

AGENDA/SYNOPSIS
 SACRAMENTO CITY PLANNING COMMISSION
 PLANNING COMMISSION CHAMBERS
 1231 I STREET, FIRST FLOOR

REGULAR MEETING - 5:30 P.M.

MARCH 12, 1987

The following items will be considered under the consent calendar: 1, 7, 8, 10, 14, 15, 16, 20, 21, 23, 24, 27, 28, 29

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

P/M NO.	CPC ACTION
1. Findings of Fact for 2-26-87 meeting: 1235 Florin Road (D8)	CONSENT P87-029 APPROVED
<u>UNFINISHED BUSINESS - HEARINGS</u> 2. Various requests for property located at 3160 Folsom Boulevard (D3) (cont'd. from 2-12-87) A. Variance to allow 70+ sq. ft. project identification sign within 660' of a freeway right-of-way on 1.4+ ac. in C-2 zone B. Variance to allow a sign to exceed 20' height limit by 23'	P86-448 CONTINUED TO MARCH 26, 1987
3. Various requests for property located at 4641 11th Avenue (D5) (cont'd. from 2-12-87) A. Special Permit to expend a 24 hour residential care facility from five to ten developmentally disabled or mentally ill adults on 0.3+ acre developed with a residence in the Single Family (R-1) zone B. Lot Line Adjustment to merge two parcels C. Variance to waive the required six foot high solid masonry wall D. Variance to allow tandem parking	P87-016 CONTINUED TO APRIL 9, 1987
4. Various requests for property located at 1310 Alhambra Boulevard (D4) (cont'd. from 2-12-87) A. Negative Declaration B. Variance to allow valet parking for a restaurant on 1.44+ acres in the C-2 zone C. Variance to reduce required parking from 81 spaces to 49 valet spaces D. Variance to waive 4 ft. on-site planter	P87-002 CONTINUED TO MARCH 26, 1987
5. Special Permit to develop 596+ sq. ft. restaurant with drive-through windows on 0.9+ ac. in C-2 zone. NE corner of Risner Ave. & Northgate Blvd. (D1) (cont'd. from 2-12-87)	P87-046 DENIED BASED ON FINDINGS OF FACT IN STAFF REPORT
	3-12-87

P/M NO.	CPC ACTION
<p>6. Various requests for property located NW of Garden Hwy. & El Centro Road (D1) (cont'd. from 2-12-87)</p> <p>A. Negative Declaration B. Rezone 20+ ac. from A to R-1 C. Tentative Map to subdivide 20+ into 90 single family & 3 halfplex lots & a remainder Lot A</p>	<p>CONTINUED TO JUNE 11, 1987</p>
<p>7. Plan Review to allow 2,920 sq.ft., 74 seat fast food restaurant with drive-through window on 0.9+ ac. in C-2-R zone 3580 Northgate Blvd. (D1) (cont'd. from 3-12-87)</p>	<p>CONSENT APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p>
<p>8. Various requests for property located at SE corner of Natomas Park Dr. (D1) (cont'd. from 2-12-87)</p> <p>A. Negative Declaration B. Special Permit to construct two, 6-story, 146,000+ sq. ft. office bldgs. on 17+ ac in OB(PUD) zone C. Amend Schematic Plan for Natomas Corporate Center PUD to modify approved site plan/bldg. configuration D. Variance to locate 25 required parking spaces off site</p>	<p>CONSENT CONTINUED TO MARCH 26, 1987</p>
<p>9. Variance to erect 20 sq. ft. attached sign 46' high within 660' of fwy. on 0.4+ ac. developed with an office bldg. in C-2 zone. 1616 29th St. (D4) (cont'd. from 2-12-87)</p>	<p>CONSENT CONTINUED TO MARCH 26, 1987</p>
<p>10. Various requests: (cont'd. from 2-12-87)</p> <p>A. Negative Declaration B. Section 65402a Review: Street Abandonment for Oak Mist Court & a 0.49+ ac. por. of Oak Landing Dr. (D1)</p>	<p>CONSENT APPROVED AMENDED STAFF REPORT</p>
<p>11. Various requests for property located at 1200 F St. (D1) (cont'd. from 2-26-87)</p> <p>A. Negative Declaration B. Special Permit to implement trip reduction measures & reduce on-site parking spaces from 34 to 31 for proposed 13,760+ sq. ft. office bldg. on 0.41+ ac. in C-2 zone C. Variance to reduce front yard setback to 4'</p>	<p>CONSENT CONTINUED TO MARCH 26, 1987</p>
	<p>3-12-87</p>

P/M NO.	CPC ACTION
<p>12. Various requests for property located at SE corner of El Camino Ave. & Albatross Way (D3) (cont'd. from 2-26-87)</p> <p>A. Plan Review for 14,160 sq. ft. retail commercial & wholesale distributing bldg. on 0.9+ partially developed ac. in C-2 & C-2-R zones</p> <p>B. Lot Line Adjustment to relocate common property line between 2 lots</p>	<p>CONTINUED TO MARCH 26, 1987</p>
<p>13. Various requests: (cont'd. from 2-26-87)</p> <p>A. Negative Declaration</p> <p>B. Ordinance Amending Sections 1-D, 2B, 2-B-11, 2-B-25, 10-B-9, 10-B-9 & 10-C-3 of the Zoning Ordinance re. establishment of a Mobilehome Park Zone & amendment of Mobilehome Park Regulations</p>	<p>CONTINUED TO MARCH 26, 1987</p>
<p>HEARINGS</p>	
<p>14. Tentative Map to subdivide 0.23+ ac. developed with a duplex into 2 parcels for corner lot halfplex in R-1 zone. NE corner of Latham Dr. & Latham Dr. (D3)</p>	<p>CONSENT APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p>
<p>15. Various requests for property located at various corner lots at Assay Ct., Freon Ct., Rush River Dr., Swale River Way & Gloria Dr. (D8)</p> <p>A. Tentative Map to subdivide 7 existing lots totaling 1.4+ ac. for halfplexes in R-1A zone</p> <p>B. Special Permit for halfplex development</p>	<p>CONSENT A. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT B. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p>
<p>16. Various requests for property located at 105 & 109 Arbusto Cir., 103 Arbusto Cir. & 415 Sailwind Way (D8)</p> <p>A. Tentative Map to subdivide 2 lots totaling 0.7+ ac. into 4 lots in R-1A zone</p> <p>B. Special Permit for 4 halfplex units</p>	<p>CONSENT A. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT B. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p>
<p>17. Special Permit to establish a mini-storage facility on 3.0+ ac. in the C-2(PC) zone. SW corner of Northgate Blvd. & Garden Hwy. (D1)</p>	<p>CONTINUED TO JUNE 11, 1987</p>
<p>18. Special Permit to expand an existing 5,500 sq. ft. day care facility with a 2,680+ sq. ft. portable classroom for 80 students on 1.6+ ac. in R-2A zone. 6655 Park Riviera Way (D8)</p>	<p>CONTINUED TO MARCH 26, 1987</p>
	<p>3-12-87</p>

	P/M NO.	CPC ACTION
<p>19. Various requests for property located at 1600, 1610, 1614 & 1616 J St. (D1)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Special Permit to allow a major project in the Central City consisting of a 146,860+ sq. ft. building containing 71,782 sq. ft. of office space, 9,088 sq. ft. of retail space & 66,000 sq. ft. of parking on 0.73+ ac. in C-2 zone C. Special Permit to exceed 45' height limit by 38' D. Variance to allow 48 tandem parking spaces E. Variance to reduce 26' maneuvering area by 1' to 6' F. Variance to reduce 18' stall depth by 1' G. Lot Line Adjustment to merge 4 lots 	P87-082	CONTINUED TO MARCH 26, 1987
<p>20. Various requests for property located at 520 9th St. (D1)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Special Permit to allow 16,218 sq. ft. office & a 38 space parking garage on 0.42+ ac. in R-0 zone 	<p>CONSENT</p> <p>P87-085</p>	<p>A. RATIFIED NEGATIVE DECLARATION</p> <p>B. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p>
<p>21. Various requests for property located at 1215 G St. (D1)</p> <ul style="list-style-type: none"> A. Variance to locate 2 required parking spaces for proposed office use off-site on adj. 0.07+ ac. lot in C-2 zone B. Variance to reduce required parking space maneuvering area from 26' to 22' C. Variance to reduce required parking lot tree shading requirement from 50% to 34% D. Variance to waive 6' masonry wall along the north property line (Withdrawn) 	<p>CONSENT</p> <p>P87-075</p>	<p>A. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p> <p>B. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p> <p>C. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p> <p>D. WITHDRAWN</p>
<p>22. Variance to waive paving requirement for the storage yard area for a 26,000 sq. ft. warehouse bldg. on 2.0+ partially developed in M-2(S) zone. 7901 14th Ave. (D6)</p>	P87-080	CONTINUED TO MARCH 26, 1987
<p>23. Lot Line Adjustment to merge 3 lots totaling 0.3+ ac. in M-1 zone. SE corner of 66th St. & Folsom Blvd. (D3)</p>	<p>CONSENT</p> <p>P87-074</p>	APPROVED SUBJECT TO CONDITION IN STAFF REPORT
<p>24. A. Negative Declaration</p> <p>B. Amend Sec. 15-G-2 of Zoning Ordinance, #2550, 4th Series, as amended, re. transmittal time for major project review by City Council</p>	<p>CONSENT</p> <p>M87-005</p>	<p>A. RATIFIED NEGATIVE DECLARATION</p> <p>B. RECOMMEND APPROVAL</p>
<p>25. A. Negative Declaration</p> <p>B. Amend Sec. 3.D.9 of Zoning Ordinance re. trash enclosures</p>	M87-027	CONTINUED TO MARCH 26, 1987

