

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

April 12, 1984

REGULAR MEETING - 5:30 P.M.

The following items will be considered under the consent calendar: 1, 15, 16, 17, 18, 21, 24, 25, 26, 27, 28, 29

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

UNSCHEDULED BUSINESS

1. Initiation of Rezoning of Willow Creek Annexation

UNFINISHED BUSINESS - MISCELLANEOUS BUSINESS

1. Sec. 65402(a) Review: Alley abandonment of por. of public alley NW of terminus of Land Ave. & Del Paso Blvd. (cont'd. from 3-22-84)

UNFINISHED BUSINESS - HEARINGS

2. Variance to locate 9 required parking spaces off-site on 0.5± ac. in C-2 zone in conj. with conversion of residence of office use. 817 13th St. (cont'd. from 3-8-84)
3. Various requests for property located at NE corner of Union House Creek & Franklin Blvd. (cont'd. from 3-8-84)
  - 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
4. Revocation or Modification of Special Permit to establish bed & breakfast guest facility. 1315 22nd St. (cont'd. from 3-22-84)
5. Special Permit for 16 halfplexes & 31 patio homes in R-1A zone. N of Meadowview Road & E of 24th St. (cont'd. from 3-22-84)
5. 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 3-22-84)
7. Various requests for property located NE of intersection of Auburn Blvd. & Winding Way (cont'd. from 3-22-84)
  - a. Special Permit to develop 115,000± sq. ft. office bldg. on 13± ac. in R-O & F zones
  - b. Variance to exceed 35' height limit in R-O zone by 7'
8. Various requests for property located at 7750 La Mancha Way (cont'd. from 3-22-84)
  - a. Amend General Plan for 12± ac. from Commercial & Office to Residential
  - b. Amend Southgate Community Plan for 12± ac. from Shopping or Commercial to Medium Density Multiple Family
  - c. Designation of Planned Unit Development to be known as Creekside Village & Adoption of PUD Schematic Plan & Guidelines

P/M No.	CPC ACTION
M84-024	ADOPTED INITIATION OF PREZONING - TO BE CONSIDERED MAY 3, 1984
CONSENT M83-071	STAFF REPORT APPROVED
P83-262	CONTINUED TO JUNE 14, 1984
P83-334	CONTINUED TO APRIL 26, 1984
P-9452	WITHDRAWN
P83-419	CONTINUED TO MAY 24, 1984
P83-364	CONTINUED TO APRIL 26, 1984
P82-074	<ol style="list-style-type: none"> <li>a. APPROVED SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT</li> <li>b. APPROVED BASED ON FINDINGS OF FACT IN STAFF REPORT</li> </ol>
	<ol style="list-style-type: none"> <li>a. RECOMMEND APPROVAL</li> <li>b. RECOMMEND APPROVAL</li> <li>c. RECOMMEND APPROVAL OF PUD &amp; ADOPTION OF PUD SCHEMATIC PLAN &amp; GUIDELINES AS AMENDED</li> <li>d. RECOMMEND APPROVAL TO R-4(PUD) &amp; C-1(PUD)</li> <li>e. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN STAFF REPORT</li> <li>f. APPROVED SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT</li> </ol>

(continued)

April 12, 1984

CPC ACTION	P/M NO.	
9. APPROVED SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT	P83-414	<p>(continued)</p> <p>d. Rezone 17± ac. from R-3-R to 12± ac. of R-4(PUD) &amp; 4± ac. of C-1 (PUD)</p> <p>e. Tentative Map to divide 16± ac. into 6 parcels</p> <p>f. Special Permit to develop 506 senior citizen housing units &amp; 4 commercial sites</p> <p>g. Variance to waive 49 of 506 required parking spaces for housing complex</p> <p>Various requests for property located at NE corner of Jessie Ave. &amp; Norwood Ave. (cont'd. from 3-22-84)</p> <p>a. Rezone 17± ac. from A &amp; HC to R-1A</p> <p>b. Tentative Map to divide 18± ac. into 116 single family zero lot line parcels &amp; 2 parcels for future commercial development</p> <p>c. Special Permit to develop 60 halfplexes &amp; 56 patio homes</p> <p>d. Subdivision Modification to create reverse frontage lots</p> <p>Various requests for property located SW of Pocket Rd., S of Garcia Bend Park (cont'd. from 3-22-84)</p> <p>a. Amend South Pocket Community Plan from low density residential to low density multiple family</p> <p>b. Rezone 29± ac. from A to R-2B</p> <p>c. Tentative Map for 1 lot with 576 condo units on 29± ac. in A zone</p>
CONTINUED TO APRIL 26, 1984	P84-019	<p>Various requests for property located at Bruceville Rd. &amp; Stockton Blvd.</p> <p>a. Amend general plan from residential to Hospital</p> <p>b. Amend Community Plan from Light Density &amp; Medium Density Residential to Hospital (PUD)</p> <p>c. Amend PUD to expand 17± ac. Methodist Hospital PUD by 16± ac. &amp; designate additional hospital associated land uses &amp; Adoption of PUD Schematic Plan &amp; Guidelines</p> <p>d. Rezone 10± ac. from A, 4± ac. from UB-R; 2± ac. from C-2 - all to H(PUD)</p> <p>e. Special Permit to establish a 52-bed psychiatric facility on 7± ac.</p> <p>Various requests for property located at SW corner of Florin Rd. &amp; S. Land Park Dr.</p> <p>a. Amend General Plan from Residential to Commercial/Offices</p> <p>b. Amend Pocket Community Plan from Light Density Residential to Business &amp; Professional Office use</p> <p>c. Rezone 5± ac. from R-1 with airport overlay zone (EA-2 &amp; EA-3) to UB</p>
CONTINUED TO APRIL 26, 1984	P84-066	<p>Various requests for property located at Bruceville Rd. &amp; Stockton Blvd.</p> <p>a. Amend general plan from residential to Hospital</p> <p>b. Amend Community Plan from Light Density &amp; Medium Density Residential to Hospital (PUD)</p> <p>c. Amend PUD to expand 17± ac. Methodist Hospital PUD by 16± ac. &amp; designate additional hospital associated land uses &amp; Adoption of PUD Schematic Plan &amp; Guidelines</p> <p>d. Rezone 10± ac. from A, 4± ac. from UB-R; 2± ac. from C-2 - all to H(PUD)</p> <p>e. Special Permit to establish a 52-bed psychiatric facility on 7± ac.</p> <p>Various requests for property located at SW corner of Florin Rd. &amp; S. Land Park Dr.</p> <p>a. Amend General Plan from Residential to Commercial/Offices</p> <p>b. Amend Pocket Community Plan from Light Density Residential to Business &amp; Professional Office use</p> <p>c. Rezone 5± ac. from R-1 with airport overlay zone (EA-2 &amp; EA-3) to UB</p>
<p>a. RECOMMEND APPROVAL</p> <p>b. RECOMMEND APPROVAL</p> <p>c. RECOMMEND APPROVAL TO EXPANSION, DESIGNATION &amp; GUIDELINES</p> <p>d. RECOMMEND APPROVAL TO H(PUD) APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p>	P84-095	<p>a. RECOMMEND APPROVAL</p> <p>b. RECOMMEND APPROVAL TO OB-R(EA-2 &amp; EA-3)</p> <p>d. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN STAFF REPORT</p> <p>e. RECOMMEND APPROVAL</p> <p>f. APPROVED SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT</p>

	P/M NO.	CPC ACTION
<ul style="list-style-type: none"> <li>d. Tentative Map to divide 5± ac. into 4 parcels in OB (EA-2 &amp; EA-3) zone</li> <li>e. Subdivision Modification to waive standard cul-de-sac improvements</li> <li>f. Plan Review for 65,000 sq. ft. office</li> </ul>	P84-099	
<p>13. Various requests for property located on W side of Pocket Rd., 100±' S of Arabella Wy.</p> <ul style="list-style-type: none"> <li>a. Rezone 3± ac. from R-1 to R-1A</li> <li>b. Tentative Map to divide 14± ac. into 27 single family &amp; 20 halfplex lots</li> <li>c. Special Permit to develop 20 halfplex units</li> </ul>	P84-092	CONTINUED TO APRIL 26, 1984
<p>14. Various requests for property located at 6331 Logan St.</p> <ul style="list-style-type: none"> <li>a. Tentative Map to divide 1± ac. into 4 parcels in the R-1 zone</li> <li>b. Variance to create 2 lots substandard in depth</li> <li>c. Variance to create 2 lots substandard in width</li> <li>d. Subdivision Modification to create 2 lots substandard in depth</li> <li>e. Subdivision Modification to create 2 lots substandard in width</li> <li>f. Subdivision Modification to create 2 lots in excess of 160' depth</li> <li>g. Subdivision Modification to defer construction of street lights</li> </ul>	P84-084	CONTINUED TO APRIL 26, 1984
<p>15. Various requests for property located at E end of Graeagle Way</p> <ul style="list-style-type: none"> <li>a. Tentative Map to divide 1± ac. into 6 single family lots in R-1 zone</li> <li>b. Variance to create 2 lots substandard in depth</li> <li>c. Subdivision Modification to create 2 lots substandard in depth</li> </ul>	CONSENT  P84-089	<ul style="list-style-type: none"> <li>a. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN STAFF REPORT</li> <li>b. APPROVED BASED ON FINDINGS OF FACT IN STAFF REPORT</li> <li>c. RECOMMEND APPROVAL</li> </ul>
<p>16. Tentative Map to resubdivide 34± ac. into 171 single family lots in the R-1 zone. S side of Mack Rd., 500±' W of Center Parkway</p>	CONSENT P84-100	RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN STAFF REPORT
<p>17. Special Permit to develop drive-thru window in existing restaurant on .8± ac. in C-4 &amp; OB zones. 5425 Fruitridge Rd.</p>	CONSENT P84-088	APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT
<p>18. Various requests for property located on N side of 26th Ave. 450±' W of Franklin Blvd.</p> <ul style="list-style-type: none"> <li>a. Special Permit to develop church on 2± ac. in R-1 zone</li> <li>b. Lot Line Merger to create 2± ac. parcel in R-1 zone</li> </ul>	CONSENT  P84-098	<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>19. Various requests for property located at 2030 H St.</p> <ul style="list-style-type: none"> <li>a. Special Permit to remodel 2 unit apt. complex into 4 units on .1± ac. in C-2 zone</li> <li>b. Variance to reduce minimum planter width from 4' to 2.5' for parking lot addition</li> </ul>	P84-102	<ul style="list-style-type: none"> <li>a. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</li> <li>b. INTENT TO APPROVE A THREE FOOT WIDE PLANTER SUBJECT TO CONDITIONS &amp; BASED UPON FINDINGS OF FACT DUE APRIL 26</li> </ul>

CPC ACTION	P/M NO.	
CONTINUED TO APRIL 26, 1984	P84-097	<p>20. Various requests for property located at SE corner of 17th &amp; K Sts.</p> <p>a. Special Permit to develop 163,000 sq. ft. office bldg. &amp; 96,000 sq. ft., 369 space parking garage in the C-2 zone</p> <p>b. Special Permit to exceed 45' height limit to 62' (office bldg.) &amp; 55' (parking garage)</p> <p>c. Variance to provide 408 required parking spaces on 2 off-site locations</p> <p>d. Variance to exceed height limit for roof-top structures not exceeding 50% of roof area</p> <p>e. Lot Line Merger to create a 0.7± ac. parcel</p>
<p>a. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p> <p>b. APPROVED BASED ON FINDINGS OF FACT IN STAFF REPORT</p> <p>APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p>	P84-103	<p>21. Various requests for property located at NW corner of 9th &amp; W Sts.</p> <p>a. Special Permit to relocate 2 duplexes onto 2 lots totaling .2± ac. in R-1B zone</p> <p>b. Variance to waive 2 parking spaces</p> <p>Special Permit to allow limited ancillary social activities in conj. with bed &amp; breakfast inn on .3± ac. in R-3A zone.</p> <p>1315 22nd St.</p>
CONTINUED TO APRIL 26, 1984	P84-108	<p>22. Variance to encroach 4'10" into required 5' side yard setback on .1± ac. in R-5 zone.</p> <p>1414 19th St.</p>
APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT	P84-074	<p>23. Modification of Special Permit to increase height of apt. units &amp; to revise site plan.</p> <p>NW quadrant of Gateway Oaks Dr. &amp; Garden Hwy.</p>
APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT	P83-021	<p>24. Lot Line Merger to create a 1± ac. parcel in C-2 zone. 5740 &amp; 5750 Franklin Blvd.</p>
APPROVED AS SUBMITTED	P84-106	<p>25. Lot Line Merger to create a .3± ac. parcel in R-3 zone. 2931 Del Paso Blvd.</p>
APPROVED SUBJECT TO CONDITIONS IN RESOLUTION	P84-104	<p>26. Lot Line Merger to create a 0.2± ac. parcel in the C-2 zone. NW corner of 10th &amp; T Sts.</p>
APPROVED SUBJECT TO CONDITIONS IN RESOLUTION	P84-090	<p>27. Lot Line Adjustment to relocate common property line for parcels on 0.3± ac. in R-1A zone. SE corner of Ehrhardt Ave. &amp; Lockborne Dr.</p>
APPROVED SUBJECT TO CONDITIONS IN RESOLUTION	P84-091	<p>28. Lot Line Adjustment to create 4 lots out of 5, totaling .5± ac. in R-1 zone. SW corner of Marticipa Way &amp; Azevedo Dr.</p>
APPROVED SUBJECT TO CONDITIONS IN RESOLUTION	P84-094	<p>29. Lot Line Adjustment to create 4 lots out of 5, totaling .5± ac. in R-1 zone. SW corner of Marticipa Way &amp; Azevedo Dr.</p>

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

March 22, 1984

REGULAR MEETING - 5:30 P.M.

The following items will be considered under the consent calendar: 9, 11, 12, 13, 18, 20, 21, 22

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

JNFINISHED BUSINESS - MISCELLANEOUS BUSINESS

1. Sec. 65402(a) Review: Alley abandonment of por. of public alley NW of terminus of Land Ave. & Del Paso Blvd. (cont'd. from 3-8-84)

M83-071

CONTINUED TO APRIL 12, 1984

JNFINISHED BUSINESS - HEARINGS

2. Revocation or Modification of Special Permit to establish bed & breakfast guest facility. 1315 22nd St. (cont'd. from 2-23-84)

P-9452

CONTINUED TO APRIL 12, 1984

3. Special Permit for 16 halfplexes & 31 patio homes in R-1A zone. N of Meadowview Road & E of 24th St. (cont'd. from 2-23-84)

P83-419

CONTINUED TO APRIL 12, 1984

4. Various requests for property located at 3650 Northgate Blvd. (cont'd. from 3-8-84)

P84-005

a. APPROVED SUBJECT TO CONDITIONS IN RESOLUTION  
 b. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT

a. Lot Line Adjustment to merge 3 parcels totaling 16± ac. in M-1(S), C-4-R & C-2 zones

b. Plan Review of 43,776± sq. ft. office/warehouse & medical manufacturing structure on 4± ac. in C-4-R & M-1(S) zones.

5. 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 3-8-84)

P83-364

CONTINUED TO APRIL 12, 1984

6. Various requests for property located NE of intersection of Auburn Blvd. & Winding Way (cont'd. from 3-8-84)

P82-074

CONTINUED TO APRIL 12, 1984

a. Variance to exceed 35' height limit in R-0 zone

b. Special Permit to develop office bldg. in R-0 zone

7. Various requests for property located at 7750 La Mancha Way (cont'd. from 3-8-84)

P83-414

CONTINUED TO APRIL 12, 1984

a. Adoption of PUD Schematic Plan  
 b. Special Permit to develop residential units

c. Variance to waive a portion of required parking spaces for senior residential complex

8. Various requests for property located at NE corner of Bell Ave. & Norwood Ave. (cont'd. from 3-8-84)

P84-019

CONTINUED TO APRIL 12, 1984

a. Rezone 17± ac. from A & HC to R-1A

b. Tentative Map to divide 18± ac. into 116 single family zero lot line parcels & 2 parcels for future commercial development

c. Special Permit to develop 60 halfplexes & 56 patio homes

d. Subdivision Modification to create reverse frontage lots

March  
22  
1984

CPC ACTION	P/M NO.	
APPROVED SUBJECT TO CONDITIONS IN RESOLUTION	P84-015	9. Lot Line Adjustment to relocate property line on 0.5t ac. in C-2 zone. 1984 Sutherland Rd. (cont'd. from 3-8-84)
CONTINUED TO APRIL 12, 1984	P84-066	10. Various requests for property located SW of Pocket Rd., S of Garcia Bend Park (cont'd. from 3-8-84) a. Amend South Pocket Community Plan from low density residential to low density multiple family b. Rezone 29t ac. from A to R-2B c. Tentative Map for 1 lot with 576 condo units on 29t ac. in A zone
APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT WITHDRAWN	P84-067	11. Various requests for property located at 5200 Stockton Blvd. (cont'd. from 3-8-84) a. Special Permit to create drive-thru for fast food restaurant on 0.5t ac. in C-2 zone b. Variance to exceed max. sign size for C-2 zone
RECOMMEND APPROVAL b. & c. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT	P84-079	12. Various requests for property located at 2264 Fair Oaks Blvd. a. Amend Campus Commons PUD Schematic Plan from Service Station to Office b. Special Permit to develop 12,000 sq. ft. office bldg. c. Special Permit to develop drive-through service on 0.7t ac
RECOMMEND APPROVAL a. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN STAFF REPORT	P84-082	13. Various requests for property located W of Deer Lake Dr., E of WPR & N of Union House Creek a. Rezone 65t ac. from R-1 & R-1A to R-1 b. Tentative Map to resubdivide 65t ac. into 301 single family lots c. Subdivision Modification to create lots deeper than 160'
APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT	P83-359	14. Special Permit to construct second residence under deep lot provision of Zoning Ordinance on 0.3 ac. in R-1 zone. 3915 12th Ave. 15. Various requests for property located at 5888 Riverside Blvd. a. Special Permit to develop 6,500± sq. ft. restaurant in F & R-1 zones b. Special Permit to locate 28 of 61 proposed parking spaces in R-1 zone
CONTINUED TO MAY 10, 1984	P84-072	16. Special Permit to allow secondary dwelling unit on 2.7t ac. in R-1 zone. 617 Main Ave. 17. Various requests for property located on N side of Wentworth Ave. a. Special Permit to establish parking facility on 0.5t ac. in R-2B R-1 zones in conj. with supermarket on S side of Wentworth Ave. b. Variance to waive 6' masonry wall c. Lot Line Adjustment to merge 3 parcels
APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT	P84-078	

	P/M NO.	CPC ACTION
18. Special Permit to develop 54 townhouse units on 3½ ac. in R-3-R zone. 2360-2400 Northview Dr.	CONSENT P84-085	APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT
19. Special Permit to develop 2 halfplex units on 0.3½ ac. in R-1A zone. SE corner of Shoreside Dr. & Lookout Ct.	P84-093	APPROVED BASED ON FINDINGS OF FACT IN STAFF REPORT
20. Lot Line Merger to create a 0.2½ ac. parcel in the R-1 zone. 1301 55th St.	CONSENT P84-073	APPROVED SUBJECT TO CONDITIONS IN RESOLUTION
21. Various requests for property located at 2280 Northview Dr. a. Lot Line Adjustment to merge 2 parcels b. Plan Review for 26 apt. units on 1½ ac. in R-3-R zone	CONSENT  P84-076	a. APPROVED SUBJECT TO CONDITIONS IN RESOLUTION b. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT
22. Lot Line Adjustment to relocate 5 property lines on 10 residential lots in R-1 & R-1A zones. Various lots on Ardwell Way., W of La Coruna Dr.	CONSENT  P84-081	APPROVED SUBJECT TO CONDITIONS IN RESOLUTION

