

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

APPLICANT m. b. Christensen Development, Inc., 6400 Village Parkway, Ste. 2D, Dublin, Ca, 94568
OWNER Sacramento Development Company Partnership, 6400 Village Parkway, Ste. 2D, Dublin, Ca, 94568
PLANS BY Dick Finnegan Inc., 3238 McKinley Drive, Santa Clara, CA, 95051
FILING DATE September 28, 1990 ENVIR. DET. Exempt 15303(a); 15311(a) REPORT BY SLY
ASSESSOR'S PCL. NO. 117-0730-01, 02, 03

APPLICATION: Planning Director's Special Permit to allow 3 single family lots as a model home complex with a sales office and on-site signs on 0.14± vacant acres in the R-3(R) zone.

LOCATION: Southeast corner of Calvine Road & Center Parkway

PROPOSAL: The applicant is requesting the necessary entitlements to develop a model home complex on three lots with a sales office and an on-site detached sign on 0.14± acres in R-3(R) 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: Multi-Family Review, (R-3{R})
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks	Required	Provided
North: Vacant, A	Front:	25'	Variable
South: Vacant, R-2A{R}	Side(Int):	5'	Setbacks
East: Apartments, R-3{R}	Side(St):	25'	to be
West: Townhouses, R-3{R}	Rear:	15'	Provided (ref P83-156)

Property Dimensions: Irregular
 Property Area: 0.14± acres
 Square Footage of Building: 1419-1467 square feet per unit
 Height of Building: 27.5 feet- two story
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 Exterior Building Materials: 1/2 inch textured wood siding
 Roof Material: Tile

BACKGROUND INFORMATION: On June 23, 1983 the City Planning Commission approved a Special Permit to allow the development of 82 townhouse units on 11.6± vacant acres and made recommendation to the City Council that the tentative map and the subdivision modification which were part of the applicant's request for the townhouse development (P83-156) be approved. On July 26, 1983, the City Council approved the tentative map and the subdivision modification to create a map for 82 townhouse units. In November of 1984, building permits were pulled on the first phase of The Village Unit #1 for a total of 32 units, those units were completed in June of 1986. In March of 1990, building permits were issued for the remaining 50 units of The Village.

APPLC. NO. 90-412

000548

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is 0.14± partially developed acres in the Multi-Family Review, (R-3{R}) zone. The General Plan designates the subject site as Low Density Residential (4-15 du/na) and the 1986 South Sacramento Community Plan designates the site as Residential (4-8 du/na). The surrounding land use and zoning for the subject site are vacant, A to the north; vacant, R-2A{R} to the south; apartments, R-3{R} to the east; and townhouses, R-3{R} to the west.

B. Applicant's Proposal

The applicant is proposing to develop a model home complex on three lots with a sales office and an on-site detached sign on 0.14± partially developed acres in R-3{R} zone. The sales office will be located within the townhouse located on lot 37 (see Exhibit A).

C. Staff Analysis

The applicant is requesting a Special Permit to use three constructed townhouses as a model home complex with a sales office inside one of the townhouses. The applicant proposes to use the shared parking and maneuvering area of the three model home lots and the adjacent three lots also within the townhouse cluster as an on-site parking area for the model home complex (see Exhibit A). The parking lot layout requires backing out onto a street and does not meet the Zoning Ordinance requirements for maneuvering space. According to the Zoning Ordinance, on-site parking is not required for a temporary model home complex and sales office. Staff, therefore, recommends the parking area be barricaded using planter boxes to prevent any access or use of the area for parking.

The applicant has proposed an on-site twelve foot by eight foot wood sign located in the front yard setback and three one foot by one foot plaques attached to the models for advertising. According to the Sign Ordinance, a temporary on-site marketing sign for a subdivision shall not exceed 32 square feet in area nor exceed eight feet in height and the individual unit signs can not exceed one square foot in area nor two feet in height. The Sign Ordinance also states no signs will be located in the setback areas; however, effective January 10, 1990, the amended Sign Ordinance permits marketing signs for model home complexes to be located in the front yard setback provided the sign is 10 feet from any public right-of-ways or driveways. Staff recommends the detached sign be redesigned to meet the size requirements and location as stipulated in the Sign Ordinance.

The Sign Ordinance also requires that no subdivision flags or banners be placed around or near the model home complex.

D. Agency Comments

The proposed project was reviewed by City Traffic Engineering, and Engineering Departments. The following comments were received:

1. City Traffic Engineering staff comments:

- a. The proposed on site parking lot requires vehicles to back out onto Calvine Road.
- b. The parking lot is too small to provide adequate maneuvering on site for vehicles.

2. Engineering staff comments:
 - a. No parking is allowed on-site for model home complex and sales office.
 - b. Adequate street parking is provided.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15303{a} and 15311{a}).

RECOMMENDATION: Staff recommends the following action:

Approve the Planning Director's Special Permit to allow 3 single family lots as a model home complex with a sales office and on-site signs subject to the conditions and based upon the findings of fact which follow.

Conditions:

1. The parking area shall be barricaded using planter boxes to prevent any access or use of the area for parking.
2. Signs must meet the requirements for Subdivision Development signs in the Sign Ordinance, specifically:
 - a. the temporary on-site marketing sign shall not exceed 32 square feet in area nor exceed eight feet in height,
 - b. individual unit signs shall not exceed one square foot in area nor two feet in height, and
 - c. signs shall not be located in the front setback until after January 10, 1990, and then the sign may be located in the front setback but the sign must not be located within 10 feet of any public right-of-ways or driveways.
3. No subdivision flags or banners shall be placed around or near the model home complex.
4. 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 proposed 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 in the Multi-Family Review, R-3{R} zone.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. adequate street parking and landscaping are provided, and
 - b. the buildings are identical with the surrounding residences.
3. The project is consistent with the General Plan and the South Sacramento Community Plan which designates the site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively.

APPLC. NO. 90-412

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Report Prepared By:

Sandra L. Yopce
Sandra L. Yope
Junior Planner

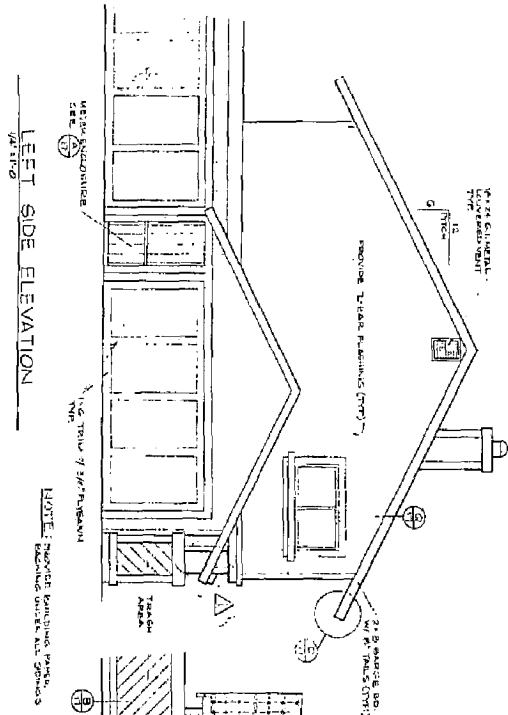
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Date

Recommendation Approved By:

for Joy Patterson Sr. Planner
Marty VanDuyn
Planning Director

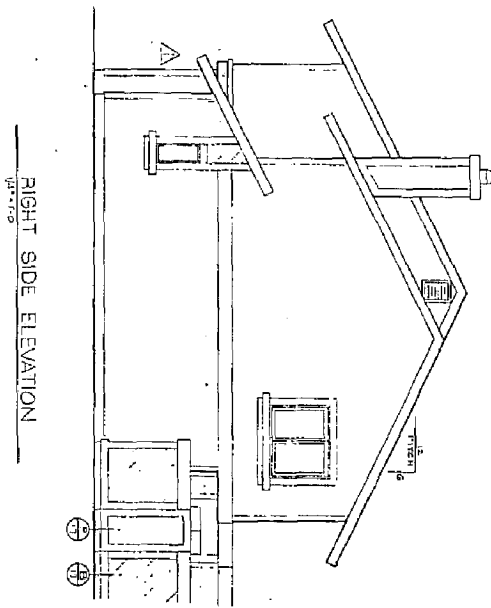
12-17-90
Date

EXHIBIT H

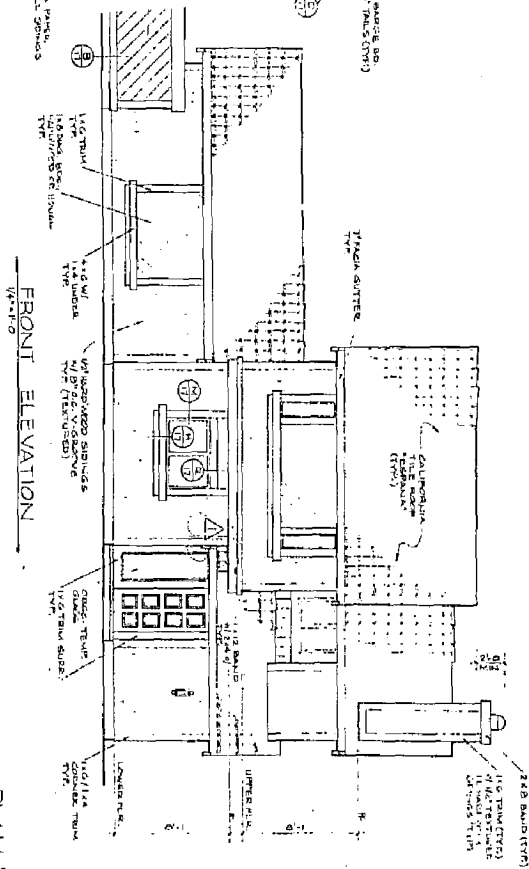


LEFT SIDE ELEVATION

NOTE: REMOVE PLUMBING FROM REAR SIDE UNDER ALL SPANS

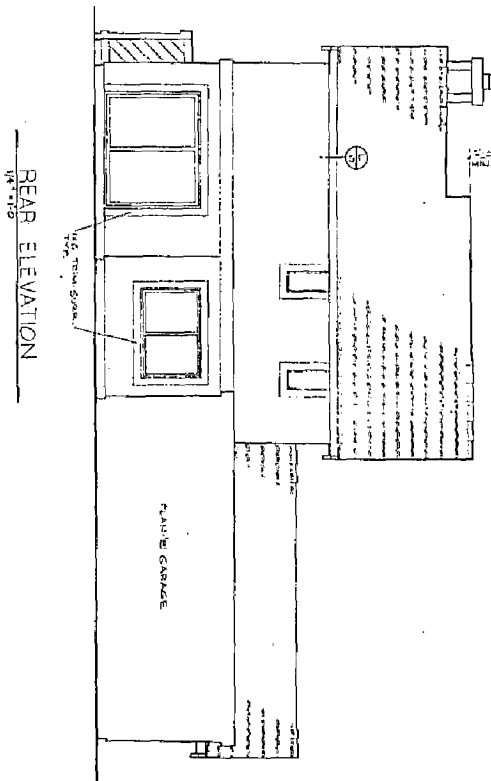


RIGHT SIDE ELEVATION



FRONT ELEVATION

PLAN A

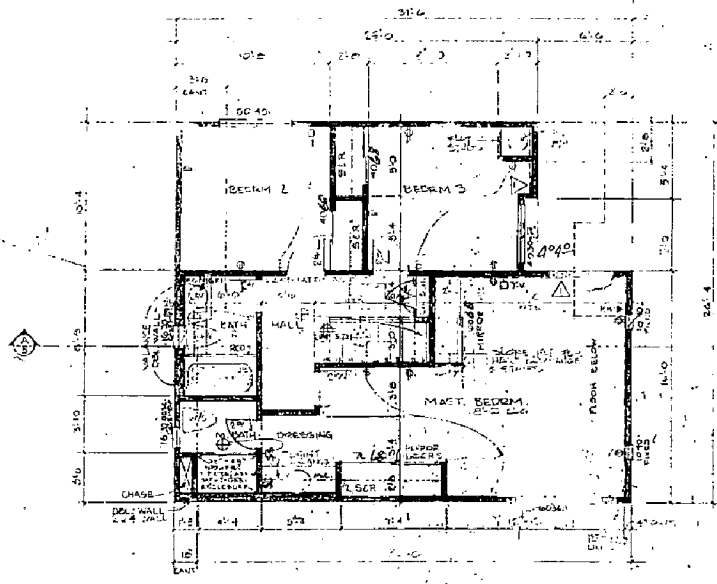
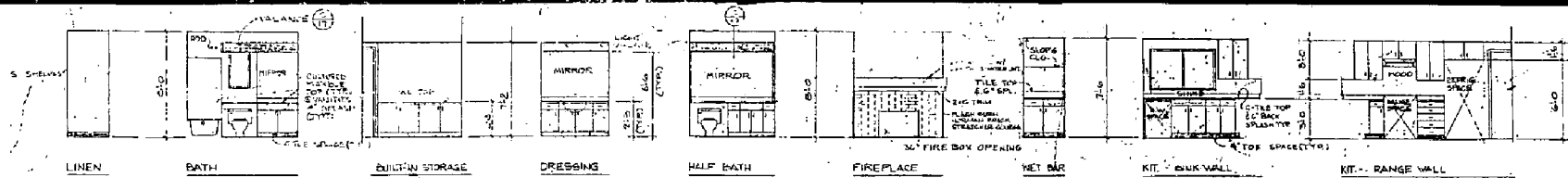


REAR ELEVATION

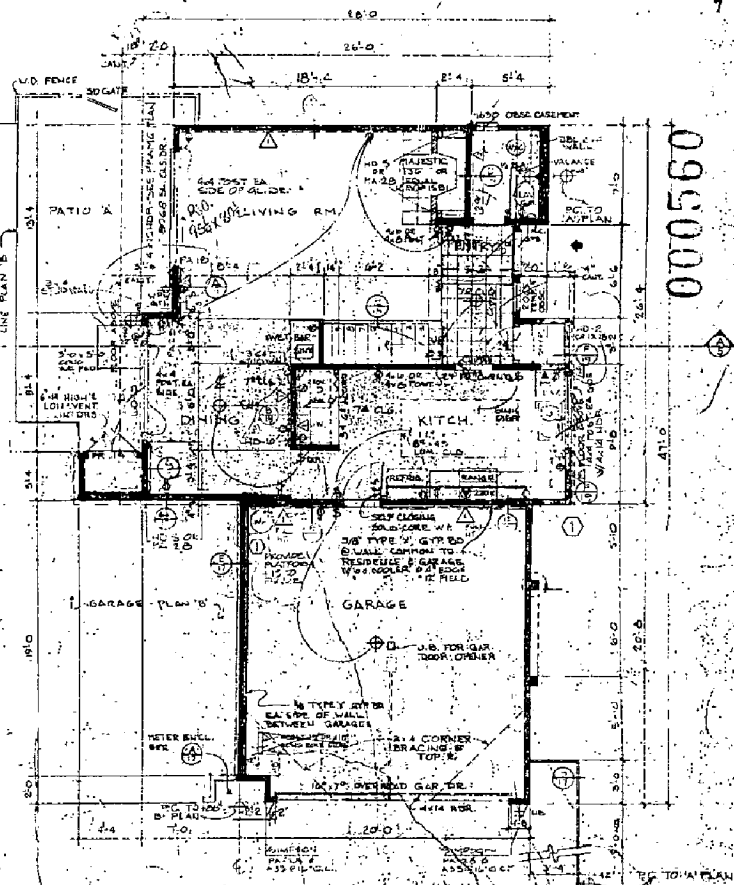
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SHEET NO. 6 DATE 8-1-12 DATE 9-20-12	NO. 1 DATE-REVISION EXTENDED WORKSHEET FOR ORGAN LOSS-2 2-17-12	SHEET TITLE EXTERIOR ELEV.	OWNER R90-412	DICK FINNEGAN INCORPORATED BUILDING DESIGNERS LAND PLANNERS A.I.B.D. 2274 WILMINGTON DRIVE - SANTA CLARA CALIFORNIA 95051 - 408-994-0121	
	DATE 8-1-12 DATE 9-20-12	SHEET NO. 6	EXTERIOR ELEV.	R90-412	DICK FINNEGAN INCORPORATED BUILDING DESIGNERS LAND PLANNERS A.I.B.D. 2274 WILMINGTON DRIVE - SANTA CLARA CALIFORNIA 95051 - 408-994-0121

EXHIBIT G



UPPER FLOOR PLAN 758 SQ. FT.



LOWER FLOOR PLAN 696 SQ. FT.

1454 SQ. FT. TOTAL

SHEETS WALL KEY

A HYPOTHE. WALL LINE TO BE IN ROOMS AND TO BE FIELD

B HYPOTHE. WALL LINE TO BE IN ROOMS AND TO BE FIELD

C HYPOTHE. WALL LINE TO BE IN ROOMS AND TO BE FIELD

ALLOWABLE WINDOW AREA - 1200 SQ. FT.

ACTUAL WINDOW AREA - 1200 SQ. FT.

NOTE: FOR ALL ROOMS (S.E.W.)

SEE PLAN FOR STRUCTURE

WHITE WASH BASE

PLAN A

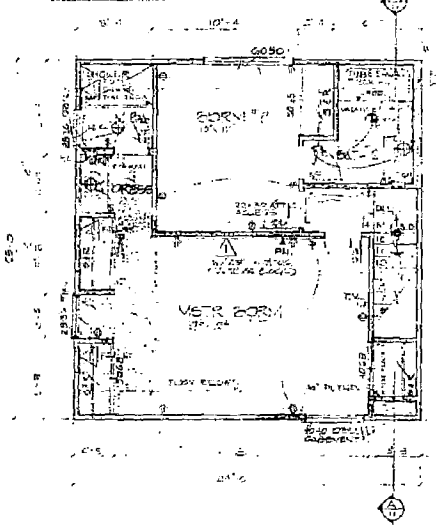
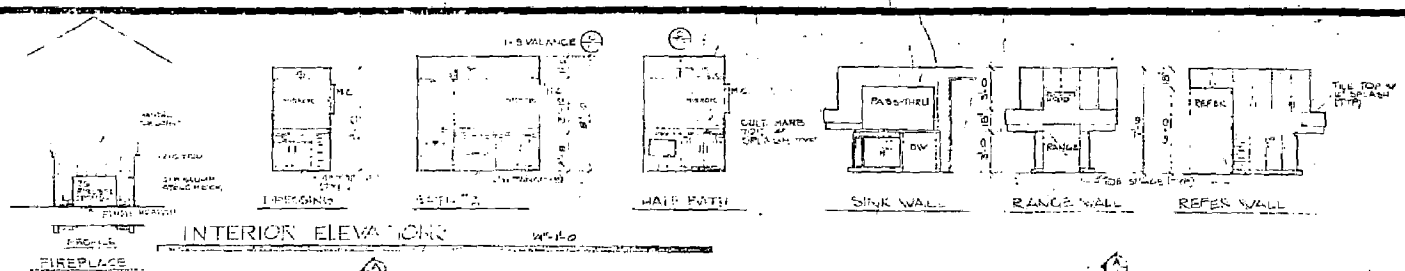
DICK FINNEGAN

P90-412

HOUSE PLAN 'A' FLOOR PLAN'S INTERIOR ELEVATIONS THE VILLAGE

NO.	DATE	REVISION
1		
2		
3		

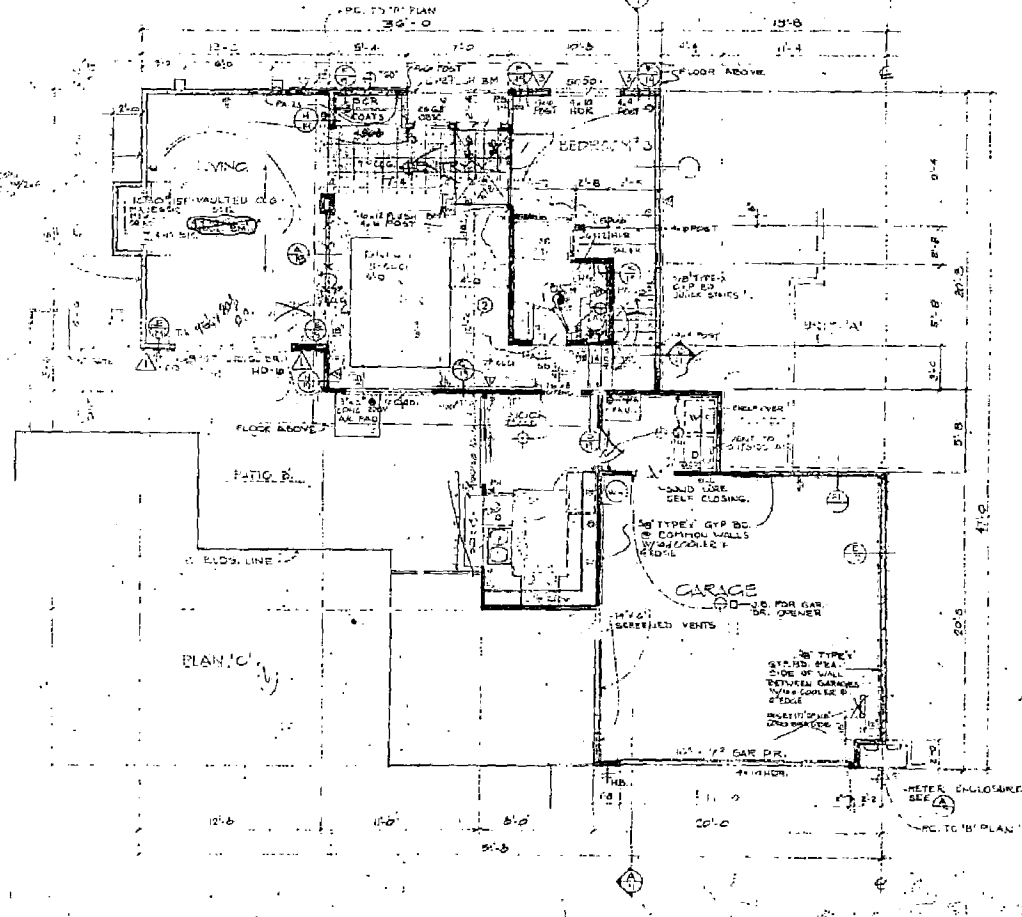
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UPPER FLOOR PLAN
600 SQ. FT.

SHEAK WALL KEY:
 Δ 1/2" STD. FINISH 1/2" SINKS, SINKS, SINKS, AND 1/2" SINKS
 ○ 1/2" STD. FINISH 1/2" SINKS, SINKS, SINKS, AND 1/2" SINKS
 □ 1/2" STD. FINISH 1/2" SINKS, SINKS, SINKS, AND 1/2" SINKS

NOTES:
 FOR SOLUTIONS/DETAILS SEE
 SEE 10-1, 10-2, 10-3, 10-4, 10-5, 10-6, 10-7, 10-8, 10-9, 10-10, 10-11, 10-12, 10-13, 10-14, 10-15, 10-16, 10-17, 10-18, 10-19, 10-20, 10-21, 10-22, 10-23, 10-24, 10-25, 10-26, 10-27, 10-28, 10-29, 10-30, 10-31, 10-32, 10-33, 10-34, 10-35, 10-36, 10-37, 10-38, 10-39, 10-40, 10-41, 10-42, 10-43, 10-44, 10-45, 10-46, 10-47, 10-48, 10-49, 10-50, 10-51, 10-52, 10-53, 10-54, 10-55, 10-56, 10-57, 10-58, 10-59, 10-60, 10-61, 10-62, 10-63, 10-64, 10-65, 10-66, 10-67, 10-68, 10-69, 10-70, 10-71, 10-72, 10-73, 10-74, 10-75, 10-76, 10-77, 10-78, 10-79, 10-80, 10-81, 10-82, 10-83, 10-84, 10-85, 10-86, 10-87, 10-88, 10-89, 10-90, 10-91, 10-92, 10-93, 10-94, 10-95, 10-96, 10-97, 10-98, 10-99, 10-100



LOWER FLOOR PLAN
1467 SQ. FT.

ALLOWABLE WINDOW AREA: 230 SQ. FT.
 ACTUAL: 270 SQ. FT.

PLAN B2

DICK FINNEGAN
 ARCHITECT
 200 S. GARDEN DRIVE - SUITE 100, CARLETON, CALIFORNIA 95001 - 526-1800

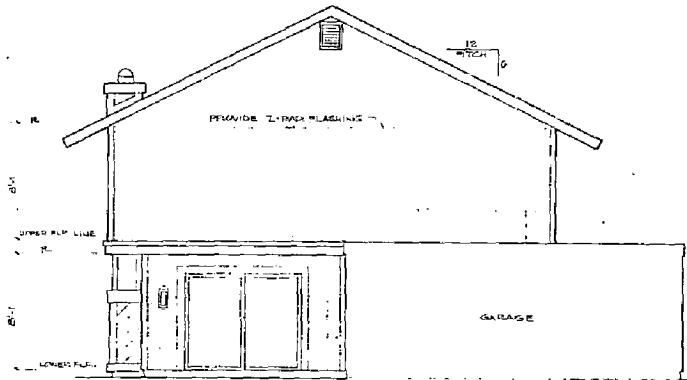
HOUSE PLAN - B
 FLOOR PLANS &
 INTERIOR ELEVATIONS

NO. DATE REVISION
 1 10/10/78 10/10/78
 2 10/10/78 10/10/78
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 4 10/10/78 10/10/78
 5 10/10/78 10/10/78

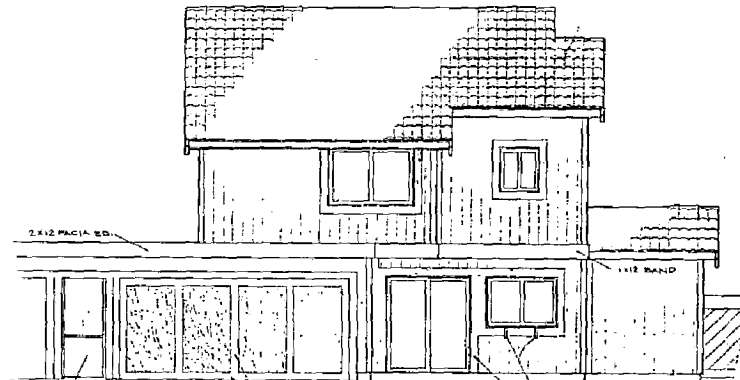
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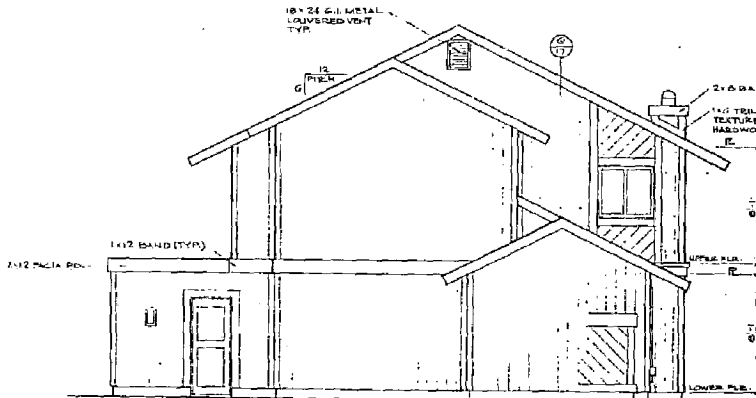
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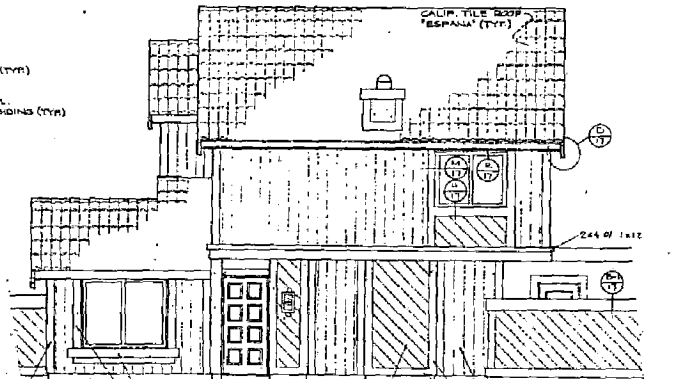
RIGHT SIDE ELEVATION
1/4" = 1'-0"



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



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



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

PLAN 'C'

000557

DICK FINNEGAN
ARCHITECTS
BUILDING DESIGNERS
LAND PLANNERS
278 UNIVERSITY DRIVE - SANTA CLARA, CALIFORNIA 95051 - 408-241-1111

A.I.B.D.

OWNER

EXTERIOR ELEV.

NO.	DATE	REVISION	TITLE

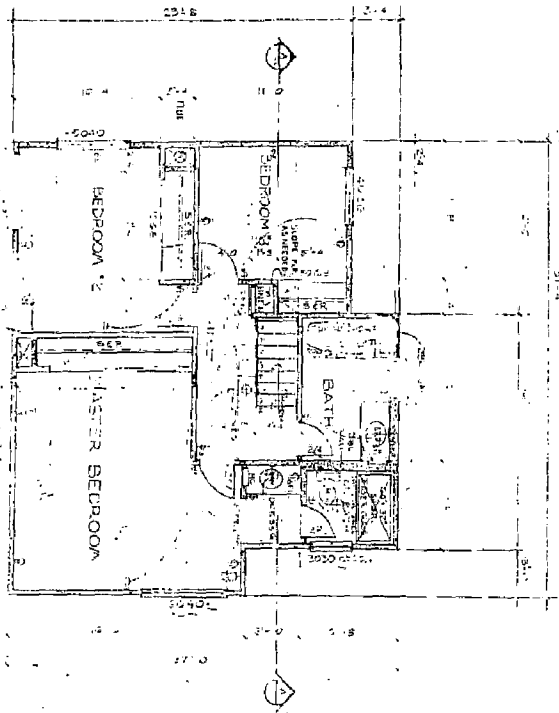
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 CHECKED BY: B4-15
 DATE: 6-20-64
 Sheet No. 15

P90-412

EXHIBIT C

UPPER FLOOR PLAN

774 SQ FT

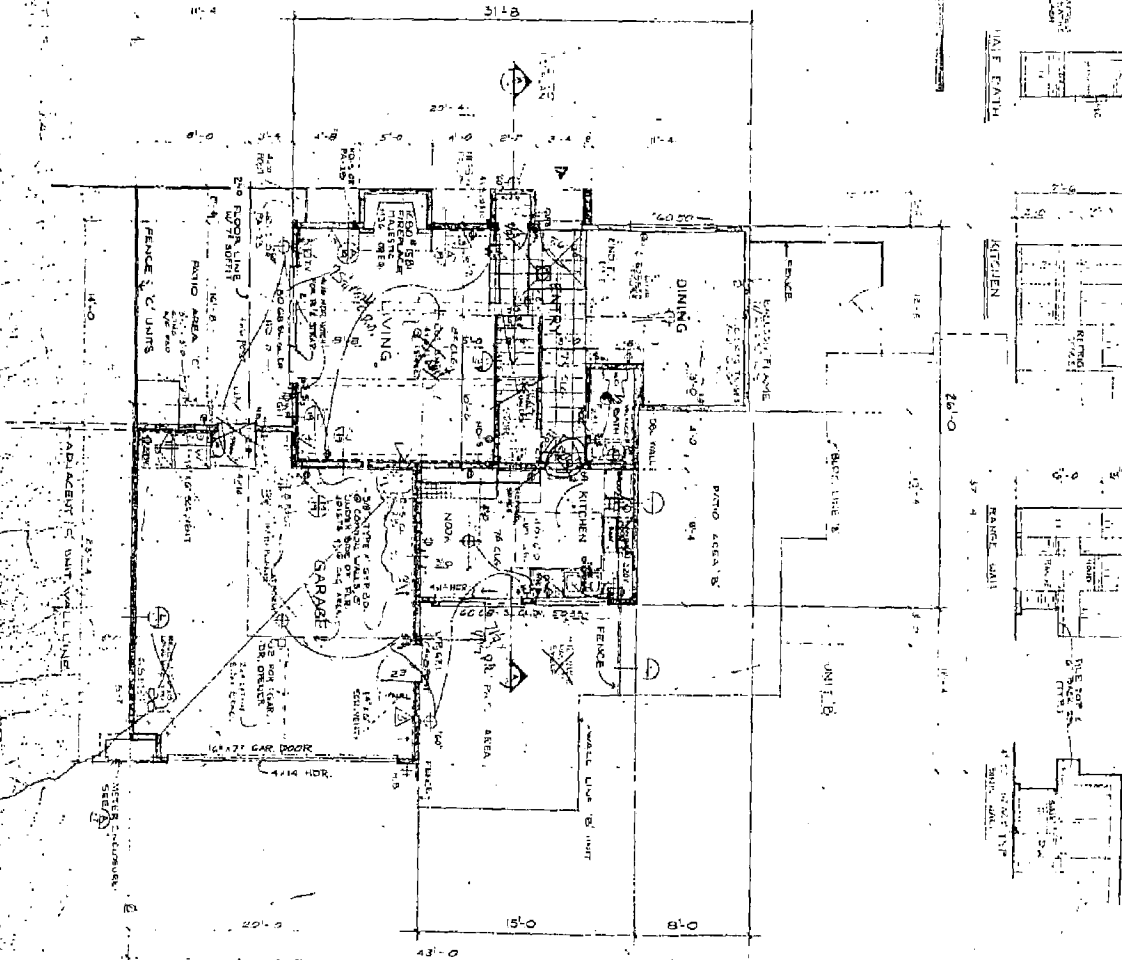


LOWER FLOOR PLAN

646 SQ FT

1419 SQ FT

PLAN C



000556

NO.	DATE	REVISION

HOUSE PLAN OF
FLOOR PLANS &
INTERIOR ELEVATIONS

990-412

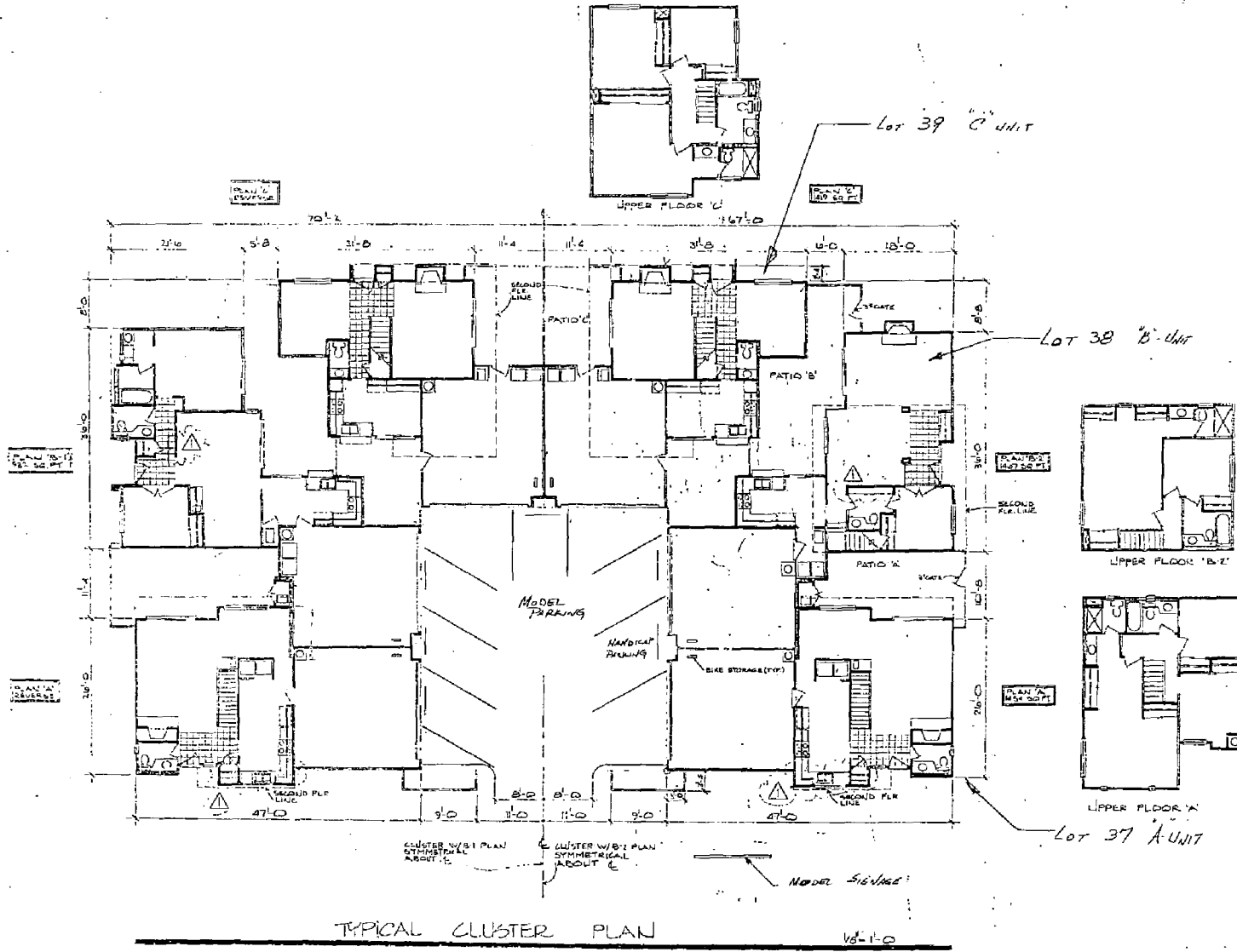
DICK FINNEGAN

INCORPORATED

ARCHITECTS

2229 MARPLE DRIVE - SANTA CLARA, CALIFORNIA 95051

EXHIBIT - B



000555

DICK FINNegan
 ARCHITECTS
 BUILDINGS
 PLANNING
 AND INTERIORS
 1000 15th Street, N.W., Washington, D.C. 20004-2828
 PHONE: 202-331-1100
 FAX: 202-331-1101

THE VILLAGE

CLUSTER PLAN

SHEET TITLE

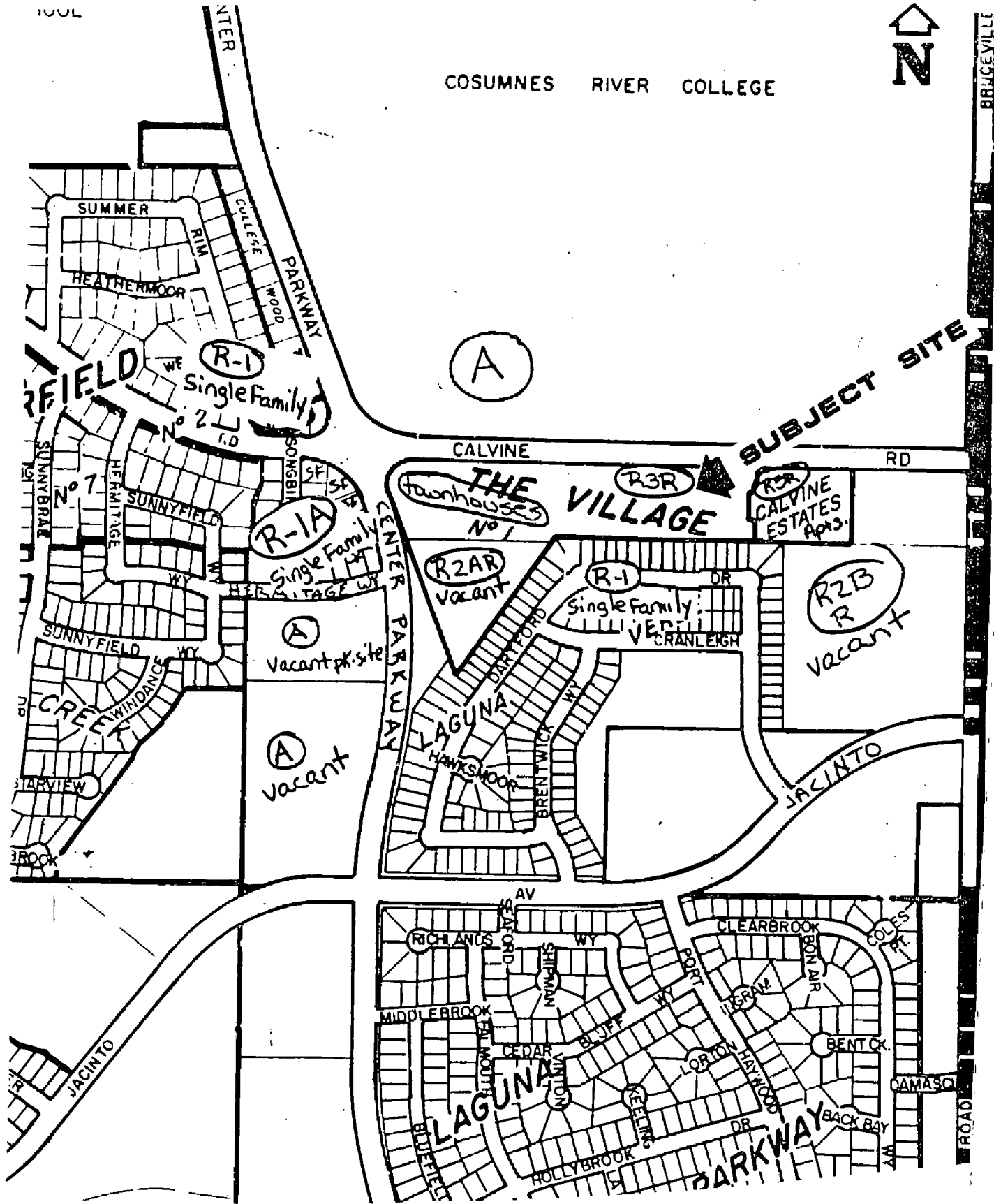
DATE/REVISION

NO. 78-22

Sheet No.

P 90-412

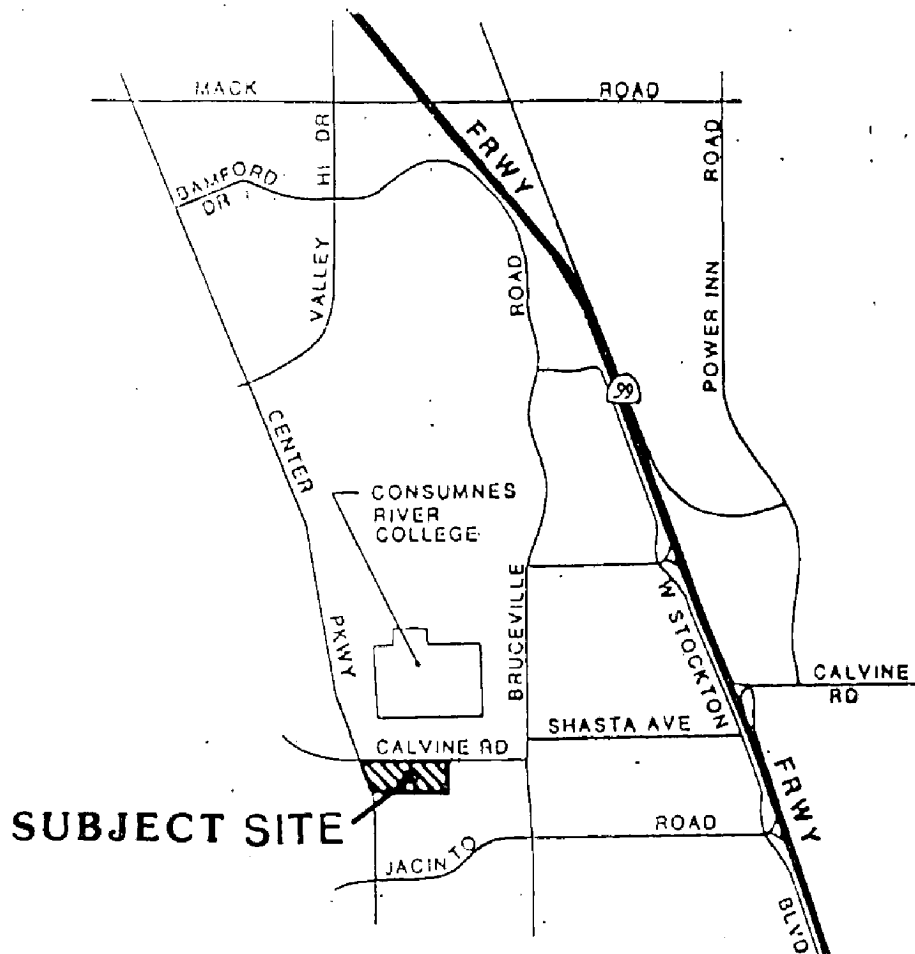
PATENT RIGHTS
 ONLY DATE 2/88



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LAND USE & ZONING MAP

P90-412



SUBJECT SITE

VICINITY MAP
(NOT TO SCALE)

000552

VICINITY MAP

P90-412