

APPLICANT Calton Homes, 6130 Freeport Blvd., Suite 200, Sacramento, CA 95822  
 OWNER Calton Homes, 6130 Freeport Blvd., Suite 200, Sacramento, CA 95822  
 PLANS BY Albiani Drafting Service, 7013 Havenhurst Dr., Sacramento, CA  
 FILING DATE 8/3/89 ENVIRONMENTAL DETERMINATION Exempt, Section 15303(a) REPORT BY CAS  
 ASSESSOR'S PARCEL NUMBER 117-0011-047

APPLICATION: Planning Director's Special Permit to develop a three unit model home complex with a residential sales office.

LOCATON: 4821 Villa Royale Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop a model home complex with a temporary sales office on 0.43 + acres in the Single Family Alternative (R-1A) zone.

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: Single-Family Alternative, (R-1A)  
 Existing Land Use of Site: Single Family under construction and vacant

Surrounding Land Use and Zoning:		Setbacks:	Required	Provided
North:	Residential, R-1	Front:	25'	25'+
South:	Vacant, R-1A	Side(Int):	5'	5'+
East:	Vacant, R-1A	Side(St):	12 1/2'	12 1/2'+
West:	Vacant, R-1A	Rear:	15'	15'+

Property Dimensions: Irregular  
 Property Area: 0.43 + acres  
 Square Footage of Building: 1200-1775 sq ft  
 Height of Building: Single story and two story  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing  
 Exterior Building Materials: Stucco  
 Roof Material: Tile

BACKGROUND INFORMATION: On February 9, 1989, the Planning Commission recommended approval of a tentative map and special permit for 73 single family petite lots in the Single-Family Alternative (R-1A) zone (P88-471). The City Council approved the tentative map on July 3, 1989.

PROJECT EVALUATION:

A. The applicant is requesting a Special Permit to build a model home sales office at 4821 Villa Royale Way in order to sell 73 units of single family homes. The applicant intends to <sup>construct</sup> ~~prepare~~ three homes <sup>as models</sup> ~~for exhibit~~ and use the fourth unit site for parking (See Exhibit A). The subject site is zoned Single Family Alternative (R-1A) which allows the proposed use. The applicant plans to locate the temporary sales office in the garage of one of the units.

*signs should be set back a min. 25 feet. 1 See Jeanne or Dawn on this*

B. The applicant has proposed four signs for the model home complex. Two 4' x 5' wooden monument signs at the entrance to the parking lot, one 4' x 5' wooden monument sign at the corner of Camino Royale Way and Villa Royale Way, and one 3' x 5' wooden sales office sign near the entrance to the sales office (see Exhibit A). \* All signs shall be setback a minimum of <sup>20</sup>10' from the public right-of-way and shall be no taller than 8'.

*the applicant shall ✓*

*parking stall size +*

C. The applicant has proposed using the fourth lot as a temporary parking lot. The parking, as proposed, does not meet maneuvering area requirements. Since off-street parking is not required for the project, either enlarge the lot to provide <sup>acceptable</sup>26' of maneuvering area, change the parking configuration to provide fewer acceptable spaces, or delete the off-street parking from the proposal.

D. On Exhibit A, the corner lot shows an 11' street side setback instead of the required 12 1/2'. This setback resulted in an error in the site plan (Exhibit A). Plan 117 is shown on Exhibit A in reverse to the approved subdivision map (P88-471). The street side setback is 14' as shown on Exhibit B.

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

RECOMMENDATION: Staff recommends approval of the Planning Director's Special Permit subject to the conditions and based upon the findings of fact which follow:

Conditions

1. The garage of the model home used as a sales office shall be converted back to a garage use prior to final building inspection.
2. Signs must meet the requirements for Subdivision Development signs in the Sign Ordinance, specifically:
  - a. signs shall be no taller than 8 feet, and
  - b. signs shall be set back <sup>20</sup>10 feet from each street or driveway,
  - c. total sign area.
3. Off-street parking must meet the requirements in the Zoning Ordinance or be deleted from the proposal.
4. No subdivision flags or banners shall be placed around or near the model home complex.
5. This Special Permit 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.

*shouldn't this be 25 feet?*

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed sales office will assist in marketing a previously approved residential subdivision.
2. The project will not be detrimental to the public safety and welfare, nor

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\* The sign, as proposed, exceed the 32' total sign area regt. for sub-div. on-site sign. Two signs shall be allowed - 1 at corner, 1 at pkg lot ent.

result in a public nuisance in that:

- a. adequate parking and landscaping is provided, and
  - b. the buildings are compatible with the surrounding residences.
3. The project is consistent with the General Plan which designates the site as Low Density Residential.

Report Prepared By:

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Carol Shearly, Junior Planner

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Date

Recommendation Approved By:

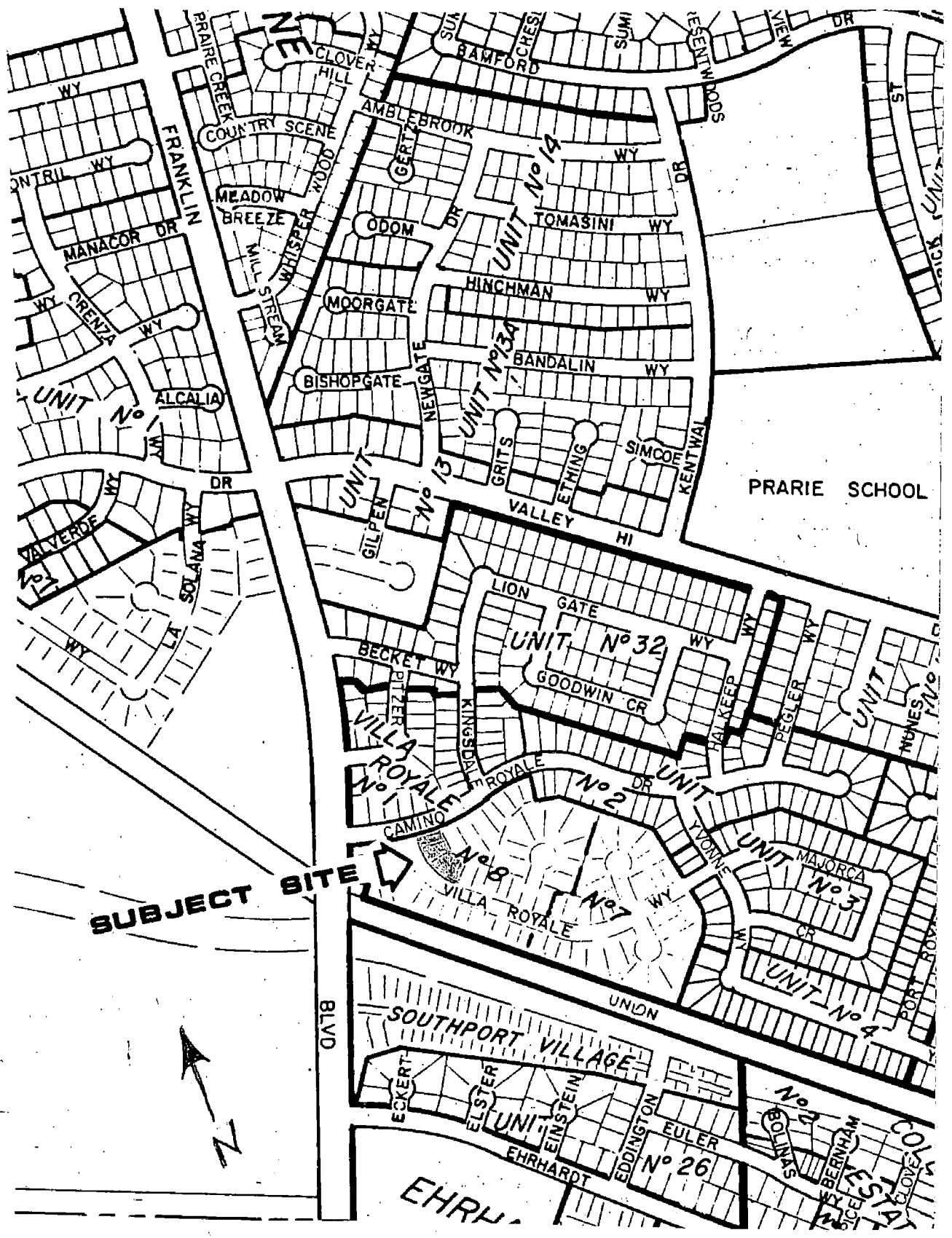
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Marty Van Duyn, Planning Director

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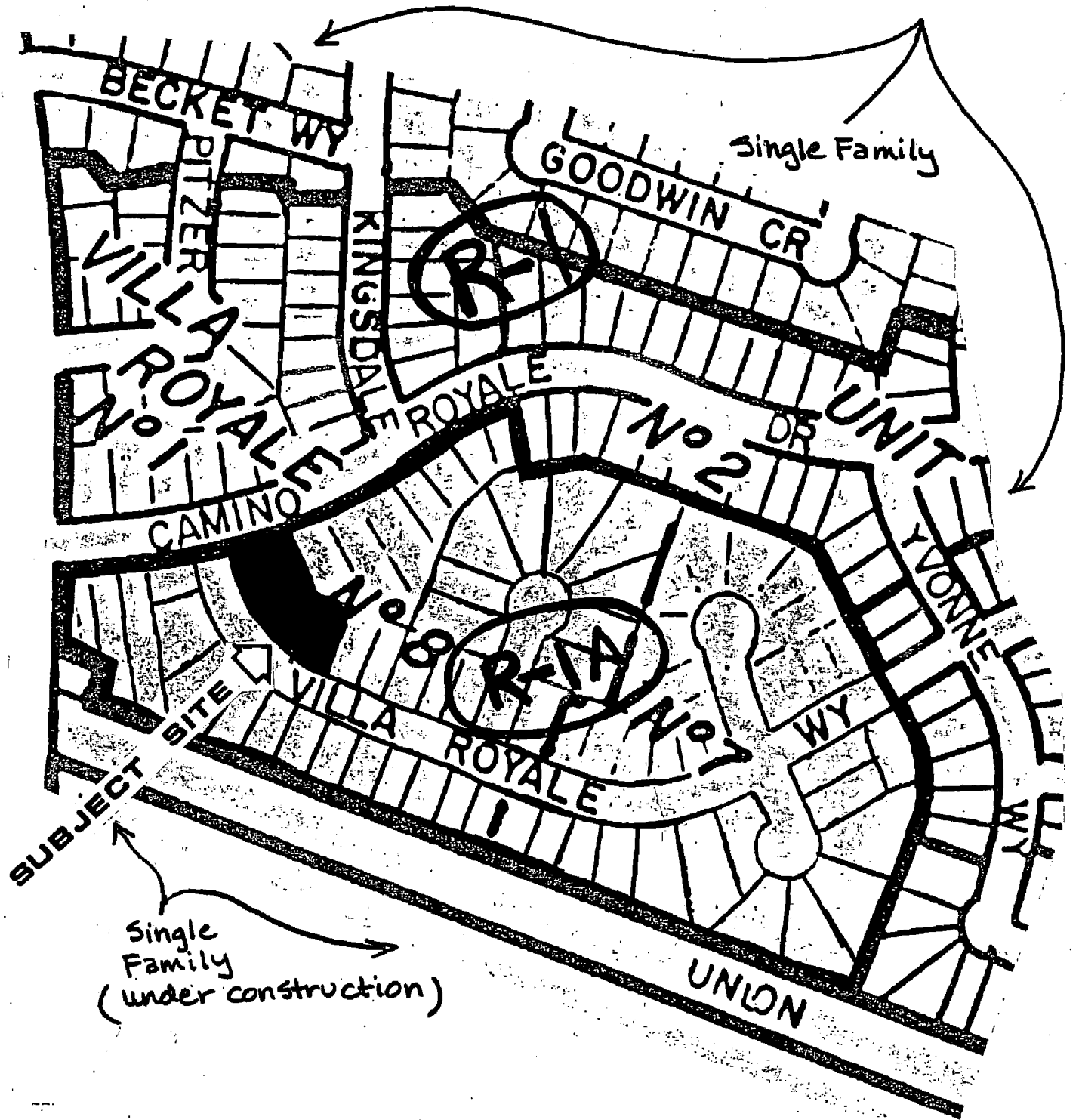
Date

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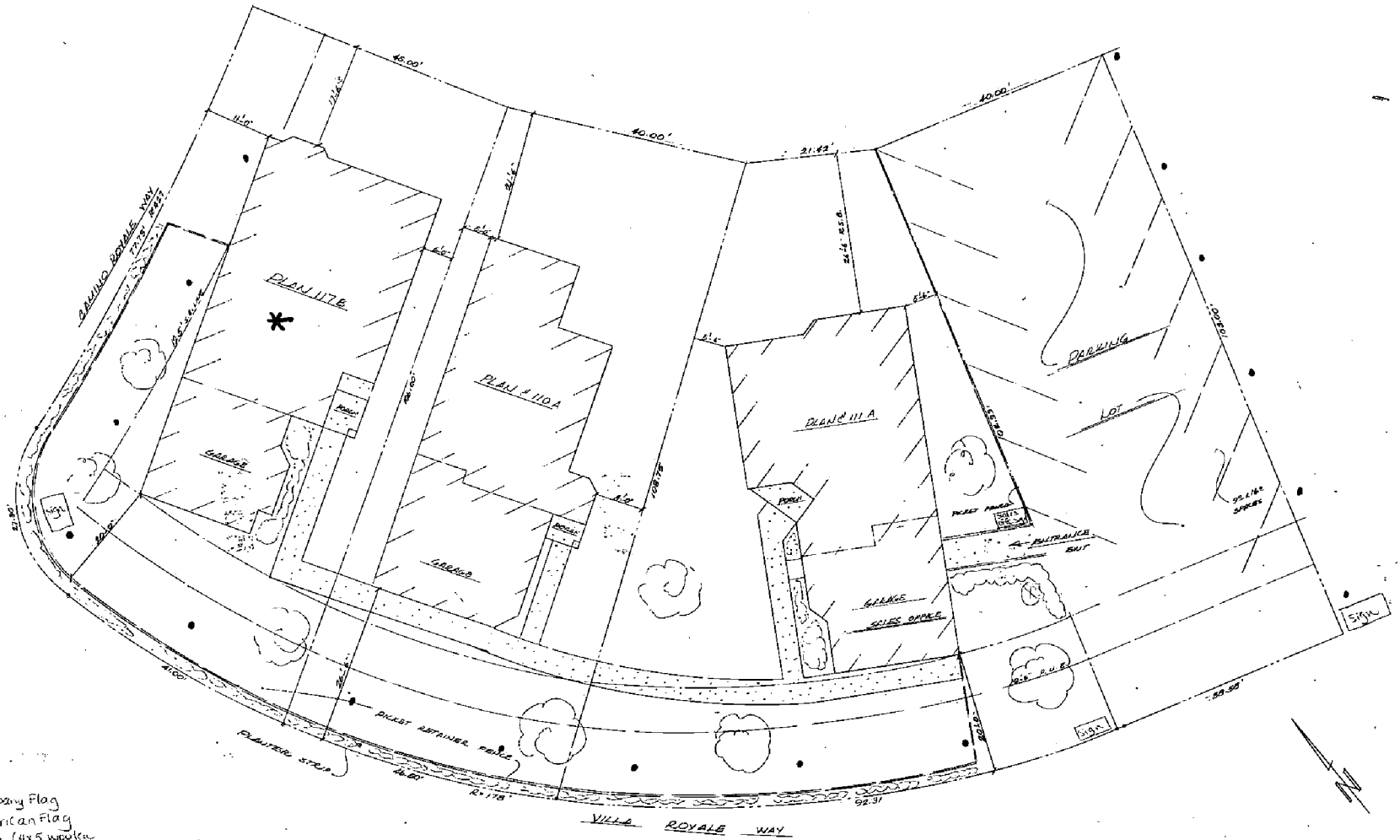
VICINITY MAP

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LAND USE & ZONING MAP

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- Company Flag
- ⊗ American Flag
- Sign (4x5 wooden minimum) (3x5 signs better)

SITE PLAN  
SCALE 1/8" = 1'

PLAT OF VILLA ROYALE UNITS 5  
CITY AND COUNTY OF SACRAMENTO, CA.  
LATS # 285-286-287 & 288

EXHIBIT A

AD

**Albani Drafting Service**

Custom Home Plan for:

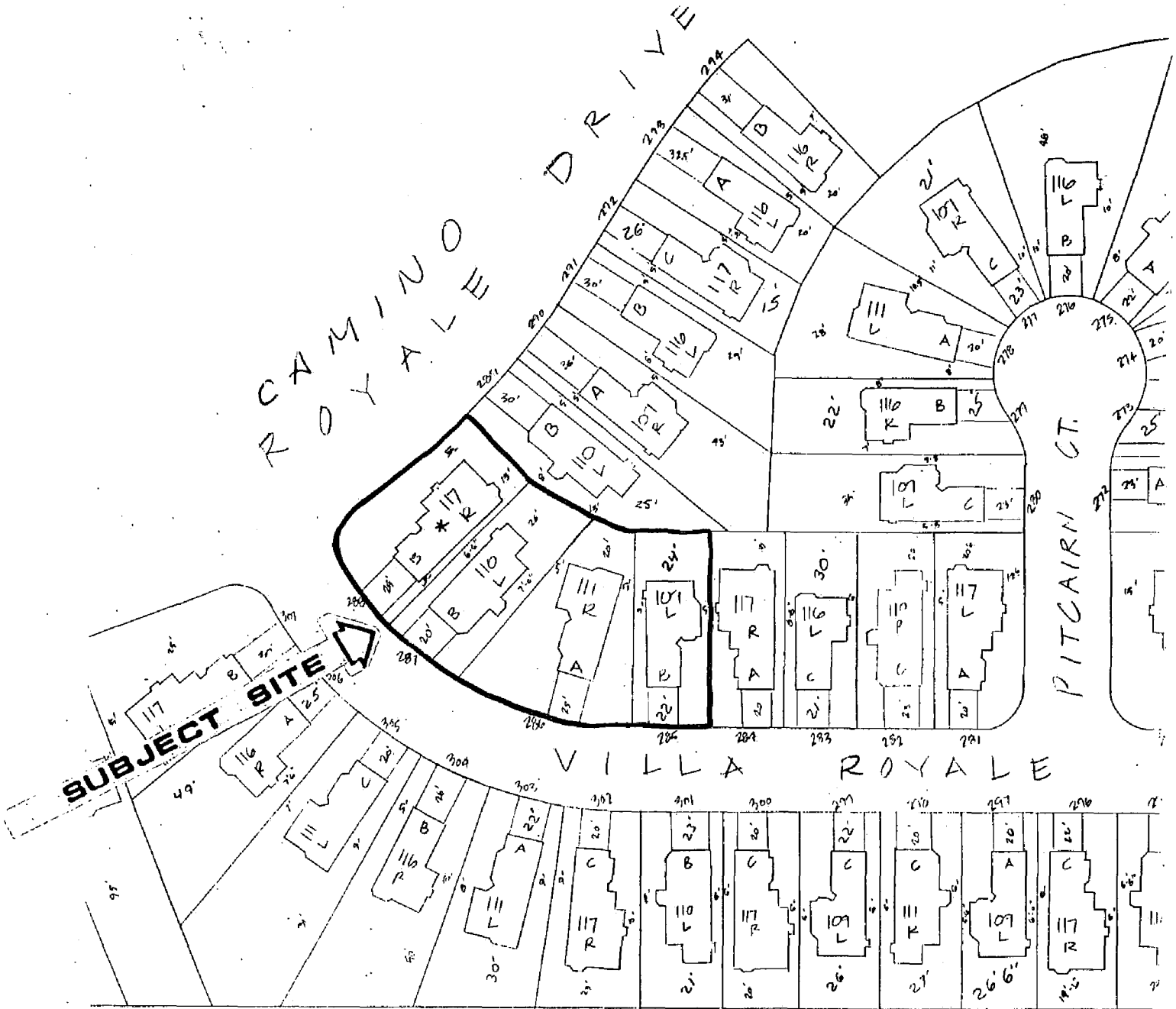
CALTON HOMES

Home Planning & Drafting - by Vince Albani  
Sacramento, California 916-428-5287

PLAN NUMBER	SCALE	SHEET
	1/8" = 1'	1
DRAWN BY		OF
		2
SQUARE FT.		

\* This bldg. shown in reverse on Exhibit B. Exhibit B is correct.

**EXHIBIT B**



\* This bldg. is shown in reverse on Exhibit A. Exhibit B is correct.