

# CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Reynen & Bardis, 9985 Folsom Boulevard, Sacramento, CA 95827				
OWNER	OCASOS, Inc., 14795 Washington Avenue, San Leandro, CA 94578				
PLANS BY					
FILING DATE	2-4-83	50 DAY CPC ACTION DATE		REPORT BY:	GM:bw
NEGATIVE DEC	Exempt 15103(a)	EIR		ASSESSOR'S PCL. NO.	031-690-56

APPLICATION: Special Permit to construct a model home complex, including sales office and off-street parking on 0.17± acres in the Residential (R-1) zone.

LOCATION: East side of Pocket Road; north and south sides of Little River Way

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 South Pocket Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant and parking lot

Surrounding Land Use and Zoning:

North:	Residential; R-1
South:	Vacant; R-1
East:	Vacant; R-1
West:	Vacant; R-1

Parking Required:	None
Parking Provided:	10 spaces
Property Area:	0.17 acre
Square Footage of Building(s):	1,310, 1,270, 1,170
Height of Building:	16 feet
Building Materials:	Douglas Fir and Masonite siding, Cedar shake roof
Street Improvements/Utilities:	Existing
Topography:	Flat

BACKGROUND INFORMATION: The model home complex site includes three lots located on the south side of Little River Way, 500 feet east of Pocket Road. The model home complex consists of three single-family homes with square footages of 1,170, 1,270 and 1,310.

STAFF EVALUATION: Staff has the following comments concerning this application.

1. Staff has reviewed the submitted plans, inspected the site and is supportive of the applicant's request. The proposed model home complex will be located on a collector street (Little River Way) which intersects with Pocket Road, a major street.
2. An existing parking lot, located at the northeast corner of Pocket Road and Little River Way, which was previously developed for an adjacent subdivision, is available for additional parking if needed. The parking lot is fully developed with landscaping and asphalt paving and striped for 23 spaces. The lot and landscaping appear to be in good maintenance.

001581

STAFF RECOMMENDATION: Staff recommends approval of the special permit to develop three model homes subject to conditions and based upon the Findings of Fact which follow.

Conditions

- a. The model home complex use shall be terminated by March 24, 1984, or an extension of the special permit shall be obtained from the Planning Commission;
- b. The applicant shall remove all paving related to the parking lot after the expiration of the special permit.

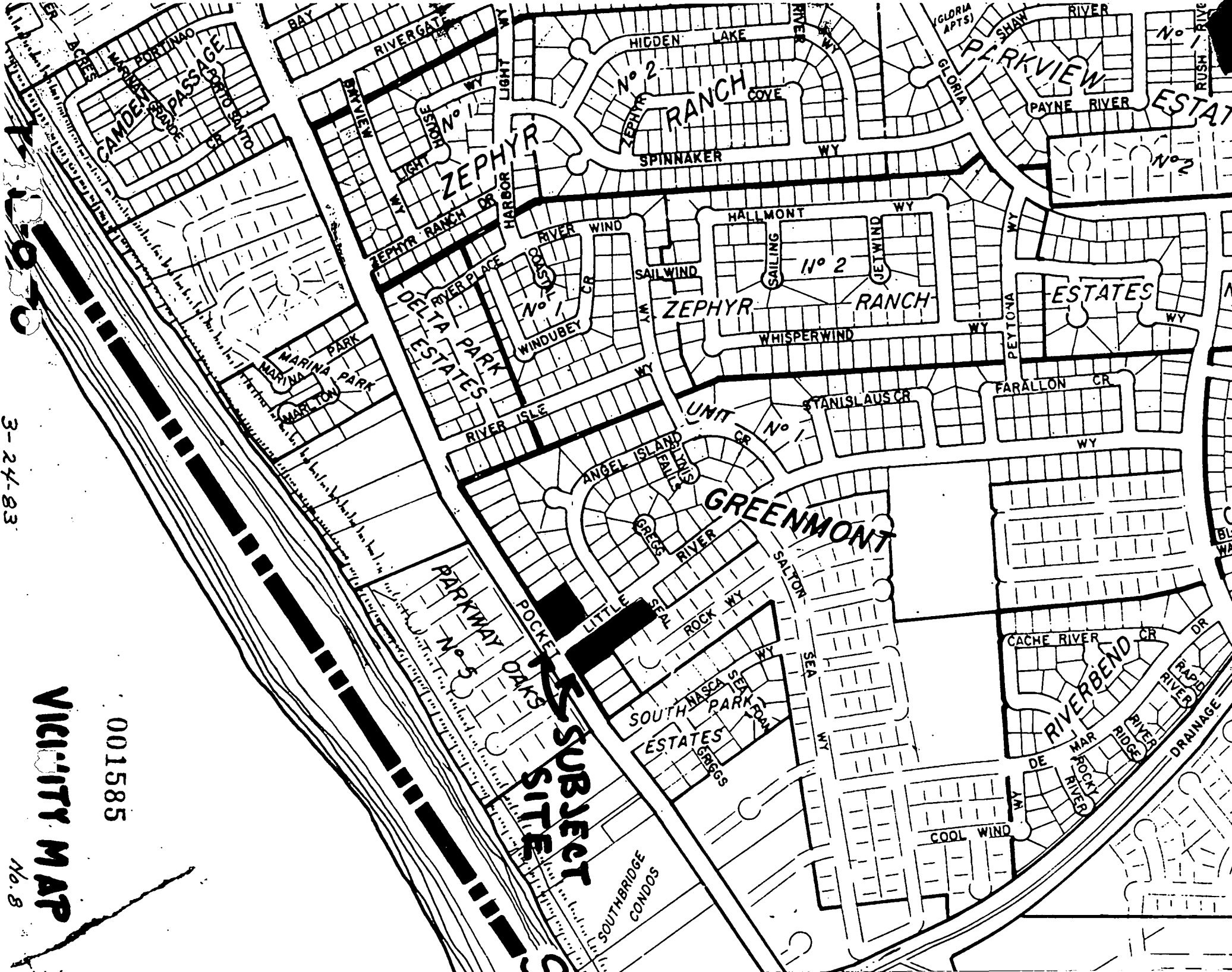
Findings of Fact

- a. The special permit, as conditioned, is based upon sound principles of land use in that the model home complex is grouped together and located adjacent to a major collector street;
- b. The project, as conditioned, will not be injurious to the public welfare in that ample off-street parking is provided;
- c. The project is consistent with the General Plan and the South Pocket Community Plan which designate the site for residential uses.

3-24-83

**VICINITY MAP**

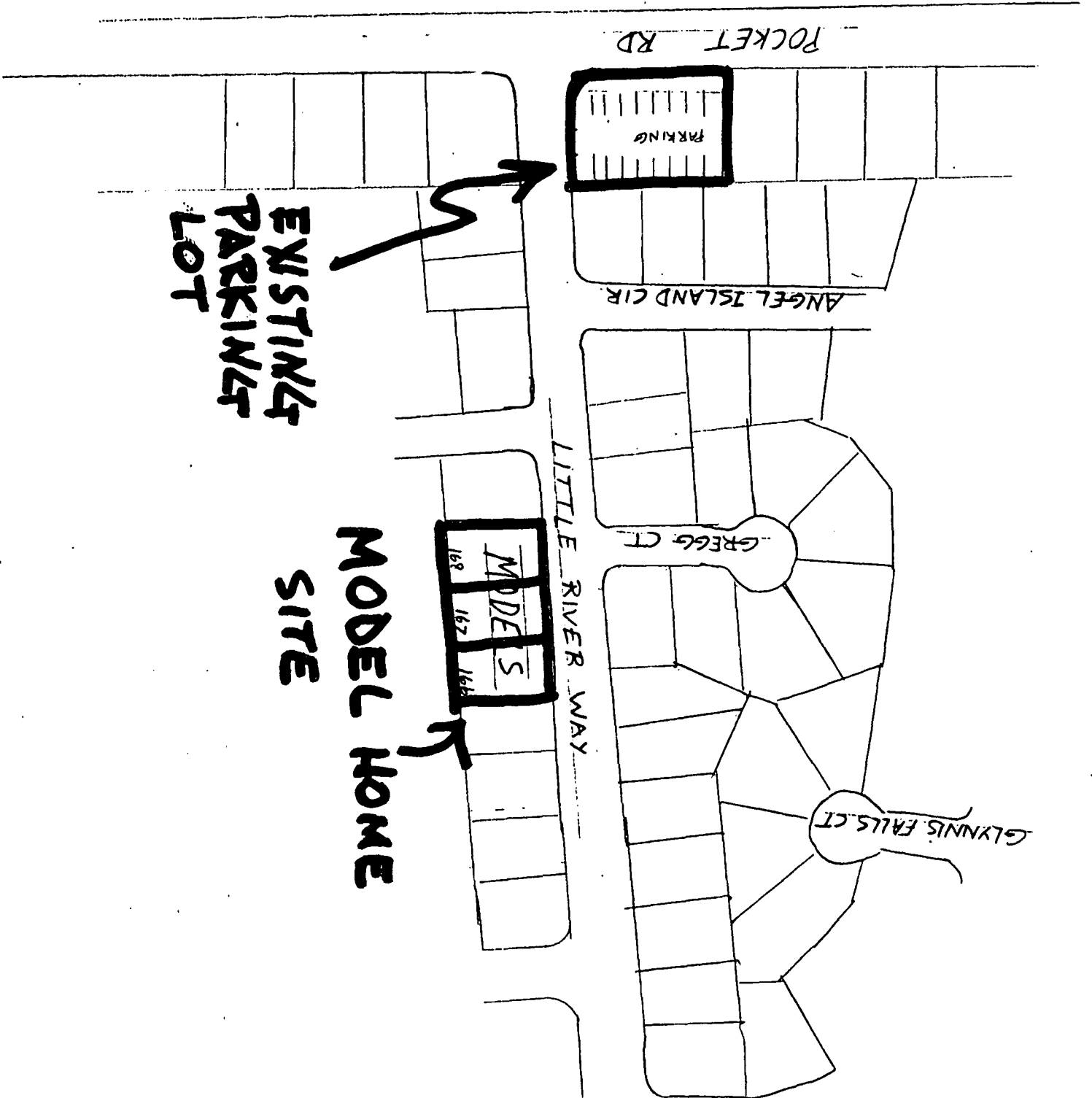
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**SUBJECT SITE**

SITE PLAN - LOCATION

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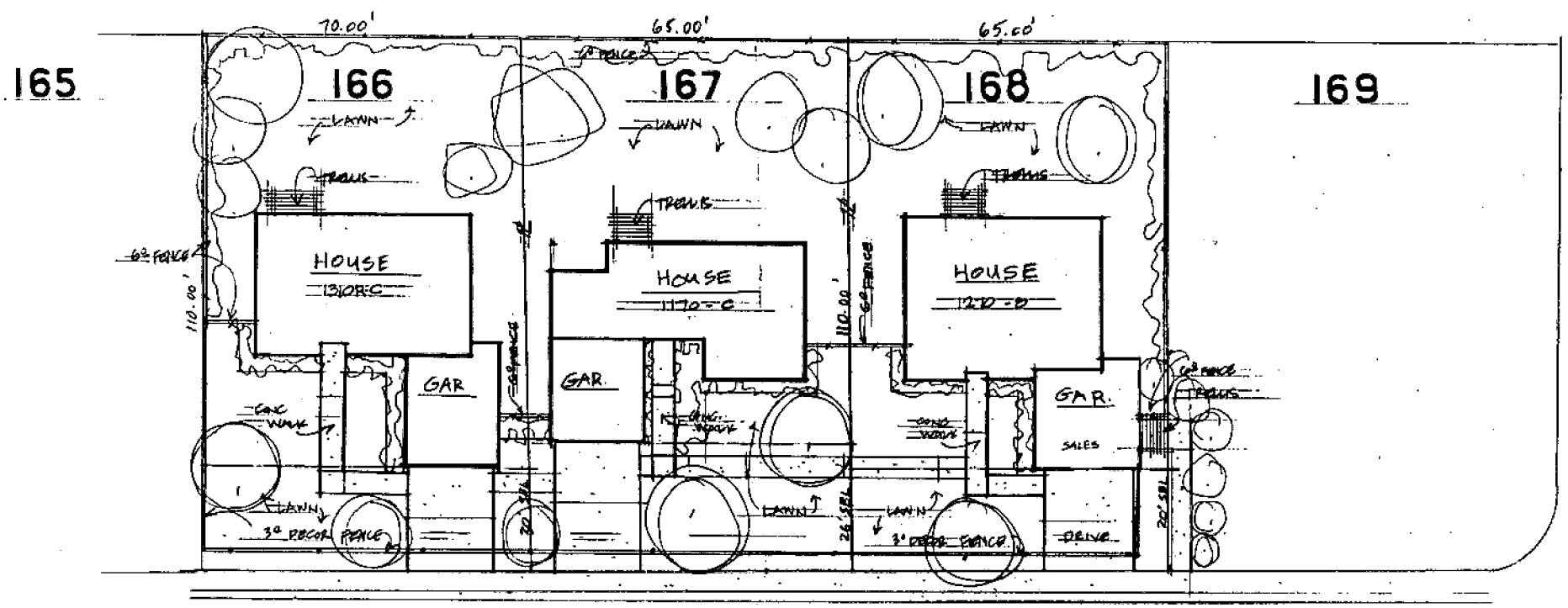


EXISTING  
PARKING  
LOT

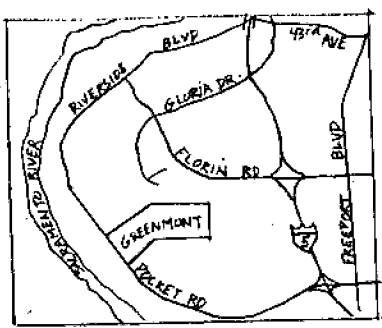
MODEL HOME  
SITE

P83-050

# GREENMONT I



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VICINITY MAP

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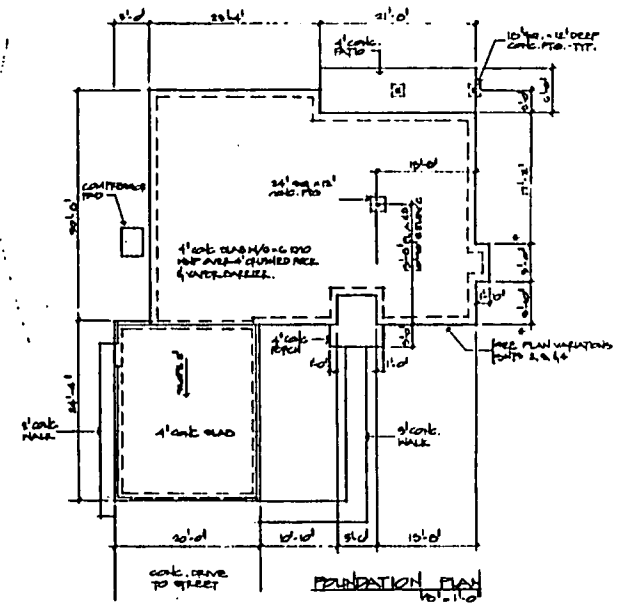
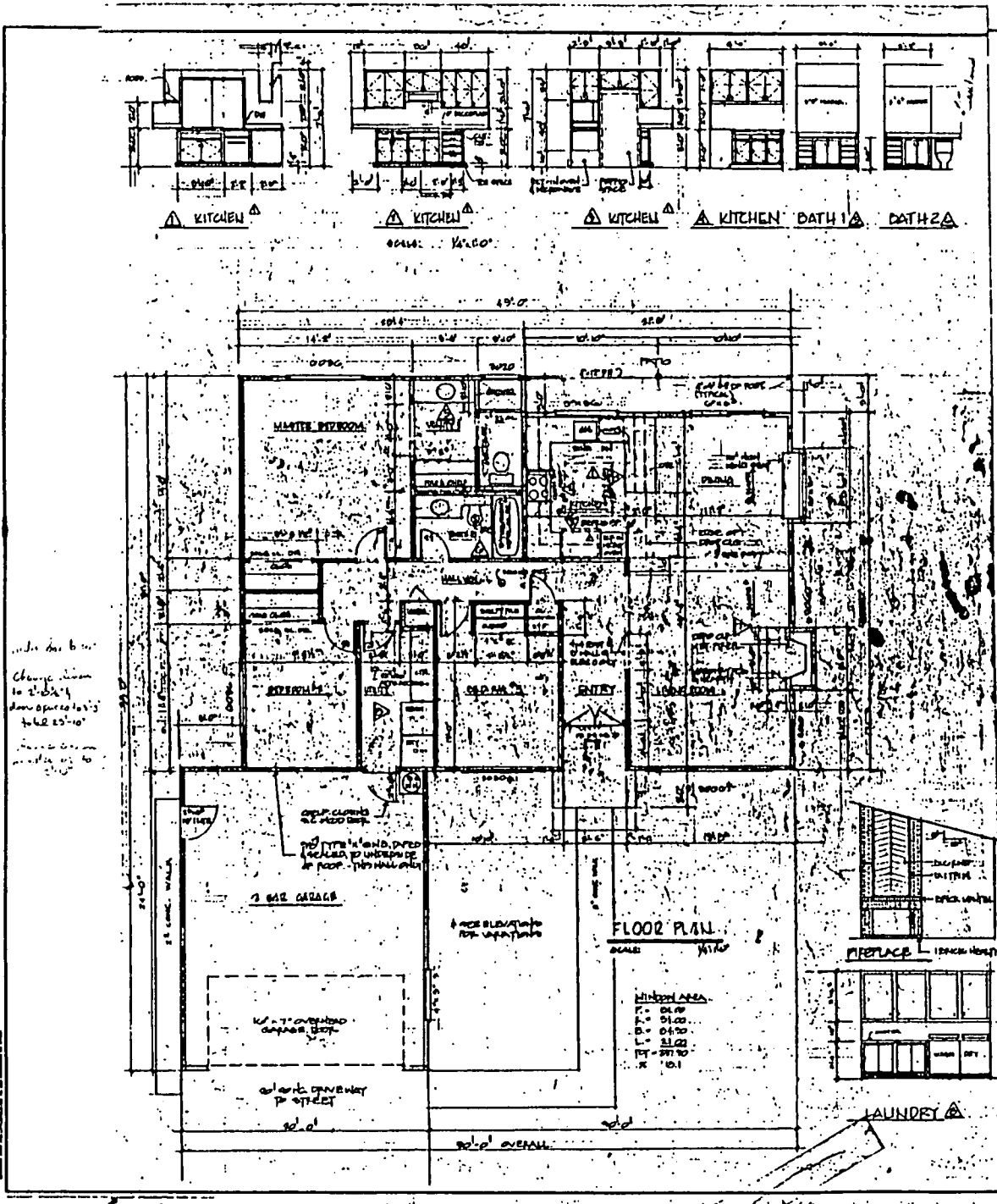
SITE PLAN - SALES MODELS

1/16" = 1'-0"

NA.8

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3-24  
3-25-83

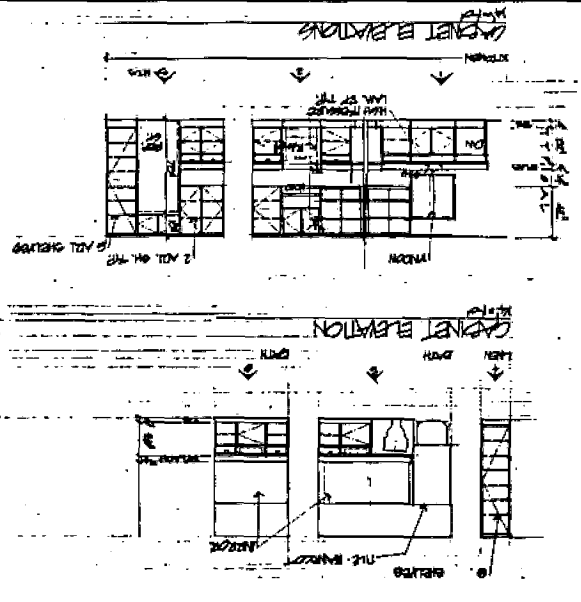


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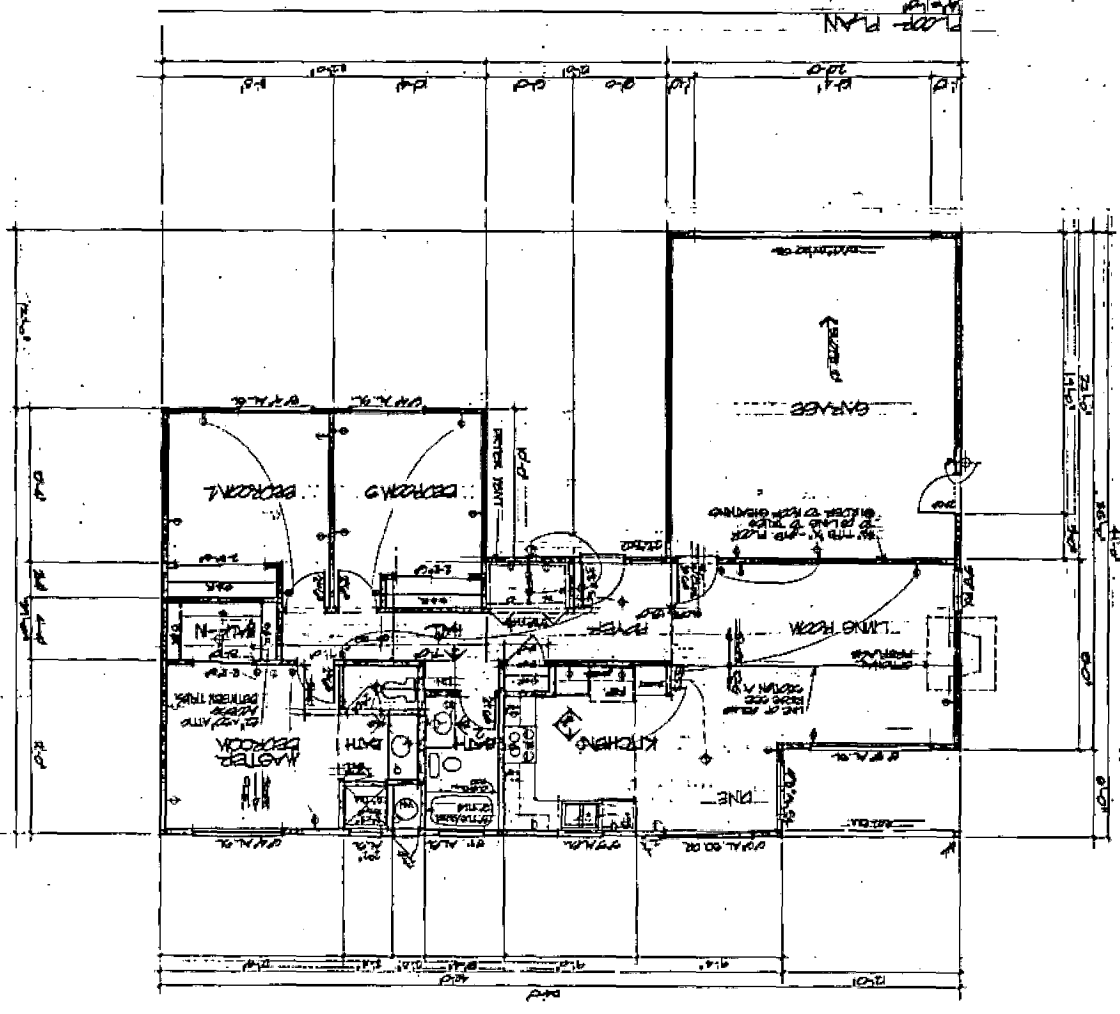
<b>PLAN</b>
1314
JULY 13, 1978
NO. 1314
142
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No. 13



NOTES: ALL DIMENSIONS ARE IN FEET AND INCHES. ROOMS PLANNED SHOULD BE FOR EACH FLOOR.

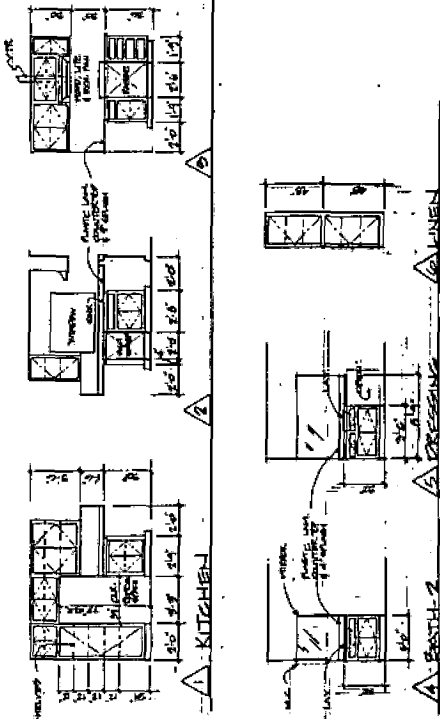
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WINN CONSTRUCTION  
5555 POKOM BLVD  
SACRAMENTO, CA Ph. 916. 446-3334

MODEL  
1170

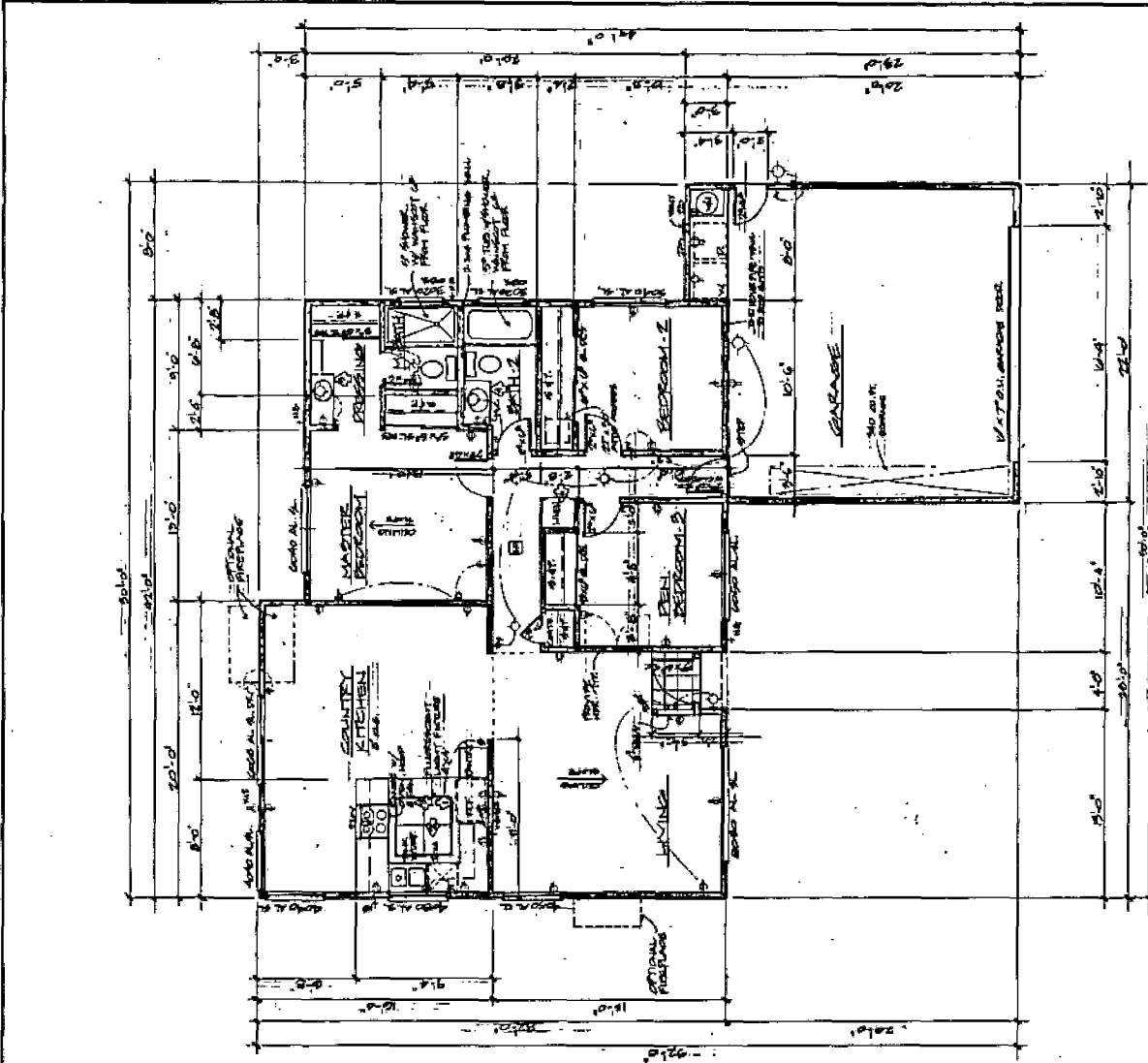


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MODEL 1270

WENZ CONSTRUCTION  
9988 POLKMAN BLVD.  
MILWAUKEE, WIS.

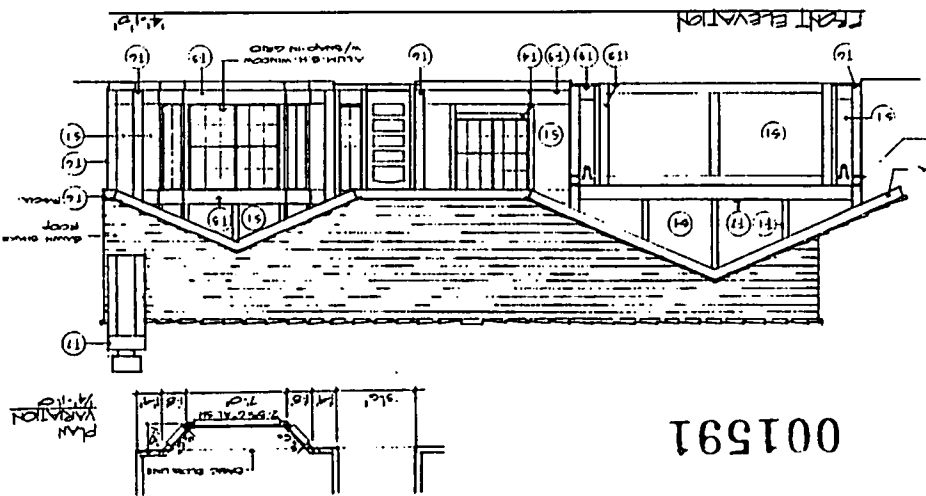


FLOOR PLAN - 2nd & 1st FLOOR  
17725 SQ. FT.  
TRAVERSE ELECTRIC COMPANY INC.  
MILWAUKEE

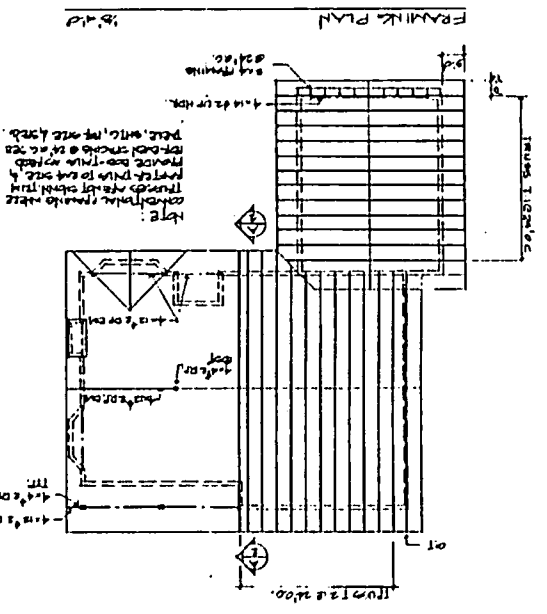
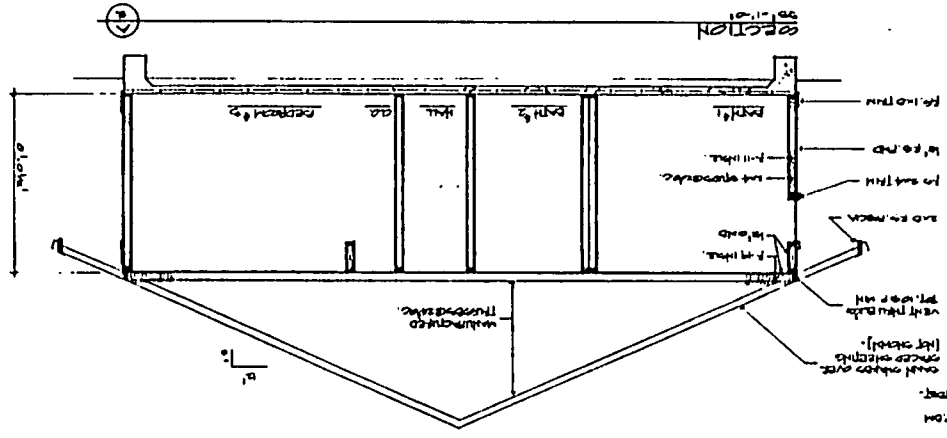
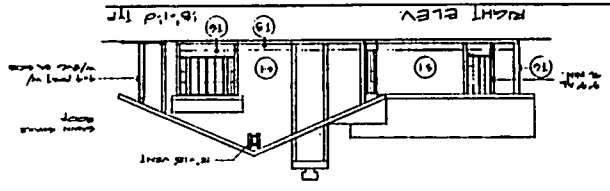
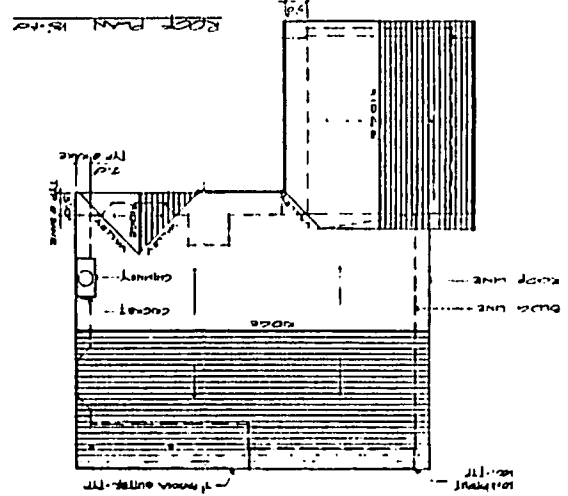


PLAN  
 1314  
 PLAN

SECTION  
 1314  
 SECTION



- EXTERIOR FINISH  
 DIMS  
 (5) 1/2" AS SHOWN BY WOOD
- (1) 1" x 4" S.P.
  - (2) 1" x 6" S.P.
  - (3) 1" x 8" S.P.
  - (4) 1" x 12" S.P.
  - (5) 2" x 4" S.P.
  - (6) 2" x 6" S.P.
  - (7) 2" x 8" S.P.

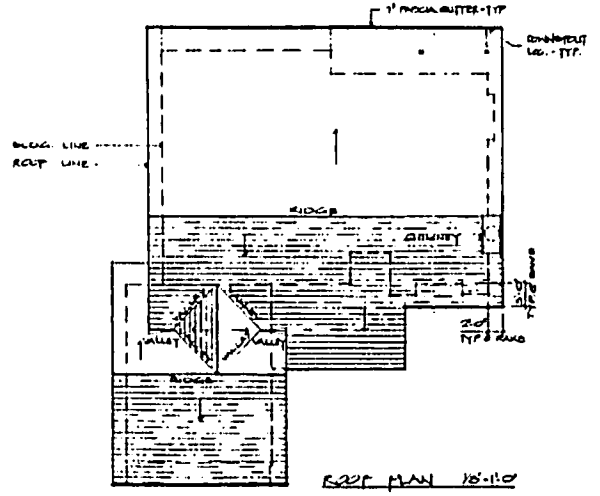
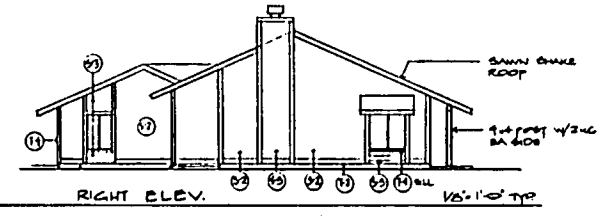
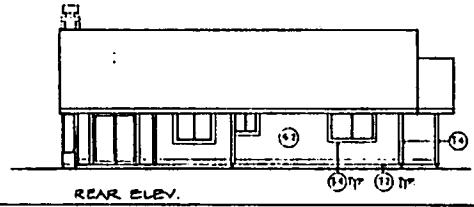
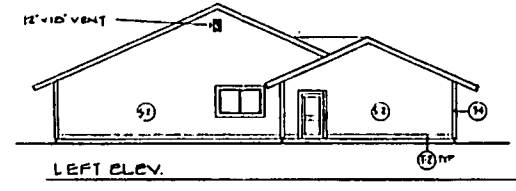
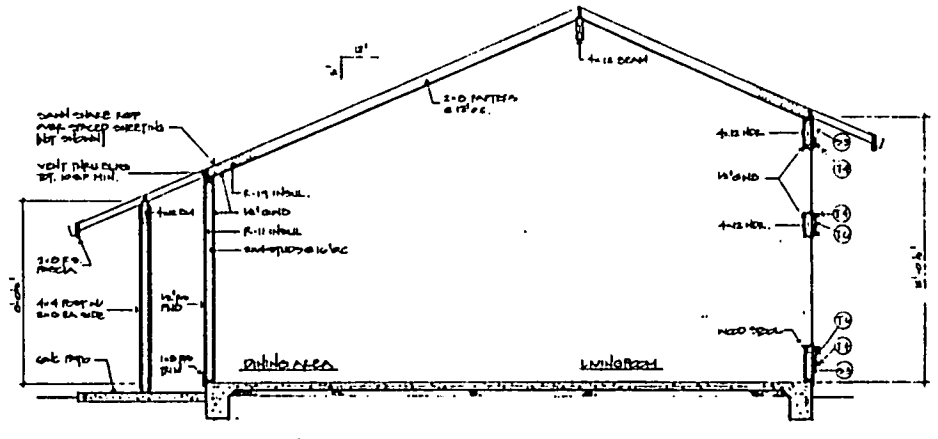
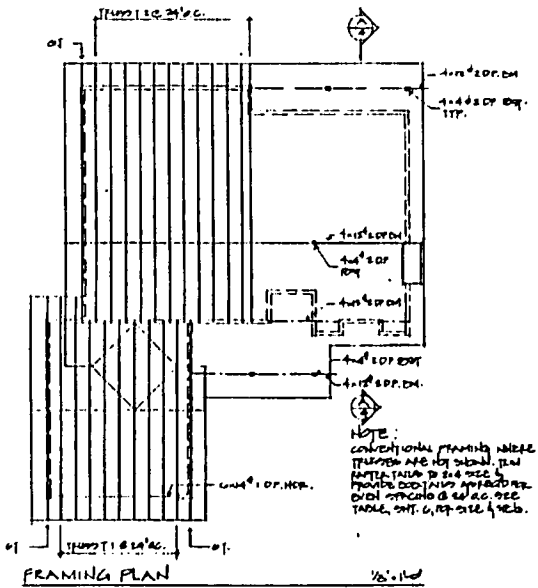




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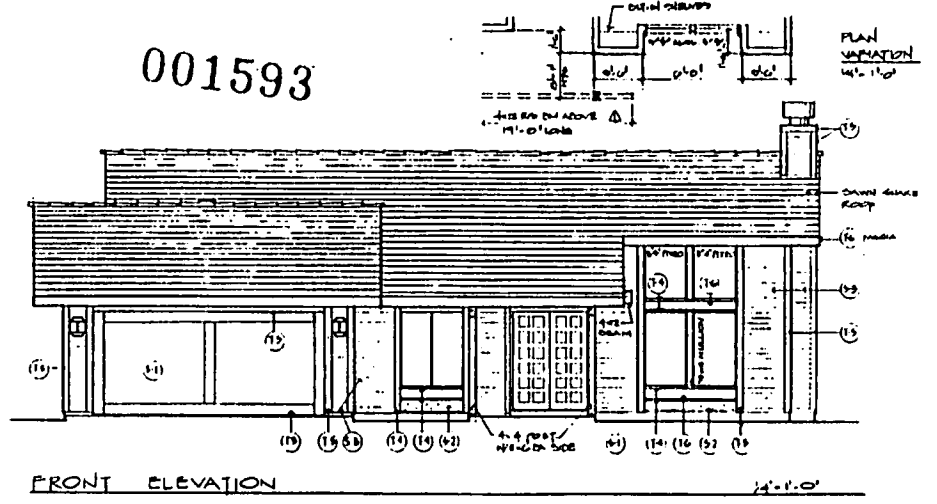


**EXTERIOR FINISH**

EXTERIOR WALLS  
 (12) 1/2" exterior plywood  
 (13) STUCCO  
 (14) 1/2" Gypsum board

**TRIM**  
 (15) 1x4 R.S.  
 (16) 1x2 R.S.  
 (17) 3/4" R.S.  
 (18) 1x4 R.S.  
 (19) 2x2 R.S.

001593



REVISION	BY

**STANMARE**  
ARCHITECTS  
DESIGN, DEVELOPMENT, CONSTRUCTION  
MANAGEMENT, INTERIOR DESIGN

Elev. C  
**PLAN 1314**  
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