

PLANNING DIRECTOR'S SPECIAL PERMIT

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	New Business, Inc. 1750 Howe Ave. #560, Sacramento, CA 95825				
OWNER	"				
PLANS BY	William F. Staines, Jr., 7712 Fair Oaks Blvd., Carmichael, CA 95608				
FILING DATE	4-21-89	ENVIR. DET.	Exempt 15303e	REPORT BY	DTH:ob
ASSESSOR'S PCL. NO.	040-0260-023, 024, 026 and 027				

APPLICATION: A. Planning Director's Special Permit to develop a two unit model home complex with a residential sales office and a temporary sales trailer.

LOCATION: 23 & 24 Beckford Ct. and the NE corner of Beckford Ct & Cunningham Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop a model home complex and locate a temporary sales trailer on .56+ acres in the Single-Family Alternative (R-1A) zone.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
1986 S. Sac. Community
Plan Designation: Residential (4-8 du/na)
Existing Zoning of Site: R-1A
Existing Land Use of Site: Single-Family under construction and vacant

Surrounding Land Use and Zoning:	Setbacks	Required	Provided
North: Vacant; R-1A & R-1	Front:	25'	25'+
South: Single-Family Residential/ Vacant; R-1A & R-1	Side(Int):	5'	5'+
East: Vacant and Single-Family Residential; R1-A & R-1	Side(St):	12 1/2'	12 1/2'+
West: Mobile Home Park; R-1	Rear:	15'	15'+

Property Dimensions: Irregular
Property Area: .56 + acres
Square Footage of Building: Lot 25 (Temporary Sales Trailer) - 578 sq. ft.
Lot 23 - 1,065 sq. ft.
Lot 24 - 1,176 sq. ft.
Height of Building: Single Story
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Lot 23; Masonite Drop Siding & T1-11 Siding
Lot 22; Masonite Staccato, Brick Veneer
& T1-11 Siding
Roof Material: Composition Shingle

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Background Information: on March 13, 1986, the Planning Commission recommended approval of a tentative map for 34 single family lots and 16 halfplex lots in the single family alternative (R-1A) zone (P86-037). The City Council approved the tentative map on April 8, 1986. On November 14, 1988 an application (P88-479) to adjust and eliminate property lines in the Cobblewood Subdivision was received. On December 15, 1988 the City Planning Commission approved the lot line adjustment which eliminated the halfplex lots and created a 44 lot single family subdivision.

Project Evaluation:

- A. The applicant is proposing to construct two model homes with a sales office and to locate a temporary sales trailer on the west side of Beckford Court and Cunningham Way. The subject site is zoned single family alternative (R-1A) and allows the proposed use. The temporary sales trailer is to be located on Lot 25, and will be used until the models and sales office are completed. The models will be single story and will be 1,065 sq. ft. and 1,176 sq. ft. in size. The models will be open from 11:00 a.m. to 6:00 p.m., seven-days a week.
- B. The applicant is not proposing an off-street parking lot as part of this proposal. Adequate on-street parking is available along Beckford Court and Cunningham Way.
- C. The applicant is not proposing any on-site or off-site identification signs at this time. At the time signage is needed the applicant will need to obtain a Planning Director's Special Permit for any requested signs.
- D. The applicant should be aware that all minimum required setbacks of the single family (R-1) zone must be met in order to develop this subdivision without a Planning Commission Special Permit. The plans which have been submitted for Lot 23 show two awnings projecting 2-3 feet into the sideyard setback. The applicant needs to submit a revised plan to our office as an awning projection is not allowed in the required sideyard setback.

Environmental Review: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15303e).

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

Conditions

- 1. The garage of the model home, which is used as a sales office (Lot 23), shall be converted back to a garage use prior to final building inspection.
- 2. All fences shall comply with the Fence Ordinance.

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3. No subdivision flags or banners shall be placed around or near the model home complex.
4. Individual unit identification signs shall be limited to one (1) square foot in size and (2) feet in height.
5. A Planning Director's Special Permit will need to be obtained prior to constructing any identification signs for this subdivision.
6. The temporary sales trailer to be located on Lot 25 shall be removed at the time the models are opened.
7. The proposed awnings, to be located along the east side of the model being constructed on Lot 23, are to be deleted from the plans.
8. 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.

Findings of Fact

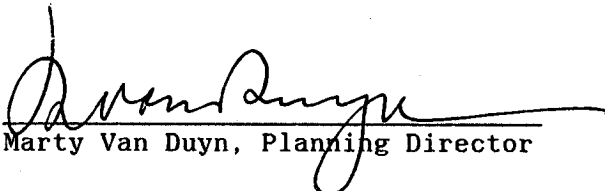
1. The project, as conditioned, is based upon sound principles of land use in that the proposed sales office will assist in marketing a previously approved residential subdivision.
2. The project, as conditioned, will not be detrimental to public health, safety or welfare in that adequate setbacks and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

REPORT PREPARED BY:


Dawn T. Holm, Planning Technician II

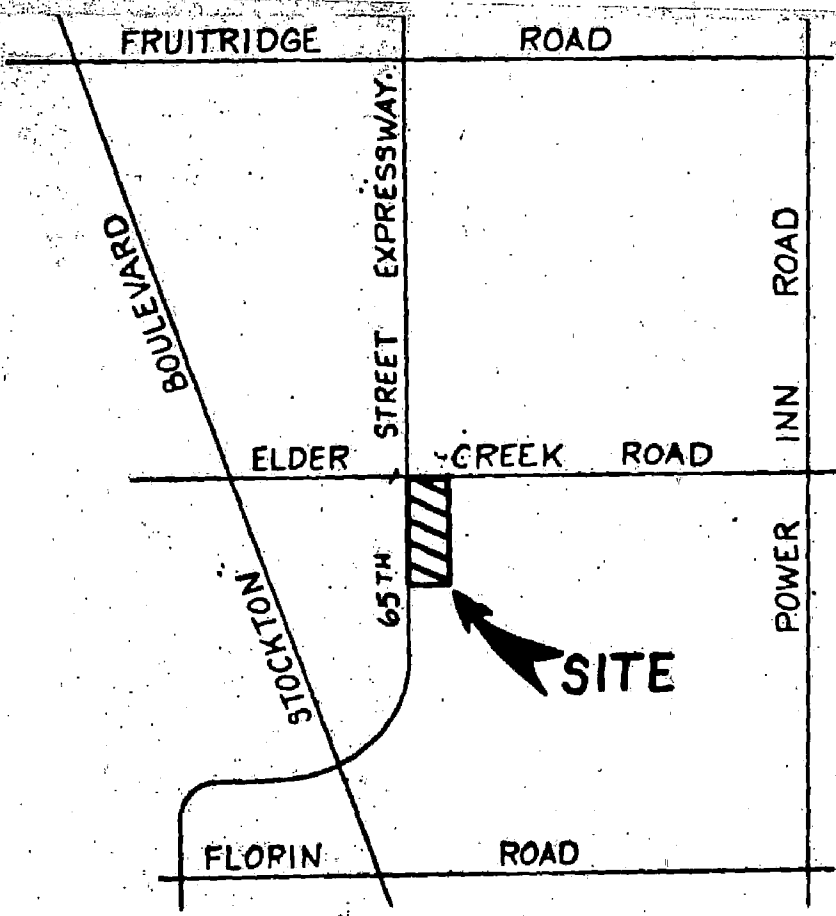
5-15-89
Date

RECOMMENDATION APPROVED BY:


Marty Van Duyn, Planning Director

5-15-89
Date

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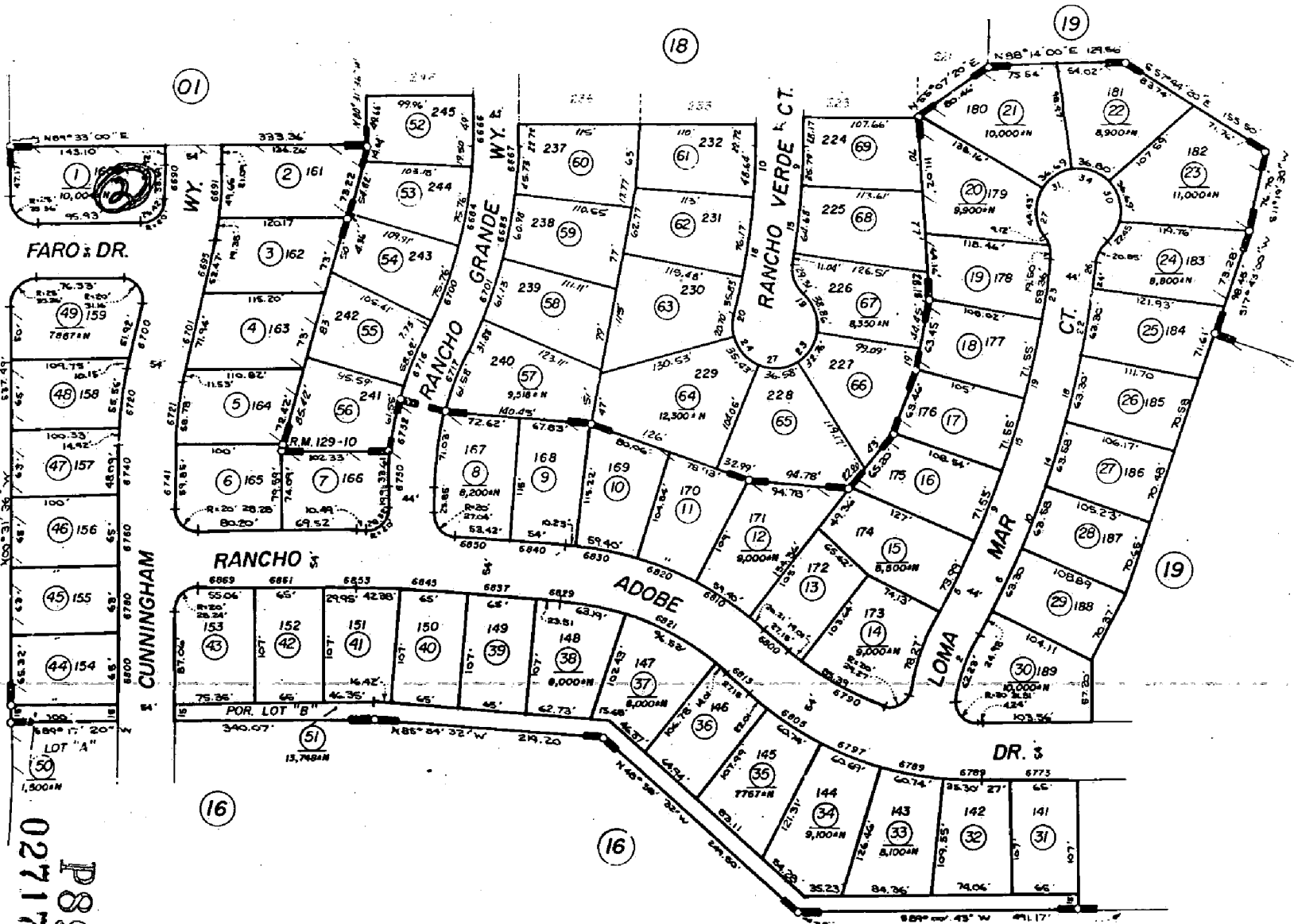
VICINITY MAP

NO SCALE

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VICINITY MAP

65TH ST. EXPRESSWAY



P89188
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SEE PAGE 01 FOR MINERAL RIGHTS

Por. Elder Creek Ranch Unit No.3, R.M. Bk. 129, Pg.10 (4-5-79)
Por. Elder Creek Ranch Unit No. 2, R.M. Bk. 121, Pg.5 (5-25-78)

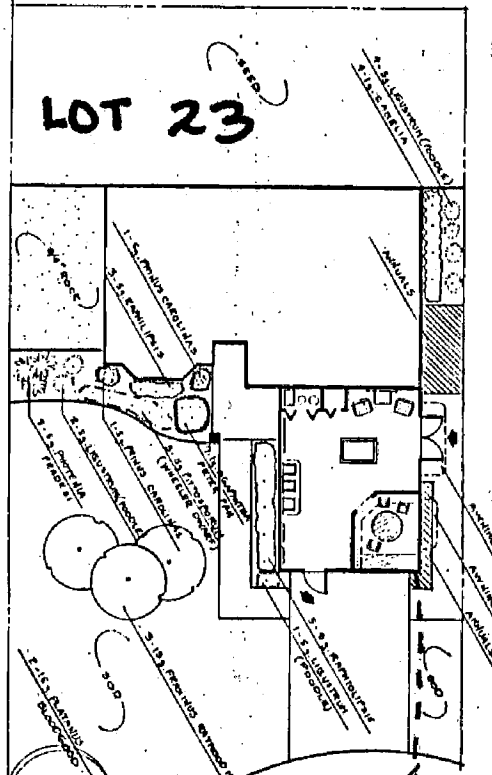
CITY OF SACRAMENTO
Assessor's Map Bk. 40, Pg. 20
County of Sacramento Calif.

SITE PLAN

FOR MODELS
LOT 22:23

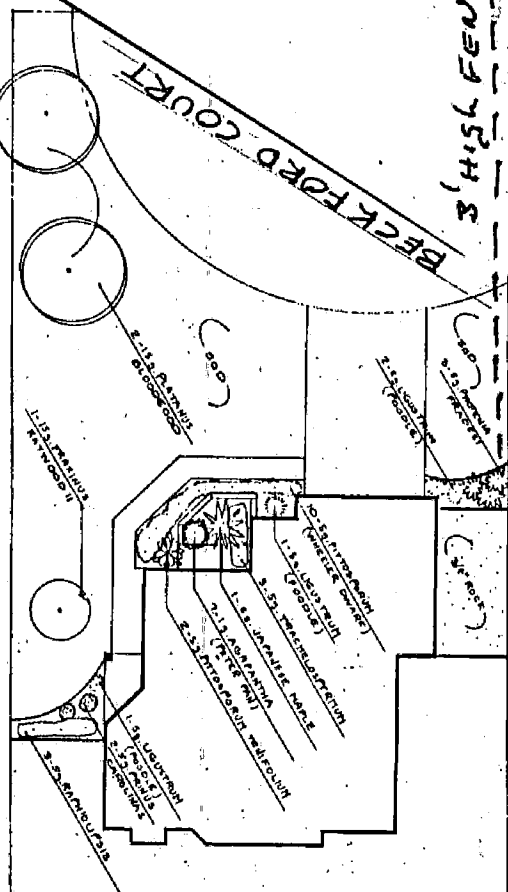
65TH STREET

LOT 23

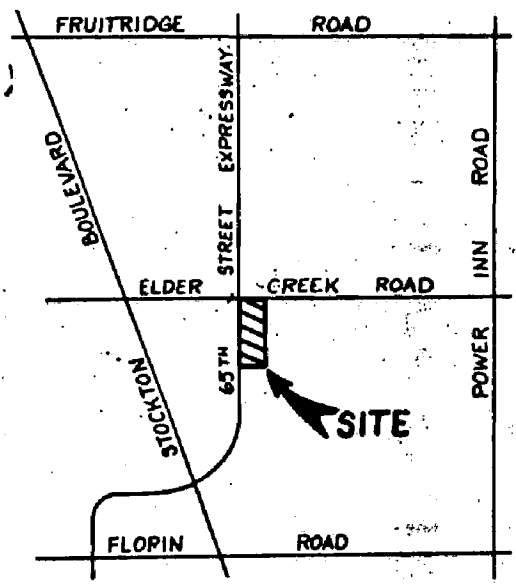


BECKFORD COURT
3' High Fence

3' High Fence



LOT 22 02718



VICINITY MAP
NO SCALE

65TH STREET

ADDRESS	
CITY	
STATE	
ZIP	
DATE	
BY	
FOR	

NEW AMERICAN HOMES

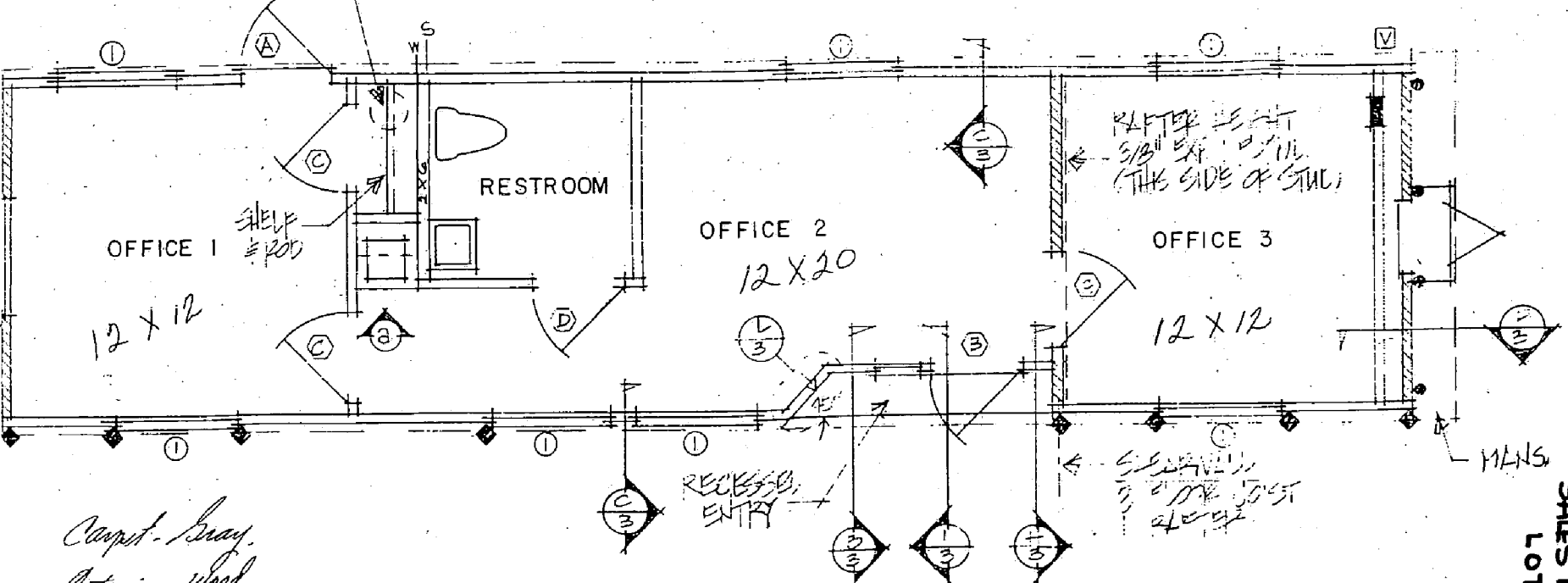
Cobblewood

WS WILLIAM P. STAINES, JR. ARCHITECT

7712 PARK VISTA DRIVE LARCHMONT, CA 95030 924-9764

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6 SLS ELEC
WATER HEATER



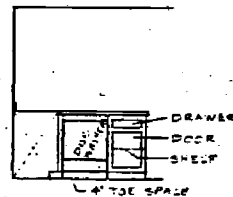
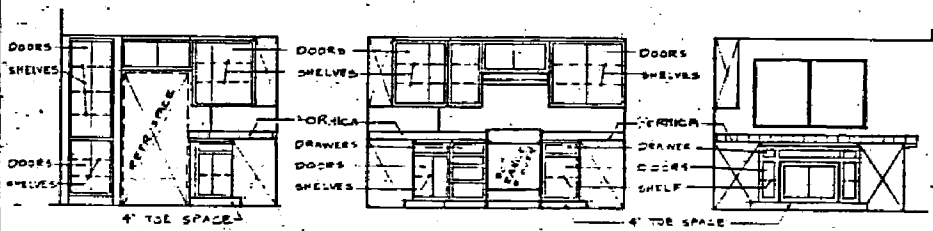
Carpet - Gray
Curtain - Wood

FLOOR PLAN 12 X 48
1/4" = 1'-0" CUSTOM SALES OFFICE

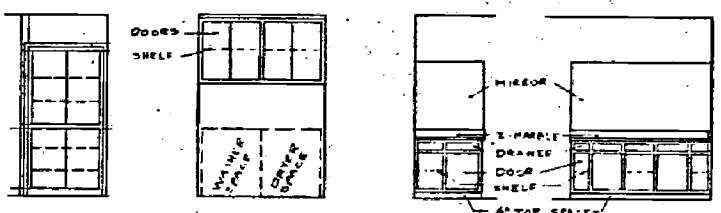
FLOOR PLAN
SALES TRAILER
LOT 25

P89.188

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KITCHEN CABINETS



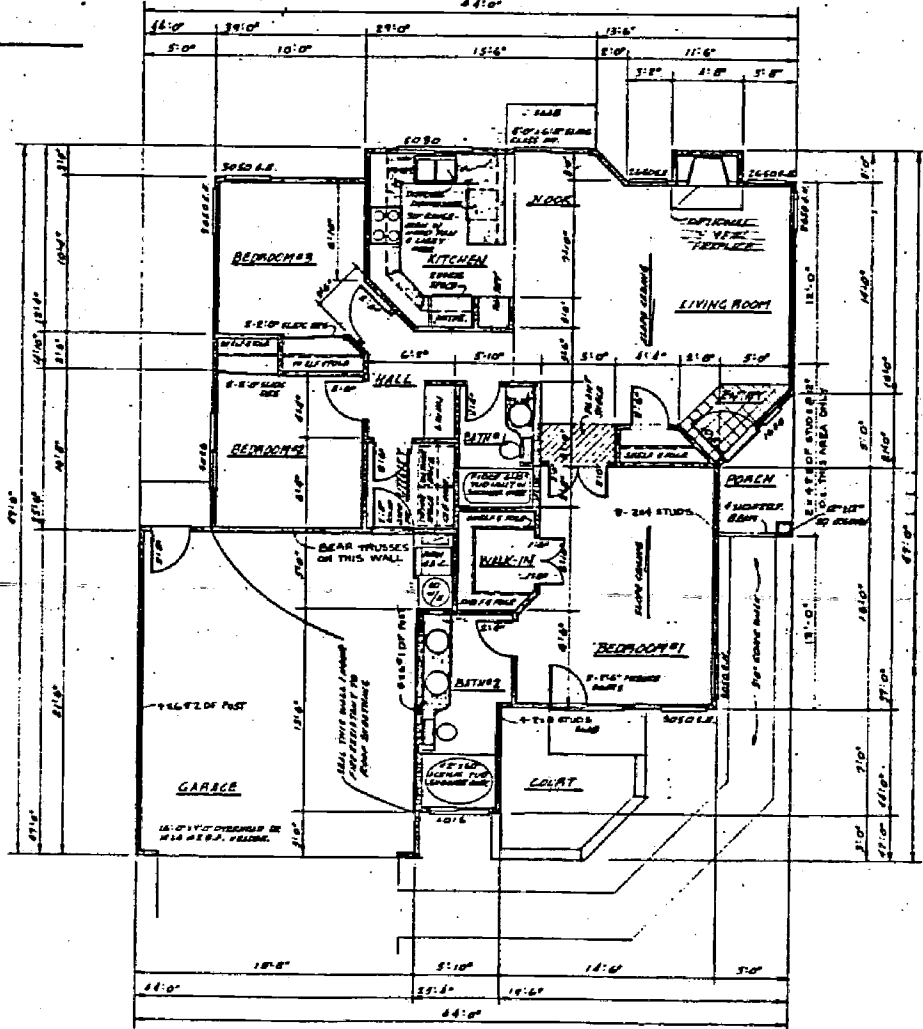
LINEN UTILITY BATH#1 BATH#2

CABINET DETAILS

SCALE 3/8" = 1"

- GENERAL NOTES
- 1 - Contractor shall verify all dimensions prior to commencing construction.
 - 2 - All construction shall conform to the Uniform Building Code, latest edition, and requirements of the Local Governing Agency.
 - 3 - All electrical services, wiring and plates shall conform to the 1981 National Electric Code and the specific requirements of the Pacific Gas & Electric Company, as applicable.
 - 4 - All structural steel (when used) shall be ASTM A-36 Steel. All bolts shall be ASTM A-307. All mill bolts or nuts bearing on steel shall have one true washer.
 - 5 - Fastening anchors, straps and hardware shall be manufactured by Simpson Strong Tie or approved equal.
 - 6 - All structural steel (when used) shall be galvanized whether painted or not.
 - 7 - Fastening lumber shall be Douglas Fir/Larch graded as follows:
 - Sills: 2x4 grade or better
 - Plates, Braces & Shocks: No. 2 or better
 - Joists & rafters: No. 2 or better
 - Posts: B 2, D 2, or D 4 CUTTER
 - Beams: # 2, D 2 or D 4 CUTTER
 - Sills: No. 2 or better
 - 8 - All windows shall be dual glazed and conform to the window requirements of Title 24 for construction and performance.
 - 9 - All masonry shall conform with the latest edition of the UBC and "Best Manual and Structural Construction for Masonry Air Conditioning Systems" published by the Structural and Air Conditioning Contractors National Association, Inc.
 - 10 - Concrete for footings and slabs shall develop an uncracked compressive strength of 2000 psi at 28 days, however, approved minimum slab 3/4".
 - 11 - All reinforcing steel (when used) shall be ASTM A618 grade 60 bars, annealed 170k. Lap bars shall be 40 diameters, stagger splices 5'.
 - 12 - All reinforcing bars shall be securely fastened prior to placing concrete.
 - 13 - Clean bottom of footing trenches of brush, dirt, and loose steel prior to pouring concrete.

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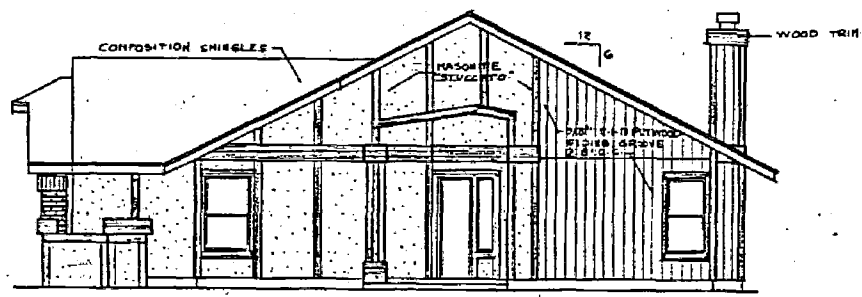
PLAN 1176

W.S. ARCHITECT
WILLIAM F. STAINES, JR.
1718 PARK ROAD, S.F. 16, CALIFORNIA, CA 94116

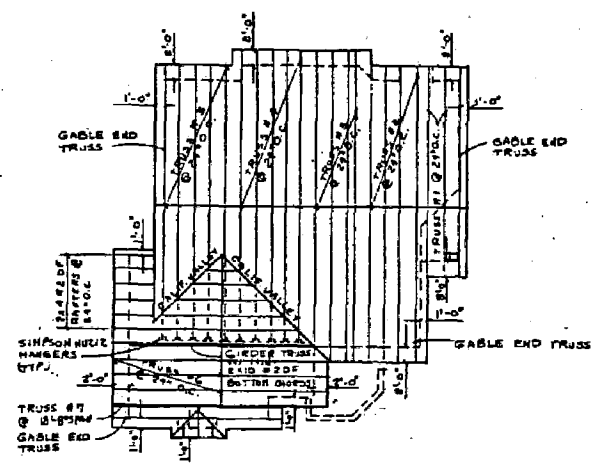
W.S. HOMES

FLOOR PLANS
LOT 22

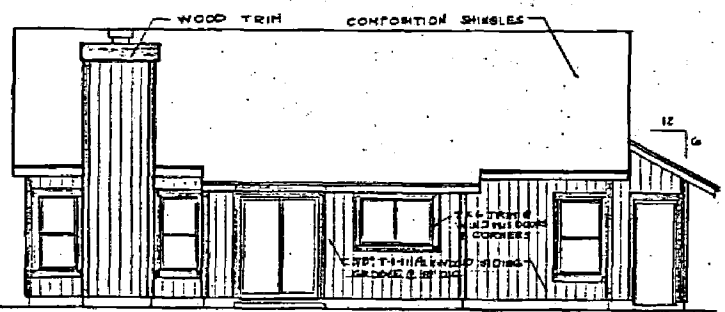
PPA-1RA



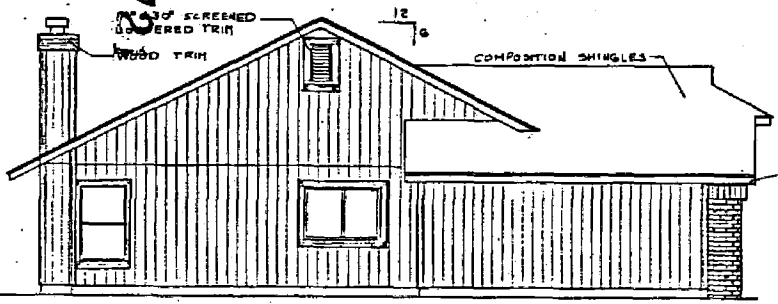
RIGHT ELEVATION 1/4"=1'-0"



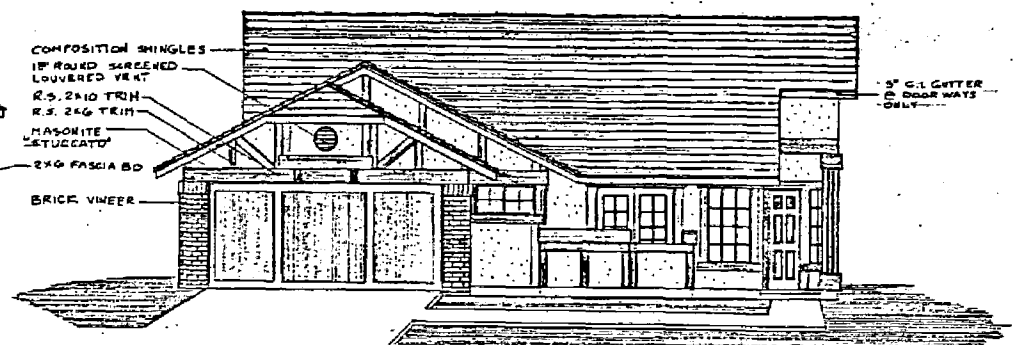
ROOF PLAN 1/8"=1'-0" ©



REAR ELEVATION 1/4"=1'-0"



LEFT ELEVATION 1/4"=1'-0"



FRONT ELEVATION 1/4"=1'-0" ©

PLAN 1176

WILLIAM F. STAINES, JR.
 ARCHITECT
 1115 PINE CREEK BLVD. - FARMERSBURGH, OHIO 43024

N HOMES

ELEVATIONS LOT 22

