AGENDA/SYNOPSIS AMENTO CITY PLANNING COMMISSION LANNING COMMISSION CHAMBERS

REGULAR MEETING - 5:30 P.M. 1231 I STREET,	FIRST FLOOR	SFPTFMBFR 24, 1987
The following items will be considered under consent calendar: 1, 11, 13, 15, 16, 18, 19 21, 25, 26, 27, 28, 29	P/M NO.	CPC ACTION
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)	CONSENT P87-331	APPROVED
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.	1 2/2/200	CONTINUED TO OCTOBER 8, 1987
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	CONTINUED TO OCTOBER 22, 1987
 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	CONTINUED TO OCTOBER 8, 1987
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	APPROVED SUBJECT TO AMENDED CONDITIONS IN STAFF REPORT
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	CONTINUED TO OCTOBER 8, 1987
		9-24-87

28-76-6	RET FLOOR	
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		er ar ar ar trait velocity result
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	P87-303	land dedication requirement
		F. Subdivision Modification to defer park-
		E. Subdivision Modification to waive standard street improvements
		lots less than 52' wide
		D. Subdivision Modification to establish
		wide
大型 (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	1942400	C. Variance to establish lots less than 52'
		B. Tentative Map to divide 2.46+ ac. into 7 lots in the R-1 zone
	LEGETHS:	A. Negative Declaration
		(DS) (cont'd, from 9-10-87)
TOTAL S MEMBERS OF OWN SOL		SE corner of Los Robles Blvd. & Pilgrim Ct.
CONTINUED TO OCTOBER 8, 1987	CONSENT	II. Various requests for property located on
	P87-350	B. Rezone 0.52± ac. from C-1 to C-2
	010 100	A. Negative Declaration
CONTROL OF THE PROPERTY OF THE PROPERTY OF		(78-01-6
		4500 Brookfield Dr. (D7) (cont'd. from
CONTINUED TO OCTOBER 8, 1987		10. Various requests for property located at
	148-789	units in the R-2B zone
		D. Special Permit to dev. 22 apartments
		into 4 lots and one common lot
	and rew	sq. ft. du.) C. Tentative Map to subdivide 1± ac.
		B. Rezone 1± ac. from R-1 to R-2B, (2,000±
LOBIT OF HARMONDE DE CARNET BOD		A. Megative Declaration
		(78-01-6
		9. Various requests for property located at 2840 Taft St. (D2) (cont'd. from
CONTINUED TO OCTOBER 8, 1987		betagol wingang and ofcemen emelant O
	988-789	the Metropolitan Center
		5.12+ ac. in the OB(PUD) zone in
		B. Special Permit to construct a 83,840 sq. ft., 4 story office building on
	126 284	A. Negative Declaration B. Special Permit to construct a 83,840
	-	(cont'd, from 9-10-87)
		at 2740 Gateway Oaks Drive (D1)
CONTINUED TO OCTOBER 22, 1987		8. Various requests for property located
	P87-323	0.71+ ac. in the C-2 zone
	1 0000000	no noise consumption on
		islands & 6 pumps C. Special Permit for alcoholic beverage
		convenience store with 3 gasoline
EINDINGS OF FACT DUE 10-8-87		B. Special Permit to allow a 24 hour
C. INTENT TO DENY BASED ON		A. Negative Declaration
FINDINGS OF FACT DUE 10-8-87		6-10-84)
B. INTENT TO DENY BASED ON	P87 380	7. Various requests for property located at 295 El Camino Ave. (D2) (cont'd from
MOITAGATIVE DEGLADATION		1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1

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CPC ACTION

	P/M NO.	CPC ACTION
12. Various requests for property located at 2431 Broadway (D4) (cont'd. from 9-10-87) A. Negative Declaration B. Special Permit to add a drive-thru to a Taco Bell restaurant on 0.386+ ac. in the C-2 zone C. Lot Line Adjustment to merge 2 lots totaling 0.386+ ac.	P87-347	A. RATIFIED NEGATIVE DECLARATION B. DENIED BASED ON FINDINGS OF FACT IN STAFF REPORT C. DENIED
13. Various requests for property located at 1450-1454 Del Paso Blvd. (D2) (cont'd. from 9-10-87) A. Variance to waive 10 on-site parking spaces for a proposed 86-seat restau- rant on 0.7± ac. in the C-2 zone B. Variance to locate required landscaping off-site in City right-of-way C. Lot Line Adjustment to merge 2 lots totaling 0.7± ac.	P87-312	A. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT B. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT C. APPROVED SUBJECT TO CONDITION IN RESOLUTION
14. Various requests for property located at 3123 39th St. (D5) (cont'd. from 9-10-87) A. Variance to waive one required parking space for a single family residence on 0.05± ac. in the R-1 zone B. Variance to reduce the rear yard setback from 15' to 5' C. Variance to reduce the front yard setback from 20' to 12-1/2'	P87-355	CONTINUED TO OCTOBER 8, 1987
HEARINGS 15. Various requests for property located on NW corner of Fruitridge Road & Elk Grove-Florin Road (D7) A. Negative Declaration B. Rezone 14.2+ ac. from A to M-1(S)-R C. Tentative Map to subdivide 14.2+ ac. into 10 lots for industrial/warehouse uses	CONSENT P87-378	A. RATIFIED NEGATIVE DECLARATION B. RECOMMEND APPROVAL C. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN STAFF REPORT
16. Various requests for property located on S side of Garden Hwy. at terminus of Orchard Lane (D1) A. Tentative Map to divide 0.7+ ac. into 3 lots for condominiums in F Zone B. Special Permit to develop a 6-unit, 6,048+ sq. ft. airspace condominium development C. Subdivision Modification to waive standard street improvements	CONSENT P87-359	A. RECOMMEND APPROVAL SUBJECT TO CONDITIONS IN STAFF REPORT B. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT C. RECOMMEND APPROVAL
17. Tentative Map to resubdivide 1.5+ ac. to make the lot line conform to the building footprint in the R-1A Zone. 49 University Park (D3)	P87-369	WITHDRAWN
		9-24-87

78-42-6		
INTENT TO APPROVE SUBJECT TO OF FACT DUE OCTOBER 8, 1987	526-789	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. 5015 Sully St. (D2)
CONTINUED TO OCTOBER 8, 1987	E76-789	23. Plan Review of 3 warehouse buildings the M-1(S)-R Zone. the M-1(S)-R Zone. 8840, 8842 & 8844 Elder Creek Rd. (D6)
CONTINUED TO OCTOBER 8, 1987	P87-372	22. Various requests for property located on NW corner of Florin Rd. & Woodbine Ave. (D7) A. Plan Review to construct 19,977± sq. ft. automobile showroom B. Lot Line Adjustment to merge 4 lots to Lot Line Adjustment to merge 4 lots
A. RATIFIED NEGATIVE DECLARATIONS B. APPROVED SUBJECT TO CONDITIONS C. APPROVED BASED ON FINDINGS OF FACT IN STAFF REPORT	P87-377	21. Various requests for property located at 221 Jibboom St. (D1) A. Negative Declaration B. Special Permit to construct a 27-unit motel on 0.37± ac. in the M-2(PC) Zone C. Variance to reduce parking maneuvering area from S6' to S2'
A. INTENT TO APPROVE SUBJECT TO CONDITIONS AND BASED ON FINDINGS OF FACT DUE OCTOBER 8, 1987 C. INTENT TO APPROVE SUBJECT TO CONDITIONS AND BASED ON FINDINGS OF FACT DUE OCTOBER 8, 1987 OF FACT DUE OCTOBER 8, 1987	9 <i>L</i> E- <i>L</i> 8d	20. Various requests for property located at 3400 Broadway, 3334 3rd Ave. (D5) A. Special Permit to establish a women's counseling center/non-residential care facility on 0.1± ac. in the C-2 Zone B. Special Permit to establish a 300-seat church in an existing 13,100 aq. ft., 2-story bldg. C. Variance to provide 10 required on-site parking spaces off-site on 0.41± ac. in the C-2 Zone
A. RATIFIED NEGATIVE DECLARATIONS B. APPROVED SUBJECT TO CONDITIONS C. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT D. APPROVED	P87-371	19. Various requests for property located at 6000 South Land Park Dr. (D4) A. Megative Declaration B. Special Permit to develop a 117-unit apt. complex for senior citizens on 4.04± ac. in the C-1 Zone C. Variance to reduce the required parking from 184 to 90 spaces D. Lot Line Adjustment to merge 2 lots totaling 4.04± ac.
A. RATIFIED NEGATIVE DECLARATIONS B. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT	CONSENT	18. Various requests for property located at 3020 E St. (D1) A. Megative Declaration B. Special Permit to allow a 1,500 sq. ft. office on 0.15± ac. in the R-O Zone

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CPC ACTION

		P/M NO.	CPC ACTION
25	Various requests for property located at 2565 Franklin Blvd. (D5) A. Variance to locate 35 parking spaces off-site for an existing bar/lounge on 0.73± ac. in the C-2 Zone B. Variance to waive the 6' masonry wall C. Variance to reduce the 5' rear yard setback to 0' D. Variance to allow an 8' high fence along an interior property line	CONSENT P87-363	A. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT B. APPROVED BASED ON FINDINGS OF FACT IN STAFF REPORT C. APPROVED BASED ON FINDINGS OF FACT IN STAFF REPORT D. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT
26.	Various requests for property located at 1209 23rd St.; 2300, 2304 & 2310 L St. (D4) A. Variance to establish one 75° angle parking space & variable back-out maneuvering area for an interim parking lot B. Variance from a 1983 development agreement to allow an existing cyclone fence C. Variance to allow a non-living ground cover for parking lot landscaping D. Lot Line Adjustment to merge 5 lots into one lot on 1.09+ ac. on R-3A Zone	CONSENT P87-364	A. APPROVED SUBJECT TO CONDITIONS IN STAFF REPORT B. APPROVED BASED ON FINDINGS OF FACT IN STAFF REPORT C. WITHDRAWN D. APPROVED
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)	CONSENT P87-366	APPROVED SUBJECT TO AMENDED CONDTIONS IN RESOLUTION
28.	Lot Line Adjustment to merge 2 lots totaling 0.14+ ac. in the R-1 Zone. 2318 C St. (D1)	CONSENT P87-370	APPROVED
29.	Lot Line Adjustment to merge 2 lots totaling 0.48± ac. in the R-1 Zone. 3980 Bartley Dr. (D4)	CONSENT P87-374	APPROVED SUBJECT TO CONDITION IN RESOLUTION
30	Lot Line Adjustment to relocate the property line between 2 lots on 0.88+ ac. in the R-1B & R-0 Zones. 2124 U St. (D4)	P87-375	CONTINUED TO OCTOBER 8, 1987
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AGENDA/SYNUPSIS S. AMENTO CITY PLANNING COMMISSION PLANNING COMMISSION CHAMBERS

REGULAR MEETING - 5:30 P.M.

1231 I STREET, FIRST FLOOR

SEPTEMBER 24, 1987

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The following items will be considered under the onsent calendar: 1, 11, 15, 16, 18, 19,	P/M NO.	CPC ACTION
21, 25, 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/	0.0000000000000000000000000000000000000	
McLaughlin/Diaz		
1. Findings of Fact & Conditions for	CONSENT	TO SEE MICHIGANING MEETS PROPERTY OF THE CONTRACT OF THE SEEDS
September 10, 1987 meeting: 2541 10th Ave. (D5)	P87-331	
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UNFINISHED BUSINESS - HEARINGS		建筑的成为外表的成为的,但是是是这种是一种。
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.		The Phonon of the Late of the Control of the Contro
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,		Property of the Said Annual Control
2-B-11, 2-E-25, 10, 22-A-71, 22-A-72		
and 22-A-96, re. establishment of a		and the second of the second of the second
mobile home park zone and amendment of the mobile home park regulations	M87-006	建筑等的中国第二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十
	M87-006	
4. Various requests for property located at		
SE corner of Northgate Blvd. & Garden Hwy. (D1) (cont'd. from 9-10-87)		THE REPORT OF THE PERSON OF THE PERSON
A. Negative Declaration		
B. Special Permit Modification of a pre-		the state of the party of
viously approved special permit to modify building configuration for a		Harmon State of the Control of the C
600-unit mini-storage facility on	THE TRUE THE	AR STATE OF THE ST
3.6+ ac. in the C-2(PC) zone (cont'd. from 8-13-87)	D04 055	and the retiment of the contribution
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5. Plan Review to allow construction of 2	THE PART OF SE	HORE ELECTRICION OF THE STATE OF THE STATE OF
warehouse/office bldgs. totaling 103,680+ sq. ft. on 5.03+ ac. in the M-1(S)-R Zone.		医性感觉疾病性感染 医神经
W side of Kelton Way, 300+ ft. S of Main		
Ave. (D2) (cont'd. from 9-10-87)	P87-292	activities at least a Unionbach of the
6. Various requests for property located at		
NW corner of Gateway Oaks Dr. & Venture		Samuel Street Land by Read Street
Oaks Way. (D1) (cont'd. from 9-10-87) A. Negative Declaration	11.09 1999	建设的建筑。由2000年,建设设施设施
B. Special Permit to construct 2 office		是是是其一种的人的对象。
buildings totaling 60,000± sq. ft. on		MINISTER STATE OF THE STATE OF
5.74+ ac. in the MRD(PUD) zone	P87-320	
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		P/M NO.	CPC ACTION	
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7.	Various requests for property located at 295 El Camino Ave. (D2) (cont'd from 9-10-87)	Polyation SAL 1779	epiteb (2005 es alger and 7 of est (2006)	
	A. Negative Declaration B. Special Permit to allow a 24 hour convenience store with 3 gasoline islands & 6 pumps	Chessall		
	C. Special Permit for alcoholic beverage sale for off-premises consumption on 0.71+ ac. in the C-2 zone	P87-323	COMMON CONTRACTOR OF THE CONTRACTOR OF T	
8.	Various requests for property located at 2740 Gateway Oaks Drive (D1) (cont'd. from 9-10-87) A. Negative Declaration			
	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	P87-336		
9.	Various requests for property located at 2840 Taft St. (D2) (cont'd. from 9-10-87) A. Negative Declaration	(3)	And was steel sale	
	 B. Rezone 1± ac. from R-1 to R-2B, (2,000± sq. ft. du.) C. Tentative Map to subdivide 1± ac. into 4 lots and one common lot 	27-2.1 4.74 1944		
	D. Special Permit to dev. 22 apartments units in the R-2B zone	P87-341	Marks a score many states	
10.	Various requests for property located at 4500 Brookfield Dr. (D7) (cont'd. from 9-10-87)	1888	Table 1 of the average 1 of the state of the	
	A. Negative Declaration B. Rezone 0.52+ ac. from C-1 to C-2	P87-350	de de Asperta dos estados Universas de Espera de Indiantida U	
11.	Various requests for property located on SE corner of Los Robles Blvd. & Pilgrim Ct. (D2) (cont'd. from 9-10-87) A. Negative Declaration B. Tentative Map to divide 2.46+ ac. into	CONSENT		
	7 lots in the R-1 zone C. Variance to establish lots less than 52'	Transfer Leave 1 3		
	D. Subdivision Modification to establish lots less than 52' wide		1.1x=0.18 3.67 8 10 kg	
	E. Subdivision Modification to waive standard street improvements		Last variations in the same of	
	F. Subdivision Modification to defer park- land dedication requirement	P87-303	The second of th	
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				9-24-87

	P/M NO.	CPC	ACTION
	1711110.	CFC	ACTION
12. Various requests for property located at 431 Broadway (D4) (cont'd. from 9-10-87) A. Negative Declaration B. Special Permit to add a drive-thru to a Taco Bell restaurant on 0.386+ ac. in the C-2 zone	11.0		
C. Lot Line Adjustment to merge 2 lots totaling 0.386+ ac.	P87-347		
13. Various requests for property located at 1450-1454 Del Paso Blvd. (D2) (cont'd. from 9-10-87) A. Variance to waive 10 on-site parking spaces for a proposed 86-seat restau- rant on 0.7+ ac. in the C-2 zone B. Variance to locate required landscaping off-site in City right-of-way C. Lot Line Adjustment to merge 2 lots totaling 0.7+ ac.	P87-312		
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16. Various requests for property located on S side of Garden Hwy. at terminus of Orchard Lane (D1) A. Tentative Map to divide 0.7± ac. into 3 lots for condominiums in F Zone B. Special Permit to develop a 6-unit, 6,048± sq. ft. airspace condominium development C. Subdivision Modification to waive standard street improvements	CONSENT P87-359		
17. Tentative Map to resubdivide 1.5± ac. to make the lot line conform to the building cotprint in the R-1A Zone. 49 University Park (D3)	P87-369		AND THE STATE OF STAT
			9-24-87

		P/M NO.	CPC ACTION	
18.	Various requests for property located at 3020 E St. (D1) A. Negative Declaration	CONSENT	ens y liner or of steeler historie carri, notern) folk diseas (C. O). carring selection	
	B. Special Permit to allow a 1,500 sq. ft. office on 0.15+ ac. in the R-O Zone	P87-367		
19.	Various requests for property located at 6000 South Land Park Dr. (D4) A. Negative Declaration	CONSENT		
	B. Special Permit to develop a 117-unit apt. complex for senior citizens on 4.04+ ac. in the C-1 Zone	12 feet		
	C. Variance to reduce the required parking from 184 to 90 spaces D. Lot Line Adjustment to merge 2 lots	vojskas vostana kaj		
	totaling 4.04± ac.	P87-371	se describer est established in the final con-	
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	C. Variance to provide 10 required on-site parking spaces off-site on 0.41+ ac. in the C-2 Zone	P87-376	Li inemi sar simbet na remillion di E an attickità North est simbsoli i (enisab)	
21.	Various requests for property located at 221 Jibboom St. (D1) A. Negative Declaration B. Special Permit to construct a 27-unit	CONSENT	THE RESERVED TO STREET THE PROPERTY OF THE PRO	
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	automobile B. Lot Line Adjustment to merge 4 lots totaling 3.92+ ac.	P87-372	Service beautiful to the service of the service beautiful to the servic	
23.	Plan Review of 3 warehouse buildings totaling 39,600 sq. ft. on 2.19+ ac. in the M-1(S)-R Zone.	Mark to	o company of the page of the p	9
	8840, 8842 & 8844 Elder Creek Rd. (D6)	P87-373	Talled and the second standards	
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. 5015 Sully St. (D2)	P87-325	The section of the se	
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	P/M NO.	CPC ACTION
25. Various requests for property located at 565 Franklin Blvd. (D5) A. Variance to locate 35 parking spaces off-site for an existing bar/lounge on	CONSENT	
0.73± ac. in the C-2 Zone B. Variance to waive the 6' masonry wall C. Variance to reduce the 5' rear yard setback to 0' D. Variance to allow an 8' high fence		
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27. Lot Line Adjustment to readjust the common lot lines of 22 lots to create 17 lots otaling 654+ ac. in the A-OS, HC(PUD), RD-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)	CONSENT P87-366	
28. Lot Line Adjustment to merge 2 lots totaling 0.14+ ac. in the R-1 Zone. 2318 C St. (D1)	CONSENT P87-370	
29. Lot Line Adjustment to merge 2 lots totaling 0.48+ ac. in the R-1 Zone. 3980 Bartley Dr. (D4)	CONSENT P87-374	
30. Lot Line Adjustment to relocate the property line between 2 lots on 0.88+ ac. in the R-1B & R-0 Zones. 2124 U St. (D4)	P87-375	