

PLANNING DIRECTOR'S SPECIAL PERMIT
1231 "I" STREET, SUITE #200, SACRAMENTO, CA 95814

APPLICANT Kent Baker & Associates, 7932 Sunset Ave., Ste. B, Fair Oaks, CA 95628
OWNER Kaufman & Broad, 1200 Melody Lane, Ste # 110, Roseville, CA 95678
PLANS BY Kaufman & Broad, 1200 Melody Lane, Ste # 110, Roseville, CA 95678
FILING DATE 07/10/90 ENVIR DET Negative Declaration REPORT BY DTH
ASSESSOR'S PCL. NO. 117-1050-001 through 006

- APPLICATION:**
- A. Planning Director's Special Permit to develop a four unit model home complex with a residential sales office and a temporary on-site parking lot;
 - B. Planning Director's Special Permit to allow a temporary on-site subdivision identification signs on 1.76± developed acres located in the Standard Single Family (R-1) zone.

LOCATION: Calvine Road, 500'± east of Franklin Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements in order to establish a model home complex with four models, a sales office, a temporary parking lot and an on-site subdivision identification sign in order to market a previously approved subdivision.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1986 South Sacramento Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Single Family; R-1
South:	Vacant; C-2R
East:	Vacant; R-1
West:	Vacant; R-2B(R)

Setbacks: Required Provided

Front:	25'	25'±
Side(Int):	5'	37'±
Side(St):	12-1/2'	25'±
Rear:	15'	20'±

Property Dimensions: Irregular
Property Area: 1.76± acres

Square Footage of Units	1,161 sq. ft. to 1,709 sq. ft.
Height of Units:	1 Story and 2 Story
Exterior Building Materials:	Hardboard Siding, Brick or Stone Veneer
Roof Materials:	Cedar Shake Shingles
Building Colors:	Earhtones
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

BACKGROUND INFORMATION: On September 1, 1988, the Planning Commission recommended approval of a tentative map for 227 single family lots in the Single Family (R-1) zone (P88-231). The City Council approved the tentative map on November 22, 1988.

PROJECT EVALUATION:

A. Land Use and Zoning

The subject site consists of a vacant lot totaling 1.76 \pm acres. The site is zoned Single Family Residential (R-1) and is surrounded on the north and east by single family (under construction) zoned Single Family (R-1), on the west by vacant land zoned Multi-Family Review (R-2B-R) and on the south by vacant land zoned General Commercial Review (C-2R). The subdivision consists of four different house plans ranging from 1,192 to 1,717 square feet and will consist of one story and two story designs.

B. Applicant's Proposal

The applicant is requesting a Planning Director's Special Permit to develop four model homes with a residential sales office, a temporary parking lot for the model home complex and an on-site subdivision identification sign in order to market a previously approved subdivision.

C. Staff Analysis

Building/Site Plan Design

The proposed subdivision consists of four different house plans. The subdivision will consist of three-one story and one-two story unit which range in size from 1,192 to 1,717 square feet. The proposed units will have two car garages. The models which are already constructed meet all of the minimum required building setbacks.

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Signage

The applicant is proposing an on-site subdivision identification sign, sales office identification sign, and eight unit identification signs. The applicant did not obtain a sign permit for the existing signs which do not conform with the City's Sign Ordinance and therefore, the applicant should obtain sign permits for the existing signage. Staff recommends that the applicant submit a detailed sign program for the model home complex for review prior to obtaining sign permits.

ENVIRONMENTAL REVIEW: The Environmental Coordinator has determined that the project will not have a significant impact on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends that the Planning Director take the following actions:

- A. Approve the Planning Director's Special Permit to develop a four unit model home complex with a residential sales office with an on-site parking lot, subject to conditions and based upon findings of fact which follow; and
- B. Approve the Planning Director's Special Permit to allow a temporary on-site subdivision identification signs, subject to conditions and based upon findings of fact which follow;

Conditions

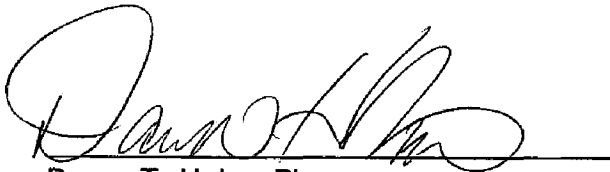
1. No subdivision flags or banners shall be placed around or near the model home complex. The banners which are existing need to be removed;
2. The garage of the model home, which is to be used as a sales office (Lot #2), shall be converted back to a garage use prior to final building inspection approval and sale;
3. The applicant shall submit a detailed sign program to staff for review and approval prior to obtaining sign permits;
4. This special permit for the four models and signage shall expire one year from the date of approval. The Planning Director may renew the permit for an additional year upon receipt of an application submitted at least 30 days prior to expiration;
5. The existing trellis/patio cover which is located in the front yard setback in front of the sales office shall be removed prior to final building inspection approval and sale; and
6. The existing parking lot shall be removed prior to final building inspection approval of Plan #1 which is located on Lot #2.

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Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed office and sign will assist in marketing a previously approved residential subdivision.
2. The project, as conditioned, will not be detrimental to public health, safety or welfare in that adequate setbacks and parking are provided.
3. The model home complex and subdivision identification signs, as conditioned, are a residential use consistent with the City's General Plan and the 1986 South Sacramento Community Plan in that the proposed residential sales office and subdivision identification sign conform with the plan designation.

REPORT PREPARED BY:



Dawn T. Holm, Planner

11-14-90
Date

REPORT APPROVED BY:

for 
Marty Van Duyn, Planning Director

Date 11-15-90



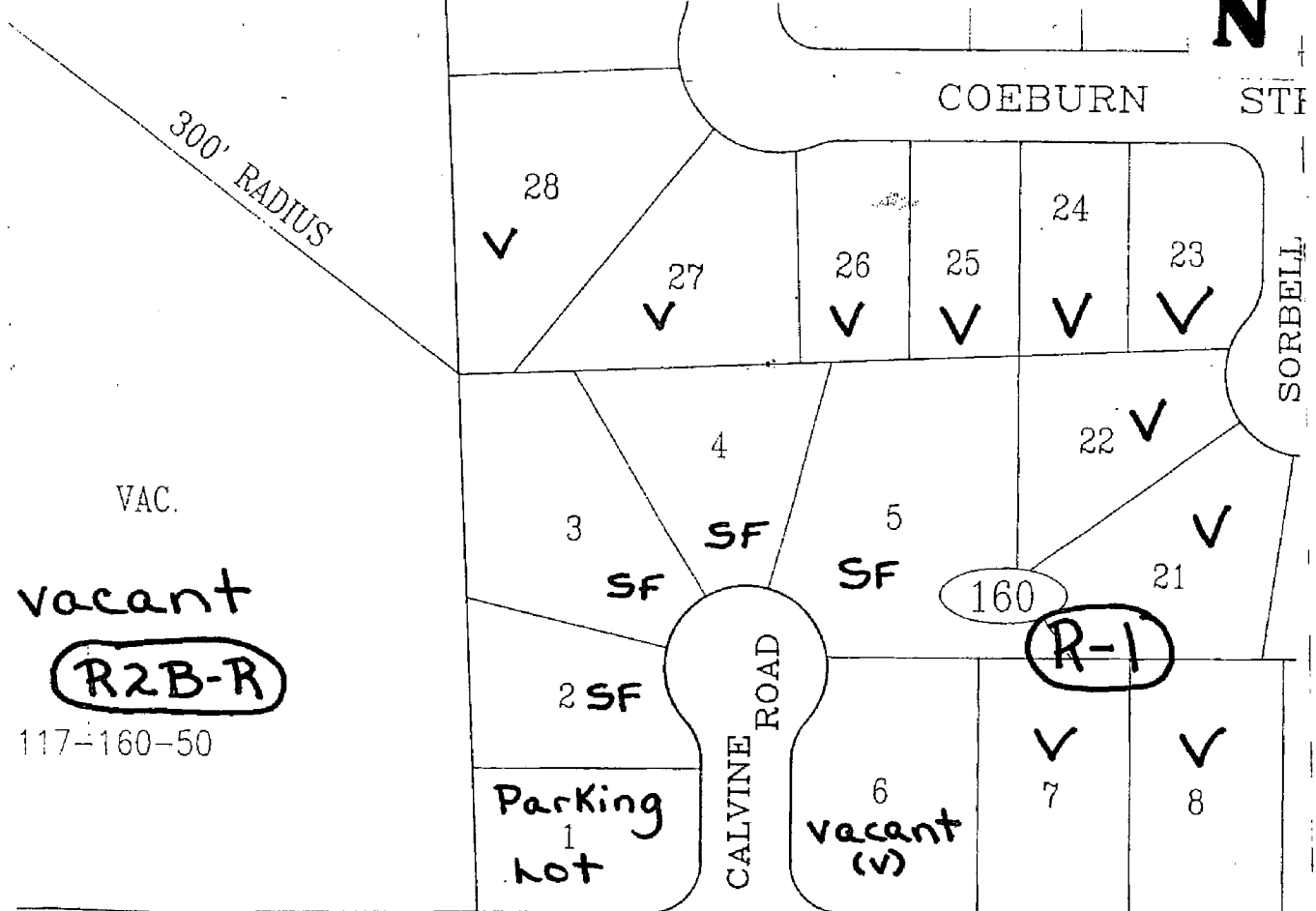
VICINITY MAP

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000303



COEBURN ST



VAC.
 vacant
 (R2B-R)

117-160-50

160
 (R-1)

CALVINE ROAD

Vacant

VAC. (C-2R)

117-160-28

LAND USE & ZONING MAP

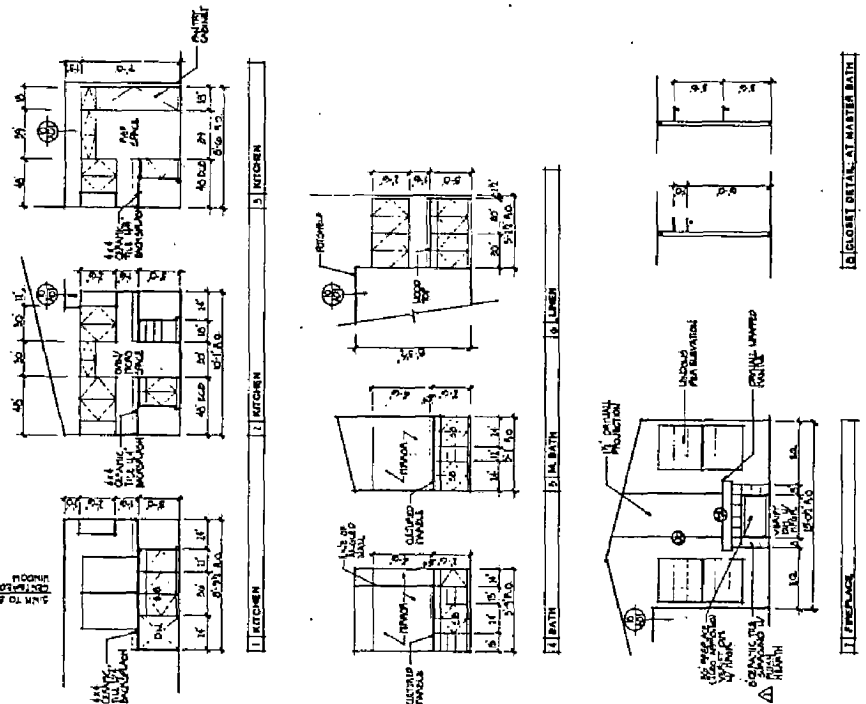
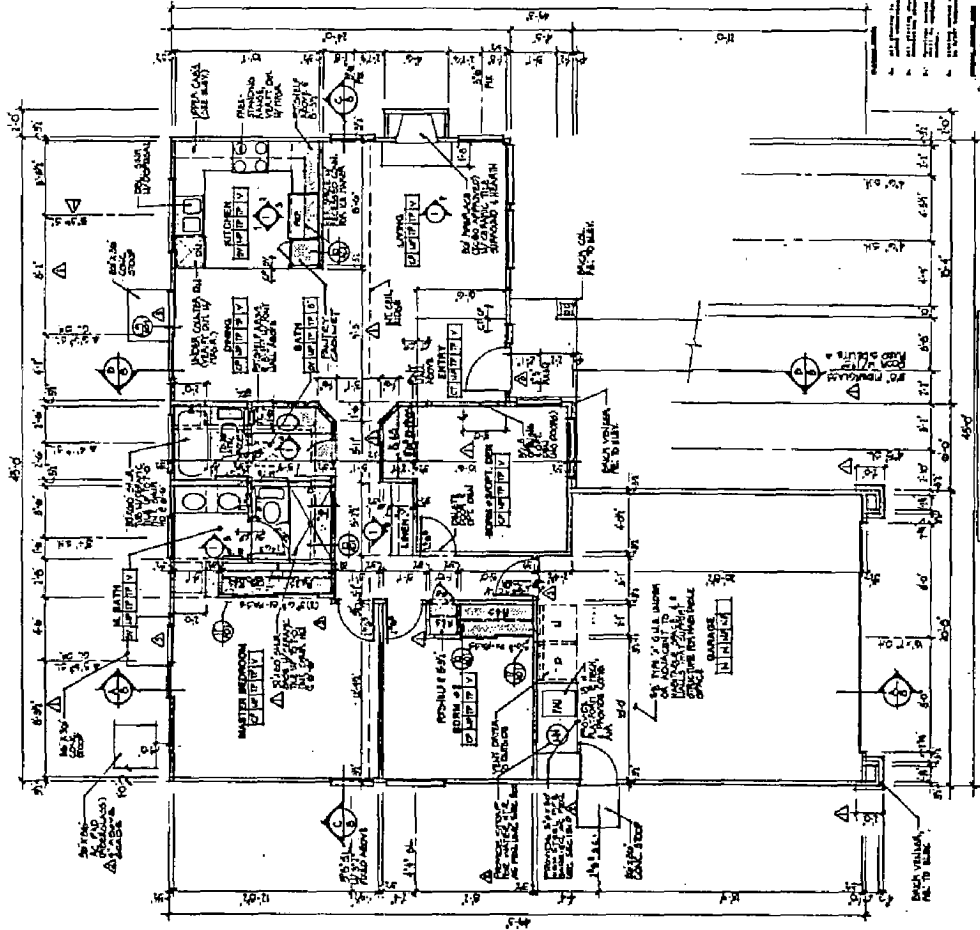
**EXHIBIT - B
FLOOR PLANS**

PROJECT: **1**

DATE: 11-28-90
REVISIONS: 1-1, 1-2, 1-3, 1-4

PLANS: **1**

SHEET: **1**



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EXHIBIT - C FLOOR PLANS

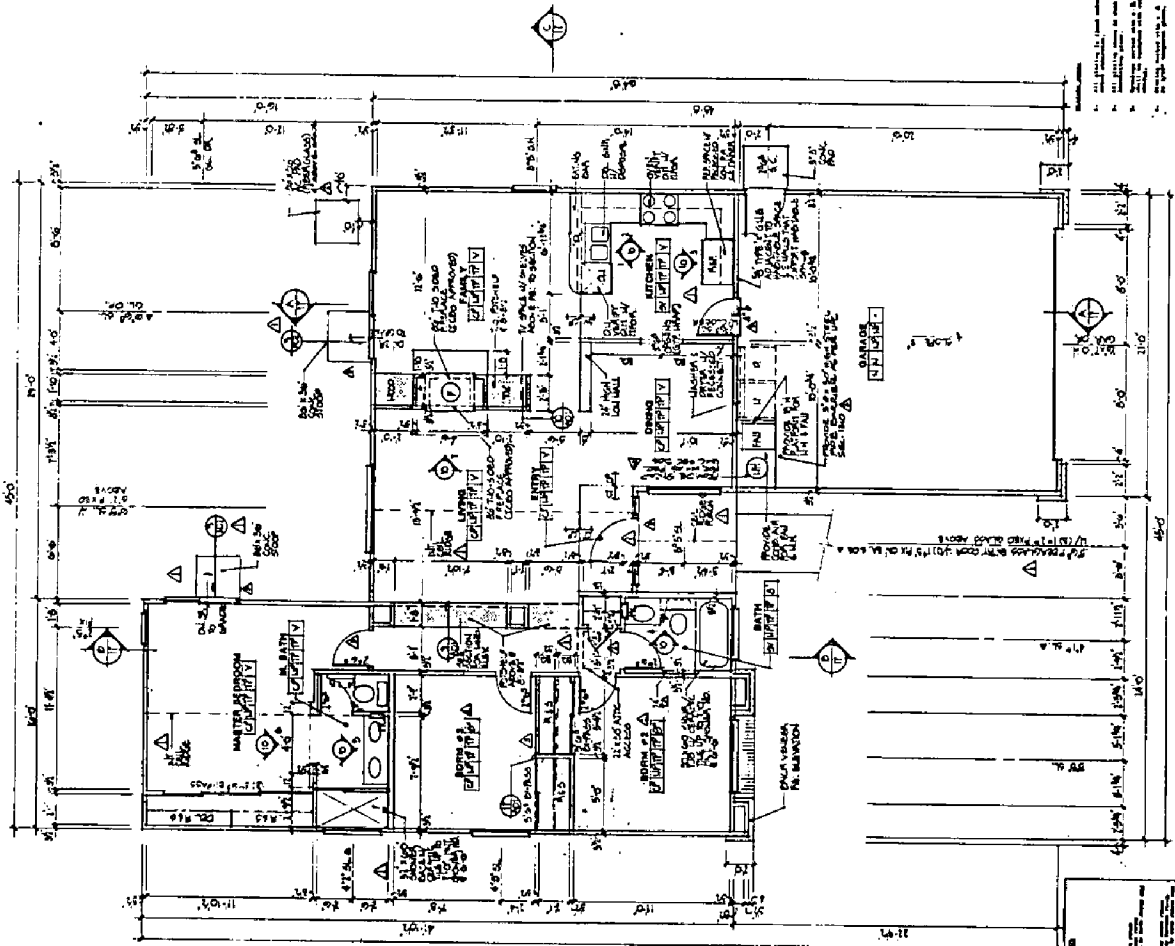
PROJECT:

DATE: 11-15-90
REVISIONS:
1. 11-15-90
2. 11-15-90

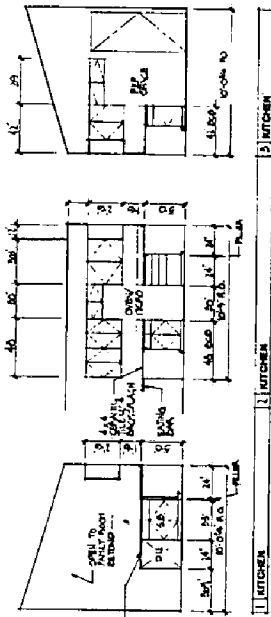
PLAN: 2

SHEET: 10

HOUSE FOOTAGE
1,000 SQ. FT. (1,011)
GARAGE: 710

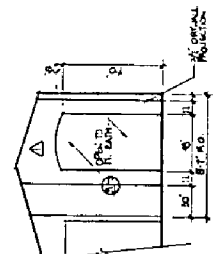


FLOOR PLAN

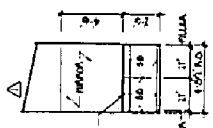


1 KITCHEN

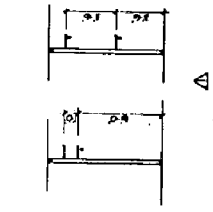
2 KITCHEN



3 MASTER BEDROOM



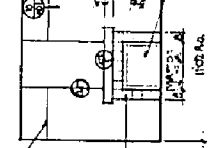
4 BATH



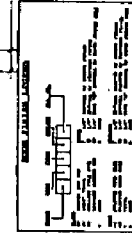
5 BEDROOM



6 BEDROOM



7 PORCH



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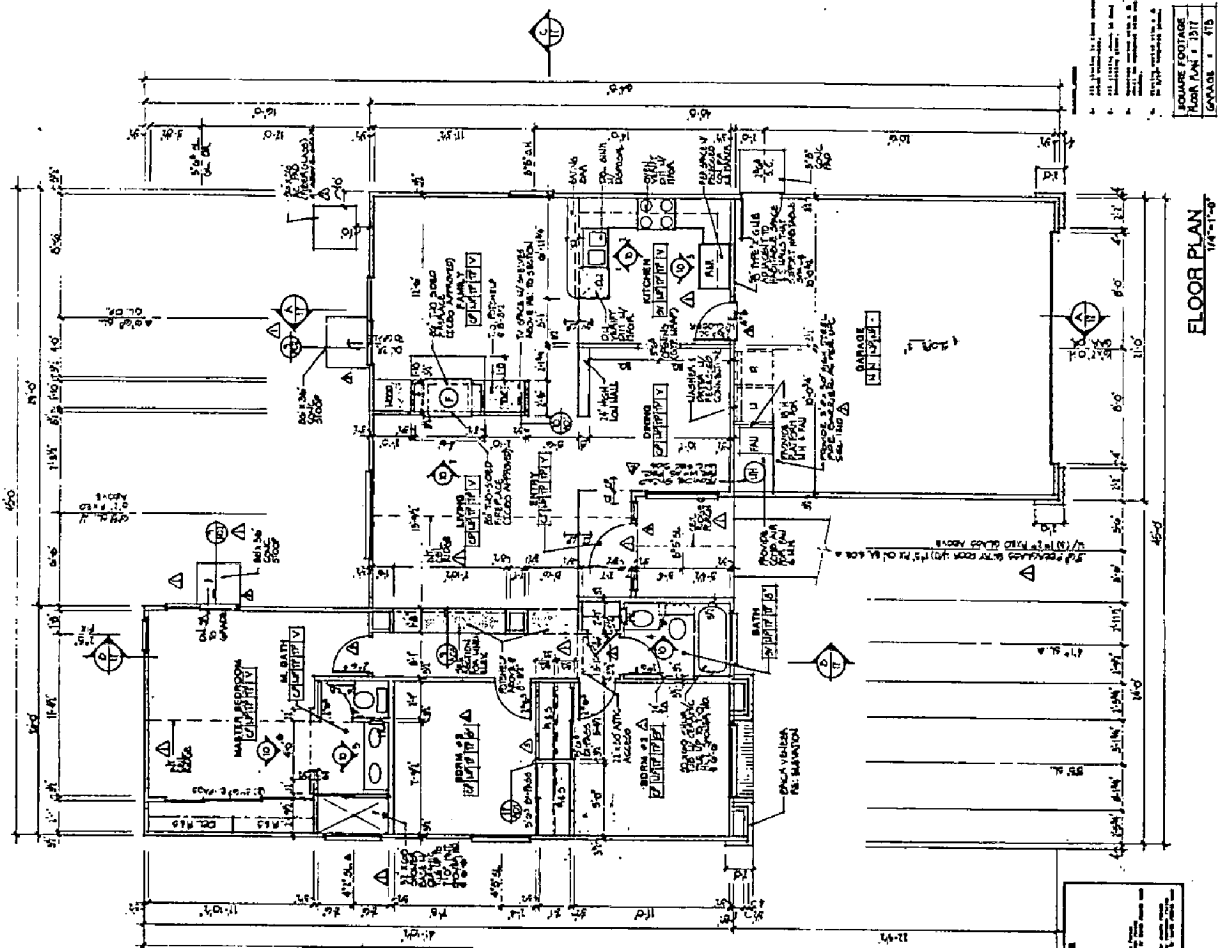
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PROJECT:

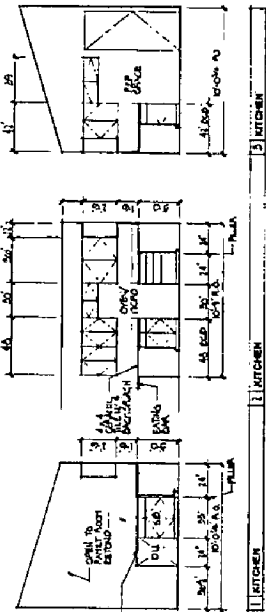
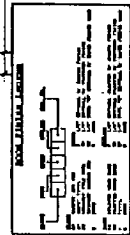
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REVISIONS: 2-1-10
1-4-10

PLAN: 2

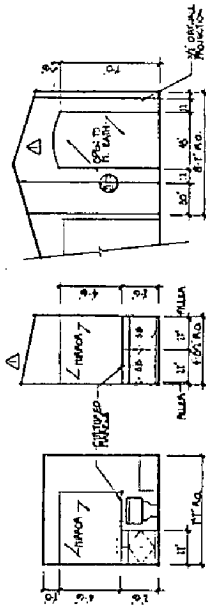
SHEET: OF 10



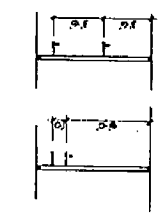
FLOOR PLAN
12-11-20



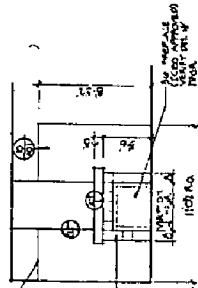
1 KITCHEN



2 BATH

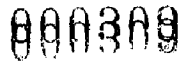


3 BEDROOM



4 FIREPLACE

5 DETAIL AT BATH TUB



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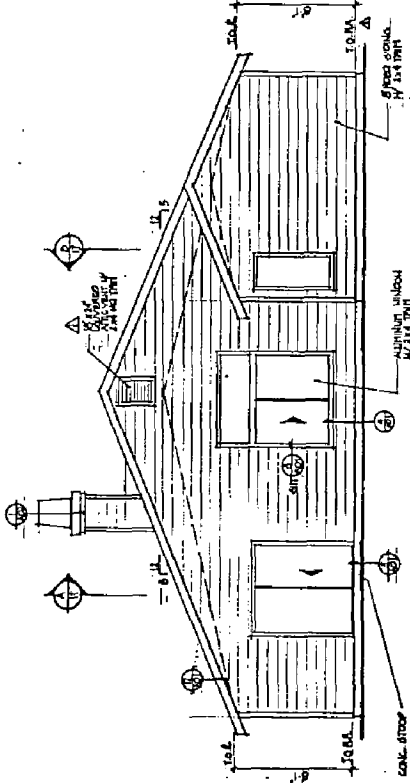
EXHIBIT - C ELEVATIONS

PROJECT:

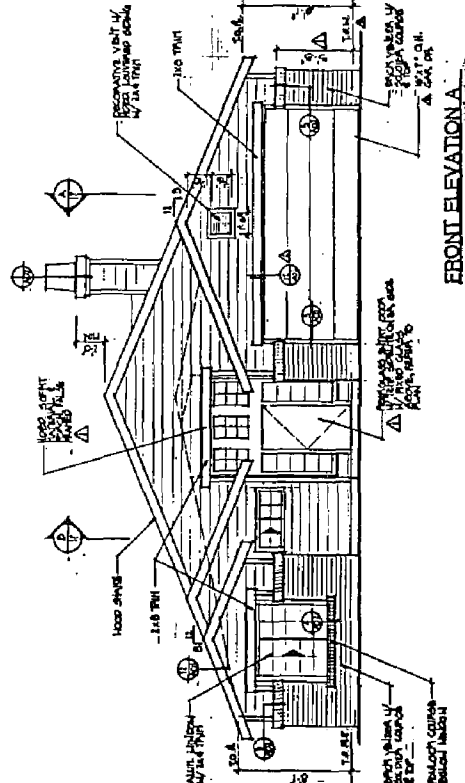
DATE: 9-12-70
REVISIONS: A-1, 1-10

PLANT: 2

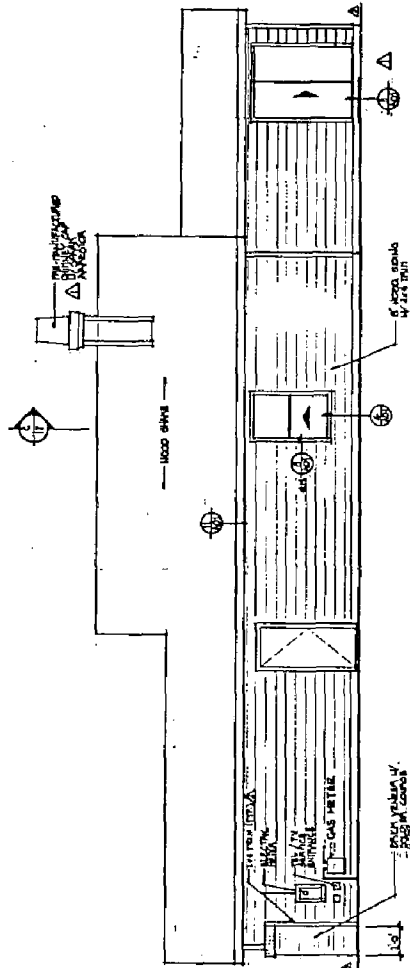
SHEET: 14 OF 14



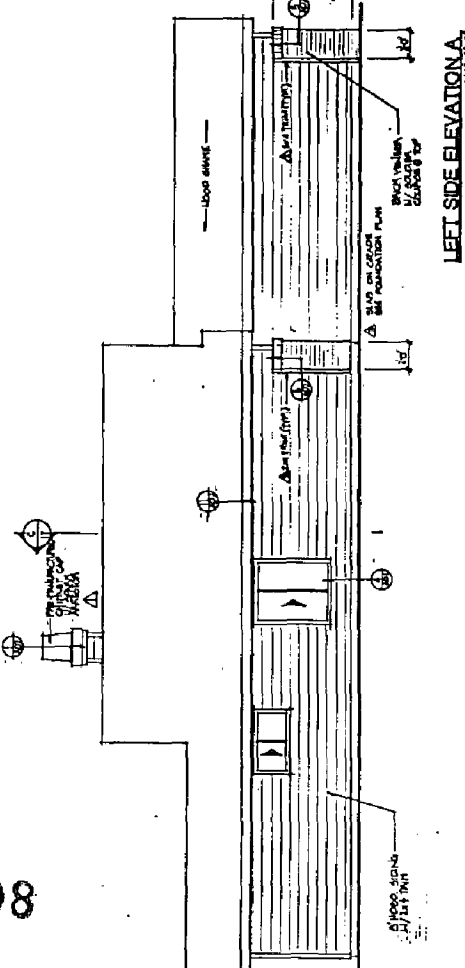
REAR ELEVATION A



FRONT ELEVATION A



RIGHT SIDE ELEVATION A



LEFT SIDE ELEVATION A

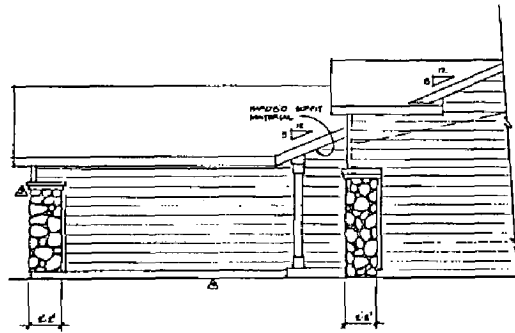
000308

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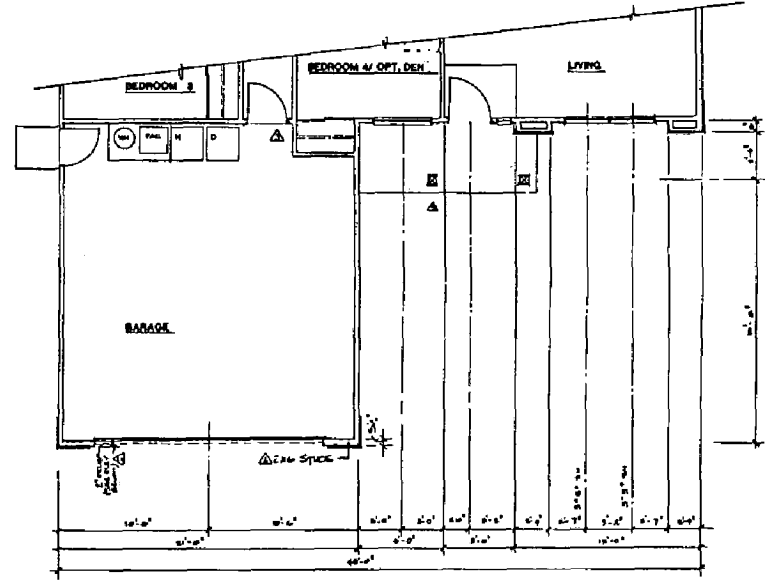
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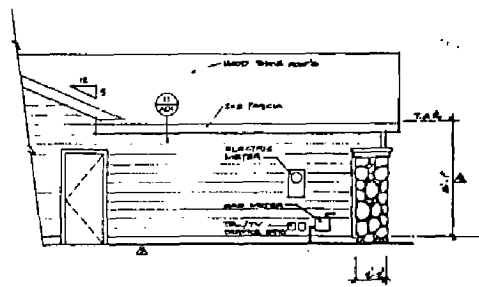
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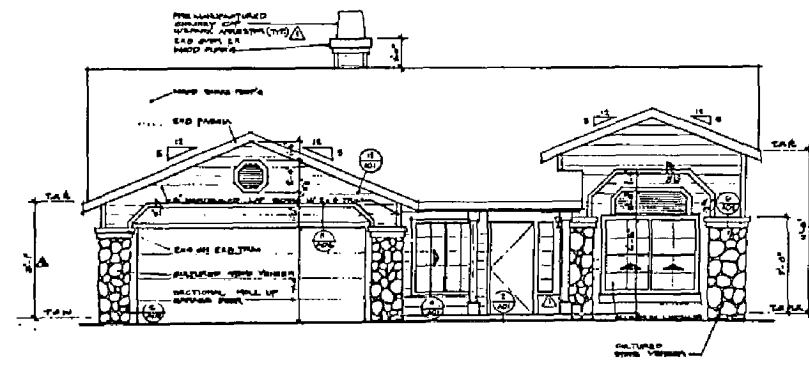
PARTIAL RIGHT SIDE ELEVATION B
1/4"=1'-0"



PARTIAL FLOOR PLAN ELEV. B
1/8"=1'-0"
Refer to corresponding floor plan for complete information and requirements.



PARTIAL LEFT SIDE ELEVATION B
1/4"=1'-0"



FRONT ELEVATION B
1/4"=1'-0"



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EXHIBIT - D
ELEVATIONS

PROJECT:

DATE: 12/12/11
REVISIONS: 1-1-12
2-1-12
3-1-12
4-1-12

PLAN: 3

SHEET: 24
OF:

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EXHIBIT D FLOOR PLANS

PROJECT:

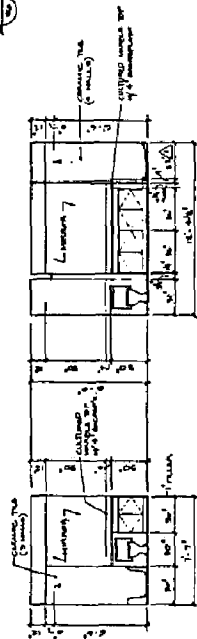
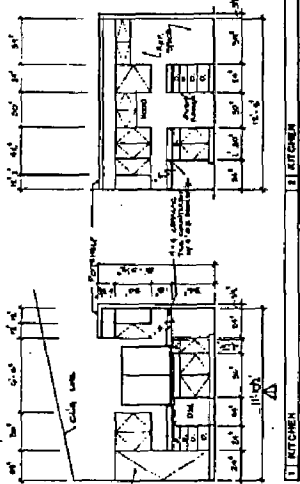
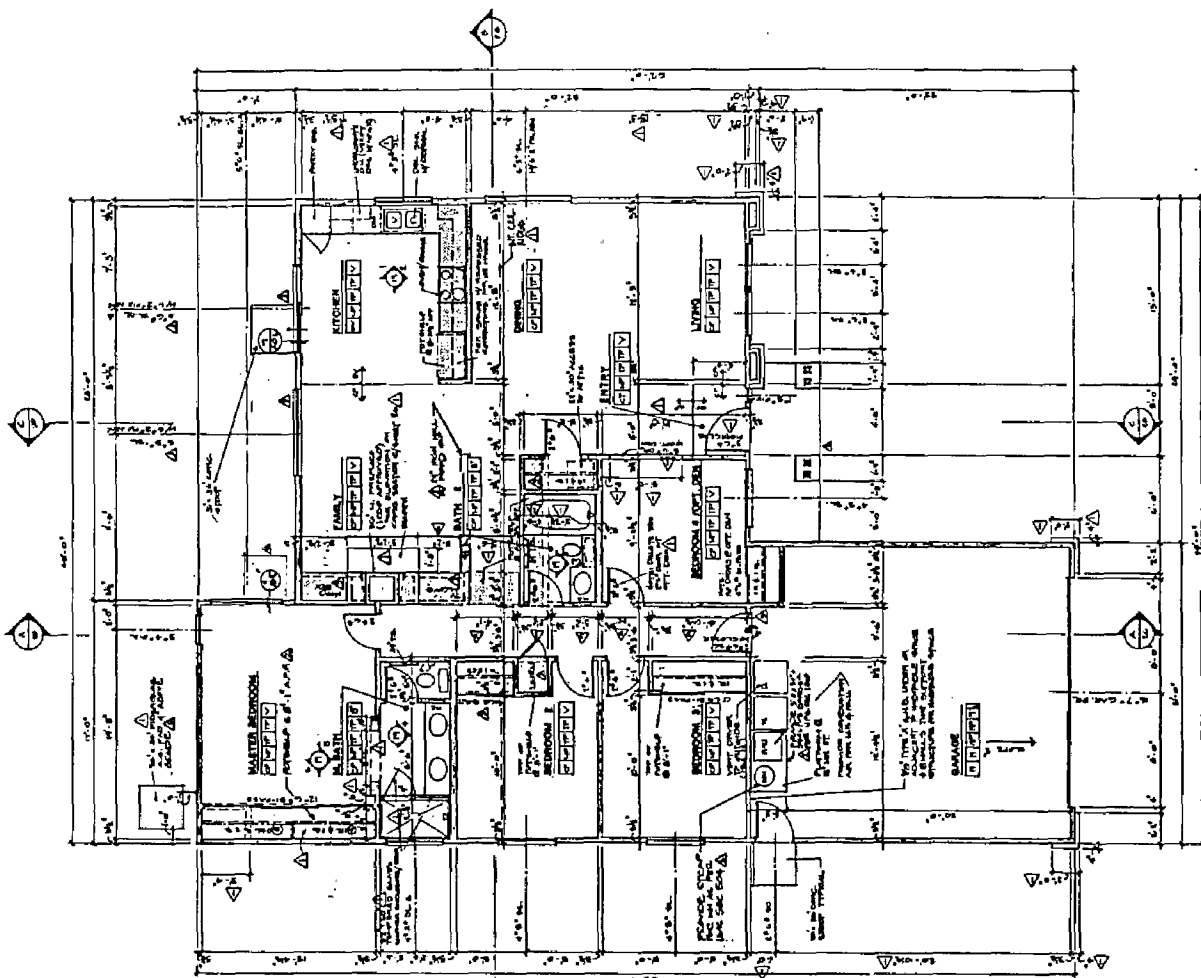
DATE: 11/22/04
REVISIONS:

PLAN: 3

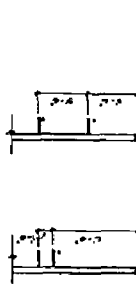
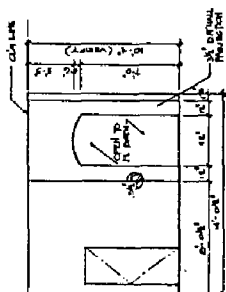
SHEET: 18
OF: 18

SCALE: FOOTING
PLAN: 1/8" = 1'-0"
SECTION: 1/4" = 1'-0"

FLOOR PLAN

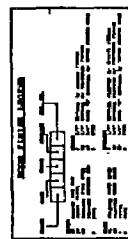


INTERIOR ELEVATIONS



NOTES:

1. ALL FINISHES TO BE AS SHOWN ON THE ARCHITECTURAL SPECIFICATIONS.
2. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUFACTURER'S INSTRUCTIONS.



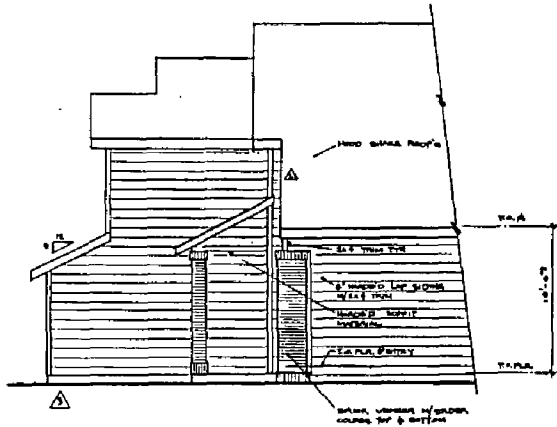
000311

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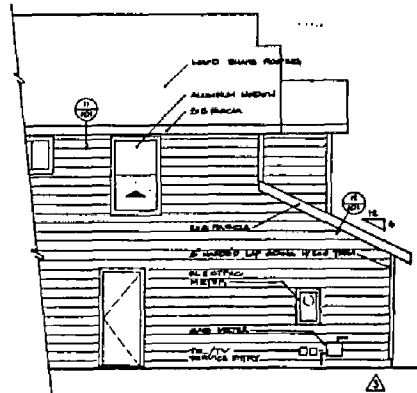
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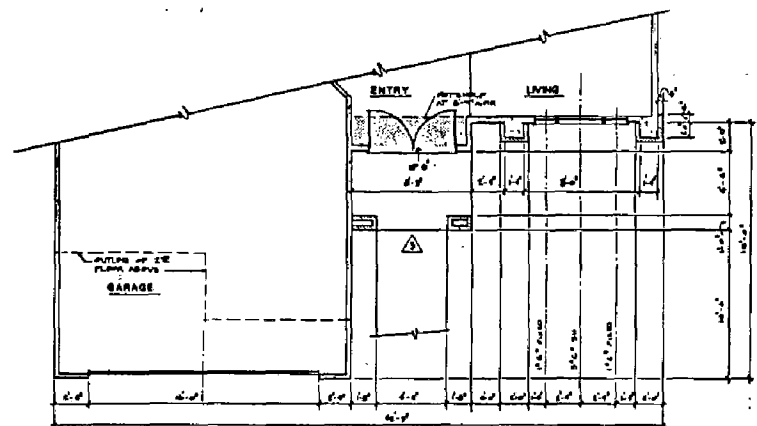
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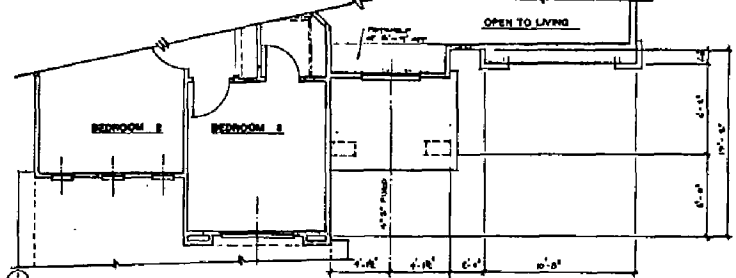
PARTIAL RIGHT SIDE ELEV. C
1/4"=1'-0"



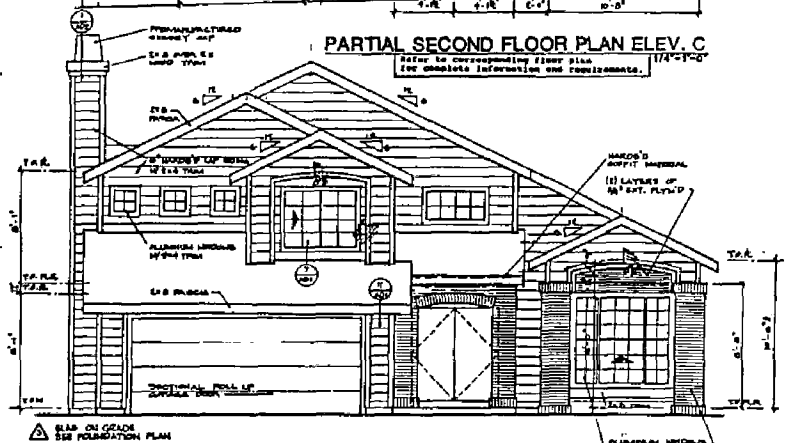
PARTIAL LEFT SIDE ELEV. C
1/4"=1'-0"



PARTIAL FIRST FLOOR PLAN ELEV. C
1/4"=1'-0"



PARTIAL SECOND FLOOR PLAN ELEV. C
1/4"=1'-0"



FRONT ELEVATION C
1/4"=1'-0"



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EXHIBIT - E
ELEVATIONS

DATE: 11/21/89
REVISIONS: 1, 2, 3

PLAN: 4

SHEET: 34
OF: 34

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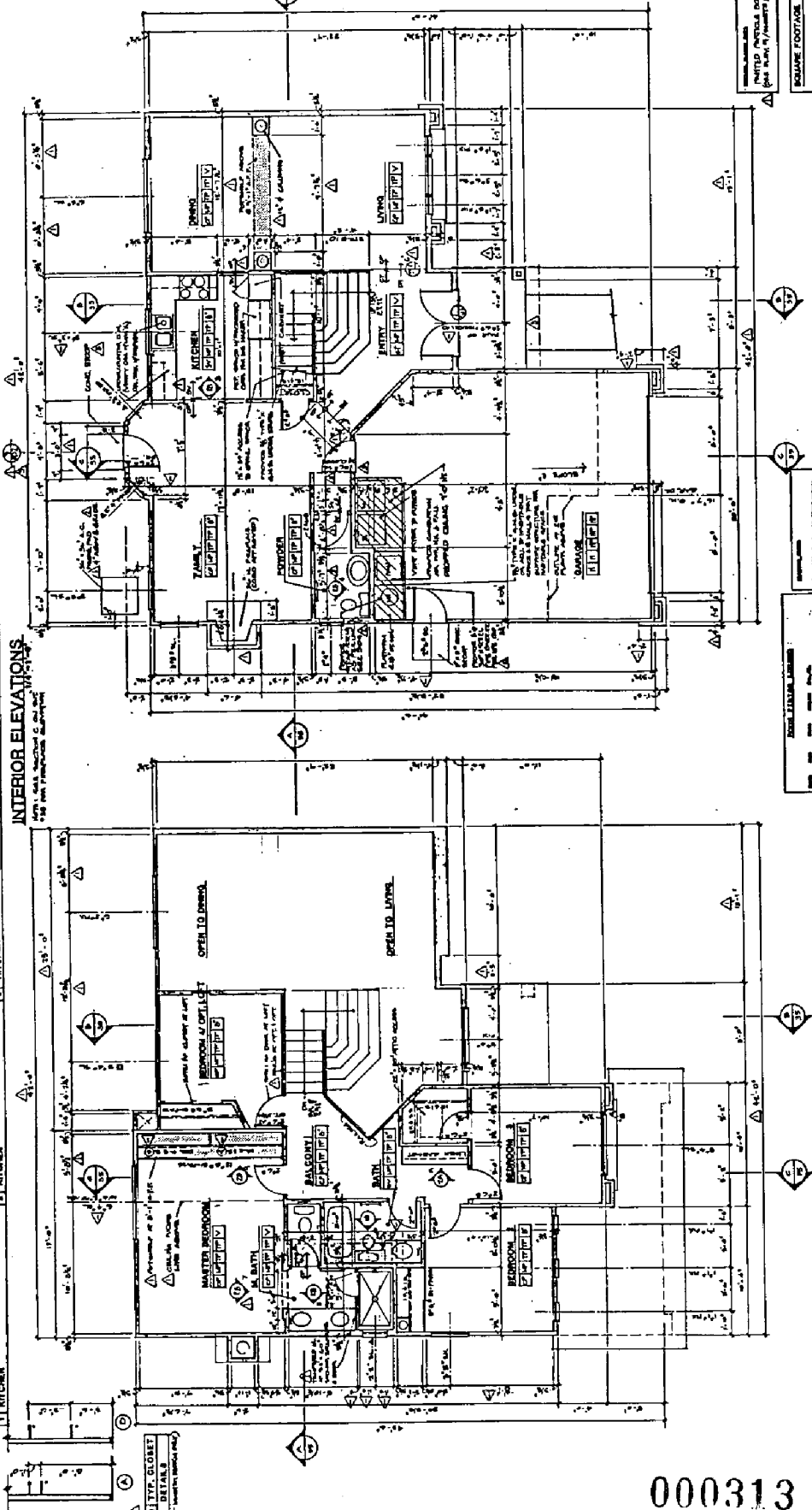
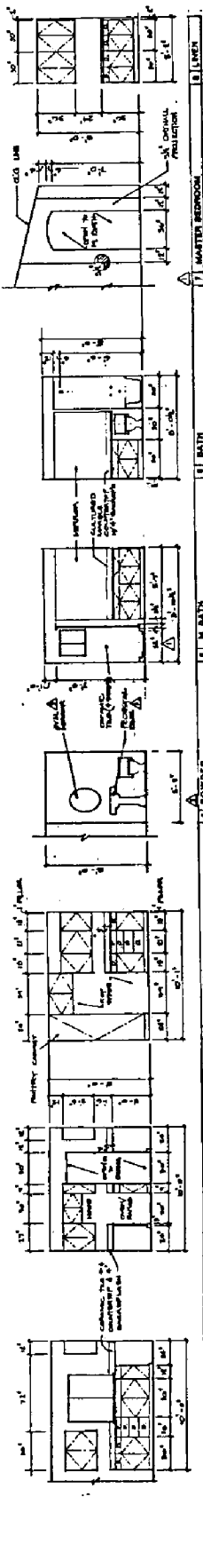
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EXHIBIT - E FLOOR PLANS

DATE: 11/23/04
REVISIONS: 4

PLAN: 4

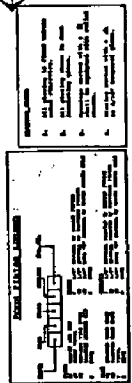
SHEET: 28
OF: 479



FINISHED INTERIOR SURFACE AREA (SEE ARCHITECTURAL SPECIFICATIONS)

FIRST FLOOR	4113
SECOND FLOOR	1770
TOTAL	5883

SQUARE FOOTAGE



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