

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

REGULAR MEETING - 5:30 P.M.

June 14, 1984

The following items will be considered under the consent calendar: 7, 10, 16, 17, 19, 20, 22, 23, 24, 27, 32, 33, 34, 35

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

MISCELLANEOUS PLANNING & ZONING MATTERS

1. Comments on County of Sacramento Freeport Marina Proposal

2. Comments on County of Sacramento Negative Declaration for proposed outdoor stage facility in Discovery Park

UNFINISHED BUSINESS - HEARINGS

3. 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 4-12-84)

4. Various requests for property located E of Edgewater Road, S of Southgate Road, N of Canterbury Road (cont'd. from 4-26-84)

- a. Amend Woodlake/Norato Community Plan from Light Density Residential to Multi-Family
- b. Rezone 7± ac. from R-1 to R-2B
- c. Tentative Map to create one lot subdivision on 7± ac.
- d. Special Permit to develop 136 unit condominium project
- e. Subdivision Modification to delete requirement for cul-de-sac at end of Johnston Road

5. Special Permit for 16 halfplexes & 31 patio homes in R-1A zone. N of Meadowview Road & E of 24th St. (cont'd. from 5-24-84)

6. Various requests for property located on W side of Pocket Rd., 100±' S of Arabella Wy. (cont'd. from 5-24-84)

- a. Amend South Pocket Specific Plan to reduce major parkway recreation node to intermediate parkway recreation node
- b. Amend Sacramento River Parkway Master Plan from high use area to low use area
- c. Rezone 14± ac. from A to R-1 & R-1A
- d. Tentative Map to divide 14± ac. into 27 single family & 20 halfplex lots
- e. Special Permit to develop 20 halfplex units

7. Various requests for property located on W side of Azevedo Drive, between Maricopa & Borona Ways (cont'd. from 5-24-84)

- a. Special Permit to develop 3 unit model home complex on 0.5± ac. in R-1 zone.
- b. Special Permit for 2 on-site marketing signs

P/M No.	CPC ACTION
M84-022	STAFF REPORT APPROVED
M84-027	STAFF REPORT APPROVED WITH ADDITIONAL COMMENTS
P83-262	CONTINUED TO JULY 12, 1984
P84-002	CONTINUED TO JULY 26, 1984
P83-419	CONTINUED TO JUNE 28, 1984
P84-092	<ul style="list-style-type: none"> <li>a. RECOMMEND APPROVAL</li> <li>b. RECOMMEND APPROVAL</li> <li>c. RECOMMEND APPROVAL</li> <li>d. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN STAFF REPORT</li> <li>e. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</li> </ul>
P84-115	<ul style="list-style-type: none"> <li>a. APPROVED SUBJECT TO CONDITIONS IN CORRECTED STAFF REPORT</li> <li>b. APPROVED SUBJECT TO CONDITIONS IN CORRECTED STAFF REPORT</li> </ul>

8. Various requests for property located at NE corner of Greenhaven Drive & Corporate Way (cont'd. from 5-24-84)
- a. Rezone por. of 0.8± ac. from C-2(PUD) to OB(PUD) & por. of 4.5± ac. from OB(PUD) to C-2(PUD)
  - b. Rezone por. of 16.7± ac. from C-2(PUD) to OB(PUD) & from OB(PUD) to C-2(PUD) (cont. to 6-28-84)
  - c. Amend Greenhaven Executive Park PUD Schematic Plan to reduce office sq. ft. from 133,000 sq. ft. to 84,000 sq. ft., commercial sq. ft. from 8,000 sq. ft. to 6,000 sq. ft. and redistribute por. of 49,000 sq. ft. of office and 2,000 sq. ft. of commercial throughout Greenhaven Executive Park Phase I
  - d. 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 (cont. to 6-28-84)
  - e. Amend Greenhaven Executive Park PUD Schematic Plan to amend structural distribution from 2 two story structures totaling 133,000 sq. ft. to 21 one story structures of 4,000± sq. ft. ea. in Parkcity West area
  - f. 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 (cont. to 6-28-84)
  - g. Amend Greenhaven Executive Park PUD Schematic Plan to modify circulation and structural orientation on lots 1,2,3,4 and 5 (cont. to 6-28-84)
  - h. Amend Greenhaven Executive Park PUD Schematic Plan to modify circulation and structural orientation on lots 17,18 and 19;
  - i. Amend Greenhaven Executive Park PUD Schematic Plan to to add name "Parkcity West" as individual identity within Greenhaven Executive Park Parcel
  - j. Amend Pocket Office Park Development Guidelines to allow 3 monument signs to identify proposed "Parkcity West" development
- (continued)

P/M NO.	CPC ACTION
	a. RECOMMEND APPROVAL
	b. CONTINUED TO JUNE 28, 1984
	c. RECOMMEND APPROVAL
	d. CONTINUED TO JUNE 28, 1984
	e. RECOMMEND APPROVAL
	f. CONTINUED TO JUNE 28, 1984
	g. CONTINUED TO JUNE 28, 1984
	h. RECOMMEND APPROVAL
	i. RECOMMEND APPROVAL
	j. DENIED
	k. CONTINUED TO JUNE 28, 1984
	l. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN STAFF REPORT
	m. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN STAFF REPORT
	n. APPROVED SUBJECT CONDITIONS IN STAFF REPORT
	o. APPROVED SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT
	p. DENIED BASED UPON FINDINGS OF FACT IN STAFF REPORT
	q. DENIED BASED UPON FINDINGS OF FACT IN STAFF REPORT
	r. INTENT TO APPROVED 30' SETBACK SUBJECT TO CONDITIONS & BASED UPON FINDINGS OF FACT DUE JUNE 28, 1984

	P/M NO.	CPC ACTION
<p>8. (continued)</p> <p>k. Tentative Map to divide 16.8± ac. in UB(PUD) &amp; C-2(PUD) zones into 6 parcels <b>(cont. to 6-28-84)</b></p> <p>l. Tentative Map to divide 8.6± ac. in UB(PUD) &amp; C-2(PUD) zones into 5 parcels</p> <p>m. Tentative Map to divide 8.0± ac. into 21 office condominium lots &amp; 4 common lots</p> <p>n. Special Permit for 12 one-story office condominiums totaling 50,000± sq. ft. &amp; 200 parking spaces on 4.5± ac. in UB(PUD) zone</p> <p>o. Special Permit for 6,000± sq. ft. one-story day care facility with 25 on-site parking spaces on 0.6± ac. in C-2(PUD) zone</p> <p>p. Variance to reduce por. of required 25' landscape and building setback along Parkcity Drive &amp; Corporate Way to 20'</p> <p>q. Variance to reduce por. of required 30' landscape setback along Greenhaven Drive to 25'</p> <p>r. Variance to reduce required 50' building setback along Greenhaven Drive to 25' &amp; 30'</p>	P84-140	
<p>9. Various requests for property located at NW corner of Main Avenue &amp; Sully Street <b>(cont'd. from 5-24-84)</b></p> <p>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)</p> <p>b. Rezone 32± ac. from R-1A to R-1</p> <p>c. Tentative Map to subdivide 43± ac. into 209 single family lots</p> <p>d. Variance to create lots with substandard depth</p> <p>e. Variance to allow 33% of the units to encroach up to 5' into the front yard setback</p> <p>f. Subdivision Modification to create 4 lots less than 100' deep</p> <p>g. Subdivision Modification to create 30 reverse frontage lots</p>	P84-150	CONTINUED TO JULY 12, 1984
<p>10. Various requests for property located at 7075 Warbler Way (cont'd. from 5-24-84)</p> <p>a. Rezone .25± ac. from R-1 to R-1A</p> <p>b. Tentative Map to divide .25± ac. into 2 halfplex lots</p> <p>c. Special Permit to develop 2 halfplexes</p>	CONSENT  P84-156	<p>a. RECOMMEND APPROVAL</p> <p>b. RECOMMEND APPROVAL SUBJECT CONDITIONS IN STAFF REPORT</p> <p>c. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p>
<p>11. Various requests for property located at NW corner of 21st &amp; L Streets (cont'd. from 5-24-84)</p> <p>a. Variance to waive 4' planter adj. to public right-of-way for development of parking lot on .2± ac. in C-2 zone <b>(continued)</b></p>		CONTINUED TO JUNE 28, 1984



P/M NO.	CPC ACTION
<p>17. Various requests for property located at NW corner of Gavilan Ct. &amp; Macero Way., SW corner of Graeagle Ct. &amp; Santa Teresa Wy. &amp; SW corner of Polvadera Ct. &amp; Santa Teresa Way</p> <p>a. Rezone 1± ac. from R-1 to R-1A  b. Tentative Map to divide 3 parcels into 6 halfplex lots  c. Special Permit to develop 6 halfplexes  d. Subdivision Modification to waive water &amp; sewer services</p>	<p>CONSENT</p> <p>a. RECOMMEND APPROVAL  b. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN STAFF REPORT  c. APPROVED BASED UPON FINDINGS OF FACT IN STAFF REPORT  d. RECOMMEND APPROVAL</p> <p>P84-175</p>
<p>18. Various requests for property located on W side of 24th St. 700±' N of Meadowview Rd.</p> <p>a. Rezone 5± ac. from R-1 to R-1A  b. Tentative Map to divide 5± acres into 26 lots  c. Special Permit to develop 20 zero lot line patio homes &amp; 12 halfplexes</p>	<p>CONTINUED TO JUNE 28, 1984</p> <p>P84-176</p>
<p>19. Various requests for property located on various corner lots in Lakecrest Village, SW corner of Graeagle Ct. &amp; Santa Teresa Wy. Unit No. 4</p> <p>a. Rezone 8± ac. from R-1 to R-1A  b. Tentative Map to divide 37 parcels into 74 halfplex lots  c. Special Permit to develop 74 halfplexes  d. Subdivision Modification to waive water &amp; sewer services</p>	<p>CONSENT</p> <p>a. RECOMMEND APPROVAL  b. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN CORRECTED STAFF REPORT  c. APPROVED SUBJECT TO CONDITIONS IN CORRECTED STAFF REPORT  d. RECOMMEND APPROVAL</p> <p>P84-182</p>
<p>20. Various requests for property located at 1610 Arden Way</p> <p>a. Amend Point West PUD Schematic Plan to reduce office space designation by 65,000± sq. ft. &amp; allow mixed retail commercial use &amp; office use on 1st floor of 2-story structure containing a total of 152,000 sq. ft.  b. Special Permit to allow attached signs on N &amp; W frontages of office bldg. in SC-R zone &amp; Point West PUD (Withdrawn)  c. Special Permit Modification to allow retail, commercial &amp; office on 1st floor containing 65,000 sq. ft.</p>	<p>CONSENT</p> <p>a. RECOMMEND APPROVAL  b. WITHDRAWN  c. APPROVED BASED UPON FINDINGS OF FACT IN STAFF REPORT</p> <p>P84-178</p>
<p>21. Various requests for property located at SW corner of W El Camino Ave. &amp; Natomas Park Dr.</p> <p>a. Tentative Map to subdivide 25± ac. into 3 lots  b. Special Permit to develop 2 office bldgs. in OB(PUD) zone</p>	<p>a. RECOMMEND APPROVAL SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT  b. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p> <p>P84-177</p>
<p>22. Various requests for property located at NW corner of Bruceville Rd. &amp; Alta Valley Dr.</p> <p>a. Tentative Map to divide 2± ac. into one airspace lot for an office structure in the C-2 zone  (continued)</p>	<p>CONSENT</p> <p>a. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN STAFF REPORT  b. APPROVED BASED UPON FINDINGS OF FACT IN STAFF REPORT  c. APPROVED BASED UPON FINDINGS OF FACT IN STAFF REPORT  d. APPROVED BASED UPON FINDINGS OF FACT IN STAFF REPORT</p>

	P/M NO.	CPC ACTION
22. (continued) b. Variance to reduce standard parking stall depth from 18' to 16' c. Variance to reduce parking maneuvering space from 26' to 21' d. Variance to locate por. of parking maneuvering space & 48 required parking spaces off site	P84-183	
23. Special Permit to expand church on 2± ac. in R-1 zone. 1101 51st St.	CONSENT P84-171	APPROVED BASED UPON FINDINGS OF FACT IN STAFF REPORT
24. Various requests for property located at 340 Marysville Blvd. a. Special Permit to expand a non-residential care & school facility b. Lot Line Adjustment to relocate common property line between 3 parcels totaling 1± ac. in the R-1 & C-2 zones	CONSENT  P84-173	a. APPROVED BASED UPON FINDINGS OF FACT IN STAFF REPORT b. APPROVED SUBJECT TO CONDITIONS IN RESOLUTION
25. Various requests for property located at 2618 D St. a. Special Permit to construct a second single family residence on 0.2± ac. in the R-1B zone. b. Variance to reduce 10' side yard setback to 8' for rear yard access (Withdrawn)	P84-179	a. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT b. WITHDRAWN
26. Various requests for property located at 1215-1217 K St. 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	CONTINUED TO JULY 12, 1984
27. Various requests for property located at 3008-3010 I St. a. Special Permit to establish an office in a residential structure on 0.2± ac. in the R-0 zone b. Variance to reduce side yard setback from 5' to 1' for wheelchair lift handicap access c. Variance to waive 6' masonry wall	CONSENT  P84-181	a. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT b. APPROVED BASED UPON FINDINGS OF FACT IN STAFF REPORT c. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT
28. Various requests for property located at N side of Opportunity St., bet. Development & Research Drives a. Special Permit to develop 2 office/warehouse structures on 4± ac. in M-1(S)(PUD) & HC(PUD) zones within Norwood Tech Business Park b. Lot Line Adjustment to create 2 parcels totaling 4± ac. for 2 office/warehouse structures	P84-184	CONTINUED TO JULY 12, 1984

	P/M NO.	CPC ACTION
29. Variance to waive 6 required parking spaces for proposed restaurant on 0.1± ac. in C-2 zone. 1724 Broadway	P84-168	INTENT TO APPROVE BASED UPON FINDINGS OF FACT DUE JUNE 28, 1984
30. Various requests for property located 40±' W of 24th St. on N side of G St. 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	CONTINUED TO JUNE 28, 1984
31. Various requests for property located S of Moddison Ave., bet. Carrington & Minerva Aves. 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	CONTINUED TO JUNE 28, 1984
32. Lot Line Adjustment to relocate common property line 6" to the N for 3± ac. in the M-1(S) & C-4-R zones. 1809 Wooley Way	CONSENT P84-160	APPROVED SUBJECT TO CONDITIONS IN RESOLUTION
33. Lot Line Merger of 3 lots to create a 1± ac. lot in the R-2B zone. 753 Lampasas Ave.	CONSENT P84-169	APPROVED SUBJECT TO CONDITIONS IN RESOLUTION
34. Lot Line Merger of 2 lots to create a 1± ac. lot in the R-2A-R zone. 531 Wilson Ave.	CONSENT P84-170	APPROVED SUBJECT TO CONDITIONS IN RESOLUTION
35. Sec. 65402 Review: Abandonment of 40±' x 60±' pors. of Forest St., Fairfield St., Cantalier St. & Oakmont St., located bet. Arden Way frontage Rd. & Arden Way for construction of proposed STDA Light Rail Line	CONSENT M84-033	STAFF REPORT APPROVED

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MISCELLANEOUS PLANNING & ZONING MATTERS

1. Comments on County of Sacramento Freeport Marina Proposal

M84-022

2. Comments on County of Sacramento Negative Declaration for proposed outdoor stage facility in Discovery Park

M84-027

UNFINISHED BUSINESS - HEARINGS

3. 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 4-12-84)

P83-262

4. Various requests for property located E of Edgewater Road, S of Southgate Road, N of Canterbury Road (cont'd. from 4-26-84)

- a. Amend Woodlake/Noralto Community Plan from Light Density Residential to Multi-Family
- b. Rezone 7± ac. from R-1 to R-2B
- c. Tentative Map to create one lot subdivision on 7± ac.
- d. Special Permit to develop 136 unit condominium project
- e. Subdivision Modification to delete requirement for cul-de-sac at end of Johnston Road

P84-002

5. Special Permit for 16 halfplexes & 31 patio homes in R-1A zone. N of Meadowview Road & E of 24th St. (cont'd. from 5-24-84)

P83-419

6. Various requests for property located on W side of Pocket Rd., 100±' S of Arabella Wy. (cont'd. from 5-24-84)

- a. Amend South Pocket Specific Plan to reduce major parkway recreation node to intermediate parkway recreation node
- b. Amend Sacramento River Parkway Master Plan from high use area to low use area
- c. Rezone 14± ac. from A to R-1 & R-1A
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P84-092

7. Various requests for property located on W side of Azevedo Drive, between Maricopa & Borona Ways (cont'd. from 5-24-84)

- a. Special Permit to develop 3 unit model home complex on 0.5± ac. in R-1 zone.
- b. Special Permit for 2 on-site marketing signs

P84-115



8. Various requests for property located at NE corner of Greenhaven Drive & Corporate Way (cont'd. from 5-24-84)
- a. Rezone por. of 0.8± ac. from C-2(PUD) to OB(PUD) & por. of 4.5± ac. from OB(PUD) to C-2(PUD)
  - b. Rezone por. of 16.7± ac. from C-2(PUD) to OB(PUD) & from OB(PUD) to C-2(PUD)  
(cont. to 6-28-84)
  - c. Amend Greenhaven Executive Park PUD Schematic Plan to reduce office sq. ft. from 133,000 sq. ft. to 84,000 sq. ft., commercial sq. ft. from 8,000 sq. ft. to 6,000 sq. ft. and redistribute por. of 49,000 sq. ft. of office and 2,000 sq. ft. of commercial throughout Greenhaven Executive Park Phase I
  - d. 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  
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  - f. 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  
(cont. to 6-28-84)
  - g. Amend Greenhaven Executive Park PUD Schematic Plan to modify circulation and structural orientation on lots 1,2,3,4 and 5 (cont. to 6-28-84)
  - h. Amend Greenhaven Executive Park PUD Schematic Plan to modify circulation and structural orientation on lots 17,18 and 19;
  - i. Amend Greenhaven Executive Park PUD Schematic Plan to to add name "Parkcity West" as individual identity within Greenhaven Executive Park Parcel
  - j. Amend Pocket Office Park Development Guidelines to allow 3 monument signs to identify proposed "Parkcity West" development
- (continued)

P/M NO.	CPC ACTION

8. (continued)
- k. Tentative Map to divide 16.8± ac. in OB(PUD) & C-2(PUD) zones into 6 parcels (cont. to 6-28-84)
  - l. Tentative Map to divide 8.6± ac. in OB(PUD) & C-2(PUD) zones into 5 parcels
  - m. Tentative Map to divide 8.0± ac. into 21 office condominium lots & 4 common lots
  - n. Special Permit for 12 one-story office condominiums totaling 50,000± sq. ft. & 200 parking spaces on 4.5± ac. in OB(PUD) zone
  - o. Special Permit for 6,000± sq. ft. one-story day care facility with 25 on-site parking spaces on 0.6± ac. in C-2(PUD) zone
  - p. Variance to reduce por. of required 25' landscape and building setback along Parkcity Drive & Corporate Way to 20'
  - q. Variance to reduce por. of required 30' landscape setback along Greenhaven Drive to 25'
  - r. Variance to reduce required 50' building setback along Greenhaven Drive to 25' & 30'

P/M NO.

CPC ACTION

P84-140

9. Various requests for property located at NW corner of Main Avenue & Sully Street (cont'd. from 5-24-84)
- 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

10. Various requests for property located at 7075 Warbler Way (cont'd. from 5-24-84)
- a. Rezone .25± ac. from R-1 to R-1A
  - b. Tentative Map to divide .25± ac. into 2 halfplex lots
  - c. Special Permit to develop 2 halfplexes

CONSENT

P84-156

11. Various requests for property located at NW corner of 21st & L Streets (cont'd. from 5-24-84)
- a. Variance to waive 4' planter adj. to public right-of-way for development of parking lot on .2± ac. in C-2 zone
- (continued)



	P/M NO.	CPC ACTION
<p>17. Various requests for property located at NW corner of Gavilan Ct. &amp; Macero Way., SW corner of Graeagle Ct. &amp; Santa Teresa Wy. &amp; SW corner of Polvadera Ct. &amp; Santa Teresa Way</p> <p>a. Rezone 1± ac. from R-1 to R-1A</p> <p>b. Tentative Map to divide 3 parcels into 6 halfplex lots</p> <p>c. Special Permit to develop 6 halfplexes</p> <p>d. Subdivision Modification to waive water &amp; sewer services</p>	<p>CONSENT</p> <p>P84-175</p>	
<p>18. Various requests for property located on W side of 24th St. 700±' N of Meadowview Rd.</p> <p>a. Rezone 5± ac. from R-1 to R-1A</p> <p>b. Tentative Map to divide 5± acres into 26 lots</p> <p>c. Special Permit to develop 20 zero lot line patio homes &amp; 12 halfplexes</p>	<p>P84-176</p>	
<p>19. Various requests for property located on various corner lots in Lakecrest Village, SW corner of Graeagle Ct. &amp; Santa Teresa Wy. Unit No. 4</p> <p>a. Rezone 8± ac. from R-1 to R-1A</p> <p>b. Tentative Map to divide 37 parcels into 74 halfplex lots</p> <p>c. Special Permit to develop 74 halfplexes</p> <p>d. Subdivision Modification to waive water &amp; sewer services</p>	<p>CONSENT</p> <p>P84-182</p>	
<p>20. Various requests for property located at 1610 Arden Way</p> <p>a. Amend Point West PUD Schematic Plan to reduce office space designation by 65,000± sq. ft. &amp; allow mixed retail commercial use &amp; office use on 1st floor of 2-story structure containing a total of 152,000 sq. ft.</p> <p>b. Special Permit to allow attached signs on N &amp; W frontages of office bldg. in SC-R zone &amp; Point West PUD (Withdrawn)</p> <p>c. Special Permit Modification to allow retail, commercial &amp; office on 1st floor containing 65,000 sq. ft.</p>	<p>CONSENT</p> <p>P84-178</p>	
<p>21. Various requests for property located at SW corner of W El Camino Ave. &amp; Natomas Park Dr.</p> <p>a. Tentative Map to subdivide 25± ac. into 3 lots</p> <p>b. Special Permit to develop 2 office bldgs. in OB(PUD) zone</p>	<p>P84-177</p>	
<p>22. Various requests for property located at NW corner of Bruceville Rd. &amp; Alta Valley Dr.</p> <p>a. Tentative Map to divide 2± ac. into one airspace lot for an office structure in the C-2 zone</p> <p>(continued)</p>	<p>CONSENT</p>	

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22. (continued) b. Variance to reduce standard parking stall depth from 18' to 16' c. Variance to reduce parking maneuvering space from 26' to 21' d. Variance to locate por. of parking maneuvering space & 48 required parking spaces off site	P84-183	
23. Special Permit to expand church on 2± ac. in R-1 zone. 1101 51st St.	CONSENT P84-171	
24. Various requests for property located at 340 Marysville Blvd. b. Special Permit to expand a non-residential care & school facility b. Lot Line Adjustment to relocate common property line between 3 parcels totaling 1± ac. in the R-1 & C-2 zones	CONSENT   P84-173	
25. Various requests for property located at 2618 D St. a. Special Permit to construct a second single family residence on 0.2± ac. in the R-1B zone. b. Variance to reduce 10' side yard setback to 8' for rear yard access (Withdrawn)	CONSENT   P84-179	
26. Various requests for property located at 1215-1217 K St. 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	
27. Various requests for property located at 3008-3010 I St. a. Special Permit to establish an office in a residential structure on 0.2± ac. in the R-0 zone b. Variance to reduce side yard setback from 5' to 1' for wheelchair lift handicap access c. Variance to waive 6' masonry wall	CONSENT   P84-181	
28. Various requests for property located at N side of Opportunity St., bet. Development & Research Drives b. Special Permit to develop 2 office/warehouse structures on 4± ac. in M-1(S)(PUD) & HC(PUD) zones within Norwood Tech Business Park b. Lot Line Adjustment to create 2 parcels totaling 4± ac. for 2 office/warehouse structures	P84-184	

	P/M NO.	CPC ACTION
29. Variance to waive 6 required parking spaces for proposed restaurant on 0.1± ac. in C-2 zone. 1724 Broadway	P84-168	
30. Various requests for property located 40±' W of 24th St. on N side of G St. 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	
31. Various requests for property located S of Moddison Ave., bet. Carrington & Minerva Aves. 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	
32. Lot Line Adjustment to relocate common property line 6" to the N for 3± ac. in the M-1(S) & C-4-R zones. 1809 Wooley Way	CONSENT P84-160	
33. Lot Line Merger of 3 lots to create a 1± ac. lot in the R-2B zone. 753 Lampasas Ave.	CONSENT P84-169	
34. Lot Line Merger of 2 lots to create a 1± ac. lot in the R-2A-R zone. 531 Wilson Ave.	CONSENT P84-170	
35. Sec. 65402 Review: Abandonment of 40±' x 60±' pors. of Forest St., Fairfield St., Cantalier St. & Oakmont St., located bet. Arden Way frontage Rd. & Arden Way for construction of proposed STDA Light Rail Line	CONSENT M84-033	