

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

MEETING DATE: April 25, 1991

CONSENT ITEMS: 1, 22, 24

5:30 P.M.

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

CONTINUED ITEMS: 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 19, 20, 21, 23, 25, 26

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 April 11, 1991 meeting: 1997 Oxford St. (D1)	CONSENT P90-468	APPROVED AS AMENDED
MISCELLANEOUS		
2. Density Reduction Policy	M91-018	CONTINUED TO MAY 30, 1991
FINISHED BUSINESS - HEARINGS		
3. Various requests for property located at 1024 Vinci Ave. (D2) (cont'd. from 3-14-91) 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 MAY 23, 1991
4. Various requests for property located at 4525 Norwood Ave. (D2) (cont'd. from 3-14-91) A. Negative Declaration B. Amend North Sacramento Community Plan to redesignate 4.63± ac. from Residential (7-15 du/na) to Residential (11-21 du/na) C. Rezone 4.63± ac. from R-1 to R-2B and 4.22± ac. from R-2A to R-2B D. Lot Line Adjustment to merge 2 parcels totaling 8.85± ac.	P90-179	CONTINUED TO MAY 23, 1991

ITEM	FILE NO.	COMMISSION ACTION
<p>5. Various requests for property located at 1201 C St. (D1) (cont'd. from 3-28-91)</p> <ul style="list-style-type: none"> 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 JUNE 13, 1991
<p>6. Various requests for property located at SW corner of West El Camino Ave. & Gateway Oaks Dr. (D1) (cont'd. from 4-11-90)</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 	P90-063	CONTINUED TO JUNE 27, 1991
<p>7. Various requests for property located at SE corner of 21st & L Sts. (D4)(cont'd. from 4-11-91)</p> <ul style="list-style-type: none"> 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 <p>(continued)</p>		<ul style="list-style-type: none"> A. RATIFIED NEGATIVE DECLARATION B. RECOMMEND APPROVAL C-K. APPROVED SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT

ITEM	FILE NO.	COMMISSION ACTION
<p>7. (continued)</p> <ul style="list-style-type: none"> E. Special Permit to allow 70 residential units in the C-2 zone F. Special Permit to allow increased height from 35' to 70' G. Variance to waive 20 of 94 required parking spaces H. Variance to reduce the rear yard setback from 15' and 25' to 7' I. Variance to reduce the front setback from 7.5' and 15' to 2' J. Variance to reduce the street side yard setback from 5' to 2' K. Lot Line Adjustment to merge 4 lots into one lot totaling 0.6± ac. 	<p>P90-368</p>	
<p>8. Various requests:(cont'd. from 4-11-91)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Amend City Zoning Ordinance re. regulation of recycling and solid waste disposal requirements for new and existing developments 	<p>M90-003</p>	<ul style="list-style-type: none"> A. RATIFIED NEGATIVE DECLARATION B. RECOMMEND APPROVAL
<p>9. Various requests for property located at NW corner of Bruceville Rd. & Jacinto Rd. (D7) (cont'd. from 4-11-91)</p> <ul style="list-style-type: none"> 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 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 <p>(continued)</p>		<p>CONTINUED TO MAY 9, 1991</p>

ITEM	FILE NO.	COMMISSION ACTION
<p>9. (continued) H. Amend PUD to delete 0.44± ac. from the Laguna Meadows PUD Development Guidelines</p>	<p>P90-180</p>	
<p>10. Various requests for property located at SE corner of Calvine Rd. & Franklin Blvd. (D7) (cont'd. from 4-11-91) 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</p>	<p>P90-259</p>	<p>CONTINUED TO MAY 9, 1991</p>
<p>11. Various requests for property located at Center Parkway, S of Laguna Creek (D7) (cont'd. from 4-11-91) 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) (continued)</p>		<p>CONTINUED TO MAY 9, 1991</p>

ITEM

FILE NO.

COMMISSION ACTION

11. (continued)

- 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
- 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

2. Various requests for property located at NE corner of West El Camino & I-80 (D1) (cont'd. from 4-11-91)

- A. Negative Declaration
- B. Tentative Map to divide 20± ac. into one lot consisting of 11.2± ac. in the R-1(PUD) zone and 6 parcels consisting of 7.6± ac. in the HC(PUD) zone

P90-239

CONTINUED TO MAY 23, 1991

13. Various requests for property located at 1361-1401 Garden Hwy. (D1) (cont'd. from 4-11-91)

- 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
- E. Variance to increase the number of valet parking spaces from 40 to 116 to be located on the lower level for the marina site

CONTINUED TO MAY 23, 1991

(continued)

ITEM	FILE NO.	COMMISSION ACTION
<p>13. (continued)</p> <ul style="list-style-type: none"> F. Variance to waive the parking lot paving and drainage requirements for the 62 off-site parking spaces G. Variance to waive the shading and landscaping requirements for the 62 off-site parking spaces 	P90-351	
<p>HEARINGS</p> <p>14. Various requests for property located at SE corner of Riverside Blvd. & Shoreside Dr. (D8)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Amend General Plan for 1.24± ac. from Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na) C. Amend Pocket Community Plan from Medium Density Residential (16 to 29 du/na) to Low Density Residential (3-6 du/ac) D. Rezone 1.24± ac. from R-2A to R-1 E. Tentative Map to subdivide 1.24± ac. into 5 lots 	P90-415	CONTINUED TO MAY 9, 1991
<p>15. Various requests for property located at 6670 Park Riviera Dr. (D8)</p> <ul style="list-style-type: none"> A. Amend Pocket Community Plan for 2.6± ac. from Low Density Residential (3-6 du/na) to Low Density Residential (7-15 du/na) B. Tentative Map to subdivide 2.6± ac. into 15 lots (13 individual duplex lots and 2 common lots) from 3 lots in the R-2A & R-3 zones C. Special Permit to allow conversion of 13 duplexes into 13 individually owned duplex condominium lots with 2 common lots 	P91-022	CONTINUED TO MAY 9, 1991

ITEM	FILE NO.	COMMISSION ACTION
<p>16. Various requests for property located at 351 Harding Ave. (D1)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Rezone 0.09± ac. from R-1 to R-1A C. Tentative Map to subdivide 0.09± ac. into 13 lots in the R-1A zone D. Special Permit to develop 10 condominium units E. Special Permit to allow an infill 25% density bonus to construct condominiums 	P90-256	CONTINUED TO MAY 9, 1991
<p>17. Various requests for property located at W side of Gateway Oaks, near Venture Oaks Way (D1)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Tentative Map to subdivide 40.0± ac. into 4 lots in the R-1(PUD) zone C. Variance to create 2 land-locked parcels D. Subdivision Modification to create 2 land-locked parcels E. Subdivision Modification to create a cul-de-sac deeper than 500' 	P90-172	WITHDRAWN
<p>18. Various requests for property located at block bounded by Del Paso Rd., Arco Arena Blvd., Stadium Blvd. & East Commerce Way (D1)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Tentative Map to subdivide one lot totaling 124.0± ac. into 2 lots in the MRD-50 (PUD) and SPX(PUD) zones 	P90-431	WITHDRAWN
<p>19. Various requests for property located at 321 Haggin Ave. (D1)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Tentative Map to subdivide 1.52± ac. into 9 lots in the R-1 zone C. Variance to create 9 lots less than 100' deep D. Subdivision Modification to create 9 lots less than 100' deep 	P91-003	CONTINUED TO MAY 9, 1991

ITEM	FILE NO.	COMMISSION ACTION
<p>20. Various requests for property located at 6058 Riverside Blvd. (D8)</p> <p>A. Tentative Map to subdivide 14.2± ac. into 180 condominium lots and one lot for common area in the R-3-R zone</p> <p>B. Special Permit to allow conversion of 180 apartment units to condominium units</p>	P91-024	CONTINUED TO MAY 9, 1991
<p>21. Various requests for property located at 4315 Martin Luther King Jr. Blvd. (D5)</p> <p>A. Negative Declaration</p> <p>B. Special Permit Modification to allow 21 parking spaces in the 25' front setback on 25.8± ac. in the R-1 zone</p> <p>C. Variance to waive the 6' masonry wall between commercial and residential uses in the R-1 zone</p>	P90-322	CONTINUED TO MAY 9, 1991
<p>22. Various requests for property located at 6400 Freeport Blvd. (D4)</p> <p>A. Negative Declaration</p> <p>B. Special Permit Modification to expand a school by 1,435± sq. ft. on 0.67± ac. in the M-1-R(EA-4) zone</p>	CONSENT P91-009	<p>A. RATIFIED NEGATIVE DECLARATION</p> <p>B. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p>
<p>23. Various requests for property located at 7767 La Riviera Dr. (D6)</p> <p>A. Negative Declaration</p> <p>B. Special Permit Modification to add 30 units to a 250 unit apartment complex on 10.5± ac. in the R-3(PUD) zone</p>	P91-057	CONTINUED TO MAY 9, 1991
<p>24. Lot Line Adjustment to merge 4 parcels into 3 parcels totaling 5.8± ac. in the A zone. 5400 Sorento Rd. (D1)</p>	CONSENT P90-440	APPROVED SUBJECT TO CONDITIONS IN RESOLUTION
<p>25. Lot Line Adjustment to merge 2 lots into one lot totaling 1.94± ac. in the M-1 and M-2 zones. 3000 Academy Way (D2)</p>	P91-014	CONTINUED TO MAY 9, 1991

ITEM	FILE NO.	COMMISSION ACTION
<p><u>MISCELLANEOUS PLANNING & ZONING MATTERS</u> 26. Questions and Ideas of Planning Commission</p>		
<p>27. Reports on Appeal of Planning Commission Actions to City Council</p>		
<p><u>HEARING - CONT'D. FROM 4-11-91</u> 28. Various requests for property located at 5314 Ehrhardt Ave. (D7) (cont'd. from 4-11-91)</p> <ul style="list-style-type: none"> 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	CONTINUED TO MAY 9, 1991

10/10/10



**CITY OF SACRAMENTO PLANNING COMMISSION
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BOOK

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1231 I Street - First Floor

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MISCELLANEOUS 2. Density Reduction Policy	M91-018	
UNFINISHED BUSINESS - HEARINGS 3. Various requests for property located at 1024 Vinci Ave. (D2) (cont'd. from 3-14-91) 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	
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<p>8. Various requests:(cont'd. from 4-11-91)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Amend City Zoning Ordinance re. regulation of recycling and solid waste disposal requirements for new and existing developments 	<p>M90-003</p>	
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<p>12. Various requests for property located at NE corner of West El Camino & I-80 (D1) (cont'd. from 4-11-91)</p> <p>A. Negative Declaration</p> <p>B. Tentative Map to divide 20± ac. into one lot consisting of 11.2± ac. in the R-1(PUD) zone and 6 parcels consisting of 7.6± ac. in the HC(PUD) zone</p>	P90-239	
<p>13. Various requests for property located at 1361-1401 Garden Hwy. (D1) (cont'd. from 4-11-91)</p> <p>A. Negative Declaration</p> <p>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</p> <p>C. Variance to locate 62 required parking spaces off-site for the marina</p> <p>D. Variance to allow 62 parallel parking spaces off-site</p> <p>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</p> <p>(continued)</p>		

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<p><u>HEARINGS</u></p> <p>14. Various requests for property located at SE corner of Riverside Blvd. & Shoreside Dr. (D)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Amend General Plan for 1.24± ac. from Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na) C. Amend Pocket Community Plan from Medium Density Residential (16 to 29 du/na) to Low Density Residential (3-6 du/ac) D. Rezone 1.24± ac. from R-2A to R-1 E. Tentative Map to subdivide 1.24± ac. into 5 lots 	P90-415	
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<p>19. Various requests for property located at 321 Haggin Ave. (D)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Tentative Map to subdivide 1.52± ac. into 9 lots in the R-1 zone C. Variance to create 9 lots less than 100' deep D. Subdivision Modification to create 9 lots less than 100' deep 	P91-003	

ITEM	FILE NO.	COMMISSION ACTION
20. Various requests for property located at 6058 Riverside Blvd. (D) A. Tentative Map to subdivide 14.2± ac. into 180 condominium lots and one lot for common area in the R-3-R zone B. Special Permit to allow conversion of 180 apartment units to condominium units	P91-024	
21. Various requests for property located at 4315 Martin Luther King Jr. Blvd. (D) A. Negative Declaration B. Special Permit Modification to allow 21 parking spaces in the 25' front setback on 25.8± ac. in the R-1 zone C. Variance to waive the 6' masonry wall between commercial and residential uses in the R-1 zone	P90-322	
22. Various requests for property located at 6400 Freeport Blvd. (D) A. Negative Declaration B. Special Permit Modification to expand a school by 1,435± sq. ft. on 0.67± ac. in the M-1-R(EA-4) zone	CONSENT	
23. Various requests for property located at 7767 La Riviera Dr. (D) A. Negative Declaration B. Special Permit Modification to add 30 units to a 250 unit apartment complex on 10.5± ac. in the R-3(PUD) zone	P91-057	
24. Lot Line Adjustment to merge 4 parcels into 3 parcels totaling 5.8± ac. in the A zone. 5400 Sorento Rd. (D)	CONSENT P90-440	
25. Lot Line Adjustment to merge 2 lots into one lot totaling 1.94± ac. in the M-1 and M-2 zones. 3000 Academy Way (D)	P91-014	
MISCELLANEOUS PLANNING & ZONING MATTERS		
26. Questions and Ideas of Planning Commission		
27. Reports on Appeal of Planning Commission Actions to City Council		