

CITY OF SACRAMENTO
CALIFORNIA

PLANNING AND BUILDING
DEPARTMENT

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

March 28, 2001

**PLANNING DIRECTOR'S SPECIAL PERMIT MODIFICATION
FOR SINGLE FAMILY RESIDENTIAL IN A PUD**

FILE: P00-065

PROJECT NAME: JMC Homes in Gateway West Village 3 - Lot 1

ASSESSOR'S PARCEL NUMBER: 225-1300-001

APPLICANT'S NAME/ADDRESS: JMC Homes
(Daryle Hassler) 916-969-2842 ext. 233
1830 Vernon Street, #9
Roseville, CA 95678

APPROVAL: This Planning Director's Special Permit Modification (PDSP Mod) approval allows the addition of one plan, to the five previously approved house plans approved for Gateway West - Villages 1 and 3 (P00-065). This additional plan will only be placed on Lot 1 of Village 3, due to the fact that none of the previously approved plans will meet the required setbacks for this lot.

BACKGROUND: On June 28, 2000, the Planning Director approved a Special Permit for five house plans on 88 lots within Gateway West - Villages 1 and 3 (P00-065). The typical lot size is 60 feet by 105 feet. The houses were approved with the following setbacks:

	<u>Required</u>	<u>Provided</u>
FRONT:	17.5 feet for the living area and 12.5 feet for a porch	Varies with plan, minimum is met Varies with plan, minimum is met
DRIVEWAY:	20 feet (per City Code requirements)	20 feet
SIDE:		
Interior:	5 feet	5 feet
Street:	12.5 feet	12.5 feet
REAR:	15 feet	Varies with plan, minimum is met

PROPOSAL: The applicant has proposed to build an additional house plan (2464C) on Lot 1 of Village 3 of Gateway West.

COMMENTS: The original Planning Director's Special Permit staff report indicated that several lots may have setback issues with the proposed house plans, including Lot 1 of Village 3. Due to the width and the layout of the originally approved plans, none of the plans will meet the required setbacks for this corner lot.

ACTION: The Planning Director approves the requested Planning Director's Special Permit Modification to allow the addition of one house plan (2464C) to only be placed on Lot 1 of Village 3 of Gateway West. This plan will be required to meet all conditions placed upon the originally approved house plans, except this plan will only be submitted with one elevation and will only be placed on Lot 1 of Village 3. The color palette and masonry accents are required to match those approved for the originally approved PDSP (P00-065). This PDSP Modification does not change or modify any of the conditions originally approved for P00-065.

APPROVED ON: March 28, 2001

PREPARED BY: Arwen Wacht
Arwen Wacht, Assistant Planner

APPROVED BY: Fred Buder
Fred Buder, Senior Planner

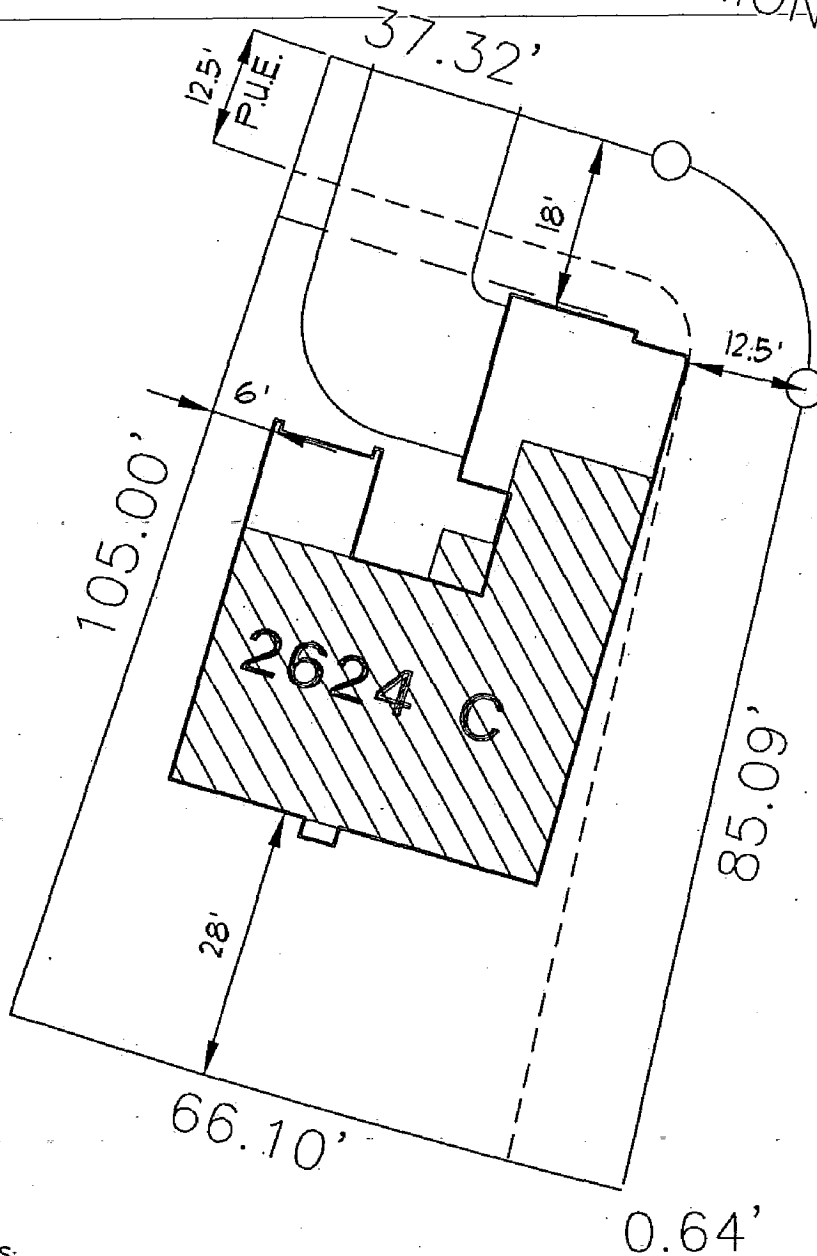
Attachments: Exhibit 1: Plot Plan for Lot 1 of Gateway West - Village 3
Exhibit 2a: Plan 2464 - First Floor Plan
Exhibit 2b: Plan 2464 - Second Floor Plan
Exhibit 3: Plan 2464C - Elevations

File: Original
cc. Applicant
Development Services - Building Division
PUD Binder



GATEWAY WEST VILLAGE 3

CHATEAU MONTELENA



LANDSCAPING NOTES:

1. ALL "STREET-TREES" MUST BE PLACED ALONG STREET FRONTAGE AT AN AVERAGE OF 10'-0" TO 30'-0" O.C.
2. ALL "STREET-TREES" SPECIES MUST BE PER GATEWAY WEST "STREET-TREE" MATRIX TABLE FOR STREET(S) BORDERING LOT - NO EXCEPTIONS

LOT: 1 SITE ADDRESS: 2900 CHATEAU MONTELENA

WHEN USED FOR SALES OR CONTRACT PURPOSES THIS DOCUMENT DOES NOT GUARANTEE ANY DIMENSIONS, DISTANCES, BEARINGS OR SETBACKS. JMC RESERVES THE RIGHT TO MAKE CHANGES AT ANY TIME WITHOUT PRIOR NOTICE AND IS NOT RESPONSIBLE FOR IRREGULARITIES OR DIFFERENCES IN ACTUAL OR "AS-BUILT" LOT CHARACTERISTICS.

SCALE: 1"=20'
 LOT SIZE: 6,308#
 GW-P01 DH 030801

COVERAGE:
 APN: 225-1180-...
 1830 VERNON ST. No.9
 ROSEVILLE, CA 95678
 916-782-8879
 CA. LIC. 613004

2-CAR L