

**CITY OF SACRAMENTO PLANNING COMMISSION
AGENDA/SYNOPSIS**

MEETING DATE: February 28, 1991	CONSENT ITEMS: 1, 2, 7, 9, 17, 19, 22, 23, 25, 26
5:30 P.M.	CONTINUED ITEMS: 3, 4, 5, 6, 8, 10, 11, 12, 13, 14, 16, 20, 27
Sacramento City Planning Commission Planning Commission Chambers 1231 I Street - First Floor	

GENERAL INFORMATION

CONSENT ITEMS are non-controversial items that may be approved at the beginning of the meeting by the Planning Commission. The Chairperson will ask for those item numbers which are requested to be removed from the consent calendar.

CONTINUED ITEMS are items which have been rescheduled for a later hearing date. No action to approve or deny the project will be taken on these items at this meeting.

APPEALS of the Planning Commission decision to the City Council must be filed with the Current Planning Section within 10 days of this meeting.

ITEM	FILE NO.	COMMISSION ACTION
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1. Findings of Fact and Conditions for February 14, 1991 meeting: 6681 Elvas Ave. (D3)	CONSENT P90-380	APPROVED
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UNFINISHED BUSINESS - HEARINGS

2. Various requests for property located S of Ripley St., N of Light Rail Tracks (D2) (cont'd. from 1-24-90) A. Negative Declaration B. Tentative Map to subdivide 3.3± ac. into 19 single family lots in the R-1 zone C. Special Permit to construct a 12' high wall adjacent to a railroad right-of-way D. Variance to establish lots less than 100' deep E. Variance to establish lots less than 52' wide F. Subdivision Modification to establish lots less than 100' deep G. Subdivision Modification to establish lots less than 52' wide H. Subdivision Modification to establish 2 flag-shaped lots	CONSENT P90-113	A. RATIFIED NEGATIVE DECLARATION B. RECOMMEND APPROVAL SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT C. APPROVED SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT D&E. APPROVED BASED ON FINDINGS OF FACT IN STAFF REPORT F-H. RECOMMEND APPROVAL
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3. Various requests: A. Negative Declaration B. Amend City Zoning Ordinance re. regulation of recycling and solid waste disposal requirements for new and existing developments (cont'd. from 1-24-91)	M80-003	CONTINUED TO MARCH 14, 1991
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ITEM	FILE NO.	COMMISSION ACTION
<p>4. Various requests for property located at 1201 C St. (D1) (cont'd. from 1-24-91)</p> <p>A. Lot Line Adjustment to merge a 156' x 160' parcel with a 20' x 80' portion of an alley to be abandoned and a 10' x 80' portion of a remnant City parcel</p> <p>B. Alley Abandonment of a 20' x 80' portion of an alley bounded by 12th St., B St., C St. & 13th St.</p> <p>C. Sec. 65402(a) Review for the sale of surplus City property</p>	P90-409	CONTINUED TO MARCH 14, 1991
<p>5. Various requests for property located at S side of Pocket Rd., W of Garcia Bend Park (D8) (cont'd. from 2-14-91)</p> <p>A. Negative Declaration</p> <p>B. Amend General Plan for 5.37± ac. from Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na)</p> <p>C. Amend Pocket Community Plan for 5.37± ac. from Medium Density Residential (16-29 du/ac. to Low Density Residential (3-6 du/na)</p> <p>D. Rezone 5.37± ac. from R-2B-R to R-1</p> <p>E. Tentative Map to divide 5.37± ac. into 20 single family lots in the R-2B-R zone</p>	P90-134	WITHDRAWN
<p>6. Various requests for property located at 1301 H St. (D1) (cont'd. from 2-14-91)</p> <p>A. Negative Declaration</p> <p>B. Variance to waive 18 required parking spaces for a 6,900 sq. ft., 3-story office building on 0.1± ac. in the C-2 zone</p>	P90-232	CONTINUED TO APRIL 11, 1991
<p>7. Various requests for property located at 1318 V St. (D1) (cont'd. from 2-14-91)</p> <p>A. Negative Declaration</p> <p>B. Special Permit to reduce the 5' side yard setback to 2' for expansion of a non-conforming bank building on 0.59± ac. in the C-2 zone</p> <p>C. Variance to allow 22 of 40 required spaces off-site</p>	CONSENT P90-389	A. RATIFIED NEGATIVE DECLARATION B&C. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT

ITEM	FILE NO.	COMMISSION ACTION
<p>8. Various requests for property located at 6200, 6260, 6438 Folsom Blvd. (D3) (cont'd. from 2-14-91)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Special Permit to exceed the 25% office square footage allowed for 3 new 2-story buildings totaling 198,520 sq. ft. on 8.13± ac. in the M-1 zone C. Lot Line Adjustment to merge 3 parcels into one 	P90-394	CONTINUED TO MARCH 14, 1991
<p>9. Various requests for property located at 7005 Woodbine Ave. (D7) (cont'd. from 2-14-91)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Special Permit Modification to locate a 1,560 sq. ft. mobile home on an existing church site on 0.72± ac. in the R-1 zone C. Variance to waive a 6' high masonry wall along the east property line 	<p>CONSENT</p> <p>P90-421</p>	<p>A. RATIFIED NEGATIVE DECLARATION B&C. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p>
<p>10. Various requests for property located at NW corner of Bruceville Rd. & Jacinto Rd. (D7) (cont'd. from 2-14-91)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Amend General Plan to redesignate 9.7± ac. from Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na) C. Amend South Sacramento Community Plan to redesignate 9.7± ac. from Residential (11-21 du/na) to Residential-Review (4-8 du/na) D. Rezone 9.7± ac. from R-2B-R to R-1A E. Rezone of 0.44± ac. from R-1A(PUD) to R-1A F. Tentative Map to divide 3 parcels totaling 16.6± ac. into 60 petite lots, 3 common lots and one remainder lot in the R-1A(PUD) and the proposed R-1A zones G. Special Permit to develop 60 single family zero-lot-line units on 60 petite lots in the R-1A zone H. Amend PUD to delete 0.44± ac. from the Laguna Meadows PUD Development Guidelines 	P90-180	CONTINUED TO MARCH 14, 1991

ITEM	FILE NO.	COMMISSION ACTION
<p>11. Various requests for property located at SE corner of Calvine Rd. & Franklin Blvd. (D7) (cont'd. from 2-14-91)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Amend General Plan for 51.7± ac. from Community/Neighborhood Commercial & Offices and Medium Density Residential (16-29 du/na) to Community/Neighborhood Commercial & offices and Low Density Residential (4-15 du/na) C. Amend South Sacramento Community Plan for 51.7± ac. from General Commercial, Office, and Residential (11-21 du/na) to General Commercial and Residential (7-15 du/na) D. Rezone 10.7± ac. from C-2-R, 4.5± ac. from OB-R, 19.4± ac. from R-2A-R, & 17.1± ac. from R-2B-R to 12.9 ac. of C-2(PUD), 37.7± ac. of R-1A(PUD) & 1.1± ac. of OS E. Tentative Map to divide 2 parcels totaling 51.7± ac. into 184 parcels (182 for single family residential, one for commercial and one for neighborhood park) in the proposed C-2(PUD), OS and R-1A(PUD) zones F. Subdivision Modification to allow private streets G. Establish PUD of 79.0± ac. to be called Arlington Park Planned Unit Development 	<p>P90-259</p>	<p>CONTINUED TO MARCH 14, 1991</p>
<p>12. Various requests for property located at 5314 Ehrhardt Ave. (D7) (cont'd. from 2-14-91)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Rezone 0.65± ac. from A to R-1 C. Special Permit to locate a 1,750± sq. ft. home on a deep lot currently developed with a single family residence D. Variance to locate a second residential unit on a parcel which does not have public street frontage 	<p>P90-441</p>	<p>CONTINUED TO MARCH 28, 1991</p>

<p>13. Various requests for property located at 4525 Norwood Ave. (D2) (cont'd. from 2-14-91)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Amend North Sacramento Community Plan to redesignate 4.63± ac. from Residential (7-15 du/na) to Residential (11-21 du/na) C. Rezone 4.63± ac. from R-1 to R-2B and 4.22± ac. from R-2A to R-2B D. Lot Line Adjustment to merge 2 parcels totaling 8.85± ac. 	P90-179	CONTINUED TO MARCH 14, 1991
<p>14. Various requests for property located at NE corner of Pocket Rd. & Greenhaven Dr. (D8) (cont'd. from 2-14-91)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Amend General Plan for 9.57± ac. from Community/Neighborhood Commercial and Offices to Low Density Residential (4-15 du/na) C. Amend Pocket Community Plan for 9.57± ac. from Commercial/Shopping to Low Density Residential (7-15 du/ac) D. Rezone 9.57± ac. from SC-R to R-1A E. Tentative Map to subdivide 9.57± ac. into 67 petite single family lots and one parcel as a private street F. Special Permit to develop 67 single family homes G. Variance to reduce the minimum driveway depth from 20' to 18' 	P90-442	CONTINUED TO MARCH 14, 1991
<p>15. Various requests for property located at 1112 P St. (D1) (cont'd. from 2-14-91)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Special Permit to increase the maximum allowable height from 45' to 65' to construct a 26,378 sq. ft., 5-story office building on 0.15± ac. in the C-2 zone C. Special Permit for a 60% parking reduction D. Variance to waive 22 of 59 required parking spaces E. Variance to reduce the minimum required front setback from 15' to 0' F. Variance to increase the allowable parking reduction measure "other" category from 10% to 20% to allow additional bicycle lockers as a measure to reduce parking 	P90-248	<p>A. RATIFIED NEGATIVE DECLARATION B-F. INTENT TO APPROVE SUBJECT TO CONDITIONS AND BASED ON FINDINGS OF FACT DUE MARCH 14, 1991</p>

ITEM	FILE NO.	COMMISSION ACTION
<p>16. Various requests for property located at 801 K St., 25th & 26th Floors (D1) (cont'd. from 2-14-91)</p> <p>A. Negative Declaration</p> <p>B. Special Permit to establish a 12,900± sq. ft. private club on the 25th & 26th floors of an existing office tower in the C-3-CBD-SPD zone</p>	P90-417	CONTINUED TO MARCH 14, 1991
<p>17. Various requests for property located at 5901 Jimolene Dr. (D6) (cont'd. from 2-14-91)</p> <p>A. Negative Declaration</p> <p>B. Special Permit to allow a 27-unit mini-storage facility on 0.21± ac. in the C-2-R zone</p> <p>C. Variance to waive the 6' masonry wall along the eastern property line</p> <p>D. Plan Review of a 27-unit mini-storage facility</p> <p>E. Lot Line Adjustment to merge a 0.21± ac. parcel with a 6.2± ac. parcel</p>	<p>CONSENT</p> <p>P90-446</p>	<p>A. RATIFIED NEGATIVE DECLARATION</p> <p>B-D. APPROVED SUBJECT TO CONDITIONS IN CORRECTED STAFF REPORT</p> <p>E. APPROVED SUBJECT TO CONDITIONS IN RESOLUTION</p>
<p>18. Variance to allow a detached accessory structure (patio cover) closer than 6' from a residential structure on 0.2± ac. in the R-1 zone. 200 41st St. (D3) (cont'd. from 2-14-91)</p>	P91-001	DENIED BASED ON FINDINGS OF FACT IN STAFF REPORT
<p>HEARINGS</p> <p>19. Various requests for property located at Lane Ct. & Rol Do Ct. (D7)</p> <p>A. Negative Declaration</p> <p>B. Amend Airport-Meadowview Community Plan from Residential (7-15 du/na) to Residential (4-8 du/na)</p> <p>C. Tentative Map to resubdivide 6.5± ac. from 22 lots to 31 single family petite lots in the R-1A-R zone</p> <p>D. Special Permit to create 31 single family petite lots in the R-1A-R zone</p> <p>E. Special Permit to construct a 12' high sound wall along the east property line of the subdivision</p>	<p>CONSENT</p> <p>P90-226</p>	<p>A. RATIFIED NEGATIVE DECLARATION</p> <p>B. RECOMMEND APPROVAL</p> <p>C. RECOMMEND APPROVAL SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT</p> <p>D&E. APPROVED SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT</p>

<p>20. Various requests for property located at SE corner of 21st & L Sts. (D4)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Rezone 0.15± ac. from R-3A to C-2 C. Major Project Special Permit to construct a 5-story, mixed-use complex composed of 75 residential units, 4,750 sq. ft. of retail and 69 parking stalls for a total of 105,000 sq. ft. on 0.6± ac. in the C-2 zone D. Special Permit to allow 75 residential units in the C-2 zone E. Special Permit to allow increased height from 35' to 70' F. Variance to waive 30 of 99 required parking spaces G. Variance to reduce the rear yard setback from 15' and 25' to 7' H. Variance to reduce the front setback from 7.5' and 15' to 2' I. Variance to reduce the street side setback from 5' to 2' J. Lot Line Adjustment to merge 4 lots into one lot totaling 0.6± ac. 	P90-368	CONTINUED TO MARCH 28, 1991
<p>21. Various requests for property located at 1024 Pinedale Ave. (D2)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Rezone 4.09± ac. from R-1 to R-1A C. Tentative Map to subdivide 4.09± ac. into 32 halfplex lots D. Special Permit to construct 16 halfplex units 	P90-461	WITHDRAWN
<p>22. Various requests for property located S of Dorothy June Way, E of Astoria St. (D2)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Tentative Map to subdivide one lot and readjust an existing lot to establish 32 single family lots on 5.58± ac. in the R-1 zone C. Variance to reduce the minimum required 52' wide lot width to lots ranging from 49' to 51' in width D. Subdivision Modification to establish lots less than 52' wide E. Lot Line Adjustment to readjust common property lines between 4 existing lots on 0.6± ac. 	<p>CONSENT</p> <p>P90-453</p>	<ul style="list-style-type: none"> A. RATIFIED NEGATIVE DECLARATION B. RECOMMEND APPROVAL SUBJECT TO CORRECTED CONDITIONS IN STAFF REPORT C. APPROVED BASED ON FINDINGS OF FACT IN STAFF REPORT D. RECOMMEND APPROVAL E. APPROVED SUBJECT TO CONDITIONS IN RESOLUTION

ITEM	FILE NO.	COMMISSION ACTION
<p>23. Various requests for property located at SW corner of Eleanor Ave. & Branch St. & 2734 Branch St. (D2)</p> <p>A. Negative Declaration</p> <p>B. Special Permit to expand a previously approved parking lot by adding 0.15± ac. in the R-2B zone</p> <p>C. Special Permit to expand a previously approved parking lot by adding an 0.82± ac. in the R-1 and R-1A zone</p> <p>D. Lot Line Adjustment to merge 2 parcels totaling 1.5± ac. in the R-2B zone</p> <p>E. Lot Line Adjustment to merge 11 parcels totaling 1.51± ac. in the R-1 and R-1A zones</p>	<p>CONSENT</p> <p>P90-455</p>	<p>A. RATIFIED NEGATIVE DECLARATION</p> <p>B&C. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p> <p>D&E. APPROVED SUBJECT TO CONDITIONS IN RESOLUTION</p>
<p>24. Various requests for property located at 1997 Oxford St. (D1)</p> <p>A. Negative Declaration</p> <p>B. Variance to reduce the front yard setback from 25' to 22'9" on 0.14± ac. in the R-1 zone</p> <p>C. Variance to reduce the side yard setback from 5' to 3'</p>	<p>P90-468</p>	<p>WITHDRAWN</p>
<p>25. Various requests for property located at 1039 11th Ave. (D4)</p> <p>A. Negative Declaration</p> <p>B. Variance to construct a single family house on a lot with less than 20' of street frontage</p> <p>C. Variance to reduce the side yard setback from 5' to 1'</p> <p>D. Variance to reduce the driveway depth from 20' to 14.5'</p> <p>E. Variance to reduce the rear yard setback from 15' to 6'</p>	<p>CONSENT</p> <p>P90-473</p>	<p>A. RATIFIED NEGATIVE DECLARATION</p> <p>B. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p> <p>C. WITHDRAWN</p> <p>D&E. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p>
<p>26. Street Name Change from Sunnyfield Dr. to Sun Ranch Dr., between Sunnybrae Dr. & Sunnyfield Way (D7)</p>	<p>CONSENT</p> <p>P91-008</p>	<p>APPROVED STAFF REPORT</p>
<p>27. Amend Zoning Ordinance by adding Section 2-G-10 to the Comprehensive Zoning Ordinance No. 2550, 4th Series, re. Communication Towers, Antenna, Cellular Telephone Facilities and other similar uses</p>	<p>M91-002</p>	<p>CONTINUED TO MARCH 14, 1991</p>

ITEM

FILE NO.

COMMISSION ACTION

MISCELLANEOUS PLANNING & ZONING MATTERS

28. Questions and Ideas of Planning Commissioners

29. Reports on Appeal of Planning Commission actions to City Council

2-28-91

**Planning & Development
1231 I Street, 2nd Floor
Sacramento, CA 95814**

CITY OF SACRAMENTO PLANNING COMMISSION
AGENDA/SYNOPSIS

MEETING DATE: February 28, 1991

CONSENT ITEMS: 1, 2, 7, 9, 17, 19, 22, 23, 25

5:30 P.M.

Sacramento City Planning Commission
 Planning Commission Chambers
 1231 I Street - First Floor

**CONTINUED ITEMS: 3, 4, 5, 6, 8, 10, 11, 12, 13,
 14, 15, 20**

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APPEALS of the Planning Commission decision to the City Council must be filed with the Current Planning Section within 10 days of this meeting.

ITEM	FILE NO.	COMMISSION ACTION
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UNFINISHED BUSINESS - HEARINGS		
2. Various requests for property located S of Ripley St., N of Light Rail Tracks (D2) (cont'd. from 1-24-90) A. Negative Declaration B. Tentative Map to subdivide 3.3± ac. into 19 single family lots in the R-1 zone C. Special Permit to construct a 12' high wall adjacent to a railroad right-of-way D. Variance to establish lots less than 100' deep E. Variance to establish lots less than 52' wide F. Subdivision Modification to establish lots less than 100' deep G. Subdivision Modification to establish lots less than 52' wide H. Subdivision Modification to establish 2 flag-shaped lots	CONSENT P90-113	
3. Various requests: A. Negative Declaration B. Amend City Zoning Ordinance re. regulation of recycling and solid waste disposal requirements for new and existing developments (cont'd. from 1-24-91)	M90-003	

4. Various requests for property located at 1201 C St. (D1) (cont'd. from 1-24-91)

A. Lot Line Adjustment to merge a 156' x 160' parcel with a 20' x 80' portion of an alley to be abandoned and a 10' x 80' portion of a remnant City parcel

B. Alley Abandonment of a 20' x 80' portion of an alley bounded by 12th St., B St., C St. & 13th St.

C. Sec. 65402(a) Review for the sale of surplus City property

P90-409

5. Various requests for property located at S side of Pocket Rd., W of Garcia Bend Park (D8) (cont'd. from 2-14-91)

A. Negative Declaration

B. Amend General Plan for 5.37 ± ac. from Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na)

C. Amend Pocket Community Plan for 5.37 ± ac. from Medium Density Residential (16-29 du/ac. to Low Density Residential (3-6 du/na)

D. Rezone 5.37 ± ac. from R-2B-R to R-1

E. Tentative Map to divide 5.37 ± ac. into 20 single family lots in the R-2B-R zone

P90-134

6. Various requests for property located at 1301 H St. (D1) (cont'd. from 2-14-91)

A. Negative Declaration

B. Variance to waive 18 required parking spaces for a 6,900 sq. ft., 3-story office building on 0.1 ± ac. in the C-2 zone

P90-232

7. Various requests for property located at 1318 V St. (D1) (cont'd. from 2-14-91)

A. Negative Declaration

B. Special Permit to reduce the 5' side yard setback to 2' for expansion of a non-conforming bank building on 0.59 ± ac. in the C-2 zone

B. Variance to allow 22 of 40 required spaces off-site

CONSENT

P90-389

- 8. Various requests for property located at 6200, 6260, 6438 Folsom Blvd. (D3) (cont'd. from 2-14-91)
 - A. Negative Declaration
 - B. Special Permit to exceed the 25% office square footage allowed for 3 new 2-story buildings totaling 198,520 sq. ft. on 8.13± ac. in the M-1 zone
 - C. Lot Line Adjustment to merge 3 parcels into one

P90-394

- 9. Various requests for property located at 7005 Woodbine Ave. (D7) (cont'd. from 2-14-91)
 - A. Negative Declaration
 - B. Special Permit Modification to locate a 1,560 sq. ft. mobile home on an existing church site on 0.72± ac. in the R-1 zone
 - C. Variance to waive a 6' high masonry wall along the east property line

CONSENT

P90-421

- 10. Various requests for property located at NW corner of Bruceville Rd. & Jacinto Rd. (D7) (cont'd. from 2-14-91)
 - A. Negative Declaration
 - B. Amend General Plan to redesignate 9.7± ac. from Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na)
 - C. Amend South Sacramento Community Plan to redesignate 9.7± ac. from Residential (11-21 du/na) to Residential-Review (4-8 du/na)
 - D. Rezone 9.7± ac. from R-2B-R to R-1A
 - E. Rezone of 0.44± ac. from R-1A(PUD) to R-1A
 - F. Tentative Map to divide 3 parcels totaling 16.6± ac. into 60 petite lots, 3 common lots and one remainder lot in the R-1A(PUD) and the proposed R-1A zones
 - G. Special Permit to develop 60 single family zero-lot-line units on 60 petite lots in the R-1A zone
 - H. Amend PUD to delete 0.44± ac. from the Laguna Meadows PUD Development Guidelines

P90-180

11. Various requests for property located at SE corner of Calvine Rd. & Franklin Blvd. (D7) (cont'd. from 2-14-91)
- A. Negative Declaration
 - B. Amend General Plan for 51.7± ac. from Community/Neighborhood Commercial & Offices and Medium Density Residential (16-29 du/na) to Community/Neighborhood Commercial & offices and Low Density Residential (4-15 du/na)
 - C. Amend South Sacramento Community Plan for 51.7± ac. from General Commercial, Office, and Residential (11-21 du/na) to General Commercial and Residential (7-15 du/na)
 - D. Rezone 10.7± ac. from C-2-R, 4.5± ac. from OB-R, 19.4± ac. from R-2A-R, & 17.1± ac. from R-2B-R to 12.9 ac. of C-2(PUD), 37.7± ac. of R-1A(PUD) & 1.1± ac. of OS
 - E. Tentative Map to divide 2 parcels totaling 51.7± ac. into 184 parcels (182 for single family residential, one for commercial and one for neighborhood park) in the proposed C-2(PUD), OS and R-1A(PUD) zones
 - F. Subdivision Modification to allow private streets
 - G. Establish PUD of 79.0± ac. to be called Arlington Park Planned Unit Development

P90-259

12. Various requests for property located at 5314 Ehrhardt Ave. (D7) (cont'd. from 2-14-91)
- A. Negative Declaration
 - B. Rezone 0.65± ac. from A to R-1
 - C. Special Permit to locate a 1,750± sq. ft. home on a deep lot currently developed with a single family residence
 - D. Variance to locate a second residential unit on a parcel which does not have public street frontage

P90-441

- 13. Various requests for property located at 4525 Norwood Ave. (D2) (cont'd. from 2-14-91)
 - A. Negative Declaration
 - B. Amend North Sacramento Community Plan to redesignate 4.63± ac. from Residential (7-15 du/na) to Residential (11-21 du/na)
 - C. Rezone 4.63± ac. from R-1 to R-2B and 4.22± ac. from R-2A to R-2B
 - D. Lot Line Adjustment to merge 2 parcels totaling 8.85± ac.

P90-179

- 14. Various requests for property located at NE corner of Pocket Rd. & Greenhaven Dr. (D8) (cont'd. from 2-14-91)
 - A. Negative Declaration
 - B. Amend General Plan for 9.57± ac. from Community/Neighborhood Commercial and Offices to Low Density Residential (4-15 du/na)
 - C. Amend Pocket Community Plan for 9.57± ac. from Commercial/Shopping to Low Density Residential (7-15 du/ac)
 - D. Rezone 9.57± ac. from SC-R to R-1A
 - E. Tentative Map to subdivide 9.57± ac. into 67 petite single family lots and one parcel as a private street
 - F. Special Permit to develop 67 single family homes
 - G. Variance to reduce the minimum driveway depth from 20' to 18'

P90-442

- 15. Various requests for property located at 1112 P St. (D1) (cont'd. from 2-14-91)
 - A. Negative Declaration
 - B. Special Permit to increase the maximum allowable height from 45' to 65' to construct a 26,378 sq. ft., 5-story office building on 0.15± ac. in the C-2 zone
 - C. Special Permit for a 60% parking reduction
 - D. Variance to waive 22 of 59 required parking spaces
 - E. Variance to reduce the minimum required front setback from 15' to 0'
 - F. Variance to increase the allowable parking reduction measure "other" category from 10% to 20% to allow additional bicycle lockers as a measure to reduce parking

P90-248

16. Various requests for property located at 801 K St., 25th & 26th Floors (D1) (cont'd. from 2-14-91)

- A. Negative Declaration
- B. Special Permit to establish a 12,900± sq. ft. private club on the 25th & 26th floors of an existing office tower in the C-3-CBD-SPD zone

P90-417

17. Various requests for property located at 5901 Jimolene Dr. (D6) (cont'd. from 2-14-91)

- A. Negative Declaration
- B. Special Permit to allow a 27-unit mini-storage facility on 0.21± ac. in the C-2-R zone
- C. Variance to waive the 6' masonry wall along the eastern property line
- D. Plan Review of a 27-unit mini-storage facility
- E. Lot Line Adjustment to merge a 0.21± ac. parcel with a 6.2± ac. parcel

CONSENT

P90-446

18. Variance to allow a detached accessory structure (patio cover) closer than 6' from a residential structure on 0.2± ac. in the R-1 zone. 200 41st St. (D3) (cont'd. from 2-14-91)

P91-001

HEARINGS

19. Various requests for property located at Lane Ct. & Rol Do Ct. (D7)

- A. Negative Declaration
- B. Amend Airport-Meadowview Community Plan from Residential (7-15 du/na) to Residential (4-8 du/na)
- C. Tentative Map to resubdivide 6.5± ac. from 22 lots to 31 single family petite lots in the R-1A-R zone
- D. Special Permit to create 31 single family petite lots in the R-1A zone
- E. Special Permit to construct a 12' high sound wall along the east property line of the subdivision

CONSENT

P90-226

- 20. Various requests for property located at SE corner of 21st & L Sts. (D4)
 - A. Negative Declaration
 - B. Rezone 0.15± ac. from R-3A to C-2
 - C. Major Project Special Permit to construct a 5-story, mixed-use complex composed of 75 residential units, 4,750 sq. ft. of retail and 69 parking stalls for a total of 105,000 sq. ft. on 0.6± ac. in the C-2 zone
 - D. Special Permit to allow 75 residential units in the C-2 zone
 - E. Special Permit to allow increased height from 35' to 70'
 - F. Variance to waive 30 of 99 required parking spaces
 - G. Variance to reduce the rear yard setback from 15' and 25' to 7'
 - H. Variance to reduce the front setback from 7.5' and 15' to 2'
 - I. Variance to reduce the street side setback from 5' to 2'
 - J. Lot Line Adjustment to merge 4 lots into one lot totaling 0.6± ac.

P90-368

- 21. Various requests for property located at 1024 Pinedale Ave. (D2)
 - A. Negative Declaration
 - B. Rezone 4.09± ac. from R-1 to R-1A
 - C. Tentative Map to subdivide 4.09± ac. into 32 halfplex lots
 - D. Special Permit to construct 16 halfplex units

P90-461

- 22. Various requests for property located S of Dorothy June Way, E of Astoria St. (D2)
 - A. Negative Declaration
 - B. Tentative Map to subdivide one lot and readjust an existing lot to establish 32 single family lots on 5.58± ac. in the R-1 zone
 - C. Variance to reduce the minimum required 52' wide lot width to lots ranging from 49' to 51' in width
 - D. Subdivision Modification to establish lots less than 52' wide
 - E. Lot Line Adjustment to readjust common property lines between 4 existing lots on 0.6± ac.

CONSENT

P90-453

ITEM	FILE NO.	COMMISSION ACTION
<p>23. Various requests for property located at SW corner of Eleanor Ave. & Branch St. & 2734 Branch St. (D2)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Special Permit to expand a previously approved parking lot by adding 0.15± ac. in the R-2B zone C. Special Permit to expand a previously approved parking lot by adding an 0.82± ac. in the R-1 and R-1A zone D. Lot Line Adjustment to merge 2 parcels totaling 1.5± ac. in the R-2B zone E. Lot Line Adjustment to merge 11 parcels totaling 1.51± ac. in the R-1 and R-1A zones 	<p>CONSENT</p> <p>P90-455</p>	<p>Various requests for property located at SW corner of Eleanor Ave. & Branch St. & 2734 Branch St. (D2)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Special Permit to expand a previously approved parking lot by adding 0.15± ac. in the R-2B zone C. Special Permit to expand a previously approved parking lot by adding an 0.82± ac. in the R-1 and R-1A zone D. Lot Line Adjustment to merge 2 parcels totaling 1.5± ac. in the R-2B zone E. Lot Line Adjustment to merge 11 parcels totaling 1.51± ac. in the R-1 and R-1A zones
<p>24. Various requests for property located at 1997 Oxford St. (D1)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Variance to reduce the front yard setback from 25' to 22'9" on 0.14± ac. in the R-1 zone C. Variance to reduce the side yard setback from 5' to 3' 	<p>P90-468</p>	<p>Various requests for property located at 1997 Oxford St. (D1)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Variance to reduce the front yard setback from 25' to 22'9" on 0.14± ac. in the R-1 zone C. Variance to reduce the side yard setback from 5' to 3'
<p>25. Various requests for property located at 1039 11th Ave. (D4)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Variance to construct a single family house on a lot with less than 20' of street frontage C. Variance to reduce the side yard setback from 5' to 1' D. Variance to reduce the driveway depth from 20' to 14.5' E. Variance to reduce the rear yard setback from 15' to 6' 	<p>CONSENT</p> <p>P90-473</p>	<p>Various requests for property located at 1039 11th Ave. (D4)</p> <ul style="list-style-type: none"> A. Negative Declaration B. Variance to construct a single family house on a lot with less than 20' of street frontage C. Variance to reduce the side yard setback from 5' to 1' D. Variance to reduce the driveway depth from 20' to 14.5' E. Variance to reduce the rear yard setback from 15' to 6'
<p>26. Street Name Change from Sunnyfield Dr. to Sun Ranch Dr., between Sunnybrae Dr. & Sunnyfield Way (D7)</p>	<p>P91-008</p>	<p>Street Name Change from Sunnyfield Dr. to Sun Ranch Dr., between Sunnybrae Dr. & Sunnyfield Way (D7)</p>
<p>27. Amend Zoning Ordinance by adding Section 2-G-10 to the Comprehensive Zoning Ordinance No. 2550, 4th Series, re. Communication Towers, Antenna, Cellular Telephone Facilities and other similar uses</p>	<p>M91-002</p>	<p>Amend Zoning Ordinance by adding Section 2-G-10 to the Comprehensive Zoning Ordinance No. 2550, 4th Series, re. Communication Towers, Antenna, Cellular Telephone Facilities and other similar uses</p>

ITEM

FILE NO.

COMMISSION ACTION

MISCELLANEOUS PLANNING & ZONING MATTERS

**28. Questions and Ideas of Planning
Commissioners**

**29. Reports on Appeal of Planning Commission
actions to City Council**