</p> <p>P88-308</p>	<ul style="list-style-type: none"> A. RATIFIED NEGATIVE DECLARATION B-D. APPROVED SUBJECT TO CONDITIONS IN AMENDED STAFF REPORT

ITEM

FILE NO.

COMMISSION ACTION

ITEM	FILE NO.	COMMISSION ACTION
27. Various requests for property located at 7495 Elder Creek Rd. (D6) A. Negative Declaration B. Special Permit Modification to construct a detached 4,800 sq. ft. multi-purpose facility as part of an existing church site on 1.84± ac. in the R-1 zone	CONSENT P90-432	A. RATIFIED NEGATIVE DECLARATION B. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT
28. Various requests for property located at 1400 33rd St. (D3) A. Negative Declaration B. Special Permit to allow a second residential unit on 0.13± ac. in the R-1 zone C. Variance to reduce the ten foot court yard requirement to 7' in the R-1 zone	CONSENT P90-443	A. RATIFIED NEGATIVE DECLARATION B. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT C. APPROVED BASED ON FINDINGS OF FACT IN STAFF REPORT
29. Lot Line Adjustment to relocate the common property line between 2 lots of 2.31 ac. in the M-1 zone. 160 Commerce Cir. (D1)	CONSENT P90-435	APPROVED SUBJECT TO CONDITIONS IN RESOLUTION
30. Lot Line Adjustment to merge 5 parcels totaling 2.2± ac. into one parcel in the C-2 zone. 4027-4107 Franklin Blvd. (D5)	CONSENT P90-459	APPROVED SUBJECT TO CONDITIONS IN RESOLUTION
31. Lot Line Adjustment to merge 3 lots totaling 0.288± ac. in the R-2B zone. 1732 Kenwood St. (D2)	CONSENT P90-464	APPROVED SUBJECT TO CONDITIONS IN RESOLUTION
32. Lot Line Adjustment to relocate an existing property line between 2 parcels totaling 0.32± ac. in the R-1 zone. 616 Morrison Ave. (D2)	P90-465	WITHDRAWN
33. Lot Line Adjustment to relocate the common property line between 2 parcels totaling 8.5± ac. in the C-4-R zone. E side of Harvard St., 850±' N of Arden Way (D2)	CONSENT P90-469	APPROVED SUBJECT TO CONDITIONS IN RESOLUTION

ITEM	FILE NO.	COMMISSION ACTION
34. Various requests: A. Negative Declaration B. Ordinance amending Sec. 3-B-23 & 3-B-25 of Ord. No. 2550, 4th Series re. maximum heights in the M-1(S) & M-2(S) zones	M90-047	A. RATIFIED NEGATIVE DECLARATION B. RECOMMEND APPROVAL
<u>MISCELLANEOUS PLANNING & ZONING MATTERS</u>		
35. Questions and Ideas of Planning Commissioners		DISCUSSED REPRESENTATION ON, AND COMMUNICATION FROM, PARKING MANAGEMENT POLICY ADVISORY COMMITTEE
36. Reports on Appeal of Planning Commission actions to City Council		REPORT PRESENTED ON FIVE APPEALS ACTED ON BY CITY COUNCIL

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

MEETING DATE: January 24, 1991	CONSENT ITEMS: 3, 12, 19, 20, 21, 22, 23, 24 25, 26, 27, 28, 29, 30, 31, 33
5:30 P.M.	CONTINUED ITEMS: 1, 2, 7, 8, 13, 14, 15, 16, 17, 18
Sacramento City Planning Commission Planning Commission Chambers 1331 J Street - First Floor	

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<p>1. Various requests for property located at SW corner of West El Camino Ave. & Gateway Oaks Dr. (D1) (cont'd. from 12-13-90)</p> <p>A. Negative Declaration</p> <p>B. Amend South Natomas Community Plan for 2.15± ac. from Community Commercial to Support Commercial in the SC(PUD) zone</p> <p>C. Special Permit to construct a 72,490 sq. ft., 3-story hotel on 2.15± ac. in the SC(PUD) zone</p> <p>D. Amend PUD Schematic Plan to show revised building footprints on 10.5± ac. in the Natomas Associates/Eastside PUD</p> <p>E. Amend Natomas Associates/Eastside PUD Guidelines to include a hotel/motel as a permitted use in the SC(PUD) zone</p> <p>F. Amend City Agreement 82055 to compute exactions on an acreage basis for the commercial acreage</p>	<p align="center">P90-063</p>	
<p>2. Various requests for property located S of Ripley St., N of Light Rail Tracks (D2) (cont'd from 12-13-90)</p> <p>A. Negative Declaration</p> <p>B. Tentative Map to subdivide 3.3± ac. into 19 single family lots in the R-1 zone</p> <p>C. Variance to establish lots less than 100' deep (continued)</p>		

AGENDA

REPORT DATE: January 24, 1981

2:30 P.M.

City Planning Commission
City Hall, Room 100
15th Street, Sacramento, CA 95811

GENERAL INFORMATION

AGENDA: The agenda for the meeting is as follows: 1. Approval of the minutes of the previous meeting. 2. Presentation of the agenda for the next meeting. 3. Presentation of the agenda for the next meeting.

APPROVAL: The agenda for the meeting is as follows: 1. Approval of the minutes of the previous meeting. 2. Presentation of the agenda for the next meeting. 3. Presentation of the agenda for the next meeting.

PLANNED BUSINESS - MINUTES

Minutes of the meeting held on January 14, 1981, at 2:30 P.M. in the City Planning Commission, City Hall, Room 100, 15th Street, Sacramento, CA 95811.

- A. Approval of the minutes of the previous meeting.
- B. Presentation of the agenda for the next meeting.
- C. Presentation of the agenda for the next meeting.
- D. Presentation of the agenda for the next meeting.
- E. Presentation of the agenda for the next meeting.
- F. Presentation of the agenda for the next meeting.

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- A. Approval of the minutes of the previous meeting.
- B. Presentation of the agenda for the next meeting.
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(continued)

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3. Street Abandonment for 16th Avenue right-of-way east of Franklin Blvd. (D5) (cont'd. from 1-10-91)	CONSENT M90-019	
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ITEM	FILE NO.	COMMISSION ACTION
<p>7. (continued)</p> <p>E. Variance to allow a detached accessory structure to exceed the 25% rear yard coverage by 25% (total 50% coverage)</p> <p>F. Subdivision Modification to create on lot less than 52' wide</p> <p>G. Subdivision Modification to create 2 lots less than 5,200 sq. ft. in area</p> <p>H. Variance to exceed 40% lot coverage in the R-1 zone (Withdrawn)</p>	P90-253	
<p>8. Various requests for property located at 1201 C St. (D1) (cont'd. from 1-10-91)</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. & 13th St.</p> <p>C. Sec. 65402(a) Review for the sale of surplus City property</p>	P90-409	
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ITEM**FILE NO.****COMMISSION ACTION**

10. (continued)
 C. Subdivision Modification to create one lot greater than 160' deep
 D. Lot Line Adjustment to relocate the common property lines between 2 parcels totaling 6.73± ac.

P90-313

11. Various requests for property located at S side of Sunmeadow Dr. W of Franklin Blvd. (D7) (cont'd. from 1-10-91)
 A. Negative Declaration
 B. Amend General Plan for 19.05± ac. from Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na)
 C. Amend South Sacramento Community Plan for 19.05± ac. from Residential (11-29 du/na) to Residential (7-15 du/na)
 D. Tentative Map to subdivide one parcel totaling 19.05± ac. into 128 single family lots in the R-1A zone
 E. Special Permit to develop 128 single family homes on individual lots totaling 19.05± ac. in the R-1A zone

P90-385

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 B. Special Permit to allow a child care facility for 68 children on 0.31± developed ac. in the M-1 zone
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CONSENT

P90-273

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 - 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
17. Various requests for property located at S side of Dias Ave. 1,000±' E of Stockton Blvd. (D6)
- A. Negative Declaration
 - B. Rezone 1.37± ac. from R-1 to R-1A
 - C. Tentative Map to divide 1.37± ac. into 10 lots for single family development
 - D. Special Permit to construct 10 single family homes on ten parcels
18. Various requests for property located at 5314 Ehrhardt Ave. (D7)
- A. Negative Declaration
 - B. Rezone 0.65± ac. from A to R-1
 - C. Special Permit to locate a 1,750 home park on a deep lot currently developed with a single family residence
- (continued)

P90-259

P90-403

ITEM	FILE NO.	COMMISSION ACTION
18. (continued) D. Variance to locate a second residential unit on a parcel which does not have public street frontage	P90-441	
19. Various requests for property located at S side of Meadowview Rd., W of 22nd St. (D8) A. Negative Declaration B. Rezone 5.44± ac. from R-1-R to R-1A C. Tentative Map to subdivide 5.44± ac. into 35 single family parcels D. Special Permit to develop 35 single family residences	CONSENT P90-430	
20. Various requests for property located at SE corner of Norwood & Main Aves. (D2) A. Negative Declaration B. Rezone 3.25± ac. from A to R-2B-R C. Tentative Map to subdivide 3.25± ac. into 49 parcels for townhouse development and one parcel for common area D. Special Permit to develop 49 townhouse (condominium) units E. Plan Review of 49 townhouse units F. Variance to waive a portion of the solid masonry wall along the S and E property lines	CONSENT P90-424	
21. Various requests for property located at Power Inn Rd. between 51st & 53rd Ave. (D6) A. Negative Declaration B. Tentative Map to subdivide 10.2± ac. into 57 lots in the R-1 zone	CONSENT P90-299	
22. Various requests for property located at Rose St., near Rio Linda Blvd. (D2) A. Negative Declaration B. Tentative Map to subdivide 25.0± ac. into 88 single family and 32 halfplex lots in the R-1 & R-E zones	CONSENT P90-366	

ITEM

FILE NO.

COMMISSION ACTION

<p>23. Various requests for property located at SE corner of Stockton Blvd. & Alhambra Blvd. (D3)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Tentative Map to subdivide 8.1± ac. into 3 office lots and one common lot for parking in the M-1 zone C. Variance to allow off-site parking and maneuvering area in the adjacent lot D. Variance for off-site parking on the adjacent common lot E. Lot Line Adjustment to merge 2 parcels into one parcel 	<p>CONSENT</p> <p>P90-423</p>	
<p>24. Various requests for property located at 360 Harding Ave. (D1)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Tentative Map to subdivide 0.39+ ac. into 2 parcels in the R-1 zone C. Variance to reduce the front yard setback from 25' to 17' for an existing residence 	<p>CONSENT</p> <p>P90-457</p>	
<p>25. Various requests for property located at 2840 Taft St. (D2)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Special Permit Time Extension to develop 6 petite homes and one duplex on 1.0± ac. in the R-1A zone 	<p>CONSENT</p> <p>P88-267</p>	
<p>26. Various requests for property located at W side of Lake Front Dr., 700± S of Rush River Dr. (D8)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Special Permit Time Extension to construct a 45,000± sq. ft. office complex on 3.1± ac. in the OB(PUD) zone and LPPT(PUD) C. Special Permit Time Extension to construct an office complex which exceeds 40,000 sq. ft. in the OB(PUD) zone D. Variance to reduce the 15' rear yard setback to 0' 	<p>CONSENT</p> <p>P88-308</p>	

ITEM	FILE NO.	COMMISSION ACTION
27. Various requests for property located at 7495 Elder Creek Rd. (D6) A. Negative Declaration B. Special Permit Modification to construct a detached 4,800 sq. ft. multi-purpose facility as part of an existing church site on 1.84± ac. in the R-1 zone	CONSENT P90-432	
28. Various requests for property located at 1440 33rd St. (D3) A. Negative Declaration B. Special Permit to allow a second residential unit on 0.13± ac. in the R-1 zone C. Variance to reduce the ten foot court yard requirement to 7' in the R-1 zone	CONSENT P90-443	
29. Lot Line Adjustment to relocate the common property line between 2 lots of 2.31 ac. in the M-1 zone. 160 Commerce Cir. (D1)	CONSENT P90-435	
30. Lot Line Adjustment to merge 5 parcels totaling 2.2± ac. into one parcel in the C-2 zone. 4027-4107 Franklin Blvd. (D5)	CONSENT P90-459	
31. Lot Line Adjustment to merge 3 lots totaling 0.288± ac. in the R-2B zone. 1732 Kenwood St. (D2)	CONSENT P90-464	
32. Lot Line Adjustment to relocate an existing property line between 2 parcels totaling 0.32± ac. in the R-1 zone. 616 Morrison Ave. (D2)	CONSENT P90-465	
33. Lot Line Adjustment to relocate the common property line between 2 parcels totaling 8.5± ac. in the C-4-R zone. E side of Harvard St., 850±' N of Arden Way (D2)	CONSENT P90-469	