

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

June 28, 1984

REGULAR MEETING - 5:30 P.M.

The following items will be considered under the consent calendar:

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 14, 1984 Meeting: A. NE corner of Greenhaven Dr. & Corporate Wy B. 1724 Broadway	P84-140 P84-168
<u>UNFINISHED BUSINESS - HEARINGS</u>	
2. Various requests for property located at 617 Main Avenue (cont'd. from 5-24-84) A. Ratify Negative Declaration B. Special Permit to allow secondary dwelling unit on 2.7± ac. in R-1 zone.	P84-072
3. Various requests for property located at NW corner of Arden Way & Harvard Street (cont'd. from 5-24-84) A. Ratify Negative Declaration B. Amend General Plan from Industrial to Office C. Amend Community Plan from Heavy Commercial or Industrial to Office (Planned Unit Development) D. Rezone 23± ac. from M-1 & M-2 to OB (PUD) E. Designate Planned Unit Development to be known as Capitol West F. Adopt PUD Schematic Plan & PUD Guidelines G. Special Permit to develop 4 office buildings (108±', 148±'; 2 @ 83±')	P84-101
4. Various requests for property located at NE quadrant of Rush River Drive & Windbridge Drive (cont'd. from 5-24-84) A. Ratify Negative Declaration B. Amend General Plan from Residential to Commercial and Offices C. Amend South Pocket Community Plan from Low Density Residential & Low Density Multiple Family to Low Density Multiple Family & Commercial/Shopping Center D. Rezone 4± ac. from R-2B-R to SC-R E. Rezone 7± ac. from R-1 to SC-R F. Rezone 8± ac. from R-1 to R-2A-R G. Tentative Map to subdivide 19± ac. into 2 lots to be known as Windbridge	P84-125
5. Various requests for property located N of Meadowview Road & E of 24th Street (cont'd. from 6-14-84) A. Ratify Negative Declaration B. Special Permit for 16 halfplexes & 31 patio homes in R-1A zone	P83-419

	P/M NO.	CPC ACTION
<ul style="list-style-type: none"> • Various requests for property located 40±' W of 24th St. on N side of G St. (cont'd. from 6-14-84) <ul style="list-style-type: none"> A. Variance to reduce front yard setback from 25' to 5' B. Variance to reduce rear yard setback from 15' to 12' C. Variance to reduce driveway from 20' to 5' D. Variance to exceed maximum lot coverage of 50% 	P84-172	
<ul style="list-style-type: none"> • Various requests for property located S of Moddison Ave., bet. Carrington & Minerva Aves. (cont'd. from 6-14-84) <ul style="list-style-type: none"> A. Variance to reduce front yard setback from 25' to 15' B. Variance to reduce rear yard setback from 15' to 8' C. Lot Line Merger to create 2 lots totaling 1± ac. in R-1 zone 	P84-185	
<u>ARINGS</u>		
<ul style="list-style-type: none"> • Various requests for property located at 577 Las Palmas Avenue <ul style="list-style-type: none"> A. Ratify Negative Declaration B. Amend Community Plan from Elementary & Jr. High School to Hospital designation C. Rezone 8.6± ac. from R-1 to H-R D. Special Permit to establish convalescent home E. Variance to waive 59 of 246 required parking spaces for convalescent facility F. Lot Line Adjustment on 2 parcels totaling 39± ac. 	P84-207	
<ul style="list-style-type: none"> • Various requests for property located at 930 Florin Road & SW corner of Florin Road & Greenhaven Drive <ul style="list-style-type: none"> A. Ratify Negative Declaration B. Amend Lakecrest Village PUD Schematic Plan to allow increase in sq. ft. to 15,182 sq. ft. for 2 story office building C. Special Permit to construct 2 story office bldg. in Lakecrest Village PUD on 0.9± ac. in OB-R zone D. Lot Line Adjustment to relocate common property line for 1.5± ac. 	P84-201	
<ul style="list-style-type: none"> • Various requests for property located at SE corner of Truxel Road & West El Camino Avenue <ul style="list-style-type: none"> A. Ratify Negative Declaration B. Amend Delta Point PUD Schematic Plan to delete 30 dwelling units & to designate a day care center C. Tentative Map to subdivide 10.3± ac. into 2 lots in R-3-R(PUD)zone D. Special Permit to construct a child care center for 120 children 	P84-213	

P/M NO.	CPC ACTION
<p>15. Various requests for property located at NE corner of Riverside Boulevard & Bay River Way & NE & NW corner of Bay River Way & Big River Court</p> <ul style="list-style-type: none"> 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
<p>16. Various requests for property located on Ely. side of Pocket Road 200±' S of Nasca Way</p> <ul style="list-style-type: none"> A. Ratify Negative Declaration B. Rezone 12± ac. from A to R-1A C. Tentative Map to subdivide 12± ac. into 60 lots D. Special Permit to develop 60 zero lot line single family homes 	P84-214
<p>17. Various requests for property located at 983-985 Piedmont Drive</p> <ul style="list-style-type: none"> A. Ratify 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 	P84-186
<p>18. Special Permit to construct second single family residence on 0.22± ac. in R-1 zone. 5811 71st Street</p>	P84-199
<p>19. Various requests for property located at 6305-6321 Folsom Boulevard</p> <ul style="list-style-type: none"> A. Special Permit to establish veterinary clinic on 0.1± ac. in C-1 zone B. Variance to reduce parking maneuvering space by up to 2'1" for existing parking area C. Variance to utilize 20' wide right-of-way along Folsom Blvd. for existing parking & landscaping 	P84-203
<p>20. Various requests for property located on S side of K Street bet. 17th & 18th Streets</p> <ul style="list-style-type: none"> 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 B. Variance to locate 254 required parking spaces off-site in proposed 274 space parking garage. C. Lot Line Merger to create 2 lots totaling 0.7± ac. & 0.4± ac. 	P84-208

P/M NO.	CPC ACTION
<p>21. Various requests for property located at SE & SW corners of 16th & K Streets</p> <ul style="list-style-type: none"> 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 (Withdrawn) E. Variance to allow 14 on-site tandem parking spaces for an office/commercial use 	P84-210
<p>22. 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</p>	P84-188
<p>23. Variance to reduce front yard setback from 30' to 28' on 0.24± ac. in R-1 zone. 1231 11th Avenue</p>	P84-195
<p>24. Variance to locate 12 required parking spaces off-site on 9,600 sq. ft. in C-2 zone. 1700 I Street & NE corner of 18th & I Streets</p>	P84-197
<p>25. Various requests for property located at 1300-1328 14th Street & NW corner of 13th & V Streets</p> <ul style="list-style-type: none"> A. Ratify Negative Declaration B. Variance to waive 28 required parking spaces for 48,000 sq. ft. building on 1.89± ac. in C-4 zone C. Variance to encroach 1.5±' into City right-of-way on 18th Street & V Street for landscaped strip at perimeter of parking lot D. Variance to locate required parking spaces off-site 	P84-209
<p>26. Lot Line Adjustment to relocate common property line for 0.22± ac. in R-1A zone. 308 Brewster Avenue</p>	P84-193
<p>27. Lot Line Merger of 5 lots totaling 4± ac. in C-2 zone. 3300-3332 Northgate Boulevard</p>	P84-206

SACRAMENTO CITY PLANNING COMMISSION
COUNCIL CHAMBER, CITY HALL
915 I STREET

June 28, 1984

REGULAR MEETING - 5:30 P.M.

The following items will be considered under the consent calendar: 1, 7, 12, 13, 14, 18, 24, 25, 27

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

Findings of Fact for June 14, 1984 Meeting:
A. NE corner of Greenhaven Dr. & Corporate Wy.
B. 1724 Broadway

FINISHED BUSINESS - HEARINGS

Various requests for property located at 617 Main Avenue (cont'd. from 5-24-84)
A. Ratify Negative Declaration
B. Special Permit to allow secondary dwelling unit on 2.7± ac. in R-1 zone.

Various requests for property located at NW corner of Arden Way & Harvard Street (cont'd. from 5-24-84)
A. Ratify Negative Declaration
B. Amend General Plan from Industrial to Office
C. Amend Community Plan from Heavy Commercial or Industrial to Office (Planned Unit Development)
D. Rezone 23± ac. from M-1 & M-2 to OB (PUD)
E. Designate Planned Unit Development to be known as Capitol West
F. Adopt PUD Schematic Plan & PUD Guidelines
G. Special Permit to develop 4 office buildings (108±', 148±'; 2 @ 83±')

Various requests for property located at NE quadrant of Rush River Drive & Windbridge Drive (cont'd. from 5-24-84)
A. Ratify Negative Declaration
B. Amend General Plan from Residential to Commercial and Offices
C. Amend South Pocket Community Plan from Low Density Residential & Low Density Multiple Family to Low Density Multiple Family & Commercial/Shopping Center
D. Rezone 4± ac. from R-2B-R to SC-R
E. Rezone 7± ac. from R-1 to SC-R
F. Rezone 8± ac. from R-1 to R-2A-R
G. Tentative Map to subdivide 19± ac. into 2 lots to be known as Windbridge

Various requests for property located N of Meadowview Road & E of 24th Street (cont'd. from 6-14-84)
A. Ratify Negative Declaration
B. Special Permit for 16 halfplexes & 31 patio homes in R-1A zone

P/M NO.	CPC ACTION
CONSENT P84-140 P84-168	APPROVED
P84-072	CONTINUED TO JULY 12, 1984
P84-101	A. RATIFIED B. RECOMMEND APPROVAL C. RECOMMEND APPROVAL D. RECOMMEND APPROVAL E. RECOMMEND APPROVAL F. RECOMMEND APPROVAL G. APPROVED SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT
P84-125	CONTINUED TO JULY 19, 1984
P83-419	CONTINUED TO JULY 12, 1984

	P/M NO.	CPC ACTION
<p>6. Various requests for property located at NE corner of Greenhaven Drive & Corporate Way (cont'd. from 6-14-84)</p> <ul style="list-style-type: none"> A. Ratify Negative Declaration B. Rezone por. of 16.7± ac. from C-2(PUD) to UB(PUD) & from UB(PUD) to C-2(PUD) C. Amend Greenhaven Executive Park PUD Schematic Plan to increase commercial sq. ft. from 8,000 sq. ft. to 24,000 sq. ft., office sq. ft. from 168,000 sq. ft. to 222,000± sq. ft. and decrease 250 room, 185,000 sq. ft. motel to 160 room, 118,000 sq. ft. motel in por. of Greenhaven Executive Park Phase I D. Amend Greenhaven Executive Park PUD Schematic Plan to amend structural distribution from 1 one story restaurant to 2 one story restaurants, and from 2 four story offices to 2 two story offices in por. of Greenhaven Executive Park Phase I E. Amend Greenhaven Executive Park PUD Schematic Plan to modify circulation and structural orientation on lots 1,2,3,4 and 5 F. Tentative Map to divide 16.8± ac. in UB(PUD) & C-2(PUD) zones into 6 parcels 	<p>P84-140</p>	<ul style="list-style-type: none"> A. RATIFIED B. DENIED C. DENIED D. DENIED E. DENIED F. DENIED
<p>7. Various requests for property located at NW corner of 21st & L Streets (cont'd. from 6-14-84)</p> <ul style="list-style-type: none"> A. Ratify Negative Declaration B. Variance to waive 4' planter adj. to public right-of-way for development of parking lot on .2± ac. in C-2 zone (Withdrawn) C. Variance to waive 50% parking lot shading requirement (Withdrawn) D. Variance to utilize 54% compact car spaces E. Variance to reduce 25' maneuvering space to 24' for compact car spaces (Withdrawn) F. Lot Line Merger to create .2± ac. lot 	<p>CONSENT</p> <p>P84-149</p>	<ul style="list-style-type: none"> A. RATIFIED B. WITHDRAWN C. WITHDRAWN D. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT E. WITHDRAWN F. APPROVED SUBJECT TO CONDITIONS IN RESOLUTION
<p>8. Various requests for property located on Pocket Rd., S of & adj. to drainage canal (cont'd. from 6-14-84)</p> <ul style="list-style-type: none"> A. Ratify Negative Declaration B. Amend S. Pocket Community Plan from Low Density Residential to Low Density Multiple Family Residential fro 4.2± ac. C. Rezone 4.2± ac. from A to R-2B-R 	<p>P84-158</p>	<p>CONTINUED TO JULY 12, 1984</p>
<p>9. Various requests for property located on W side of 24th St. 700±' N of Meadowview Rd. (cont'd. from 6-14-84)</p> <ul style="list-style-type: none"> A. Ratify Negative Declaration B. Rezone 5± ac. from R-1 to R-1A C. Tentative Map to divide 5± acres into 26 lots D. Special Permit to develop 20 zero lot line patio homes & 12 halfplexes 	<p>P84-176</p>	<ul style="list-style-type: none"> A. RATIFIED B. RECOMMEND APPROVAL C. RECOMMEND APPROVAL SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT D. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT

	P/M NO.	CPC ACTION
<p>Various requests for property located 40±' W of 24th St. on N side of G St. (cont'd. from 6-14-84)</p> <p>A. Variance to reduce front yard setback from 25' to 5'</p> <p>B. Variance to reduce rear yard setback from 15' to 12' (Withdrawn)</p> <p>C. Variance to reduce driveway from 20' to 11'</p> <p>D. Variance to exceed maximum lot coverage of 50%</p>	P84-172	<p>A. WITHDRAWN</p> <p>B. WITHDRAWN</p> <p>C. DENIED BASED ON FINDINGS OF FACT IN STAFF REPORT</p> <p>D. WITHDRAWN</p>
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<p>RINGS</p> <p>Various requests for property located at 577 Las Palmas Avenue</p> <p>A. Ratify Negative Declaration</p> <p>B. Amend General Plan from School to Hospital designation</p> <p>C. Amend Community Plan from Elementary & Jr. High School to Hospital designation</p> <p>D. Rezone 8.6± ac. from R-1 to H-R</p> <p>E. Special Permit to establish convalescent home</p> <p>F. Variance to waive 59 of 246 required parking spaces for convalescent facility (Withdrawn)</p> <p>G. Lot Line Adjustment on 2 parcels totaling 39± ac.</p>	P84-207	<p>CONSENT</p> <p>A. RATIFIED</p> <p>B. RECOMMEND APPROVAL</p> <p>C. RECOMMEND APPROVAL</p> <p>D. RECOMMEND APPROVAL TO H</p> <p>E. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p> <p>F. WITHDRAWN</p> <p>G. APPROVED SUBJECT TO CONDITIONS IN RESOLUTION</p>
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<p>15. Various requests for property located at NE corner of Riverside Boulevard & Bay River Way & NE & NW corner of Bay River Way & Big River Court</p> <p>A. Ratify 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>P84-189</p> <p>CONTINUED TO JULY 12, 1984</p>
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<p>17. Various requests for property located at 983-985 Piedmont Drive</p> <p>A. Ratify Negative Declaration</p> <p>B. Tentative Map to divide 1.71± ac. in R-1 zone into 2 lots</p> <p>C. Variance to create a lot substandard in width</p> <p>D. Subdivision Modification to create a lot substandard in width</p> <p>E. Subdivision Modification to create 2 lots in excess of 160' deep</p>	<p>P84-186</p> <p>CONTINUED TO JULY 26, 1984</p>
<p>18. Special Permit to construct second single family residence on 0.22± ac. in R-1 zone. 5811 71st Street</p>	<p>CONSENT</p> <p>P84-199</p> <p>APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p>
<p>19. Various requests for property located at 6305-6321 Folsom Boulevard</p> <p>A. Special Permit to establish veterinary clinic on 0.1± ac. in C-1 zone</p> <p>B. Variance to reduce parking maneuvering space by up to 2'1" for existing parking area</p> <p>C. Variance to utilize 21' wide right-of-way along Folsom Blvd. for existing parking & landscaping</p>	<p>P84-203</p> <p>A.-C. APPROVED SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT</p>
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<p>22. 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</p>	<p>P84-188</p> <p>CONTINUED TO JULY 12, 1984</p>
<p>23. Variance to reduce front yard setback from 30' to 28' on 0.24± ac. in R-1 zone. 1231 11th Avenue</p>	<p>P84-195</p> <p>INTENT TO APPROVE BASED ON FINDINGS OF FACT DUE JULY 12, 1984</p>
<p>24. Variance to locate 12 required parking spaces off-site on 9,600 sq. ft. in C-2 zone. 1700 I Street & NE corner of 18th & I Streets</p>	<p>CONSENT</p> <p>P84-197</p> <p>APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p>
<p>25. Various requests for property located at 1300-1328 14th Street & NW corner of 13th & V Streets</p> <ul style="list-style-type: none"> A. Ratify Negative Declaration B. Variance to waive 28 required parking spaces for 48,000 sq. ft. building on 1.89± ac. in C-4 zone C. Variance to encroach 1.5±' into City right-of-way on 18th Street & V Street for landscaped strip at perimeter of parking lot D. Variance to locate required parking spaces off-site 	<p>P84-209</p> <p>CONTINUED TO JULY 12, 1984</p>
<p>26. Lot Line Adjustment to relocate common property line for 0.22± ac. in R-1A zone. 308 Brewster Avenue</p>	<p>CONSENT</p> <p>P84-193</p> <p>APPROVED SUBJECT TO CONDITIONS IN RESOLUTION</p>
<p>27. Lot Line Merger of 5 lots totaling 4± ac. in C-2 zone. 3300-3332 Northgate Boulevard</p>	<p>CONSENT</p> <p>P84-206</p> <p>APPROVED</p>

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