

AGENDA/SYNOPSIS
SACRAMENTO CITY PLANNING COMMISSION
PLANNING COMMISSION CHAMBERS

REGULAR MEETING - 5:30 P.M.

1231 I STREET, FIRST FLOOR

SEPTEMBER 24, 1987

The following items will be considered under
the consent calendar: 1, 11, 13, 15, 16, 18, 19,
21, 25, 26, 27, 28, 29

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

INFORMATION - NO ACTION REQUIRED (5:30 - 6:00)

Sacramento Library Plaza presentation of
proposed project by Mr. Leon Sugerman of Kaplan/
McLaughlin/Diaz

1. Findings of Fact & Conditions for
September 10, 1987 meeting:
2541 10th Ave. (D5)

P/M NO.

CPC ACTION

CONSENT

APPROVED

P87-331

UNFINISHED BUSINESS - HEARINGS

2. Variance to reduce the required on-site
parking spaces from 13 to 0 on 0.73+ ac.
in the C-2 zone. 614 12th St. (D1) (cont'd.
from 8-27-87)

CONTINUED TO OCTOBER 8, 1987

P87-235

3. Various requests: (cont'd. from 9-10-87)
A. Negative Declaration
B. Amend Zoning Ordinance, #2550, 4th
Series as amended, Sections 1-D, 2-B,
2-B-11, 2-E-25, 10, 22-A-71, 22-A-72
and 22-A-96, re. establishment of a
mobile home park zone and amendment
of the mobile home park regulations

CONTINUED TO OCTOBER 22, 1987

M87-006

4. Various requests for property located at
SE corner of Northgate Blvd. & Garden
Hwy. (D1) (cont'd. from 9-10-87)
A. Negative Declaration
B. Special Permit Modification of a pre-
viously approved special permit to
modify building configuration for a
600-unit mini-storage facility on
3.6+ ac. in the C-2(PC) zone (cont'd.
from 8-13-87)

CONTINUED TO OCTOBER 8, 1987

P84-357

5. Plan Review to allow construction of 2
warehouse/office bldgs. totaling 103,680+
sq. ft. on 5.03+ ac. in the M-1(S)-R Zone.
W side of Kelton Way, 300+ ft. S of Main
Ave. (D2) (cont'd. from 9-10-87)

APPROVED SUBJECT TO AMENDED
CONDITIONS IN STAFF REPORT

P87-292

6. Various requests for property located at
NW corner of Gateway Oaks Dr. & Venture
Oaks Way. (D1) (cont'd. from 9-10-87)
A. Negative Declaration
B. Special Permit to construct 2 office
buildings totaling 60,000+ sq. ft. on
5.74+ ac. in the MRD(PUD) zone

CONTINUED TO OCTOBER 8, 1987

P87-320

P/M NO.	CPC ACTION
<p>7. Various requests for property located at 295 El Camino Ave. (D2) (cont'd from 9-10-87)</p> <p>A. Negative Declaration</p> <p>B. Special Permit to allow a 24 hour convenience store with 3 gasoline islands & 6 pumps</p> <p>C. Special Permit for alcoholic beverage sale for off-premises consumption on 0.71+ ac. in the C-2 zone</p>	<p>A. RATIFIED NEGATIVE DECLARATION</p> <p>B. INTENT TO DENY BASED ON FINDINGS OF FACT DUE 10-8-87</p> <p>C. INTENT TO DENY BASED ON FINDINGS OF FACT DUE 10-8-87</p>
<p>8. Various requests for property located at 2740 Gateway Oaks Drive (D1) (cont'd. from 9-10-87)</p> <p>A. Negative Declaration</p> <p>B. Special Permit to construct a 83,840 sq. ft., 4 story office building on 5.12+ ac. in the OB(PUD) zone in the Metropolitan Center</p>	<p>CONTINUED TO OCTOBER 22, 1987</p> <p>P87-336</p>
<p>9. Various requests for property located at 2840 Taft St. (D2) (cont'd. from 9-10-87)</p> <p>A. Negative Declaration</p> <p>B. Rezone 1+ ac. from R-1 to R-2B, (2,000+ sq. ft. du.)</p> <p>C. Tentative Map to subdivide 1+ ac. into 4 lots and one common lot</p> <p>D. Special Permit to dev. 22 apartments units in the R-2B zone</p>	<p>CONTINUED TO OCTOBER 8, 1987</p> <p>P87-341</p>
<p>10. Various requests for property located at 4500 Brookfield Dr. (D7) (cont'd. from 9-10-87)</p> <p>A. Negative Declaration</p> <p>B. Rezone 0.52+ ac. from C-1 to C-2</p>	<p>CONTINUED TO OCTOBER 8, 1987</p> <p>P87-350</p>
<p>11. Various requests for property located on SE corner of Los Robles Blvd. & Pilgrim Ct. (D2) (cont'd. from 9-10-87)</p> <p>A. Negative Declaration</p> <p>B. Tentative Map to divide 2.46+ ac. into 7 lots in the R-1 zone</p> <p>C. Variance to establish lots less than 52' wide</p> <p>D. Subdivision Modification to establish lots less than 52' wide</p> <p>E. Subdivision Modification to waive standard street improvements</p> <p>F. Subdivision Modification to defer park-land dedication requirement</p>	<p>CONSENT</p> <p>CONTINUED TO OCTOBER 8, 1987</p> <p>P87-303</p>

	P/M NO.	CPC ACTION
<p>12. Various requests for property located at 2431 Broadway (D4) (cont'd. from 9-10-87)</p> <p>A. Negative Declaration</p> <p>B. Special Permit to add a drive-thru to a Taco Bell restaurant on 0.386+ ac. in the C-2 zone</p> <p>C. Lot Line Adjustment to merge 2 lots totaling 0.386+ ac.</p>	P87-347	<p>A. RATIFIED NEGATIVE DECLARATION</p> <p>B. DENIED BASED ON FINDINGS OF FACT IN STAFF REPORT</p> <p>C. DENIED</p>
<p>13. Various requests for property located at 1450-1454 Del Paso Blvd. (D2) (cont'd. from 9-10-87)</p> <p>A. Variance to waive 10 on-site parking spaces for a proposed 86-seat restaurant on 0.7+ ac. in the C-2 zone</p> <p>B. Variance to locate required landscaping off-site in City right-of-way</p> <p>C. Lot Line Adjustment to merge 2 lots totaling 0.7+ ac.</p>	<p>CONSENT</p> <p>P87-312</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 CONDITION IN RESOLUTION</p>
<p>14. Various requests for property located at 3123 39th St. (D5) (cont'd. from 9-10-87)</p> <p>A. Variance to waive one required parking space for a single family residence on 0.05+ ac. in the R-1 zone</p> <p>B. Variance to reduce the rear yard setback from 15' to 5'</p> <p>C. Variance to reduce the front yard setback from 20' to 12-1/2'</p>	<p>P87-355</p>	<p>CONTINUED TO OCTOBER 8, 1987</p>
<u>HEARINGS</u>		
<p>15. Various requests for property located on NW corner of Fruitridge Road & Elk Grove-Florin Road (D7)</p> <p>A. Negative Declaration</p> <p>B. Rezone 14.2+ ac. from A to M-1(S)-R</p> <p>C. Tentative Map to subdivide 14.2+ ac. into 10 lots for industrial/warehouse uses</p>	<p>CONSENT</p> <p>P87-378</p>	<p>A. RATIFIED NEGATIVE DECLARATION</p> <p>B. RECOMMEND APPROVAL</p> <p>C. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN STAFF REPORT</p>
<p>16. Various requests for property located on S side of Garden Hwy. at terminus of Orchard Lane (D1)</p> <p>A. Tentative Map to divide 0.7+ ac. into 3 lots for condominiums in F Zone</p> <p>B. Special Permit to develop a 6-unit, 6,048+ sq. ft. airspace condominium development</p> <p>C. Subdivision Modification to waive standard street improvements</p>	<p>CONSENT</p> <p>P87-359</p>	<p>A. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN STAFF REPORT</p> <p>B. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p> <p>C. RECOMMEND APPROVAL</p>
<p>17. Tentative Map to resubdivide 1.5+ ac. to make the lot line conform to the building footprint in the R-1A Zone.</p> <p>49 University Park (D3)</p>	<p>P87-369</p>	<p>WITHDRAWN</p>

P/M NO.	CPC ACTION
<p>18. Various requests for property located at 3020 E St. (D1)</p> <p>A. Negative Declaration</p> <p>B. Special Permit to allow a 1,500 sq. ft. office on 0.15+ ac. in the R-0 Zone</p> <p>CONSENT</p> <p>P87-367</p> <p>A. RATIFIED NEGATIVE DECLARATION B. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p>	
<p>19. Various requests for property located at 6000 South Land Park Dr. (D4)</p> <p>A. Negative Declaration</p> <p>B. Special Permit to develop a 117-unit apt. complex for senior citizens on 4.04+ ac. in the C-1 Zone</p> <p>C. Variance to reduce the required parking from 184 to 90 spaces</p> <p>D. Lot Line Adjustment to merge 2 lots totaling 4.04+ ac.</p> <p>CONSENT</p> <p>P87-371</p> <p>A. RATIFIED NEGATIVE DECLARATION B. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT C. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT D. APPROVED</p>	
<p>20. Various requests for property located at 3400 Broadway, 3334 3rd Ave. (D5)</p> <p>A. Special Permit to establish a women's counseling center/non-residential care facility on 0.1+ ac. in the C-2 Zone</p> <p>B. Special Permit to establish a 300-seat church in an existing 13,100 sq. ft., 2-story bldg.</p> <p>C. Variance to provide 10 required on-site parking spaces off-site on 0.41+ ac. in the C-2 Zone</p> <p>CONSENT</p> <p>P87-376</p> <p>A. INTENT TO APPROVE SUBJECT TO CONDITIONS AND BASED ON FINDINGS B. APPROVED SUBJECT TO CONDITIONS OF FACT DUE OCTOBER 8, 1987 C. INTENT TO APPROVE SUBJECT TO CONDITIONS AND BASED ON FINDINGS OF FACT DUE OCTOBER 8, 1987</p>	
<p>21. Various requests for property located at 221 Jibboom St. (D1)</p> <p>A. Negative Declaration</p> <p>B. Special Permit to construct a 27-unit motel on 0.37+ ac. in the M-2(PC) Zone</p> <p>C. Variance to reduce parking maneuvering area from 26' to 22'</p> <p>CONSENT</p> <p>P87-377</p> <p>A. RATIFIED NEGATIVE DECLARATION B. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT C. APPROVED BASED ON FINDINGS OF FACT IN STAFF REPORT</p>	
<p>22. Various requests for property located on NW corner of Florin Rd. & Woodbine Ave. (D7)</p> <p>A. Plan Review to construct 19,977+ sq. ft. automobile showroom</p> <p>B. Lot Line Adjustment to merge 4 lots totaling 3.92+ ac.</p> <p>CONTINUED TO OCTOBER 8, 1987</p> <p>P87-372</p>	
<p>23. Plan Review of 3 warehouse buildings totaling 39,600 sq. ft. on 2.19+ ac. in the M-1(S)-R Zone.</p> <p>8840, 8842 & 8844 Elder Creek Rd. (D6)</p> <p>P87-373</p> <p>CONTINUED TO OCTOBER 8, 1987</p>	
<p>24. Variance to construct a detached 1,800 sq. ft. accessory building 5' higher than max. 10' height on 1.62+ ac. in the A Zone.</p> <p>5015 Sully St. (D2)</p> <p>P87-325</p> <p>INTENT TO APPROVE SUBJECT TO CONDITIONS AND BASED ON FINDINGS OF FACT DUE OCTOBER 8, 1987</p>	

	P/M NO.	CPC ACTION
<p>25. Various requests for property located at 2565 Franklin Blvd. (D5)</p> <p>A. Variance to locate 35 parking spaces off-site for an existing bar/lounge on 0.73+ ac. in the C-2 Zone</p> <p>B. Variance to waive the 6' masonry wall</p> <p>C. Variance to reduce the 5' rear yard setback to 0'</p> <p>D. Variance to allow an 8' high fence along an interior property line</p>	<p>CONSENT</p> <p>P87-363</p>	<p>A. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p> <p>B. APPROVED BASED ON FINDINGS OF FACT IN STAFF REPORT</p> <p>C. APPROVED BASED ON FINDINGS OF FACT IN STAFF REPORT</p> <p>D. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p>
<p>26. Various requests for property located at 1209 23rd St.; 2300, 2304 & 2310 L St. (D4)</p> <p>A. Variance to establish one 75° angle parking space & variable back-out maneuvering area for an interim parking lot</p> <p>B. Variance from a 1983 development agreement to allow an existing cyclone fence</p> <p>C. Variance to allow a non-living ground cover for parking lot landscaping</p> <p>D. Lot Line Adjustment to merge 5 lots into one lot on 1.09+ ac. on R-3A Zone</p>	<p>CONSENT</p> <p>P87-364</p>	<p>A. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT</p> <p>B. APPROVED BASED ON FINDINGS OF FACT IN STAFF REPORT</p> <p>C. WITHDRAWN</p> <p>D. APPROVED</p>
<p>27. Lot Line Adjustment to readjust the common lot lines of 22 lots to create 17 lots totaling 654+ ac. in the A-OS, HC(PUD), MRD-20(PUD), MRD-50(PUD), SPX, R-1A(PUD) & R-2B(PUD) Zones. Property bounded by I-5 on W, Del Paso Road on N, E Drainage Canal on E & I-80 on S (D1)</p>	<p>CONSENT</p> <p>P87-366</p>	<p>APPROVED SUBJECT TO AMENDED CONDITIONS IN RESOLUTION</p>
<p>28. Lot Line Adjustment to merge 2 lots totaling 0.14+ ac. in the R-1 Zone. 2318 C St. (D1)</p>	<p>CONSENT</p> <p>P87-370</p>	<p>APPROVED</p>
<p>29. Lot Line Adjustment to merge 2 lots totaling 0.48+ ac. in the R-1 Zone. 3980 Bartley Dr. (D4)</p>	<p>CONSENT</p> <p>P87-374</p>	<p>APPROVED SUBJECT TO CONDITION IN RESOLUTION</p>
<p>30. Lot Line Adjustment to relocate the property line between 2 lots on 0.88+ ac. in the R-1B & R-O Zones. 2124 U St. (D4)</p>	<p>P87-375</p>	<p>CONTINUED TO OCTOBER 8, 1987</p>

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SACRAMENTO CITY PLANNING COMMISSION
PLANNING COMMISSION CHAMBERS

REGULAR MEETING - 5:30 P.M.

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Sacramento Library Plaza presentation of proposed project by Mr. Leon Sugerman of Kaplan/McLaughlin/Diaz

1. Findings of Fact & Conditions for September 10, 1987 meeting:
2541 10th Ave. (D5)

P/M NO.

CPC ACTION

CONSENT

P87-331

UNFINISHED BUSINESS - HEARINGS

2. Variance to reduce the required on-site parking spaces from 13 to 0 on 0.73+ ac. in the C-2 zone. 614 12th St. (D1) (cont'd. from 8-27-87)

P87-235

3. Various requests: (cont'd. from 9-10-87)
 - A. Negative Declaration
 - B. Amend Zoning Ordinance, #2550, 4th Series as amended, Sections 1-D, 2-B, 2-B-11, 2-E-25, 10, 22-A-71, 22-A-72 and 22-A-96, re. establishment of a mobile home park zone and amendment of the mobile home park regulations

M87-006

4. Various requests for property located at SE corner of Northgate Blvd. & Garden Hwy. (D1) (cont'd. from 9-10-87)
 - A. Negative Declaration
 - B. Special Permit Modification of a previously approved special permit to modify building configuration for a 600-unit mini-storage facility on 3.6+ ac. in the C-2(PC) zone (cont'd. from 8-13-87)

P84-357

5. Plan Review to allow construction of 2 warehouse/office bldgs. totaling 103,680+ sq. ft. on 5.03+ ac. in the M-1(S)-R Zone. W side of Kelton Way, 300+ ft. S of Main Ave. (D2) (cont'd. from 9-10-87)

P87-292

6. Various requests for property located at NW corner of Gateway Oaks Dr. & Venture Oaks Way. (D1) (cont'd. from 9-10-87)
 - A. Negative Declaration
 - B. Special Permit to construct 2 office buildings totaling 60,000+ sq. ft. on 5.74+ ac. in the MRD(PUD) zone

P87-320

[illegible]

	P/M NO.	CPC ACTION
<p>12. Various requests for property located at 431 Broadway (D4) (cont'd. from 9-10-87)</p> <p>A. Negative Declaration</p> <p>B. Special Permit to add a drive-thru to a Taco Bell restaurant on 0.386+ ac. in the C-2 zone</p> <p>C. Lot Line Adjustment to merge 2 lots totaling 0.386+ ac.</p>	P87-347	
<p>13. Various requests for property located at 1450-1454 Del Paso Blvd. (D2) (cont'd. from 9-10-87)</p> <p>A. Variance to waive 10 on-site parking spaces for a proposed 86-seat restaurant on 0.7+ ac. in the C-2 zone</p> <p>B. Variance to locate required landscaping off-site in City right-of-way</p> <p>C. Lot Line Adjustment to merge 2 lots totaling 0.7+ ac.</p>	P87-312	
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<u>HEARINGS</u>		
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<p>17. Tentative Map to resubdivide 1.5+ ac. to make the lot line conform to the building footprint in the R-1A Zone.</p> <p>49 University Park (D3)</p>	P87-369	

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<p>19. Various requests for property located at 6000 South Land Park Dr. (D4)</p> <p>A. Negative Declaration</p> <p>B. Special Permit to develop a 117-unit apt. complex for senior citizens on 4.04\pm ac. in the C-1 Zone</p> <p>C. Variance to reduce the required parking from 184 to 90 spaces</p> <p>D. Lot Line Adjustment to merge 2 lots totaling 4.04\pm ac.</p>	<p>CONSENT</p> <p>P87-371</p>	
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<p>24. Variance to construct a detached 1,800 sq. ft. accessory building 5' higher than max. 10' height on 1.62\pm ac. in the A Zone.</p> <p>5015 Sully St. (D2)</p>	<p>P87-325</p>	

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