

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.

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000550

Report Prepared By:

Sandra L. Yoppe
Sandra L. Yope
Junior Planner

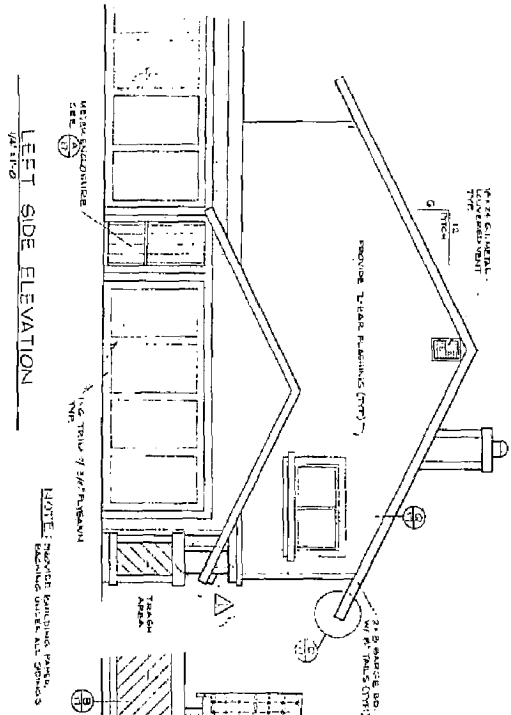
17 Nov 90
Date

Recommendation Approved By:

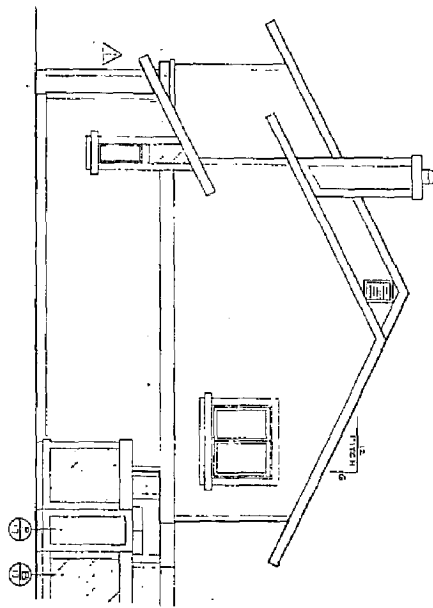
Joy Patterson Sr. Planner
for Marty VanDuyn
Planning Director

12-17-90
Date

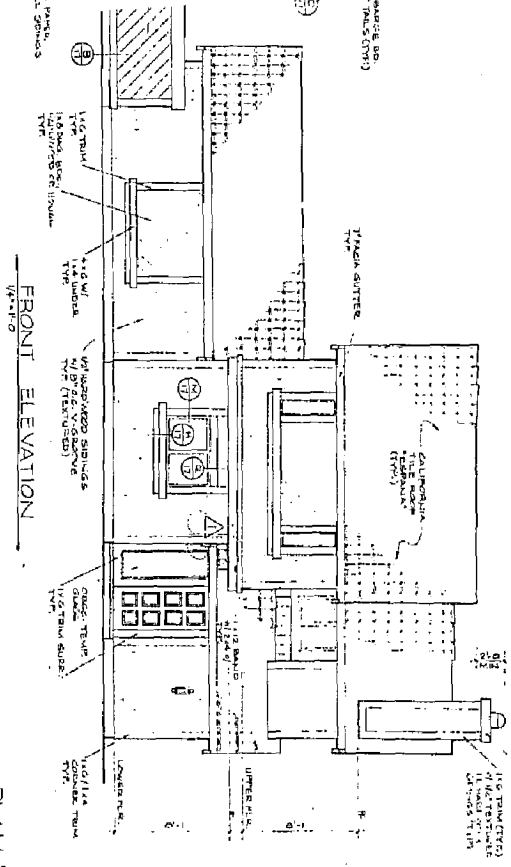
EXHIBIT H



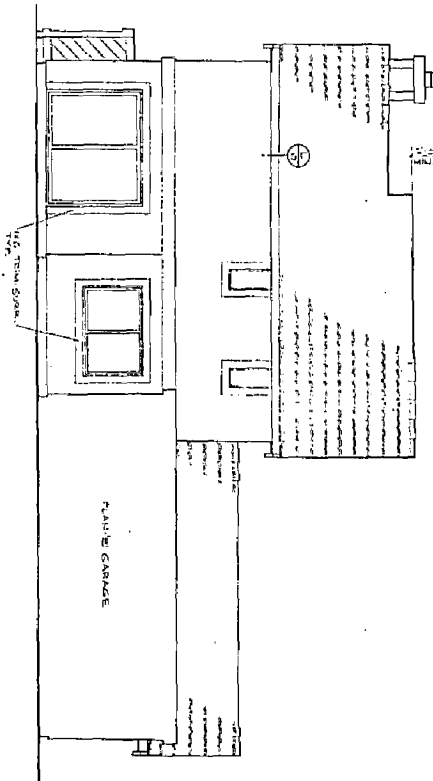
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION



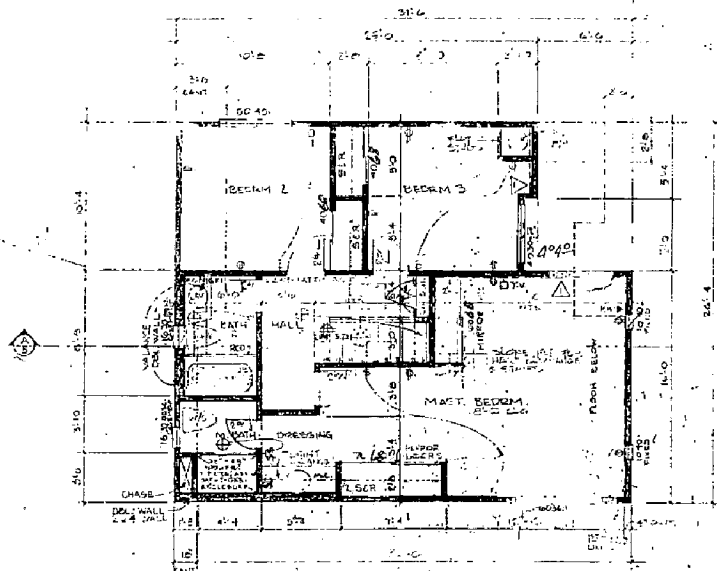
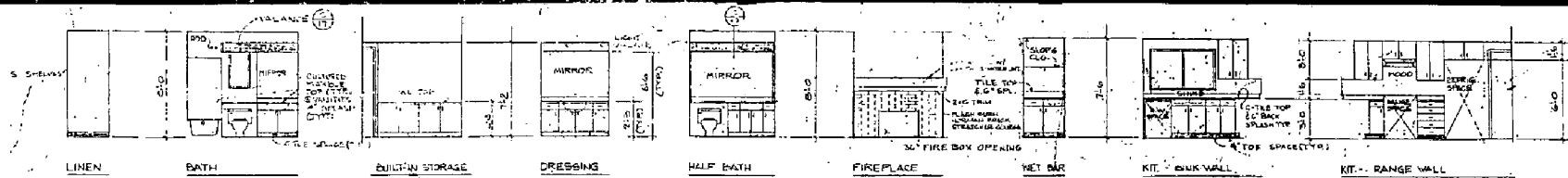
REAR ELEVATION

PLAN 'A'

000561

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. <small>2274 W. WYOMING ST. SUITE 100 SANTA CLARA CALIFORNIA 95051 408-994-0121</small>	
	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. <small>2274 W. WYOMING ST. SUITE 100 SANTA CLARA CALIFORNIA 95051 408-994-0121</small>

EXHIBIT G

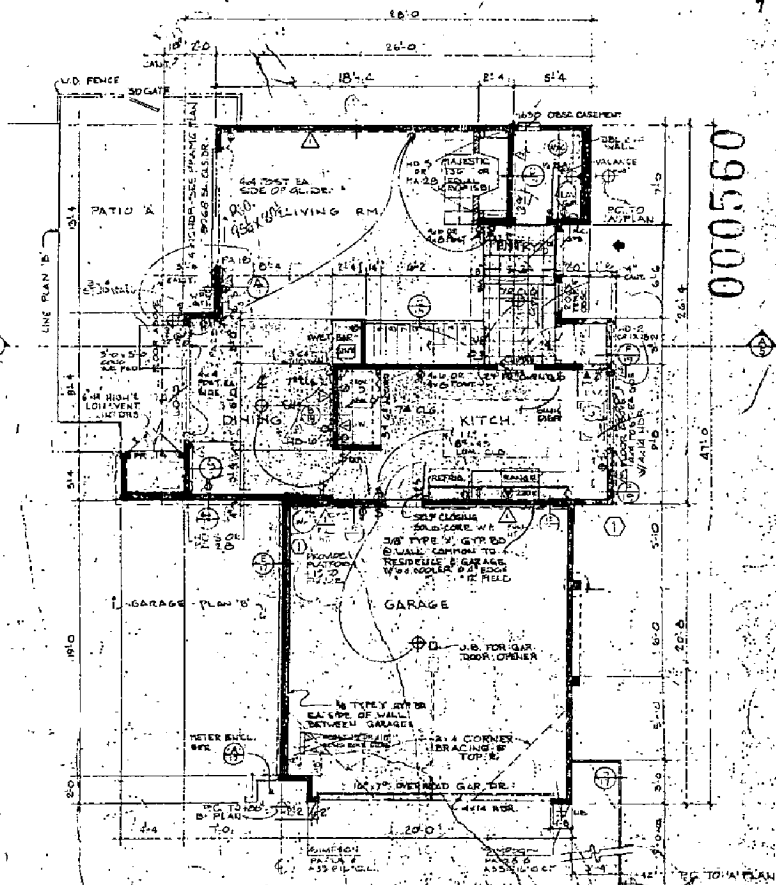


UPPER FLOOR PLAN 758 SQ. FT.

SHEETS WALL KEY

A. MYPORC WALL LINING TO 1/2" W. ROUGH AND 1/2" G.C. FLOOR

B. MYPORC WALL LINING TO 1/2" W. ROUGH AND 1/2" G.C. FLOOR



LOWER FLOOR PLAN 696 SQ. FT.

1454 SQ. FT. TOTAL

ALLOWABLE WINDOW AREA - 120 SQ. FT.
ACTUAL WINDOW AREA - 100 SQ. FT.

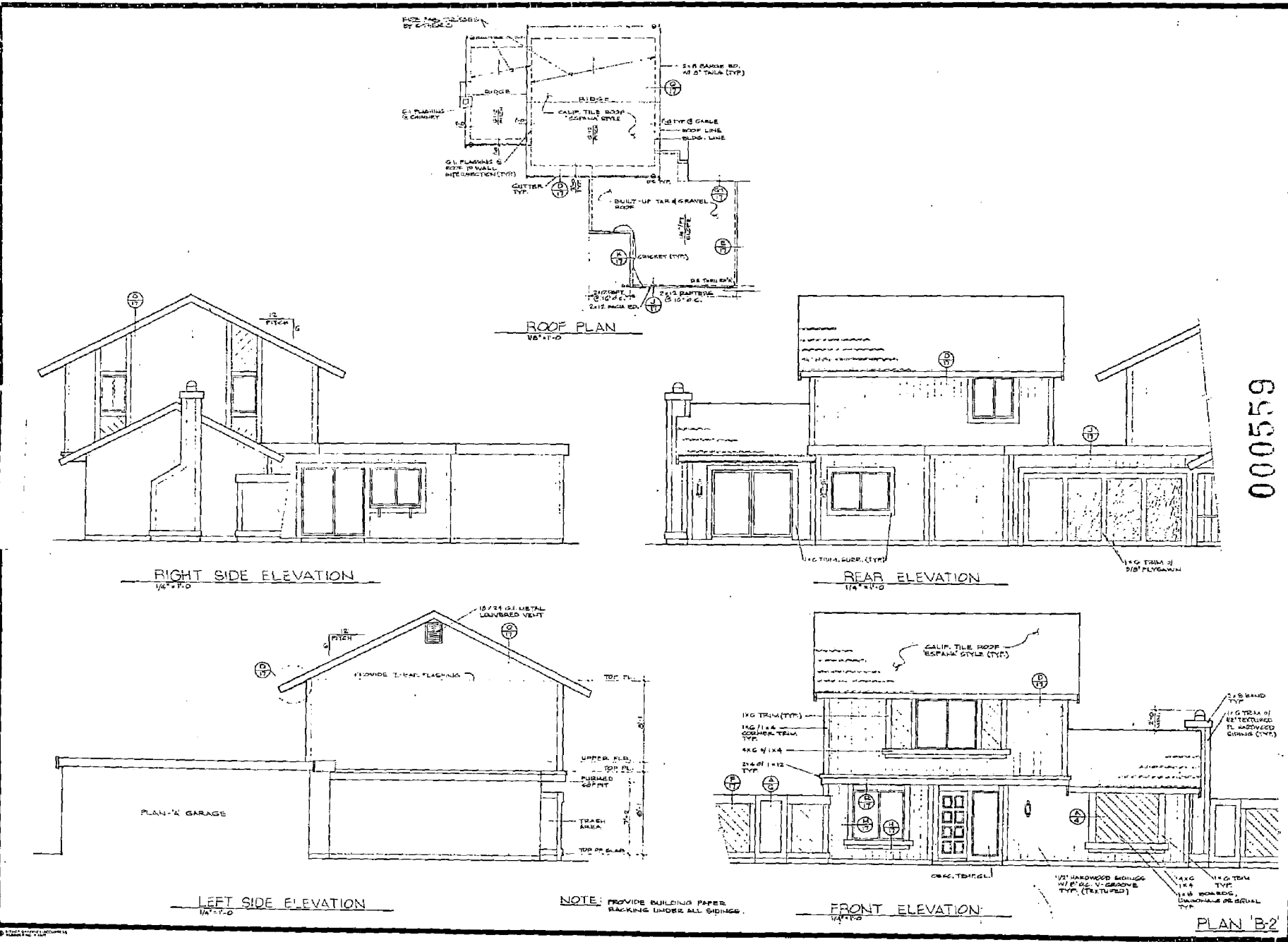
PLAN A

000560

DICK FINNEGAN

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

NO. DATE REVISION



000559

DICK FINNEGAN
 ARCHITECTS
 BUILDING DESIGNERS
 LAND PLANNERS
 A.I.B.D.
 2774 HARVEY DRIVE - SANTA ANA, CALIFORNIA 92705 - (714) 941-5077

M.B. CHRISTENSEN DEV.
 6400 VILLAGE GARDWAY 720
 DUBLIN, CA 94568

GENERAL
 EXTERIOR ELEV.
 ROOF PLAN

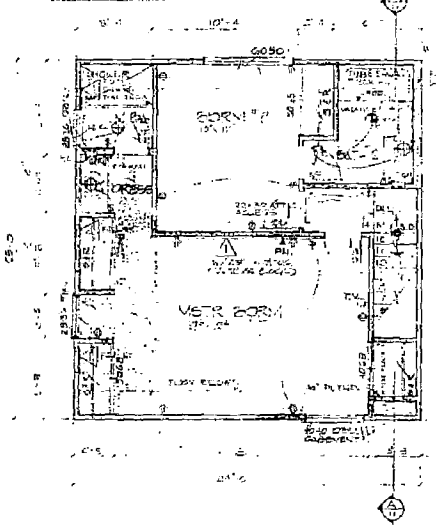
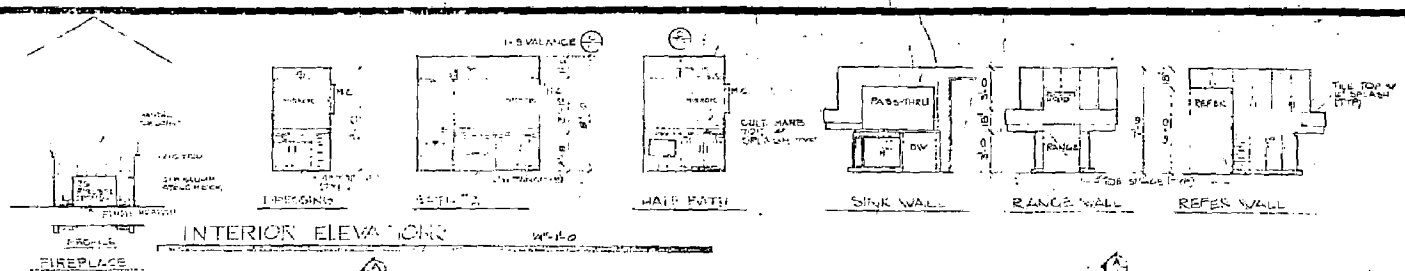
NO.	DATE/REVISION	SHEET TITLE

DATE: 04-18
 BY: G-20-54
 SHEET No. 12

P 90-412

PLAN 'B-2'

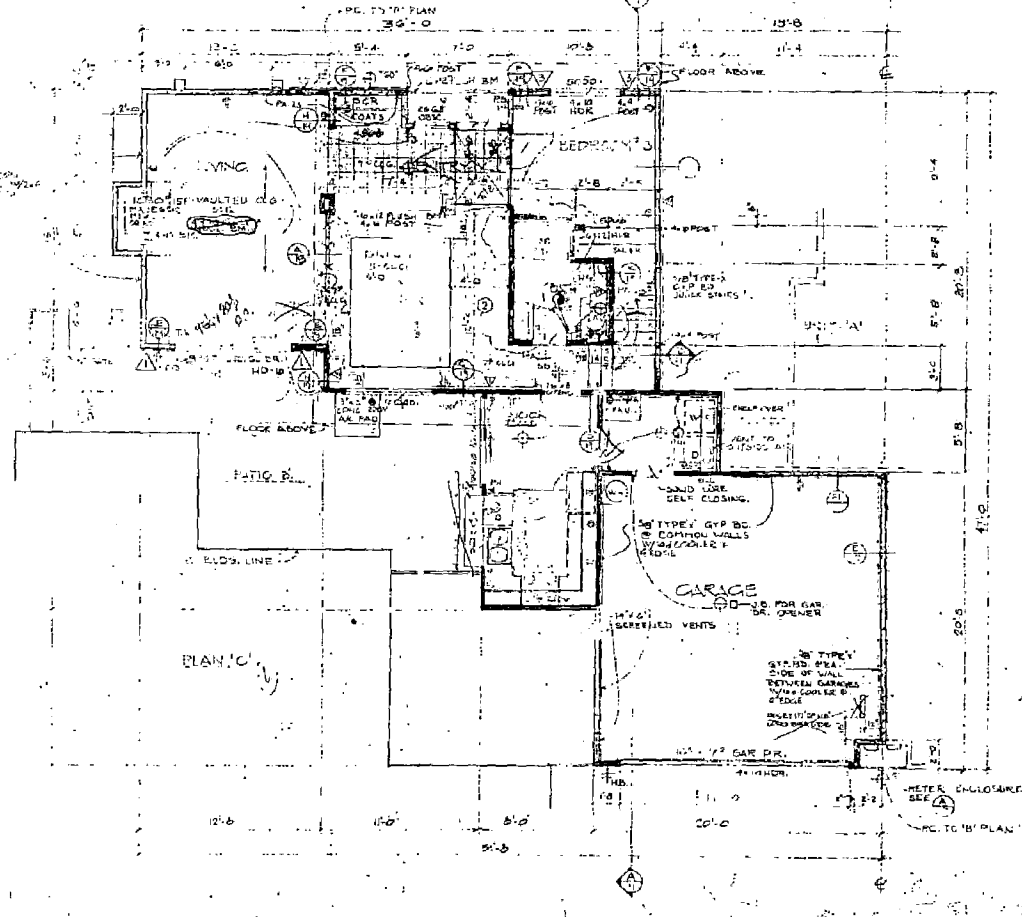
NOTE: PROVIDE BUILDING PAPER BACKING UNDER ALL SIDINGS.



UPPER FLOOR PLAN
600 SQ. FT.

SHEAK WALL KEY:
 Δ 1/2" STD. PARTIAL 1/2" SINKS, WALLS, DOORS AND 1/2" C. FIELDS
 A 1/2" STD. PARTIAL 1/2" SINKS, WALLS, DOORS AND 1/2" C. FIELDS
 A 1/2" STD. PARTIAL 1/2" SINKS, WALLS, DOORS AND 1/2" C. FIELDS

NOTES:
 FOR SOLUTIONS/DETAILS SEE SHEAK WALL KEY
 SEE SHEAK WALL KEY FOR DETAILS



LOWER FLOOR PLAN 867 SQ. FT.
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 95825 - (916) 435-0071

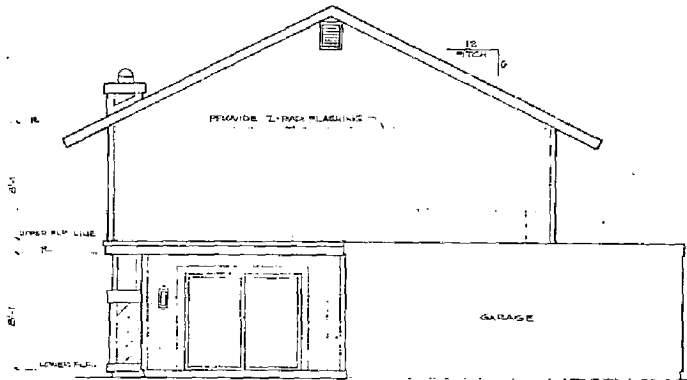
HOUSE PLAN - B
 FLOOR PLANS &
 INTERIOR ELEVATIONS

NO. DATE REVISION
 1 11/15/78 1/2" SCALE
 2 11/15/78 1/2" SCALE
 3 11/15/78 1/2" SCALE

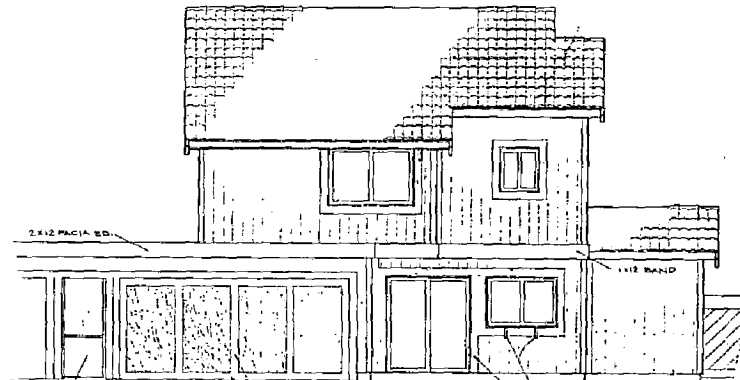
890-412

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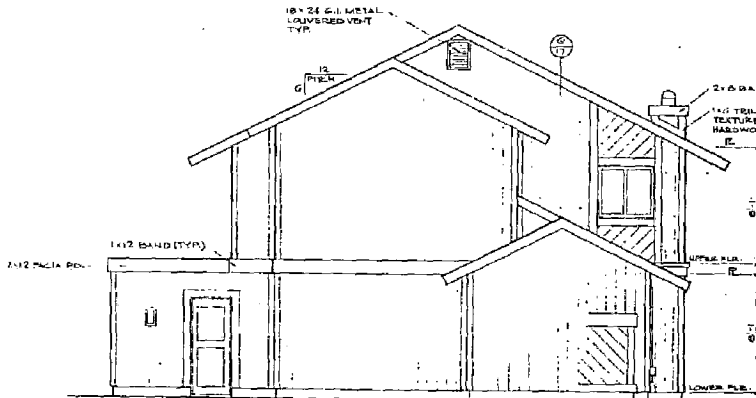
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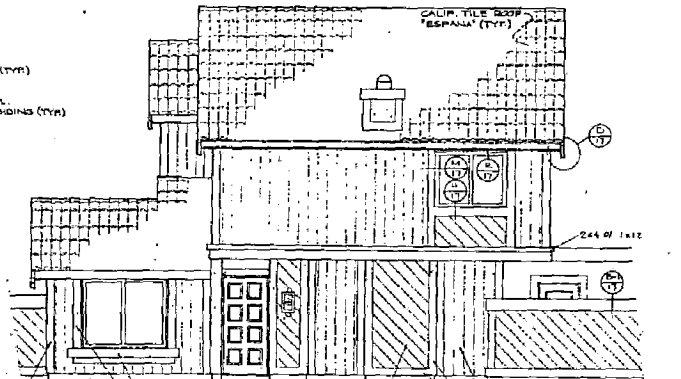
RIGHT SIDE ELEVATION
1/4" = 1'-0"



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



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



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

000557

		DICK FINNEGAN	
		ARCHITECTS	
BUILDING DESIGNERS		A.I.B.D.	
LAND PLANNERS		278 UNIVERSITY DRIVE - SANTA CLARA, CALIFORNIA 95051 - 408-284-5171	
OWNER			
EXTERIOR ELEV.			
SHEET TITLE			
NO.	DATE	REVISION	TITLE
DRAWN BY: JTT			
CHECKED: 84-15			
DATE: 6-20-64			
Sheet No. 15			

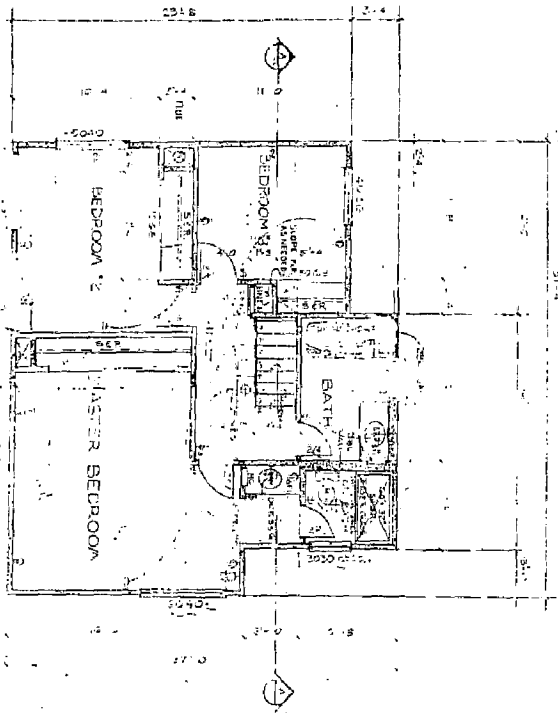
P90-412

PLAN 'C'

EXHIBIT C

UPPER FLOOR PLAN

774 SQ FT

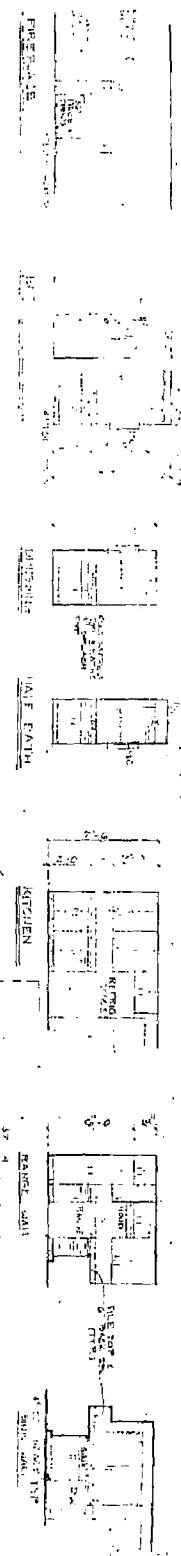
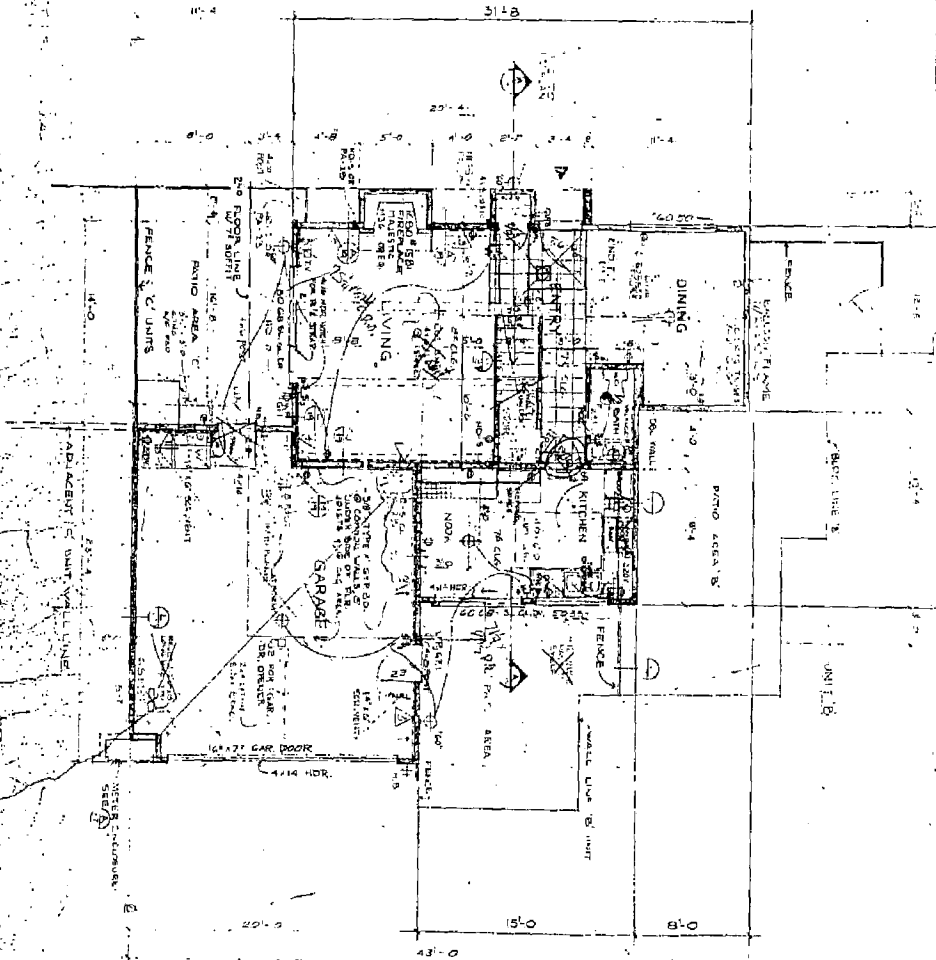


LOWER FLOOR PLAN

1419 SQ FT

646 SQ FT

PLAN C



000556

NO.	DATE	REVISION

HOUSE PLAN OF
FLOOR PLANS &
INTERIOR ELEVATIONS

990-412

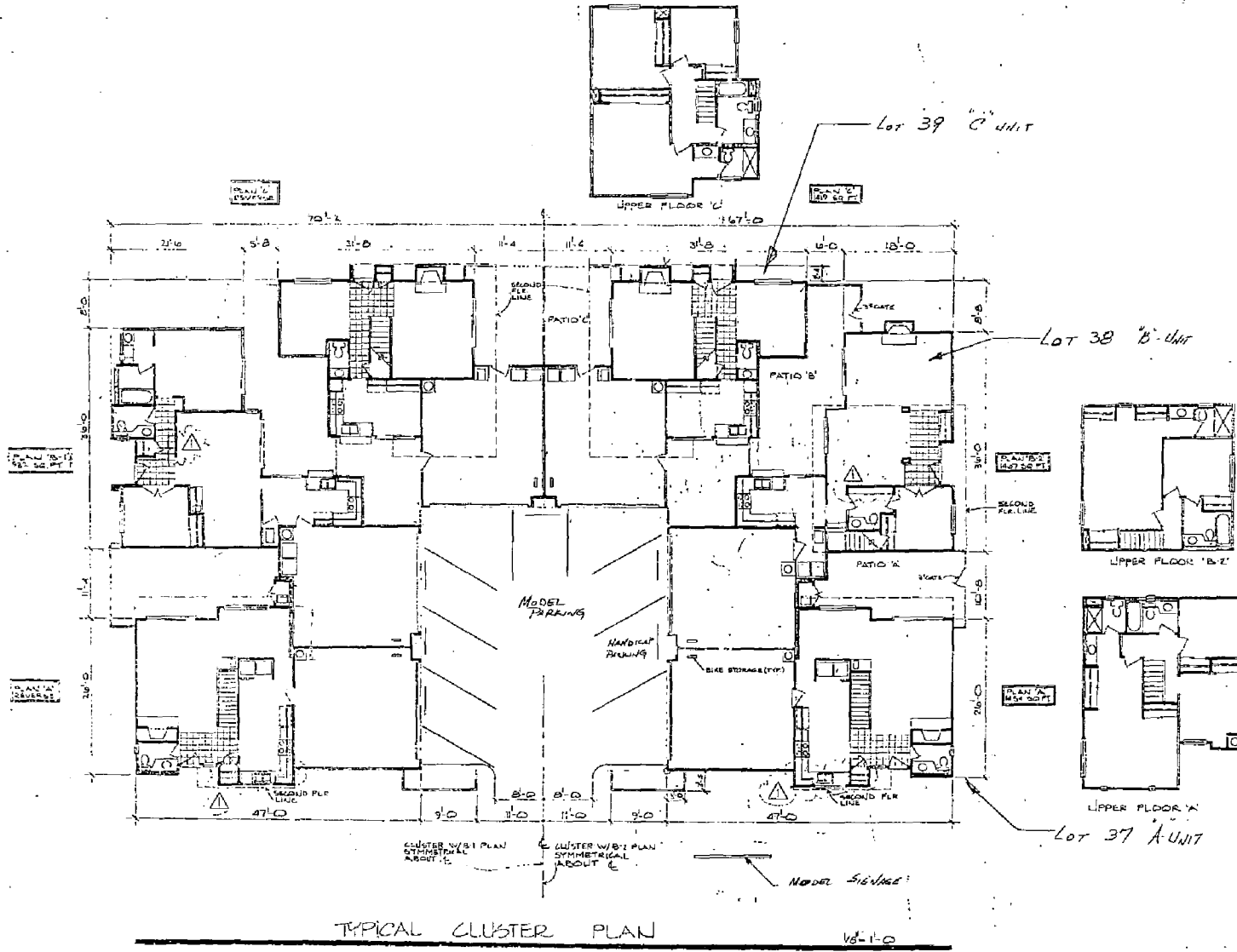
DICK FINNEGAN

INCORPORATED

ARCHITECTS

2228 MARPLE DRIVE - SANTA CLARA, CALIFORNIA 95051

EXHIBIT - B



000555

DICK FINNIGAN ARCHITECTS
 BUILDINGS, INTERIORS, LANDSCAPES | A.I.E.D.
 1000 WEST 10TH AVENUE, SUITE 1000, DENVER, CO 80202

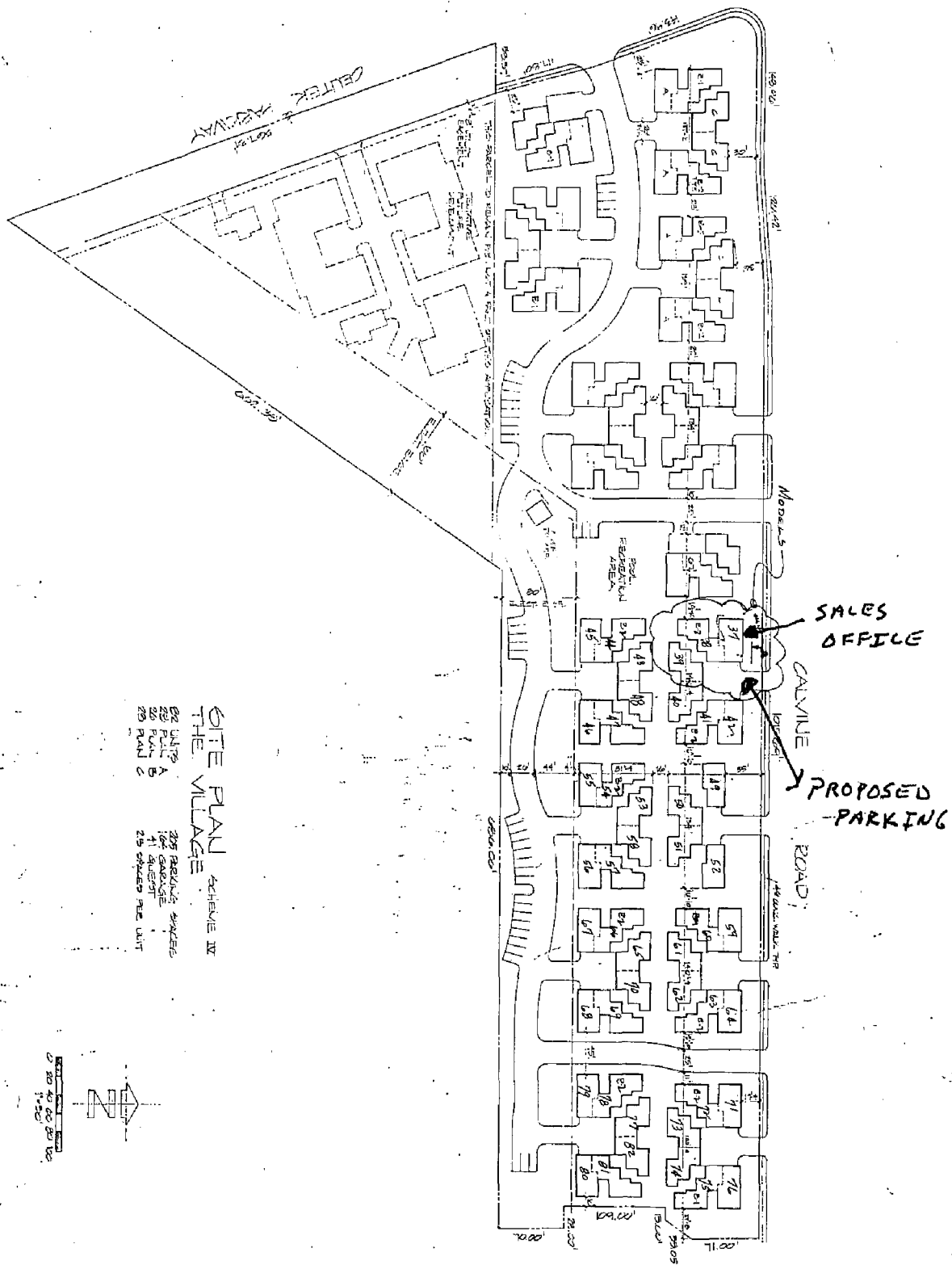
CLUSTER PLAN
 THE VILLAGE

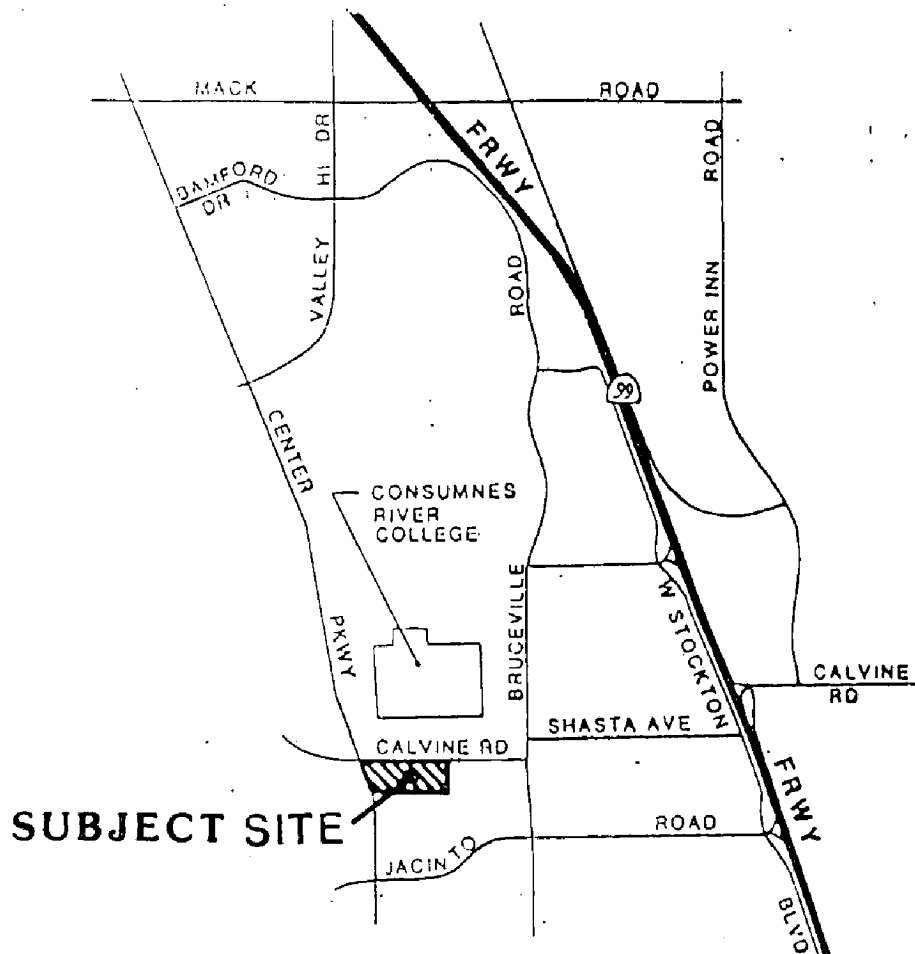
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 DATE/REVISION
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 CHECKED BY [unclear]
 78-22
 SHEET NO. 1

P 90-412

PATENT MARKED
 ONLY DATE 2-11

EXHIBIT - A





SUBJECT SITE

VICINITY MAP
(NOT TO SCALE)

000552

VICINITY MAP

P90-412