

CITY PLANNING COMMISSION

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

APPLICANT	Jan C. Garber - 9807 Fair Oaks Boulevard, Fair Oaks, CA 95628		
OWNER	Sunrise Village Park - 9807 Fair Oaks Boulevard, Fair Oaks, CA 95628		
PLANS BY	Dunmore Development - 9807 Fair Oaks Boulevard, Fair Oaks, CA 95628		
FILING DATE	4-8-85	50 DAY CPC ACTION DATE	REPORT BY: CV:sg
NEGATIVE DEC	Ex. 15303(a) EIR	ASSESSOR'S PCL NO.	119-260-3600-4000

APPLICATION: Special Permit for an existing four-model home complex and off-street parking lot on 0.69 acres in the Single Family Residential (R-1) zone.

LOCATION: Southwest corner of Archean Way and Icarus Court

PROPOSAL: The applicant is requesting the necessary entitlement to establish a model home complex consisting of four model homes and one off-street parking lot for 17 spaces.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 Southgate Community
Plan Designation: Light Density Residential
Existing Zoning of Site: Single family residence (R-1)
Existing Land Use of Site: Developed, four-model home complex, subdivision sales office and off-street parking lot

Surrounding Land Use and Zoning:

North: Vacant; R-1
South: Residential; R-1
East: Vacant; R-1
West: Vacant; R-1, R-2A-R

Parking Provided: 17 spaces (off-street parking lot)
Property Dimensions: Approximately 340' x 100'
Property Area: 0.69± acres
Density of Development: 8 d.u. per acre
Square Footage of Building: 1,000 - 1,600
Height of Building: One-story
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Colors: Earthtones and grays
Exterior Building Materials: Wood siding and stucco

BACKGROUND INFORMATION: The subject site encompasses five lots located on the southwest corner of Archean Way and Icarus Court. Four of the lots are developed with model homes and the remaining parcel is developed as an off-street parking lot containing 17 spaces.

The model home complex was established to market the Sunrise Village single family subdivision. This project was recently opened and operating without the required special permit approval.

PROJECT EVALUATION: The staff has the following comments and concerns regarding this project:

- A. The staff has no objection to the model home complex as presently developed at this location. The site is adequately landscaped and surrounded by a 4+ foot high wrought iron security fence within the front yard setback area. The applicant has also developed an off-street parking lot containing 17 spaces to accommodate customer/visitor parking on the corner lot.
- B. The staff, however, has found several violations of the sign ordinance which will require corrective action of special permit approval. These are: (1) removal of poles and pennants surrounding the model home complex. Approximately 30 to 35 20-foot tall poles with pennants are located on the front, side and rear property lines; and (2) removal of the canvas sign indicating "Model Homes" attached to the back fence. These signs are prohibited signs pursuant to Section 3.156 of the Sign Ordinance.
- C. The applicant has four applications for off-site directional signs advertising this model home complex scheduled for the April 25, 1985 Planning Commission meeting, which staff supports. One of these signs is located at the entrance to the subdivision at Mack Road and Archean Way. The requested signage is adequate to provide direction and visibility to the model home complex without the existing illegal banners and pennants.
- D. The staff requests that the applicant obtain a driveway permit from City Traffic Engineering for the off-street parking lot.

STAFF RECOMMENDATION: Staff recommends approval of the Special Permit requests, subject to the following conditions and findings of fact:

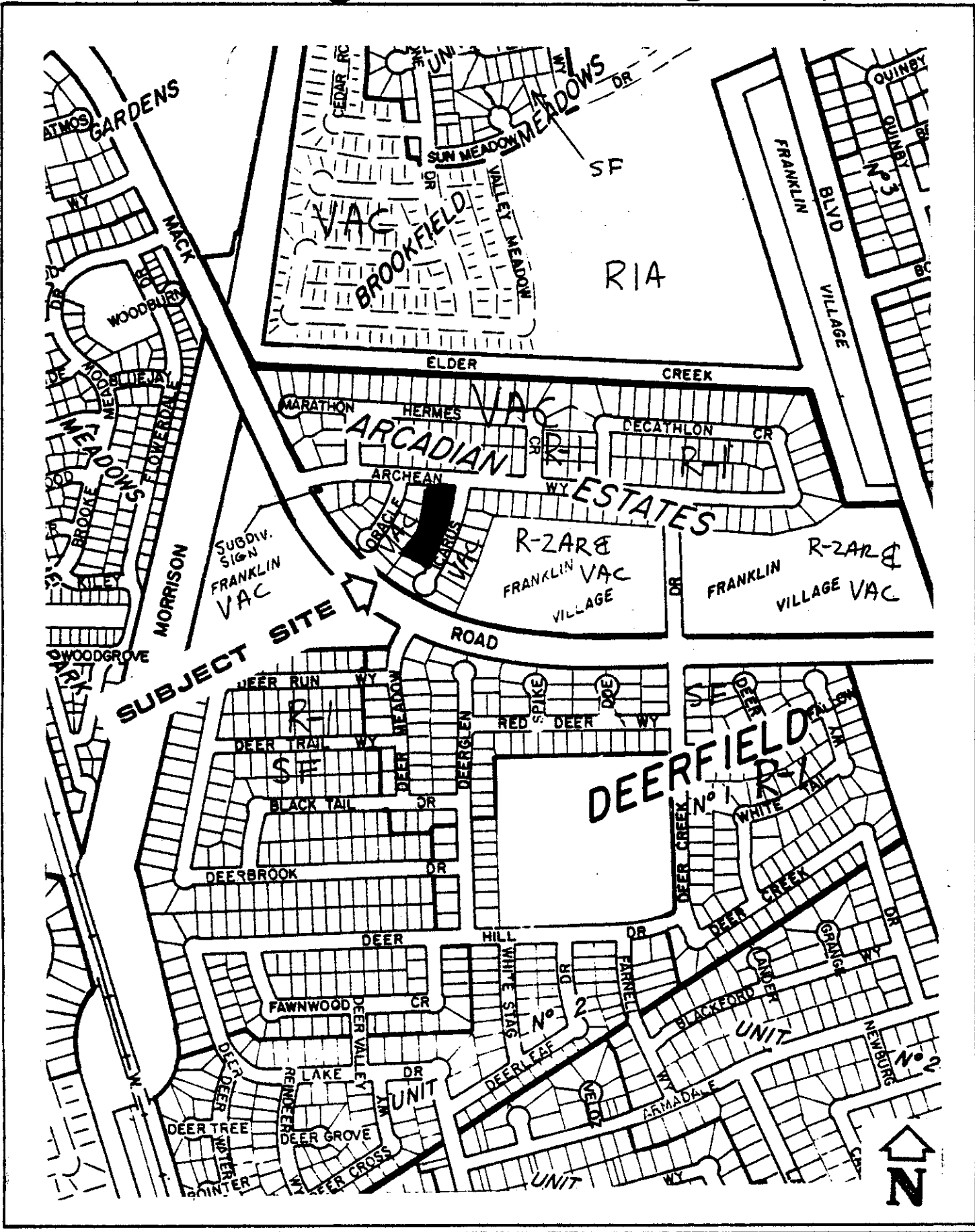
Conditions

- 1. The flags and banner signs shall be removed.
- 2. A driveway permit shall be obtained from the Traffic Engineer.
- 3. When the model homes are converted to residential dwelling units, the asphalt parking lot shall be removed.
- 4. The Special Permit shall be issued for a period not to exceed one year or until April 25, 1986. The applicant can apply for a one year extension upon written application prior to expiration.

Findings of Fact

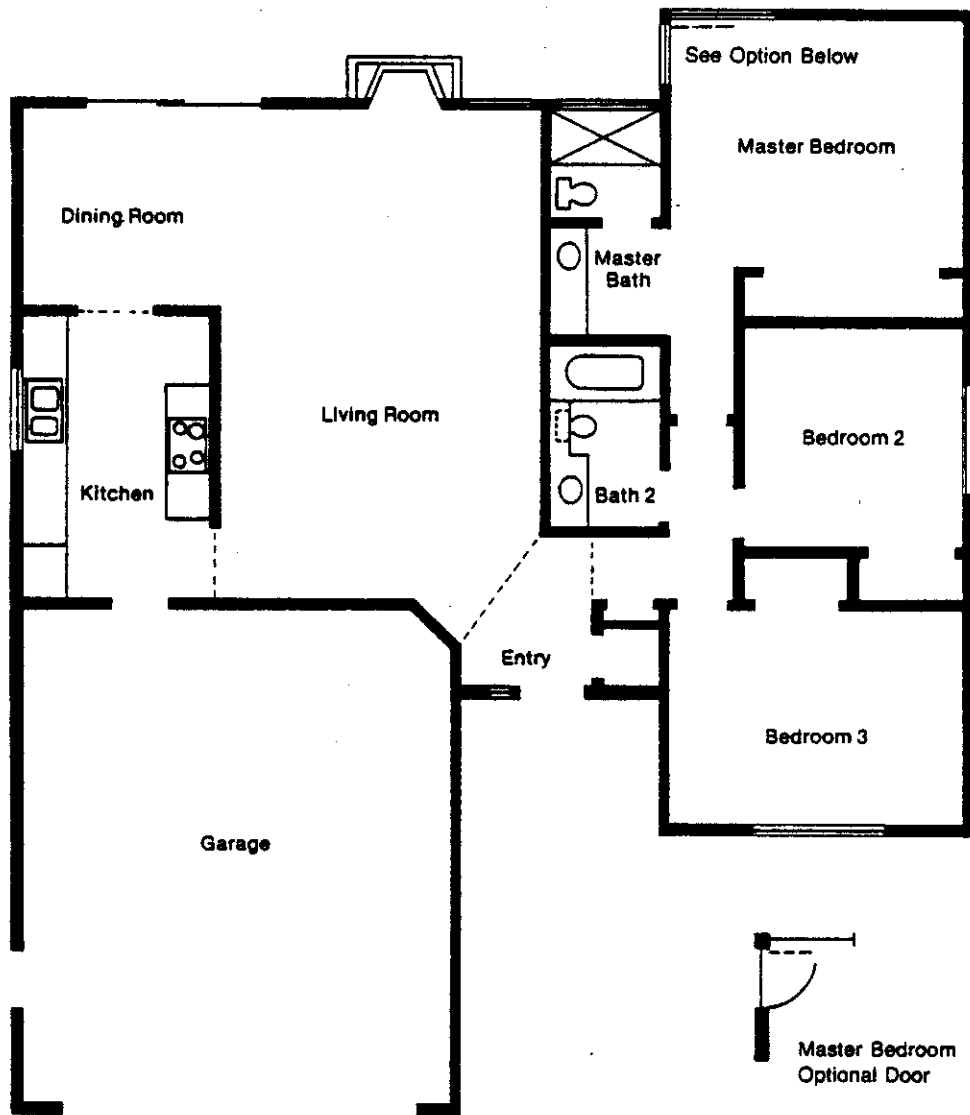
- 1. The model home complex, as conditioned, is based upon sound principles of land use in that:
 - a. the model homes are located in the same vicinity and are adjacent to each other;
 - b. removal of the on-site marketing signs will improve the attractive nature of the project by eliminating excessive and confusing sign displays.

2. The Special Permit, as conditioned, will not be injurious or detrimental to public health, safety or welfare or result in the creation of a nuisance in that adequate off-street visitor parking is provided for the model home complex.
3. The proposal is consistent with the 1974 General Plan and 1965 Southgate Community Plan.

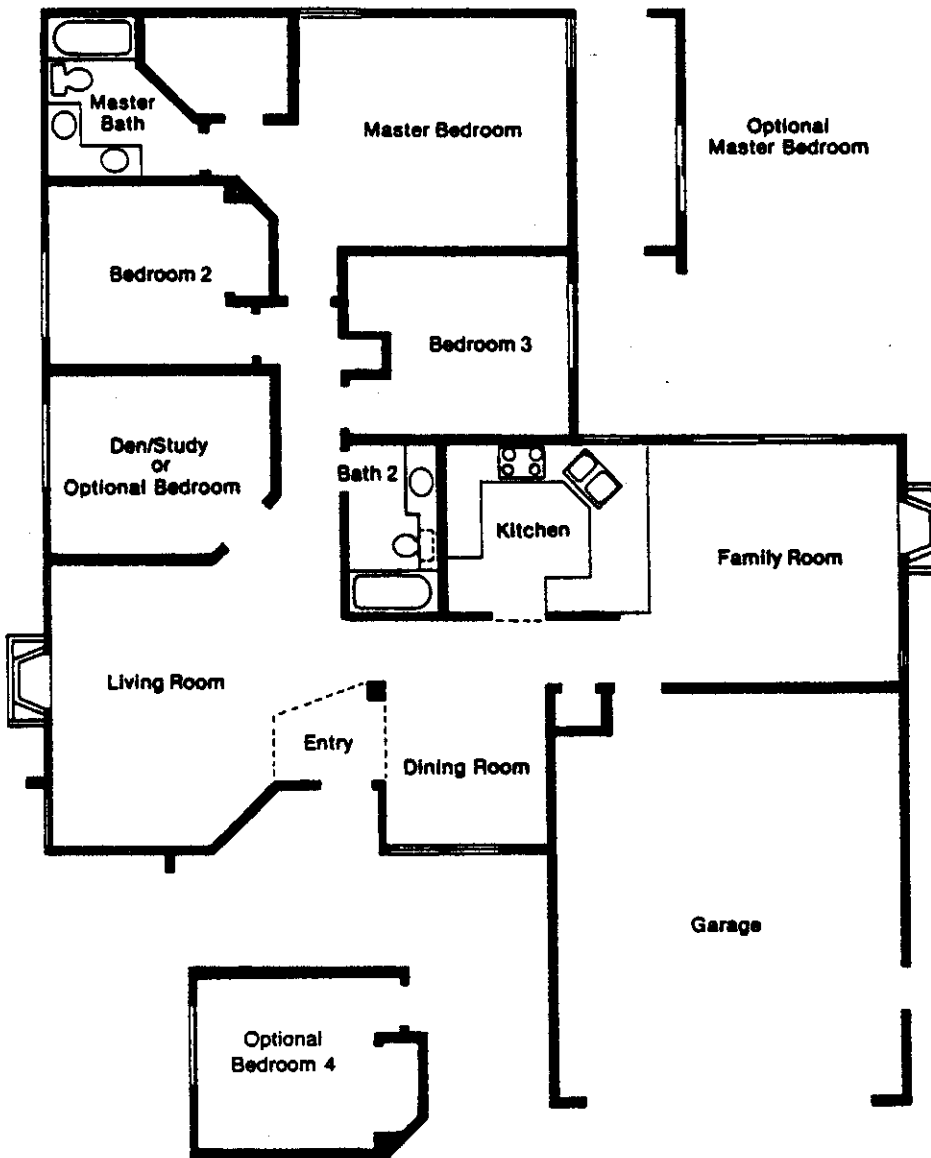


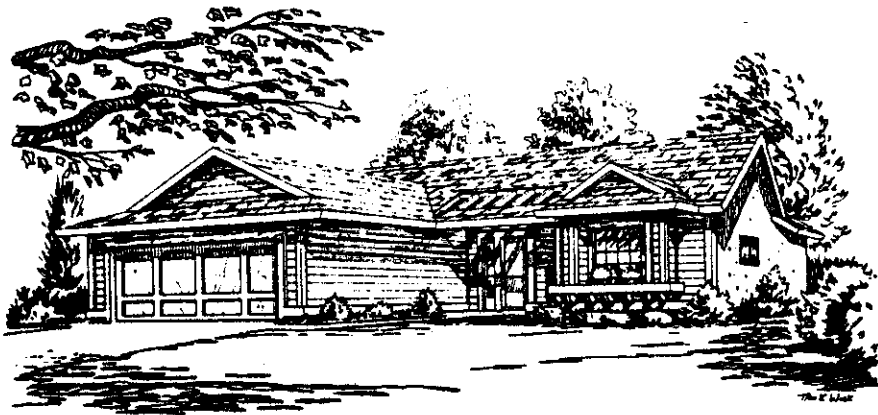
VICINITY - LAND USE - ZONING

PLAN 1231



PLAN 1600

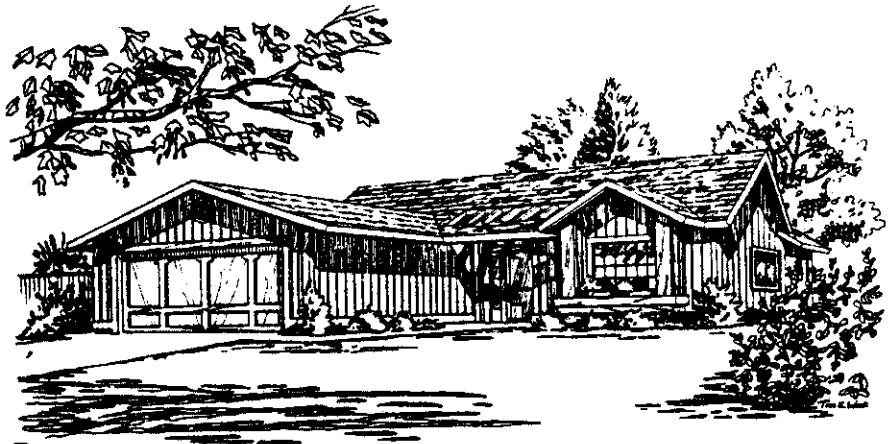




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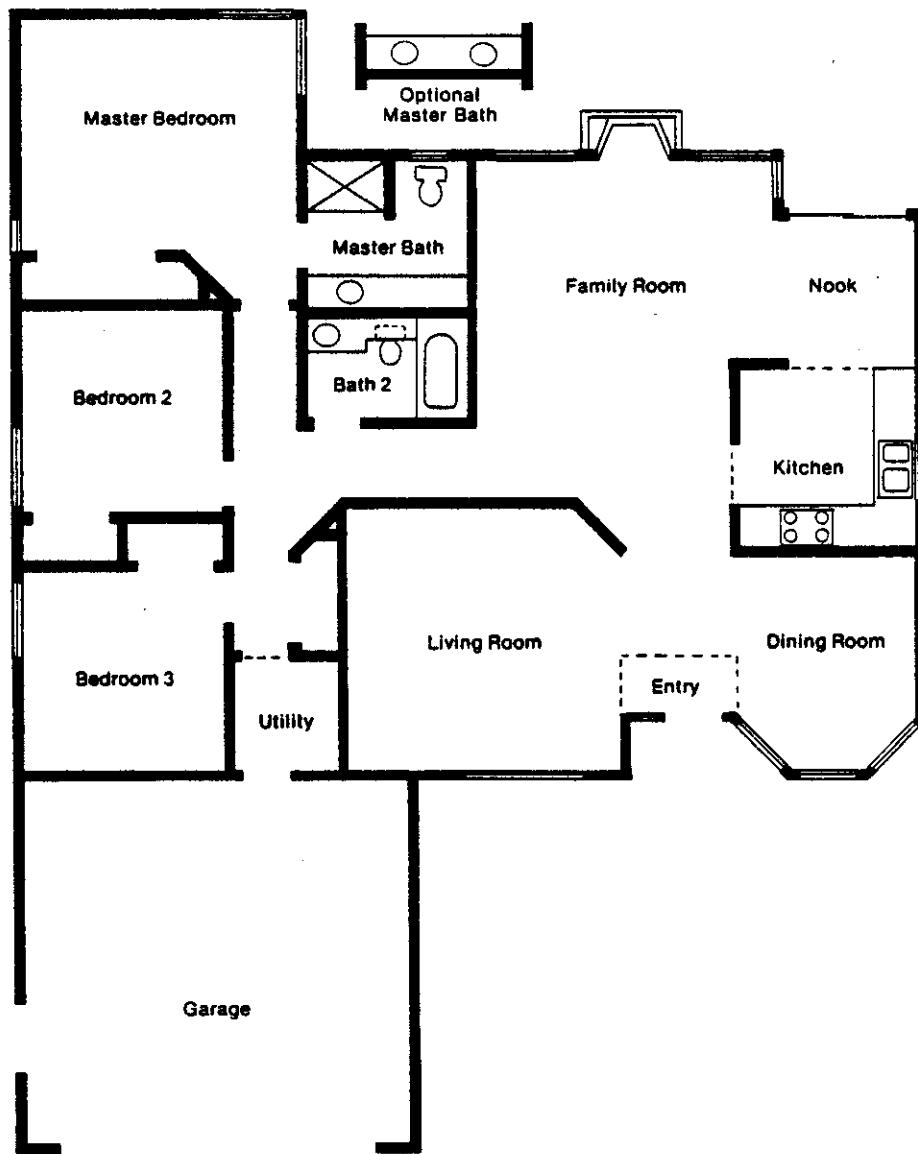


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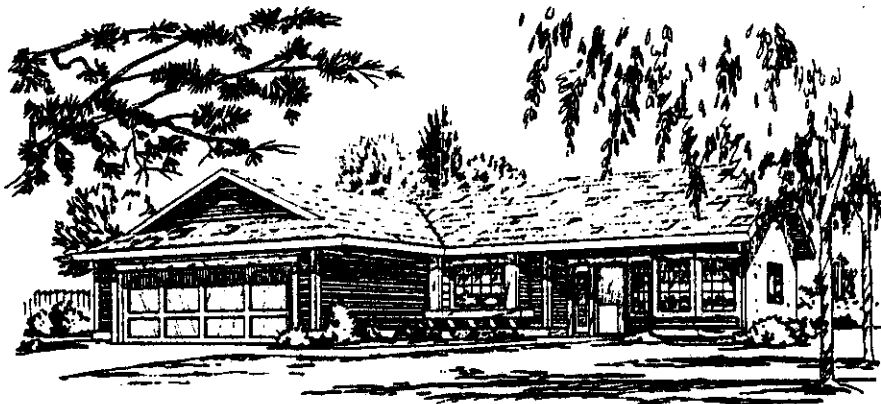
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PLAN 1450

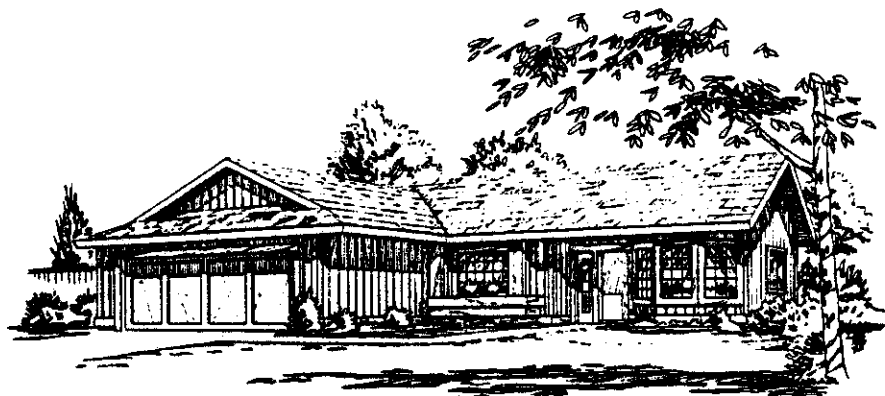




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EXHIBIT A
SITE PLAN

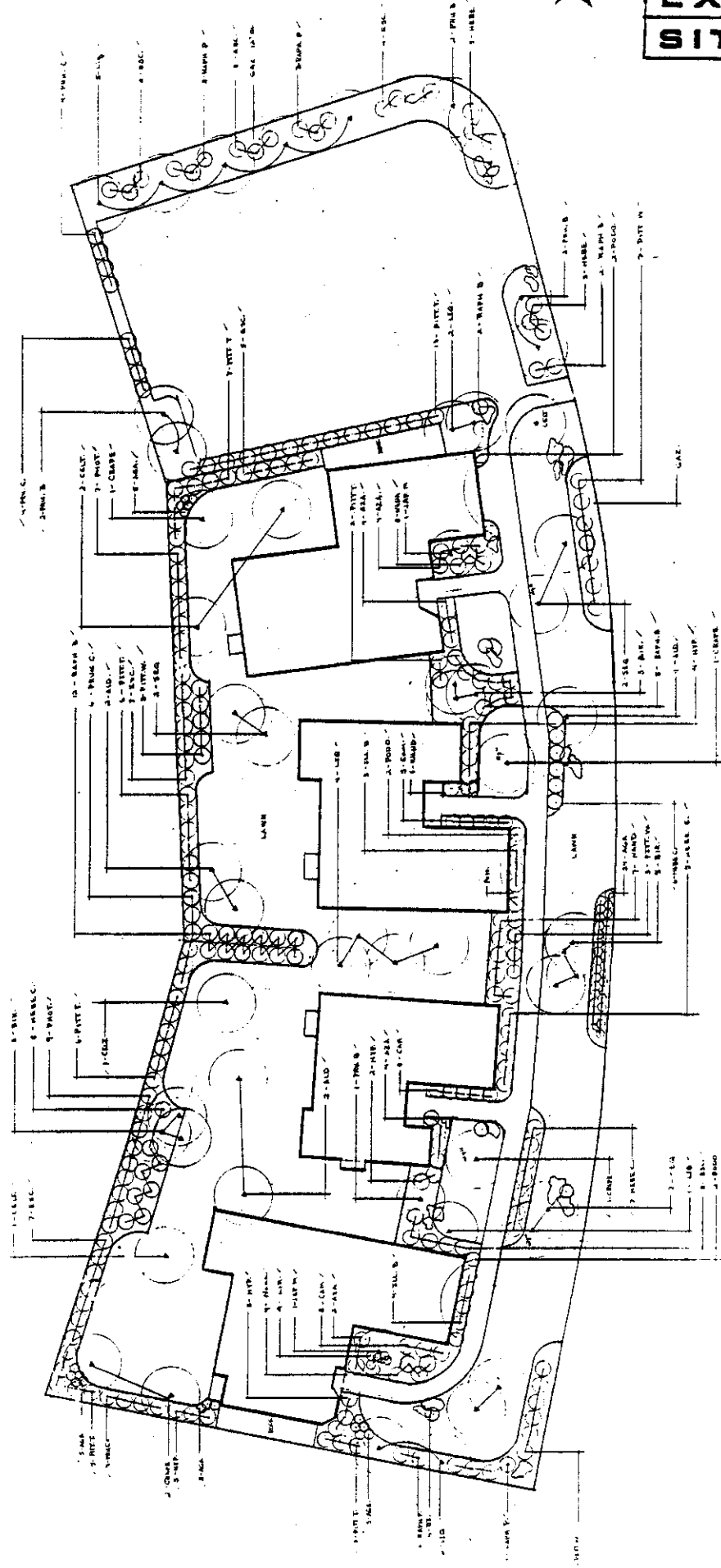
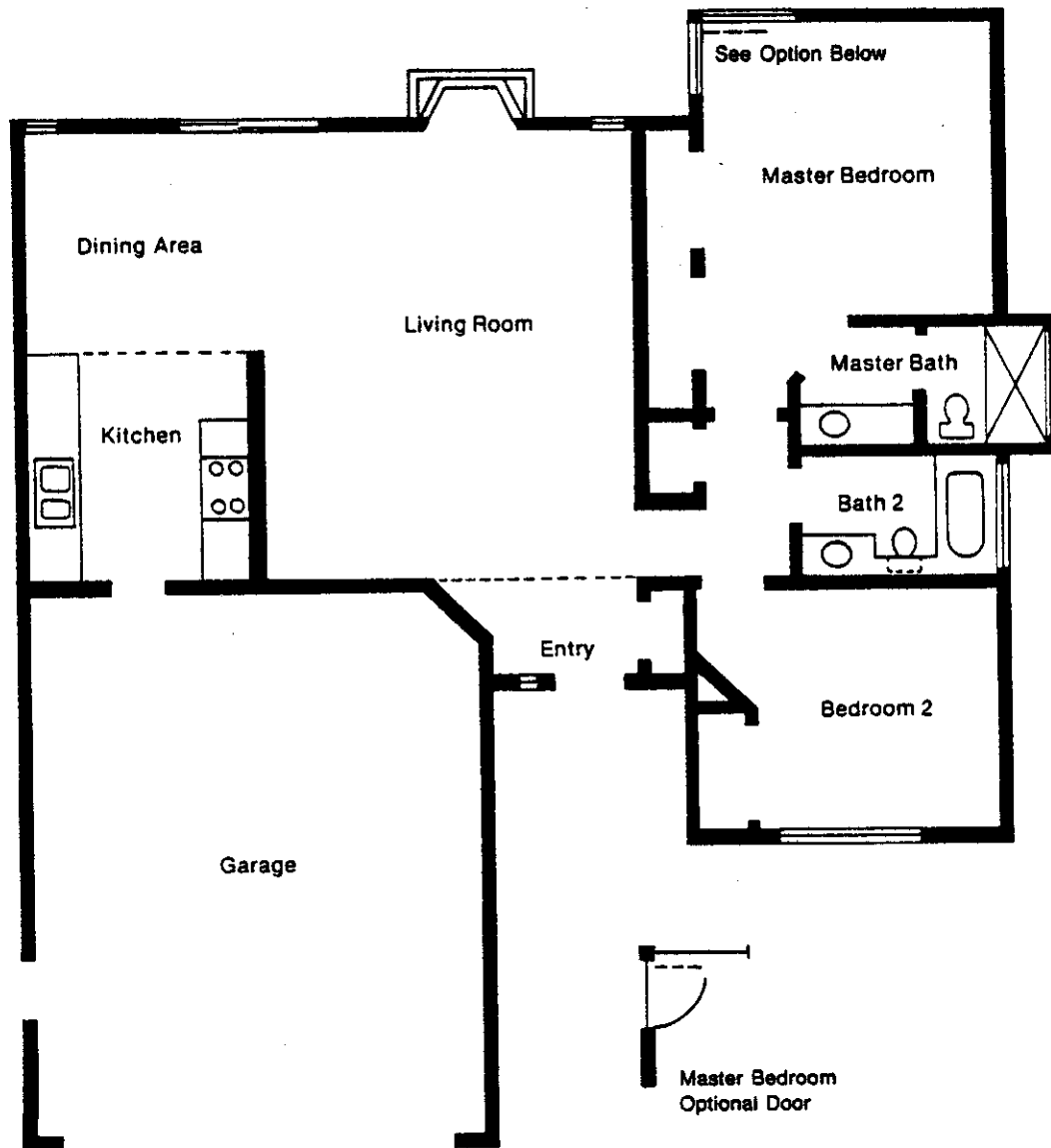
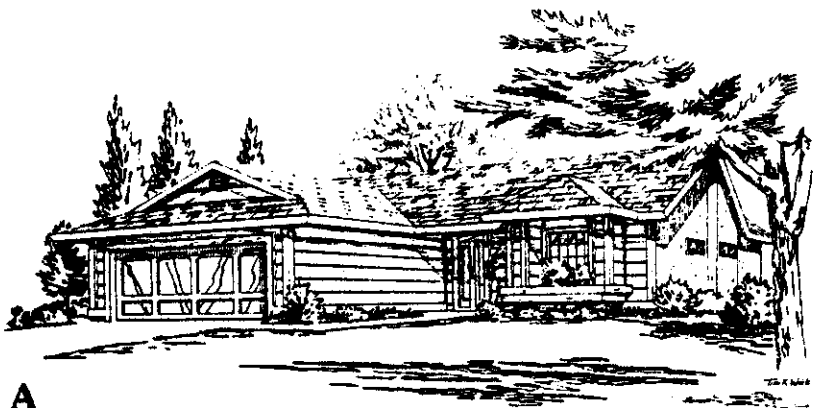


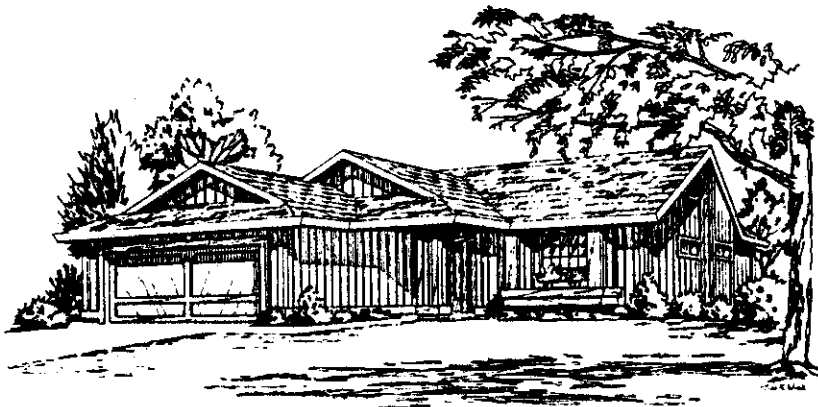
EXHIBIT B
FLOOR PLANS

PLAN 1000

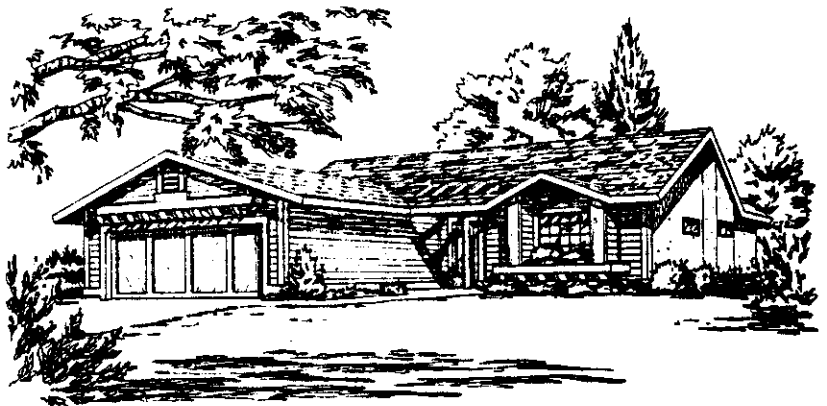




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