

# CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Kaufman & Broad of Northern California, 6379 Clark Ave., Dublin, CA 94568		
OWNER	Kaufman & Broad of Northern California, 6379 Clark Ave., Dublin, CA 94568		
PLANS BY	Donald Simmons, 6990 Village Parkway, Dublin, CA 94566		
FILING DATE	8-28-84	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC	Ex. 15303(a)	EIR	ASSESSOR'S PCL NO. 250-380-01,38,39,40

- APPLICATION:**
- A. Special Permit to develop a model home and sales office complex (Sec. 2-G-7)
  - B. Special Permit for one on-site subdivision marketing sign (Sign Ordinance Sec. 3-194)

**LOCATION:** NW corner Turnstone Drive and Northgate Boulevard and 600, 610 and 620 Turnstone Drive.

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop a three unit model home complex, with sales office and mortgage/interiors office for the 'Sierra Skyline' Subdivision.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1978 South Natomas Community Plan Designation:	Sunset Meadows PUD-Res. 4-21 du/ac
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family Residences (under construction)

**Surrounding Land Use and Zoning:**

North: Single Family Residential; R-1  
South: Vacant; R-3(PUD)  
East: Office/Industrial Park (under construction); C-4-R  
West: Single Family Residential (existing & under construction); R-1

Property Area:	0.6+ acre
Square Footage of Building:	1,400+ sq. ft. to 2,000+ sq. ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to Site
Exterior Building Colors:	Earth tones - Beige, Browns and Redwood
Exterior Building Materials:	Stucco and wood siding; wood and masonry trim; wood shake roofs
Size of Sign:	8' x 16', 128+ sq. ft.
Height of Sign:	15 feet
Sign Colors:	Black and yellow

001440

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

- A. Land Use: The subject site consists of four parcels totaling .6± acres in the Single Family (R-1) zone. The site is in an area of predominately single family homes, existing and under construction. A warehouse/office park complex is also under construction to the east of the site along Northgate Boulevard.

The applicant proposes to operate a three-unit model home complex on three of the subject parcels for the 'Sierra Skyline' subdivision. Work on the three units is nearing completion, and the subdivision sales office is currently open in one of the units. The fourth subject parcel is vacant except for a temporary subdivision sales trailer and a 128 square foot project identification sign.

- B. Design: The model home complex consists of three units ranging in size from 1,400± square feet to 2,000± square feet. Building materials consist of wood and stucco siding, wood and masonry siding, and wood shake roofing. Earth tone colors of browns and beiges have been used on the models. A landscaped walkway along Turnstone Drive connects the three units. The garage of one of the units has been converted into a sales office, while the garage of the second unit has been converted into a mortgage/interiors office. A decorative trellis has also been placed adjacent to the sales office in the 25-foot front setback area where the driveway would be located. The two offices must be converted back into garages, concrete driveways installed, and the sidewalk and trellis structure removed before final sale of the homes for occupancy by the applicant. The submitted site plan also indicates that a fence is proposed along a portion of the west property line adjacent to Larchwood Drive. If this fence is over three feet in height, it must be set back a minimum of five feet from the street side yard property line and the side yard area landscaped per Zoning Ordinance requirements.

- C. Parking: Parking for the model home complex is to be provided on the street. Staff has no objections to the on-street parking because of the limited size of the model home complex. Adequate on-site parking will be provided for the three single family units when the site is no longer used as a model home complex.

- D. Signage: The applicant has placed a 128± square foot, 15 foot high, subdivision and model home complex identification sign at the site on the northwest corner of Northgate Boulevard and Turnstone Drive. Staff has no objection to the placement of the identification sign at this location as long as it is out of the required setback areas. Currently, the sign is located in the 12.5 foot street side yard setback area. The applicant has indicated that they are willing to relocate the sign outside of this required setback.

Eight subdivision flags and a United States flag are indicated on the site plan. The United States flag is allowed; however, the Sign Ordinance prohibits the placement of the subdivision flags on the site. Any existing subdivision flags must be removed.

The applicant also proposes to place an informational sign in front of each of the three models. These are exempt from Sign Ordinance regulations as long as they do not exceed six square feet in area.

- E. The applicant should be reminded that a special permit to operate a subdivision sales office and/or model home complex is required before the office/complex can operate. The applicant has operated a sales office out of the trailer on the one subject parcel since August 1984 without special permit approval, and the model home complex is now open. As the trailer is no longer needed, it should be removed from the site. In addition, the applicant should be aware that permits for model home complexes are good for one year only. If the applicant anticipates that the complex will be in operation for more than one year, an application to extend the special permit should be submitted before October 11, 1985.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State CEQA Guidelines (Section 15303(a)).

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Approval of the Special Permit to develop a model home and sales office complex, subject to conditions and based upon Findings of Fact which follow.
- B. Approval of the Special Permit for one on-site subdivision marketing sign, subject to conditions and based upon Findings of Fact which follow.

Conditions - Model Home Complex

1. The model home complex shall be terminated by October 11, 1985, or the applicant shall request an extension of the special permit for this use from the Planning Commission prior to the expiration date;
2. The two garage areas shall be converted from offices into garages, driveways installed, and the sidewalk and trellis structure removed before final sale of the three model homes for occupancy;
3. The proposed fence along Larchwood Drive shall be constructed to comply with Zoning Ordinance regulations.
4. All flags, other than the United States flag, shall be removed.

Conditions - Subdivision Sign

1. The applicant shall obtain a sign permit from the Building Division for the subdivision identification sign;
2. The subdivision identification sign shall be removed from the site by October 11, 1985, or the applicant shall request an extension of the special permit for this use from the Planning Commission prior to the expiration date;
3. The temporary sales trailer shall be removed from the subject site.

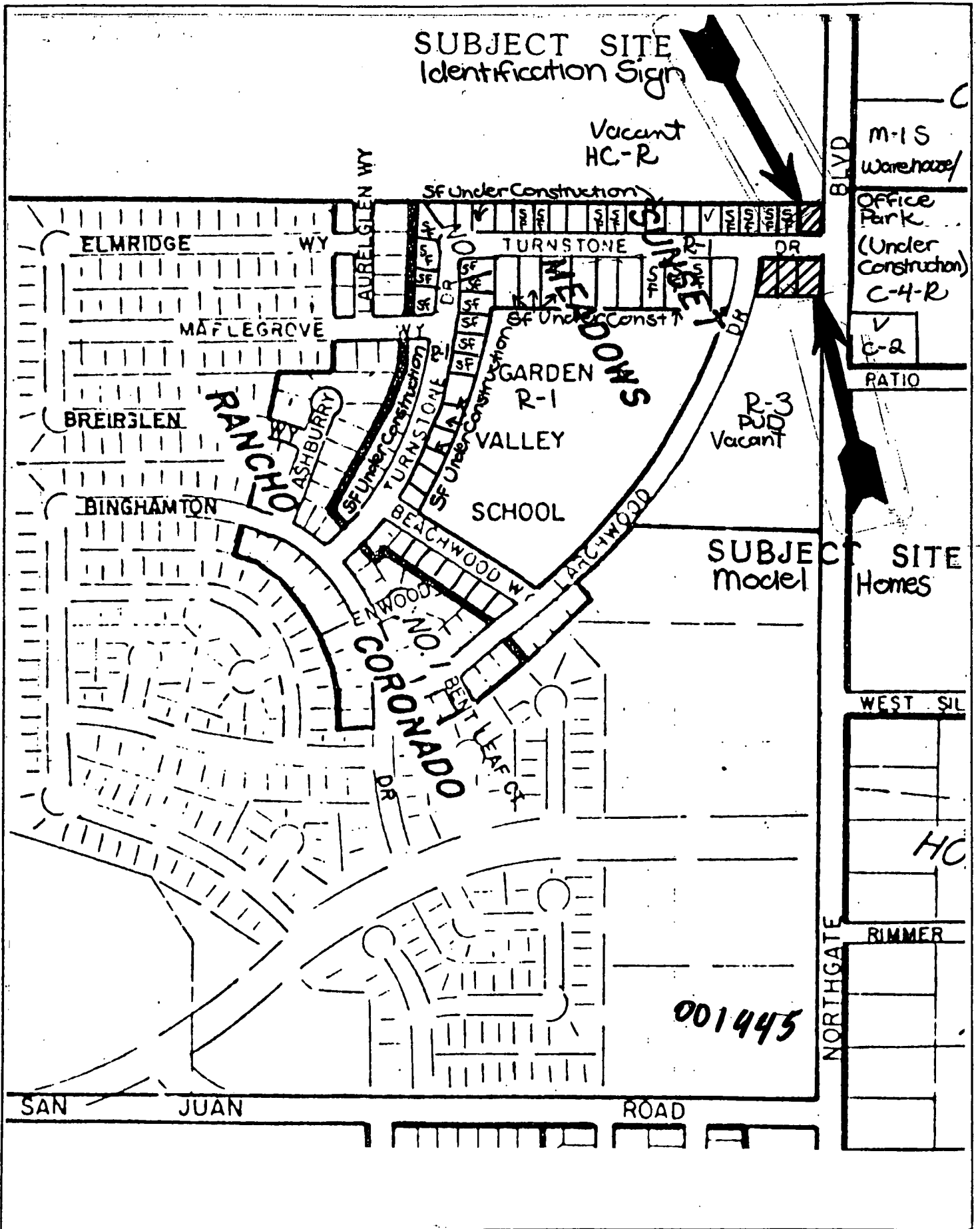
Findings of Fact - Model Home Complex

1. The special permit, as conditioned, is based upon sound principles of land use, in that the model home complex is on three adjoining lots and is attractively designed;
2. The special permit, as conditioned, will not be injurious or detrimental to the public health, safety or welfare or result in the creation of a nuisance, in that:
  - a. the model home complex will not alter the residential characteristics of the neighborhood;
  - b. adequate parking will be available on the street to accommodate the model home complex.
3. The proposal is consistent with the 1974 General Plan and the 1978 South Natomas Community Plan which designate the site for residential uses.

Findings of Fact - Subdivision Sign

1. The special permit, as conditioned, is based upon sound principles of land use, in that:
  - a. the sign would be located on the site for a temporary period;
  - b. the sign would be located on a major street.
2. The proposed sign, as conditioned, is not injurious to the public, in that it will not obstruct visibility for motorists traveling along Northgate Boulevard.
3. The proposal is in conformance with the 1974 General Plan and the 1978 South Natomas Community Plan which designate the site for residential use. Subdivision signs are permitted in any zone, subject to approval of a special permit by the Planning Commission.

001443



VICINITY - LAND USE - ZONING

EXHIBIT A  
SITE PLAN

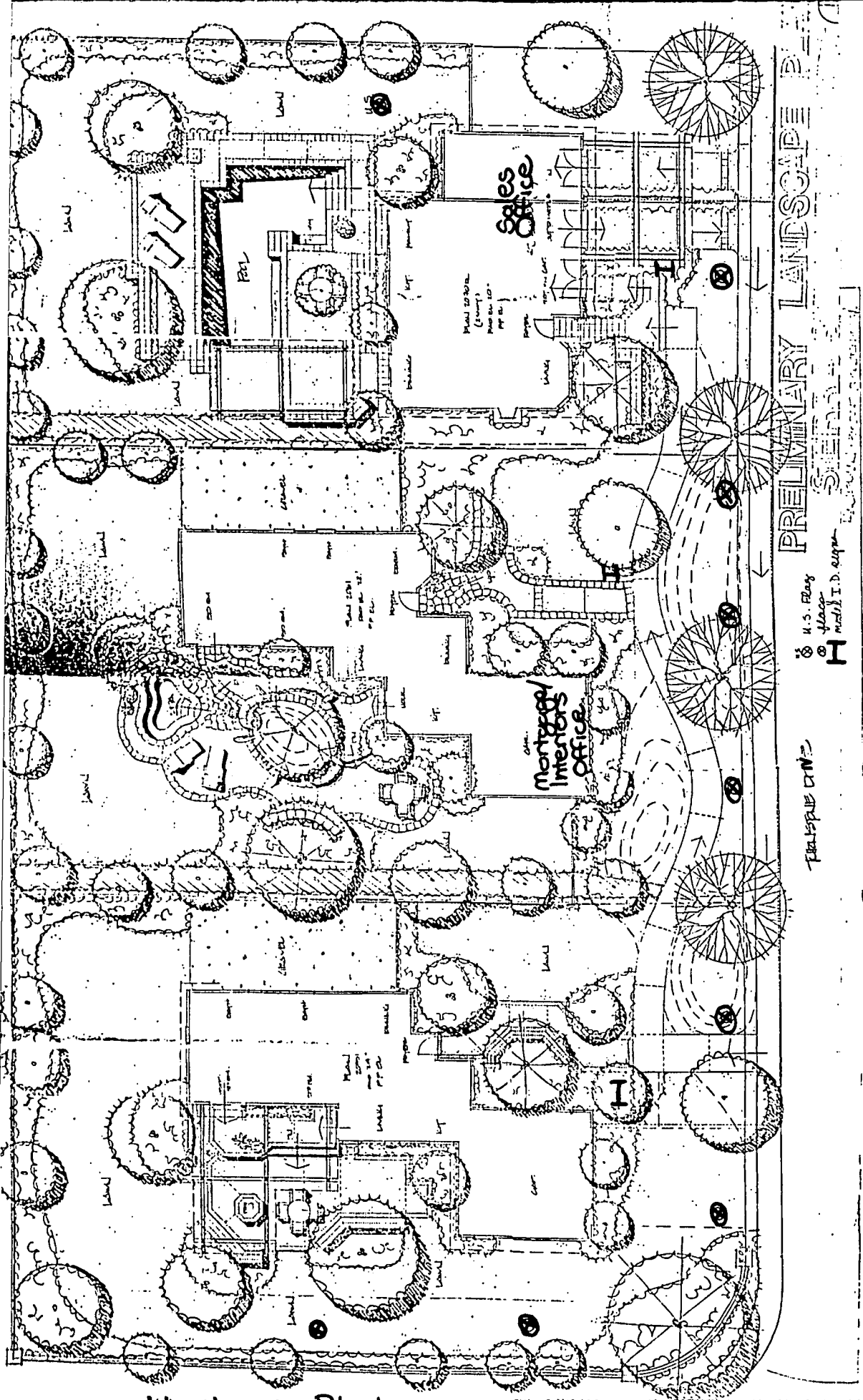


Plan 2070

Plan 2061

Plan 2051

001446



Northgate Blvd.

P84-331

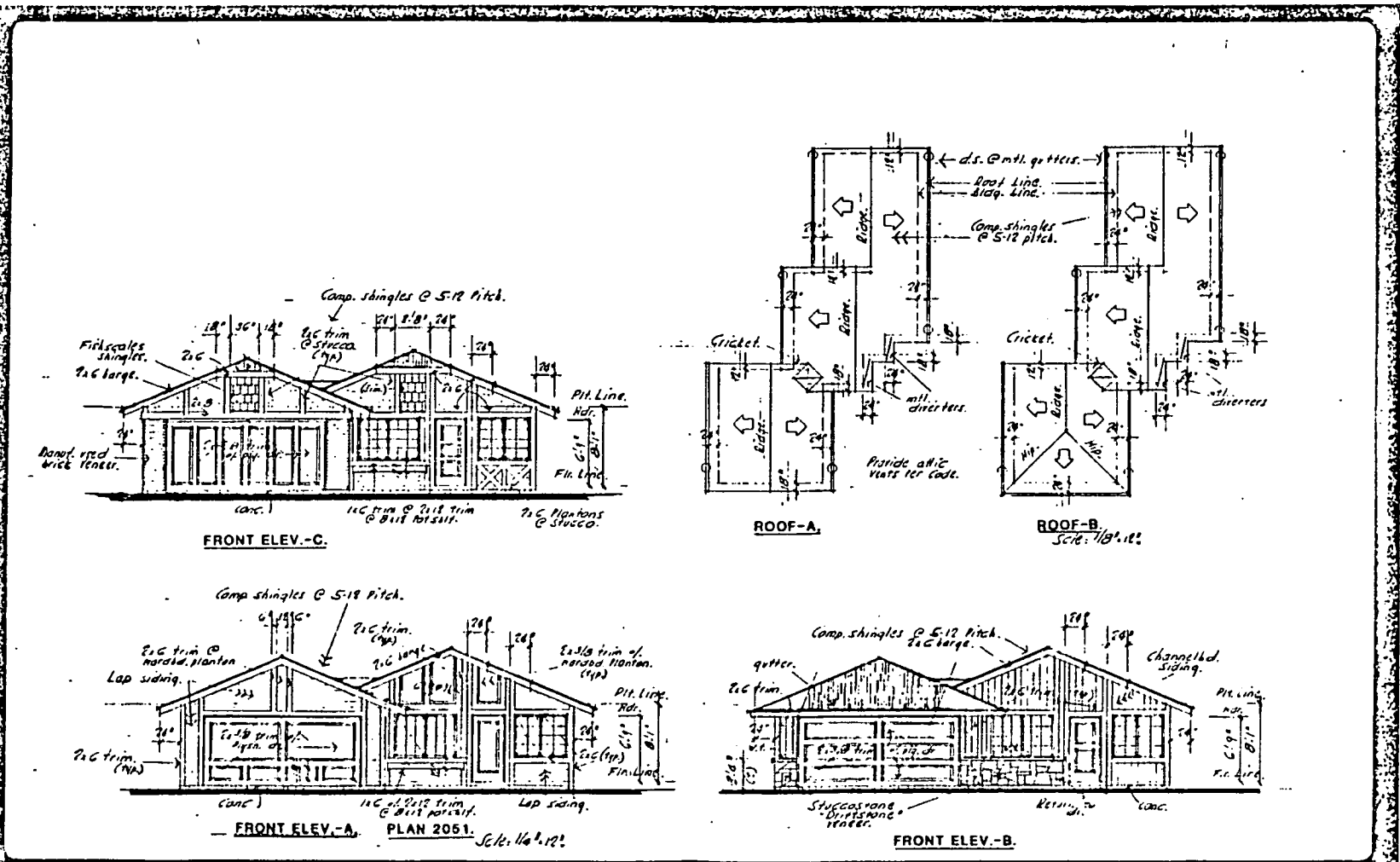
001450

10-11-84

No. 38

Plan 2051

EXHIBIT B  
ELEVATIONS



REVISIONS  
2-22-84

**KAUFMAN BROAD**  
OF MORTON CALIFORNIA INC.  
ARCHITECTS

**DONALD W. SIMMONS, Incorporated,**  
registered bldg. designer - no. 94  
American Institute of Building Design.

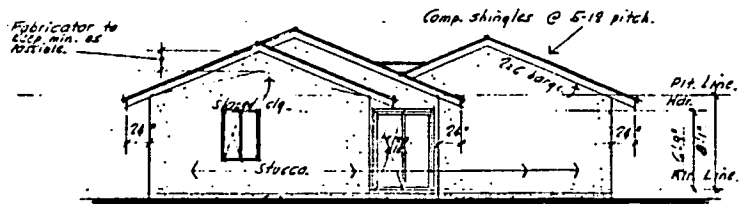
6990 village parkway, suite 206,  
Dublin, CA., 94566.  
phone: 415/829-2380.

**AIIB**  
member

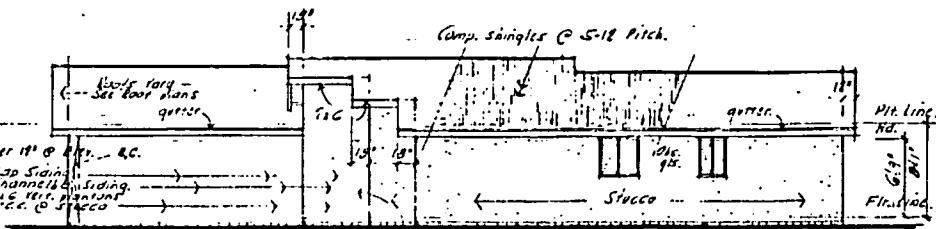
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**DWS**  
INC.

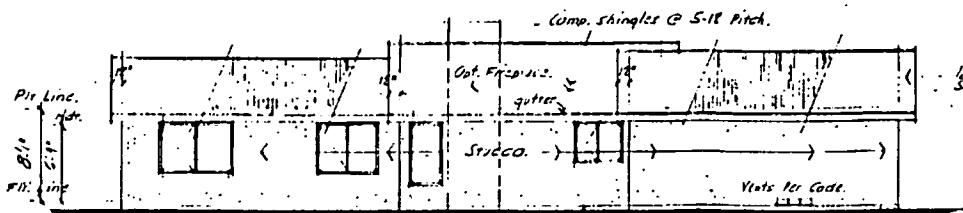
001451



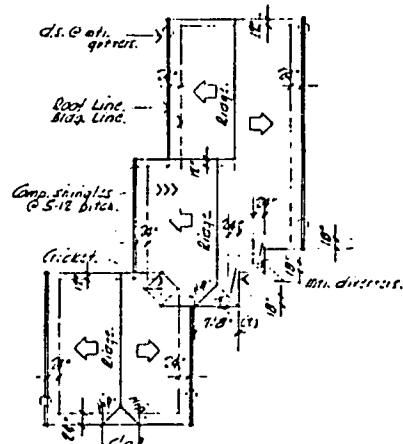
TYP. REAR ELEV.



TYP. RIGHT ELEV.



TYP. LEFT ELEV. — PLAN 205 L  
SCALE 1/4" = 1'-0"



ROOF PLAN-C  
SCALE 1/8" = 1'-0"  
(Include this note on sets.)

Plan 2051

revisions.  
1. 10. 81.

KAUFMAN BROAD  
OF NEUMANN GRENDEL INC.  
1000 MARKET STREET, PHILADELPHIA, PA. 19102  
TELEPHONE 215-562-1000

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number



DWS

10-11-84

10-11-84

No. 38

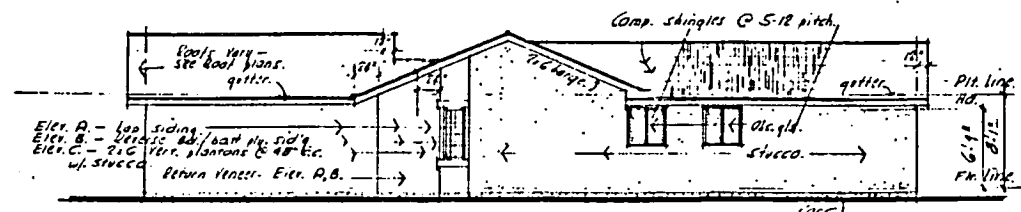


984-331

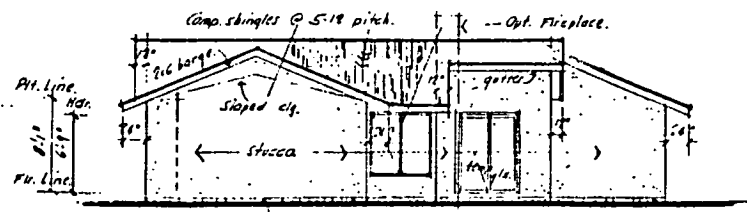
10-11-34

No. 38

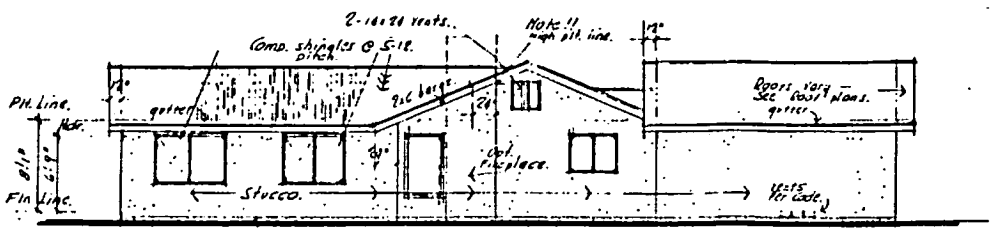
001452



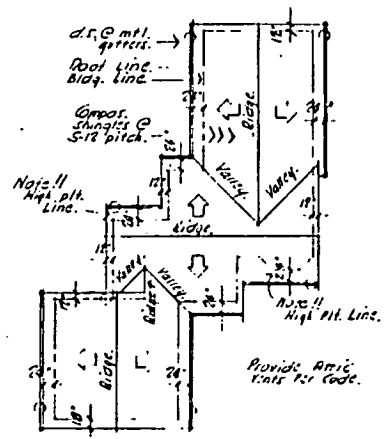
TYP. RIGHT ELEV.



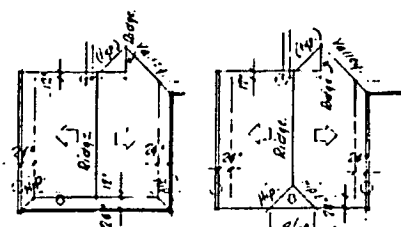
TYP. REAR ELEV.



PLAN 2081 - TYP. LEFT ELEV. *Scale: 1/4" = 1'-0"*



ROOF PLAN-A



ROOF-B - (partial) - ROOF-C. *Note!! All else sim. to Roof A.*

Plan 2081

revisions  
1-1-34

**KAUFMAN BROAD**  
BY APPOINTMENT ARCHITECTS INC.  
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TELEPHONE 526-1200

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6990 village parkway, suite 208.  
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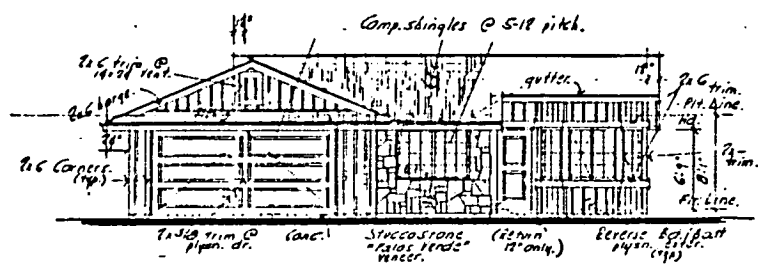
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about

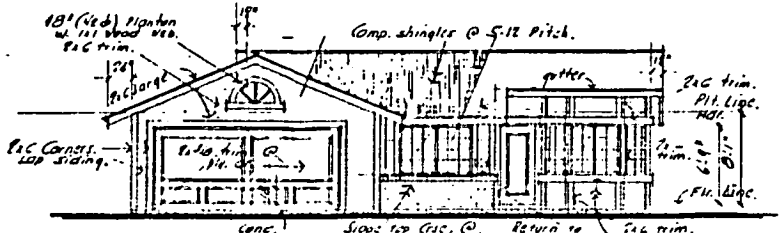
1934

**DWS** INC.

001453

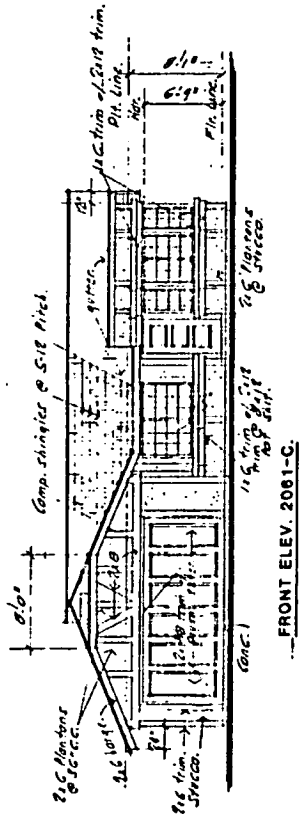


FRONT ELEV. 2061-B.



FRONT ELEV. 2061-A.

etc. 1/4" x 1/2"



FRONT ELEV. 2061-C.

Plan 2061

084-331

10-11-94

No. 38

revisions.

**KAUFMAN BROAD**  
OF NORTH CAROLINA INC.  
10000 North Carolina Blvd., Suite 1000, Charlotte, N.C. 28226  
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number 

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**DWS**

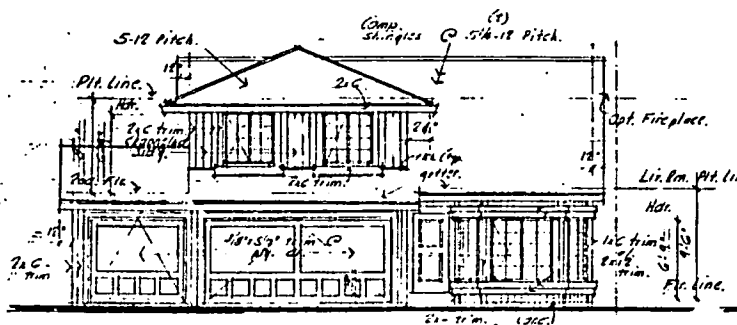
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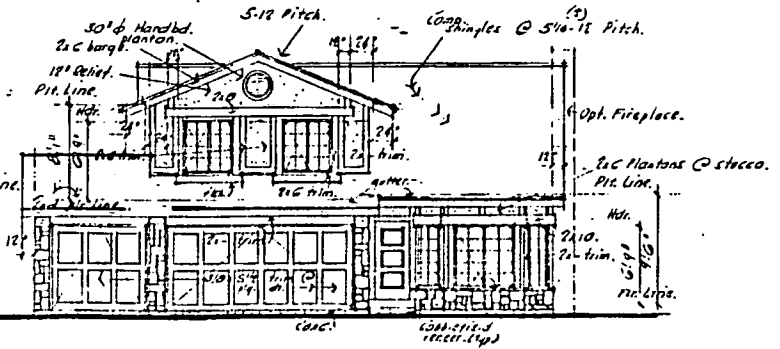
10-11-84

001454

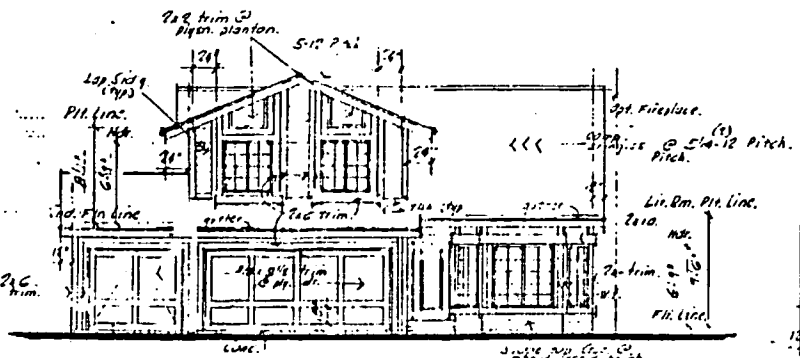
Plan 2070



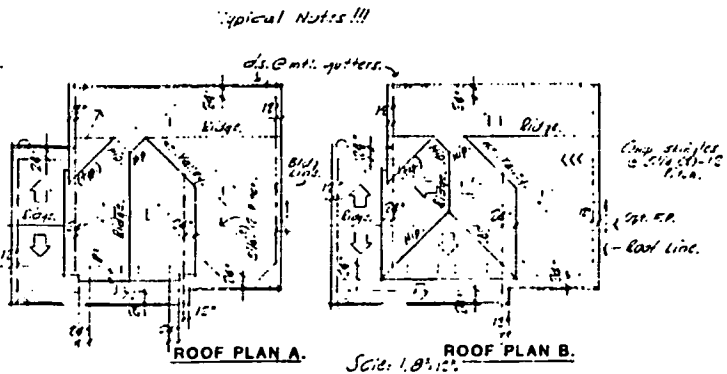
FRONT ELEV. B.



FRONT ELEV. C.



PLAN 2070 - ELEV. A.  
OPTIONAL 3-CAR GARAGE.



ROOF PLAN A. ROOF PLAN B.

Revisions:  
2-26-84.

**KAUFMAN BROAD**  
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2000 California Street, Suite 200  
San Francisco, CA 94133  
415/774-2200

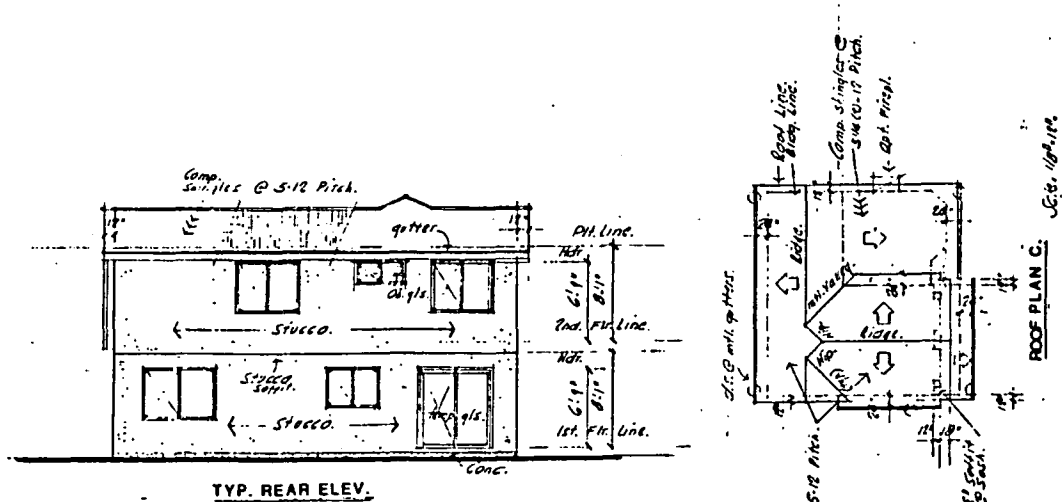
**DONALD W. SIMMONS, Incorporated.**  
registered bldg. designer no. 94  
American Institute of Building Design.

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Dublin, CA. 94568.  
phone: 415/829-2380.

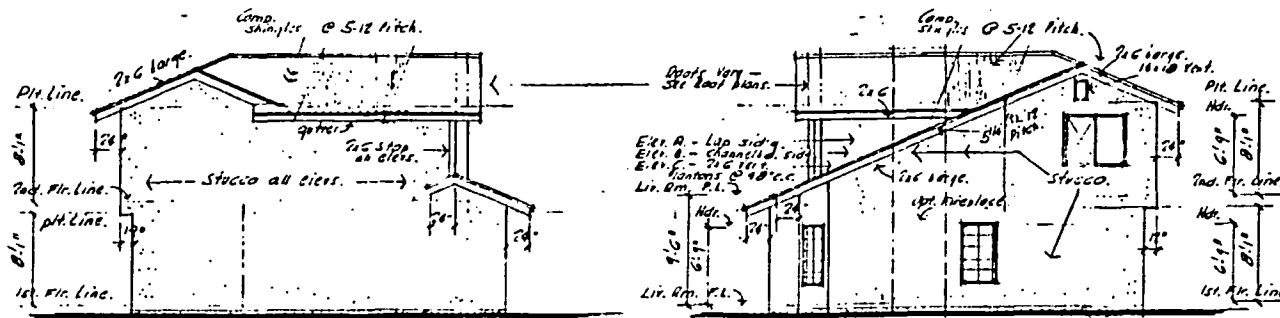
member   

**DWS**

001455



TYP. REAR ELEV.



TYP. LEFT ELEV.

PLAN 2070 - TYP. RIGHT ELEV.

Note!!  
Garage Roof Batters Continue @ Same Pitch from Living Rm. Pitch.

Plan 2070

REVISED  
9-22-64.

ADAM BROAD

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Dublin, GA., 30456.  
Phone: 415/829-2380.

member



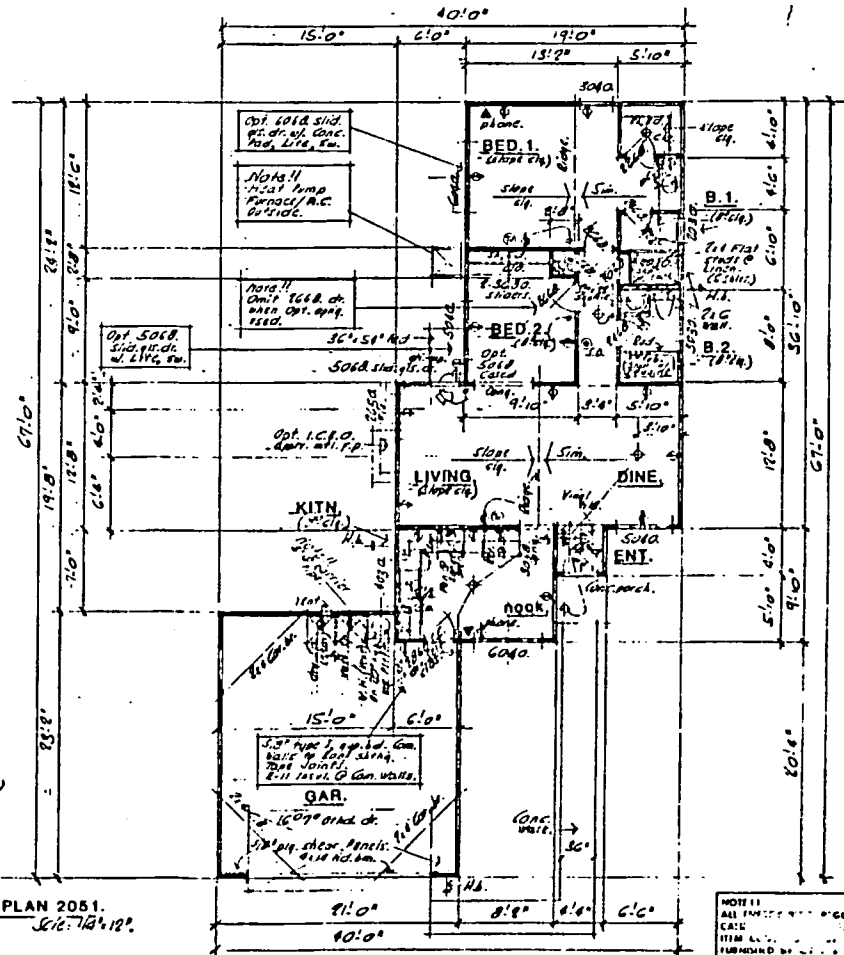
1964

1964

1964

DWS

001447



**GLAZING:**  
 Living Area: 970 sq. ft. (S)  
 Glass Area: 180.5 sq. ft. (S)  
 Percentage glass: 18.6% (S)  
 Garage Area: 971 sq. ft. (S)

FLOOR PLAN 2051.  
 Scale: 1/8" = 1'-0"

NOTE 1:  
 ALL FINISHES TO BE DETERMINED BY THE ARCHITECT.  
 SEE SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.

Plan 2051

EXHIBIT C  
 FLOOR PLANS

Revisions:  
 1. 11/14/84  
 2. 11/14/84

**KAUFMAN BROAD**  
 ARCHITECTS  
 100 W. BROAD ST., SUITE 100  
 DUBLIN, GA. 30128

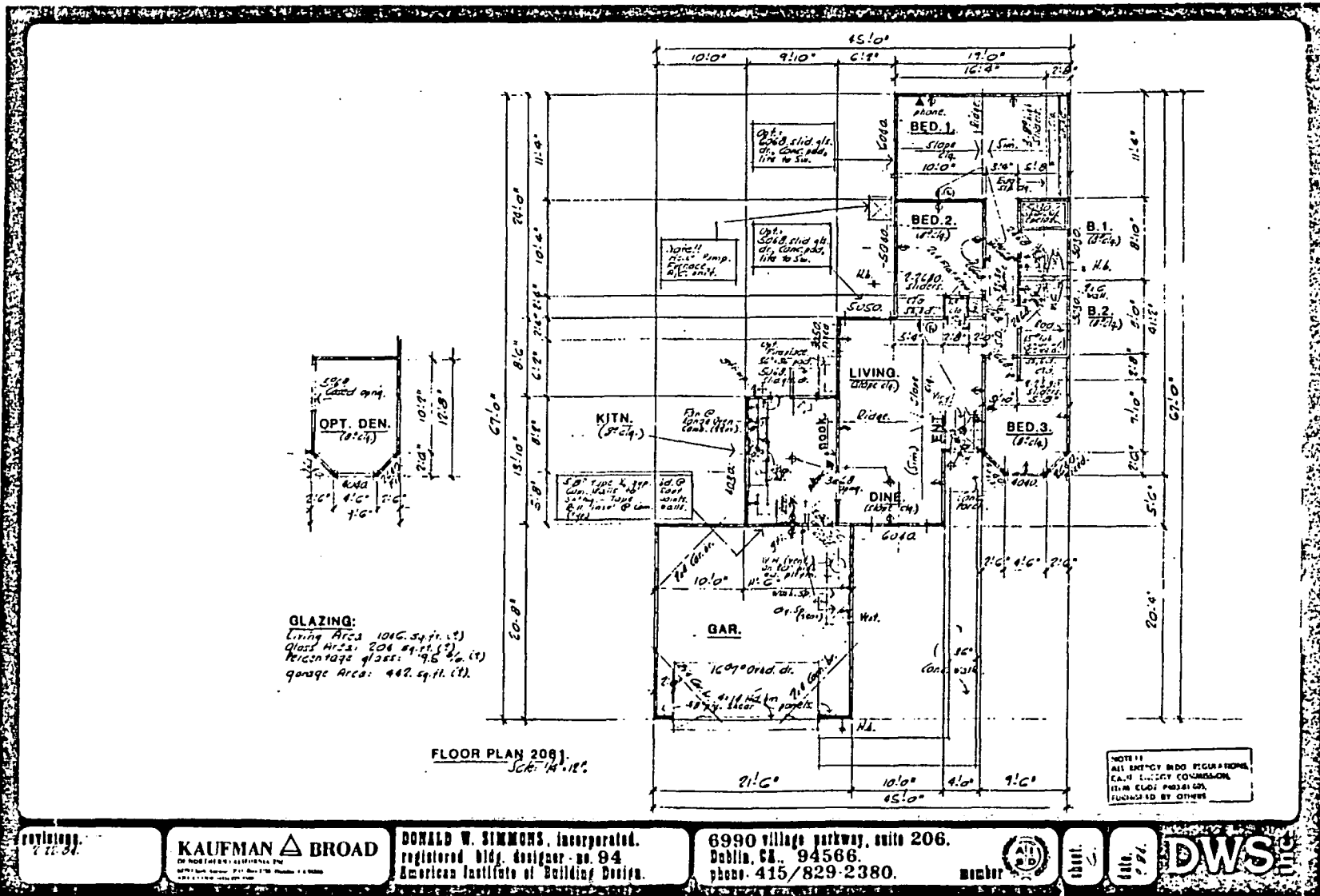
**DONALD W. SIMMONS, Incorporated.**  
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 phone: 415/829-2380.



**DWS**

001443



Plan 2061

revisions  
1 2 3 4

**KAUFMAN BROAD**  
 OF NORTH EAST LONDON LTD  
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

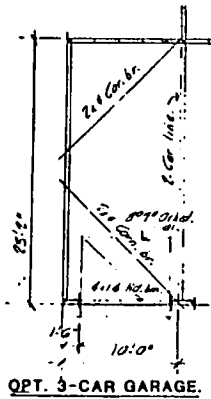
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 Dublin, CA. 94586.  
 phone 415/829-2380.



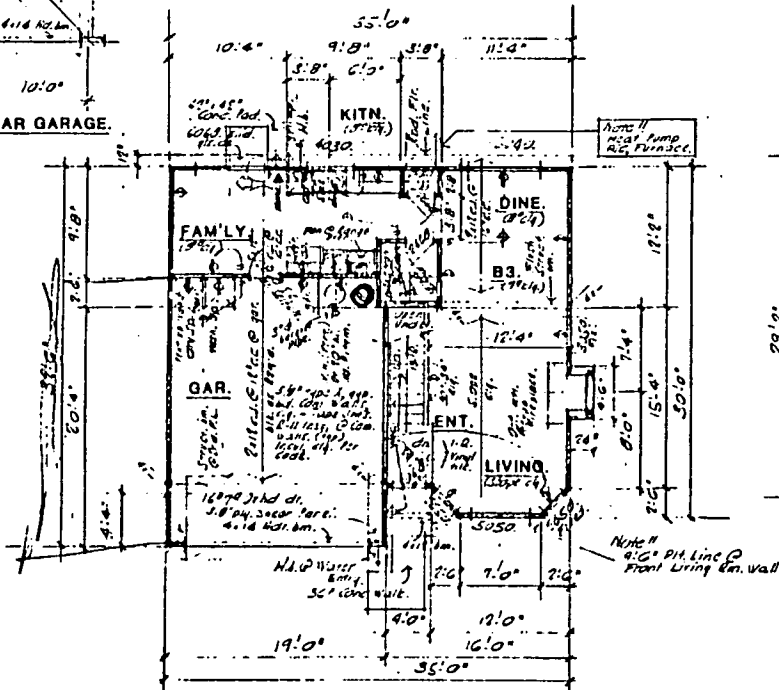
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Plan 2070

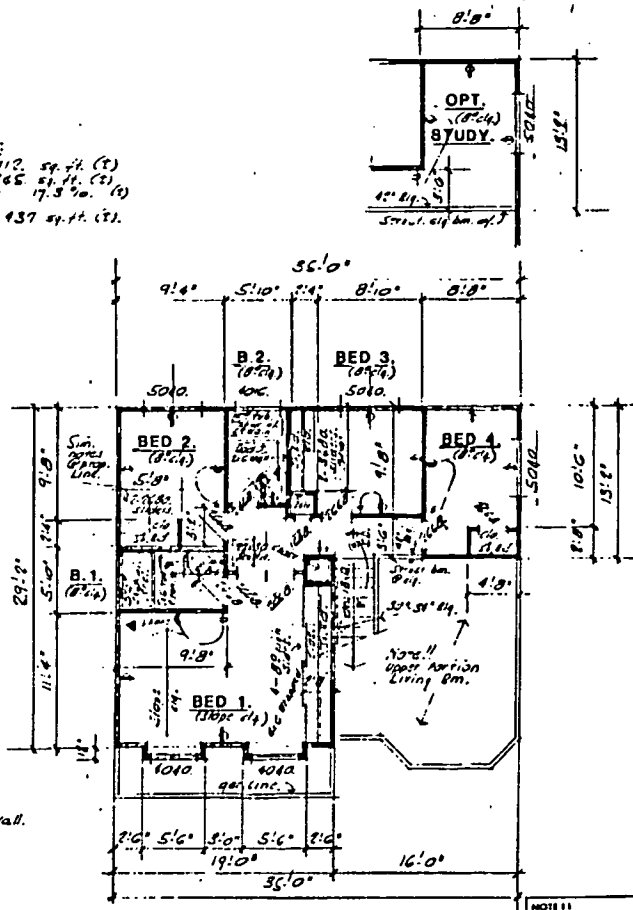


OPT. 3-CAR GARAGE.

**GLAZING DATA:**  
 Living Area: 1912 sq. ft. (S)  
 Glass Area: 265 sq. ft. (S)  
 Percentage glass: 17.5% (S)  
 Garage Area: 437 sq. ft. (S)



PLAN 2070. - 1ST. FLOOR  
 10/16/76. 148.12.



2ND. FLOOR PLAN.

NOTE #1  
 ALL ENERGY BLDG REGULATIONS,  
 CALIF. ENERGY COMMISSION,  
 TITLE CODE PDM-41.00,  
 ENFORCED BY GIMES

Revisions:  
 5-22-76  
 15-88

**KATZMAN BROAD**  
 ARCHITECTS  
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 registered bldg. designer no. 94  
 American Institute of Building Design.

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number sheet 5 call 11-83

**DWS** INC.