

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

REGULAR MEETING - 5:30 P.M.

July 12, 1984

The following items will be considered under the consent calendar: 1,4,15,16,18,20,23,26,27, 28,29,30,32,33,34

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 June 28, 1984 Meeting: 1231 11th Avenue	CONSENT P84-195	APPROVED
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 to office use. 817 13th St. (cont'd. from 6-14-84)	P83-262	CONTINUED TO AUGUST 23, 1984
3. Various requests for property located at NW corner of Main Ave. & Sully St. (cont'd. from 6-14-84) A. 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) B. Rezone 32± ac. from R-1A to R-1 C. Tentative Map to subdivide 43± ac. into 209 single family lots D. Variance to create lots with substandard depth E. Variance to allow 33% of the units to encroach up to 5' into the front yard setback F. Subdivision Modification to create 4 lots less than 100' deep G. Subdivision Modification to create 30 reverse frontage lots	P84-150	CONTINUED TO JULY 26, 1984
4. Various requests for property located at 1215-1217 K St. (cont'd. from 6-14-84) A. Special Permit to amend parking reduction program in conj. with conversion of theater to office space on 0.4± ac. in C-3 zone B. Variance to increase "Preferential Employee Vanpool Parking" re. parking reduction program from 5% to 31% C. Variance to waive 8 required on-site parking spaces D. Variance to allow tandem parking without attendant services for less than 50 spaces	CONSENT P84-180	A. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT B. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT C. WITHDRAWN D. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT
5. Various requests for property located at N side of Opportunity St. bet. Development & Research Drives (cont'd. from 6-14-84) A. Ratify Negative Declaration B. Amend Norwood Tech Business Park PUD to reduce 50 ft. setback along Interstate Freeway 80 to 20 ft.		A. RATIFIED NEGATIVE DECLARATION B. APPROVED PER EXHIBIT C C. APPROVED PER AMENDED EXHIBIT D D. APPROVED SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT E. APPROVED SUBJECT TO CONDITIONS IN RESOLUTION

(5. continued)

	P/M NO.	CPC ACTION
C. Amend Norwood Tech Business Park PUD to reduce 25 ft landscaped setback to 15 ft. D. Special permit to develop 2 office/warehouse structures on 4± ac. in (M-1 (S) (PUD)) and (HC-PUD) zones within the Norwood Tech Business Park E. Lot Line Adjustment to create 2 lots totaling 4± ac to accommodate 2 office/warehouse structures totaling 60,000± s.f.	P84-184	
6. Various requests for property located at 617 Main Avenue (cont'd. from 6-28-84) A. Ratify Negative Declaration B. Special Permit to allow secondary dwelling unit on 2.7± ac. in R-1 zone.	P84-072	
7. Various requests for property located N of Meadowview Road & E of 24th Street (cont'd. from 6-28-84) A. Ratify Negative Declaration B. Special Permit for 16 halfplexes & 31 patio homes in R-1A zone.	P83-419	
8. Various requests for property located on Pocket Rd., S of & adj. to drainage canal (cont'd. from 6-28-84) A. Ratify 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	P84-158	
9. Various requests for property located on S side of K Street bet. 17th & 18th Streets (cont'd. from 6-28-84) A. Ratify 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.	P84-208	
10. Various requests for property located at SE & SW corners of 16th & K Streets (cont'd. from 6-28-84) A. Ratify Negative Declaration B. Special Permit to reduce 12 of 121 required parking spaces for proposed 48,000 sq. ft. office/commercial use in C-2 zone C. Variance to locate 86 of 121 required parking spaces off-site D. Variance to waive 8 of 121 required parking spaces for office/commercial use E. Variance to allow 14 on-site tandem parking spaces for an office/commercial use (withdrawn)	P84-210	

	P/M NO.	CPC ACTION
11. Variance to waive 6 required off-street parking spaces & to locate maneuvering space off-site to allow conversion of residential structure into offices in C-2 zone. SW corner of 25th & K Streets (cont'd. from 6-28-84)	P84-188	INTENT TO APPROVE SUBJECT TO CONDITIONS IN STAFF REPORT AND BASED ON FINDINGS OF FACT DUE JULY 26, 1984
12. Various requests for property located at 1300-1328 14th Street & NW cor. of 13th and V Streets (cont'd. from 6-28-84) A. Ratify Negative Declaration B. Variance to waive 28 required parking spaces for 48,000 s.f. building on 1.89± ac. in C-4 zone. (withdrawn) C. Variance to encroach 1.5±' into City right-of-way on 14th Street & V Street for landscaped strip at perimeter of parking lot D. Variance to locate required parking spaces off-site	P84-209	A. RATIFIED NEGATIVE DECLARATION B. WITHDRAWN C. WITHDRAWN D. APPROVED SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT
13. Various requests for property located at NE corner of Riverside Boulevard & Bay River Way & NE & NW corner of Bay River Way & Big River Court A. Ratify 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	P84-189	CONTINUED TO JULY 26, 1984
<u>HEARINGS</u> 14. Various requests for property located at 1626 & 1650 Arcade Boulevard A. Ratify 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 apts. 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.	P84-215	CONTINUED TO JULY 26, 1984
15. Various requests for property located at NE cor. Havenside Dr. & Los Gatos Cir. A. Ratify Negative Declaration B. Rezone 0.23± from R-1 to R-1A C. Tentative Map to divide 0.23± vac. ac. into 2 parcels. D. Special Permit to develop 2 half-plex units.	CONSENT P84-216	A. RATIFIED NEGATIVE DECLARATION B. RECOMMEND APPROVAL C. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN STAFF REPORT D. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT

	P/M NO.	CPC ACTION
16. Various requests for property located at 217 Delta Oaks Way A. Ratify Negative Declaration B. Rezone 0.23± ac. from R-1 to R-1A C. Tentative Map to divide 0.23± ac. into 2 parcels for halfplex dev. D. Special Permit to construct a 3,088± s.f. halfplex unit on 0.23± ac.	CONSENT P84-225	A. RATIFIED NEGATIVE DECLARATION B. RECOMMEND APPROVAL C. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN STAFF REPORT D. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT
17. Various requests for property located at E side of Morall St., 200± ft. S of West El Camino Ave. A. Ratify 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.	P84-190	CONTINUED TO JULY 26, 1984
18. Various requests for property located at E of Western Pacific RR, W of Deerlake Dr. A. Ratify Negative Declaration B. Tentative Map to divide 65.3± ac into 305 single family lots in R-1 zone.	CONSENT P84-224	A. RATIFIED NEGATIVE DECLARATION B. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN STAFF REPORT
19. Various request for property located at 1225 F Street. A. Special Permit to construct a 2,188 s.f. 2-family residential structure with a 4-car garage on 0.1± ac. in R-4A zone. B. Variance to reduce interior side yard setbacks from 5 ft to 3'6" and 2'6". C. Variance to reduce off-street parking stall width for 2 of 4 spaces from 8 ft. to 7' 3" and 7' 0". D. Variance to reduce interior side yard court requirement for existing main structure from 10' to 9' 6".	P84-222	A-D. INTENT TO APPROVE BASED ON FINDINGS OF FACT DUE JULY 26, 1984
20. Various requests for property located at SE cor. Azevedo Dr. & San Juan Rd. A. Ratify Negative Declaration B. Special Permit to develop a 304 unit apartment complex on 14.6± ac. in R-2B zone	CONSENT P84-227	A. RATIFIED NEGATIVE DECLARATION B. APPROVED SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT
21. Special Permit to construct a second 640 s.f. residence on 11,000 s.f. in R-1 zone. 1215 7th Ave.	P84-228	INTENT TO DENY BASED ON FINDINGS OF FACT DUE JULY 26, 1984

approved

	P/M NO.	CPC ACTION
22. Various requests for property located at 6612 Woodbine Avenue A. Ratify Negative Declaration B. Special Permit to expand existing church on 1± ac in R-1. Permission to expand non-conforming use in EA-2 Overlay zone. C. Variance to allow the expansion of an existing non-conforming use in the EA-2 Overlay zone. D. Lot Line Merger of 3 existing lots totaling 1± ac in R-1 zone.	P83-410	A. RATIFIED NEGATIVE DECLARATION B. INTENT TO APPROVE SUBJECT TO CONDITIONS AND BASED ON FINDINGS OF FACT DUE JULY 26, 1984 C. INTENT TO APPROVE SUBJECT TO CONDITIONS AND BASED ON FINDINGS OF FACT DUE JULY 26, 1984 D. APPROVED
23. Various requests for property located at 2230 Stockton Blvd. & 2325 Stockton Blvd. A. Ratify Negative Declaration B. Variance to locate 30 of the required 61 parking spaces off site at UCD Medical Center located in R-1 and R-2 for a 12,259± s.f. medical office use in General Commercial zone.	CONSENT P84-205	A. RATIFIED NEGATIVE DECLARATION B. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT
24. Various requests for property located at 612 15th Street A. Ratify Negative Declaration B. Variance to waive the 2 required parking spaces for a proposed duplex structure to be located on .07± ac. in R-3A zone.	P84-223	WITHDRAWN
25. Various requests for property located at 4323 G Street A. Variance to reduce front yard setback from 25 ft. to 4 ft. in order to construct a vine trellis. B. Variance to waive the 25 ft. front setback to construct a fence in excess of 3 ft. on the front property line.	P84-226	A. INTENT TO APPROVE SUBJECT TO CONDITION AND BASED ON FINDINGS OF FACT DUE JULY 26, 1984 B. WITHDRAWN
26. Lot Line Adjustment to relocate existing lot lines 300 ft. to the N and 300 ft. to the S to create 4 lots on 36± ac. in M-2 (S) zone. 8301 Fruitridge Rd.	CONSENT P84-196	APPROVED SUBJECT TO CONDITIONS IN RESOLUTION
27. Lot Line Merger to create a 0.12± ac. lot located in the Office Building (OB) zone. 1910-1914 4th Street	CONSENT P84-218	APPROVED
28. Lot Line Merger to combine 2 lots totaling .7± ac. developed with 2 commercial structures located in C-2 zone. NE cor. Franklin Blvd. & 12th Avenue	CONSENT P84-220	APPROVED SUBJECT TO CONDITIONS IN RESOLUTION (STAFF REPORT AMENDED)
29. Lot Line Adjustment to relocate common property lines for 0.5± ac in R-1 PUD zone. 175± ft. W. of Azevedo Dr. on N. side of Coroval Dr. and 176± ft. S of Coroval Dr., on E side of Candido Dr.	CONSENT P84-221	APPROVED SUBJECT TO CONDITIONS IN RESOLUTION

	P/M NO.	CPC ACTION
30. Sec. 65402 Review: abandonment of all public streets within Riverside Manor unit #3 in order to develop the subject subdivision into a private development	CONSENT M84-035	STAFF REPORT APPROVED
31. Various requests for property located at 3014 H Street A. Ratify Negative Declaration B. Revocation of Special Permit based on non-compliance of conditions to install the required wall, landscaping and off-street parking spaces to accommodate the establishment of an office use in R-0 zone	P83-350	CONTINUED TO AUGUST 9, 1984
<u>MISCELLANEOUS PLANNING AND ZONING MATTERS</u>		
32. Special Permit extension to allow the conversion of an existing 36 unit apt. complex into condominiums in R-3 zone 7198 S. Land Park Dr.	CONSENT P83-038	APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT
33. Extension of Special Permit to develop 4 model homes on 1± ac. in R-1 zone. Calvine Rd., W of Summer Rim Circle	CONSENT P83-111	APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT
34. Extension of Special Permit to develop 3 model homes and one sales office with 3 direction signs on 0.5± ac. in R-1. Deer Court, approx. 64 ft. S of Mack Road	CONSENT P83-145	APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT

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1. Findings of fact for June 28, 1984 Meeting: 1231 11th Avenue

P/M NO.

CPC ACTION

CONSENT
P84-195

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 to office use. 817 13th St. (cont'd. from 6-14-84)

P83-262

3. Various requests for property located at NW corner of Main Ave. & Sully St. (cont'd. from 6-14-84)

- A. 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)
- B. Rezone 32± ac. from R-1A to R-1
- C. Tentative Map to subdivide 43± ac. into 209 single family lots
- D. Variance to create lots with substandard depth
- E. Variance to allow 33% of the units to encroach up to 5' into the front yard setback
- F. Subdivision Modification to create 4 lots less than 100' deep
- G. Subdivision Modification to create 30 reverse frontage lots

P84-150

4. Various requests for property located at 1215-1217 K St. (cont'd. from 6-14-84)

- A. Special Permit to amend parking reduction program in conj. with conversion of theater to office space on 0.4± ac. in C-3 zone
- B. Variance to increase "Preferential Employee Vanpool Parking" re. parking reduction program from 5% to 31%
- C. Variance to waive 8 required on-site parking spaces
- D. Variance to allow tandem parking without attendant services for less than 50 spaces

P84-180

5. Various requests for property located at N side of Opportunity St. bet. Development & Research Drives (cont'd. from 6-14-84)

- A. Ratify Negative Declaration
- B. Amend Norwood Tech Business Park PUD to reduce 50 ft. setback along Interstate Freeway 80 to 20 ft.

(5. continued)

	P/M NO.	CPC ACTION
C. Amend Norwood Tech Business Park PUD to reduce 25 ft landscaped setback to 15 ft. D. Special permit to develop 2 office/warehouse structures on 4± ac. in (M-1 (S) (PUD)) and (HC-PUD) zones within the Norwood Tech Business Park E. Lot Line Adjustment to create 2 lots totaling 4± ac to accommodate 2 office/warehouse structures totaling 60,000± s.f.	P84-184	
6. Various requests for property located at 617 Main Avenue (cont'd. from 6-28-84) A. Ratify Negative Declaration B. Special Permit to allow secondary dwelling unit on 2.7± ac. in R-1 zone.	P84-072	CONTINUED TO JULY 26, 1984
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	P/M NO.	CPC ACTION
11. Variance to waive 6 required off-street parking spaces & to locate maneuvering space off-site to allow conversion of residential structure into offices in C-2 zone. SW corner of 25th & K Streets (cont'd. from 6-28-84)	P84-188	
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13. Various requests for property located at NE corner of Riverside Boulevard & Bay River Way & NE & NW corner of Bay River Way & Big River Court A. Ratify 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	CONSENT P84-189	
<u>HEARINGS</u>		
14. Various requests for property located at 1626 & 1650 Arcade Boulevard A. Ratify 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 apts. 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.	P84-215	
15. Various requests for property located at NE cor. Havenside Dr. & Los Gatos Cir. A. Ratify Negative Declaration B. Rezone 0.23± from R-1 to R-1A C. Tentative Map to divide 0.23± vac. ac. into 2 parcels. D. Special Permit to develop 2 half-plex units.	CONSENT P84-216	

	P/M NO.	CPC ACTION
<p>16. Various requests for property located at 217 Delta Oaks Way</p> <ul style="list-style-type: none"> A. Ratify Negative Declaration B. Rezone 0.23± ac. from R-1 to R-1A C. Tentative Map to divide 0.23± ac. into 2 parcels for halfplex dev. D. Special Permit to construct a 3,088± s.f. halfplex unit on 0.23± ac. 	<p>CONSENT</p> <p>P84-225</p>	
<p>17. Various requests for property located at E side of Morall St., 200± ft. S of West El Camino Ave.</p> <ul style="list-style-type: none"> A. Ratify 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>CONSENT</p> <p>P84-190</p>	
<p>18. Various requests for property located at E of Western Pacific RR, W of Deerlake Dr.</p> <ul style="list-style-type: none"> A. Ratify Negative Declaration B. Tentative Map to divide 65.3± ac into 305 single family lots in R-1 zone. 	<p>P84-224</p>	
<p>19. Various request for property located at 1225 F Street.</p> <ul style="list-style-type: none"> A. Special Permit to construct a 2,188 s.f. 2-family residential structure with a 4-car garage on 0.1± ac. in R-4A zone. B. Variance to reduce interior side yard setbacks from 5 ft to 3'6" and 2'6". C. Variance to reduce off-street parking stall width for 2 of 4 spaces from 8 ft. to 7' 3" and 7' 0". D. Variance to reduce interior side yard court requirement for existing main structure from 10' to 9' 6". 	<p>CONSENT</p> <p>P84-222</p>	
<p>20. Various requests for property located at SE cor. Azevedo Dr. & San Juan Rd.</p> <ul style="list-style-type: none"> A. Ratify Negative Declaration B. Special Permit to develop a 304 unit apartment complex on 14.6± ac. in R-2B zone 	<p>CONSENT</p> <p>P84-227</p>	
<p>21. Special Permit to construct a second 640 s.f. residence on 11,000 s.f. in R-1 zone. 1215 7th Ave.</p>	<p>P84-228</p>	

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<p>22. Various requests for property located at 6612 Woodbine Avenue</p> <ul style="list-style-type: none"> A. Ratify Negative Declaration B. Special Permit to expand existing church on 1± ac in R-1. Permission to expand non-conforming use in EA-2 Overlay zone. C. Variance to allow the expansion of an existing non-conforming use in the EA-2 Overlay zone. D. Lot Line Merger of 3 existing lots totaling 1± ac in R-1 zone. 	<p>CONSENT</p> <p>P83-410</p>	
<p>23. Various requests for property located at 2230 Stockton Blvd. & 2325 Stockton Blvd.</p> <ul style="list-style-type: none"> A. Ratify Negative Declaration B. Variance to locate 30 of the required 61 parking spaces off site at UCD Medical Center located in R-1 and R-2 for a 12,259± s.f. medical office use in General Commercial zone. 	<p>P84-205</p>	
<p>24. Various requests for property located at 612 15th Street</p> <ul style="list-style-type: none"> A. Ratify Negative Declaration B. Variance to waive the 2 required parking spaces for a proposed duplex structure to be located on .07± ac. in R-3A zone. 	<p>P84-223</p>	
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<p>26. Lot Line Adjustment to relocate existing lot lines 300 ft. to the N and 300 ft. to the S to create 4 lots on 36± ac. in M-2 (S) zone. 8301 Fruitridge Rd.</p>	<p>CONSENT</p> <p>P84-196</p>	
<p>27. Lot Line Merger to create a 0.12± ac. lot located in the Office Building (OB) zone. 1910-1914 4th Street</p>	<p>CONSENT</p> <p>P84-218</p>	
<p>28. Lot Line Merger to combine 2 lots totaling .7± ac. developed with 2 commercial structures located in C-2 zone. NE cor. Franklin Blvd. & 12th Avenue</p>	<p>CONSENT</p> <p>P84-220</p>	
<p>29. Lot Line Adjustment to relocate common property lines for 0.5± ac in R-1 PUD zone. 175± ft. W. of Azevedo Dr. on N. side of Coroval Dr. and 176± ft. S of Coroval Dr., on E side of Candido Dr.</p>	<p>CONSENT</p> <p>P84-221</p>	

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30. Sec. 65402 Review: abandonment of all public streets within Riverside Manor unit #3 in order to develop the subject subdivision into a private development	M84-035
31. Various requests for property located at 3014 H Street A. Ratify Negative Declaration B. Revocation of Special Permit based on non-compliance of conditions to install the required wall, landscaping and off-street parking spaces to accommodate the establishment of an office use in R-0 zone	CONSENT P83-350
<u>MISCELLANEOUS PLANNING AND ZONING MATTERS</u>	
32. Special Permit extension to allow the conversion of an existing 36 unit apt. complex into condominiums in R-3 zone 7198 S. Land Park Dr.	CONSENT P83-038
33. Extension of Special Permit to develop 4 model homes on 1± ac. in R-1 zone. Calvine Rd., W of Summer Rim Circle	CONSENT P83-111
34. Extension of Special Permit to develop 3 model homes and one sales office with 3 direction signs on 0.5± ac. in R-1. Deer Court, approx. 64 ft. S of Mack Road	P83-145