

The applicant submitted a letter to staff on July 10, 1984 indicating concerns over the staff report prepared for the May 31st Commission hearing. The following outline indicates the applicant's concerns and desired clarifications or corrections to the staff report. Staff has prepared a response to these concerns as shown below:

On pg. 7 paragraph #6 the rental increase information is incorrect. Each property has not been represented. One application (84-038) states a 29% increase and all of the others state a 20% increase. Each property does not have the same rental increase history.

1. The 29% rent increase noted in P84-038 was a typographical error and has been corrected in the amended staff report.

The percentage of increase should not be calculated by using the "Current Rent". A better term for "Current Rent" is "Market Rent". That is the rent that a new tenant would pay today. The rent that all current tenants are paying is indicated by the last rental increase received. (8-01-83). At the time the application was made this was the last increase, therefore, what the tenants were paying.

Also, there is some question over the inferences Staff has drawn from the rental history which are presented in the Staff Report. The conclusion drawn by Staff is that eligible tenants may have been forced out by the "excessive" rent increases. However, in the tenant relocation benefits program, life-term lease and sales program the applicant's program contains no "eligible versus ineligible" tenant classification, except relocation benefits of \$600 cash or help in locating a new apartment. The applicant is offering life-term leases to ALL tenants residing in the project on the day the project is approved and is offering special sales incentives to ALL tenants residing in the project on the day the project is approved. Therefore, Staff considers that only 135 "eligible" tenants remain whereas ALL tenants living in the proposed condo conversion today are "eligible" tenants in the applicant's program. It does not make sense that the applicant is forcing-out tenants in order to decrease the number of eligible tenants.

2. Part of the staff evaluation on these projects consisted of general comments regarding the applicant's program and the overall effect of the proposed conversions on these tenants. A general comment in paragraph 6 of the Staff Report indicated that rents were increased up to 20% on some of the units. This percentage of increase was developed from incomplete information provided by the applicant in the rental histories on these projects. The applicant has been unable to provide complete rental histories on most of the projects since detailed records are not available. The applicant is, however, in the process of compiling rental histories on a unit-by-unit basis for some of the larger complexes. This information will be evaluated by staff and updated information will be submitted for the Commission's review.

The comments in paragraph 6 regarding the possibility of excessive or high rent increases forcing tenants to move was also based upon comments made by a number of the tenants in different projects. These comments were submitted to staff by the tenants in the tenant survey performed on these projects.

The applicant has indicated that no benefits would be gained by the applicant if the "eligible" tenant was forced to leave, since the proposed tenant program is to be extended to all tenants residing in the complex at the time of special permit approval. As proposed, the applicants tenant program will extend lifetime leases, the lease purchase plan and tenant discounts to all tenants residing in the complex when the special permit is approved by the City Council. The relocation assistance for "eligible" tenants along with the programs to be offered to qualified low- and moderate-income tenants as well as the assistance for special category tenants will not be available to tenants who moved into these projects since the Notice of Intent to Convert was submitted in November of 1983.

On pg. 7 Staff states its support of the applicant's special sales and lease provisions for tenants. On pg. 9 Staff recommends denial of the variance to waive the special sales and lease provisions and implementation of the applicant's proposed program. If Staff supports the applicant's program why does it recommend denial of the variance needed to implement the proposed program?

3. The applicant has noted that Staff supported the applicant's alternative tenant benefit program in the staff evaluation and then denied the variance to use this program in the recommendation. This recommendation was necessary since Staff found the applicant's proposal to convert these projects contrary to other provisions in the ordinance. The tenant program would only be valid if the projects were to be approved.

In the Findings of Fact - Special Permit item A Staff states that the applicant "has not proposed any measures that will successfully mitigate the adverse effect on the rental housing stock..". Whether or not Staff feels the following measures are successful these measures have been proposed:

1. 32 Additional units at the renovated Biltmore Hotel at 1009½ J Street.

The applicant is actively seeking more rehab projects in downtown Sacramento.

2. Heritage Place Housing Development. The applicant acquired this 15 unit housing development and made the necessary repairs in order to put them on the rental housing project.

3. 18 Additional units at 2001 J Street rehab project which helps offset the impact upon the rental stock that occur when the 47 units approved for conversion last year are converted. Staff made no mention of last year's measures.
4. 100+ Units in Oak Park is a current proposal. These would be new apartments.
5. Staff does not mention that two approved projects from previous have been withdrawn, therefore, putting units back into the rental market.

4. The proposal submitted by the applicant included a resume and progress report on other projects throughout the City for which the applicant has been involved. As proposed, the application did not indicate that these other housing projects were to be considered as mitigation measures to overcome concern over the effect of the proposed conversions on the loss of rental housing in the Central City. Had Staff reviewed these projects as comparable replacement housing for the proposed conversions in the Central City, Staff would not have found the proposed replacement housing to be comparable in that:

- a. Two of the proposed replacement housing projects are located in other Community Plan areas and would not be comparable housing for tenants wishing to rent in the Central City. In addition, the 100 unit project in the Oak Park Redevelopment Area was offered as replacement housing for the two conversion projects submitted by the applicant last year, and this replacement housing was rejected by Staff, the Planning Commission and the City Council.
- b. The 18 unit project at 20th and "J" Streets has been targeted as replacement housing for two projects approved last year, and therefore cannot be considered as replacement housing for the current applications.
- c. The applicant is also proposing that the recently renovated Biltmore Hotel be considered as replacement housing for the 26 proposed conversion projects. Since the Biltmore Hotel is a different housing type, Staff does not find these units to be comparable in size or amenities. The Biltmore is a residential hotel with common bath facilities.

The applicant's commitment to upgrade and develop new housing in the City is commendable, but unfortunately the new and upgraded housing is not comparable in either location or type to the proposed conversion projects.

- d. The applicant has questioned why Staff did not discuss the recent withdrawal of two conversion applications in the staff report. Actually there have been three conversion projects withdrawn in recent months. These projects were not mentioned since they are all located outside the Central City which is where the 26 new applications are located, and it is not relevant that projects outside of the Central City have been withdrawn. At the present time there have been 4 conversion projects approved within the Central City. Two of these projects have been sold as condominiums. The other two were approved last year, and it is expected that they will also be converted.

P/M NO.	CPC ACTION
<p>22. Various requests for property located within the U. C. Davis Medical Center</p> <p>A. Negative Declaration</p> <p>B. Special Permit to modify Special Permit P84-138 to expand an existing emergency helicopter service from approx. 5 flights per month to a maximum of 90 flights per month.</p>	<p>A. RATIFIED NEGATIVE DECLARATION</p> <p>B. APPROVED SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT</p>
<p>23. Various requests for property located at 2632 27th Street</p> <p>A. Negative Declaration</p> <p>B. Special Permit to operate a mentally disabled and/or developmentally disabled group care facility for 12 individuals in the Medium Density Multiple Family R-4 zone.</p>	<p>A. RATIFIED NEGATIVE DECLARATION</p> <p>B. INTENT TO APPROVE SUBJECT TO CONDITIONS & BASED UPON FINDINGS OF FACT DUE AUGUST 9, 1984</p>
<p>24. Various requests for property located at 4024 May Street</p> <p>A. Special Permit to expand an existing church facility located on 3+ ac. in the Single Family (R-1) zone with a 40' x 80' sanctuary and additional parking.</p> <p>B. Variance to waive the 6-ft. solid masonry wall on the E & S property lines.</p>	<p>A. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p> <p>B. APPROVED BASED UPON FINDINGS OF FACT IN STAFF REPORT</p>
<p>25. Various requests for property located at 1401 W El Camino Ave.</p> <p>A. Negative Declaration</p> <p>B. Variance to waive the 2-hr. fire wall requirement in lieu of a sprinkler system for a 215 unit condominium project on a 10+ vac. ac. in the Garden Apartment (R-2B-R) (PUD) zone.</p>	<p>A. RATIFIED NEGATIVE DECLARATION</p> <p>B. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p>
<p>26. Various requests for property located at 500-506 and 512-10th Street</p> <p>A. Variance to locate two existing parking spaces off site.</p> <p>B. Variance to reduce the required courtyard setback from 20 ft. to 5 ft. in conjunction with the rehab of a residential structure in R-4A zone.</p>	<p>CONTINUED TO AUGUST 9, 1984</p>
<p>27. Variance to locate 2 required parking spaces off site for the conversion of a 3,200 s.f. auto repair shop to office use in the C-2 zone. LOC: 1806 Capitol Avenue and 1912 "O" St.</p>	<p>INTENT TO APPROVE SUBJECT TO CONDITIONS AND BASED UPON FINDINGS OF FACT DUE AUGUST 9, 1984</p>
<p>28. Variance to allow backout parking into a public street in order to construct a 6,000 s.f. warehouse located on .3+ ac. in the Heavy Industrial zone (M-2). LOC: SE por. Carlton Rd. & E Railroad St.</p>	<p>INTENT TO APPROVE BASED UPON FINDINGS OF FACT DUE AUGUST 9, 1984</p>

P/M NO.	CPC ACTION
<p>17. Various requests for property located at NW cor. of Mack Rd., & Franklin Blvd.</p> <p>A. Negative Declaration</p> <p>B. Tentative Subdivision Map to create a one lot condominium subdivision to be developed in 7 phases to be known as Franklin Village.</p> <p>C. Special Permit to develop 320 condominium units in the Garden Apartment R-2A-R zone.</p> <p>D. Plan Review of 320 condominium units.</p>	<p>CONSENT</p> <p>A. RATIFIED NEGATIVE DECLARATION</p> <p>B. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN STAFF REPORT</p> <p>C. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p> <p>D. APPROVED</p> <p>P84-244</p>
<p>18. Various requests for property located at SE cor. of 14th & O Sts.</p> <p>A. Tentative Parcel Map to divide .4+ into 3 parcels in order to separate various land uses in the Heavy Density Multiple Family (R-5) and General Commercial (C-2) zones. (CADA Site 15A)</p>	<p>WITHDRAN</p> <p>P84-240</p>
<p>19. Various requests for property located at 4001 J Street</p> <p>A. Negative Declaration</p> <p>B. Special Permit to implement Phase 3 of the Mercy Hospital Master Plan by constructing a 110,800 s.f. 50+ ft. tall medical office building on a por. of 12+ developed ac. in the Hospital (H) zone</p> <p>C. Special Permit to exceed the 45 ft. height limit by 5 feet.</p> <p>D. Special Permit for parking management plan.</p>	<p>A. RATIFIED NEGATIVE DELCARATION</p> <p>B.-D. APPROVED SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT</p> <p>P84-246</p>
<p>20. Various requests for property located at 1333 58th Street</p> <p>A. Negative Declaration</p> <p>B. Special Permit to expand an existing church facility by a maximum of 9,581 s.f. for a gymnasium, basement storage and social hall on a 3.6+ ac. site developed with a church in the Single family (R-1) zone.</p> <p>C. Variance to waive the required 6 ft. solid masonry wall on the east and partial south property lines.</p>	<p>CONSENT</p> <p>A. RATIFIED NEGATIVE DECLARATION</p> <p>B. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p> <p>C. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p> <p>P84-249</p>
<p>1. Various requests for property located at 8597 Folsom Boulevard</p> <p>A. Negative Declaration</p> <p>B. Special Permit to develop 2 mini-storage buildings totaling 175,800+ s.f. and 4 manager's units on 2+ ac. developed with a single family residence in the C-2 zone.</p> <p>C. Variance to reduce the rear yard setback from 15 ft. to 10 ft.</p>	<p>A. RATIFIED NEGATIVE DECLARATION</p> <p>B. APPROVED SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT</p> <p>C. WITHDRAN</p> <p>P84-248</p>

P/M NO.	CPC ACTION
<p>12. (continued)</p> <p>H. Variance to reduce the parking spaces from the required 16 spaces to 15 spaces.</p> <p>I. Variance to reduce the easterly side yard setback from 5 ft. to 0 ft.</p> <p>J. Lot Line Adjustment to relocate the common property line 35 ft. to the W on a 23,000 s.f. vacant parcel.</p>	
<p>13. Various requests for property located at S side Garden Highway opposite El Centro Road</p> <p>A. Negative Declaration.</p> <p>B. Amend South Natomas Community Plan to allow residential condominiums in the Riverfront district.</p> <p>C. Special Permit to allow 14 condominium units and expansion of an existing marina from 82 to 135 berths on 4+ ac. located in the Floodway (F) zone.</p>	<p>P84-254</p> <p>A. RATIFIED NEGATIVE DECLARATION</p> <p>B. RECOMMEND APPROVAL</p> <p>C. APPROVED SUBJECT TO CONDITIONS IN CORRECTED STAFF REPORT</p> <p>D. APPROVED SUBJECT TO CONDITIONS IN RESOLUTION</p>
<p>14. Various requests for property located at N side Claudia Dr., S of Fruitridge Rd.</p> <p>A. Negative Declaration.</p> <p>B. Amend 1965 Sutterville Heights Community Plan for a .25+ ac. from Light Density Residential to Shopping Commercial</p> <p>C. Plan Review for a portion of 23,760+ sq. ft. retail commercial building located in the General Commercial-Review (C-2-R) zone and within the Executive Airport (EA-4) Overlay zone.</p> <p>D. Lot Line Merger to create one parcel totaling 0.53+ ac.</p>	<p>P84-187</p> <p>A. RATIFIED NEGATIVE DECLARATION</p> <p>B. RECOMMEND APPROVAL</p> <p>C. APPROVED SUBJECT TO CONDITIONS IN CORRECTED STAFF REPORT</p> <p>D. APPROVED SUBJECT TO CONDITIONS IN RESOLUTION</p>
<p>15. Various requests for property located at N side Capitol Ave., bet. 23rd and 24th Sts.</p> <p>A. Negative Declaration</p> <p>B. Rezone 12,800 s.f. from Light Density (R-3A) to Residential-Office R-0 zone.</p> <p>C. Special Permit to convert 2 existing residential structures into 9,000+ s.f. of office space.</p> <p>D. Variance to waive some of the required parking.</p> <p>E. Variance to locate some of the required parking off site.</p>	<p>P84-245</p> <p>A. RATIFIED NEGATIVE DECLARATION</p> <p>B. RECOMMEND APPROVAL</p> <p>C. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p> <p>D. WITHDRAWN</p> <p>E. WITHDRAWN</p>
<p>16. Various requests for property located at NE cor. Union House Creek & Franklin Blvd.</p> <p>A. Negative Declaration</p> <p>B. Tentative Subdivision Map to divide 39+ vac. ac. into 237 single family lots and one 11.5 ac. lot in the Townhouse (R-1A) and Garden Apartment-Review (R-2B-R) zone to be known as Villa Royale Units 2-6.</p> <p>C. Special Permit to modify a special permit (P83-334) to develop 195 patio homes in the Townhouse (R-1A) zone</p>	<p>P84-143</p> <p>A. RATIFIED NEGATIVE DECLARATION</p> <p>B. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN AMENDED STAFF REPORT</p> <p>C. APPROVED SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT</p>
	<p>P84-237</p>

P/M NO.	CPC ACTION
<p>10. Various requests for property located at E side of Morall St., 200+ ft. S of West El Camino Ave. (cont'd. 7-12-84)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Tentative Subdivision Map to subdivide 1.5+ ac. into 8 single family lots in R-1. C. Variance to create lots standard in width and area and to reduce front yard setbacks. D. Subdivision Modification to waive standard street improvements. E. Subdivision Modification to create lots substandard in width and area. 	<p>CONTINUED TO AUGUST 9, 1984</p>
<p><u>HEARINGS</u></p> <p>11. Various requests for property located at 6015 Riverside Blvd.</p> <ul style="list-style-type: none"> A. Negative Declaration B. Amend 1978 South Pocket Plan and 1974 General Plan from Low Density Residential and Residential to Business and Professional Offices and Commercial and Offices respectively. C. Rezone 0.29+ ac. from Single Family R-1 zone to Residential/Office R-0 zone to allow for existing use of subject site as a counseling/consulting office. 	<p>WITHDRAWN</p>
<p>12. Various requests for property located at 2115-2117 Capitol Avenue</p> <ul style="list-style-type: none"> A. Negative Declaration B. Amend 1980 Central City Plan and 1974 General Plan from multi-family residential and residential to commercial respectively C. Rezone a vac. 12,000 s.f. parcel from Light Density Multiple Family Residential (R-3A) and General Comm. (C-2) zones to Residential Office R-0 zone D. Special Permit to develop a 3,225 s.f. one-story, medical office bldg. that would be moved from 28th & K Sts. E. Variance to waive the required 6 ft. high masonry wall on the easterly property line. F. Variance to reduce the front yard setback from 14 ft. to 10 ft. G. Variance to reduce the 50% shading requirement to 25%. <p>(continued)</p>	<ul style="list-style-type: none"> A. RATIFIED NEGATIVE DECLARATION B. RECOMMEND APPROVAL C. RECOMMEND APPROVAL D. APPROVAL SUBJECT TO CONDITIONS IN STAFF REPORT E. APPROVED BASED ON FINDINGS OF FACT IN STAFF REPORT F.-G. INTENT TO APPROVE BASED ON FINDINGS OF FACT DUE AUGUST 9, 1984 I. DENIED BASED ON FINDINGS OF FACT IN STAFF REPORT J. APPROVED SUBJECT TO CONDITIONS IN RESOLUTION

P/M NO.	CPC ACTION
<p>5. Various requests for property located at 617 Main Avenue (cont'd. 7-12-84)</p> <p>A. Negative Declaration</p> <p>B. Special Permit to allow secondary dwelling unit on 2.7+ ac. in R-1 zone.</p>	CONTINUED TO AUGUST 9, 1984
P84-072	
<p>6. Various requests for property located on Pocket Rd., S of & adj. to drainage canal (cont'd. from 7-12-84)</p> <p>A. Negative Declaration</p> <p>B. Amend S. Pocket Community Plan from low Density Residential to Low Density Multiple Family Residential for 4.2+ ac.</p> <p>C. Rezone 4.2+ ac. from A to R-2B-R</p>	CONTINUED TO AUGUST 9, 1984
P84-158	
<p>7. Various requests for property located on S side of K Street bet. 17th & 18th Streets (cont.'d from 7-12-84)</p> <p>A. Negative Declaration</p> <p>B. Special Permit for a major office building of 101,400+ sq. ft. on 0.7+ ac. & a 96,500 sq. ft. parking structure on 0.4+ ac. in C-2 zone</p> <p>C. Variance to locate 254 required parking spaces off-site in proposed 274 space parking garage.</p> <p>D. Lot Line Merger to create 2 lots totaling 0.7+ ac. & 0.4+ ac.</p>	CONTINUED TO AUGUST 9, 1984
P84-208	
<p>8. Various requests for property located at NE corner of Riverside Boulevard & Bay River Way & NE & NW cor. of Bay River Way & Big River Court (cont'd. from 7-12-84)</p> <p>A. Negative Declaration</p> <p>B. Rezone 3 corner lots totaling .4+ ac. from R-1 to R-1A</p> <p>C. Tentative Map to divide 3 corner lots into 6 halfplex lots</p> <p>D. Special Permit to develop 6 halfplexes</p>	<p>A. RATIFIED NEGATIVE DECLARATION</p> <p>B. RECOMMEND APPROVAL</p> <p>C. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN STAFF REPORT</p> <p>D. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p>
P84-189	
<p>9. Various requests for property located at 1626 & 1650 Arcade Boulevard (cont'd. from 7-12-84)</p> <p>A. Negative Declaration</p> <p>B. Rezone 2.0+ ac. in R-1 zone to R-2A</p> <p>C. Special Permit to develop an infill project consisting of 24 garden apartments on 2.0+ developed ac. in R-1A zone.</p> <p>D. Lot Line Adjustment to relocate and remove common property lines for 5 parcels, 2.4+ ac. in R-1 zone.</p>	<p>A. RATIFIED NEGATIVE DECLARATION</p> <p>B. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN AMENDED STAFF REPORT</p> <p>C. APPROVED SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT</p> <p>D. APPROVED SUBJECT TO CONDITIONS IN RESOLUTION</p>
P84-215	

REGULAR MEETING - 5:30 P.M.

JULY 26, 1984

The following items will be considered under the consent calendar: 1A,B,D,E, 14,17,20,25, 29,31,32,34

At the discretion of the Commission, consent items may be acted upon at the beginning of mtg:

1. Findings of Fact for July 12, 1984 meeting:
 - A. SW corner of 25th & K Streets (consent)
 - B. 1225 F Street (consent)
 - C. 1215 7th Avenue
 - D. 6612 Woodbine Avenue (consent)
 - E. 4323 G Street (consent)

P/M NO.	CPC ACTION
P84-188 P84-222 P84-228 P83-410 P84-226	A. AMENDED FINDINGS APPROVED B. APPROVED C. AMENDED FINDINGS APPROVED D. AMENDED FINDINGS APPROVED E. APPROVED
<u>UNFINISHED BUSINESS-HEARINGS</u>	
<ol style="list-style-type: none"> 2. Various requests for property located E of Edgewater Road, S of Southgate Road, N of Canterbury Road (cont'd from 6-14-84) <ol style="list-style-type: none"> A. Negative Declaration. B. Amend Woodlake/Norato Comm. Plan from Light Density Resi. to Multi-family C. Rezone 7+ ac. from R-1 to R-2B D. Tentative Map to create one lot subdivision on 7+ ac. E. Special Permit to develop 136 unit condominium project G. Subdivision Modification to delete requirement for cul-de-sac at end of Johnston Road 	CONTINUED TO SEPTEMBER 27, 1984
P84-002	CONTINUED TO SEPTEMBER 13, 1984
<ol style="list-style-type: none"> 3. Various requests for property located at 983-985 Piedmont Drive <ol style="list-style-type: none"> A. Negative Declaration B. Tentative Map to divide 1.71+ ac. in R-1 zone into 2 lots C. Variance to create a lot substandard in width D. Subdivision Modification to create a lot substandard in width E. Subdivision Modification to create 2 lots in excess of 160' deep 	CONTINUED TO SEPTEMBER 13, 1984
P84-186	CONTINUED TO SEPTEMBER 13, 1984
<ol style="list-style-type: none"> 4. Various requests for property located at NW corner of Main Ave. & Sully St. (cont'd. from 7-12-84) <ol style="list-style-type: none"> A. Negative Declaration B. Amend North Sacramento Community Plan to reduce 3 or more housing types for projects 30+ ac. in size to one housing type (single family detached) C. Rezone 32+ ac. from R-1A to R-1 D. Tentative Map to subdivide 43+ ac. into 209 single family lots E. Variance to create lots with substandard depth F. Variance to allow 33% of the units to encroach up to 5' into the front yard setback. G. Subdivision Modification to create 4 lots less than 100' deep H. Subdivision Modification to create 30 reverse frontage lots 	WITHDRAWN
P84-150	WITHDRAWN

P/M NO.	CPC ACTION
29. Variance to locate 22 parking spaces off site in connection with the establishment of a 96 seat theatre located in C-4 zone. LOC: 324 Alhambra Blvd.	CONSENT CONTINUED TO AUGUST 9, 1984 P84-230
30. Various requests for property located at 607-18th St., 1806 and 1808 F Sts. A. Variance to reduce front yard setback from 14 ft. to 7 ft. B. Lot Line Merger to create a parcel totaling 9,752+ s.f. in the R-3A zone.	A. INTENT TO APPROVE SUBJECT TO CONDITIONS IN CORRECTED STAFF REPORT & BASED UPON FINDINGS OF FACT DUE AUGUST 9, 1984 B. APPROVED SUBJECT TO CONDITIONS IN RESOLUTION P84-255
1. Lot Line Adjustment to relocate common property line for 2 parcels totaling 9.5 + ac. in the Agricultural (A) zone. LOC: 5310 Sorento Rd.	CONSENT APPROVED SUBJECT TO CONDITIONS IN RESOLUTION P84-236
2. Lot Line Adjustment to relocate common property line for 2 parcels totaling 0.4+ ac. in the Single family R-1 zone. LOC: 2995 & 2991 Cactus Way	CONSENT APPROVED SUBJECT TO CONDITIONS IN RESOLUTION P84-241
<u>MISCELLANEOUS PLANNING & ZONING MATTERS</u>	
3. Plan Review of a 20 unit apartment complex located on 2+ vac. ac. in the Garden Apartment-Review (R-2A-R) zone. LOC; 511-531 Wilson Avenue	APPROVED SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT P84-231
4. Naming of the 20' x 330' alley located between 14th St., 15th St., "O" Street, and "P" Street to Carriage Path Way	APPROVED M84-037

The following items will be considered under the consent calendar: 1a,b,d,e, 14,17, 20, 25, 29, 31, 32, 34. At the discretion of the Commission, consent items may be acted upon at the beginning of meeting.

P/M NO.	CPC ACTION
P84-188 P84-222 P84-228 P83-410 P84-226	
P84-002	
P84-186	
P84-150	

UNFINISHED BUSINESS-HEARINGS

1. Findings of Fact for July 12, 1984 meeting:
 - a. SW corner of 25th & K Streets (consent)
 - b. 1225 F Street (consent)
 - c. 1215 7th Avenue
 - d. 6612 Woodbine Avenue (consent)
 - e. 4323 G Street (consent)

2. Various requests for property located E of Edgewater Road, S of Southgate Road, N of Canterbury Road (cont'd from 6-14-84)
 - A. Negative Declaration.
 - B. Amend Woodlake/Noralto Comm. Plan from Light Density Resi. to Multi-family
 - C. Rezone 7+ ac. from R-1 to R-2B
 - D. Tentative Map to create one lot subdivision on 7+ ac.
 - E. Special Permit to develop 136 unit condominium project
 - G. Subdivision Modification to delete requirement for cul-de-sac at end of Johnston Road

3. Various requests for property located at 983-985 Piedmont Drive
 - A. Negative Declaration
 - B. Tentative Map to divide 1.71+ ac. in R-1 zone into 2 lots
 - C. Variance to create a lot substandard in width
 - D. Subdivision Modification to create a lot substandard in width
 - E. Subdivision Modification to create 2 lots in excess of 160' deep

4. Various requests for property located at NW corner of Main Ave. & Sully St. (cont'd. from 7-12-84)
 - A. Negative Declaration
 - B. Amend North Sacramento Community Plan to reduce 3 or more housing types for projects 30+ ac. in size to one housing type (single family detached)
 - C. Rezone 32+ ac. from R-1A to R-1
 - D. Tentative Map to subdivide 43+ ac. into 209 single family lots
 - E. Variance to create lots with substandard depth
 - F. Variance to allow 33% of the units to encroach up to 5' into the front yard setback.
 - G. Subdivision Modification to create 4 lots less than 100' deep
 - H. Subdivision Modification to create 30 reverse frontage lots

P/M NO.	GPC ACTION
<p>5. Various requests for property located at 617 Main Avenue (cont'd. 7-12-84)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Special Permit to allow secondary dwelling unit on 2.7+ ac. in R-1 zone. 	<p>P84-072</p>
<p>6. Various requests for property located on Pocket Rd., S of & adj. to drainage canal (cont'd. from 7-12-84)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Amend S. Pocket Community Plan from low Density Residential to Low Density Multiple Family Residential for 4.2+ ac. C. Rezone 4.2+ ac. from A to R-2B-R 	<p>P84-158</p>
<p>7. Various requests for property located on S side of K Street bet. 17th & 18th Streets (cont.'d from 7-12-84)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Special Permit for a major office building of 101,400+ sq. ft. on 0.7+ ac. & a 96,500 sq. ft. parking structure on 0.4+ ac. in C-2 zone C. Variance to locate 254 required parking spaces off-site in proposed 274 space parking garage. D. Lot Line Merger to create 2 lots totaling 0.7+ ac. & 0.4+ ac. 	<p>P84-208</p>
<p>8. Various requests for property located at NE corner of Riverside Boulevard & Bay River Way & NE & NW cor. of Bay River Way & Big River Court (cont'd. from 7-12-84)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Rezone 3 corner lots totaling .4+ ac. from R-1 to R-1A C. Tentative Map to divide 3 corner lots into 6 halfplex lots D. Special Permit to develop 6 halfplexes 	<p>P84-189</p>
<p>9. Various requests for property located at 1626 & 1650 Arcade Boulevard (cont'd. 7-12-84)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Rezone 2.0+ ac. in R-1 zone to R-2A C. Special Permit to develop an infill project consisting of 24 garden apartments on 2.0+ developed ac. in R-1A zone. D. Lot Line Adjustment to relocate and remove common property lines for 5 parcels 2.4+ ac. in R-1 zone. 	<p>P84-215</p>

P/M NO.	CPC ACTION
P84-190	
P84-239	

10. Various requests for property located at E side of Morall St., 200+ ft. S of West El Camino Ave. (cont'd. 7-14-84)
- A. Negative Declaration
 - B. Tentative Subdivision Map to subdivide 1.5+ ac. into 8 single family lots in R-1.
 - C. Variance to create lots standard in width and area and to reduce front yard setbacks.
 - D. Subdivision Modification to waive standard street improvements.
 - E. Subdivision Modification to create lots substandard in width and area.

HEARINGS

11. Various requests for property located at 6015 Riverside Blvd.
- A. Negative Declaration
 - B. Amend 1978 South Pocket Plan and 1974 General Plan from Low Density Residential and Residential to Business and Professional Offices and Commercial and Offices respectively.
 - C. Rezone 0.29+ ac. from Single Family R-1 zone to Residential/Office R-0 zone to allow for existing use of subject site as a counseling/consulting office.

12. Various requests for property located at 2115-2117 Capitol Avenue
- A. Negative Declaration
 - B. Amend 1980 Central City Plan and 1974 General Plan from multi-family residential and residential to commercial respectively.
 - C. Rezone a vac. 12,000 s.f. parcel from Light Density Multiple Family Residential (R-3A) and General Comm. (C-2) zones to Residential Office R-0 zone.
 - D. Special Permit to develop a 3,225 s.f. one-story, medical office bldg. that would be moved from 28th & K Sts.
 - E. Variance to waive the required 6 ft. high masonry wall on the easterly property line.
 - F. Variance to reduce the front yard setback from 14 ft. to 10-ft.
 - G. Variance to reduce the 50% shading requirement to 25%.
(Cont'd)

	P/M NO.	CPC ACTION
<p>H. Variance to reduce the parking spaces from the required 16 spaces to 15 spaces.</p> <p>I. Variance to reduce the easterly side yard setback from 5 ft. to 0 ft.</p> <p>J. Lot Line Adjustment to relocate the common property line 35 ft. to the W on a 23,000 s.f. vacant parcel.</p>	P84-254	
<p>13. Various requests for property located at S side Garden Highway opposite El Centro Road</p> <p>A. Negative Declaration.</p> <p>B. Amend South Natomas Community Plan to allow residential condominiums in the Riverfront district.</p> <p>C. Special Permit to allow 14 condominium units and expansion of an existing marina from 82 to 135 berths on 4+ ac. located in the Floodway (F) zone.</p>	P84-187	
<p>14. Various requests for property located at N side Claudia Dr., S of Fruitridge Rd.</p> <p>A. Negative Declaration</p> <p>B. Amend 1965 Sutterville Heights Comm. Plan for a .25+ ac. from Light Density Residential to Shopping Commercial.</p> <p>C. Plan Review for a portion of 23,760+ sq. ft. retail commercial building located in the General Commercial-Review (C-2-R) zone and within the Executive Airport (EA-4) Overlay zone.</p> <p>D. Lot Line Merger to create one parcel totaling 0.53+ ac.</p>	<p>CONSENT</p> <p>P84-245</p>	
<p>15. Various requests for property located at N side Capitol Ave., bet. 23rd and 24th Sts.</p> <p>A. Negative Declaration</p> <p>B. Rezone 12,800 s.f. from Light Density (R-3A) to Residential-Office R-O zone.</p> <p>C. Special Permit to convert 2 existing residential structures into 9,000+ s.f. of office space.</p> <p>D. Variance to waive some of the required parking.</p> <p>E. Variance to locate some of the required parking off site.</p>	P84-143	

P/M NO.	CPC ACTION
<p>16. Various requests for property located NE cor. Union House Creek & Franklin Blvd.</p> <p>A. Negative Declaration</p> <p>B. Tentative Subdivision Map to divide 39+ vac. ac. into 237 single family lots and one 11.5 ac. lot in the Townhouse (R-1A) and Garden Apartment-Review (R-2B-R) zone to be known as Villa Royale Units 2-6.</p> <p>C. Special Permit to modify a special permit (P83-334) to develop 195 patio homes in the Townhouse (R-1A) zone.</p>	<p>P84-237</p>
<p>17. Various requests for property located at NW cor. Mack Rd., & Franklin Blvd.</p> <p>A. Tentative Subdivision Map to create a one lot condominium subdivision to be developed in 7 phases to be known as Franklin Village.</p> <p>B. Special Permit to develop 320 condominium units in the Garden Apartment R-2A-R zone.</p> <p>C. Plan Review of 320 condominium units.</p>	<p>CONSENT</p> <p>P84-244</p>
<p>18. Various requests for property located at SE cor. 14th & O Sts.</p> <p>A. Tentative Parcel Map to divide .4+ into 3 parcels in order to separate various land uses in the Heavy Density Multiple Family (R-5) and General Commercial (C-2) zones. (CADA Site 15A)</p>	<p>P84-240</p>
<p>19. Various requests for property located at 4001 J Street</p> <p>A. Negative Declaration</p> <p>B. Special Permit to implement Phase 3 of the Mercy Hospital Master Plan by constructing a 110,800 s.f. 50+ ft. tall medical office building on a por. of 12+ developed ac. in the Hospital (H) zone</p> <p>C. Special Permit to exceed the 45 ft. height limit by 5 feet.</p> <p>D. Special Permit for parking management plan.</p>	<p>P84-246</p>
<p>20. Various requests for property located at 1333 58th Street</p> <p>A. Negative Declaration (Cont'd)</p>	<p>CONSENT</p>

P/M NO.	CPC ACTION
<p>20. Cont'd</p> <p>B. Special Permit to expand an existing church facility by a maximum of 9,581 s.f. for a gymnasium, basement storage and social hall on a 3.6+ ac. site developed with a church in the Single family (R-1) zone.</p> <p>C. Variance to waive the required 6 ft. solid masonry wall on the east and partial south property lines.</p>	<p>P84-249</p>
<p>21. Various requests for property located at 8597 Folsom Boulevard</p> <p>A. Negative Declaration</p> <p>B. Special Permit to develop 2 mini-storage buildings totaling 175,800+ s.f. and 4 manager's units on 2+ ac. developed with a single family residence in the C-2 zone.</p> <p>C. Variance to reduce the rear yard setback from 15 ft. to 10 ft.</p>	<p>P84-248</p>
<p>22. Various requests for property located within the U. C. Davis Medical Center</p> <p>A. Negative Declaration</p> <p>B. Special Permit to modify Special Permit P84-138 to expand an existing emergency helicopter service from approx. 5 flights per month to a maximum of 90 flights per month.</p>	<p>P84-219</p>
<p>23. Various requests for property located at 2632 27th Street</p> <p>A. Negative Declaration</p> <p>B. Special Permit to operate a mentally disabled and/or developmentally disabled group care facility for 12 individuals in the Medium Density Multiple Family R-4 zone.</p>	<p>P84-251</p>
<p>24. Various requests for property located at 4024 May Street</p> <p>A. Special Permit to expand an existing church facility located on 3+ ac. in the Single Family (R-1) zone with a 40' x 80' sanctuary and additional parking.</p> <p>B. Variance to waive the 6-ft. solid masonry wall on the E & S property lines.</p>	<p>P84-234</p>

	P/M NO.	CPC ACTION
<p>25. Various requests for property located at 1401 W El Camino Ave.</p> <p>A. Negative Declaration</p> <p>B. Variance to waive the 2-hr. fire wall requirement in lieu of a sprinkler system for a 215 unit condominium project on a 10+ vac. ac. in the Garden Apartment (R-2B-R) (PUD) zone.</p>	<p>CONSENT</p> <p>P84-247</p>	
<p>26. Various requests for property located at 500-506 and 512-10th Street</p> <p>A. Variance to locate two existing parking spaces off site.</p> <p>B. Variance to reduce the required courtyard setback from 20 ft. to 5 ft. in conjunction with the rehab of a residential structure in R-4A zone.</p>	<p>P84-253</p>	
<p>27. Variance to locate 2 required parking spaces off site for the conversion of a 3,200 s.f. auto repair shop to office use in the C-2 zone. LOC: 1806 Capitol Avenue and 1912 "O" St.</p>	<p>P84-238</p>	
<p>28. Variance to allow backout parking into a public street in order to construct a 6,000 s.f. warehouse located on .3+ ac. in the Heavy Industrial zone (M-2). LOC: SE por. Carlton Rd. & E Railroad St.</p>	<p>P84-232</p>	
<p>29. Variance to locate 22 parking spaces off site in connection with the establishment of a 96 seat theatre located in C-4 zone. LOC: 324 Alhambra Blvd.</p>	<p>CONSENT</p> <p>P84-230</p>	
<p>30. Various requests for property located at 607-18th St., 1806 and 1808 F Sts.</p> <p>A. Variance to reduce front yard setback from 14 ft. to 7 ft.</p> <p>B. Lot Line Merger to create a parcel totaling 9,752+ s.f. in the R-3A zone.</p>	<p>P84-255</p>	
<p>31. Lot Line Adjustment to relocate common property line for 2 parcels totaling 9.5 + ac. in the Agricultural (A) zone. LOC: 5310 Sorento Rd.</p>	<p>CONSENT</p> <p>P84-236</p>	

	P/M NO.	CPC ACTION
32. Lot Line Adjustment to relocate common property line for 2 parcels totaling 0.4+ ac. in the Single family R-1 zone. LOC: 2995 & 2991 Cactus Way	CONSENT P84-241	
<u>MISCELLANEOUS PLANNING & ZONING MATTERS</u>		
33. Plan Review of a 20 unit apartment complex located on 2+ vac. ac. in the Garden Apartment-Review (R-2A-R) zone. LOC; 511-531 Wilson Avenue	P84-231	
34. Naming of the 20' x 330' alley located between 14th St., 15th St., "O" Street, and "P" Street to Carriage Path Way	CONSENT M84-037	

HEARINGS

1. Various requests for property located at NE quadrant of Windbridge Drive & Rush River Drive (cont'd. from 6-28-84)
- A. Negative Declaration
 - B. Amend General Plan from Residential to Commercial and Offices
 - C. Amend General Plan from Commercial and Office to Residential
 - D. Amend South Pocket Community Plan from Low Density Residential and Low Density Multi-Family to Commercial/Shopping Center
 - E. Amend South Pocket Community Plan from Commercial/Shopping Center to Low Density Residential
 - F. Rezone 7+ ac. from R-1 to SC-R
 - G. Rezone 8+ ac. from R-1 to R-2A-R
 - H. Rezone 4+ ac. from R-2B-R to SC-R
 - I. Tentative Map
2. Various requests for property located at 2400 Q Street:
- a. Tentative Map to divide 0.3± ac., developed with 27 apartment units, into one common lot for 27 airspace condominium units in the R-3A zone
 - b. Special Permit to convert 27 apartment units into condominiums
 - c. Variance to waive the special sales and lease provisions
 - d. Variance to waive the required pest control and sound study
 - e. Variance to waive seven of 27 required parking spaces
 - f. Variance to reduce the required parking maneuvering space from 26' to 19'
3. Various requests for property located at 2206 V Street:
- a. Tentative Map to divide 0.3± ac., developed with 18 apartment units, into one common lot for 18 airspace condominium units in the R-1B zone
 - b. Special Permit to convert 18 apartment units into condominiums
 - c. Variance to waive the special sales and lease provisions
 - d. Variance to waive the required pest control and sound study
 - e. Variance to waive six of 18 required parking spaces
4. Various requests for property located at 2617 D Street:
- a. Tentative Map to divide 0.3± ac., developed with 14 apartment units, into one common lot for 14 airspace condominium units in the R-1B zone
- (continued)

P/M NO.

CPC ACTION

P84-125

P84-038

P84-039

4. (continued)
- b. Special Permit to convert 14 apartment units into condominiums
 - c. Variance to waive the special sales and lease provisions
 - d. Variance to waive the required pest control and sound study
 - e. Variance to waive four of 14 required parking spaces

P/M NO.

CPC ACTION

P84-040

5. Various requests for property located at 2216 T Street:

- a. Tentative Map to divide 0.14± ac., developed with seven apartment units, into one common lot for seven airspace condominium units in the R-1B zone
- b. Special Permit to convert seven apartment units into condominiums
- c. Variance to waive the special sales and lease provisions
- d. Variance to waive the required pest control and sound study
- e. Variance to waive three of seven required parking spaces

P84-041

6. Various requests for property located at 2608 Q Street:

- a. Tentative Map to divide 0.147± ac., developed with seven apartment units, into one common lot for seven airspace condominium units in the R-1B zone
- b. Special Permit to convert seven apartment units into condominiums
- c. Variance to waive the special sales and lease provisions
- d. Variance to waive the required pest control and sound study
- e. Variance to waive two of seven required parking spaces
- f. Variance to reduce the required parking maneuvering space from 26' to 23'

P84-042

7. Various requests for property located at 1630 P Street:

- a. Tentative Map to divide 0.07± ac., developed with four apartment units, into one common lot for four airspace condominium units in the R-5 zone
- b. Special Permit to convert four apartment units into condominiums
- c. Variance to waive the special sales and lease provisions
- d. Variance to waive the required pest control and sound study
- e. Variance to waive four of four required parking spaces

P84-043

8. Various requests for property located at 2116 13th Street:

- a. Tentative Map to divide 0.074± ac., developed with four apartment units, into one common lot for four airspace condominium units in the R-3A zone
- b. Special Permit to convert four apartment units into condominiums

(continued)

	P/M NO.	CPC ACTION
8. (continued) c. Variance to waive the special sales and lease provisions d. Variance to waive the required pest control and sound study e. Variance to waive four of four required parking spaces	P84-044	
9. Various requests for property located at 300 25th Street: a. Tentative Map to divide 0.074± ac., developed with four apartment units, into one common lot for four airspace condominium units in the R-1B zone b. Special Permit to convert four apartment units into condominiums c. Variance to waive the special sales and lease provisions d. Variance to waive the required pest control and sound study e. Variance to waive four of four required parking spaces	P84-045	
10. Various requests for property located at 615 23rd Street: a. Tentative Map to divide 0.074± ac., developed with four apartment units, into one common lot for four airspace condominium units in the R-1B zone b. Special Permit to convert four apartment units into condominiums c. Variance to waive the special sales and lease provisions d. Variance to waive the required pest control and sound study e. Variance to waive one of four required parking spaces	P84-046	
11. Various requests for property located at 515 18th Street: a. Tentative Map to divide 0.074± ac., developed with four apartment units, into one common lot for four airspace condominium units in the R-3A zone b. Special Permit to convert four apartment units into condominiums c. Variance to waive the special sales and lease provisions d. Variance to waive the required pest control and sound study e. Variance to waive two of four required parking spaces	P84-047	
12. Various requests for property located at 715 19th Street: a. Tentative Map to divide 0.074± ac., developed with four apartment units, into one common lot for four airspace condominium units in the R-3A zone b. Special Permit to convert four apartment units into condominiums c. Variance to waive the special sales and lease provisions d. Variance to waive the required pest control and sound study e. Variance to waive two of four required parking spaces	P84-048	

13. Various requests for property located at 419-431 V Street:
- a. Tentative Map to divide 0.595± ac., developed with 16 apartment units, into one common lot for 16 airspace condominium units in the R-3A zone
 - b. Special Permit to convert 16 apartment units into condominiums
 - c. Variance to waive the special sales and lease provisions
 - d. Variance to waive the required pest control and sound study
 - e. Variance to reduce the required parking maneuvering space from 26' to 22'

P/M NO.

CPC ACTION

P84-049

14. Various requests for property located at 2116 D Street:
- a. Tentative Map to divide 0.15± ac., developed with nine apartment units, into one common lot for nine airspace condominium units in the R-1B zone
 - b. Special Permit to convert nine apartment units into condominiums
 - c. Variance to waive the special sales and lease provisions
 - d. Variance to waive the required pest control and sound study
 - e. Variance to waive four of nine required parking spaces
 - f. Variance to reduce the required parking maneuvering space from 26' to 22'

P84-050

5. Various requests for property located at 2712 E Street:
- a. Tentative Map to divide 0.3± ac., developed with 16 apartment units, into one common lot for 16 airspace condominium units in the R-1B zone
 - b. Special Permit to convert 16 apartment units into condominiums
 - c. Variance to waive the special sales and lease provisions
 - d. Variance to waive the required pest control and sound study
 - e. Variance to waive four of 16 required parking spaces
 - f. Variance to increase compact parking percentage from 30% to 41%

P84-051

6. Various requests for property located at 2117 22nd Street:
- a. Tentative Map to divide 0.17± ac., developed with 10 apartment units, into one common lot for 10 airspace condominium units in the R-1B zone
 - b. Special Permit to convert 10 apartment units into condominiums
 - c. Variance to waive the special sales and lease provisions

(Continued)

16. (continued)

- d. Variance to waive the required pest control and sound study
 - e. Variance to waive three of 10 required parking spaces
 - f. Variance to reduce the width of two standard parking spaces from 8' to 7.5'
 - g. Variance to reduce the required parking maneuvering space from 26' to 25'

P/M NO.

CPC ACTION

P84-052

17. Various requests for property located at 2418 V Street:

- a. Tentative Map to divide 0.15± ac., developed with eight apartment units, into one common lot for eight airspace condominium units in the R-3A zone
- b. Special Permit to convert eight apartment units into condominiums
- c. Variance to waive the special sales and lease provisions
- d. Variance to waive the required pest control and sound study
- e. Variance to waive four of eight required parking spaces

P84-053

18. Various requests for property located at 2326 V Street:

- a. Tentative Map to divide 0.15± ac., developed with seven apartment units, into one common lot for seven airspace condominium units in the R-1B zone
- b. Special Permit to convert seven apartment units into condominiums
- c. Variance to waive the special sales and lease provisions
- d. Variance to waive the required pest control and sound study
- e. Variance to waive three of seven required parking spaces
- f. Variance to reduce the required parking maneuvering space from 26' to 22'

P84-054

19. Various requests for property located at 2508 Q Street:

- a. Tentative Map to divide 0.15± ac., developed with seven apartment units, into one common lot for seven airspace condominium units in the R-3A zone
- b. Special Permit to convert seven apartment units into condominiums
- c. Variance to waive the special sales and lease provisions
- d. Variance to waive the required pest control and sound study
- e. Variance to waive three of seven required parking spaces
- f. Variance to reduce the required parking maneuvering space from 26' to 21'

P84-055

	P/M NO.	CPC ACTION
<p>20. Various requests for property located at 2710 E Street:</p> <ul style="list-style-type: none"> a. Tentative Map to divide 0.15± ac., developed with seven apartment units, into one common lot for seven airspace condominium units in the R-1B zone b. Special Permit to convert seven apartment units into condominiums c. Variance to waive the special sales and lease provisions d. Variance to waive the required pest control and sound study e. Variance to waive two of seven required parking spaces f. Variance to reduce the required parking maneuvering space from 26' to 20' 	P84-056	
<p>21. Various requests for property located at 2031 27th Street:</p> <ul style="list-style-type: none"> a. Tentative Map to divide 0.074± ac., developed with four apartment units, into one common lot for four airspace condominium units in the R-3A zone b. Special Permit to convert four apartment units into condominiums c. Variance to waive the special sales and lease provisions d. Variance to waive the required pest control and sound study e. Variance to waive four of four required parking spaces 	P84-057	
<p>22. Various requests for property located at 2212 19th Street:</p> <ul style="list-style-type: none"> a. Tentative Map to divide 0.074± ac., developed with four apartment units, into one common lot for four airspace condominium units in the R-1B zone b. Special Permit to convert four apartment units into condominiums c. Variance to waive the special sales and lease provisions d. Variance to waive the required pest control and sound study e. Variance to waive one of four required parking spaces f. Variance to reduce the required 8' minimum width for parking stalls to 7' for two on-site parking spaces 	P84-058	
<p>3. Various requests for property located at 2406 F Street:</p> <ul style="list-style-type: none"> a. Tentative Map to divide 0.074± ac., developed with four apartment units, into one common lot for four airspace condominium units in the R-1B zone <p>(continued)</p>		

P/M NO.

CPC ACTION

(continued)

- b. Special Permit to convert four apartment units into condominiums
- c. Variance to waive the special sales and lease provisions
- d. Variance to waive the required pest control and sound study
- e. Variance to waive four of four required parking spaces

P84-059

24. Various requests for property located at 2425 L Street:

- a. Tentative Map to divide 0.074± ac., developed with four apartment units, into one common lot for four airspace condominium units in the R-3A zone
- b. Special Permit to convert four apartment units into condominiums
- c. Variance to waive the special sales and lease provisions
- d. Variance to waive the required pest control and sound study
- e. Variance to waive four of four required parking spaces

P84-060

25. Various requests for property located at 1831 H Street:

- a. Tentative Map to divide 0.074± ac., developed with four apartment units, into one common lot for four airspace condominium units in the R-3A zone
- b. Special Permit to convert four apartment units into condominiums
- c. Variance to waive the special sales and lease provisions
- d. Variance to waive the required pest control and sound study
- e. Variance to waive four of four required parking spaces

P84-061

26. Various requests for property located at 220 26th Street:

- a. Tentative Map to divide 0.074± ac., developed with four apartment units, into one common lot for four airspace condominium units in the R-1B zone
- b. Special Permit to convert four apartment units into condominiums
- c. Variance to waive the special sales and lease provisions
- d. Variance to waive the required pest control and sound study
- e. Variance to waive four of four required parking spaces

P84-062

P/M NO.

CPC ACTION

27. Various requests for property located at 414 23rd Street:

- a. Tentative Map to divide 0.074± ac., developed with four apartment units, into one common lot for four airspace condominium units in the R-1B zone
- b. Special Permit to convert four apartment units into condominiums
- c. Variance to waive the special sales and lease provisions
- d. Variance to waive the required pest control and sound study
- e. Variance to waive one of four required parking spaces

P84-063