

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
REPORT BY:	SC:bw		
NEGATIVE DEC.	Exempt 15102(a) EIR	ASSESSOR'S PCL. NO.	19-241-32, 33, 34 & 35

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.

001538

APPLC. NO. P83-145

MEETING DATE June 9, 1983

CPC ID

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.

83-145

6-9-83

No. 28

001541



RELATED
SUBDIVISION

UNIT

MESA

GRANDE

DEERFIELD

COUNTRY

SUBDIVISION

FRANKLIN VILLAGE

FRANKLIN VILLAGE

FRANKLIN VILLAGE

DEER RUN WY

DEER TRAIL WY

BLACK TAIL DR

DEERBROOK DR

DEER HILL DR

WHITE STAG DR

FARNELL DR

DEER VALLEY CR

UNIT

AMAPOLA WY

MILLPORT WY

EVALITA WY

SEA DRIFT WY

EQUINOX WY

UNIT No 3

VALLEY DR

TORRENTE WY

VALVERDE WY

LA SOLANA WY

MANACOR DR

ORENZA WY

ALCALIA WY

CALERES WY

MINOR WY

LINERAS WY

SAN SEBASTIAN WY

UNIT No 1

NEWBURG WY

MONTRIL CT

FRANKLIN WY

PRairie CREEK

COUNTY

MEAD BRE

REEL CR

FALLS CR

ANN ARBOR

UNIT No 3

PRINGS WY

DETROIT

DEER CREEK

LA VINA WY

LA TARRIGA WY

DEER LAKE

ARCWELL WY

ORACLE

ICARUS

FRANKLIN WY

ESTATES

FRANKLIN DR

FRANKLIN WY

FRANKLIN DR

FRANKLIN WY

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DEER MEADOW

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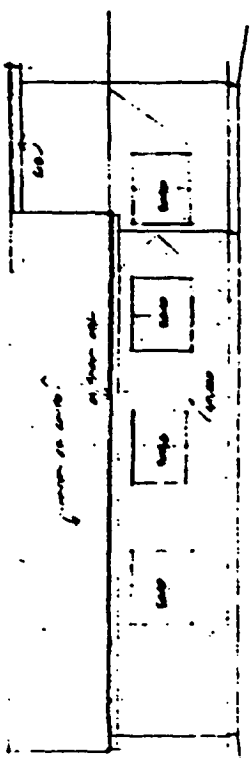
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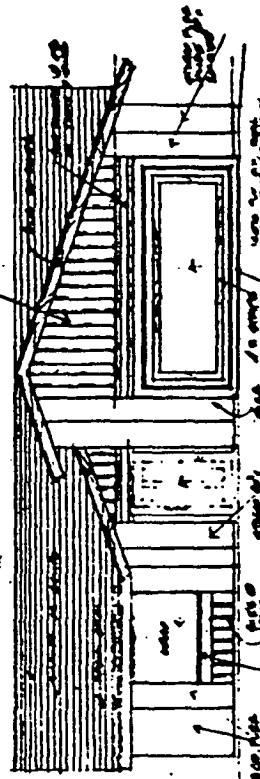
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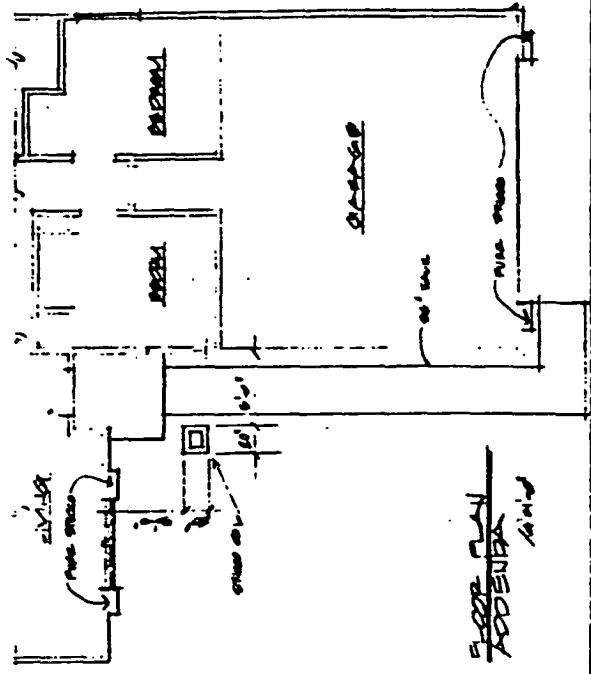
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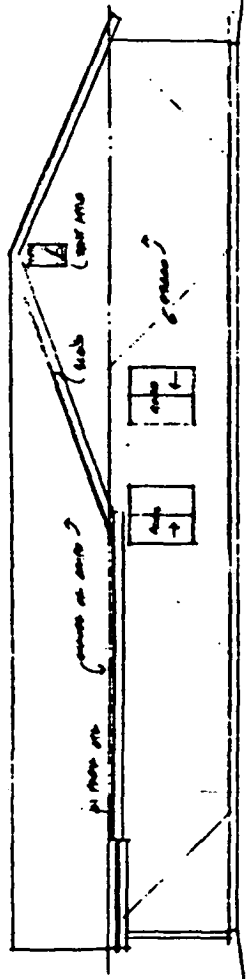
REAR ELEVATION same as 1408



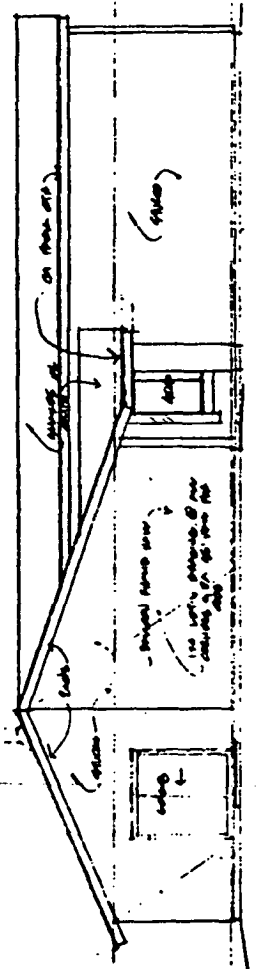
RIGHT ELEVATION same as 1408



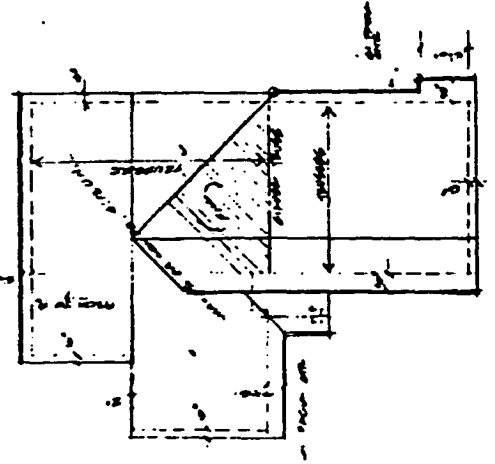
FLOOR PLAN
ADDENDA
1408



RIGHT SIDE ELEVATION same as 1408



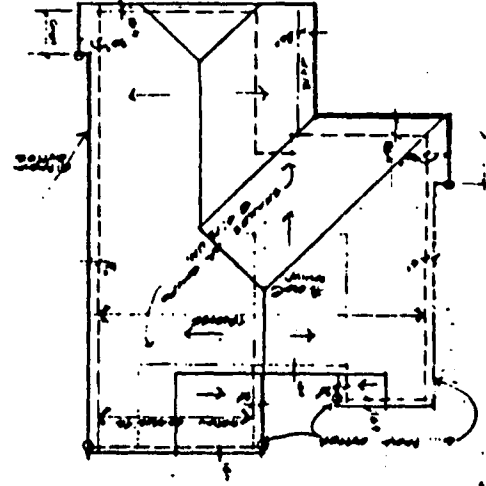
LEFT SIDE ELEVATION same as 1408



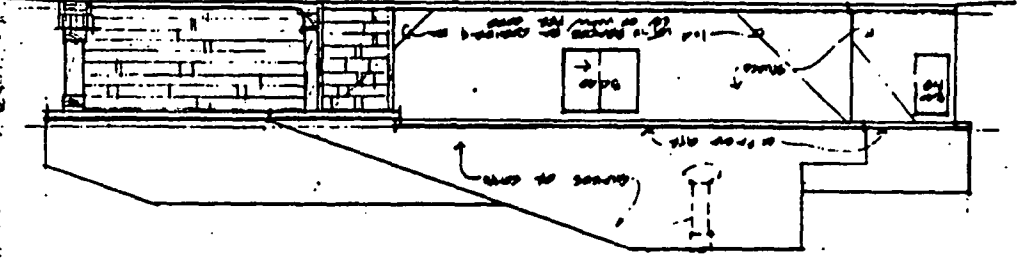
FLOOR PLAN same as 1408

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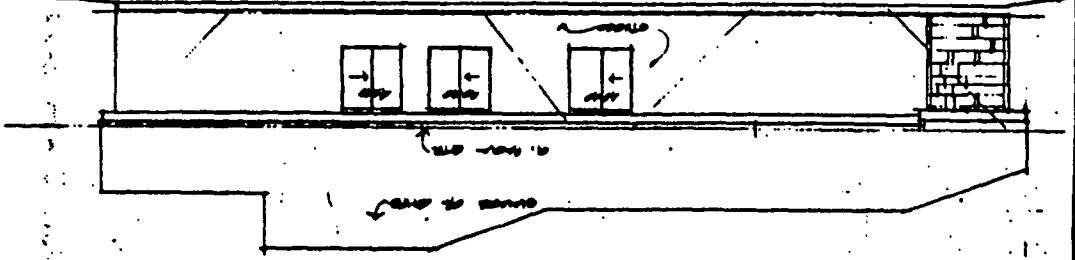
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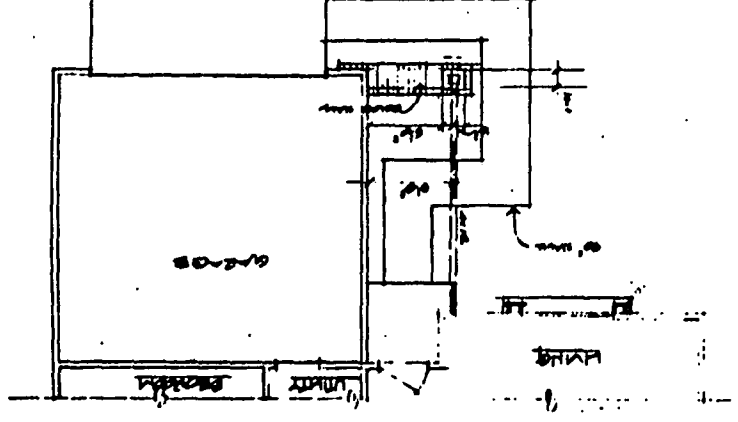
LEFT SIDE ELEVATION same view



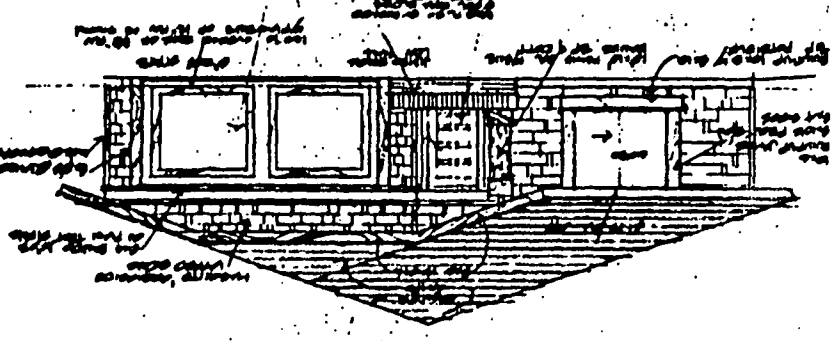
RIGHT SIDE ELEVATION same view



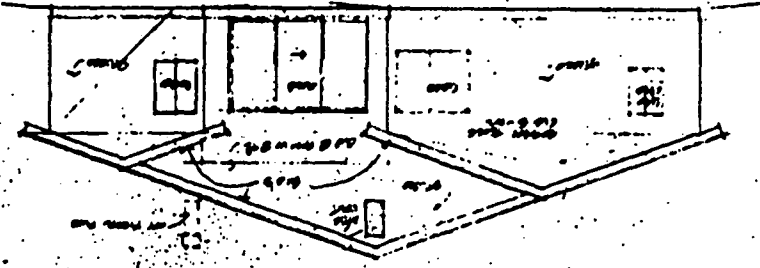
DOOR OF PORCH 12'-0"



FRONT ELEVATION same view



REAR ELEVATION same view



ASB-108 2/28/50

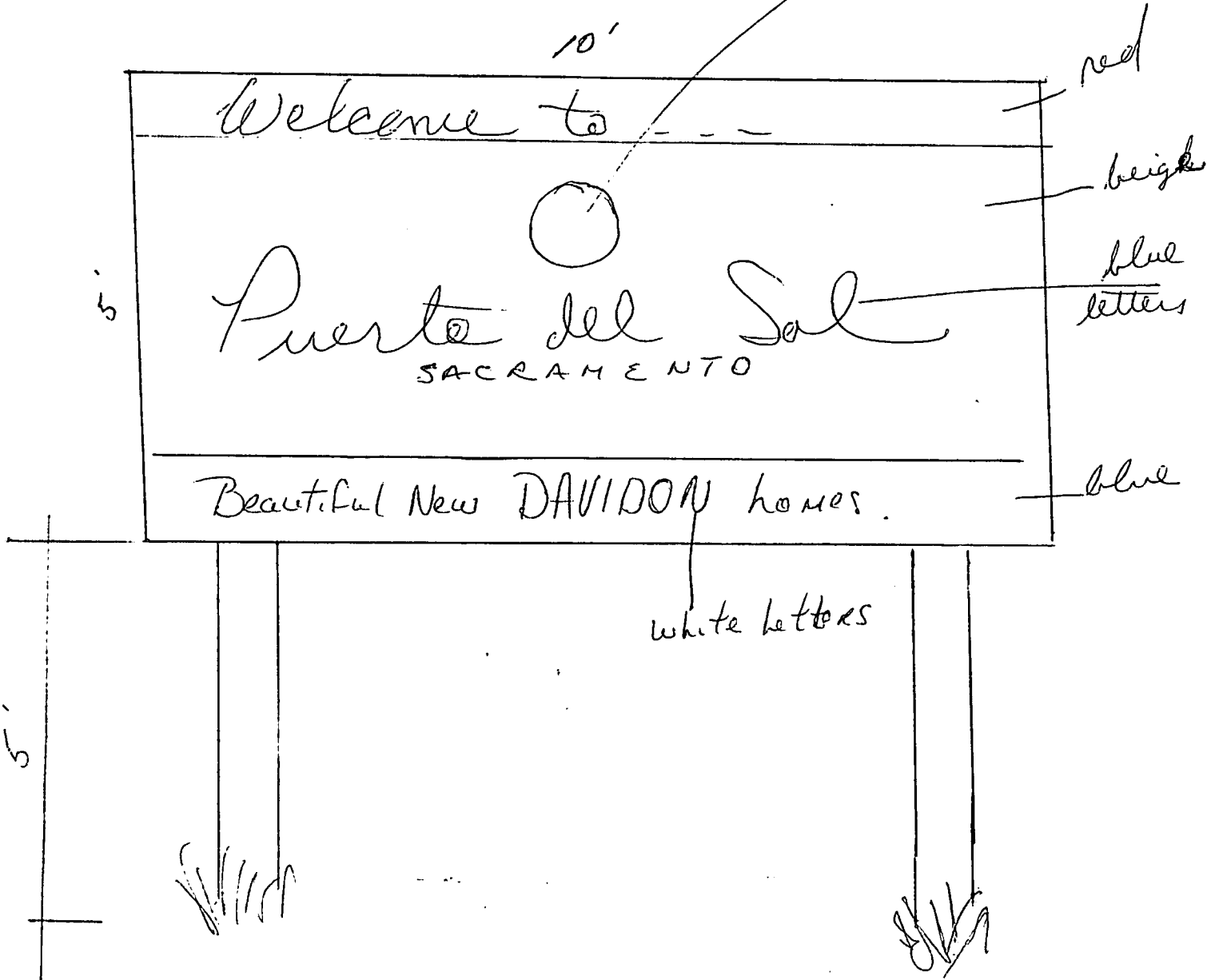
PLANS BY ENGINEERS AND ARCHITECTS
JAMES W. SELLORS, AIA
1145 1/2 N. 10th St., Tallahassee, Fla.

NO. 1145

DAVIDSON HOMES

DAVIDON HOMES

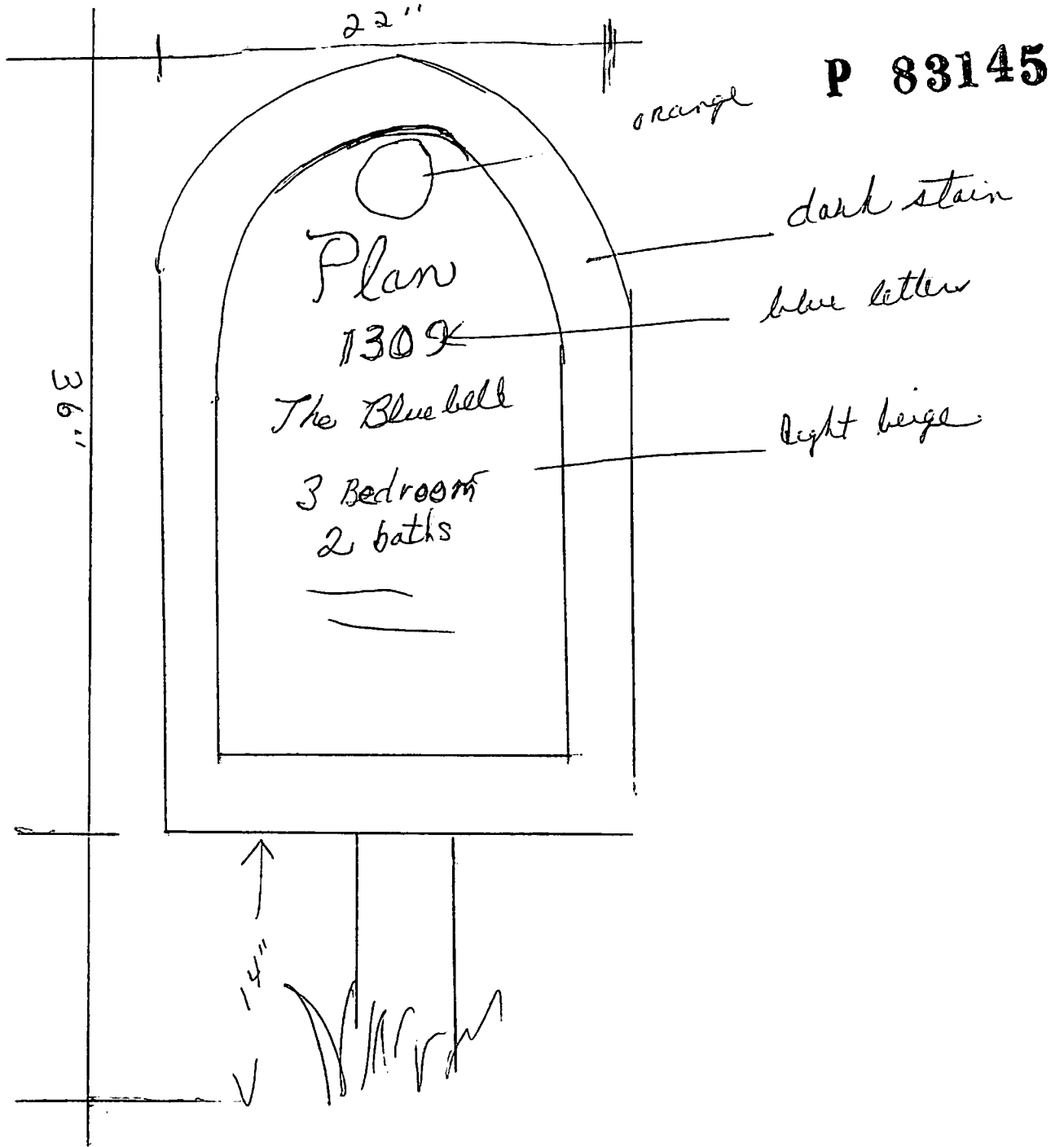
orange P 83145



Deerfield — Puerto del Sol
ON-SITE SIGN.

001546

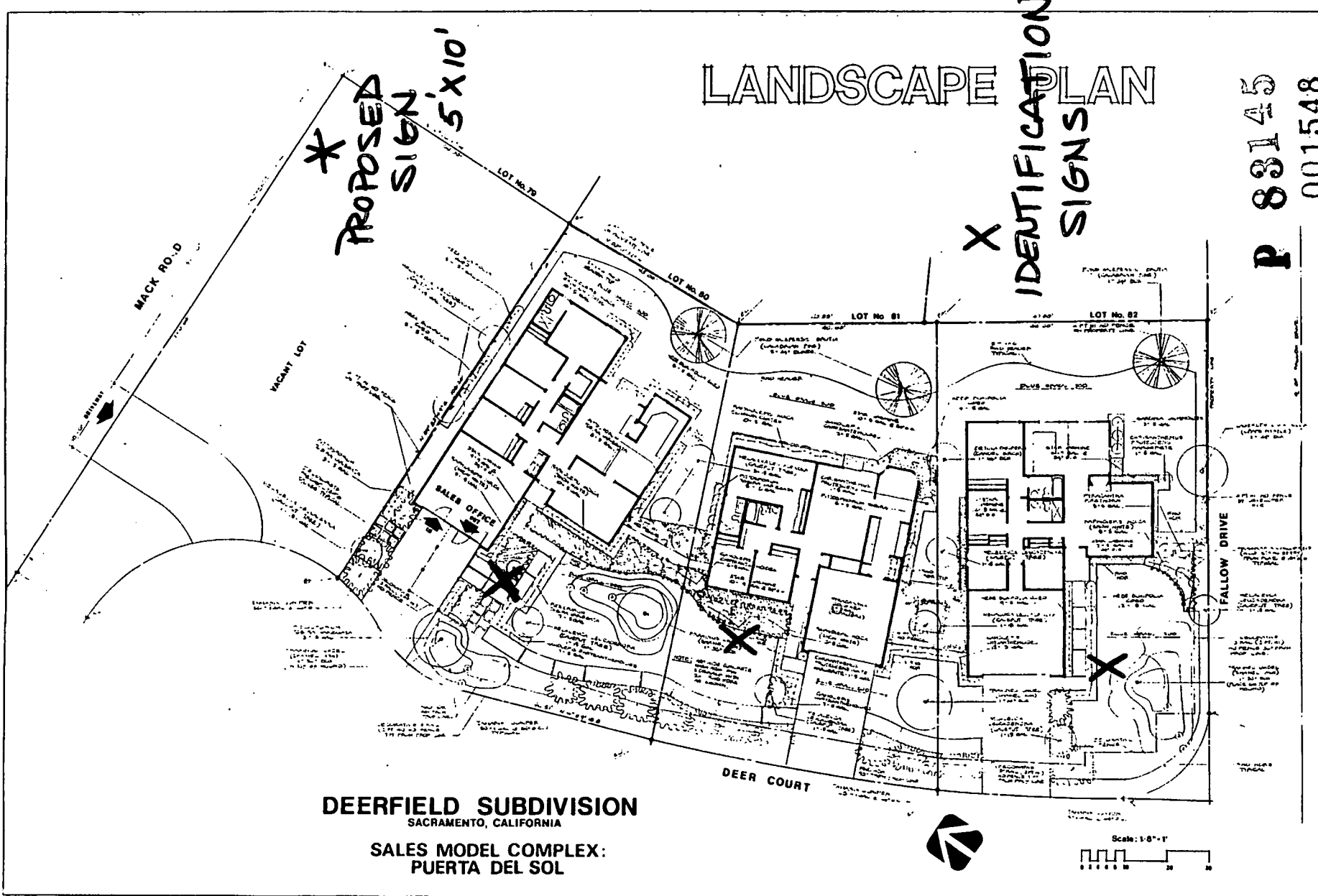
DAVIDON HOMES



I. D. Sign Design

Deerfield - Puerta del Sol

001547



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

LANDSCAPE PLAN

X IDENTIFICATION SIGNS

*** PROPOSED SIGN 5'x10'**

P 83145
001548

DAVIDON HOMES
 1400 MARIA LN. WALNUT CREEK, CA

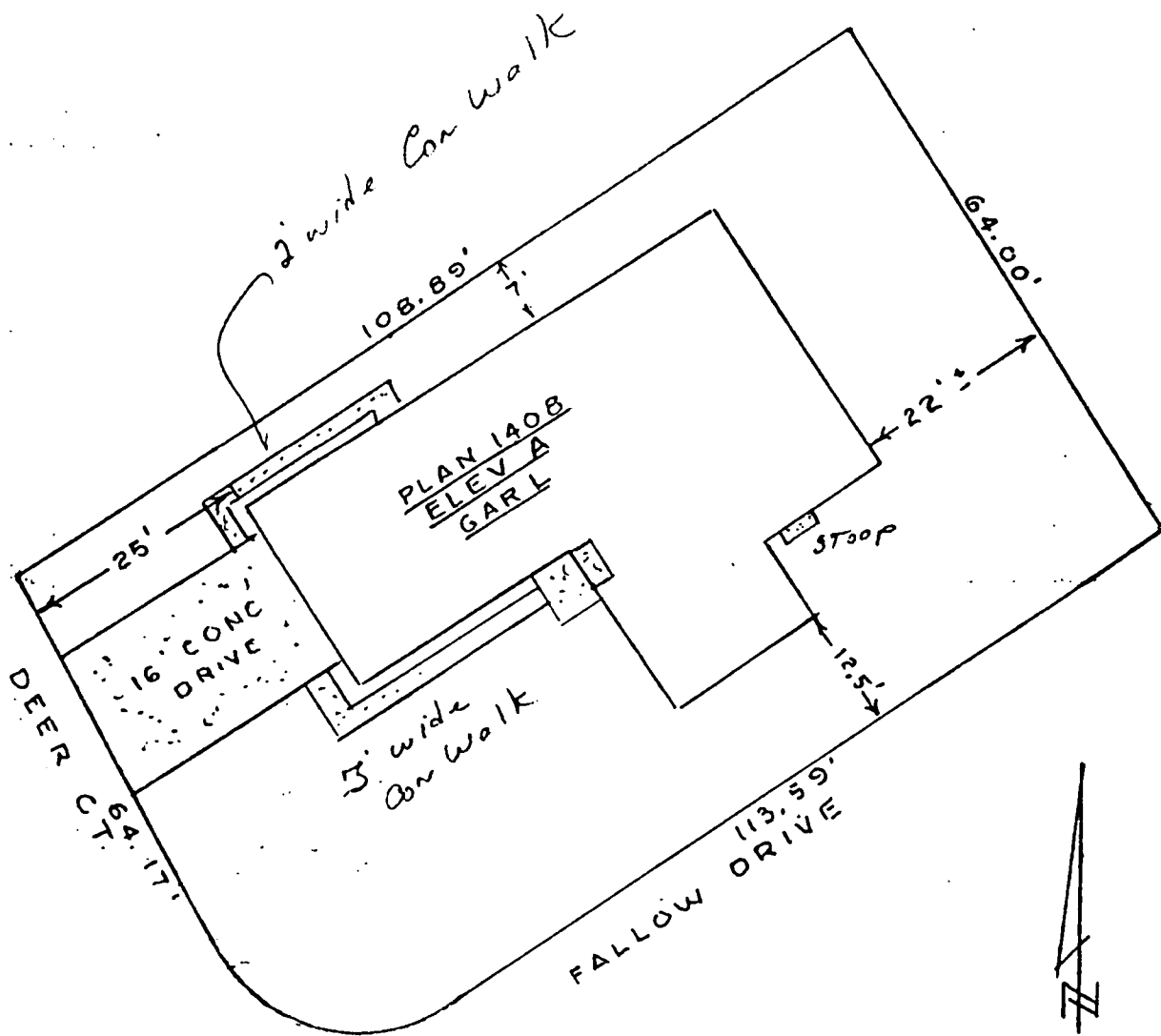
las
 INTER-AMERICAN SERVICES
 LANDSCAPE ARCHITECTS
 P.O. BOX 338 • SAN FRANCISCO, CALIF. 94101

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No. 28

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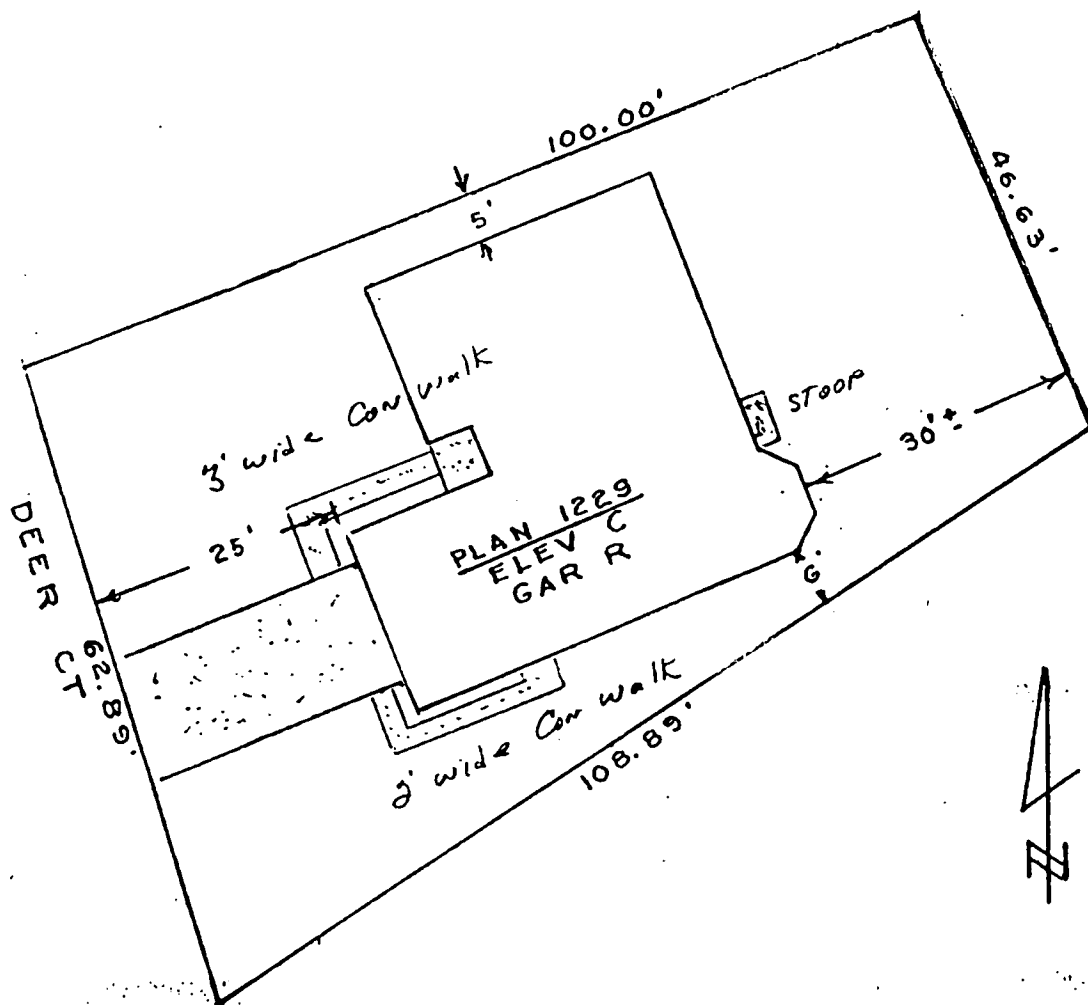
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LOT NO. 82
 DEERFIELD NO. 1
 1" = 20' 0"

001549

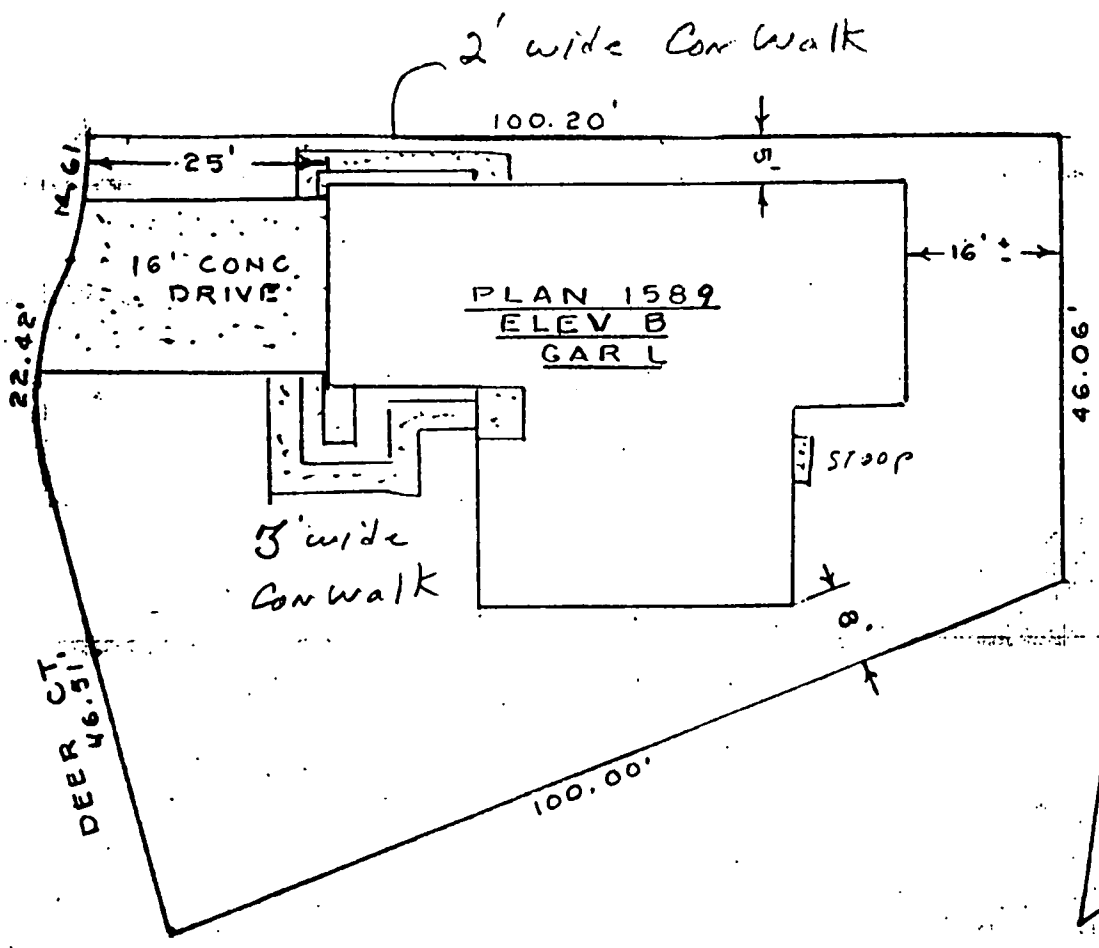
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LOT NO 81
 DEERFIELD NO. 1
 1" = 20'0"

001550

P 83145



LOT NO. 80
DEERFIELD NO. 1
1" = 20' 0"



001551

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