

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: A. Environmental Determination
B. Special Permit (P83-145)

LOCATION: North side of Deer Court, approximately 64 feet south of Mack Road.

SUMMARY

This is a request for an extension of a special permit to develop three model homes and directional sign for the marketing of a nearby subdivision.

BACKGROUND INFORMATION

The subject special permit was originally approved by the Planning Commission on June 9, 1983. To date, the model homes and directional signs have not been constructed. Therefore, prior to the expiration of the special permit, the applicant submitted a letter requesting a one year extension of the special permit.

STAFF RECOMMENDATION

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

Respectfully submitted,

Art Gee

Art Gee
Principal Planner

SC:pkb

STAFF REPORT AMENDED 6-9-83
CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Davidon Homes, 1450 Maria Lane, #230, Walnut Creek, CA 94596		
OWNER	Davidon Homes, 1450 Maria Lane, #230, Walnut Creek, CA 94596		
PLANS BY	Davidon Homes, 1450 Maria Lane, #230, Walnut Creek, CA 94596		
FILING DATE	5-6-83	50 DAY CPC ACTION DATE	6-9-83
NEGATIVE DEC Exempt 15102(a) EIR		ASSESSOR'S PCL NO 19-241-32, 33, 34 & 35	
REPORT BY: SC:bw			

APPLICATION: Special Permit to construct three model homes with a sales office and subdivision marketing signs on .55± acres in the Single Family (R-1) zone.

LOCATION: North side of Deer Court, approx. 64 feet south of Mack Road

PROPOSAL: The applicant is requesting necessary entitlement to develop a model home complex to market a nearby subdivision.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1968 Valley Hi Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Partially completed model homes

Surrounding Land Use and Zoning:

North:	Residential; R-1
South:	Residential; R-1
East:	Residential; R-1
West:	Residential; R-1

Parking Required:	None
Parking Provided:	None
Property Dimensions:	Irregular
Property Area:	.55± acres
Square Footage of Lot(s):	6,000
Square Footage of Building(s):	1,230 - 1,589
Height of Structure(s):	Single story
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Neutral
Exterior Building Materials:	Stucco, brick and stone
Signs:	2' x 3' and 5' x 10'

BACKGROUND INFORMATION: The proposed model home complex is located off of Mack Road in a cul-de-sac developed with single family residences. The structures adjacent to the subject site are part of an existing model home complex. In January of 1979 a Special Permit (P-8458) was issued for an eight-unit model home development. Part of the model home complex was developed at that time, and the special permit expired prior to the development of the remaining models. The proposed model homes, along with the sales office, are part of the original request that was not completed prior to the expiration of the special permit. These units will be used to market the Deerfield Subdivision west of the subject site.

STAFF EVALUATION: Staff has the following comments regarding this request:

1. The applicant has submitted three separate elevations that will be developed in this model home complex. The materials consist of stucco, rustic brick and stone. Staff has no objections to the design or materials proposed, since they conform to the adjacent residential development.
2. In conjunction with the model homes, the applicant proposes the development of on-site marketing signs. Three signs will be used to identify the model homes (2' x 3'). These signs must be located outside of the setback areas. In addition, the applicant proposes a 50 square foot directional sign adjacent to Mack Road on the subject site. This sign must be located at least 25 feet from the property line along Mack Road and 15 feet from the adjacent property on the east side of the site.
3. The site plan indicates that a driveway will be provided off of Mack Road into the model home complex. The City Traffic Engineer reviewed this request and indicated that the access off of Mack Road will have to be eliminated since it would create a hazard for motorists in the area.
4. The applicant originally proposed the development of an off-street parking lot on the subject site. This plan has since been deleted because the applicant did not wish to meet the required parking lot standards for the temporary lot.

STAFF RECOMMENDATION: Staff recommends approval of the special permit, subject to conditions and based upon Findings of Fact which follow:

* Conditions - Special Permit

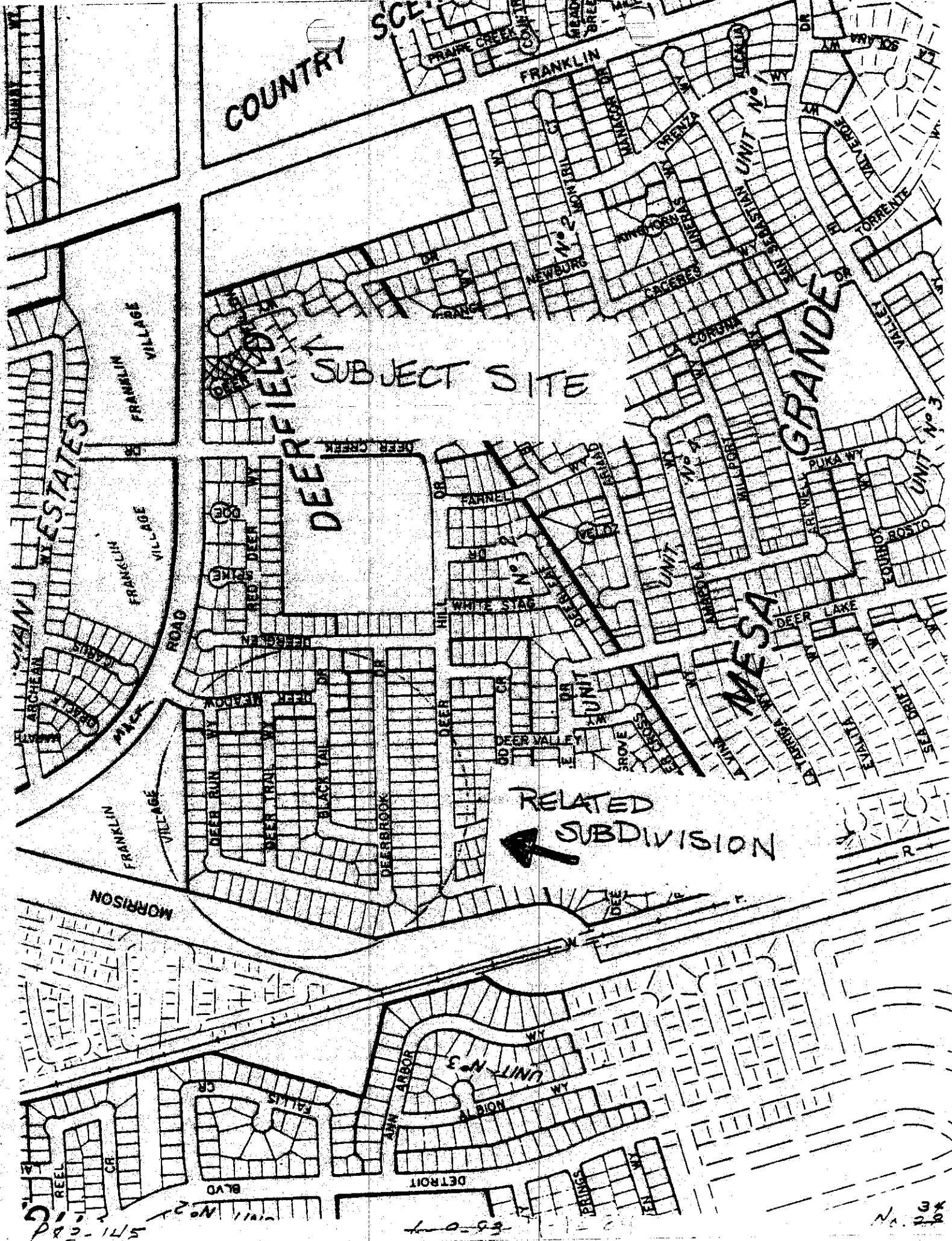
1. The model home complex shall be terminated by June 9, 1984, or shall be granted an extension on the special permit by the Planning Commission.
2. All on-site signs shall conform to required setbacks. The directional sign along Mack Road shall be set back 25 feet from the property line on Mack Road and a minimum of 15 feet from the adjacent property on the east property line.
3. The proposed driveway access from Mack Road shall be eliminated.

Findings of Fact - Special Permit

1. As conditioned the special permit is based upon sound principles of land use in that the model home complex is compatible in design with adjacent residential units and will only be used on a temporary basis to market a nearby subdivision.
2. The project, as conditioned, will not be injurious to the public safety or welfare or result in the creation of a nuisance in that the proposed access off of Mack Road has been eliminated.
3. The proposed project is consistent with the General Plan and the Valley Hi Community Plan which designate the site for residential purposes.

*CPC added condition:

4. Applicant shall provide a security agreement to replace street improvements to the original condition once the model homes are abandoned.



COUNTRY SCENIC

FRANKLIN

SUBJECT SITE

DEERFIELD

MESA GRANDE

RELATED SUBDIVISION

MORRISON

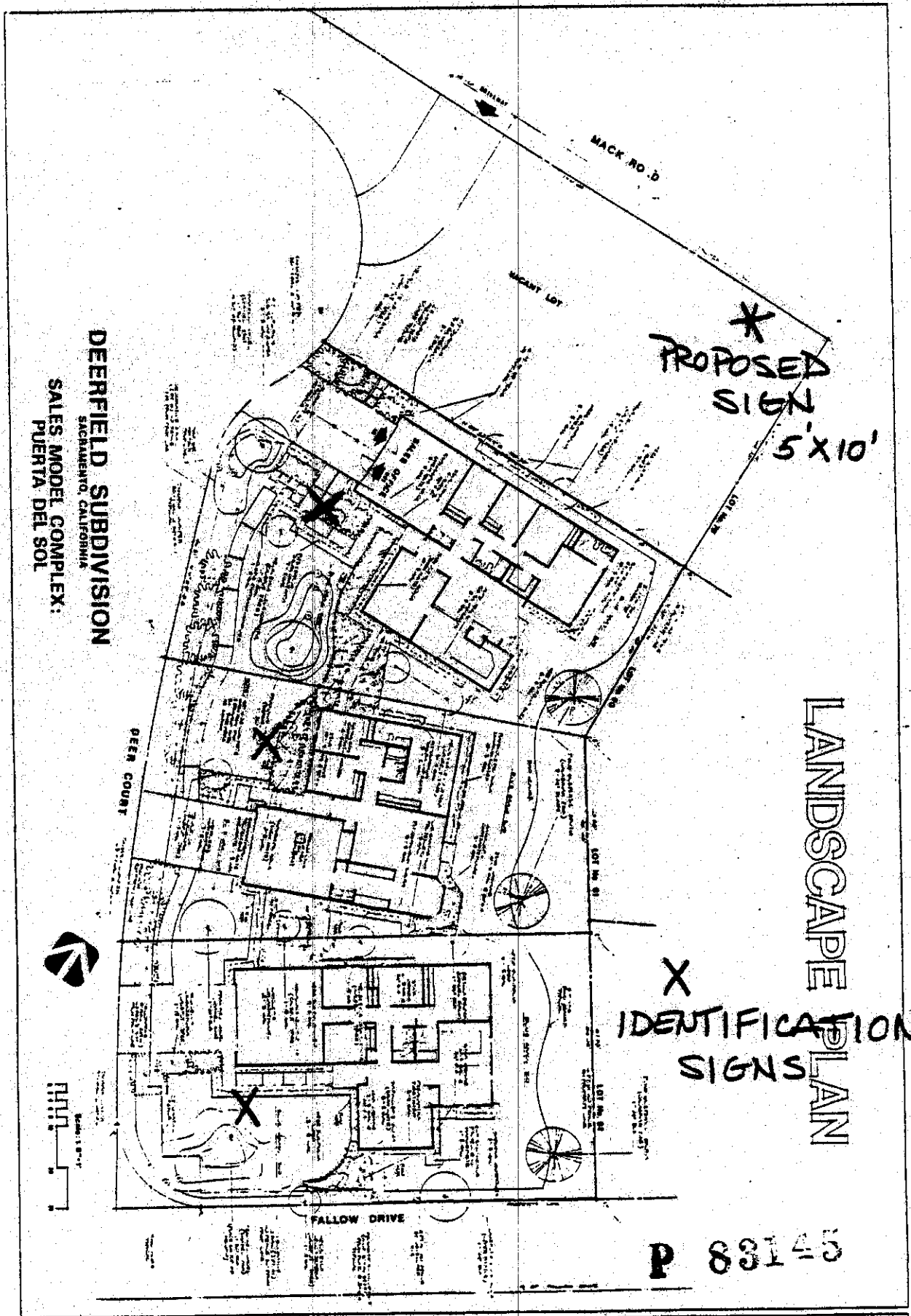
UNIT No. 3

DETROIT

575-115-289

1-0-93

23x 26x



DEERFIELD SUBDIVISION
 SACRAMENTO, CALIFORNIA
 SALES MODEL COMPLEX:
 PUERTA DEL SOL

*
 PROPOSED
 SIGN
 5'x10'

X
 IDENTIFICATION
 SIGNS

LANDSCAPE PLAN

P 88145

1



DAVIDON HOMES
 6800 MARIA LUI, WILSON, CA

P88-145

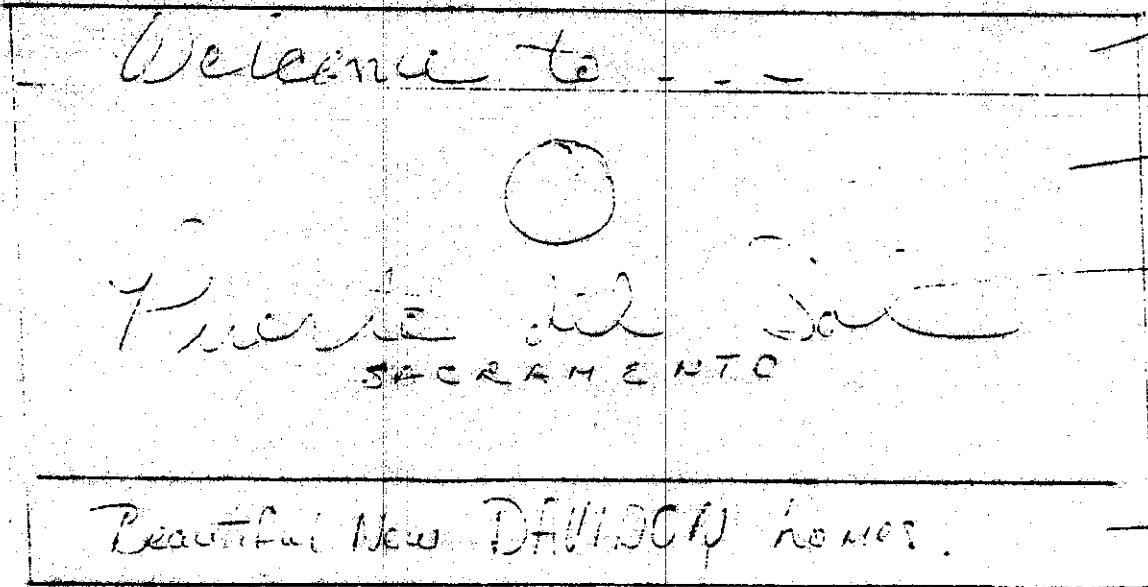
1-9-03 1-2-07

No. 34

DAVIDON HOMES

P 83145

10'



Welcome to



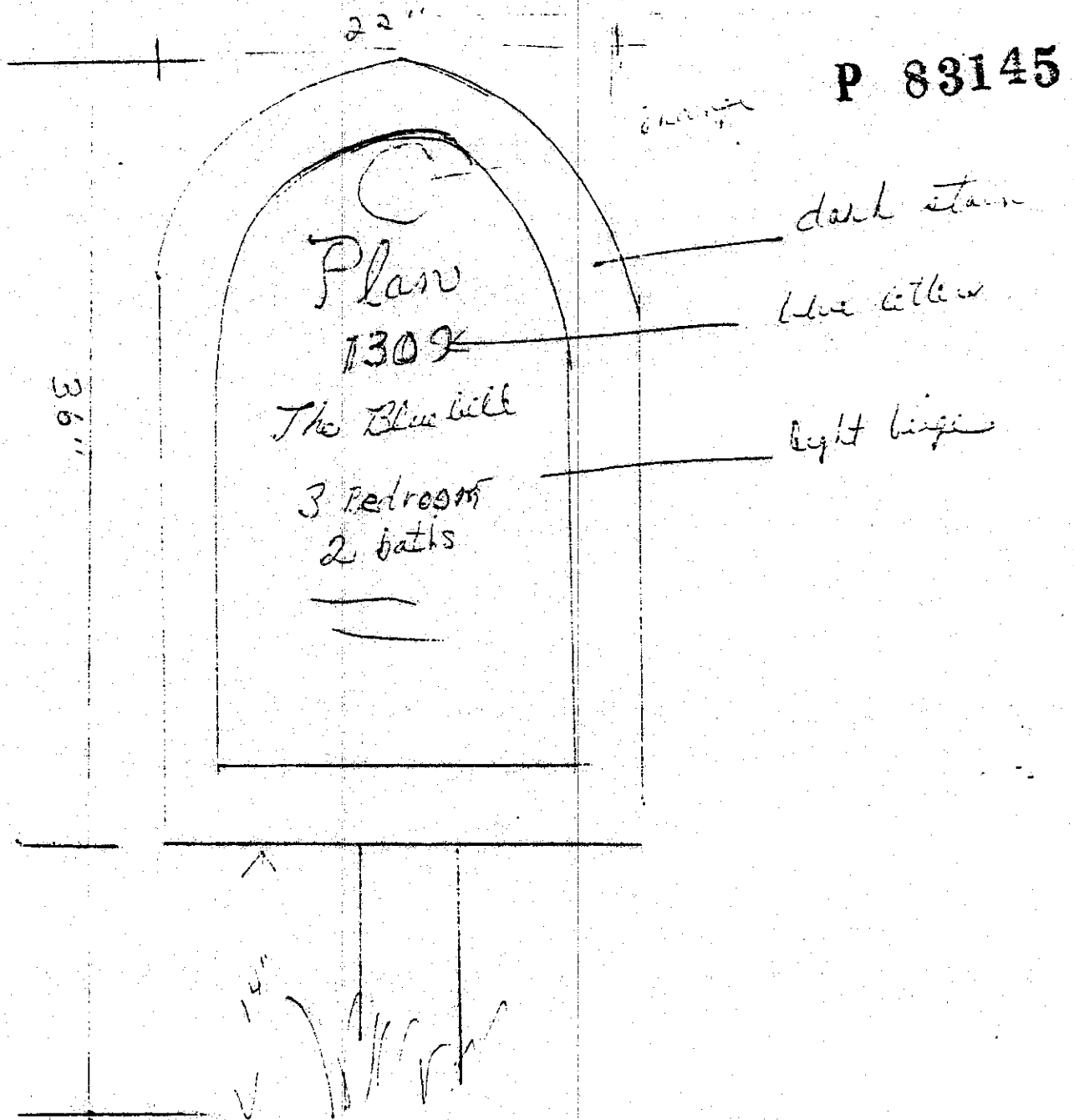
Puerto del Sol
SACRAMENTO

Beautiful New DAVIDON HOMES

white letters

Beautiful — Puerto del Sol
ON-SITE SIGN

DAVIDON HOMES



I. D. Segn Design

Deerfield - Puerta del Sol