

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:10
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.

APPLC. NO. P-8993

MEETING DATE April 24, 1980

CPC ITEM NO. 7

002468

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 setback.

Conditions - Tentative Map:

1. The applicant shall adjust the proposed EAST-WEST lot line between lots 581 A and B approximately one foot northward.

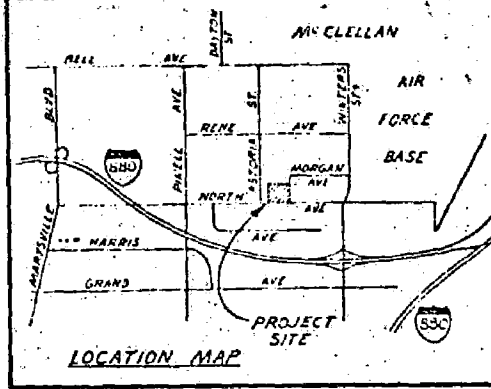
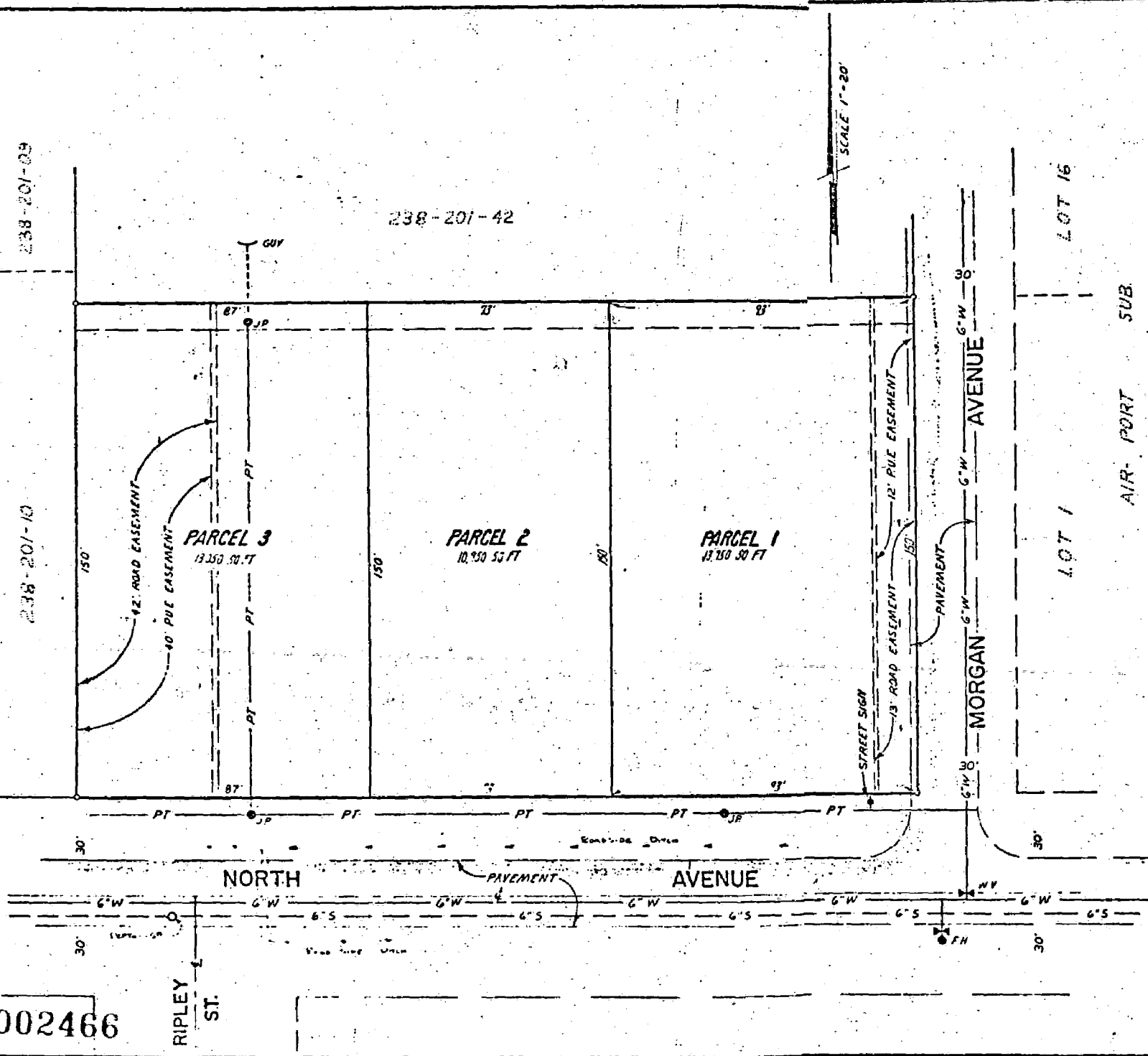
*CPC amended to: 1. The applicant shall vary the front yard elevations with a variety of material including wood, stucco, brick and/or stone veneers as an exterior elevation element, subject to approval by staff.

238-201-09

238-201-10

238-201-42

SCALE 1"=20'



RECORD OWNER
 JOHN T. DE HENNIS
 9436 GREENBACK LANE
 ORANGEVALE CA. 95662

PREPARED BY
 TASK ENGINEERING
 8634 GREENBACK LANE
 ORANGEVALE CA. 95662

DATE OF PREPARATION
 MARCH, 1980

EXISTING ZONING
 R-1

PROPOSED ZONING
 R-1

WATER SUPPLY
 CITY OF SACRAMENTO

SEWAGE DISPOSAL
 CITY OF SACRAMENTO

TOTAL NO. LOTS

AVERAGE LOT AREA
 10,250 - 13,250 SQ FT

ASSESSOR'S PARCEL NO.
 238-201-14
 238-201-38

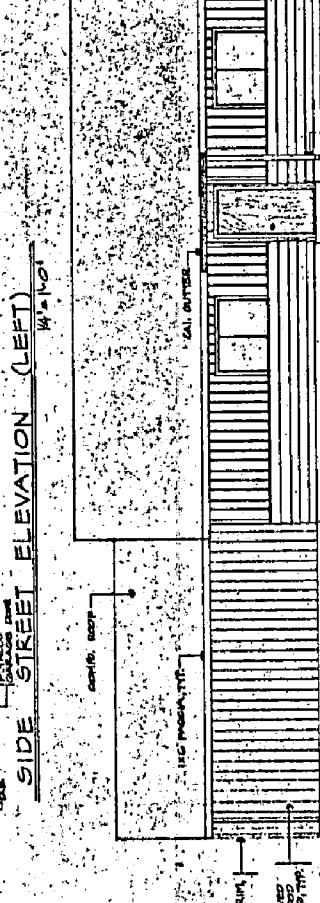
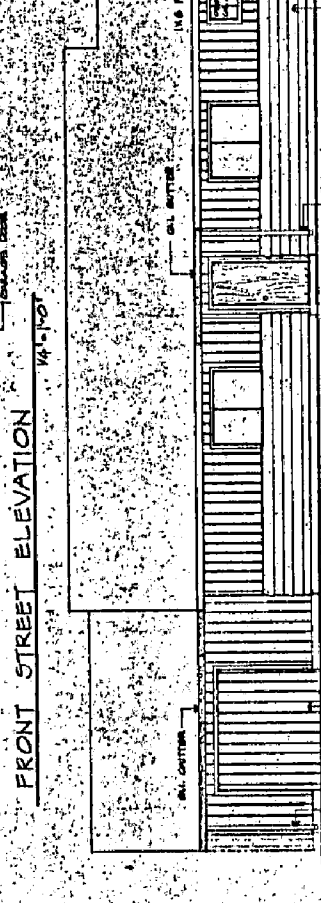
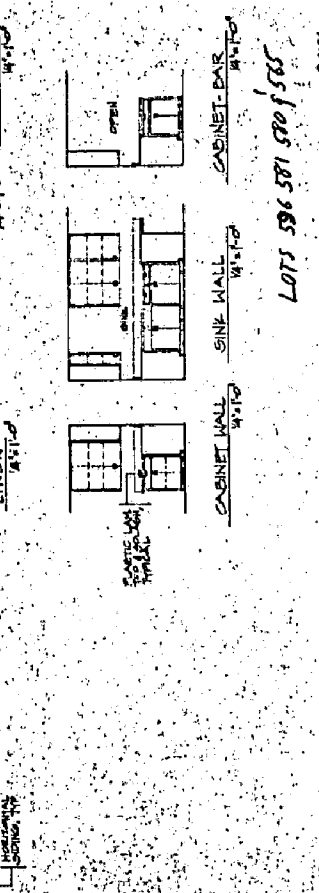
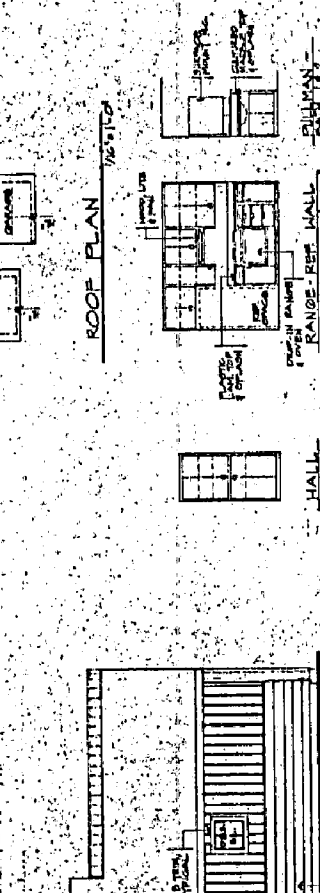
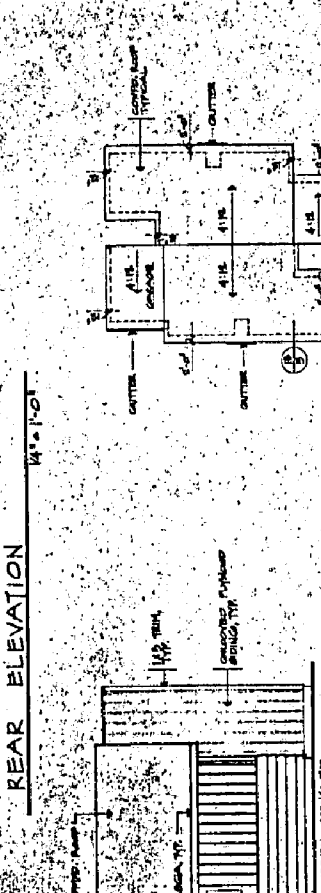
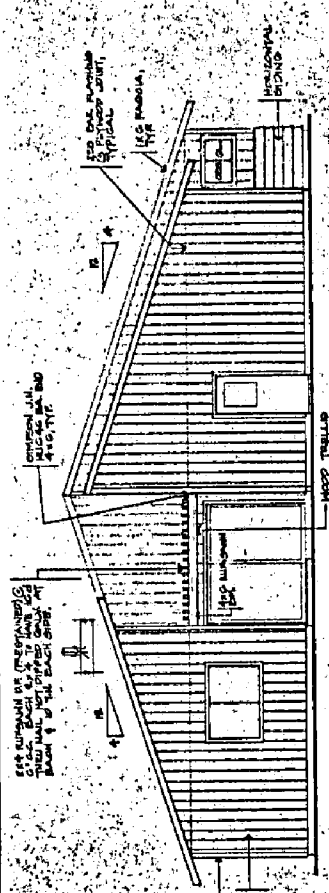
EXHIBIT A

REVISED
 TENTATIVE
PARCEL MAP
 POR. SEC. 25, RANCHO DEL PASO
 CITY OF SACRAMENTO CALIFORNIA
 SCALE 1" = 20' MARCH, 1980
 TASK ENGINEERING

P8693

002466

RIPLEY ST.



P-8993

4-24-80

NO. 7

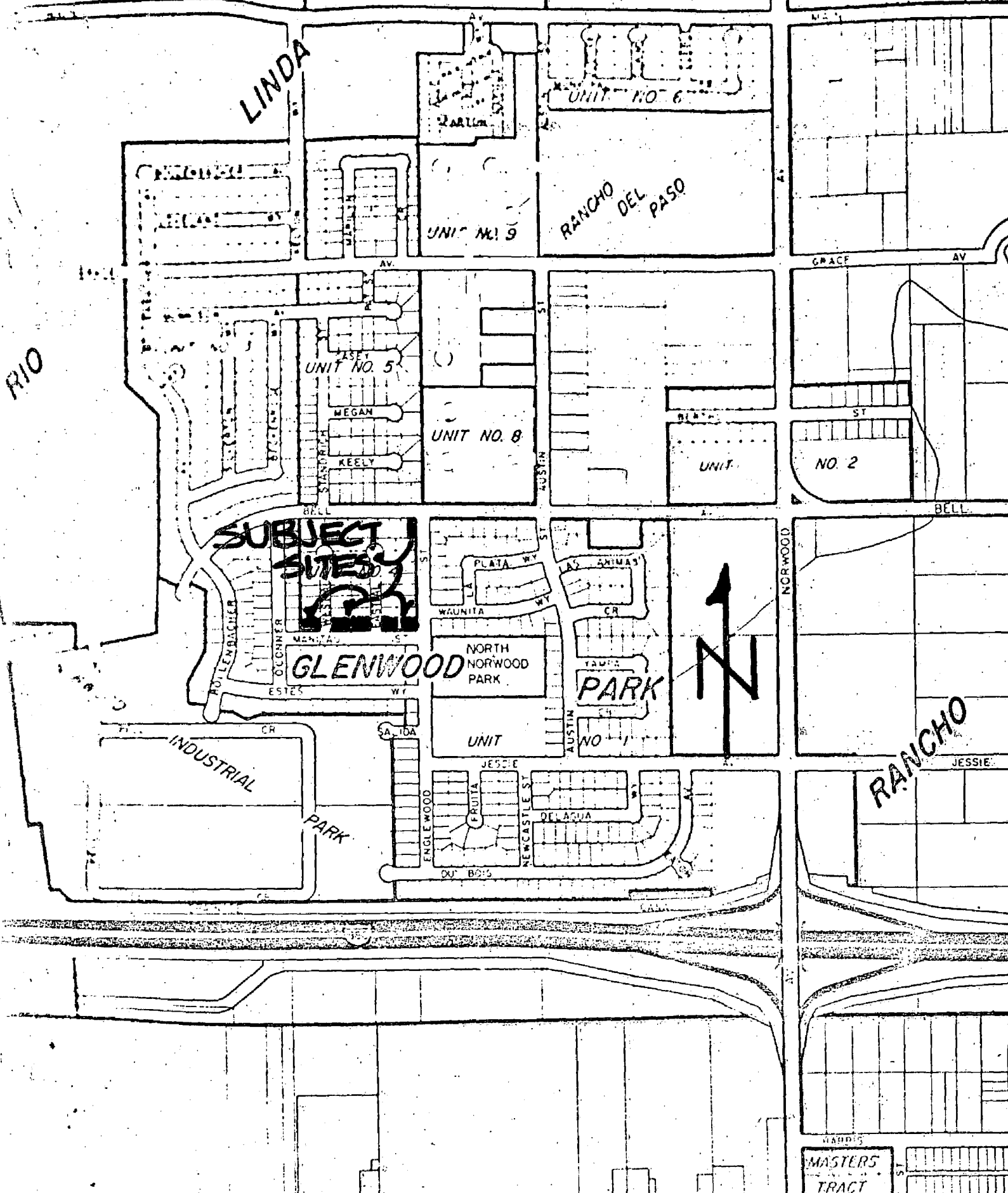
002475

LOTS 596 581 580 575

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 proposed 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.



P.8993

APRIL 24.80

ITEM NO. 7

002477

KNOLL

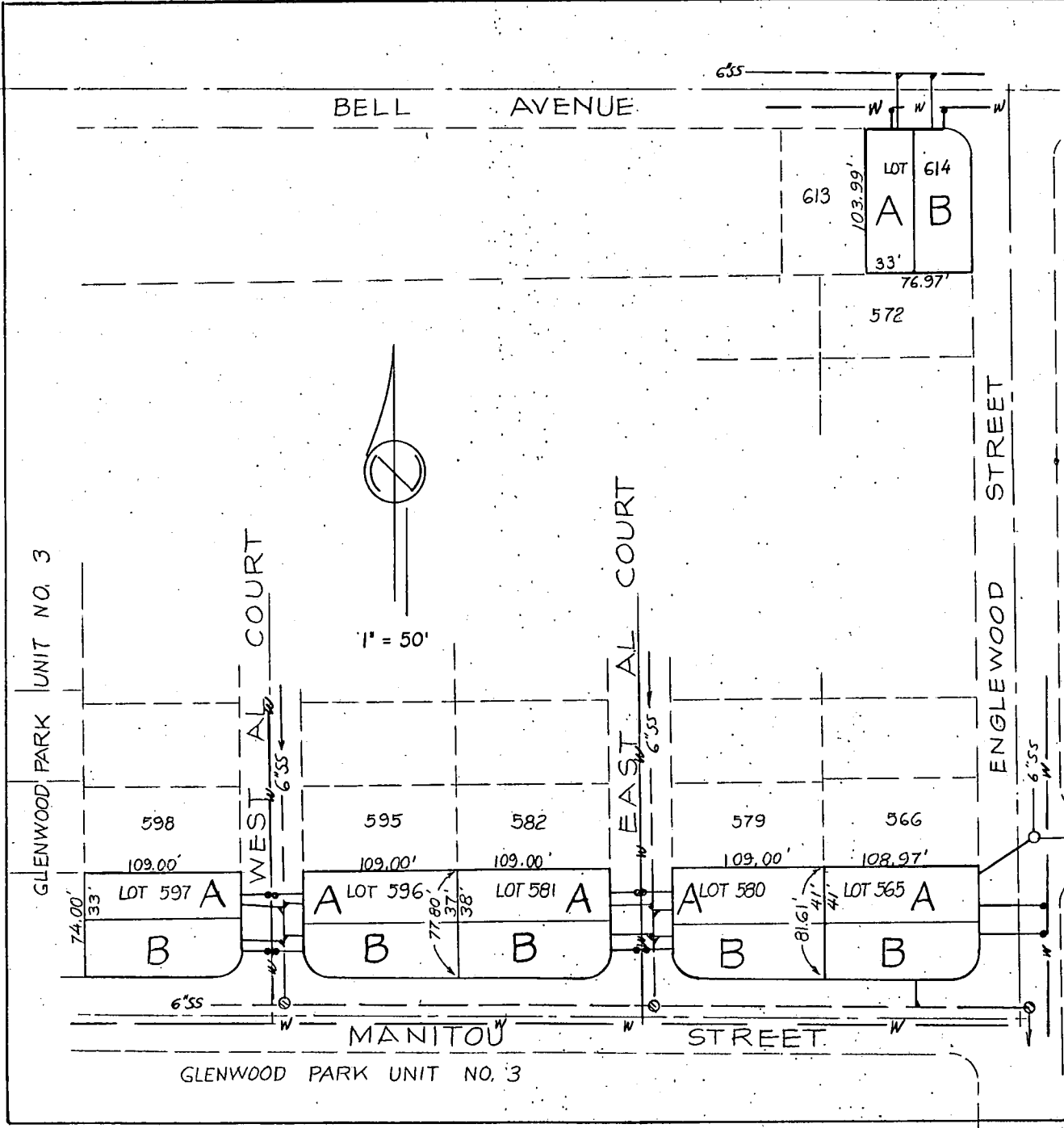
MOREY

DEL

P-89993

M-24-80

No. 7

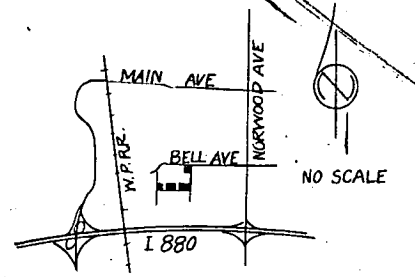


TENTATIVE PARCEL MAP
 A RESUBDIVISION OF
 LOTS 565, 580, 581, 596, 597 & 614
 GLENWOOD PARK UNIT NO. 4
 127 B.M. 8
 CITY OF SACRAMENTO, CALIFORNIA

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

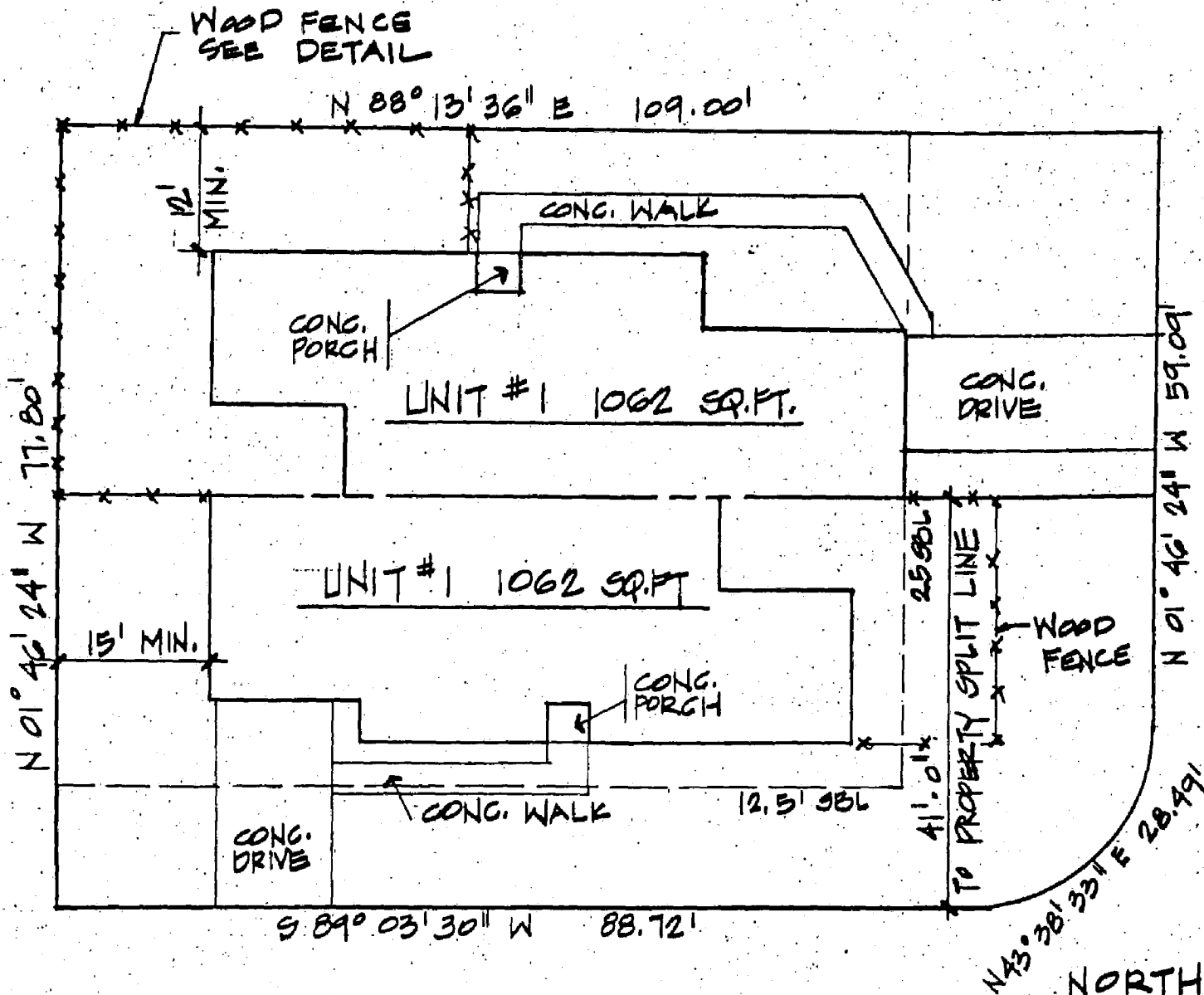
ENGINEER: HAMPTON ENGINEERING, INC.
 7464 FARMGATE WAY
 CITRUS HEIGHTS, CA. 95610
 (916) 961-8741

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



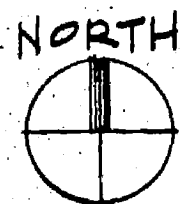
APN : 237-443-01, 16, 17, 32, 33, 50

002478



EAST AL CT.

MANITOU STREET



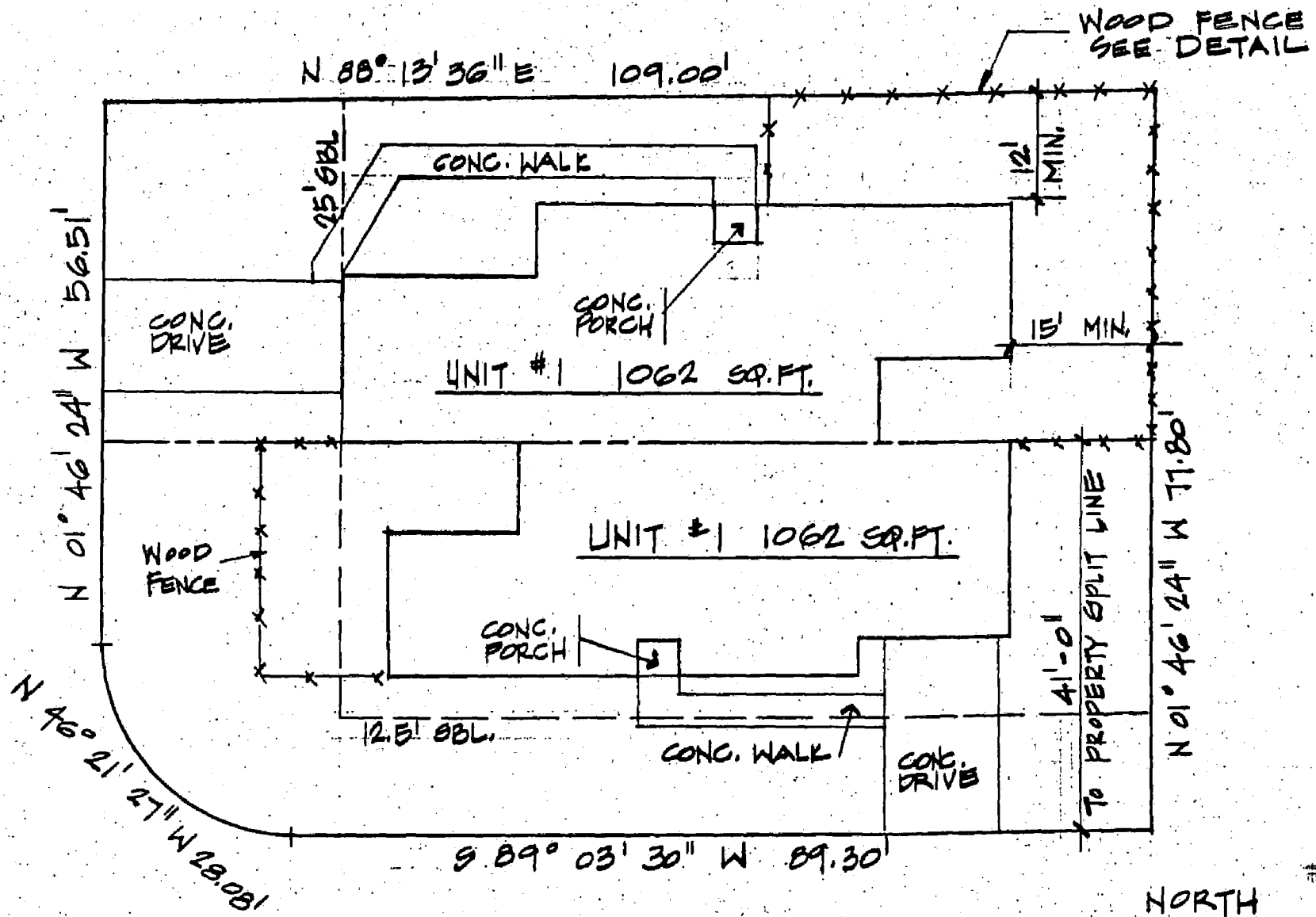
PLOT PLAN

002479

PLAN #2124
 GLENWOOD PARK UNIT #4 -- LOT 581 SACRAMENTO, CA

1/16" = 1'-0"

WEST AL CT.



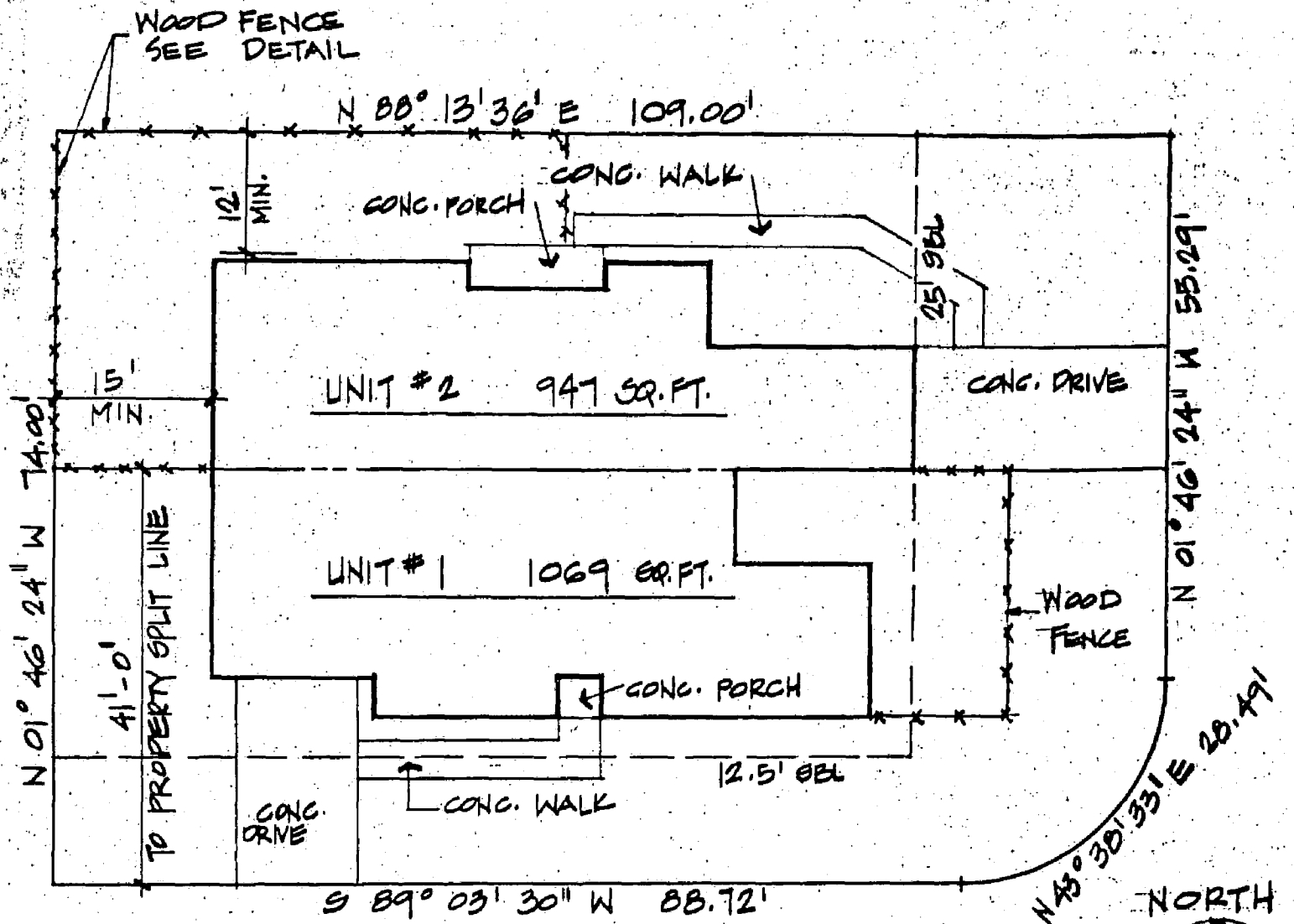
MANITOU ST.

PLOT PLAN

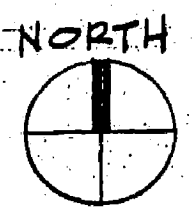
PLAN #2124 A
 GLENWOOD PARK UNIT #4 -- LOT 596
 SACRAMENTO, CA

1/16" = 1'-0"

002480



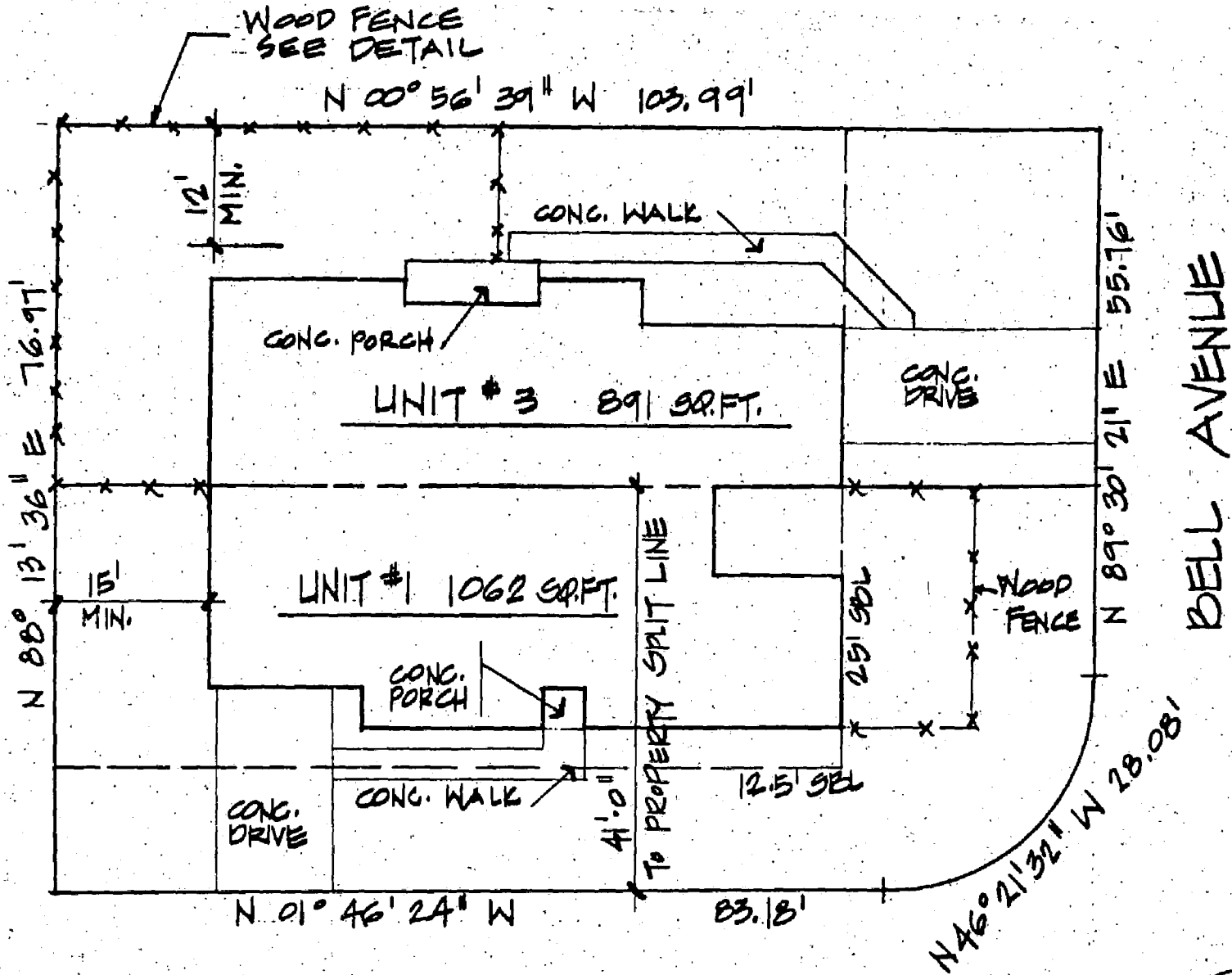
WEST AL CT.



MANITOU STREET
PLOT PLAN

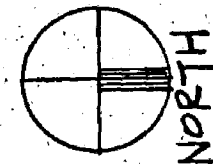
002481

PLAN #2009
GLENWOOD PARK UNIT #4 -- LOT 597
1/16" = 1'0"
SACRAMENTO, CA



ENGLEWOOD STREET

PLOT PLAN



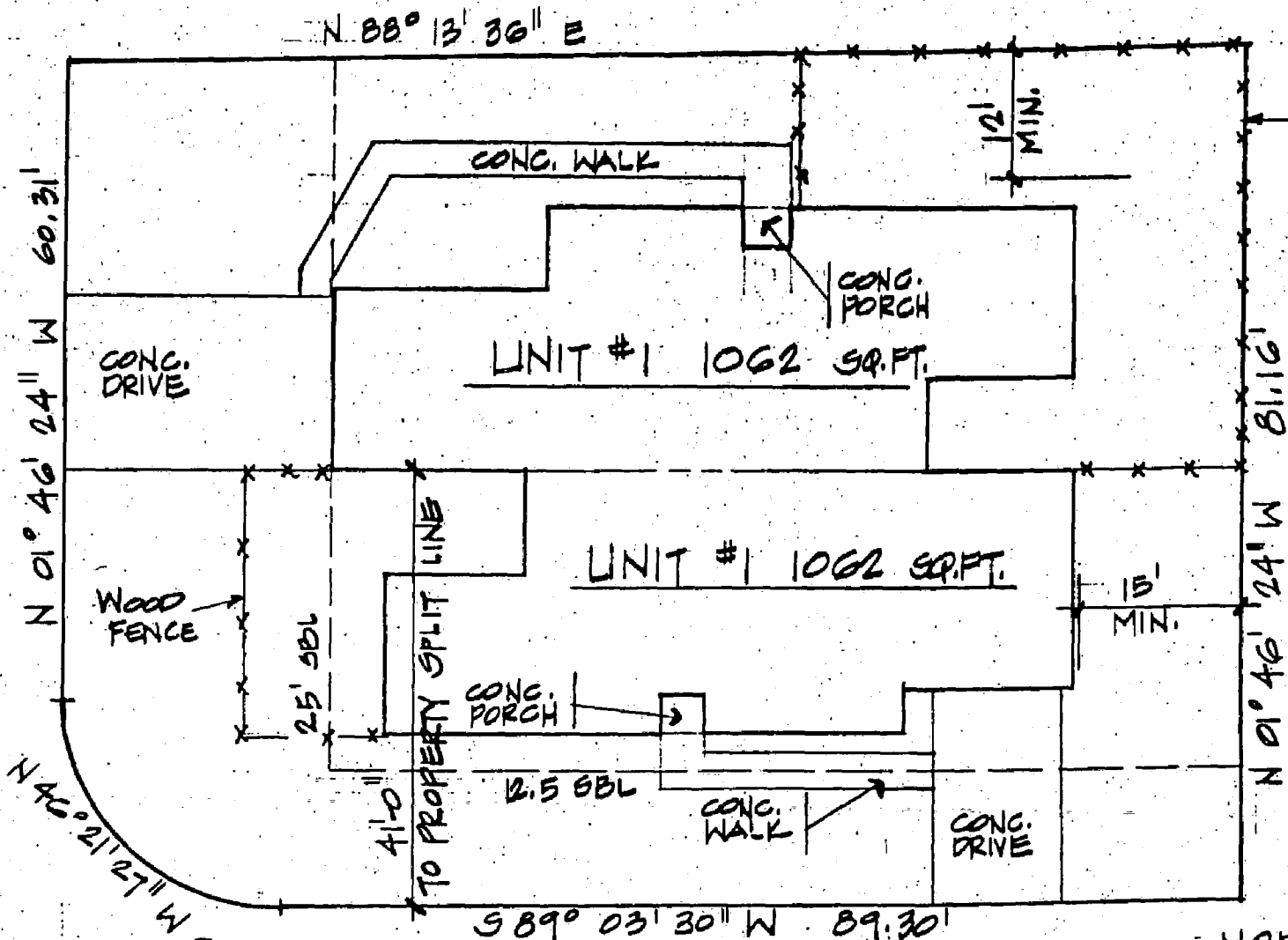
002482

Plan #1953

GLENWOOD PARK UNIT #4 -- LOT 614
SACRAMENTO, CA

1/16" = 1'-0"

EAST AL CT.



WOOD FENCE
SEE DETAIL

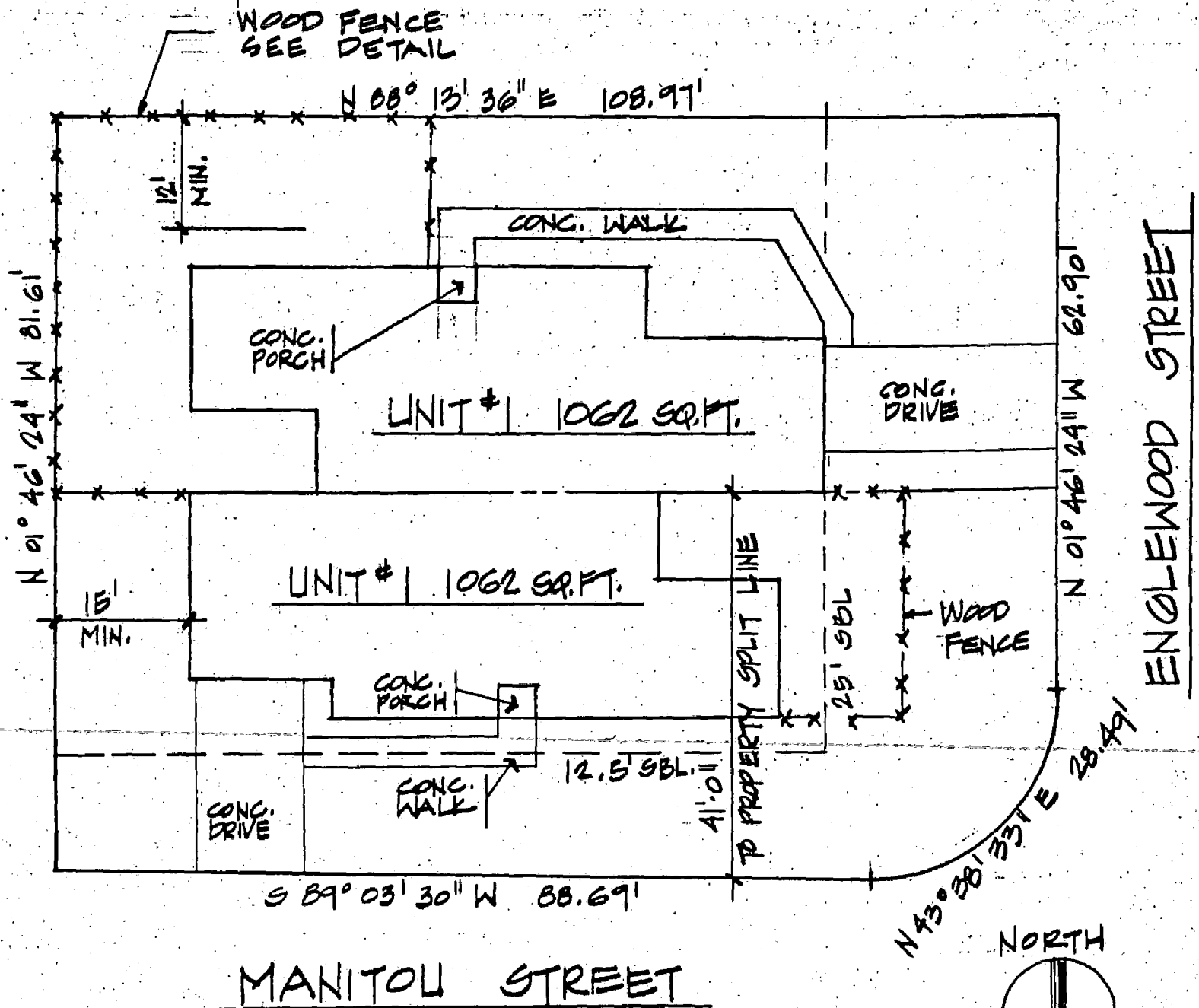
MANITOU STREET

PLOT PLAN

PLAN #2124A
 GLENWOOD PARK UNIT #4 -- LOT 580
 SACRAMENTO, CA

$1/16'' = 1'-0''$

002483



PLOT PLAN

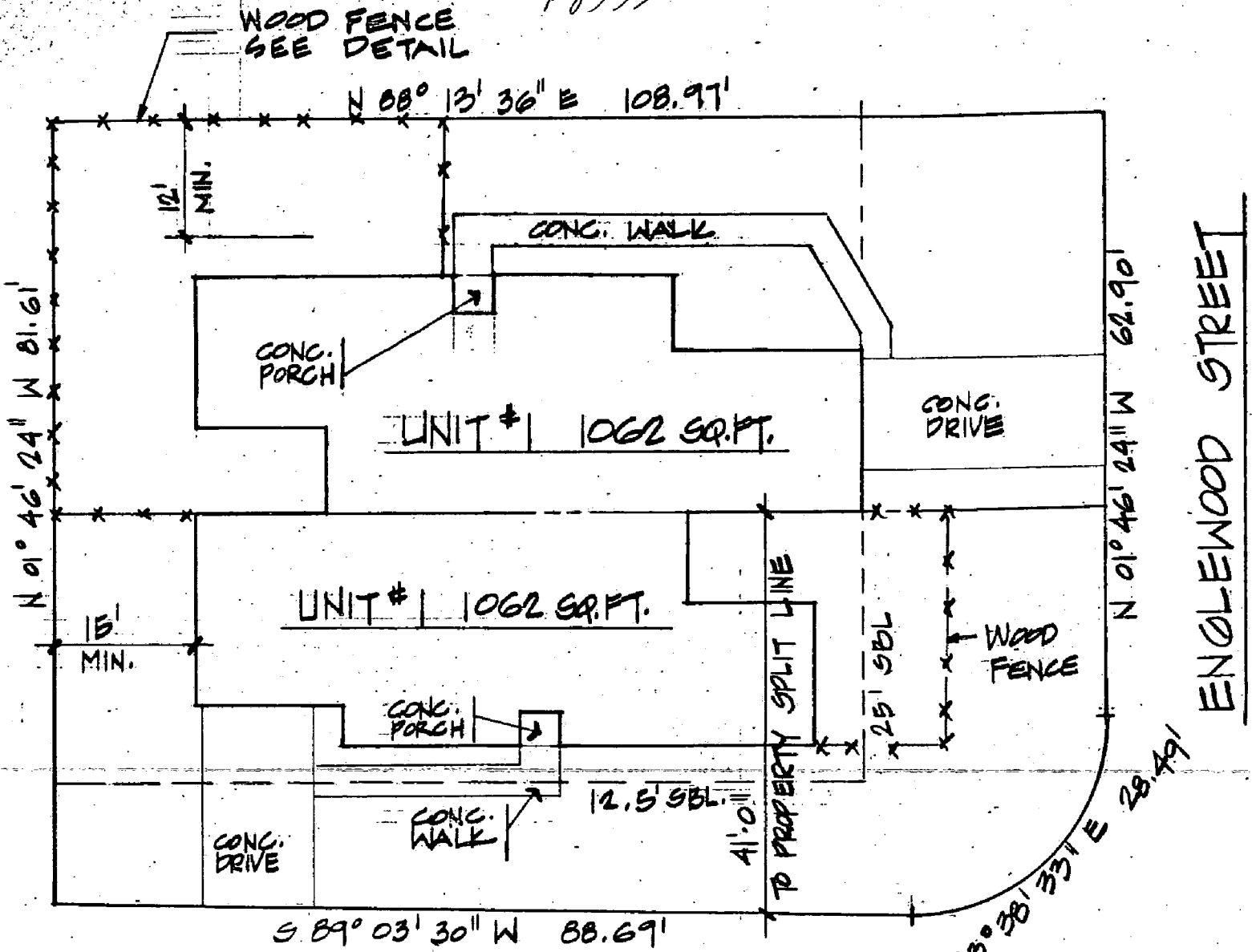
002484

PLAN #2124

1/16" = 1'-0"

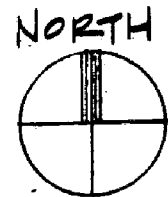
GLENWOOD PARK UNIT #4 -- LOT 565
SACRAMENTO, CA

P8993



MANITOU STREET

PLOT PLAN

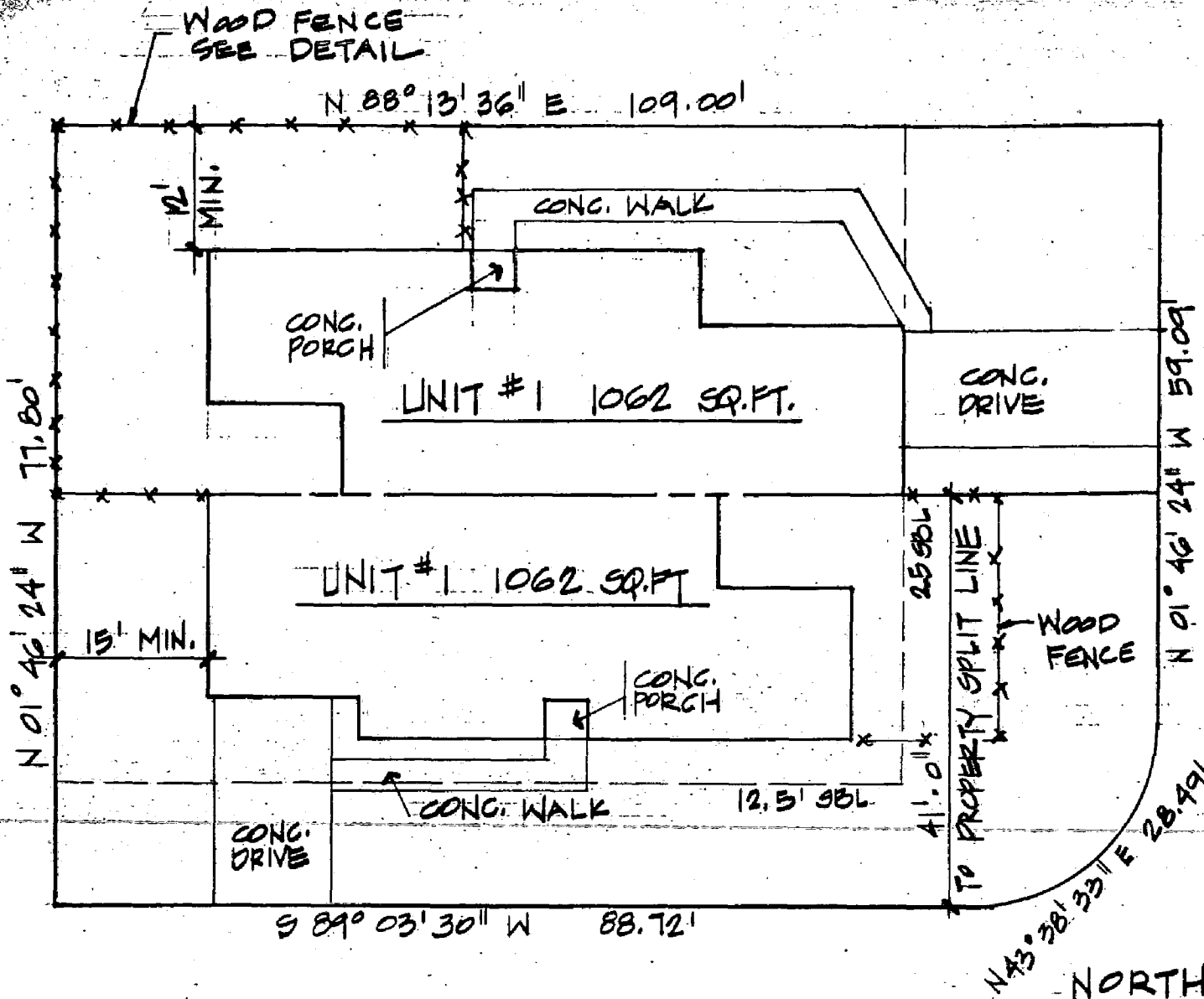


002485

PLAN #2124

1/16" = 1'-0"

GLENWOOD PARK UNIT #4 -- LOT 565
SACRAMENTO, CA



EAST AL CT.

MANITOU STREET



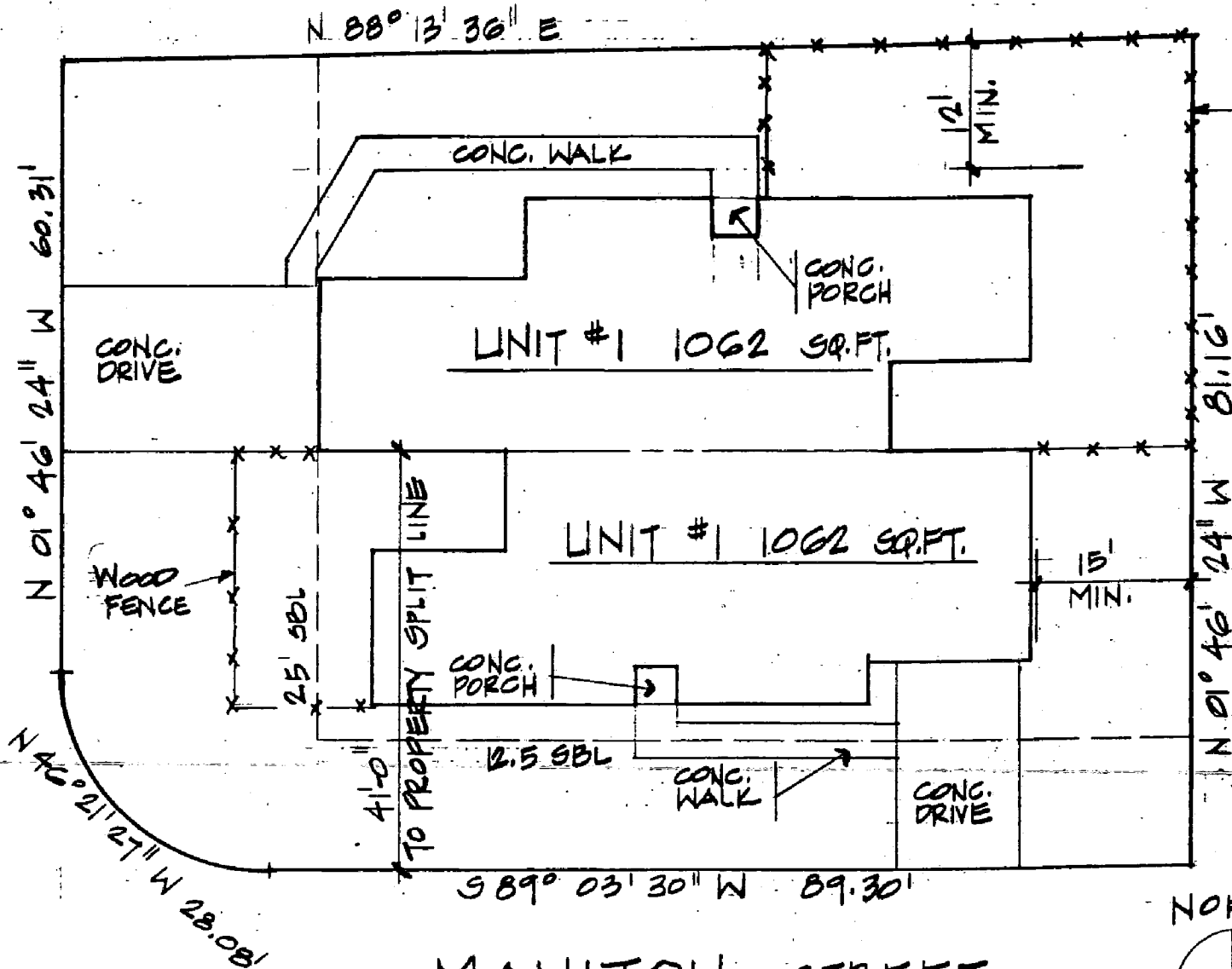
PLOT PLAN

002486

PLAN #2124
 GLENWOOD PARK UNIT #4 -- LOT 581 SACRAMENTO, CA

1/16" = 1'-0"

EAST AL CT.



WOOD FENCE
SEE DETAIL

CONC.
DRIVE

CONC. WALK

CONC.
PORCH

UNIT #1 1062 SQ.FT.

UNIT #1 1062 SQ.FT.

WOOD
FENCE

2.5' SBL

PROPERTY SPLIT LINE

CONC.
PORCH

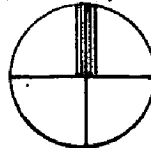
2.5' SBL

CONC.
WALK

CONC.
DRIVE

15'
MIN.

NORTH



MANITOU STREET

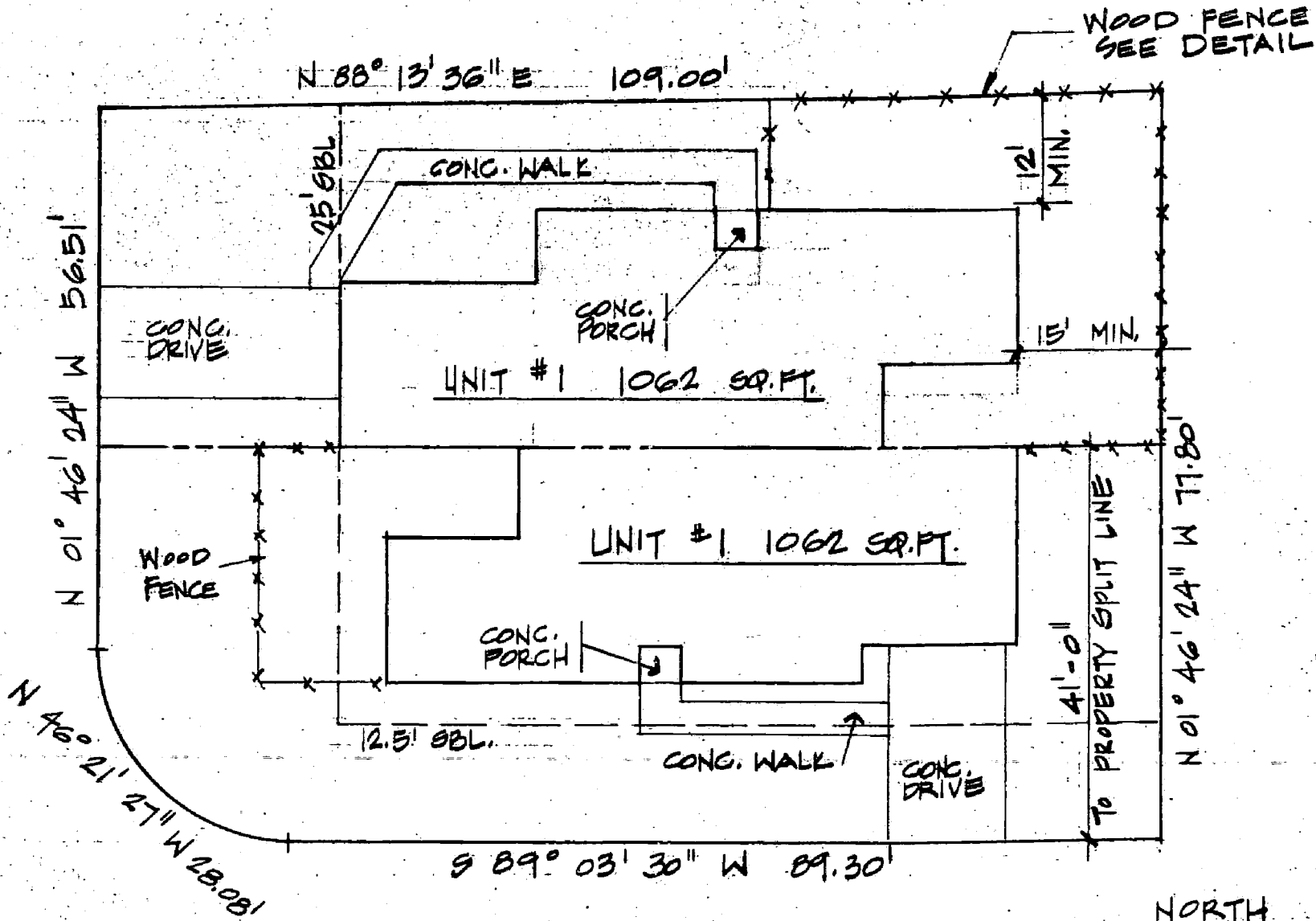
PLOT PLAN

$1/16'' = 1'-0''$

002487

PLAN #2124 A
GLENWOOD PARK UNIT #4 -- LOT 580
SACRAMENTO, CA

WEST AL CT.



MANITOU ST.



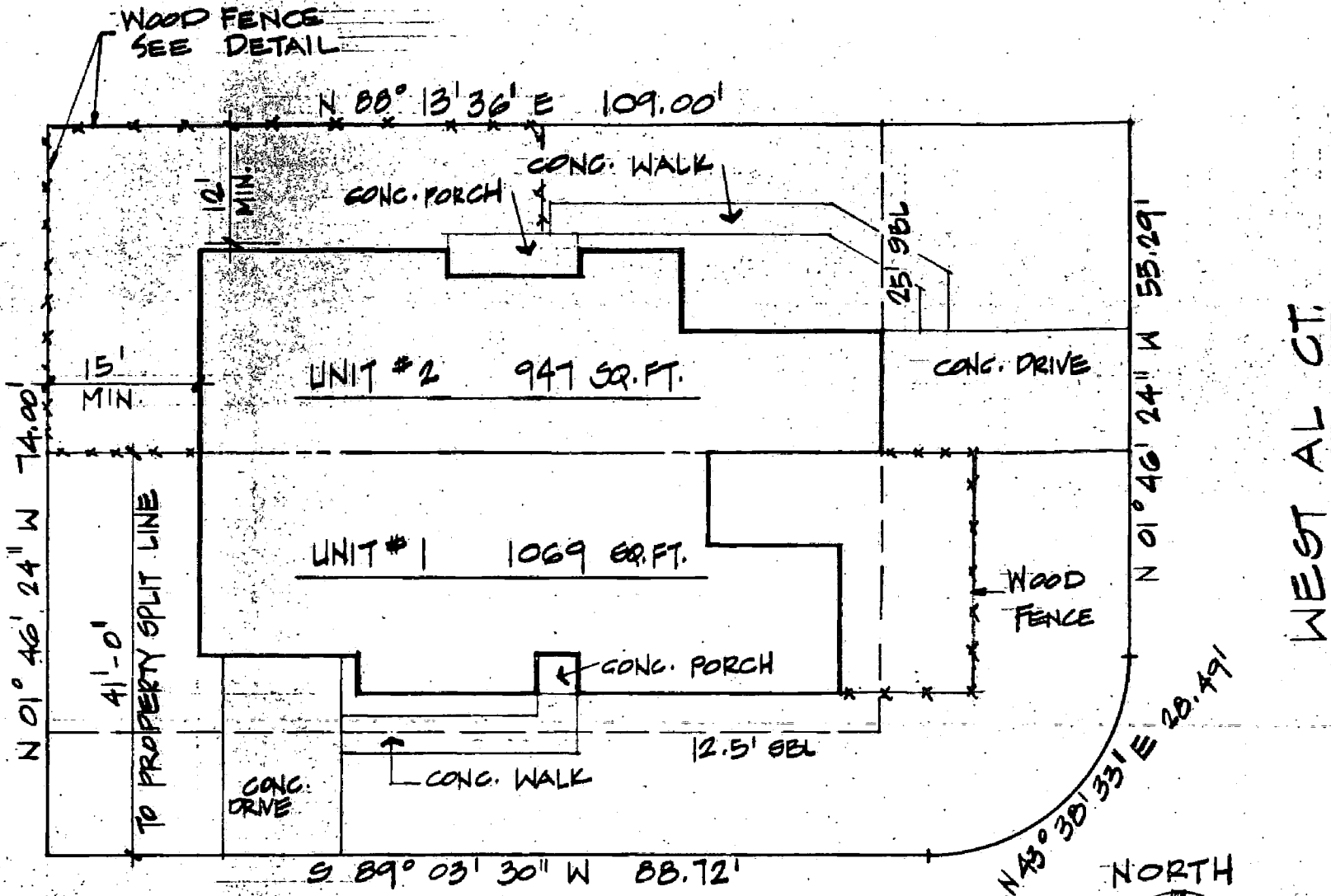
PLOT PLAN

PLAN #2124 A

1/16" = 1'-0"

GLENWOOD PARK UNIT #4 -- LOT 596
SACRAMENTO, CA.

002488



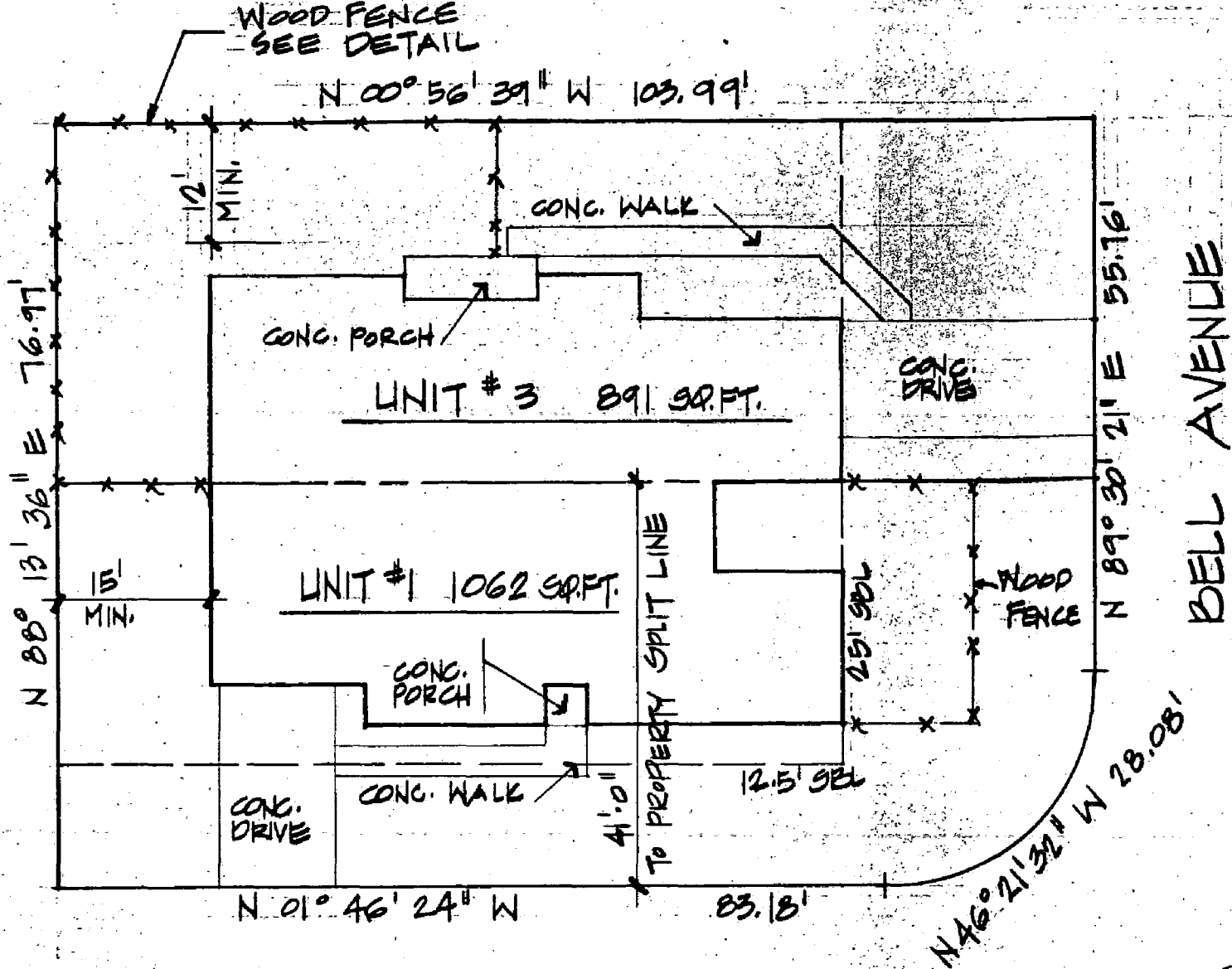
WEST AL CT.



MANITOU STREET
PLOT PLAN

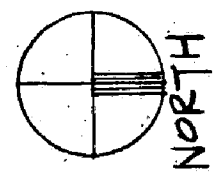
002489

PLAN #2009
GLENWOOD PARK UNIT #4 -- LOT 597 SACRAMENTO, CA
1/16" = 1'-0"



ENGLEWOOD STREET

PLOT PLAN



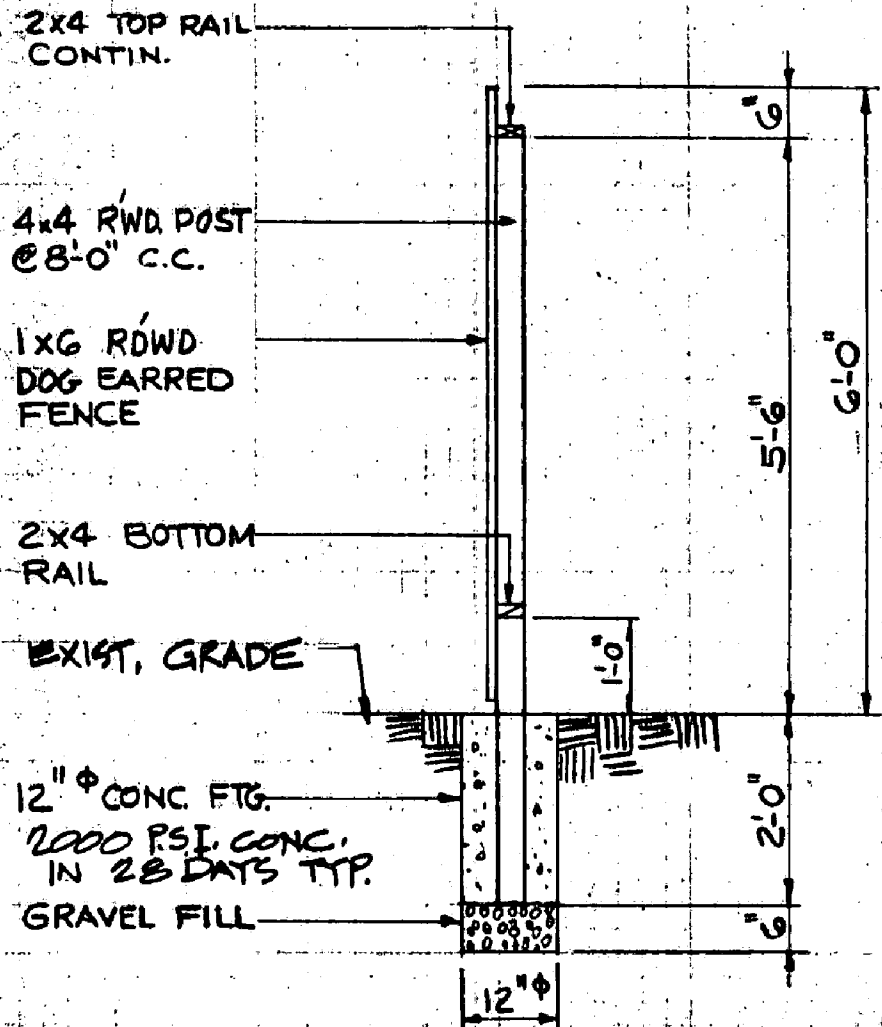
Plan #1953
 GLENWOOD PARK UNIT #4 -- LOT 614
 SACRAMENTO, CA

1/16" = 1'-0"

002490

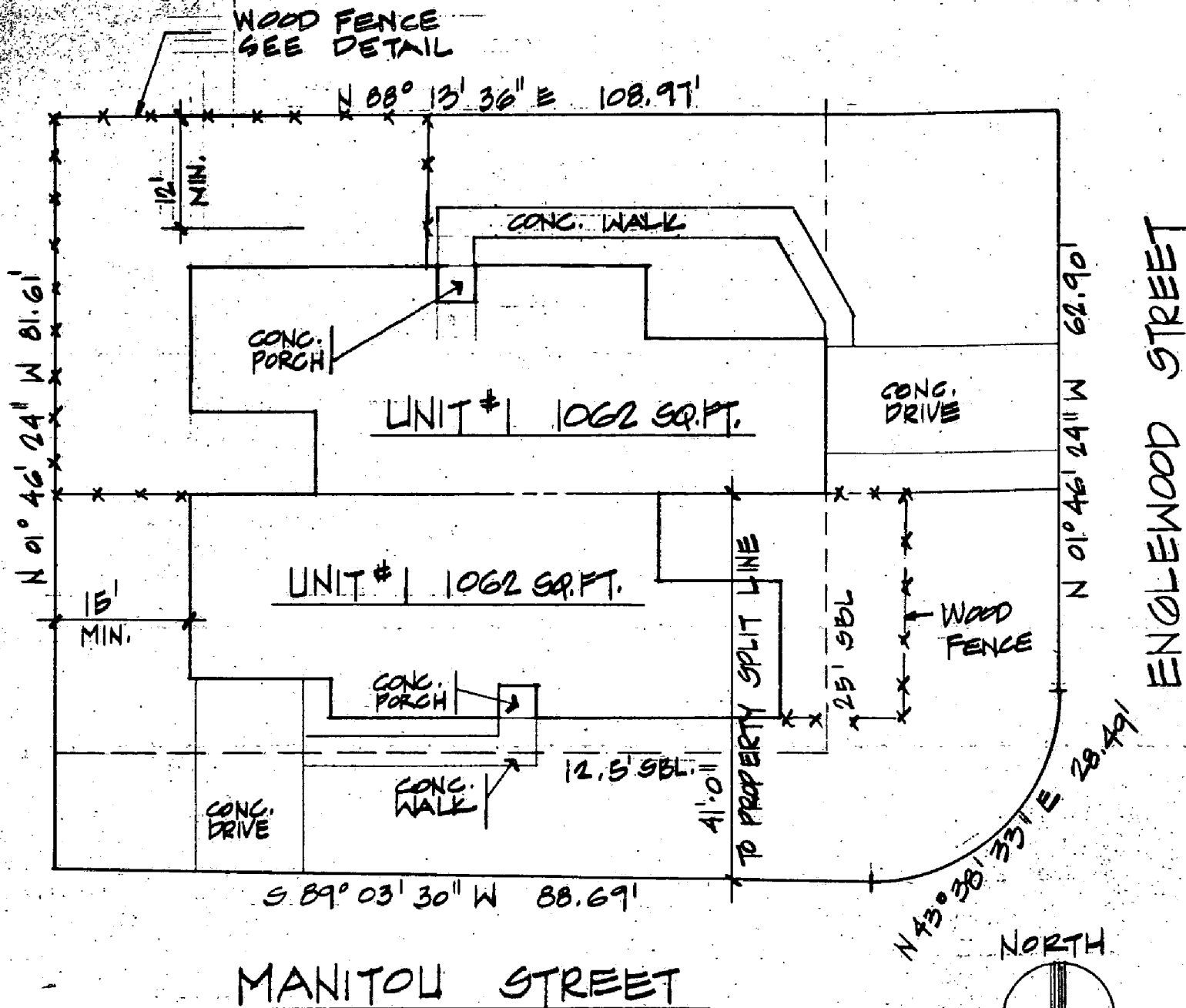
GLENWOOD ENTERPRISES
3221 BEN LOMOND DRIVE
SACRAMENTO, CA.

SHEET 1 OF 1
JOB NO. 80-006 F



FENCE DETAIL

1/2" = 1'-0"



PLOT PLAN

PLAN #2124

1/16" = 1'-0"

002492

GLENWOOD PARK UNIT #4 -- LOT 565
SACRAMENTO, CA