



CITY OF SACRAMENTO

34

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

May 21, 1980

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Rezone one acre from Single Family (R-1) to Townhouse (R-1A)
 2. Tentative Map (P-8993)

LOCATION: The southwest corner of Bell Avenue and Englewood Street; the northwest corner of Manitou and Englewood Streets; the northwest and northeast corners of Manitou Street and East Al Court; the northwest and northeast corners of Manitou Street and West Al Court

SUMMARY

The applicant is requesting the necessary entitlements in order to develop 12 half-plex units. The half-plex units will be constructed on vacant corner lots that are located within the Glenwood Park Unit 4 Subdivision. The staff and Planning Commission recommend approval of the entitlements subject to conditions. The Planning Commission also approved a special permit to allow the half-plex units.

BACKGROUND INFORMATION

The General Plan and the North Norwood Community Plan designate this area for residential uses. Staff does not have any objection to the proposed use as the zoning ordinance currently permits duplexes on corner lots without any special entitlements. The proposed half-plexes do not represent any more intensive land use than currently permitted. Also, the proposal offers an additional housing type for this area.

A resident of the neighborhood appeared at the Planning Commission meeting and expressed concern with the type and design of the proposed dwelling units. The Planning Commission required, as a condition of the special permit, that the applicant vary the front yard elevations with a variety of materials including wood, stucco, brick and/or stone veneers.

The applicant has submitted revised plans that have addressed the Planning Commission's concerns expressed in the report and staff is presently reviewing these with the applicant.

APPROVED
BY THE CITY COUNCIL

MAY 27 1980

OFFICE OF THE
CITY CLERK

May 21, 1980

VOTE OF COMMISSION

On April 24, 1980 the Planning Commission, by a vote of nine ayes, recommended approval of the project subject to conditions in the amended staff report.

RECOMMENDATION

The staff and Planning Commission recommend City Council approve the Rezoning and Tentative Map and adopt the attached Rezoning Ordinance and Tentative Map Resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:TMM:bw

Attachments
P-8993

May 27, 1980
District No. 2

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE April 24, 1980
 ITEM NO. 70 FILE NO. P-8993
M-

- GENERAL PLAN AMENDMENT TENTATIVE MAP
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 ZONING EIR DETERMINATION
 SPECIAL PERMIT OTHER _____
 VARIANCE

Recommendation:
 Favorable
 Unfavorable

LOCATION: Corner of 110th Ave / Embarcadero St, 110 Embarcadero St, 180 Main St, 180 + 110 Main St, 180 Ave, 180 Main St, 180 Ave
 Petition Correspondence

PROPOSERS	
NAME	ADDRESS
<u>Norman Hampton</u>	<u>2464 Fremont Way, Citrus Heights</u>

OPPOSERS	
NAME	ADDRESS
<u>Debra Badley</u>	<u>172 Main Street, Sacramento</u>
<u>David Badley</u>	<u>172 Main Street, Sacramento</u>

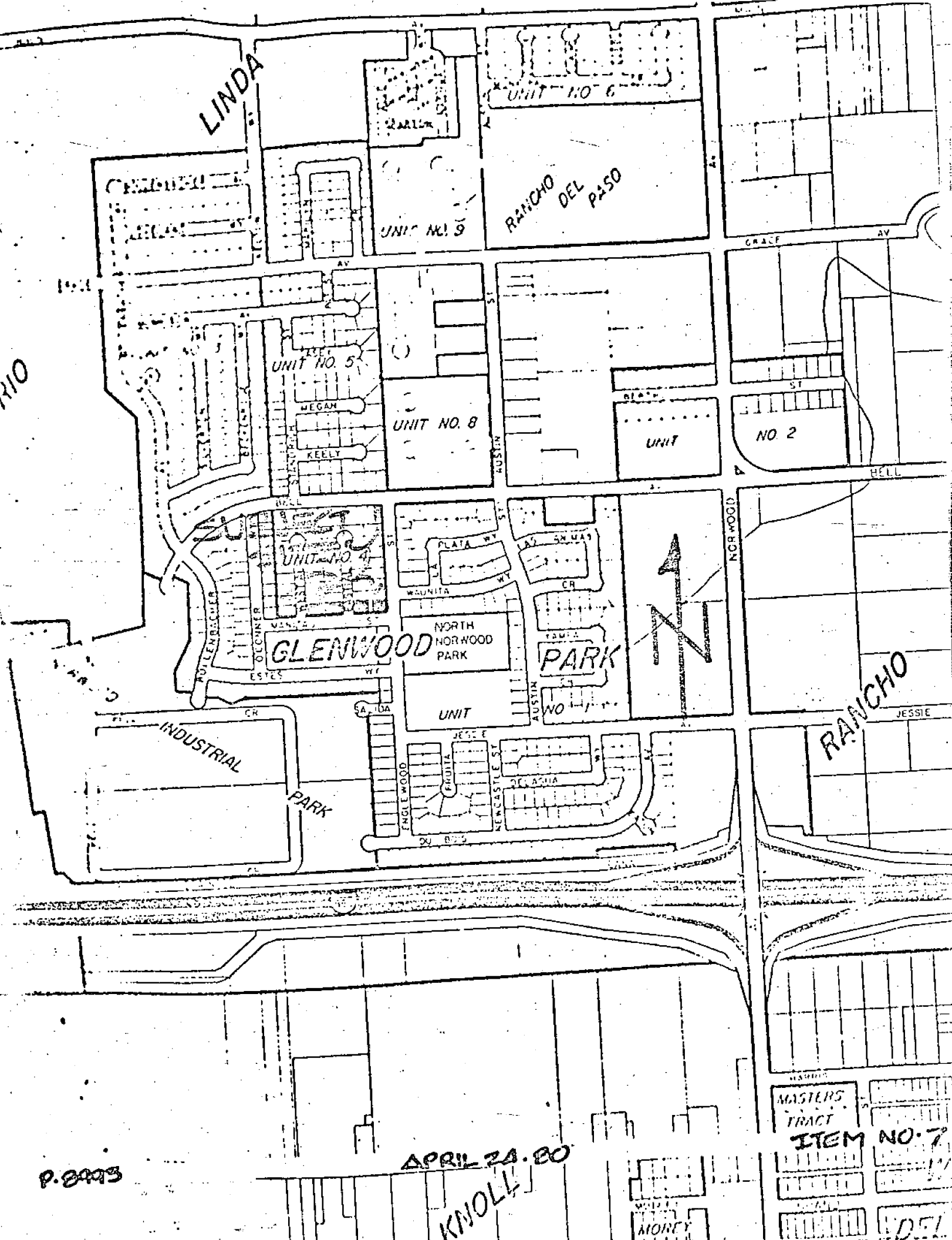
MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			✓
Flores	✓			
Goodin	✓			
Hunter	✓		✓	
Larson	✓			
Muraki	✓			
Simpson	✓			
Silva	✓			
Fong	✓			

MOTION:

- TO APPROVE
 TO DENY
 TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
 TO RECOMMEND APPROVAL _____ & FORWARD TO CITY COUNCIL
 TO RATIFY NEGATIVE DECLARATION
 TO CONTINUE TO _____ MEETING
 OTHER _____

- EXHIBITS: A. Site Plan
 B. Floor Plan
 C. Elevation
 D. Landscaping



LINDA

UNIT NO. 6

RANCHO DEL PASO

UNIT NO. 9

UNIT NO. 5

MEGAN

KEELY

UNIT NO. 8

UNIT

NO. 2

UNIT NO. 4

PLATA ST

SMITH ST

WAUNITA ST

CR

NORTH NORWOOD PARK

TAMIA ST

GLENWOOD

PARK

UNIT

NO. 1

INDUSTRIAL

PARK

ENGLE WOOD

CHADITA

NEWCASTLE ST

JESSIE ST

SAIDA ST

WAUNITA

PLATA

TAMIA

SMITH

RANCHO

MISTERS TRACT

ITEM NO. 7

APRIL 24. 80

KNOLL

P. 2493

MOREY

DEL

STAFF REPORT AMENDED 4-24-80
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Hampton Engineering, Inc., 7464 Farmgate Way, Citrus Heights, CA		
OWNER	Glenwood Enterprises, 4179 Englewood, Sacramento, CA 95838		
PLANS BY	Norm Hampton, Gene Porter		
FILING DATE	3-21-80	.50 DAY CPC ACTION DATE	REPORT BY: DP:lo
NEGATIVE DEC	4-14-80	EIR	ASSESSOR'S PCL. NO. 237-443-01, 16, 17, 32, 33, 50

- APPLICATION:
1. Negative Declaration
 2. Rezone one acre from single family (R-1) to Townhouse (R-1A)
 3. Special Permit to allow 12 half-plex units
 4. Tentative Map (P-8993)

LOCATION: The Southwest Corner of Bell Avenue and Englewood Street,
The Northwest Corner of Manitou and Englewood Streets,
The Northwest and Northeast corners of Manitou Street
and East Al Court,
The Northwest and Northeast Corners of Manitou Street and
West Al Court.

PROJECT INFORMATION:

General Plan Designation:	Residential
North Norwood Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Single Family Residential; R-1
South:	Single Family Residential; R-1
East:	Single Family Residential; R-1
West:	Single Family Residential; R-1

Parking Required:	12	Parking Provided:	12
Ratio Required:	1:1	Ratio Provided:	1:1
Average Lot Size:	3,950 sq. ft.		
Square Footage of Units:	891 - 1062 sq. ft.		
Topography:	Flat		
Street Improvements:	Existing		
Utilities:	Available to site		
School District:	Robla		

Subdivision Review Committee Recommendation: On April 9, 1980, by a vote of 7 ayes, 1 absent, 1 abstention, the Committee recommended approval of the Tentative Map subject to the following condition:

The applicant shall provide separate water and sewer services to each lot.

STAFF EVALUATION: The subject sites are vacant single family corner lots in Glenwood Park Unit 4. The subdivision contains detached single family residential units and several duplexes on corner lots. With regard to the request to rezone and to divide the lots, staff has no objection to the proposed land use.

Staff has the following concerns regarding the Special Permit:

1. It appears that Lot 581 B cannot accommodate the proposed unit and a twenty foot long driveway to serve it. This can be easily rectified by adjusting the proposed EAST-WEST lot line approximately one foot northward.
2. Due to the similarity of the proposed units, staff suggests that brick and stone veneers be incorporated into at least half of the exteriors of the proposed units in order to provide visual variation. This is compatible with exterior construction materials in the development.
3. The sites are located in an area that is being developed with single family dwellings and attached two-car garages. The applicant, however, is proposing two single car garages with each half-plex unit. Staff suggest that at least fifty percent of the units include two-car garages in order to be more compatible to the area.

Regional Transit has reviewed the proposed project and has no comments or requirements.

STAFF RECOMMENDATION: Staff recommends that:

1. The Negative Declaration be ratified.
2. The Rezoning to R-1A be granted.
3. The Special Permit be granted subject to the conditions listed below.
4. The Tentative Map be approved subject to the conditions listed below.

Conditions - Special Permit:

- *1. The applicant shall incorporate brick and/or stone veneers as an exterior elevation element in at least six of the proposed units.
2. The applicant shall provide two-car garages for fifty percent of the units.
3. The applicant shall provide a minimum fifteen foot street side yard setback and a minimum twenty foot front yard setack.

Conditions - Tentative Map:

1. The applicant shall adjust the proposed EAST-WEST lot line between lots 581 A and B approximately one foot northward.
- *CPC amended to: 1. The applicant shall vary the front yard elevations with a variety of material including wood, stucco, brick and/or stone veneers as an exterior elevation element, subject to approval by staff.

2. The applicant shall provide separate sewer and water services to each lot.

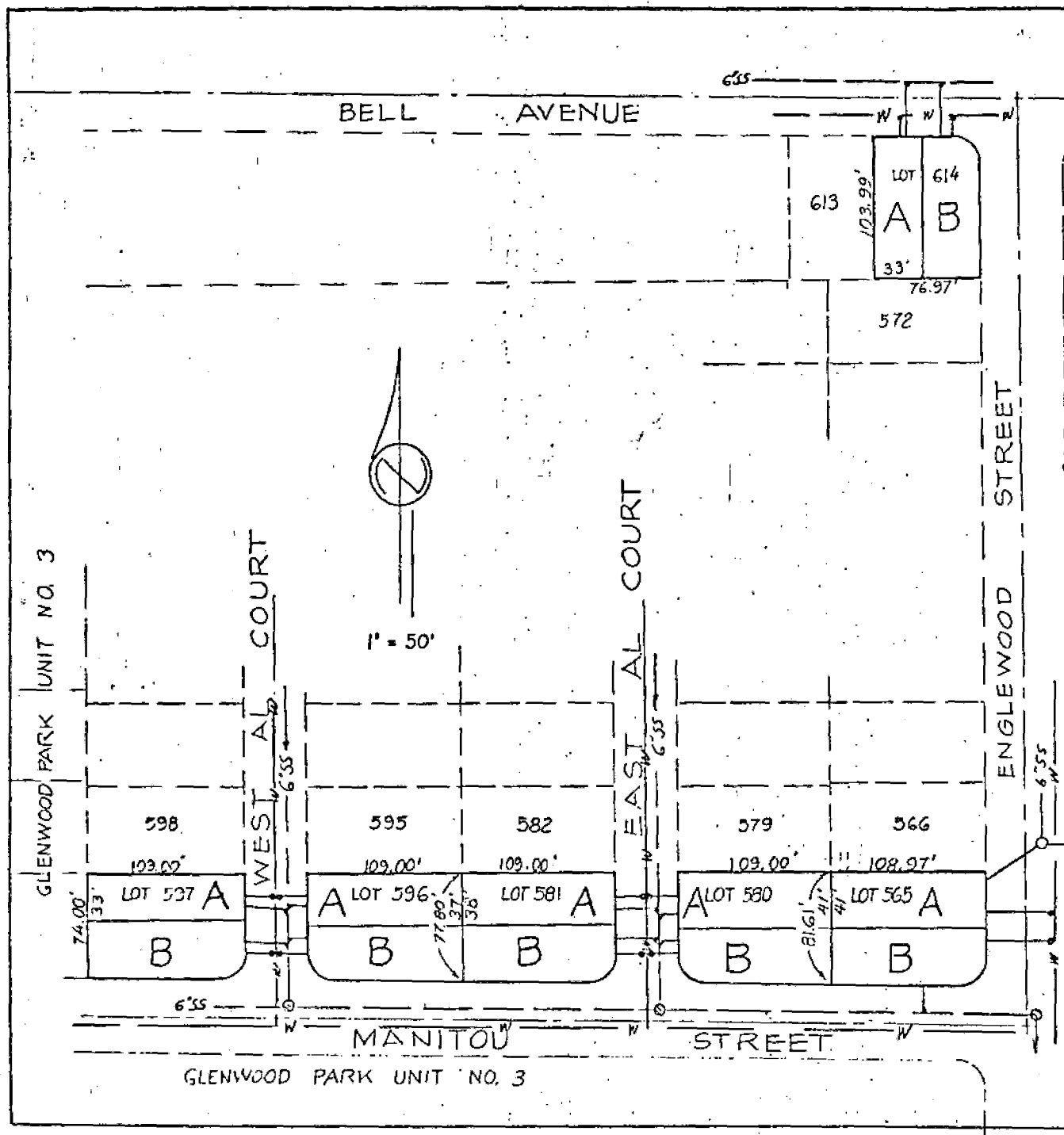
Findings of Fact - Special Permit:

1. The project, as conditioned, is based on sound principles of land use in that the proposed half-plex units are compatible with the surrounding residential area.
2. The project, as conditioned, will not be injurious to surrounding properties in that the proposal will not significantly alter the characteristics of the area.
3. The proposal is consistent with the 1974 General Plan which designates the site for residential uses.

D-0992

M-274-88

No. 7

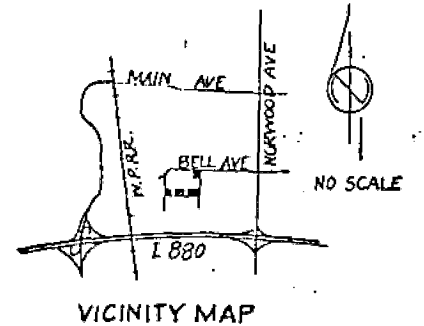


TENTATIVE PARCEL MAP
 A RESUBDIVISION OF
 LOTS 565, 580, 581, 596, 597 & 614
 GLENWOOD PARK UNIT NO. 4
 127 B.M. 8
 CITY OF SACRAMENTO, CALIFORNIA

OWNER: GLENWOOD ENTERPRISES
 4179 ENGLEWOOD ST,
 SACRAMENTO, CA.

ENGINEER: HAMPTON ENGINEERING, INC.
 7464 FARMGATE WAY
 CITRUS HEIGHTS, CA. 95610
 (916) 961-8741

NOTES:
 BUILDING SETBACK LINES SHALL
 CONFORM TO CITY REQUIREMENTS
 12 PARCELS FROM 6 LOTS.
 AVERAGE HALF-PLEX LOT AREA
 APPROX. 4200 SQ. FT.
 WATER AND SEWER SERVICES
 EXIST AS SHOWN

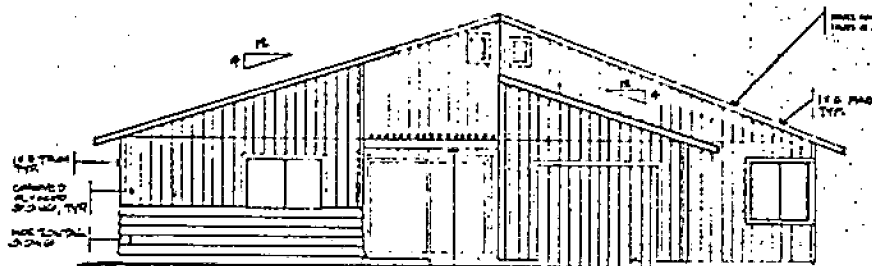


APN : 237-443-01, 16, 17, 32, 33, 50

P-8993

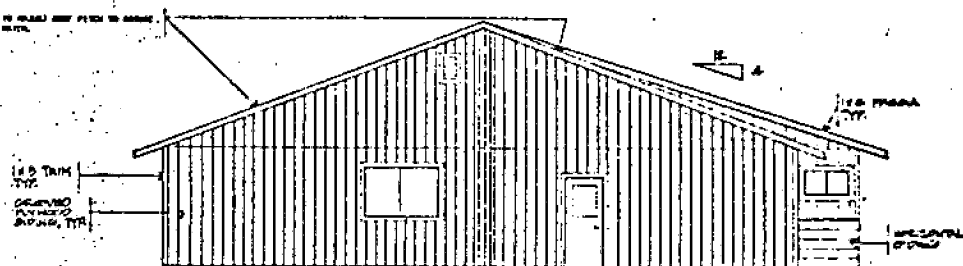
4-24-80

No. 7



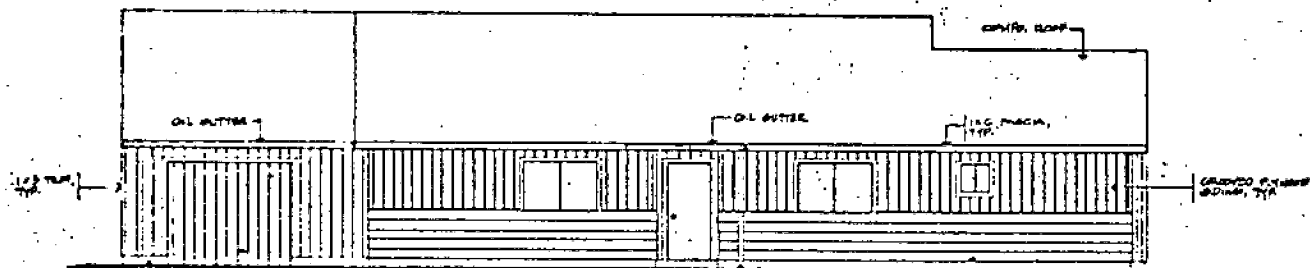
FRONT STREET ELEVATION

4' x 1'-0"



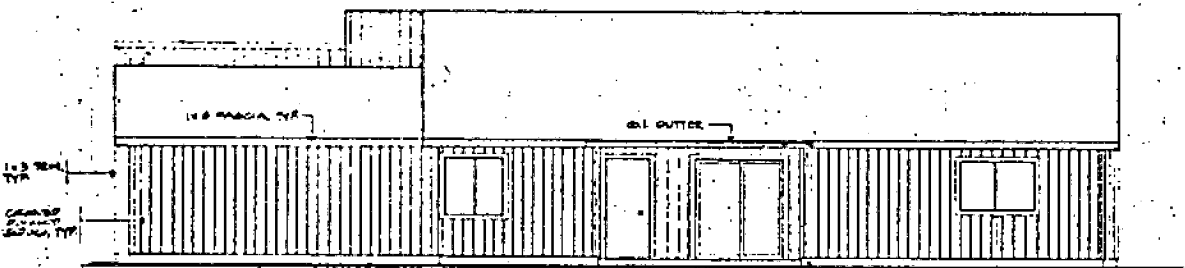
REAR ELEVATION

4' x 1'-0"



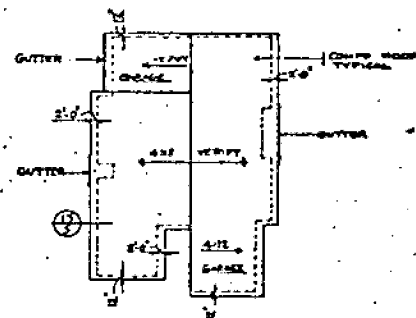
SDE STREET ELEVATION (LEFT)

4' x 1'-0"

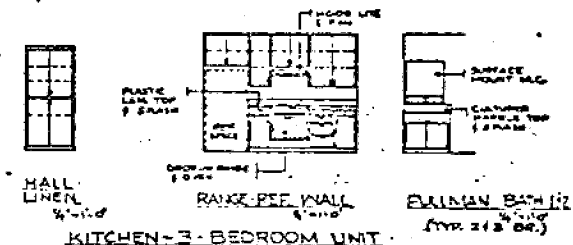


RIGHT ELEVATION

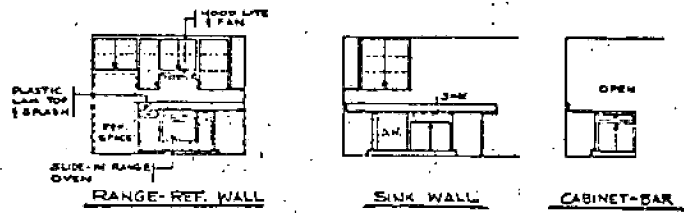
4' x 1'-0"



ROOF PLAN
PLAN 1953

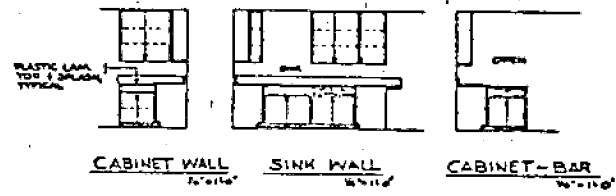


KITCHEN - 3-BEDROOM UNIT



KITCHEN - TWO BEDROOM UNIT

4' x 1'-0"



KITCHEN - 3-BEDROOM UNIT

KITCHEN - 3-BEDROOM UNIT

LOT 614 PLAN # 1928

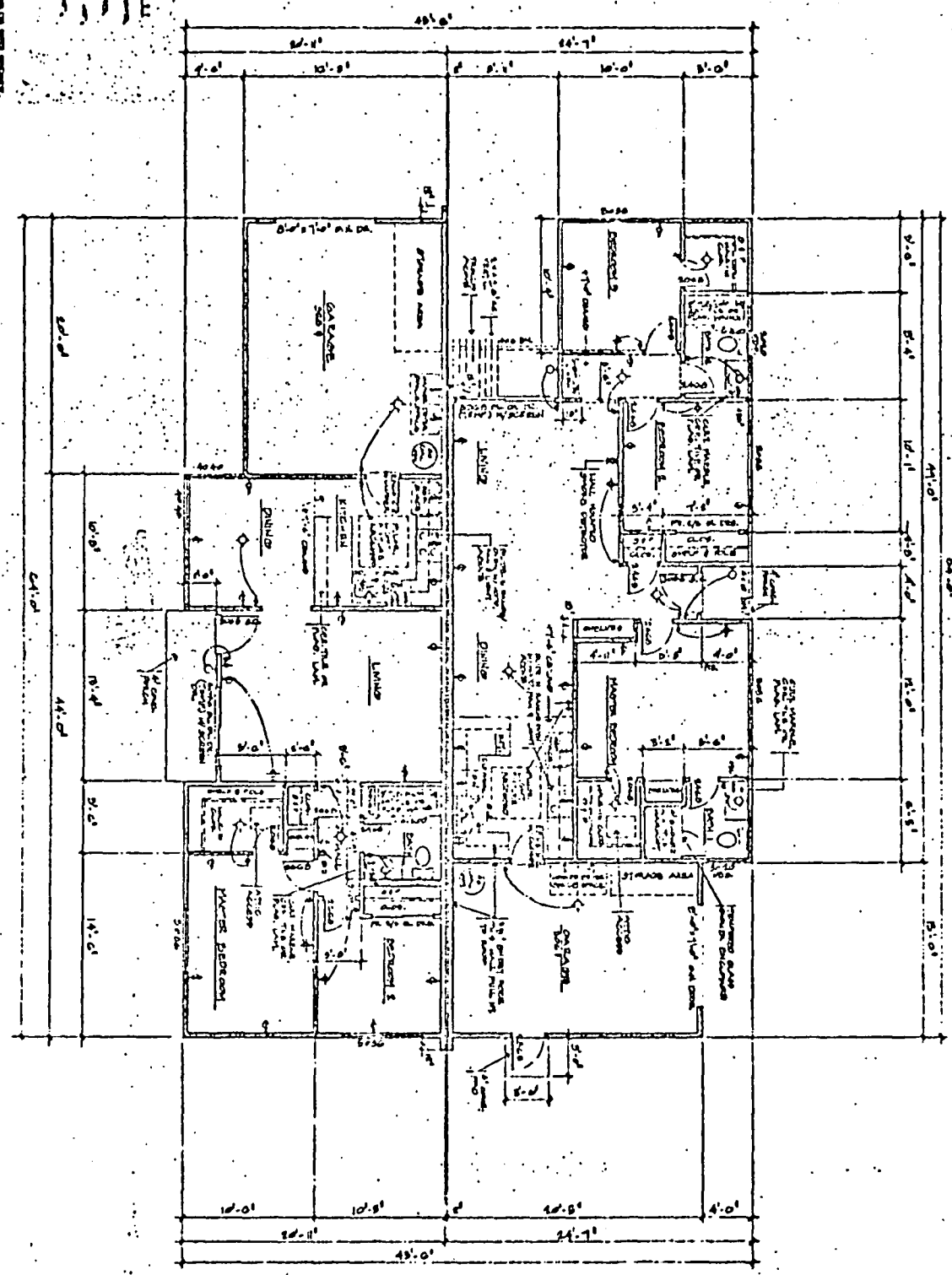
PLANNING & ARCHITECTURE

GENE & POLLY, INC.

GENWOOD ENTERPRISES, INC.
GENWOOD DESIGN GROUP

3

- LEGEND**
- ROOMS TO BE REMOVED
 - ROOMS TO BE ADDED
 - WALLS TO BE REMOVED
 - WALLS TO BE ADDED
 - DOORWAYS TO BE ADDED
 - DOORWAYS TO BE REMOVED
 - STAIRS TO BE ADDED
 - STAIRS TO BE REMOVED
 - ELEVATORS TO BE ADDED
 - ELEVATORS TO BE REMOVED
 - WINDOWS TO BE ADDED
 - WINDOWS TO BE REMOVED
 - PARTITIONS TO BE ADDED
 - PARTITIONS TO BE REMOVED
 - ROOF TO BE ADDED
 - ROOF TO BE REMOVED
 - FLOOR TO BE ADDED
 - FLOOR TO BE REMOVED
 - CEILING TO BE ADDED
 - CEILING TO BE REMOVED
 - MECHANICAL TO BE ADDED
 - MECHANICAL TO BE REMOVED
 - ELECTRICAL TO BE ADDED
 - ELECTRICAL TO BE REMOVED
 - PIPING TO BE ADDED
 - PIPING TO BE REMOVED
 - FINISHES TO BE ADDED
 - FINISHES TO BE REMOVED
 - OTHER TO BE ADDED
 - OTHER TO BE REMOVED



FLOOR PLAN 1953

LOT 614

PLAN 1953

1. ALL ROOMS TO BE REMOVED OR ADDED AS SHOWN ON THIS PLAN.
 2. ALL WALLS TO BE REMOVED OR ADDED AS SHOWN ON THIS PLAN.
 3. ALL DOORWAYS TO BE REMOVED OR ADDED AS SHOWN ON THIS PLAN.
 4. ALL STAIRS TO BE REMOVED OR ADDED AS SHOWN ON THIS PLAN.
 5. ALL ELEVATORS TO BE REMOVED OR ADDED AS SHOWN ON THIS PLAN.
 6. ALL WINDOWS TO BE REMOVED OR ADDED AS SHOWN ON THIS PLAN.
 7. ALL PARTITIONS TO BE REMOVED OR ADDED AS SHOWN ON THIS PLAN.
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 11. ALL MECHANICAL TO BE REMOVED OR ADDED AS SHOWN ON THIS PLAN.
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 15. ALL OTHER TO BE REMOVED OR ADDED AS SHOWN ON THIS PLAN.

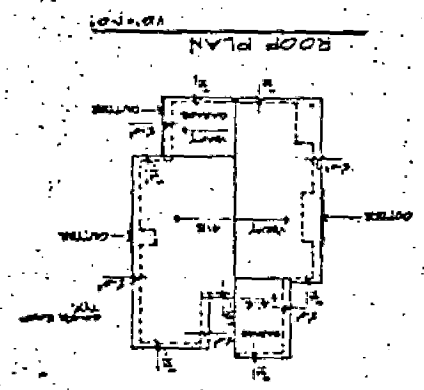
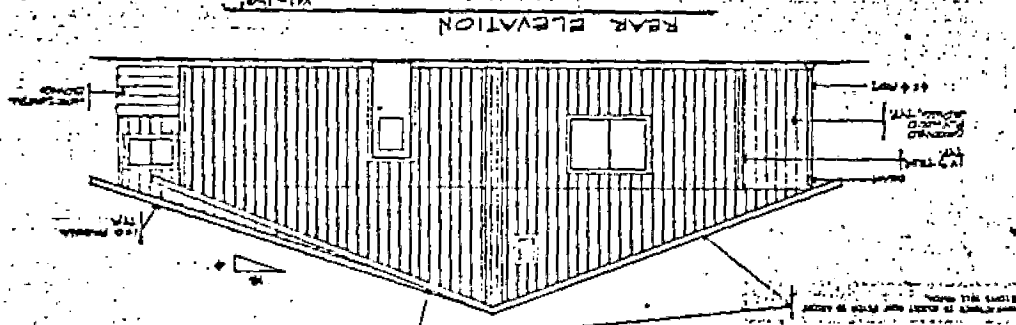
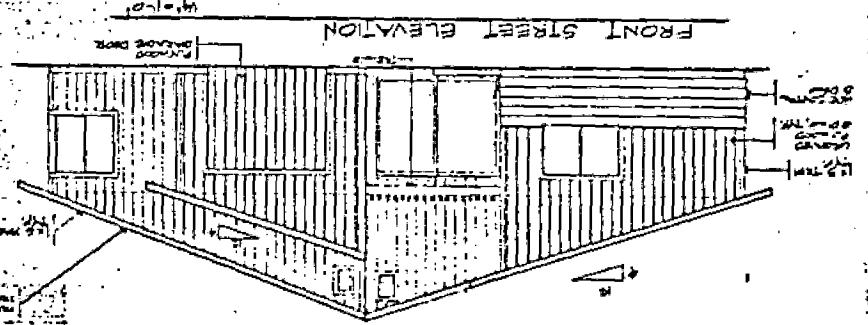
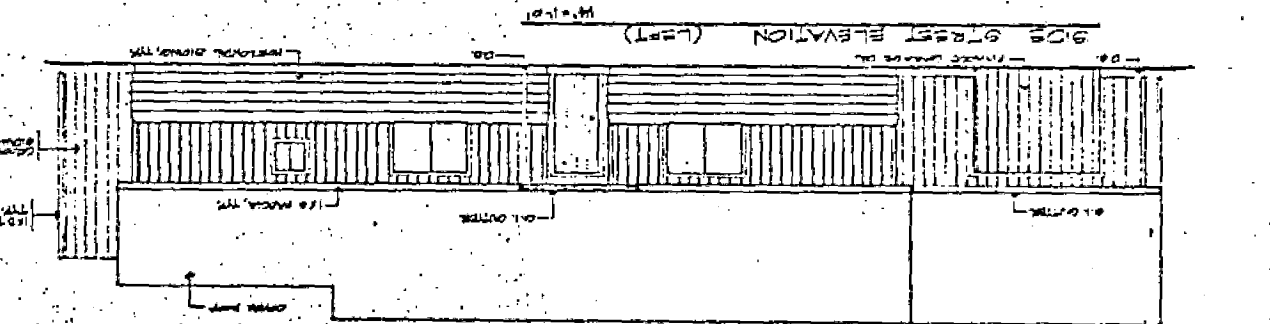
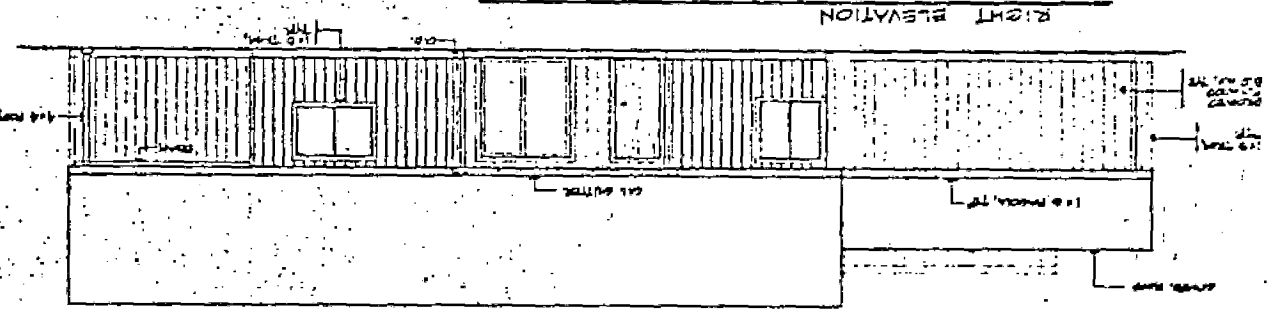
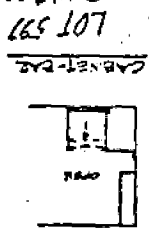
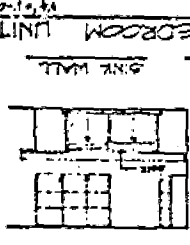
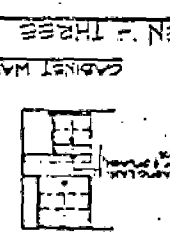
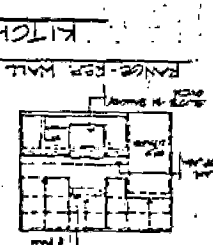
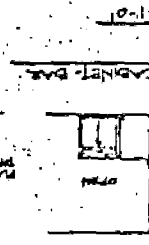
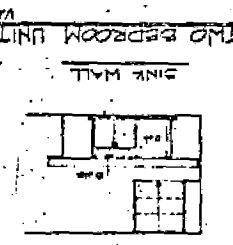
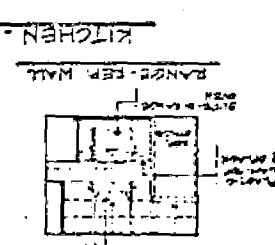
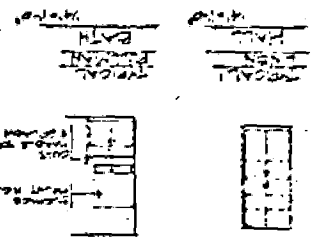
KALPICKER ARCHITECTS
 GLENWOOD ENTERPRISES, INC.
 2221 10TH AVENUE
 BOSTON, MASSACHUSETTS
 FLOOR PLAN

ONE S. PORTER, INC.

ENGINEERING & ARCHITECTURE

ONE S. PORTER, INC.

CHICAGO, ILL., U.S.A.



PLAN 1/8" = 1'-0"

LOT 597

PLAN 1/8" = 1'-0"

PLAN 1/8" = 1'-0"

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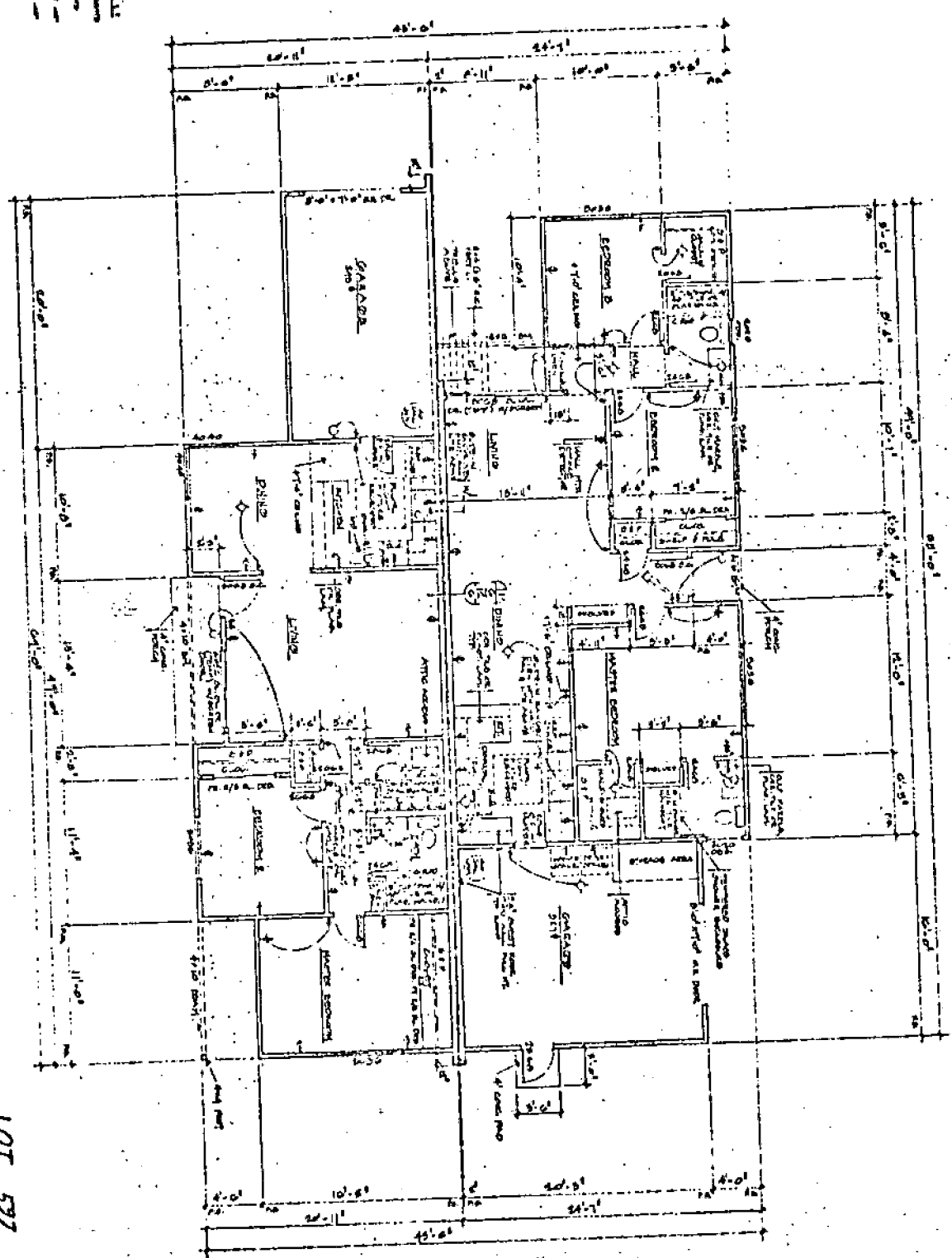
GREENWOOD ENTERPRISES, INC.

GREENWOOD ENTERPRISES, INC.

ENGINEERING & ARCHITECTURE

GREENWOOD ENTERPRISES, INC.

- LEGEND:**
- \diamond REMODEL EXISTING - DRIVE CHANGES
 - \square REMODEL EXISTING - NEW ADDITION
 - \triangle NEW WALL, NEW DOOR, NEW WINDOW
 - \circ NEW FLOOR
 - \times NEW CEILING
 - \square NEW ROOF
 - \square NEW ELECTRICAL
 - \square NEW MECHANICAL
 - \square NEW PLUMBING
 - \square NEW PAINT
 - \square NEW FINISH
 - \square NEW LANDSCAPE
 - \square NEW SITEWORK

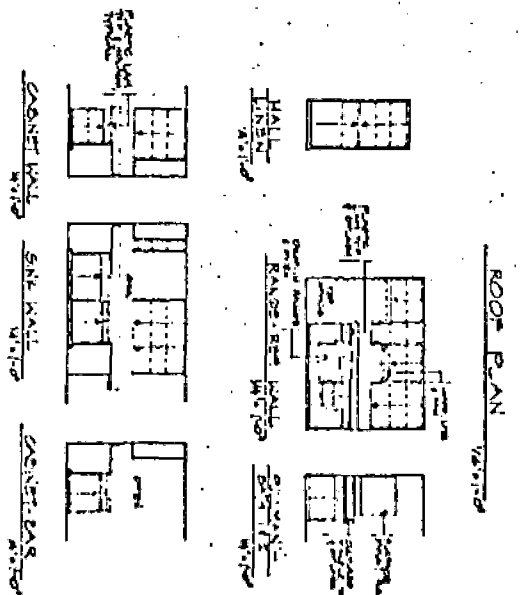
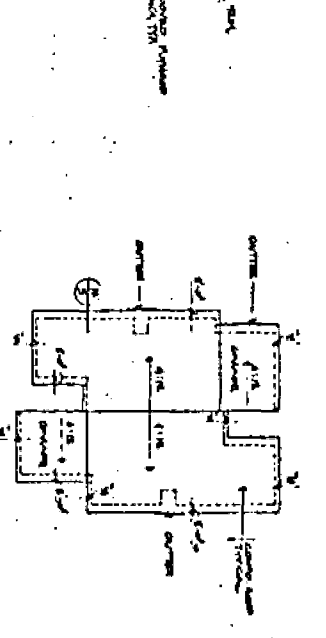
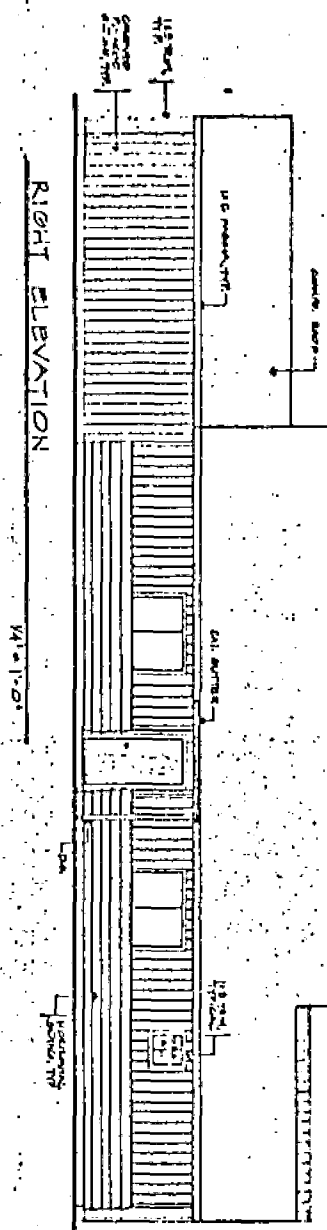
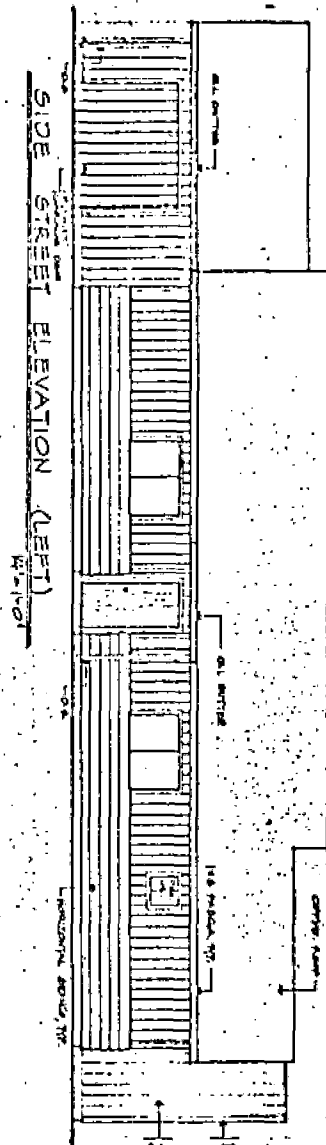
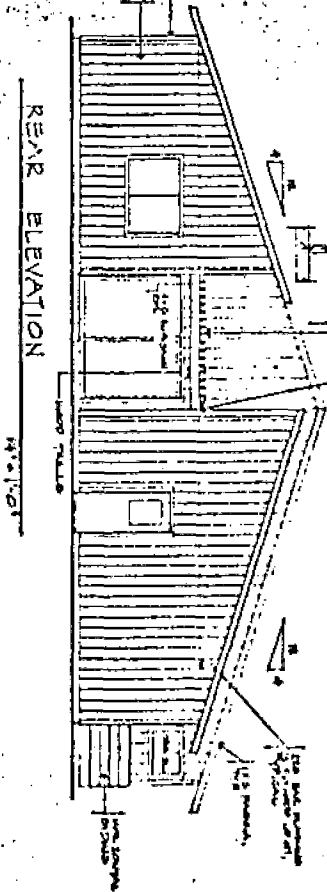
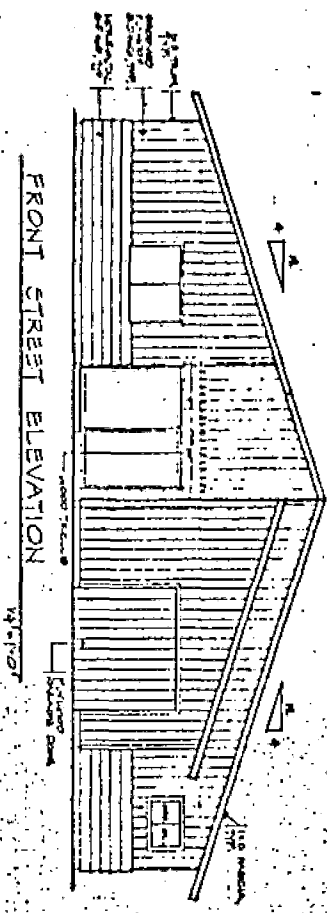


FLOOR PLAN 2009
 100' x 100'
 1/4" = 1'-0"

LOT 597

PLAN # 2009

<p>HALF-PRIOR'S BOX: GLENWOOD ENTERPRISES, INC. 2111 1011 MONROE BLVD WASHINGTON, DC 20001</p>	<p>APPE & PORTER, INC. ENGINEERING & ARCHITECTURE 1411 WILSON AVENUE, WASHINGTON, DC 20005 TEL: (202) 778-1100 FAX: (202) 778-1101 WWW.APPE-AND-PORTER.COM</p>	<p>DATE: 10/10/09 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT: [Name]</p>
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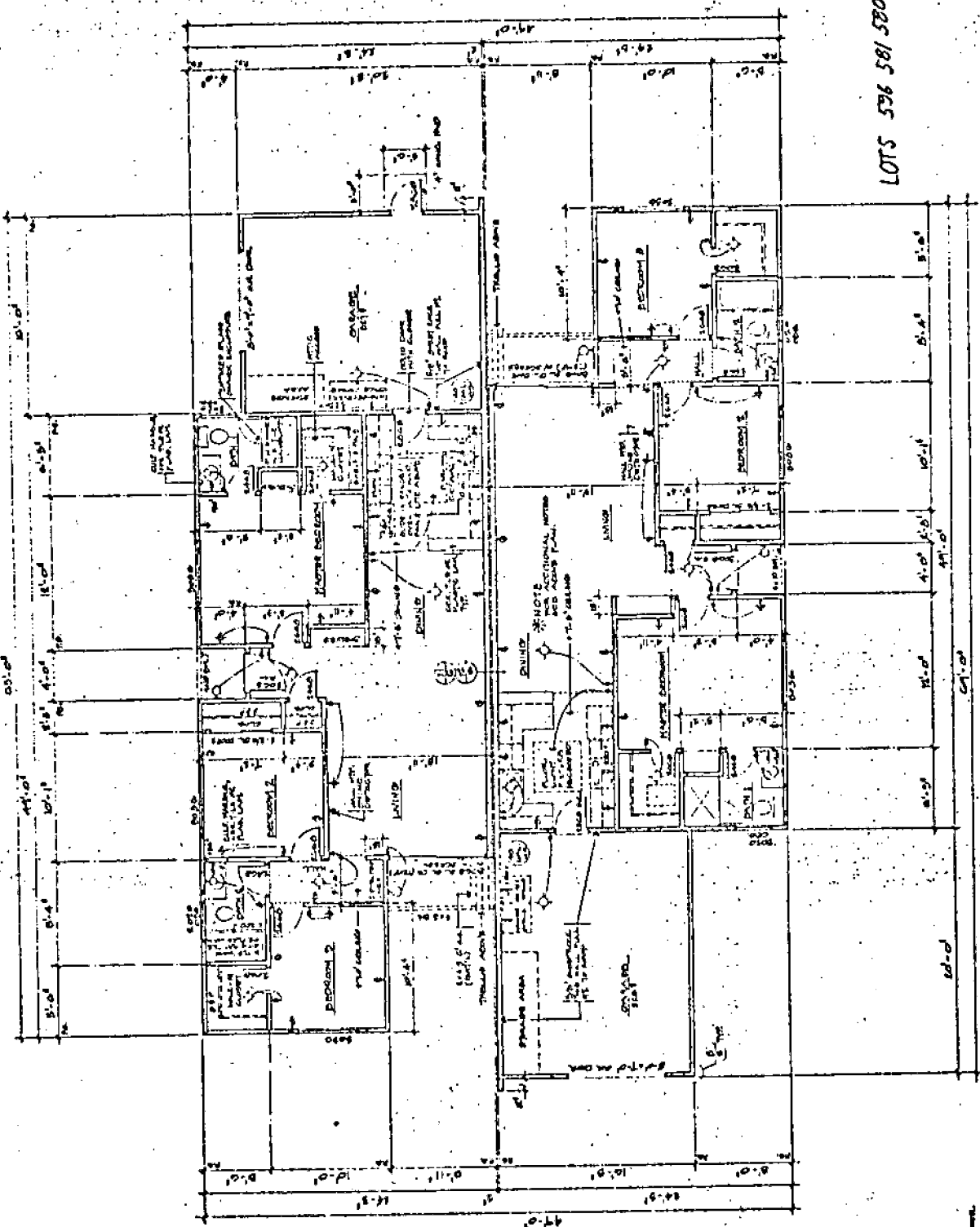
LOTS 596 597 598 599

HARRIS AND
GLENNWOOD ENTERPRISES, INC.
 2111 1/2 W. 10TH AVE.
 DENVER, CO. 80202

GENE E. PORTER, INC.

ENGINEERING & ARCHITECTURE

LOTS 596 585 580, 585



FLOOR PLAN 2124
3 BEDROOM 1002 sq. ft.

PLAN 2124

ALL

- 1. SEE PLAN FOR DIMENSIONS AND FINISHES.
- 2. SEE PLAN FOR DIMENSIONS AND FINISHES.
- 3. SEE PLAN FOR DIMENSIONS AND FINISHES.

- ABBREVIATIONS:**
- 1. WALLS
 - 2. FLOOR
 - 3. CEILING
 - 4. DOOR
 - 5. WINDOW
 - 6. STAIR
 - 7. HALLWAY
 - 8. CLOSET
 - 9. BATH
 - 10. KITCHEN
 - 11. LIVING ROOM
 - 12. DINING ROOM
 - 13. GARAGE
 - 14. PORCH
 - 15. PATIO
 - 16. DRIVE

1.

ORDINANCE NO. **4359**, FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT southwest corner of Bell Avenue and Englewood St.* FROM THE R-1 Single Family Residential ZONE AND PLACING SAME IN THE R-1A Townhouse Zone ZONE (FILE NO. P-8993)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s) which is in the R-1 Residential zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone(s) and placed in the R-1A Townhouse zone(s).

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P-8993

*northwest corner of Manitou and Englewood Streets, northwest and northeast corners of Manitou Street and West Al Court.

APPROVED
BY THE CITY COUNCIL

MAY 27 1980

OFFICE OF THE
CITY CLERK

LEGAL DESCRIPTION

LOTS 565, 580, 581, 596, 597 & 614, GLENWOOD
PARK, UNIT NO. 4, 127 BM 18.

P-8993

RESOLUTION NO. 80-325

Adopted by The Sacramento City Council on date of
MAY 27, 1980

APPROVED
BY THE CITY COUNCIL

MAY 27 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR TENTATIVE MAP FOR A RESUBDIVISION OF LOTS
565, 580, 581, 596 & 614, GLENWOOD PARK UNIT NO.
4, 127 B.M. 8. (P-8993) (APN: 237-443-01, 16, 17,
32, 33, & 50)

OFFICE OF THE
CITY CLERK

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located at the southwest corner of Bell Avenue and Englewood Street; northwest corner of Manitou and Englewood Streets; northwest and northeast corners of Manitou Street and East Al Court; and northwest and northeast corners of Manitou Street and West Al Court (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on May 27, 1980, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the North Norwood Community Plan in that both plans designated the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.

- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
1. The applicant shall vary the front yard elevations with a variety of material including wood, stucco, brick and/or stone veneers as an exterior elevation element, subject to approval by staff.
 2. The applicant shall provide separate sewer and water services to each lot.

MAYOR

ATTEST:

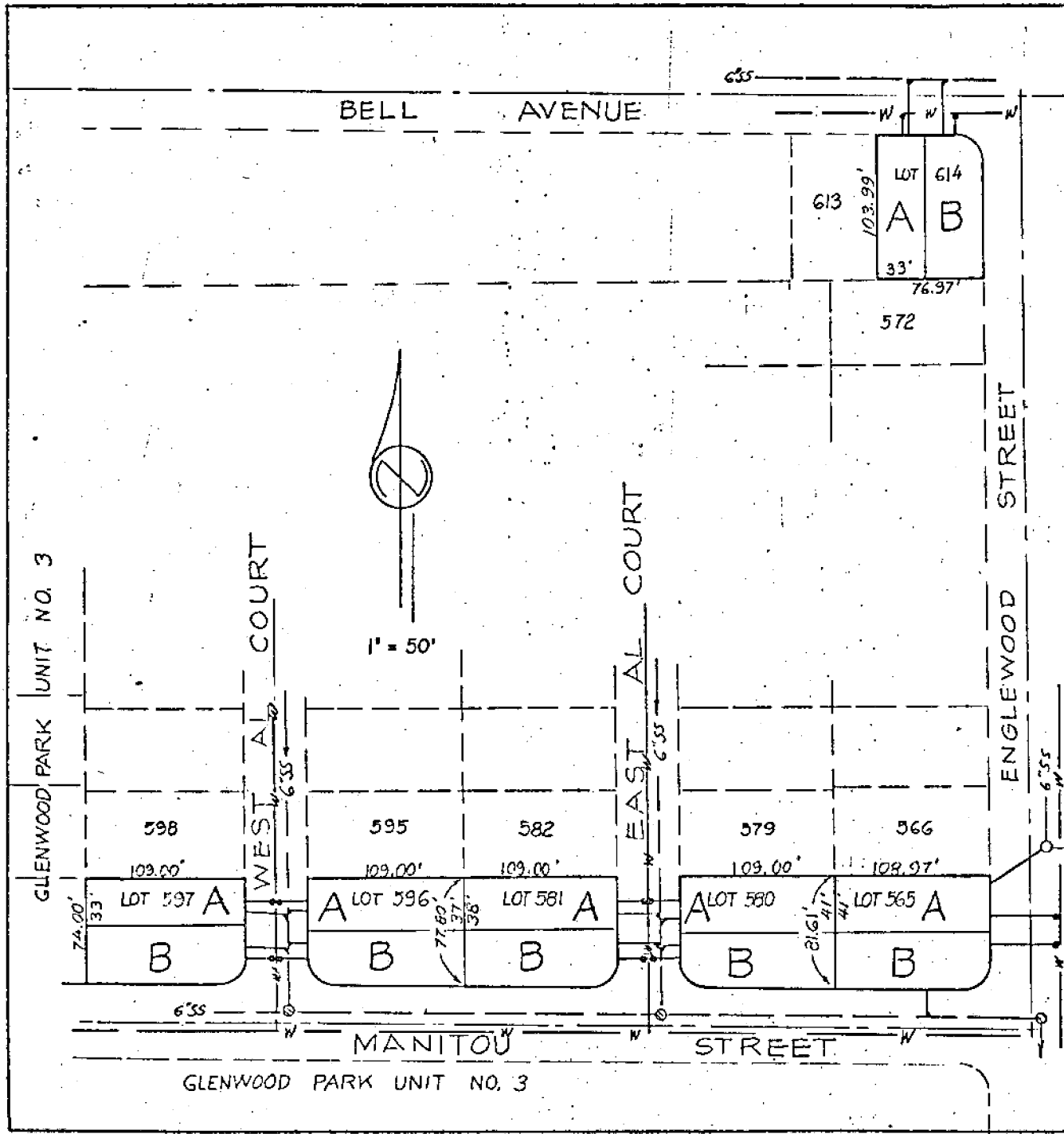
CITY CLERK

P-8993

P-89993

A-24-80

NO. 7



TENTATIVE PARCEL MAP

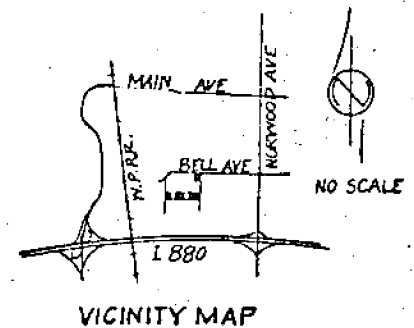
A RESUBDIVISION OF
 LOTS 565, 580, 581, 596, 597 & 614
 GLENWOOD PARK UNIT NO. 4
 127 B.M. 8
 CITY OF SACRAMENTO, CALIFORNIA

OWNER: GLENWOOD ENTERPRISES
 4179 ENGLEWOOD ST.
 SACRAMENTO, CA.

ENGINEER: HAMPTON ENGINEERING, INC.
 7464 FARMGATE WAY
 CITRUS HEIGHTS, CA. 95610
 (916) 961-8741

NOTES:

- BUILDING SETBACK LINES SHALL CONFORM TO CITY REQUIREMENTS
- 12 PARCELS FROM 6 LOTS.
- AVERAGE HALF-PLEX LOT AREA APPROX. 4200 SQ. FT.
- WATER AND SEWER SERVICES EXIST AS SHOWN



APN : 237-447-01, 16, 17, 32, 33, 50

SACRAMENTO CITY PLANNING COMMISSION

APPLICATION INFORMATION

APPLICATION TAKEN BY: GZ

Gen. Plan Amend. (GPA) Comm. Plan Amend. (CPA) Rezone (RZ) from R-1 to R-1A
 Special Permit (SP) Variance (V) Tentative Map (TM) Sbdvn. Modification (SM)

Other ED Corners of: SW Bell Ave./Englewood St.; NW 01, 16, 17 Englewood St./Manitou St.; NE & NW Manitou St./ 32, 33, 50
Assessors Parcel No. 237 - 443 Address E Al Ct.; NE/NW Manitou St./W Al Ct.

Request(s) 1.) Environmental Determination 2.) Rezone 6 single family lots (1+ ac.) from R-1 to R-1A 3.) Tentative Map to divide 6 lots into 12 half-plex lots in Glenwood Park Unit No. 4 3.) Special Permit to develop 12 half-plex units

Owner(s) Glenwood Enterprises Inc. - 4179 Englewood, Sacto. 95838 Phone No. _____

Applicant Hampton Engineering Inc. - 7464 Farmgate Way, Citrus Heights 95610 Phone No. 961-8741

Signature Ed by mail Filing Fee 1097 Receipt No. 5159 4/22/80

C.P.C. Meeting Date April 24, 1980 Rec. approval.

ACTION ON ENTITLEMENT TO USE

Planning Commission (Appeal Period is Ten (10) Consecutive Days From Date of Action).

Approved _____ Approved w/Conditions _____ Approved Based on Find. of Fact Due _____

Rec. Approval Rezone Rec. Approval w/Conditions Tent. Map & Sp. Permit Denied _____

Findings of Fact Approved _____

Copy Sent to Applicant _____

Recommendations and Appeals are Forwarded to City Council for Final Action.

COUNCIL ACTION: (Appeal Period is Thirty (30) Consecutive Days From Date of Action).

Plan Amendment _____ Rezoning _____ Tentative Map _____ Subd. Modification _____ Appeal _____

Approved _____ Approved w/Conditions _____ Denied _____ Return to Planning Commission _____

ENTITLEMENT(S) TO USE: _____ is/are:

Approved _____ Denied _____ Approved w/Conditions _____

By: _____

SEC. TO PLANNING COMMISSION

NOTE: Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute ground for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Sent to Applicant: _____
DATE

P No 8993

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE April 24, 1980
 ITEM NO. 70 FILE NO. P-8993
 M- _____

- GENERAL PLAN AMENDMENT TENTATIVE MAP
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING EIR DETERMINATION
 SPECIAL PERMIT OTHER _____
 VARIANCE _____

Recommendation:

- Favorable
 Unfavorable

LOCATION: Corners of: NW Bell Ave / Englewood St; NW Englewood St / Manitou St;
SE + NW Manitou St / E 12th St; NE / NW Manitou St / W 12th St.
 Petition Correspondence

PROPOSERS	
NAME	ADDRESS
<u>Norman Hampton</u>	<u>7464 Farmgate Way, Citrus Heights</u>
OPPOSERS	
NAME	ADDRESS
<u>Debra Radley</u>	<u>172 Manitou Street, Sacramento</u>
<u>David Radley</u>	<u>172 Manitou Street, Sacramento</u>

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			✓
Flores	✓			
Goodin	✓			
Hunter	✓		✓	
Larson	✓			
Muraki	✓			
Simpson	✓			
Silva	✓			
Fong	✓			

MOTION:

- TO APPROVE
 TO DENY
 TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
 TO RECOMMEND APPROVAL _____ & FORWARD TO CITY COUNCIL
 TO RATIFY NEGATIVE DECLARATION
 TO CONTINUE TO _____ MEETING
 OTHER _____

- EXHIBITS: A. Site Plan
 B. Floor Plan
 C. Elevation
 D. Landscaping



CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

May 15, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Ordinance Amending the Districts Established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as Amended, by Removing Property Located at southwest corner of Bell Avenue and Englewood Street, northwest corner of Manitou and Englewood Streets, northwest and northeast corners of Manitou Street and East Al Court, and northwest and northeast corners of Manitou Street and West Al Court from the R-1 Single Family Residential Zone and placing same in the R-1A Townhouse Zone.

SUMMARY (P-8993)

This item is presented at this time for City Council approval of its publication for legal advertisement purposes. A location map is attached for the Council's information.

BACKGROUND

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

bw
Attachments
P-8993

APPROVED PFP ✓ May 20, 1980
BY THE CITY COUNCIL
Cant 40 District No. 2
MAY 20 1980 5-27-80
OFFICE OF THE
CITY CLERK

RIO

LINDA

UNIT 106

UNIT NO. 9

RANCHO DEL PASO

UNIT NO. 5

MEGAN

UNIT NO. 8

KEELY

UNIT

NO. 2

SUBJECT SITES

GLENWOOD

NORTH NORWOOD PARK

PARK

UNIT



INDUSTRIAL

PARK

RANCHO

P. 8995

APRIL 24. 80

KNOLL

MASTERS TRACT

ITEM NO. 7

WE

MOREY

DEL

1.

ORDINANCE NO.

, FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT southwest corner of Bell Avenue and Englewood St.* FROM THE R-1 Single Family Residential ZONE AND PLACING SAME IN THE R-1A Townhouse Zone ZONE (FILE NO. P-8993)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s) which is in the R-1 Residential zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone(s) and placed in the R-1A Townhouse zone(s).

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P-8993

*northwest corner of Manitou and Englewood Streets, northwest and northeast corners of Manitou Street and West Al Court..



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 448-5426

LORRAINE MAGANA
CITY CLERK

June 2, 1980

Glenwood Enterprises, Inc.
4179 Englewood Street
Sacramento, CA 95838

Gentlemen:

On May 27, 1980, the City Council approved the following for property located at the southwest corner of Bell Avenue and Englewood Street, northwest corner of Manitou and Englewood Streets, northwest and northeast corners of Manitou and East Al Court, and northwest and northeast corners of Manitou Street and West Al Court: (P-8993):

- A. Ordinance rezoning property from R-1 Single Family Residential to R-1A Townhouse Zone.
- B. Resolution adopting Findings of Fact, approving a request for Tentative map for a resubdivision of Lots 565, 580, 581, 596 and 614, Glenwood Park Unit No. 4, 127 B.M. 8

Sincerely,


Lorraine Magana
City Clerk

LM:1

cc: Hampton Engineering, Inc.

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