

REPORT AMENDED BY STAFF 2-14-90
 CITY PLANNING COMMISSION
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA. 95814

| | | | |
|---------------------|--|-------------|---------------------|
| APPLICANT | Murray Smith - 3110 Gold Canal Drive, Rancho Cordova, CA 95670 | | |
| OWNER | Mark P. Owens - 6633 Palm Drive, Carmichael, CA 95608 | | |
| PLANNED BY | Murray Smith - 3110 Gold Canal Drive, Rancho Cordova, CA 95670 | | |
| FILING DATE | 11-3-89 | ENVIR. DET. | Neg. Dec. |
| ASSESSOR'S PCL. NO. | | | 029-0510-012 to 035 |
| REPORT BY DH:ag | | | |

- APPLICATION:
- A. Negative Declaration
 - B. Tentative Map to redivide 2.69 net acres into one common lot and 40 airspace condominium lots in the R-1A zone
 - C. Special Permit for a 40 unit condominium project

LOCATION: 5871 to 5925
 5000 Gloria Drive (staff amended)

PROPOSAL: The applicant is requesting the necessary entitlements to establish a 40 unit condominium complex on 2.69+ acres.

PROJECT INFORMATION:

1988 General Plan Designation: Residential (4-15 du/net acre)
 1988 Pocket Community
 Plan Designation: Low Density Residential (7-15 du/net acre)
 Existing Zoning of Site: R-1A
 Existing Land Use of Site: Vacant

| Surrounding Land Use and Zoning: | Setbacks: | Required | Provided |
|----------------------------------|------------|----------|----------|
| North: 11 condo units; R-1A | Front: | 25' | 25' |
| South: Apartments; R-3 | Side(Int): | 5' | na |
| East: Shopping center; C-1 | Side(St): | 12-1/2' | na |
| West: Single family; R-1 | Rear: | 15' | na |

Parking Required: 60 spaces
 Parking Provided: 101 spaces
 Property Dimensions: Irregular
 Property Area: 2.69+ acres
 Density of Development: 14.8 d.u.per acre
 Square Footage of Building: 47,800
 Height of Building: 2 stories, 30'
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 Exterior Building Materials: Scored plywood plank siding and resawn wood trim
 Roof Materials: Wood, shake or tile or heavy composition simulated medium shake roof

SACRAMENTO CITY PLANNING DIVISION

Application taken by/date: CO 4/8/92

Project Location 5871 Gloria Drive
Assessor's Parcel No. 029-0510-012 thru 035
Owner R. J. Brenberger
Address 2912 Business Park Drive; Sacramento, CA 95827
Applicant Same as owner
Address Same as owner

REQUESTED ENTITLEMENT(S)

Planning Director's Special Permit Modification for the construction of 40 condominium units on 2.7± vacant acres in the Single Family Alternative (R-1A) zone.

ACTION TAKEN

On 5/11/92, the Planning Director approved the special permit modification subject to conditions and based on findings of fact in the staff report.

Sent to Applicant: 7-29-92
Date

By: Suzanne Heimstad
Secretary to Planning Commission

EXPIRATION

TENTATIVE MAP: Failure to record a final map within two years of the date of approval conditional approval of a tentative map shall terminate all proceedings.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within two years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at end of two years unless a building permit is obtained within the variance term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of a permit. Building permits are required in the event any building construction is planned. County Assessor is notified of actions taken on rezonings, special permits and variance.

001930

Original to Applicant - Copies to **File** & Permit Book

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