

# CITY PLANNING COMMISSION

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

|               |  |                        |                  |
|---------------|--|------------------------|------------------|
| APPLICANT     | Spink Corporation, P.O. Box 2511, Sacramento, CA 95811               |                        |                  |
| OWNER         | Morrison Homes, 4441 Auburn Boulevard, Suite P, Sacramento, CA 95841 |                        |                  |
| PLANS BY      |  |                        |                  |
| FILING DATE   | 10-28-82   | 50 DAY CPC ACTION DATE | REPORT BY: GM:bw |
| NEGATIVE DEC. | Exempt 15103(a) EIR  | ASSESSOR'S PCL. NO.    | 225-600-11,12,13 |

APPLICATION: Special Permit to establish a model home complex for marketing of subdivision units on 0.45± vacant acres in the Single Family (R-1) zone.

LOCATION: Rockhampton Drive, approximately 100 feet south of San Juan Road

PROPOSAL: The applicant is requesting the necessary entitlements to develop three model homes for the Woodbridge Unit 5-B subdivision.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1978 South Natomas Community  
Plan Designation: Residential (4-21 du/ac)  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning

- x North: Residential & Vacant, & R-1
- y South: Residential & Vacant, & R-1
- z East: Residential & Vacant, & R-1
- x West: Residential & Vacant, & R-1A

Property Dimensions: 3-60' x 105' lots  
Property Area: 0.45± acre  
Density of Development: 7 units/acre  
Square Footage of Buildings: 1,483; 1,400; 1,335  
Height of Building: Maximum of 35 feet  
Street Improvements/Utilities: Existing  
Topography: Flat

STAFF EVALUATION: Staff has reviewed the submitted plans and inspected the subject site and is supportive of the applicant's request. The model home complex, which consists of three single family detached units, is to be located on three lots off Rockhampton Drive, approximately 150 feet south of San Juan Road. Rockhampton Drive is a collector street and on-street parking should be sufficient for the three single family model homes 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

1. The applicant shall utilize the attached plans;
2. The model home complex use shall be terminated by December 9, 1984, or an extension of the special permit be obtained from the Planning Commission.

003197

Findings of Fact

1. 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 collector street;
2. The project, as conditioned, will not be injurious to the public welfare in that there is ample on-street parking for the model home complex;
3. The project is consistent with the General Plan and South Natomas Community Plan which designates the site for residential uses.

December 20, 1982

To the owner of record of Parcel No. 225-600-11,12,13

You are hereby notified pursuant to Government Code Section 6863.5 that the County Assessor has been notified of the granting of a zoning change, variance, or conditional use permit respecting your property.

Very truly yours,

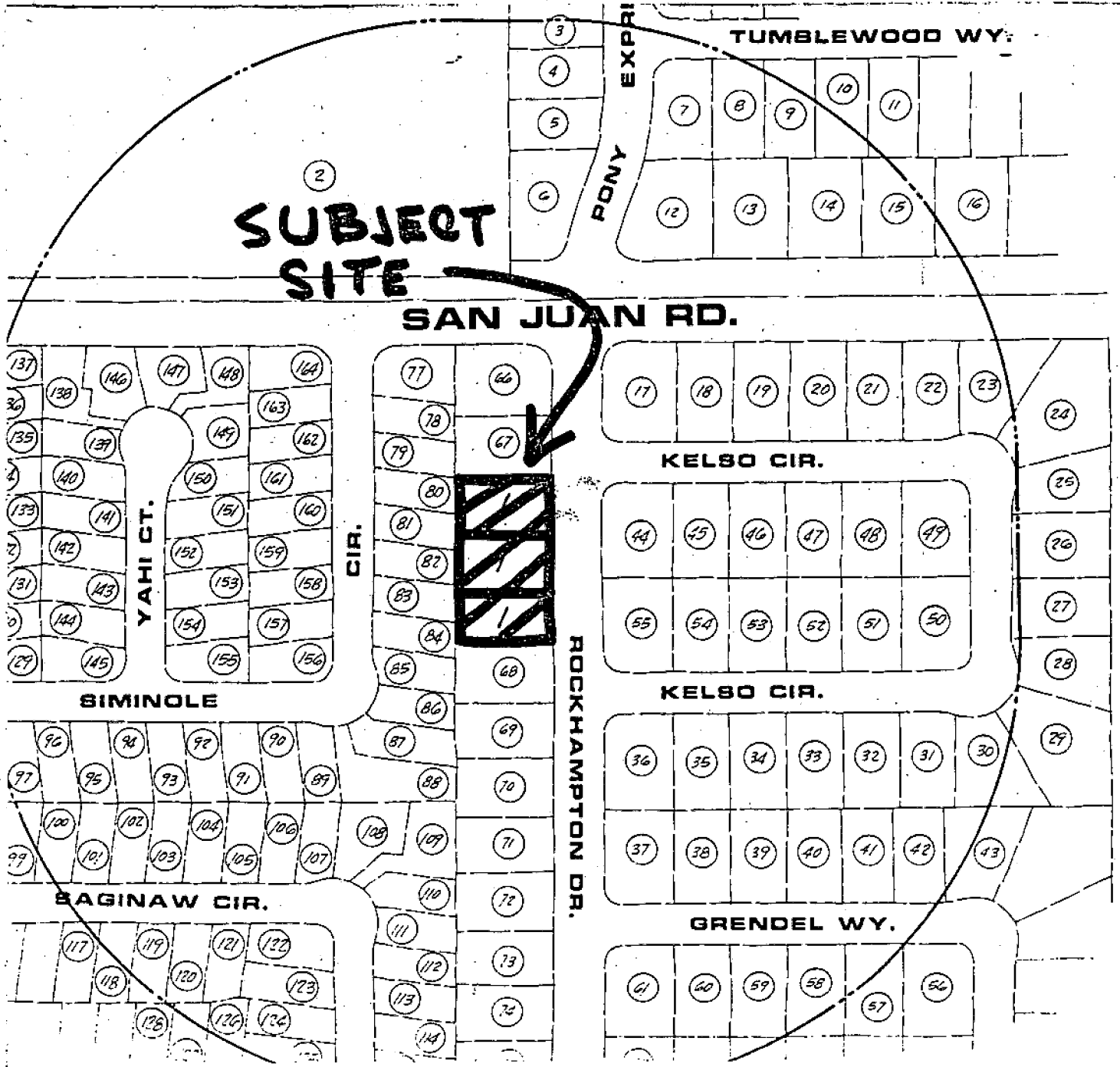
*Suzanne Glimstad*

Suzanne Glimstad,  
Sec. to Planning Commission

p- 82-257

003200

2  
**SUBJECT  
SITE**



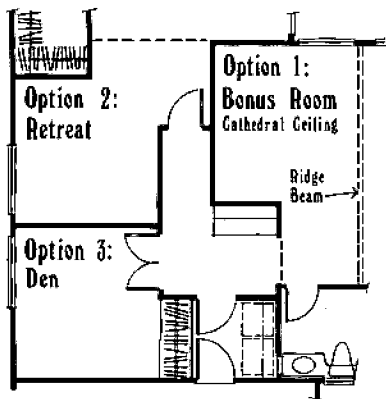
P-82-257800

VICINITY MAP

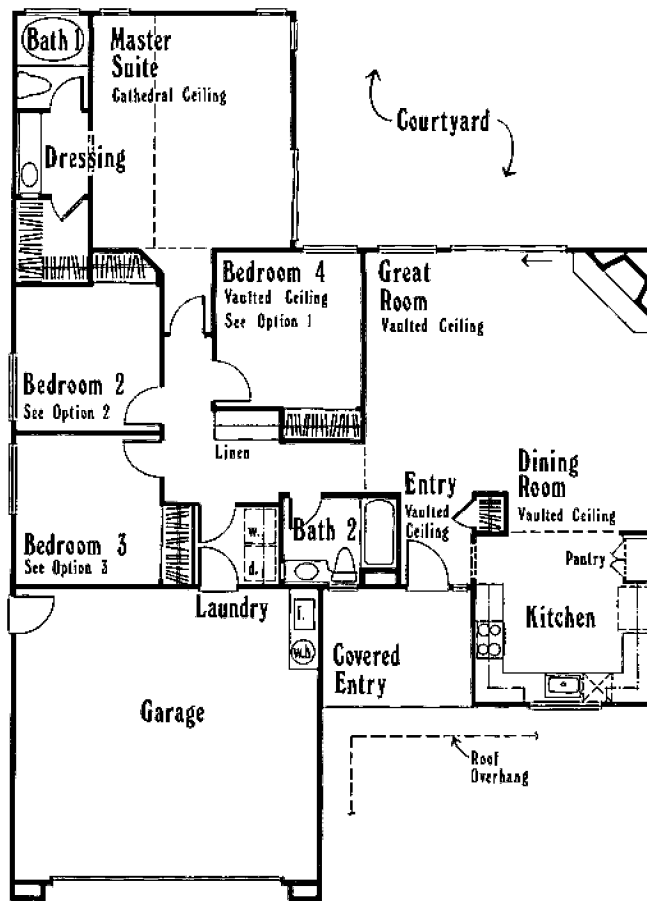
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No. 15



Note:  
Options may be chosen individually  
or in any combination with each other.



# THE WILDFLOWER

1483 Sq. Ft.

4 Bedrooms, 2 Baths

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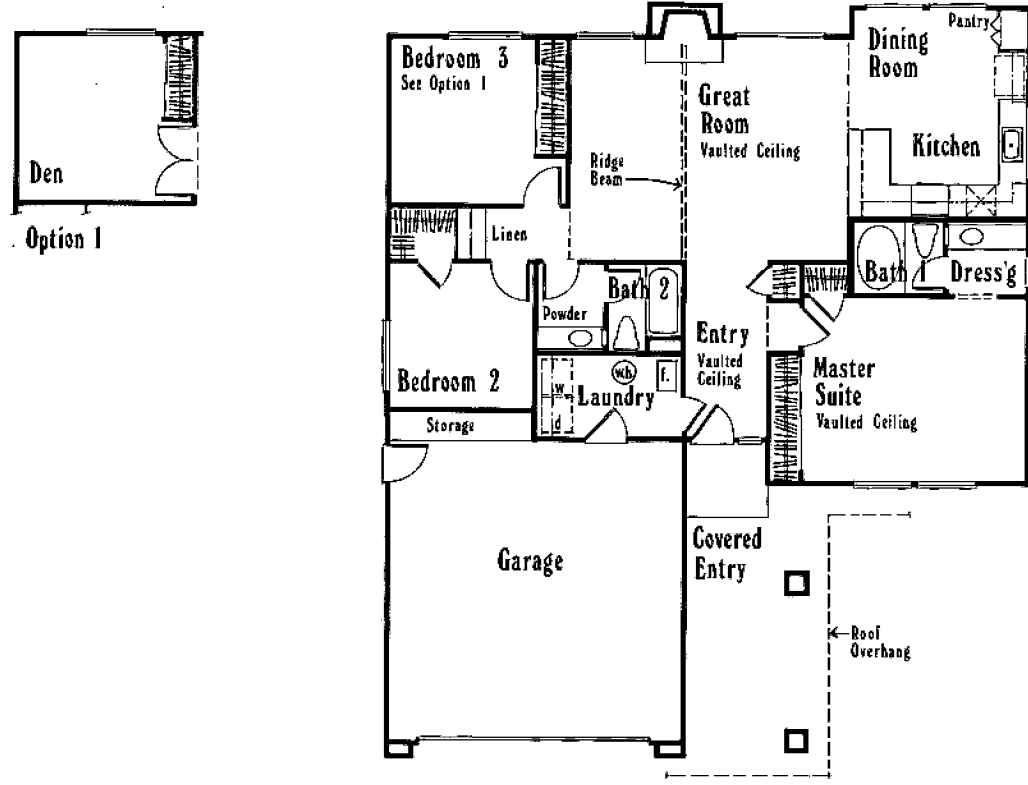
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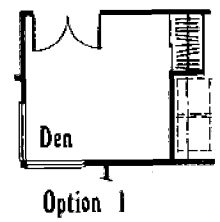
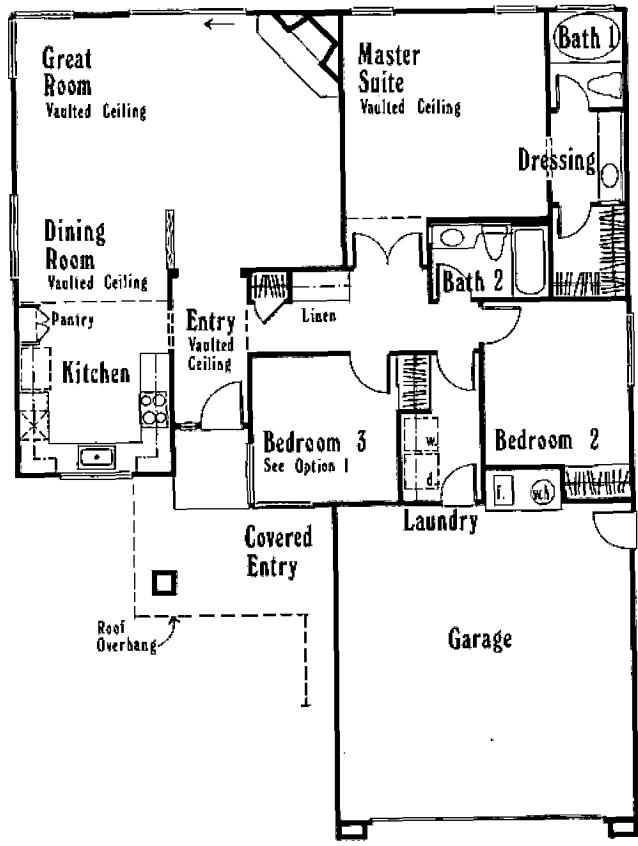


# THE CREEKWOOD

1335 Sq. Ft  
3 Bedrooms, 2 Baths

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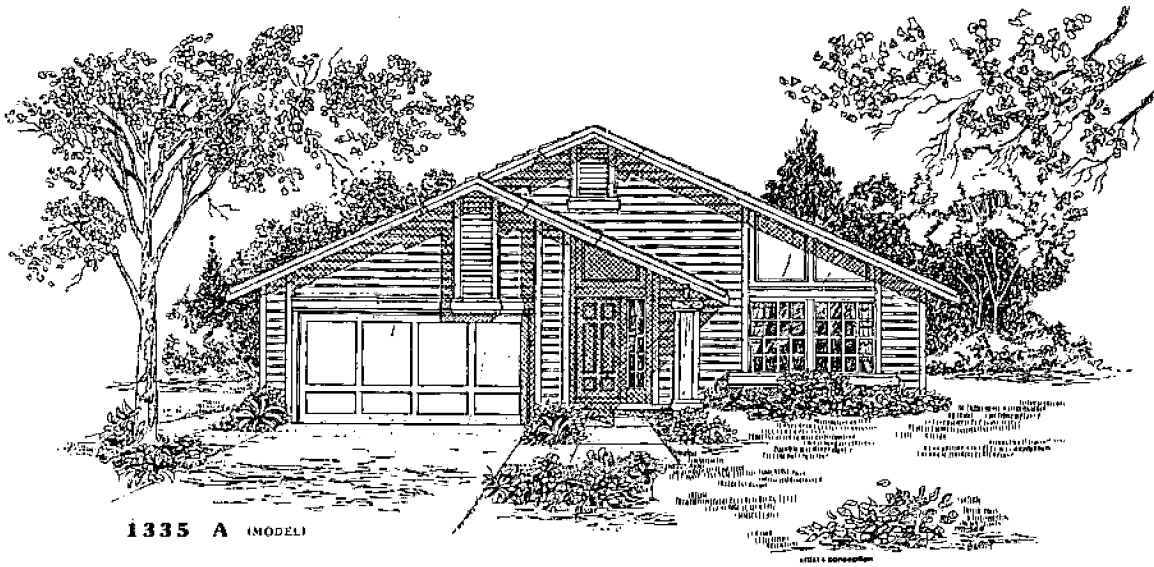
# THE SUNNYBROOK

1400 Sq. Ft.  
3 Bedrooms, 2 Baths

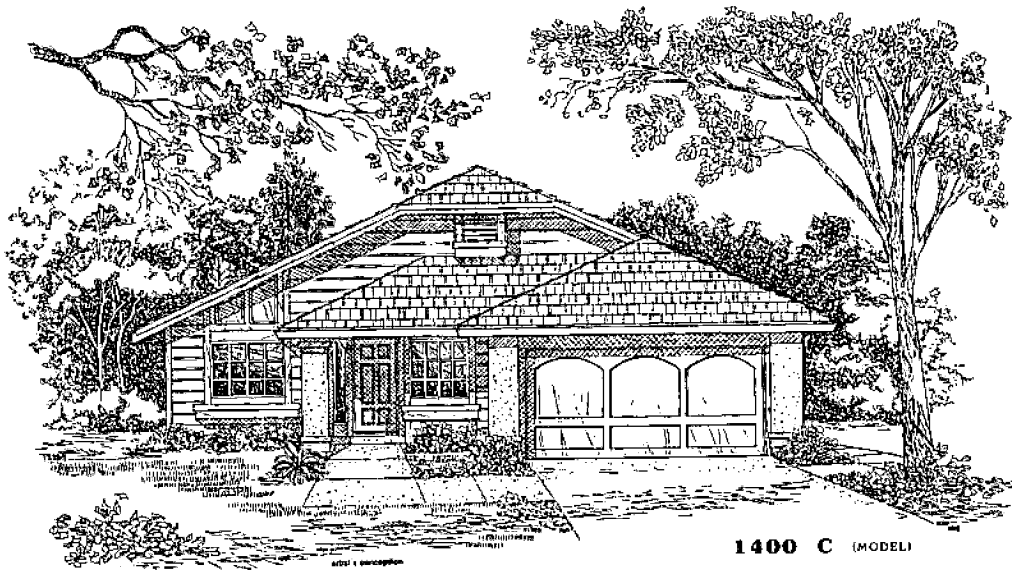
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1335 A (MODEL)



1400 C (MODEL)



1483 B (MODEL)

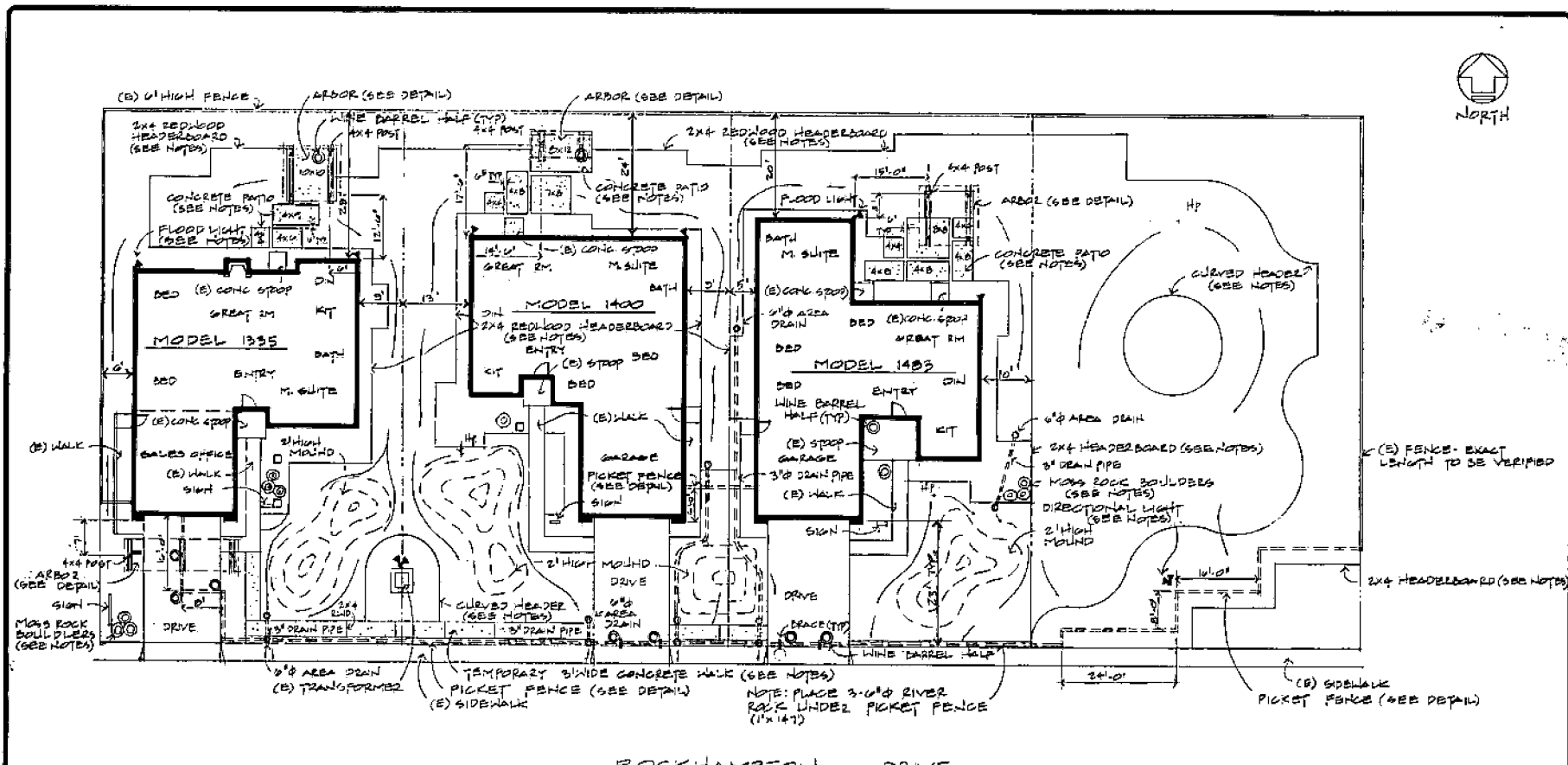
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No. 15



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**James I. Swanson**  
 landscape architect  
 415-283-0872  
 936 Clarington Ave.  
 Suite 1  
 Berkeley, California

COUNTRY LANE MODELS  
 SACRAMENTO, CALIFORNIA  
 MORRISOT HOMES DEVELOPERS

|          |         |
|----------|---------|
| JIM      | DRAWN   |
| JIM      | CHECKED |
| 12/09/82 | DATE    |
| 11/11/82 | DATE    |
| SHOWN    | DATE    |
|          | DATE    |
|          | DATE    |
|          | DATE    |
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|          | DATE    |

**CONSTRUCTION NOTES**

1. SEE SHEET L 2 FOR CONSTRUCTION DETAILS
2. ALL CONCRETE WORK SHALL BE 3 1/2" THICK, FRAMED WITH 2X4 REDWOOD AND SHALL HAVE A ROCK SALT FINISH.
3. THIS SYMBOL \* DESIGNATES FLOOD LIGHT LOCATION TO BE ATTACHED TO BUILDING FACE. (TYPE LIGHT TO BE SELECTED)
4. THIS SYMBOL & DESIGNATES DIRECTIONAL LIGHT LOCATION. (TYPE LIGHT TO BE SELECTED)
5. ALL HEADERBOARDS SHALL BE EITHER 2X4 REDWOOD FOR STRAIGHT LINES, OR LAMINATED (3) 1/2" X 1" "BENDERBOARDS" FOR CURVED LINES. ATTACH TO GROUND WITH 2X2 X 18" REDWOOD STAKES AT 4' OC.
6. THIS SYMBOL @ DESIGNATES MOSS ROCK BOULDERS. SIZES: 1/3 - 3' X 3'; 1/3 - 2' X 2'; 1/3 - 1' X 1'. BOULDERS TO BE PLACED 1/3 BELOW GRADE
7. THIS SYMBOL O DESIGNATES WINE BARREL HALVES. (10)
8. 25 - 18" HIGH X 12" WIDE CLAY POTS SHALL BE PLACED IN THE FIELD BY THE LANDSCAPE ARCHITECT
9. AREA DRAINS SHALL BE 6" & SUPPLIED BY NATIONAL DIVERSIFIED SALES
10. ALL DIMENSIONS, GRADES AND CONDITIONS SHALL BE VERIFIED BEFORE CONSTRUCTION BEGINS

ROCKHAMPTON DRIVE

LAYOUT AND DRAINAGE PLAN  
 SCALE: 1"=10'

003206