

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	M. J. Brock and Sons, Inc. - 3350 Watt Ave., Sacramento, CA 95821				
OWNER	M. J. Brock and Sons, Inc. - 3350 Watt Ave., Sacramento, CA 95821				
PLANS BY	Talbert-Packowski/MacKay & Soms				
FILING DATE	1-7-83	50 DAY CPC ACTION DATE		REPORT BY	JP:sg
NEGATIVE DEC.	Ex. 15103a	EIR		ASSESSOR'S PCL. NO.	225-633-07,08,09 & 10

APPLICATION: Special Permit to establish a model home complex on 0.7± vacant acres in the Duplex (R-2) zone.

LOCATION: South side of San Juan Road, 100±' west of Miramonte Drive

PROJECT INFORMATION:

1974 General Plan Designation:	R-2
1978 South Natomas Community Plan Designation:	Residential - 4 through 21 units/acre (7 average)
Existing Zoning of Site:	R-2
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Condominiums and vacant; R-1A and A
South:	Vacant and halfplex; R-2 and R-1A
East:	Halfplex and condominiums; R-1A and R-2A
West:	Vacant; R-1

Parking Required:	0 spaces
Parking Provided:	5 spaces
Property Area:	0.7± acre
Square Footage of Building(s):	945 s.f., 1,150 s.f. and 1,250 s.f.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Colors:	Earthtone browns, semi-transparent stains
Exterior Building Materials:	Plywood (Douglas fir), flashed brick

BACKGROUND INFORMATION: The applicant proposes to build a model home complex consisting of three patio-type homes with standard R-1 setbacks in an R-2 zone. The models will be used in conjunction with the applicant's proposed 225 unit zero-lot line residential development, to be known as Larchmont Bridgeport. The Planning Commission is scheduled to hear an application for a rezone and a special permit for the proposed Larchmont Bridgeport development at its February 24, 1983 meeting. The proposed model home complex is located on the south side of San Juan Road, 100± feet west of Miramonte Drive, in a portion of the Del Verde PUD (P-8245).

STAFF EVALUATION: Staff has the following comments concerning this application:

1. Staff has reviewed the submitted plans, inspected the subject site and is supportive of the applicant's request. The proposed model home complex will be located on a major street in a residential neighborhood with adequate on-street parking and parking spaces provided on-site.

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2. The proposed site plans were reviewed by City Engineering and City Traffic Engineering. They had the following comments:
 - a. City Engineering had no objections to improvements shown on the site plan in the cul-de-sac of Topam Court (see Exhibit A) provided that the applicant obtain a revocable permit for the improvements from the City Council.
 - b. Traffic Engineering felt that the proposed site plan was adequate and had no comments.
3. On-site parking is not required for a model home complex. However, the applicant has provided for a circular drive on one lot with five on-site parking spaces. Staff approves of the proposed parking lot and circular drive. However, the applicant must remove the pavement and develop the lot with a dwelling after expiration of the special permit. Also, the applicant must meet the 50% parking area shading requirement.
4. The garage setback is 20 feet from the front property line for all three model homes. This is in conformance with the conditions approved by the Planning Commission for the Del Verde PUD (P-8245).
5. This special permit does not cover any signage proposed by the applicant. A separate special permit should be required for any signage proposed for the model home complex.

STAFF RECOMMENDATION: Staff recommends approval of the special permit to develop three model home units, subject to conditions and based upon the findings of fact which follow:

Conditions

- a. The applicant shall utilize the attached plans;
- b. The model home complex use shall be terminated by February 10, 1984, or an extension of the special permit shall be obtained from the Planning Commission;
- c. Prior to any construction in the street right-of-way (boardwalks and landscaping) applicant shall obtain a revocable permit from the City Council;
- d. The applicant shall remove all decking, boardwalks and other landscaping from the public right-of-way after the expiration of the special permit;
- e. The applicant shall remove all paving relating to the circular drive and parking lot after the expiration of the special permit.

Findings of Fact

- a. The special permit, as conditioned, is based upon sound principles of land use in that the model home complex is grouped together and located on a major street;

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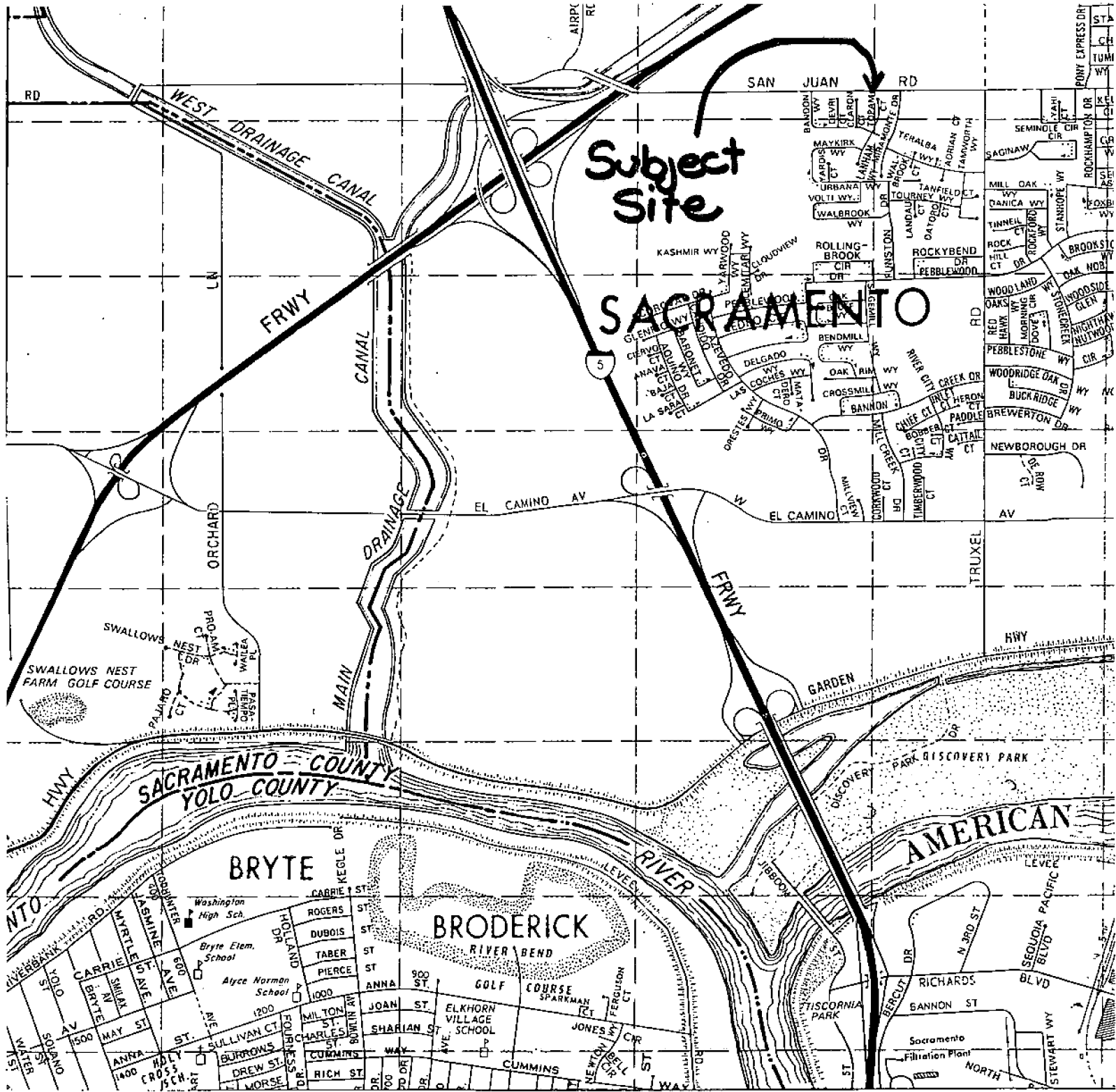
- b. The project, as conditioned, will not be injurious to the public welfare as there is ample parking both on-street and on the model home site;
- c. The project is consistent with the General Plan and the South Natomas Community Plan which designates the site for residential uses.

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[REDACTED]

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Location Map

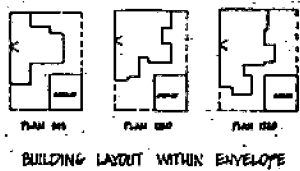
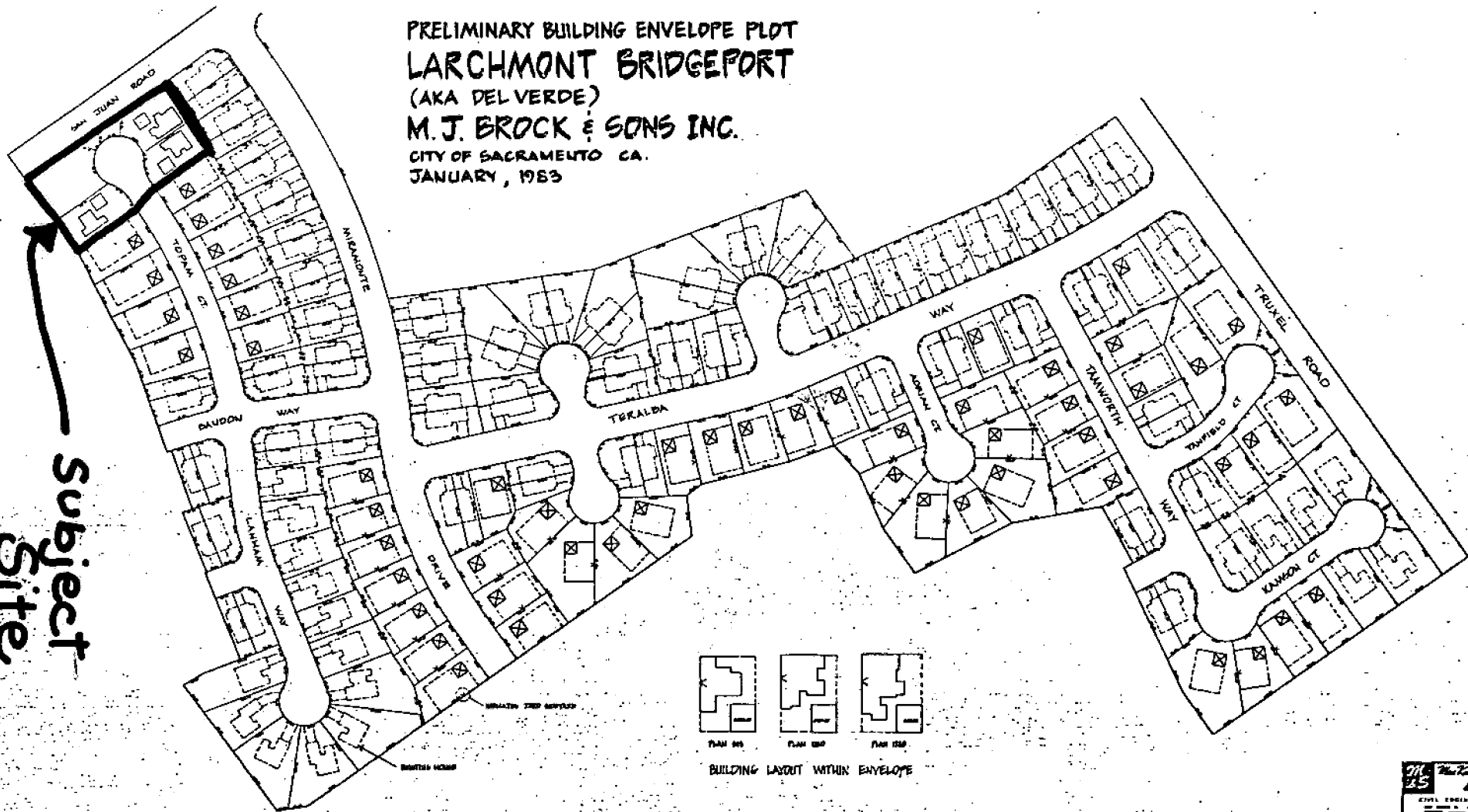


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February 10, 1983

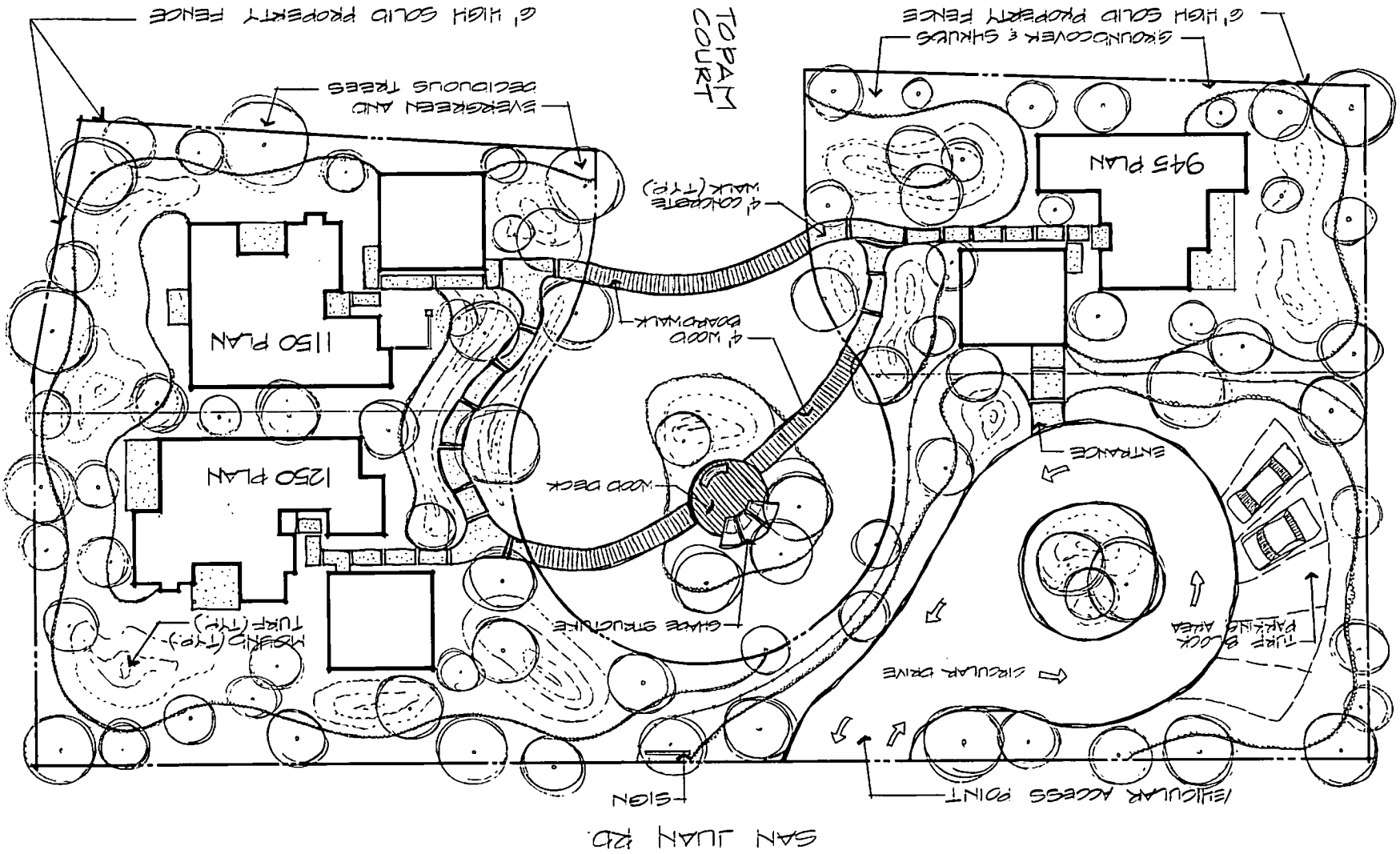
Subject Site

PRELIMINARY BUILDING ENVELOPE PLOT
LARCHMONT BRIDGEPORT
 (AKA DEL VERDE)
M. J. BROCK & SONS INC.
 CITY OF SACRAMENTO CA.
 JANUARY, 1983



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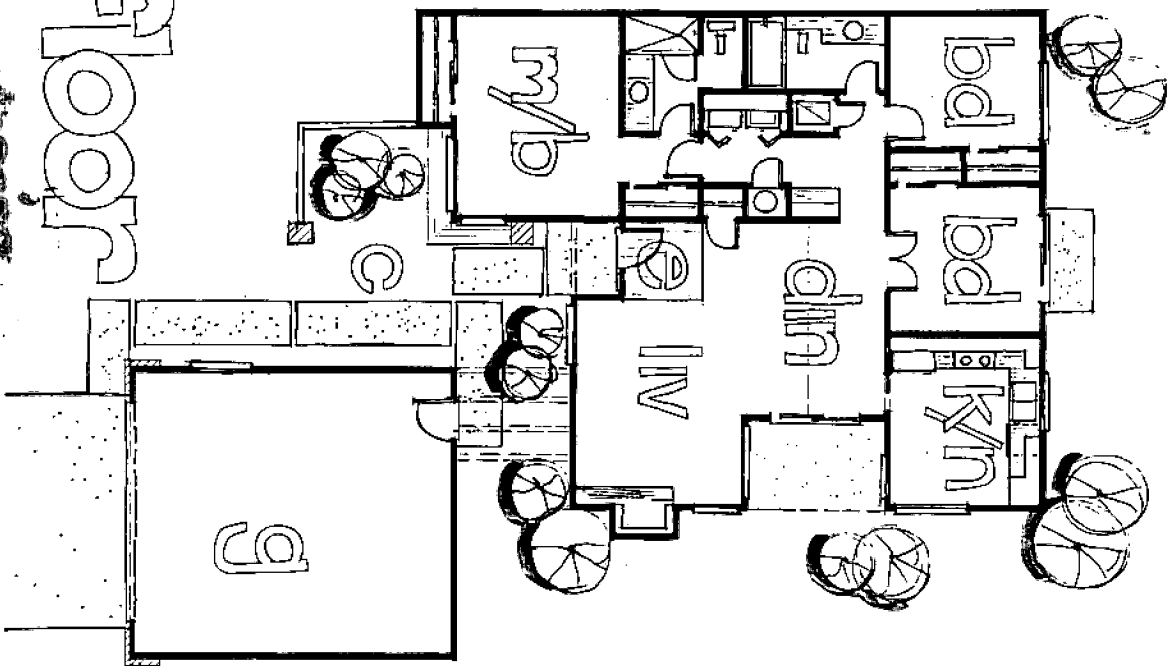
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talbert packowski residential planning
 5800 jameson ct. suite 8 carmichael, ca 95608 ph. (916) 484-7526

1150 ~~PH~~

1st Floor

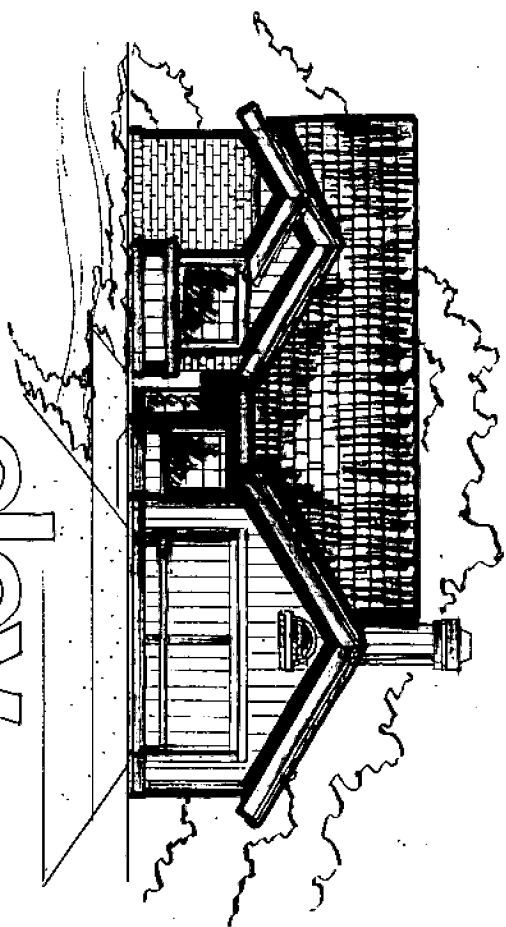


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MJ Brock

del verde



elev

DEL VERDE
1150 PLAN

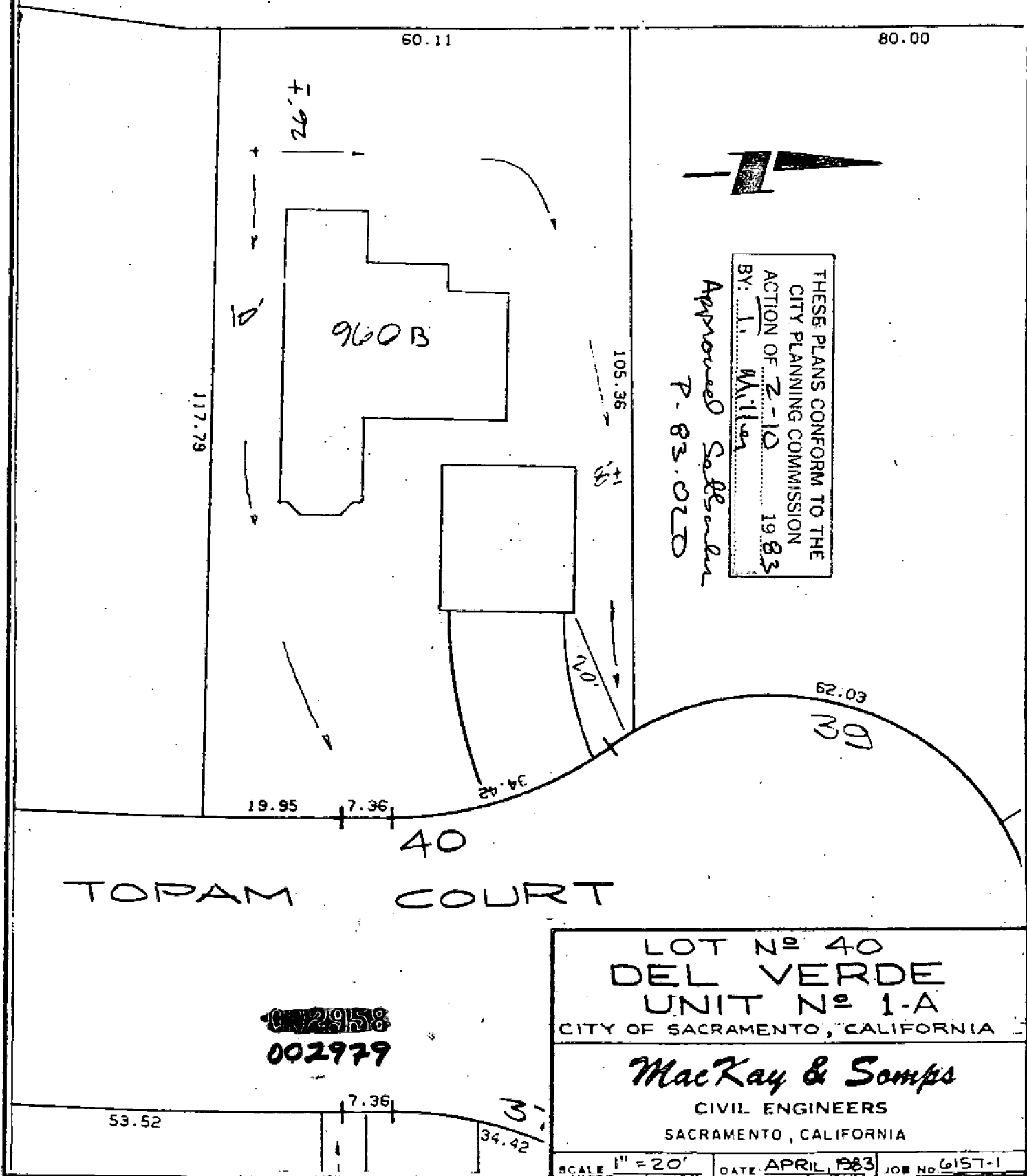
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M.J. BROCK & SONS PH. 488-4500

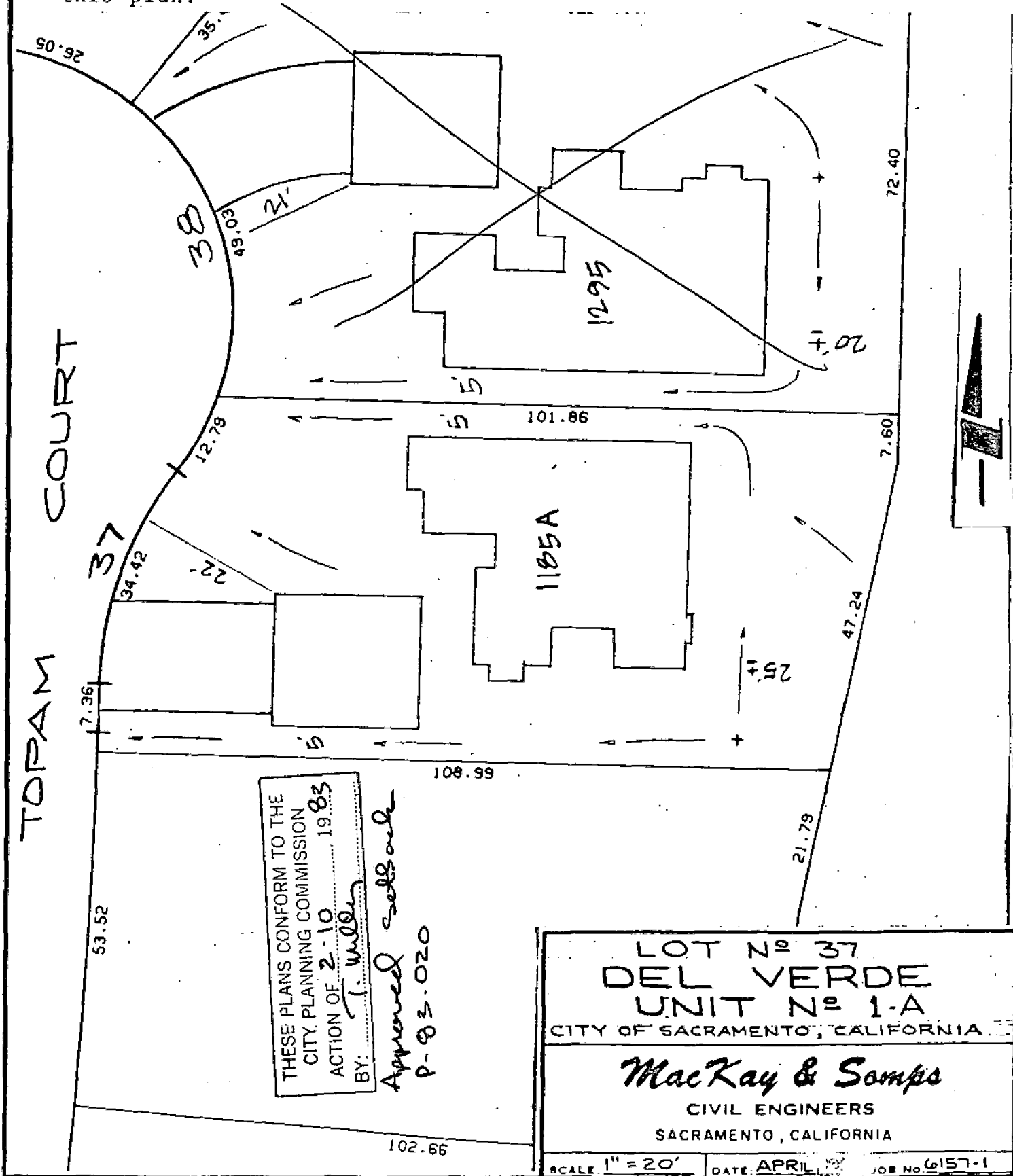
Date	Revision

NOTE: Buildings plotted hereon are for the purpose of showing the house to be constructed on the lot. Setbacks other than minimum ordinance requirements are approximate only and must not be assumed to be correct. The "As-Built" field condition may also vary from this plan.



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THESE PLANS CONFORM TO THE
 CITY PLANNING COMMISSION
 ACTION OF 2-10-1983
 BY: *T. Under*
Approved self sale
 P-93-020

LOT No 37
 DEL VERDE
 UNIT No 1-A
 CITY OF SACRAMENTO, CALIFORNIA

MacKay & Sompis
 CIVIL ENGINEERS
 SACRAMENTO, CALIFORNIA

SCALE: 1" = 20' DATE: APRIL JOB No 6157-1