

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

REGULAR MEETING - 5:30 P.M.

May 8, 1984

The following items will be considered under the consent calendar: 1, 5, 18, 22, 23, 24, 26

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

	P/M NO.	CPC ACTION
1. Findings of Fact for April 26, 1984 meeting 2728 J Street	CONSENT P84-111	APPROVED
UNFINISHED BUSINESS - HEARINGS		
2. Special Permit to allow secondary dwelling unit on 2.7± ac. in R-1 zone. 617 Main Ave. (cont'd. from 3-22-84)	P84-072	CONTINUED TO MAY 24, 1984
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 4-26-84)	P83-364	CONTINUED TO AUGUST 9, 1984
4. Various requests for property located on W side of Pocket Rd., 100±' S of Arabella Wy. (cont'd. from 4-26-84) 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 24, 1984
5. Various requests for property located at 6331 Logan St. (cont'd. from 4-26-84) a. Tentative Map to divide 1± ac. into 6 parcels in the R-1 zone b. Variance to create lots substandard in depth c. Variance to reduce front yard setback from 25' to 15' for Parcel 6 d. Subdivision Modification to create lots substandard in depth	CONSENT P84-084	a. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN STAFF REPORT b. APPROVED BASED ON FINDINGS OF FACT IN STAFF REPORT c. APPROVED BASED ON FINDINGS OF FACT IN STAFF REPORT d. RECOMMEND APPROVAL
6. Various requests for property located at SE corner of 17th & K Sts. (cont'd. from 4-26-84) a. Special Permit to develop 163,000 sq. ft. office bldg. & 104,400 sq. ft., 369 space parking garage in the C-2 zone b. Special Permit to exceed 45' height limit to 62' (office bldg.) & 55' (parking garage) c. Variance to provide 408 required parking spaces on 2 off-site locations 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	P84-097	a.-d. INTENT TO DENY BASED ON FINDINGS OF FACT DUE MAY 24, 1984 e. DENIED
7. Variance to encroach 4'10" into required 5' side yard setback on .1± ac. in R-5 zone. 1414 19th St. (cont'd. from 4-26-84)	P84-074	DENIED BASED ON FINDINGS OF FACT IN STAFF REPORT

P/M NO.	CPC ACTION
<p>8. Various requests for property located at NW corner of Arden Way & Harvard Street (cont'd. from 4-26-84)</p> <ul style="list-style-type: none"> a. Amend General Plan from Industrial to Office b. Amend Community Plan from Heavy Commercial or Industrial to Office-Planned Unit Development c. Rezone 23± ac. from M-1 & M-2 to OB(PUD) d. Designate Planned Unit Development to be known as Capitol West e. Adopt PUD Schematic Plan & PUD Guidelines f. Special Permit to develop 4 office buildings (108±', 148±'; 2 @ 82±') 	<p>P84-101</p> <p>CONTINUED TO MAY 24, 1984</p>
<p>9. Various requests for property located at NE quadrant of Rush River Drive & Windbridge Drive (cont'd. from 4-26-84)</p> <ul style="list-style-type: none"> a. Amend South Pocket Community Plan from Low Density Residential & Low Density Family to Low Density Multiple Family & Commercial/Shopping Center b. Rezone 10± ac. from R-1 to R-2B-R c. Rezone 9± ac. from R-1 & R-2B-R to SC-R d. Tentative Map to subdivide 19± ac. into 2 lots to be known as Windbridge 	<p>P84-125</p> <p>CONTINUED TO MAY 24, 1984</p>
<p>10. Various requests for property located at 7689 Del Oak Way (cont'd. from 4-26-84)</p> <ul style="list-style-type: none"> a. Rezone 0.2± ac. from R-1 to R-1A b. Tentative Map to divide 0.2± ac. into 2 lots for halfplex development c. Special Permit to develop halfplex unit d. Subdivision Modification to defer water service to lot B 	<p>P84-119</p> <ul style="list-style-type: none"> a. RECOMMEND APPROVAL b. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN STAFF REPORT c. APPROVED SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT d. RECOMMEND APPROVAL
<p>11. Special Permit to develop 3 unit model home complex on 0.5± ac. in R-1 zone. W side of Azevedo Drive, between Maricopa & Borona Ways (cont'd. from 4-26-84)</p>	<p>P84-115</p> <p>CONTINUED TO MAY 24, 1984</p>
<p>12. Special Permit to develop 3 unit model home complex with sales office & on-site marketing sign on 0.5± ac. in R-1 zone. 2940, 2944 & 2948 Azevedo Drive. (cont'd. from 4-26-84)</p>	<p>P84-118</p> <p>CONTINUED TO MAY 24, 1984</p>
<p>13. Various requests for property located at 2621 Capitol Avenue (cont'd. from 4-26-84)</p> <ul style="list-style-type: none"> a. Special Permit to establish pre-school & day care center in existing building on 0.2± ac. in R-0 zone b. Variance to waive 4' of required 26' parking maneuvering space 	<p>P84-122</p> <p>WITHDRAWN</p>

	P/M NO.	CPC ACTION
<p>14. Various requests for property located at 3226 Montgomery Way & NE corner of 33rd Street & 6th Avenue (cont'd. from 4-26-84)</p> <ul style="list-style-type: none"> a. Special Permit to locate portion of proposed parking lot in R-1 zone b. Variance to remodel & expand non-conforming commercial bakery in C-2 zone c. Variance to waive 25 of 129 required parking spaces d. Variance to locate 104 required parking spaces off-site e. Lot Line Adjustment to merge 5 lots totaling 4± ac. into 1 lot in C-2 zone f. Lot Line Adjustment to merge 5 lots totaling 1± ac. in C-2 & R-1 zones 	P84-124	CONTINUED TO MAY 24, 1984
HEARINGS		
<p>15. Various requests for property located at 1401 G Street</p> <ul style="list-style-type: none"> a. Amend General Plan from Residential to Commercial & Offices b. Amend Central City Plan from Multi-Family/Residential to General Commercial c. Rezone 0.2± ac. from R-3A to C-2 d. Variance to waive 9 parking spaces 	P84-130	CONTINUED TO MAY 24, 1984
<p>16. Various requests for property located on N side of Havenside Drive, 700±' W of drainage canal</p> <ul style="list-style-type: none"> a. Rezone 6.7± ac. from R-1 to R-1A b. Tentative Map to divide 6.7± ac. into 21 lots for halfplexes 	P84-138	CONTINUED TO MAY 24, 1984
<p>17. Various requests for property located at NE corner of Greenhaven Drive & Corporate Way</p> <ul style="list-style-type: none"> a. Rezone por. of 0.8± ac. from C-2(PUD) to UB(PUD) & por. of 4.5± ac. from UB(PUD) to C-2(PUD) b. Amend Greenhaven Executive Park PUD Schematic Plan to reduce office area from 133,000 sq. ft. to 84,000 sq. ft. & redistribute 49,000 sq. ft. throughout Greenhaven Executive Park; amend structural distribution from 2 two-story structures totaling 133,000 sq. ft. to 21 one-story structures of 4,000 sq. ft. ea.; to add name "Parkcity West" as individual identity with Greenhaven Executive Park; to modify circulation & structural orientation on lots 17, 18, 19 c. Amend Pocket Office Park Development Guidelines to allow 3 monument signs to identify proposed "Parkcity West" development d. Tentative Map to divide 8.6± ac. in UB(PUD) & C-2(PUD) zones into 5 parcels e. Tentative Map to divide 7.8± ac. into 21 office condominium lots & 4 common lots for 21 condominium offices for individual ownership <p>(continued)</p>	P84-140	CONTINUED TO MAY 24, 1984

17. (continued)

- f. Special Permit for 12 one-story office condominiums totaling 50,000± sq. ft. & 200 parking spaces on 4.5± ac. in OB(PUD) zone
- g. Variance to reduce por. of 25' landscape setback along Parkcity Drive & Corporate Drive to 20'; to reduce por. of 30' setback along Greenhaven Drive to 25'; & to reduce 50' setback along Greenhaven Drive to 25' & 30' as required by Pocket Office Park Development Guidelines

P/M NO.

CPC ACTION

P84-140

- 8. Various requests for property located N of intersection of Fairweather & Erin Drives
 - a. Rezone por. of 28± ac. from R-1A to R-1
 - b. Tentative Map to divide 28± ac. into 138 single family lots

CONSENT

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

P84-142

- 9. Various requests for property located at SE corner of Buckley Way & Wainwright Street
 - a. Tentative Map to divide 0.4± ac. into 2 lots in R-1 zone
 - b. Variance to create corner lots with less than 62' of street frontage
 - c. Subdivision Modification to create lots substandard in width & a lot over 160' deep

P84-132

CONTINUED TO MAY 24, 1984

- 20. Various requests for property located at 500 Haggin Avenue
 - a. Tentative Map to subdivide 1± ac. into 2 parcels in R-1 zone
 - b. Subdivision Modification to create parcel over 160' deep

P84-136

WITHDRAWN

- 21. Special Permit to develop elderly residential care facility for 10 persons on 0.87± ac. in R-1 zone. 7415 Henrietta Drive

P84-127

APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT

- 22. Lot Line Merger to create 0.5± ac. parcel in M-1 zone. 1100 C Street

CONSENT
P84-133

APPROVED SUBJECT TO CONDITIONS IN RESOLUTION

- 23. Lot Line Merger to create 1.1± ac. lot in M-1(S) zone. 6885 & 6905 Luther Drive

CONSENT
P84-134

APPROVED SUBJECT TO CONDITIONS IN RESOLUTION

- 24. Lot Line Merger to create 0.2± ac. lot in R-1 zone. 3838 Sacramento Boulevard

CONSENT
P84-137

APPROVED SUBJECT TO CONDITIONS IN RESOLUTION

- 25. Sec. 65402 Review: Abandonment of Lexington Street bet. Arden Way & Calvados Avenue

M84-023

CONTINUED TO MAY 24, 1984

- 26. Sec. 65402 Review: Abandonment of 20' x 120' alley bet. Broadway & Alhambra Boulevard

CONSENT
M84-025

STAFF REPORT APPROVED

AGENDA/SYNOPSIS
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COUNCIL CHAMBER, CITY HALL
915 I STREET

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