

STAFF REPORT CORRECTED 9-22-83  
CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT The Spink Coporation - P.O. Box 2511, Sacramento, CA 95811  
OWNER Treetops Unlimited by Pacific Scene - 600 W North Market Blvd., Sacto, CA 95834  
PLANS BY Buzard/Henning & Assoc. - 4883 Ronson Court, San Diego, CA 92111  
FILING DATE 8-12-83 50 DAY CPC ACTION DATE \_\_\_\_\_ REPORT BY: JP:sg  
NEGATIVE DEC. Ex. 15103a EIR \_\_\_\_\_ ASSESSOR'S PCL. NO. 031-020-67

APPLICATION: Special Permit to establish a model home complex on 0.9± vacant acres in the R-1A zone (Sec. 2-G7).

LOCATION: Western terminus of Mariner Point Way

PROPOSAL: The applicant is requesting the necessary entitlement to construct a five unit model home complex for a 181 unit zero lot line development.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1976 South Pocket Community  
Plan Designation: Low Density Residential  
Existing Zoning of Site: R-1A  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single family residential; R-1  
South: Vacant; R-1  
East: Vacant; R-1A  
West: Single family residential & vacant; R-1

Property Dimensions: Irregular  
Property Area: 0.9± acres  
Number of Units: 5  
Square Footage of Buildings: 933 to 1317 square feet  
Height of Structures: 22 feet maximum  
Topography: Flat  
Street Improvements: Under construction  
Utilities: Available to site  
Exterior Building Colors: Earth tones  
Exterior Building Materials: ~~Asphalt/shingle~~ roofs with stucco and wood siding  
Cedar Shake

BACKGROUND INFORMATION: On March 10, 1983 the City Planning Commission approved a four unit model home sales complex for Mariner Point, a 181 unit single family zero lot line subdivision (P83-048). The proposed complex was to be located on the northeast side of Pocket Road, between Little River and Nasca Ways. The developer has decided, however, not to build the model home complex at this site and is requesting a new special permit to construct a model home complex on the subject site located at the western terminus of Mariner Point Way (Exhibits A and B).

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

1. Staff has reviewed the proposed plans for the model home complex, inspected the subject site and has no objections to the applicant's request. The elevations submitted with this application are substantially the same as

those approved by the Planning Commission and City Council in July of 1982 (P82-096). Minor variations in exterior elevations are due to the increase in square footage on some units. A fifth unit plan has also been added (Exhibits C-N).

2. At present Seal Rock Way is not a through street and Mariner Point Way, on which the model home complex is proposed to be located, has not been constructed. Staff recommends that these streets be fully improved before the model homes are constructed so as to eliminate potential traffic and parking problems for the model home complex.
3. The applicant is proposing to locate two signs on the subject site in conjunction with the model home development (Exhibit O). As indicated on the site plan, the signs are within the 25 foot front yard setback area and will need to be relocated out of the setback area. No detailed sign plans have been submitted with the application and the applicant will be required to obtain special permit approval on all signs used for marketing of the subdivision.
4. This project was reviewed by the City Engineering and Traffic Departments. They had no objections to the proposal. Engineering, however, recommended that subdivision improvements be completed before the model home complex is constructed so fire protection can be provided to the homes.

STAFF RECOMMENDATION: Staff recommends approval of the special permit to develop a model home complex, subject to the following conditions and based on findings of fact to follow:

Conditions

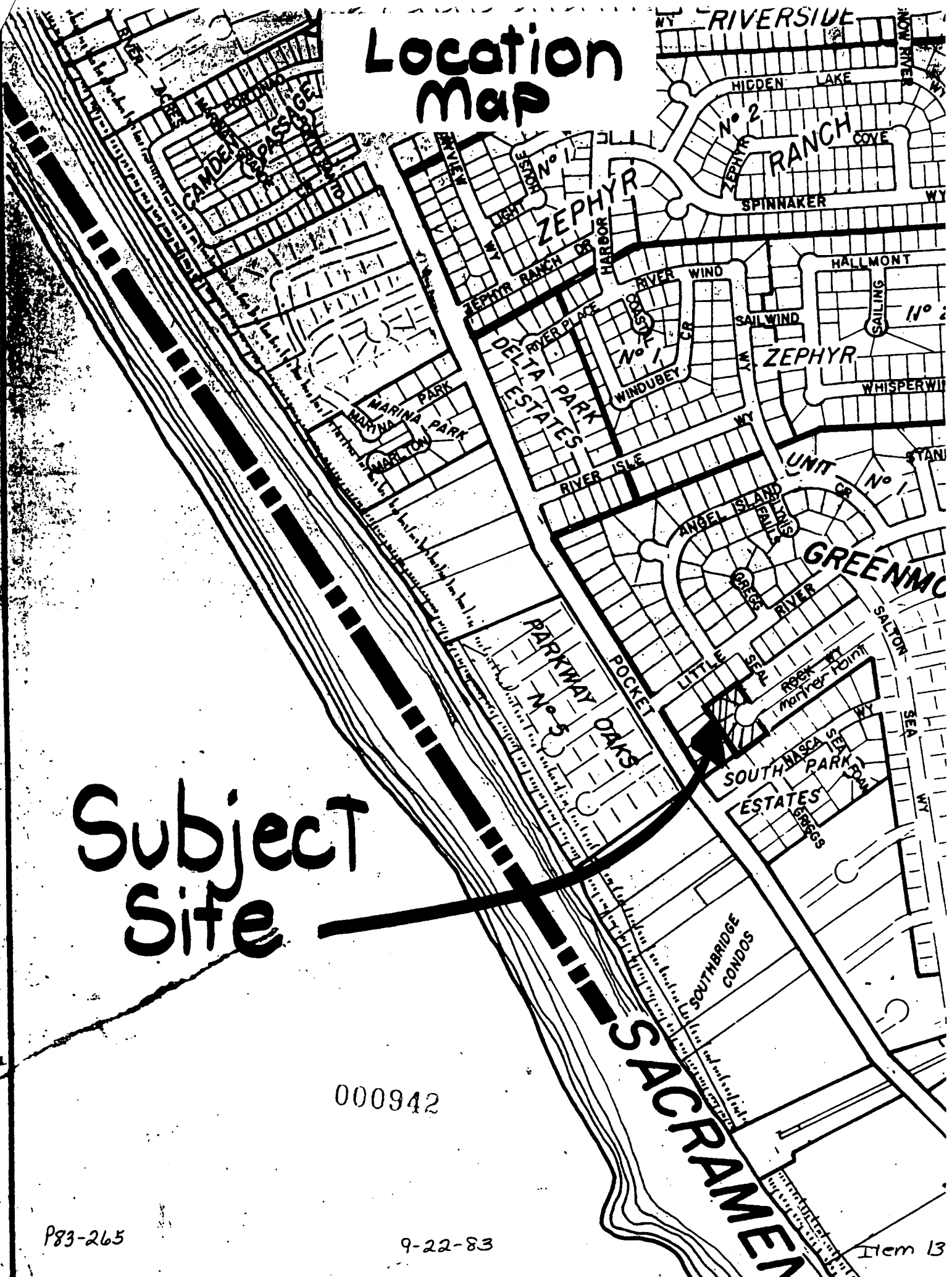
- a. The applicant shall utilize the attached plans for the model home complex;
- b. The model home complex shall be terminated by September 22, 1984, or the applicant shall be granted an extension on the special permit for this use from the Planning Commission prior to the expiration date;
- c. The applicant shall obtain special permit approval for all signs used in conjunction with the marketing of this project. All signs shall be located outside of required setback areas;
- d. Street improvements for Seal Rock Way and Mariner Point Way shall be completed before the model home complex is constructed

Findings of Fact

- a. The special permit, as conditioned, is based upon sound principles of land use in that the model home complex is on five adjoining lots and is in an area where similar model home complexes are located;
- b. The special permit, as conditioned, will not be injurious or detrimental to public health, safety or welfare or result in the creation of a nuisance in that adequate parking will be available on the street to accommodate the model home complex;

- c. The proposal is consistent with the 1974 General Plan and the 1976 South Pocket Community Plan which designate the site for residential purposes.

# Location Map



# Subject Site

000942

P83-265

9-22-83

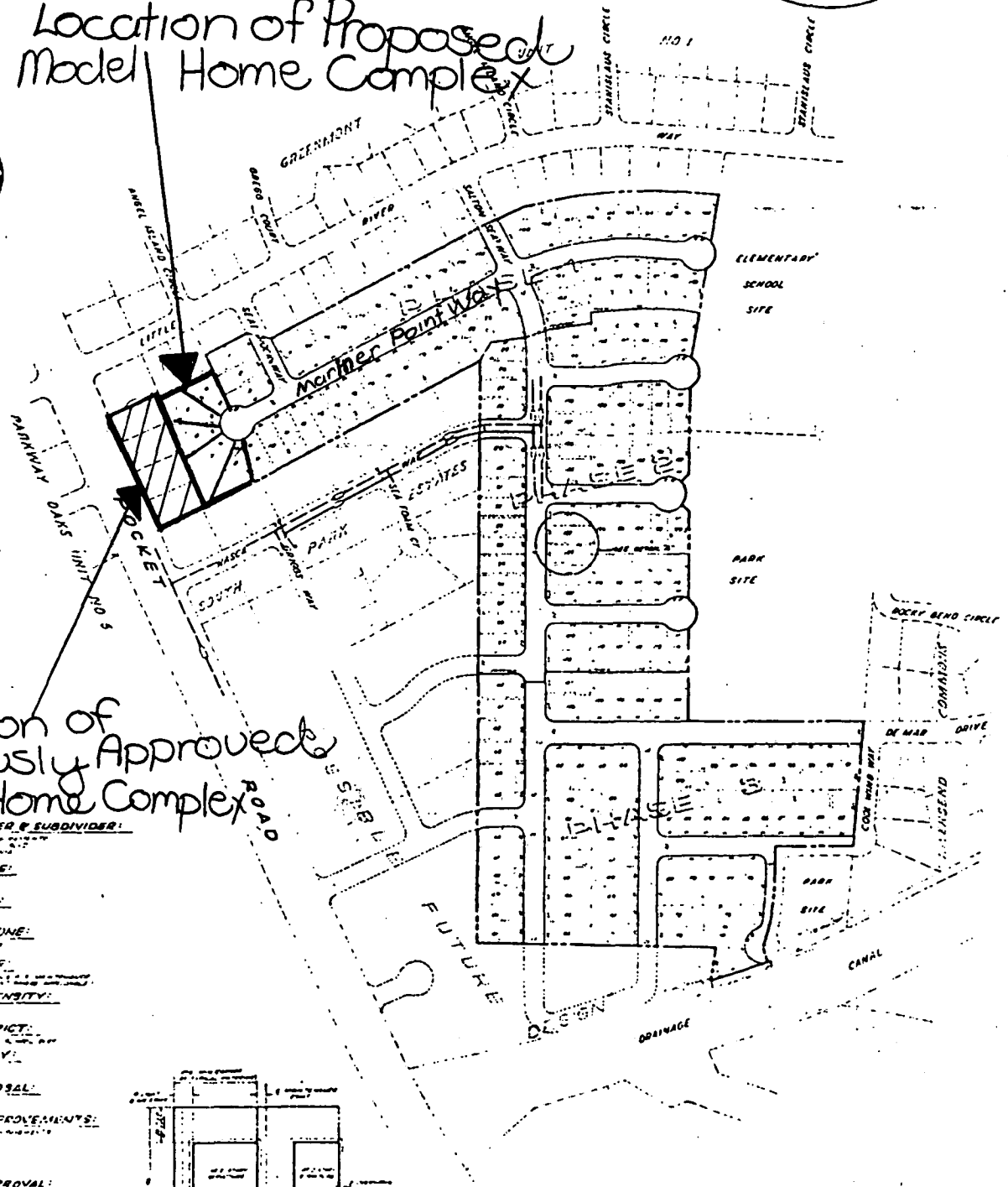
Item 13

# Exhibit A

## TENTATIVE MAP MARINER POINT

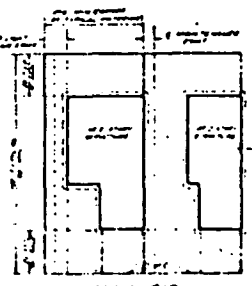
CITY OF SACRAMENTO  
APRIL 1982

Location of Proposed  
Model Home Complex



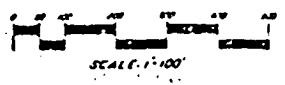
Location of  
Previously Approved  
Model Home Complex

- RECORD OWNER & SUBDIVIDER:
- PRESENT ZONE:
- PRESENT USE:
- PROPOSED ZONE:
- PROPOSED USE:
- ACREAGE & DENSITY:
- SCHOOL DISTRICT:
- WATER SUPPLY:
- SEWAGE DISPOSAL:
- PROPOSED IMPROVEMENTS:
- A.P.N.:
- PREVIOUS APPROVAL:
- PHASING:



DETAIL "A"  
TYPICAL ZERO LOT  
LINE PLOT 1'-0"

000943



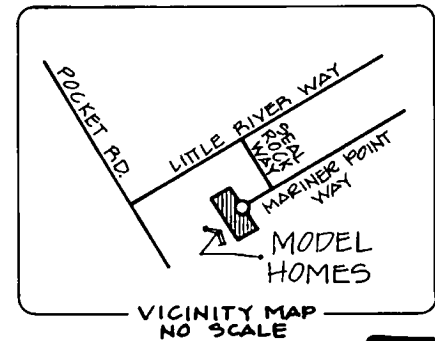
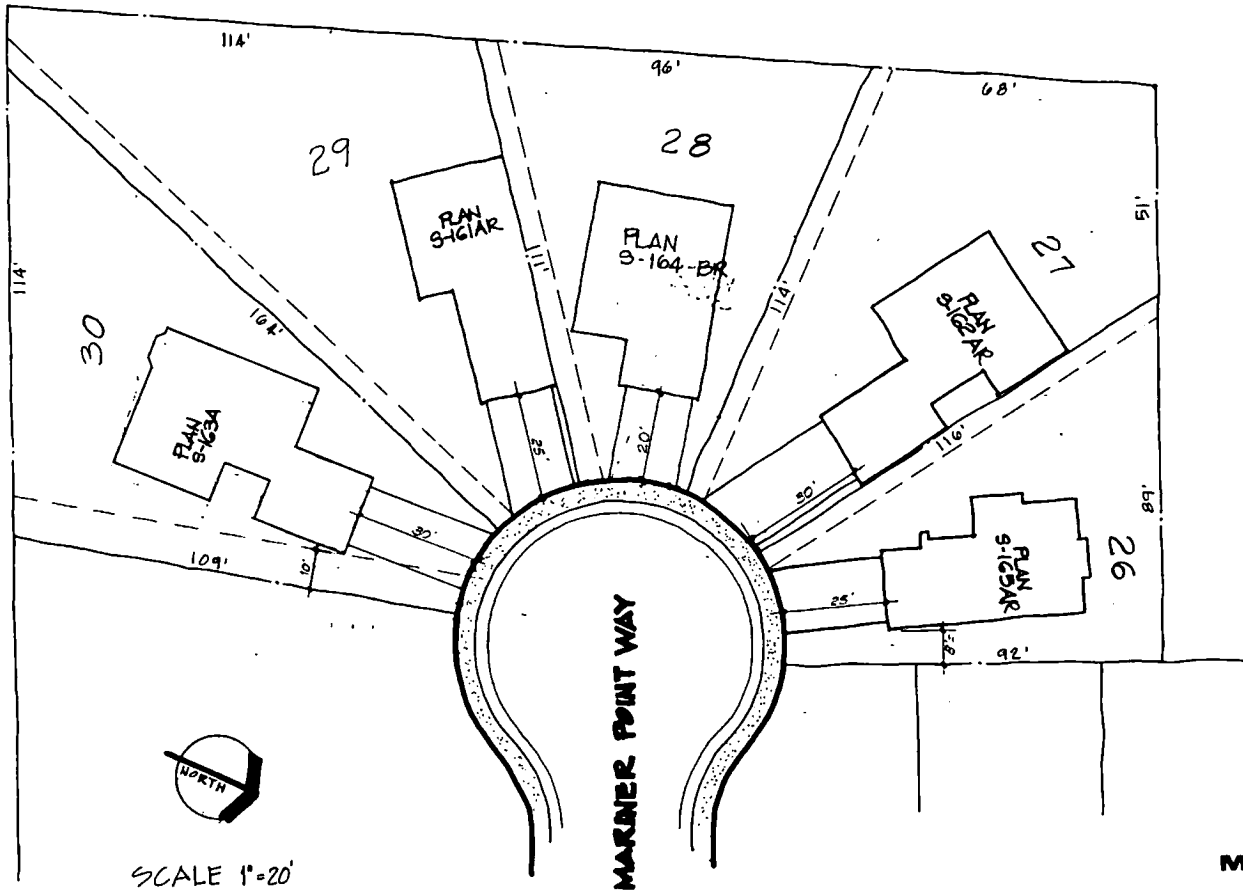
P 82096

P83-265

5/13/82

9-22-83

No. 11-13  
**THE SPINK CORPORATION**  
 ENVIRONMENTAL PLANNING, ENGINEERING,  
 AND SURVEYING  
 1000 J STREET, SACRAMENTO, CALIF. 95811



**SITE PLAN**  
 OF  
**MODEL HOME COMPLEX**  
 FOR  
**MARINER POINT**  
**CITY OF SACRAMENTO**  
**CALIFORNIA**  
**AUG., 1983**

000944

**Exhibit B**

P83-265

9-22-83

P 83265

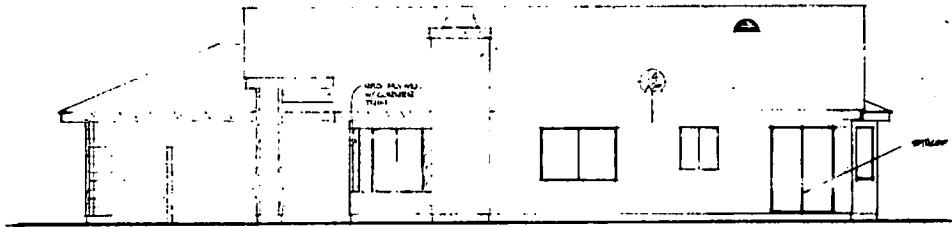
Item 13

PR3-265

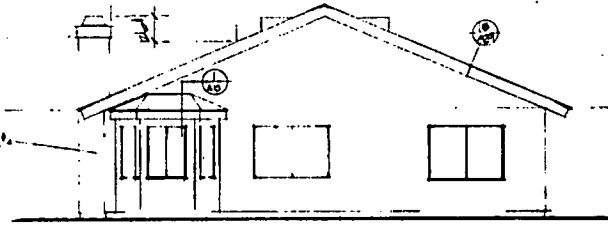
9-22-83

P 83265

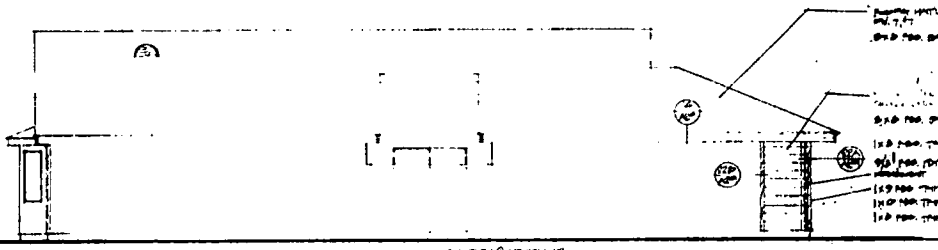
Item 15



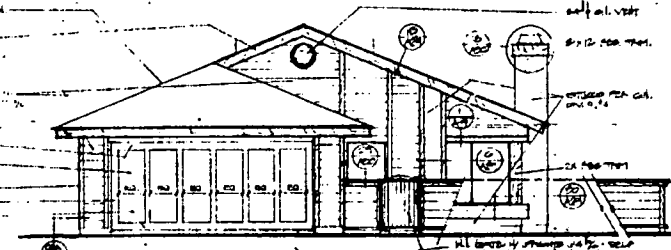
RIGHT SIDE ELEVATION



PLAN ELEVATION

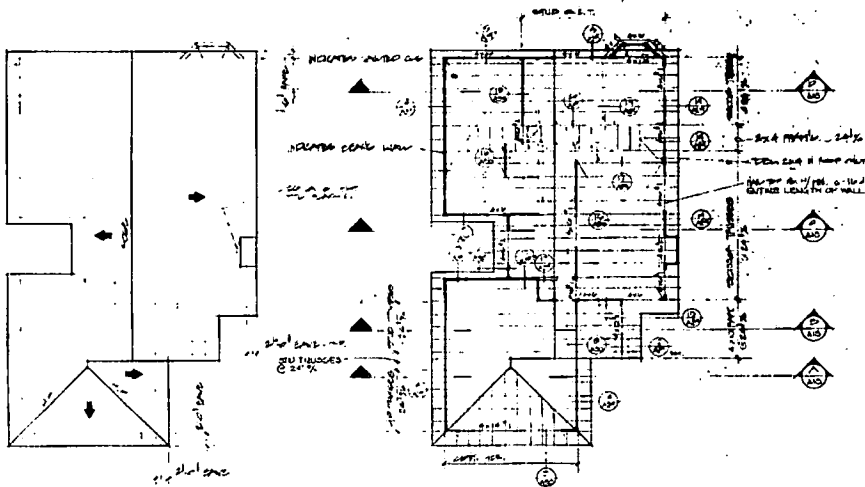


LEFT SIDE ELEVATION



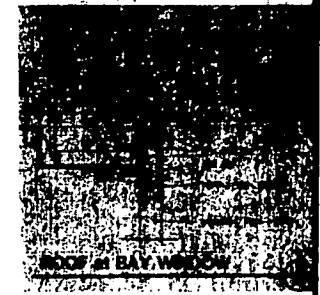
FRONT ELEVATION

- NOTES:
1. All work per arch over
  2. All work per arch over
  3. All work per arch over
  4. All work per arch over



ROOF PLAN

ROOF FRAMING PLAN



000950

PLAN - S - 163 A

LENNING & ASSOCIATES PLANNING

Exhibit C

8303

DATE

10/10/83

SCALE

1/8" = 1'-0"

PROJECT

8303

ARCHITECT

LENNING & ASSOCIATES

PLANNING

10/10/83

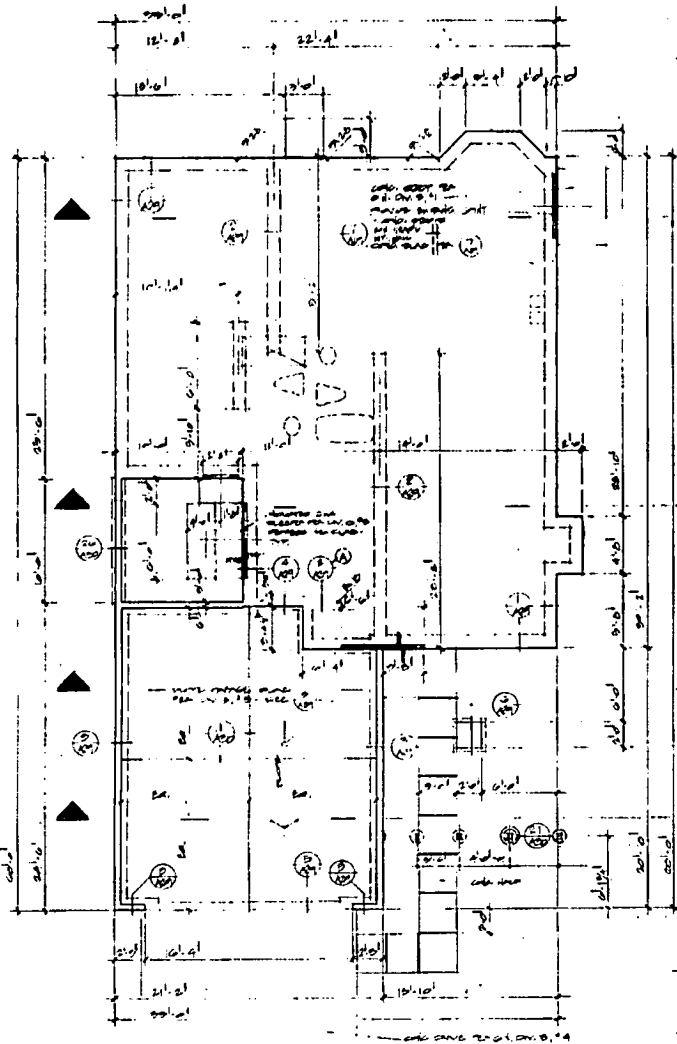
10/10/83

P83-265

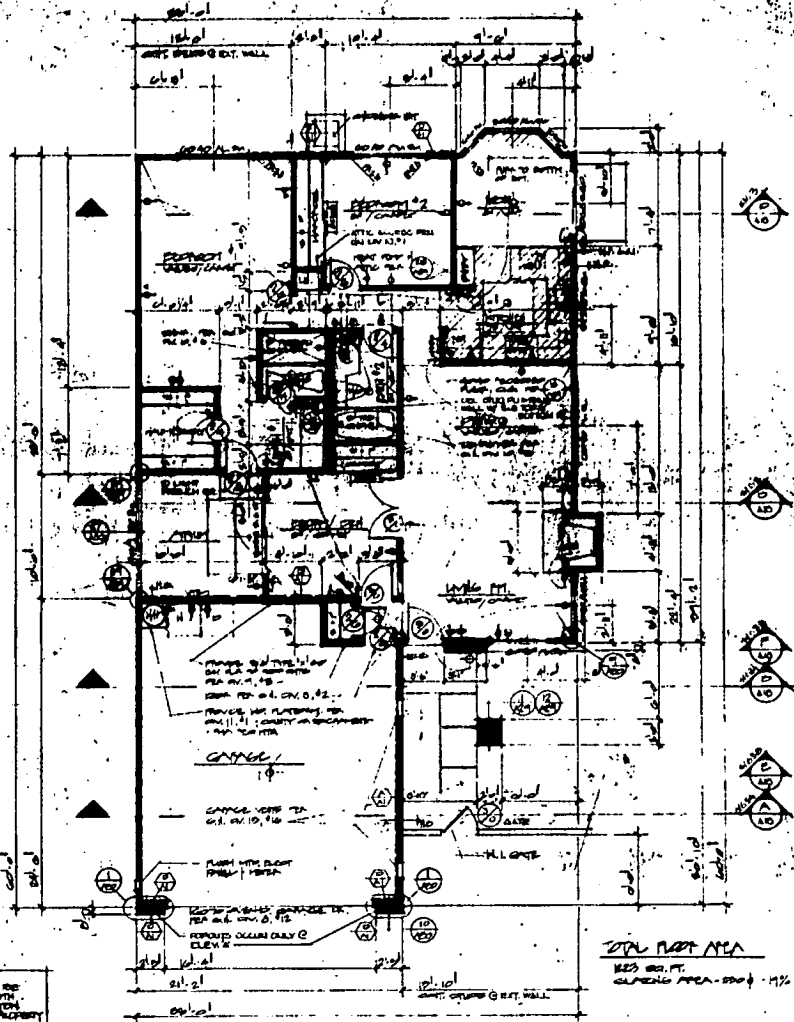
7-22-83

P 83265

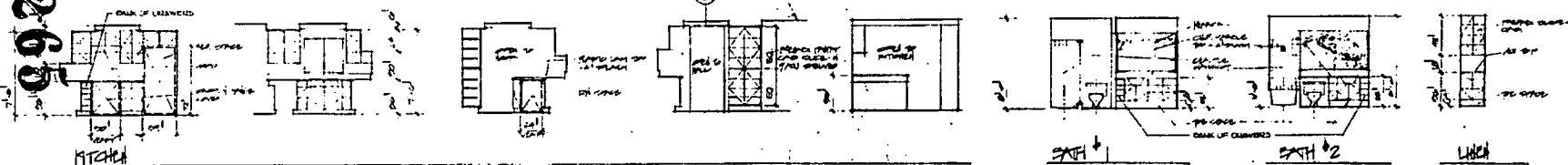
Item 13



000949



TOTAL FLOOR AREA  
 1223 SQ. FT.  
 CURBING AREA - 500' x 142'



PLAN - S - 163

Exhibit D

ANNING & ASSOCIATES  
PLANNING ENGINEERS

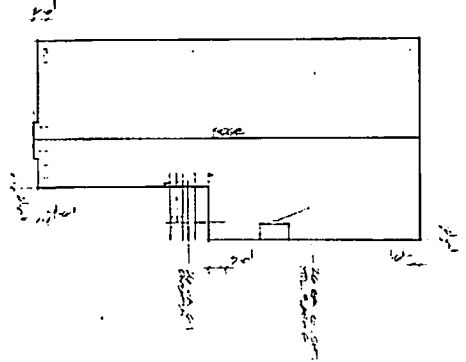
8303

ANNING & ASSOCIATES  
PLANNING ENGINEERS

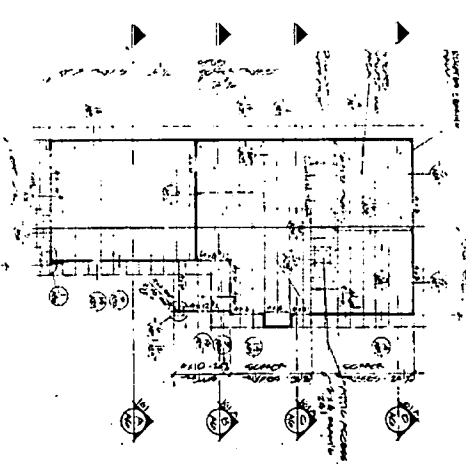
ANNING & ASSOCIATES  
PLANNING ENGINEERS



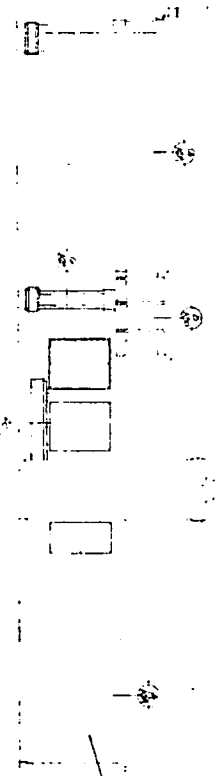
ROOF PLAN



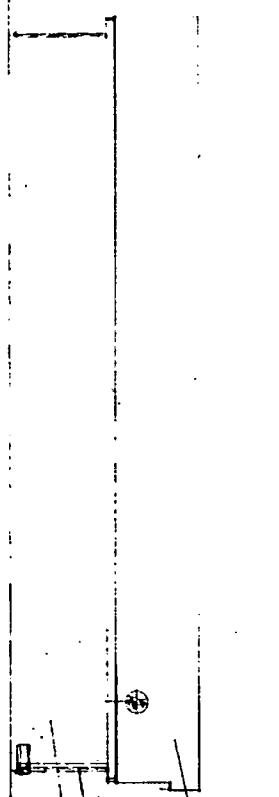
SOFFIT PLAN



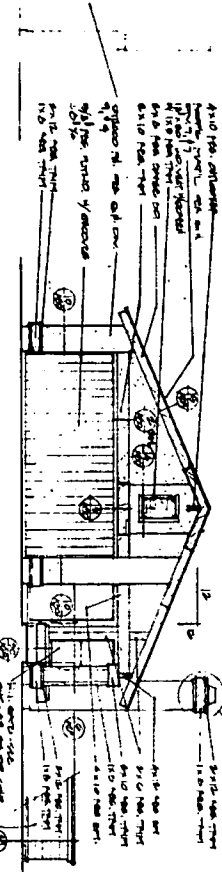
LEFT ELEVATION



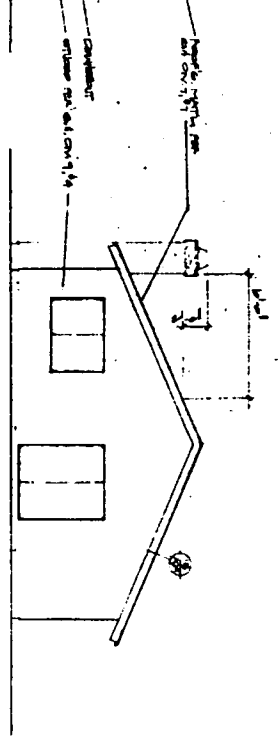
LEFT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



- NOTE:
1. ALL WORK SHALL BE PERFORMED BY THE CONTRACTOR.
  2. ALL WORK SHALL BE PERFORMED BY THE CONTRACTOR.
  3. ALL WORK SHALL BE PERFORMED BY THE CONTRACTOR.
  4. ALL WORK SHALL BE PERFORMED BY THE CONTRACTOR.

000951

Exhibit F

PLAN - S - 161A

BID SET

**BUZARD/HENNING & ASSOCIATES ARCHITECTURE PLANNING**  
 4888 BONSON COURT, SUITE 8, SAN DIEGO, CA 92111, (714) 578-8888

SHEET NO. A3

MARKER POINT

DRAWN

CHECKED

SCALE

DATE

REVISED

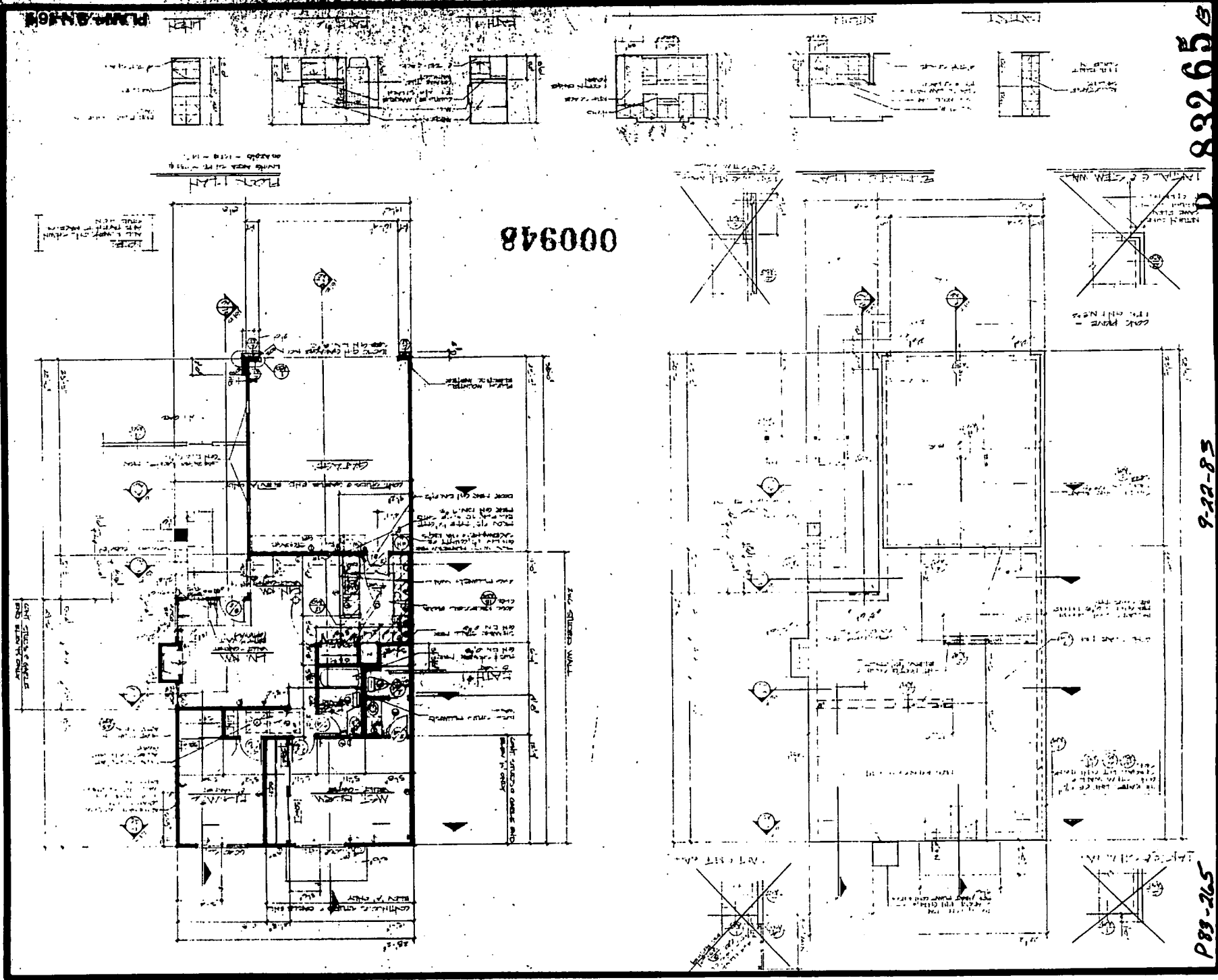
8303

# Exhibit F

SEARCHED INDEXED  
SERIALIZED FILED

FBI  
LABORATORY

8303



000948

PLAN 8-14-65

FLOOR PLAN

FLOOR PLAN

AS SHOWN - 1965 - 1966

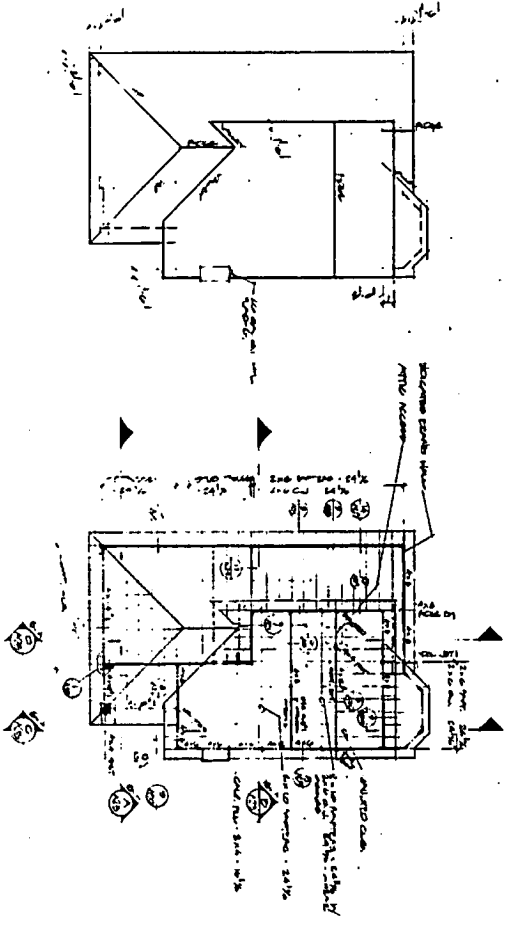
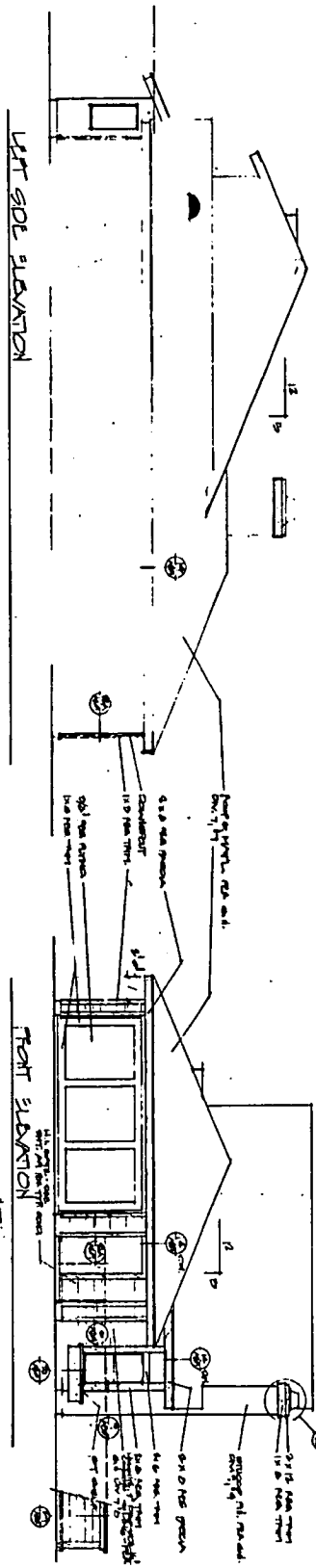
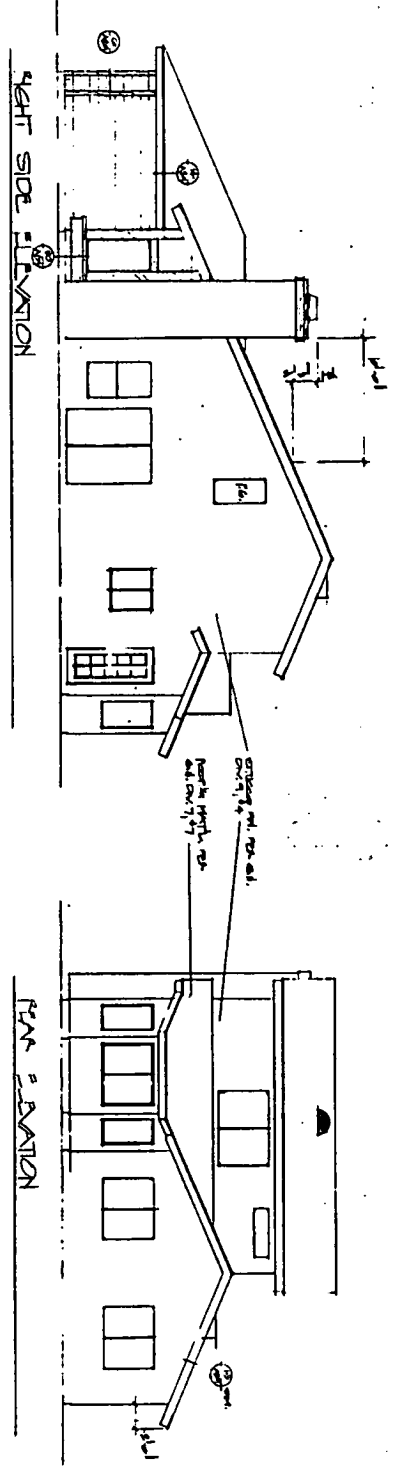
NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

83265

8-22-65

P89-265



- KEY:
- 1. ALL WORK SHALL BE PERFORMED BY THE CONTRACTOR
  - 2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT
  - 3. ALL WORK SHALL BE COMPLETED BY THE CONTRACTOR
  - 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS

000952

Exhibit G

PLAN - S - 164A

BID SET

**BUZARD / HENNING & ASSOCIATES**  
 ARCHITECTURE  
 4882 RONSON COURT, SUITE 8, SAN DIEGO, CA. 92111 (714) 878-6886

SHEET NO. A22

PROJECT TITLE  
 JUNIOR - HIGH PHOTO HOME  
 10000 SAN DIEGO BLVD.  
 SAN DIEGO, CALIF.

DRAWN J.K.

CHECKED

SCALE 1/8" = 1'-0"

DATE 9/22/83

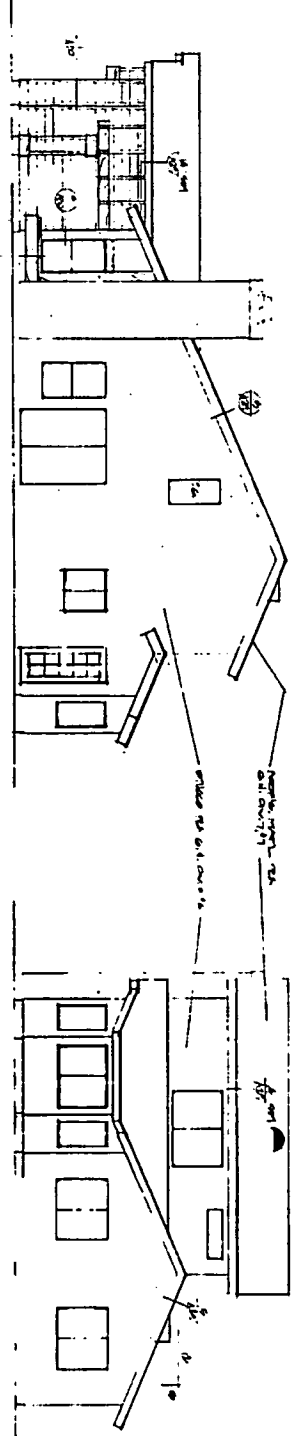
REVISIONS

PROJECT NO. 8221

P83-265

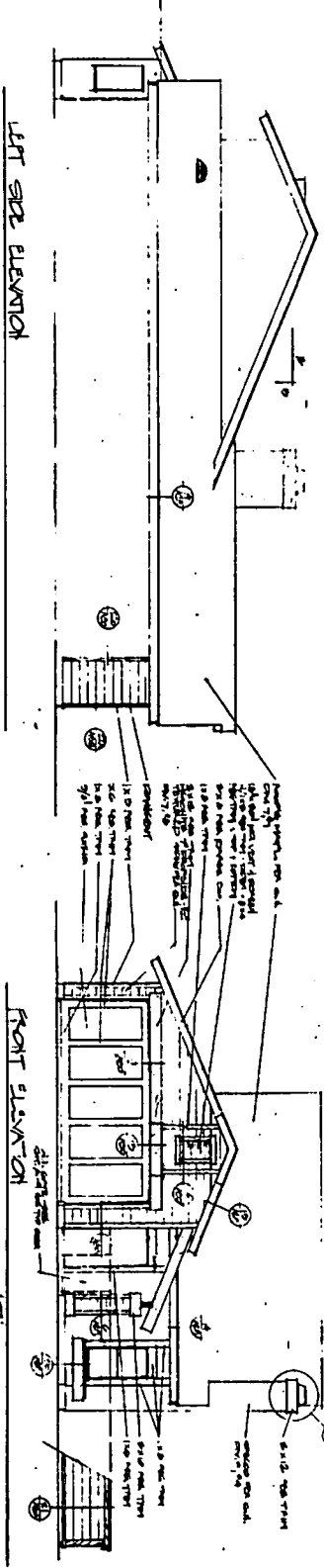
9-22-83

ITEM 13



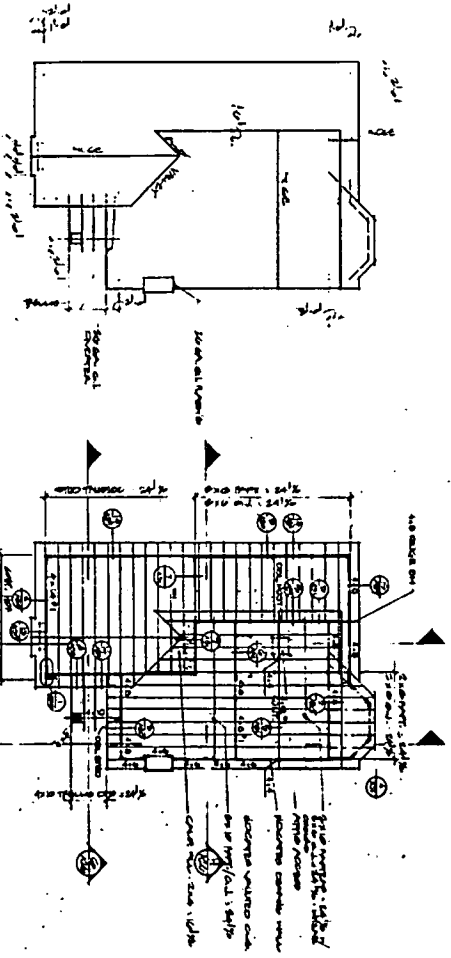
RIGHT SIDE ELEVATION

REAR ELEVATION



LEFT SIDE ELEVATION

FRONT ELEVATION



TOP PLAN

FLOOR FINISH PLAN

000953

Exhibit H

PLAN - S - 164B

**BUZARD / HENNING & ASSOCIATES**  
 ARCHITECTURE PLANNING  
 4885 RONSON COURT, SUITE B, SAN DIEGO, CA. 92111 (714) 676-8800

SHEET NO. A28

DATE FOR PHOTO TAKEN PROJECT TITLE

DESIGNED BY

DRAWN BY

SCALE

DATE

REVISIONS

PROJECT NO. 8221

# Exhibit I

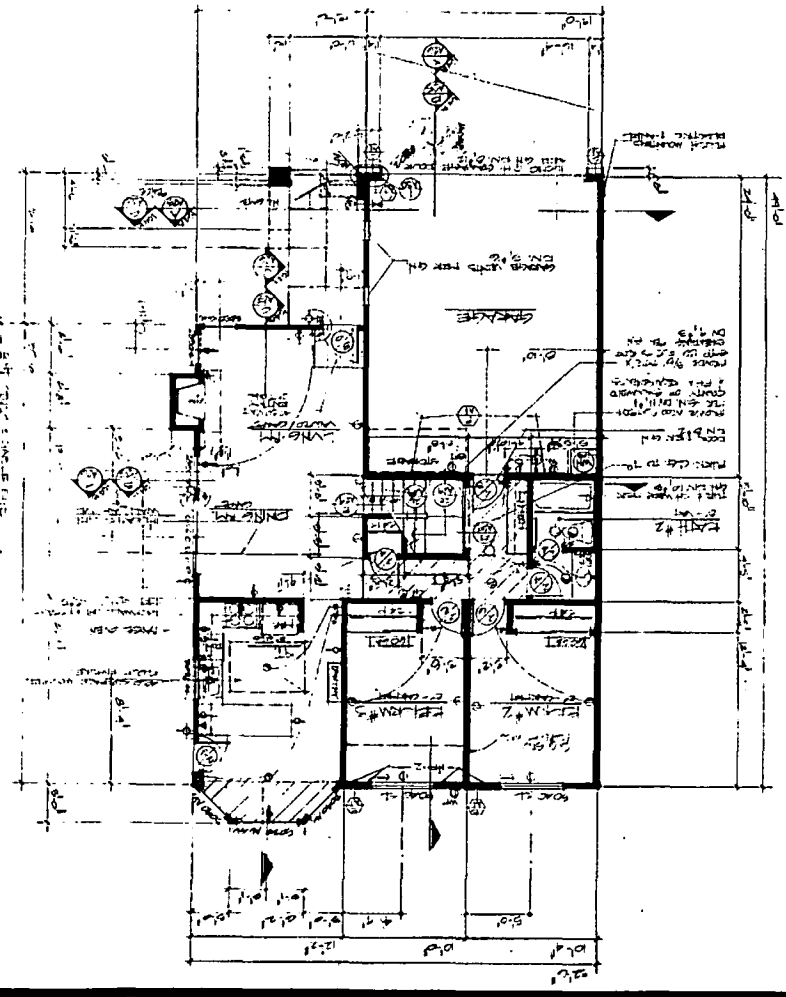
ANNING & ASSOCIATES  
PLANNING  
DATE: 11/10/83  
PROJECT NO. 8002

CHECKED: [Signature]  
SCALE: 1/4" = 1'-0"  
DATE: 11/10/83

REVISIONS

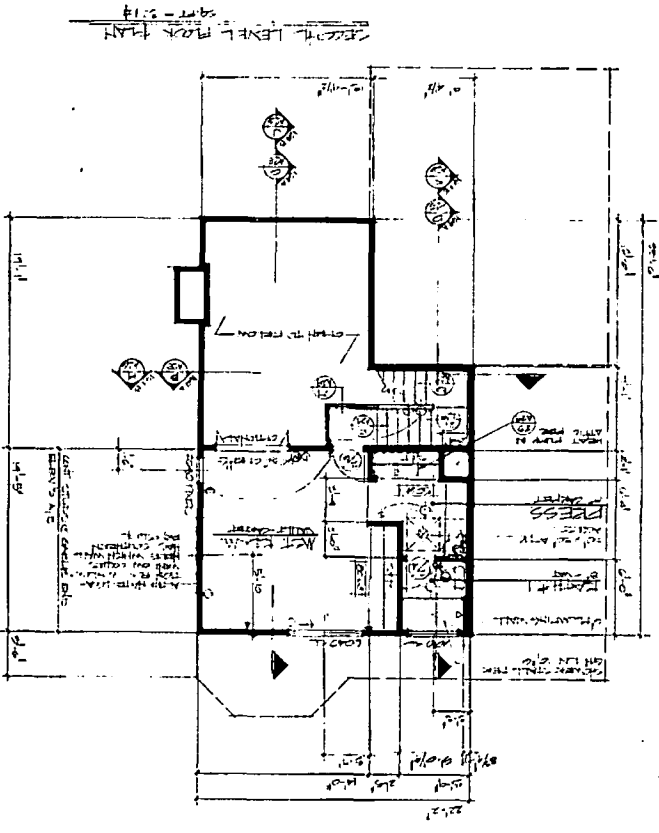
PROJECT NO. 8002

1164-8-83

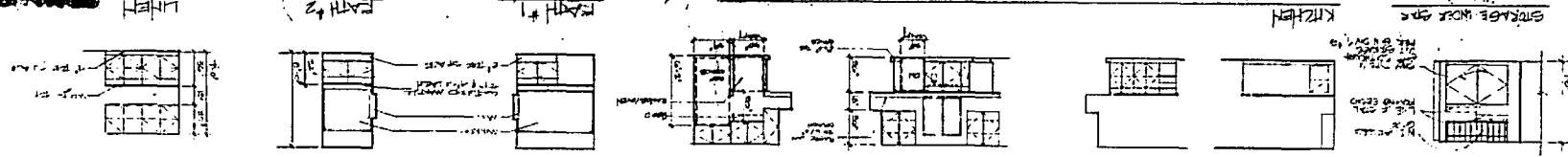


FIRST LEVEL - BLOCK PLAN  
LINKS AREA, 500 SQ. FT. (APPROX. 500 SQ. FT.)  
DATE: 11/10/83

000947



SECOND LEVEL - BLOCK PLAN



P 83265

9-20-83

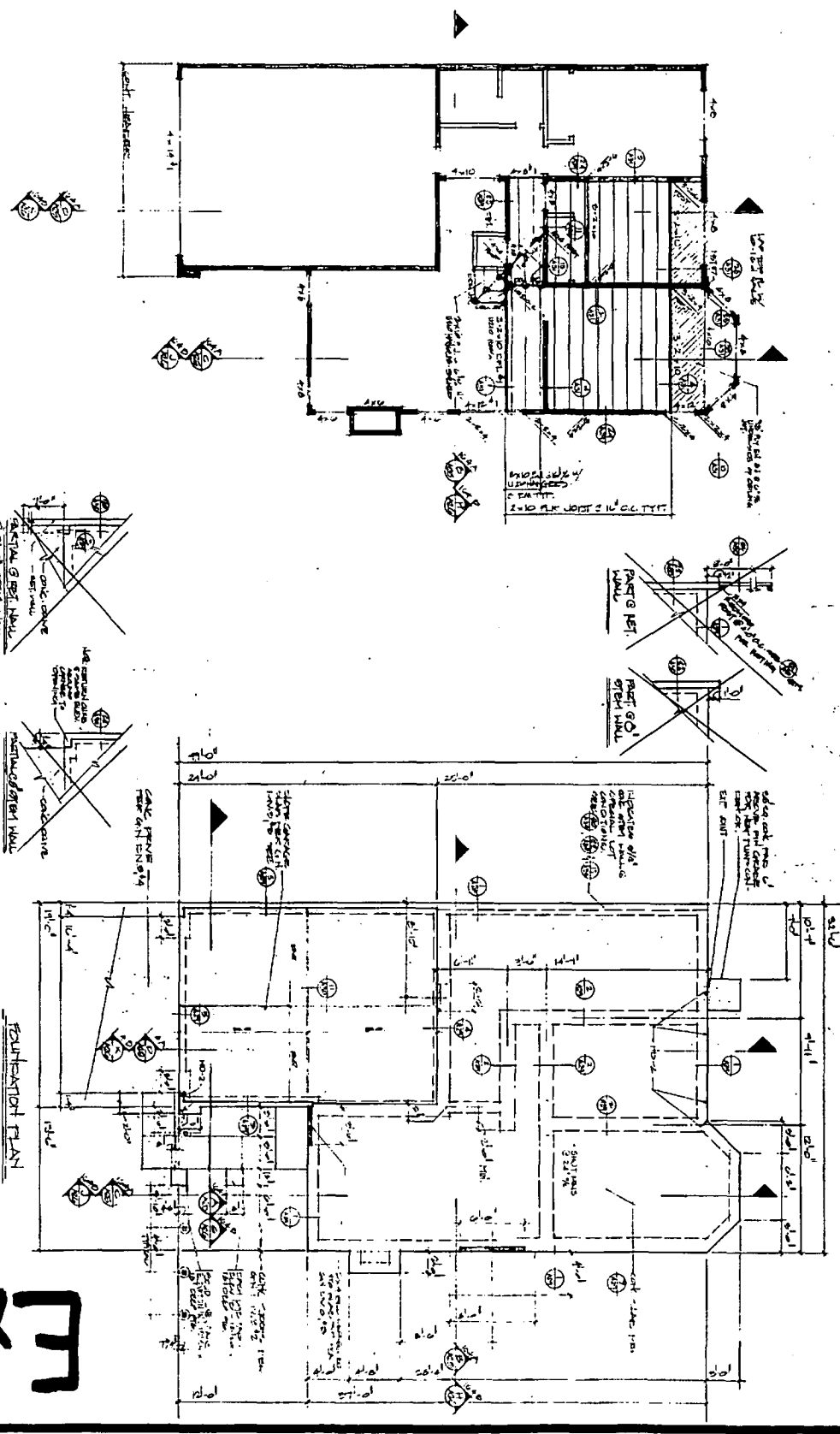
P83-265

Item 15

08865 P  
EI UNIT

9-22-83

088-215



000956

Exhibit J

164

**BUZARD/HENNING & ASSOCIATES**  
 ARCHITECTURE PLANNING  
 1000 S. GARDEN ST. SAN DIEGO, CA 92104 (714) 579-8800

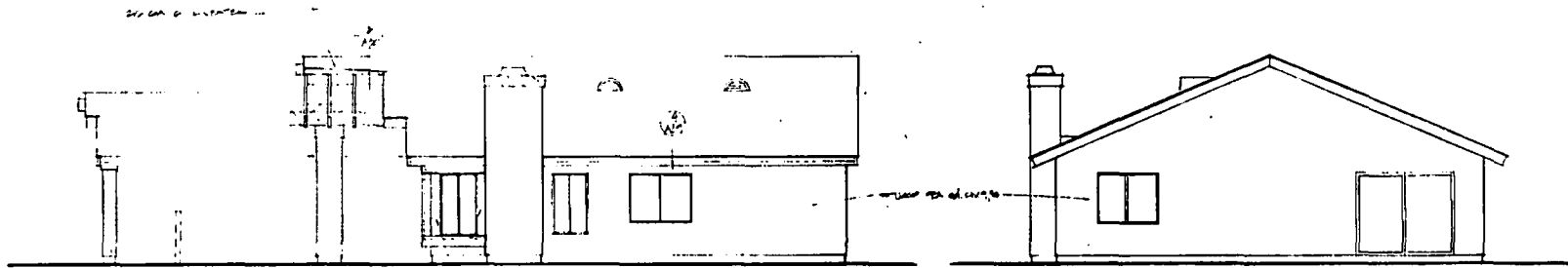
SHEET NO.	PROJECT TITLE	DRAWN	CHECKED	SCALE	DATE	REVISIONS	PROJECT NO.
	HANER 001 AND 002	NG		1/4" = 1'-0"			

P83-265

9-20-83

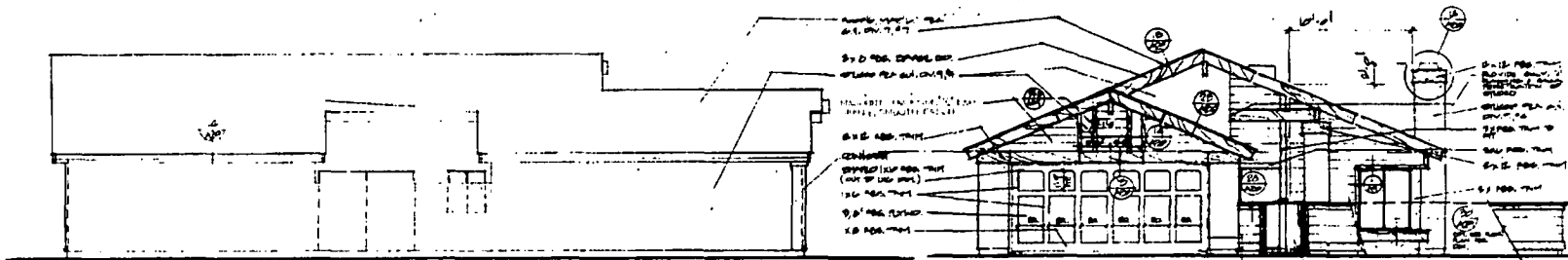
P 83265

JHM 13



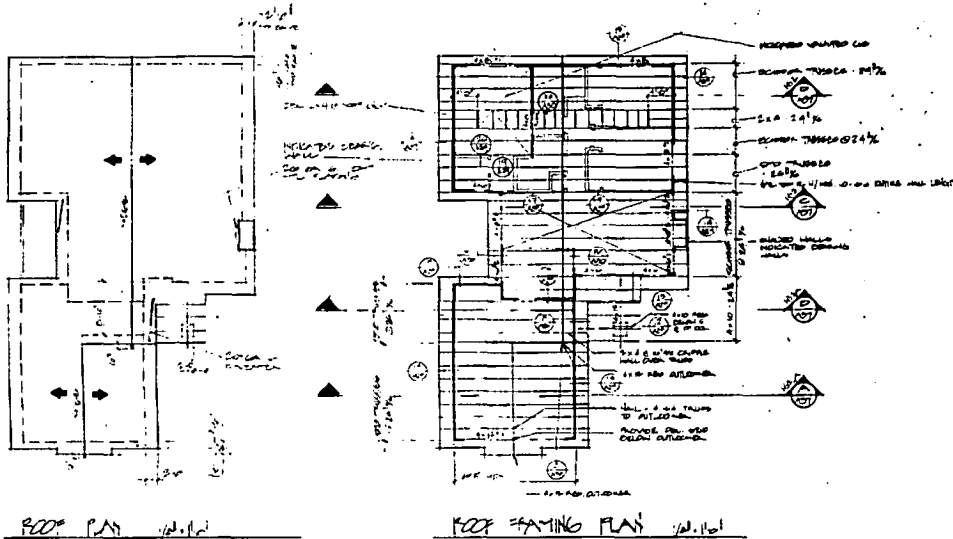
RIGHT SIDE ELEVATION

REAR ELEVATION



LEFT ELEVATION

FRONT ELEVATION

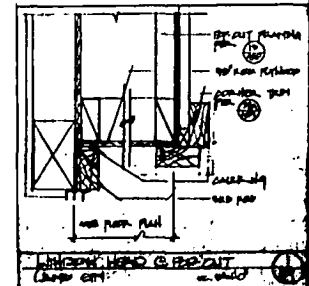


ROOF PLAN

ROOF FRAMING PLAN

- NOTES:
1. ALL ROOF FRAMING TO BE PERFORMED BY A LICENSED ROOFER.
  2. ALL ROOF FRAMING TO BE PERFORMED BY A LICENSED ROOFER.
  3. ALL ROOF FRAMING TO BE PERFORMED BY A LICENSED ROOFER.
  4. ALL ROOF FRAMING TO BE PERFORMED BY A LICENSED ROOFER.

000955



PLAN - S - 162 A

**ANNING & ASSOCIATES  
PLANNING**  
 SUITE B, SAN DIEGO, CA 92111 (714) 578-8800

**Exhibit K**

NO.	CHECKED	SCALE	DATE	REVISION
		AS SHOWN	8/28/83	
				8303

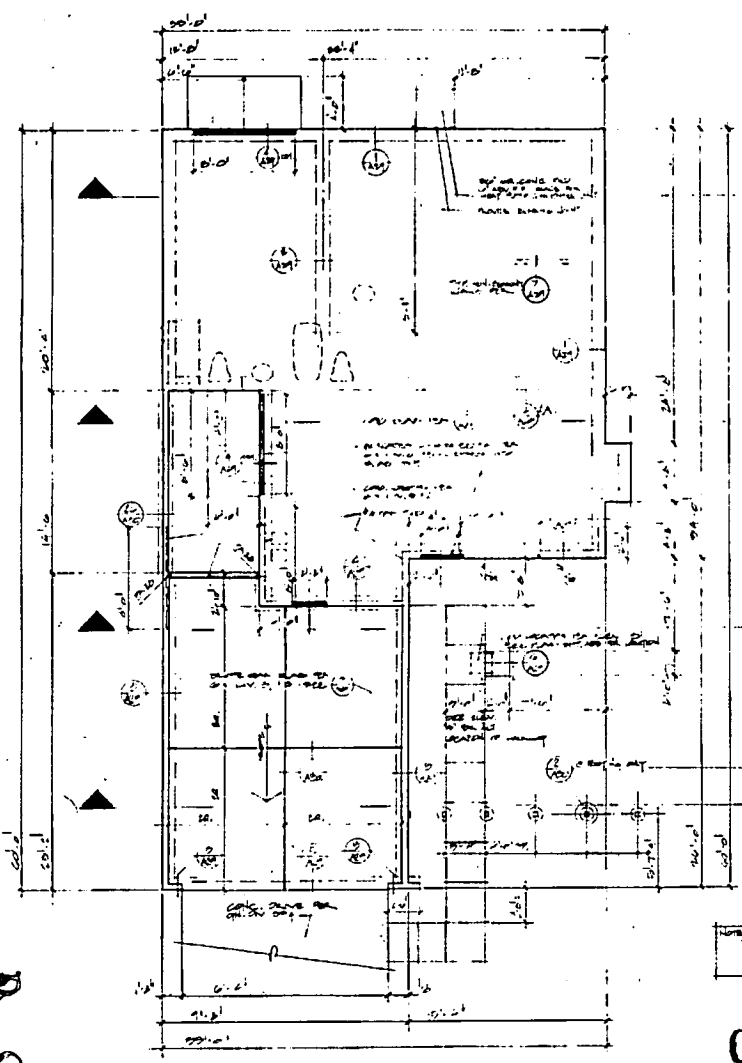
PSS-265

9-22-83

P

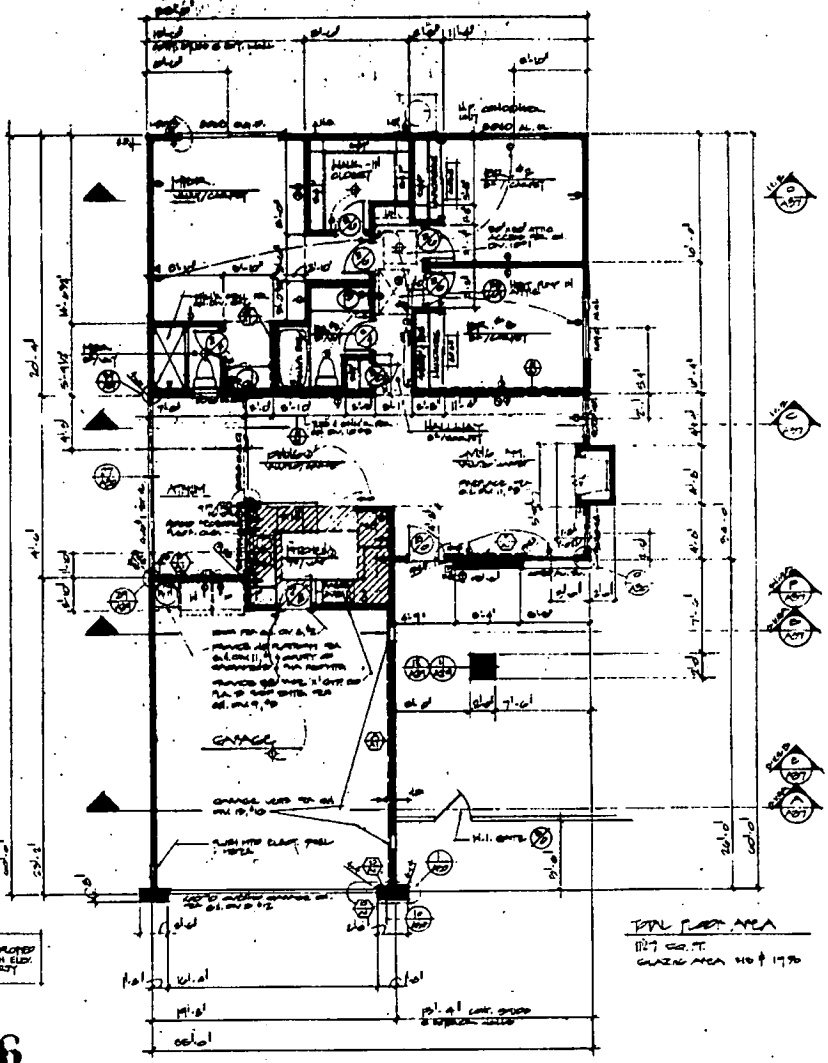
88265

Item 15



FOUNDATION PLAN

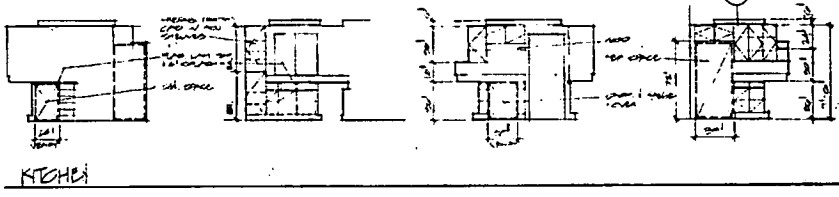
000946



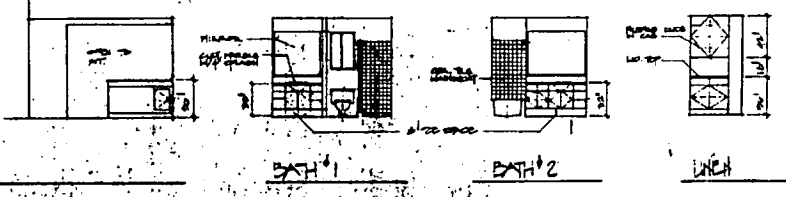
FLOOR PLAN

FIN. FLOOR AREA  
 117 SQ. FT.  
 GARAGE AREA 40' x 17'

THE FLOOR SHALL NOT BE FLOORED  
 UNTIL THE FOUNDATION IS COMPLETE  
 AND THE LIFT LINE POSITION IS  
 SET.



KITCHEN



BATH #1

BATH #2

BATH

PLAN - S - 162

ENNING & ASSOCIATES  
 PLANNING

SUITE 2, SAN DIEGO, CA. 92111 (714) 278-6000

8303

DATE: 10/15/83

SCALE: 1/4" = 1'-0"

Exhibit 1

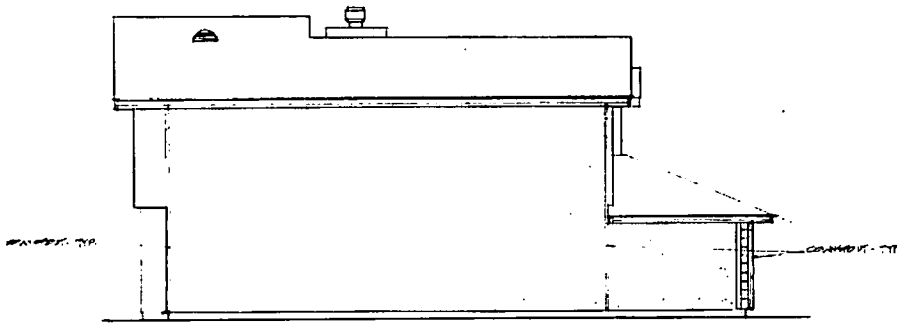


P83-265

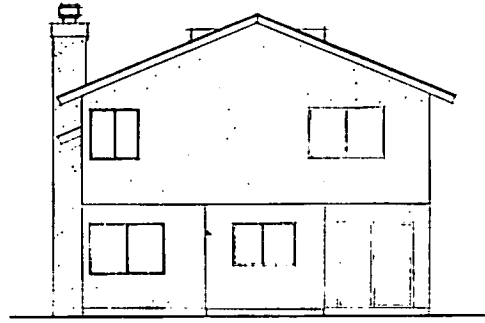
9-22-83

P 83265

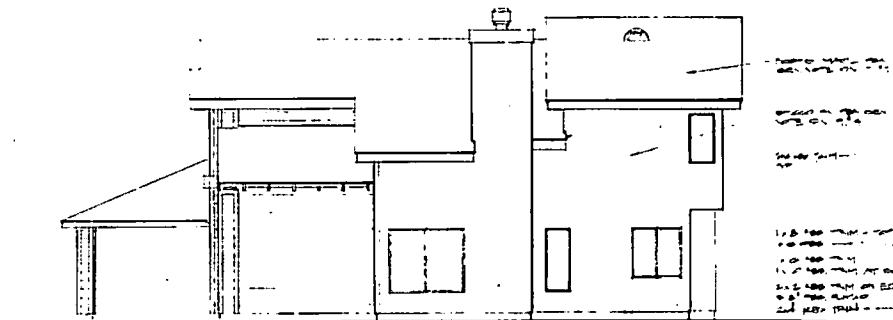
Item 19



LEFT SIDE ELEVATION



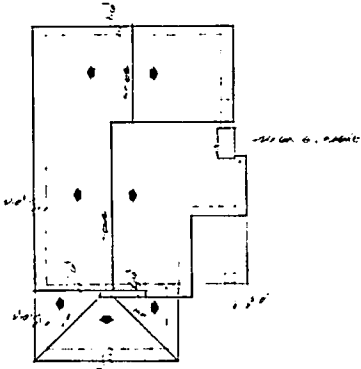
REAR ELEVATION



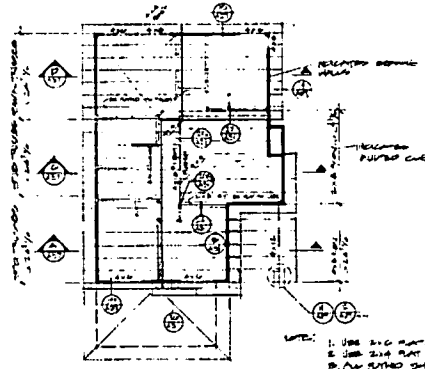
RIGHT SIDE ELEVATION



FRONT ELEVATION



ROOF PLAN



ROOF FRAMING PLAN

- NOTE:
1. ALL SIDING SHALL BE TEAK OR OAK
  2. ALL TRIM SHALL BE TEAK OR OAK
  3. ALL WINDOW HEADINGS SHALL BE 2" OAK
  4. ALL DOOR CASES SHALL BE TEAK OR OAK

000954

- NOTE:
1. USE 2" X 6" RAFTERS @ 24" ON CENTER
  2. USE 2" X 6" RAFTERS @ 24" ON CENTER
  3. ALL STUDS OVER HALLS SHALL BE 2" X 4"
  4. ROOF SHALL BE 1/2" OSB ON TOP
  5. ATTIC VENTING SHALL CONNECT TO CEILING TRIM

PLAN S-165 A

**JUNING & ASSOCIATES  
PLANNING**  
 1115 W. SAN DIEGO, CA. 92111 (714) 578-0800

# Exhibition

8314

REVISIONS

DATE

SCALE

CHECKED

IN

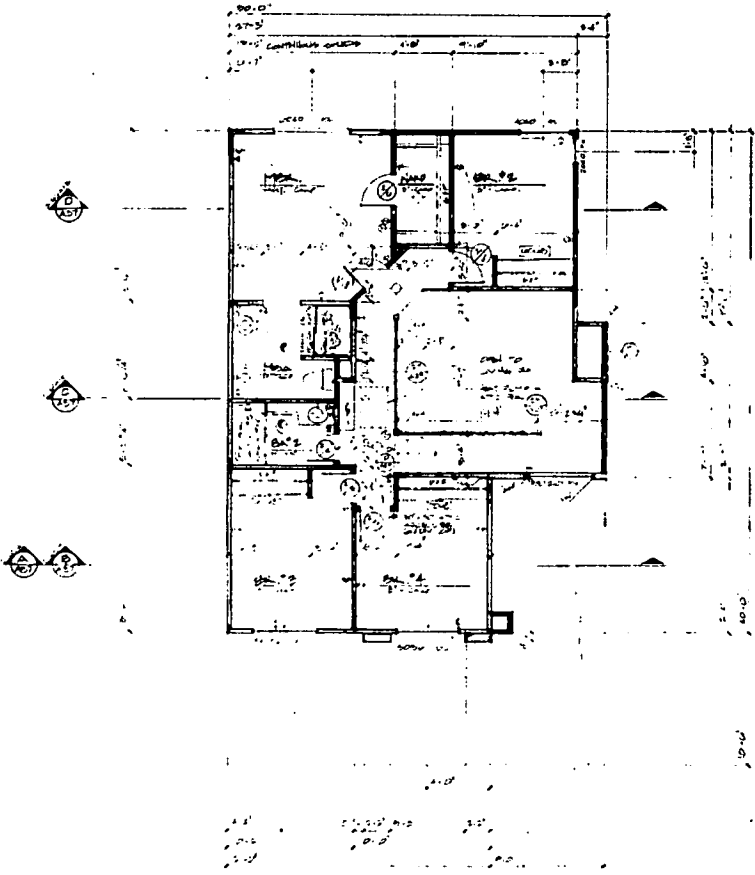
A34

PS-265

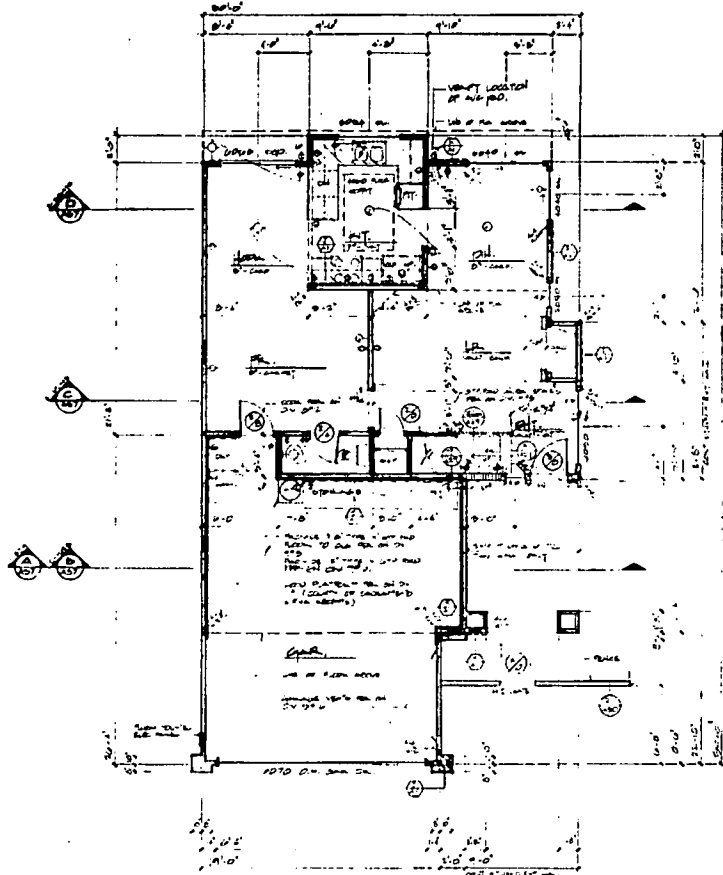
9-22-83

P 83265

ITEM 13



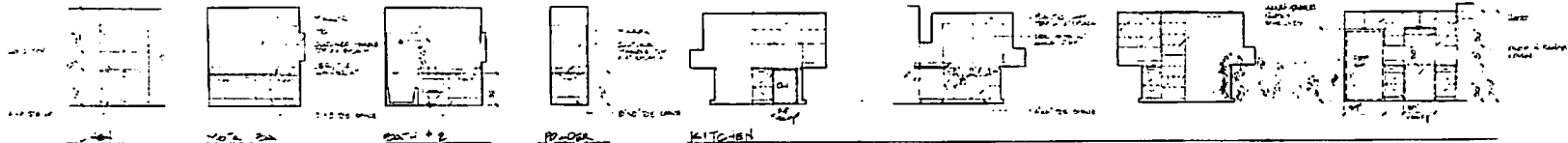
SECOND FLOOR



FIRST FLOOR

710 sq ft  
 TOTAL LIVING AREA: 832 sq ft  
 TOTAL AREA: 250 sq ft

000945



INTERIOR ELEVATIONS

PLAN S-165

**TENNING & ASSOCIATES**  
 PLANNING  
 T. SUITE B, SAN DIEGO, CA. 92111 (714) 570-0800

8314

REVISIONS

DATE 8/83

SCALE 1/4" = 1'-0"

CHECKED

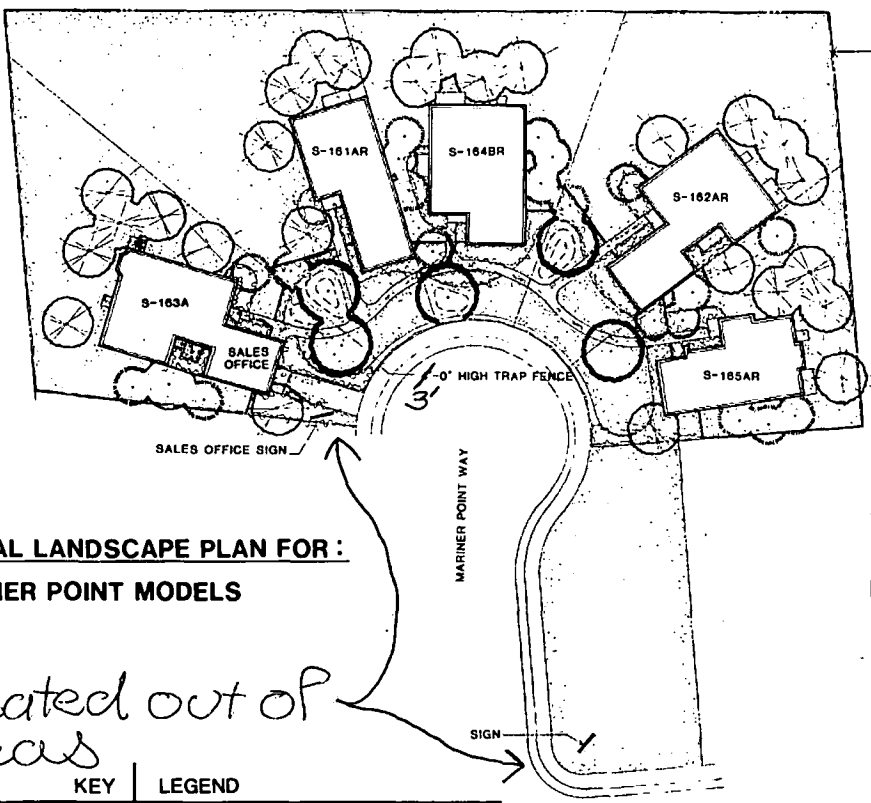
DRAWN BY

Exhibit N

P83-265

9-22-83

FROM 15

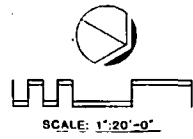


**CONCEPTUAL LANDSCAPE PLAN FOR :  
MARINER POINT MODELS**

*Signs to be relocated out of setback areas*

KEY	LEGEND
	LAWN
	SHRUBS, GROUND COVER AND/OR ANNUALS
	TREES
	MOUNDS

000957



**Exhibit O**

KERR, LEROY & ASSOCIATES  
 LANDSCAPE ARCHITECTURE  
 ENVIRONMENTAL PLANNING  
 1400 J STREET, SUITE 200  
 SACRAMENTO, CALIFORNIA 95811  
 TEL: (916) 441-1222

CONSULTANT  
 PACIFIC SCENE OF SACRAMENTO

SHEET TITLE  
 MARINER POINT MODELS  
 MARINER POINT WAY  
 SACRAMENTO, CALIFORNIA

DESIGNED BY	_____
DRAWN BY	_____
CHECKED BY	_____

REVISIONS	Δ	Δ	Δ	Δ
8-24-83	Δ	Δ	Δ	Δ

JOB NO  
83-13

DATE: 8-3-83

SHEET NO  
**1**  
OF 1