

Planning Commission
Sacramento, California

Members in Session:

Subject: A. Negative Declaration
B. Special Permit (P83-111)

LOCATION: South side Calvine Road, west of Summer Rim Circle

SUMMARY

This is a request for an extension of a special permit to develop four model homes, a sales office and parking.

BACKGROUND INFORMATION:

The subject special permit was originally approved on May 26, 1983. Attached is the original staff report. The model homes are currently being used to market the existing subdivision. Prior to the expiration of the special permit, the applicant submitted a letter requesting a one-year extension.

RECOMMENDATION

Staff recommends approval of the time extension, including the original conditions of the special permit adopted by the Commission.

Respectfully submitted,



Wilfred Weitman
Senior Planner

FG:bw

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	RVA (Ted Colbert) 1410 Ethan Way, Sacramento, Ca. 95825				
OWNER	Tree Tops Unlimited				
PLANS BY	RVA 1410 Ethan Way, Sacramento, Ca. 95825				
FILING DATE	April 8, 1983	50 DAY CPC ACTION DATE	--	REPORT BY:	PB:man
NEGATIVE DEC.	May 2, 1983	ETR	ASSESSOR'S PCL. NO.	117-450-83 thru 90	

APPLICATION:

1. Negative Declaration
2. Special Permit to construct 4 model homes (currently under construction) on .96± acres in the Single Family (R-1) zone with adjacent visitor parking.

LOCATION: South side Calvine Road, west of Summer Rim Circle

PROPOSAL: The applicant is requesting the necessary entitlements to develop 4 model homes, a sales office and adjacent parking.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1968 Valley Hi Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1A
Existing Land Use of Site:	Models under construction
Surrounding Land Use and Zoning:	
North:	Residential-under construction R-1
South:	Vacant R-1-A
East:	Unimproved parking lot R-1-A
West:	Vacant R-1-A
Parking Required:	4/d.u.
Parking Provided:	9
Ratio Required:	1/d.u.
Ratio Provided:	2.25/d.u.
Property Dimensions:	Approximately 366x130
Property Area:	1± acre
Density of Development:	8 du/ac
Square Footage of Lot (s):	Avg. 4,925
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

STAFF EVALUATION: Staff has the following comments:

1. On June 26, 1982 the City Planning Commission approved a Special Permit to develop a 201 zero lot line subdivision. The applicant is now submitting a request to develop model homes for this zero lot line subdivision.
2. The applicant is requesting a Special Permit for 4 model homes currently under construction and a parking lot (existing and unimproved). One of the model homes will also be used as a sales office. The site plan also indicates a future model

APPLC. NO. P83-111

MEETING DATE

7-12-84
-May 26, 1983

CPC ITEM NO.

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home site on the westerly parcel (see exhibit A). The original special permit for adjacent, earlier model homes and sign for the same subdivision was granted for one year, on November 13, 1980. Departmental records show no extension of the Special Permit request. The applicant has indicated that this model home complex will be phased-out after the subject model homes are completed in two weeks. In addition, the sign will also be removed at that time.

3. No landscaping plan for the current models has been submitted. Such a plan should be submitted for review and approval prior to special permit issuance.
4. This project was reviewed by Traffic Engineering; the following comments were received:
 - a. Surface the entire lot to be improved to prevent gravel from sloughing onto sidewalks.
 - b. The parking lot should be removed no later than one year after the approval.
 - c. Applicant should agree to repair any damaged sidewalk caused by sub-standard driveway.
 - d. Applicant shall obtain a driveway permit.

STAFF RECOMMENDATION: Staff recommends the following:

1. Ratification of the Negative Declaration.
2. Approval of the special permit for the model home/sales complex subject to the following conditions and based on findings of fact.

Conditions:

- a. The Special Permit be issued for a period not to exceed one-year from the date of permit approval. Written application requesting renewal of the permit must be received no less than 30 days prior to the date of expiration.
- b. This complex shall be landscaped and irrigated according to landscape plans to be submitted for review and approval by the Planning Director prior to issuance of the Special Permit.
- c. The surface of the entire parking lot shall be improved to City standards for surfacing, planting, and irrigation prior to issuance of the special permit.
- d. The parking lot shall be removed no later than one year after approval unless an extension is granted for the special permit.
- e. Applicant shall obtain a driveway permit from the City Traffic Engineer.

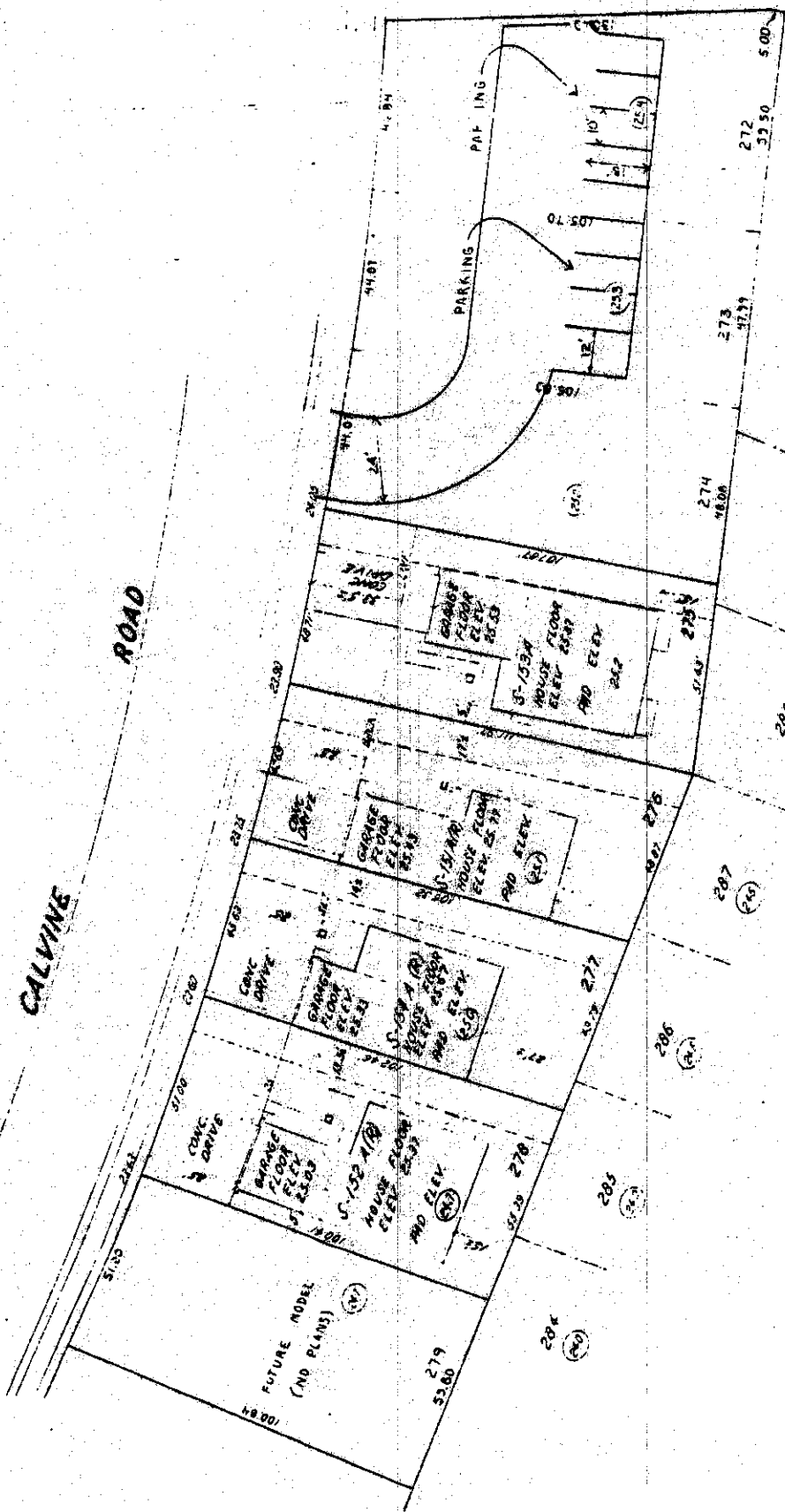
Findings of Fact for approval of Special Permit:

1. The model home complex as conditioned is based on sound principles of land use in that it will provide moderately priced, attractive housing.
2. The model home complex will not be injurious to public welfare as it will not alter the residential characteristics of the neighborhood.
3. The project is consistent with the 1974 General Plan and Valley HI Community Plan in that these plans designate the site as residential.

EXHIBIT 10

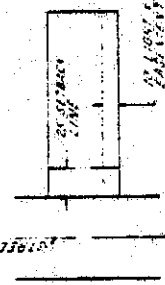
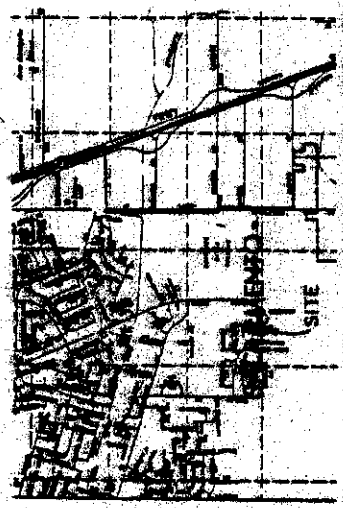
2140-088
2.14.83

CALVINE ROAD



273	LOT NUMBER	PAD ELEVATION
(273)		

SITE PLAN



P 83111

5-26-83
7-12-84

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