

PLANNING DIRECTOR'S SPECIAL PERMIT

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

| | | | | | |
|----------------------------|---|--------------------|-------------|------------------|-------|
| APPLICANT | Royal Construction Co., 925 University Avenue, Sacramento, CA 95825 | | | | |
| OWNER | WINDSONG VENTURE, 925 University Avenue, Sacramento, CA 95825 | | | | |
| PLANS BY | STONHAM & BECKER, 2740 Arden Way, Suite #200, Sacramento, CA 95825 | | | | |
| FILING DATE | 5/17/88 | ENVIR. DET. | Ex. 15303 a | REPORT BY | JC/vf |
| ASSESSOR'S-PCL. NO. | 226-0190-001,028,029,226-0230-001,008 | | | | |

APPLICATION: Planning Director's Special Permit to allow three single family residences to be used temporarily as a model home complex and to place a temporary subdivision identification sign on an adjacent lot.

LOCATION: Northeast corner Norwood and Main Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to allow three single family residences to be utilized as a model home complex and place a temporary subdivision identification sign on an adjacent site.

PROJECT INFORMATION:

| | |
|---|--------------------------------------|
| General Plan Designation: | Low Density Residential (4-15 du/ac) |
| 1984 North Sacramento Community Plan Designation: | Residential (7-15 du/ac) |
| Existing Zoning of Site: | R-1 |
| Existing Land Use of Site: | Vacant |

Surrounding Land Use and Zoning:

North: Single Family; R-1
South: Single Family; A
East : Single Family; R-1
West : Single Family; R-1 & R-1A

| | |
|------------------------------|--|
| Parking Required: | 3 spaces |
| Parking Provided: | 6 spaces |
| Property Dimensions: | 105' x 52' (three lots) and 65 x 105 (1 lot) |
| Property Area: | 0.53+ acres |
| Density of Development: | 5 d. u. per acre |
| Square Footage of Building: | 1,200, 1,400 and 1,510 sq. ft. |
| Height of Building: | 20 ft. |
| Topography: | Flat |
| Street Improvements: | Existing |
| Utilities: | Existing |
| Exterior Building Materials: | Wood |
| Roof Material: | Fiberglass |

P88-229

003325

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consist of four vacant lots (lots 34-37) totaling 0.53+ acres in the single family (R-1) zone. The General Plan and 1984 North Sacramento Community Plan designates the site as residential (4-15 du/ac). The surrounding land uses are single family to the north, south and east and single family under construction to the west. Surrounding zoning is R-1 to the north and east, R-1 and R-1A to the west and A to the south. The final map for Windsong has not been recorded at the time of this report. Prior to issuance of building permits, the final map shall be required to be recorded and proof of recordation provided to Building Inspection Division.
- B. The applicant proposes to construct three single family units and utilize them as a model home complex. The proposed model homes are one story and will range from 1,200 sq. ft. to 1,510 square feet. The exterior building material will be wood with a 25 year fiberglass roof.
- C. The applicant is not proposing off-street parking. However, adequate on street parking will be available on Sextant Way.
- D. The applicant further proposes to locate a subdivision identification sign, and an eleven foot sailboat on the lot adjacent to the model home complex. The subdivision sign will be 24 square feet (4' x 6') in area on six foot high post. The site plan shows the sign in the setback areas. Staff recommends the sign be located outside the setback areas. Staff has no objections to the eleven foot sailboat as this has been allowed in other subdivisions. However, staff recommends that the sailboat be placed outside of the clear zone area.

In addition, three unit identification signs are proposed. The signs are 3 feet high with three square feet of sign area (24" x 18"). Staff recommends that these signs be reduced to two feet high and 1 square foot of sign area and be located outside the setback areas to conform to the Sign Ordinance.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental pursuant to State EIR Guidelines (CEQA Section 15303 (a)).

RECOMMENDATION: Staff recommends the Planning Director's Special Permit be approved with conditions and based upon findings of fact which follow:

Conditions:

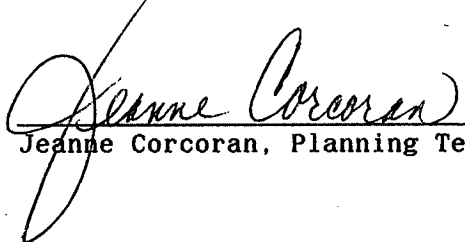
1. The garages of the model homes, which are used as sales offices, shall be converted back to garage use prior to final building inspection and sale.
2. The subdivision identification sign and unit identification signs shall be located outside the setback areas.
3. The unit identification signs shall be reduced in size to conform to the Sign Ordinance; 2 feet high and one square foot of sign area.
4. The applicant shall obtain necessary sign permits from Building Inspection Division.
5. The eleven foot sailboat shall be located outside the clear zone area and be removed upon expiration of the model home complex special permit.
6. All fences shall comply with the Fence Ordinance.
7. No subdivision flags or banners shall be placed around or near the model home complex.
8. The final map shall be recorded and proof of recordation provided to the Building Inspection Division prior to issuance of building permits.
9. The special permit shall expire one year from the date of approval. The Planning Director may renew the permit for an additional year upon receipt of an application submitted at least 30 days prior to expiration.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the proposed model home complex will assist in marketing a previously approved residential subdivision; and
 - b. the model homes are adjacent to each other and are temporary.

2. The project, as conditioned, will not be detrimental to the public health, safety or welfare in that adequate setbacks and parking are provided and clear zones are enforced.
3. The project, as conditioned, is consistent with the City's General Plan and 1984 North Sacramento Community Plan in that the site is designated residential and the proposed model home complex conforms with the plan designation.

Report Prepared by:

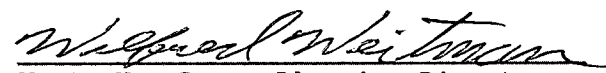


Jeanne Corcoran, Planning Tech. II



DATE

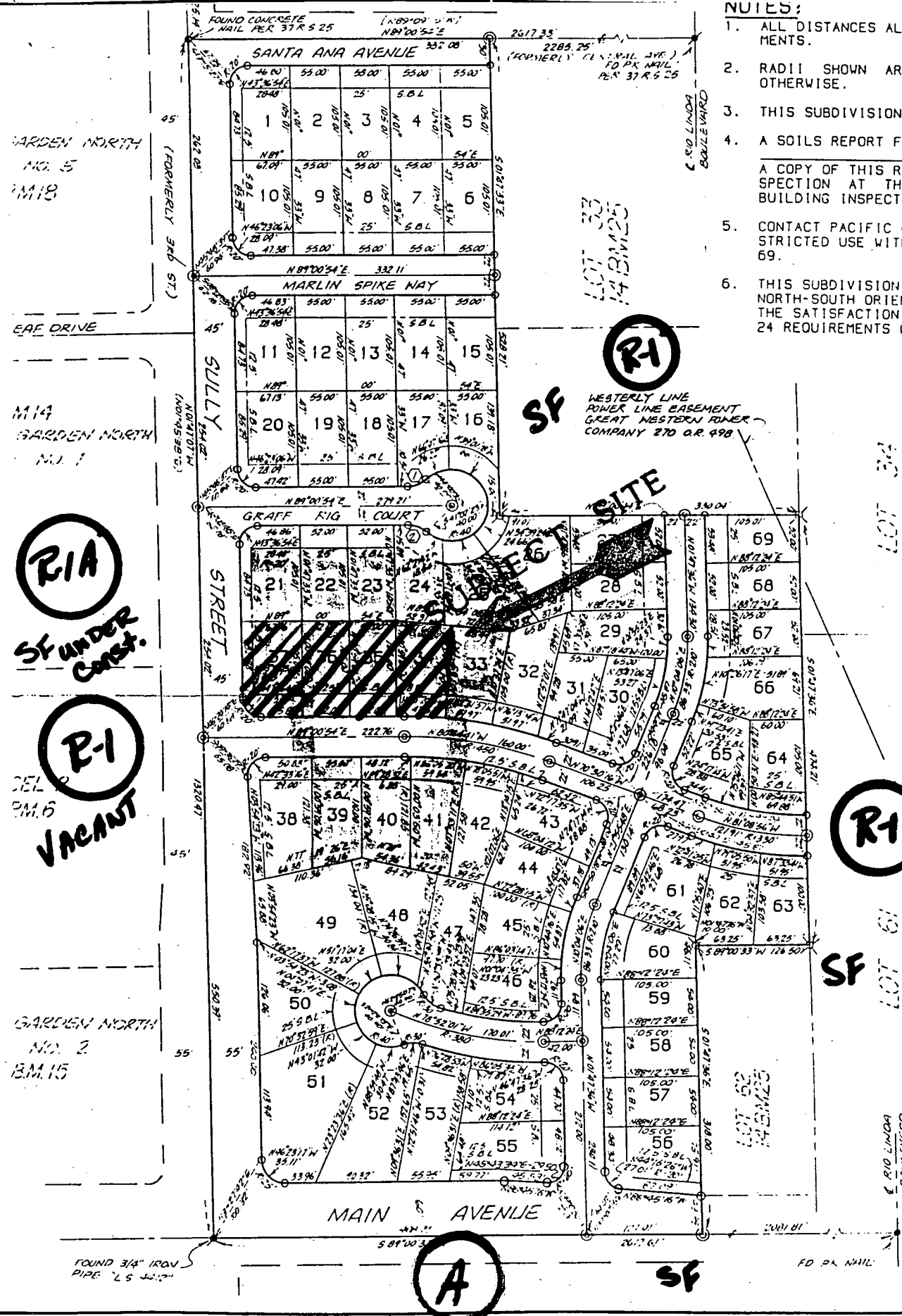
Recommendations Approved by:



For Marty Van Duyn, Planning Director



DATE



- NOTES:**
1. ALL DISTANCES ALONG CURVED LINEMENTS.
 2. RADII SHOWN ARE CENTERLINE OTHERWISE.
 3. THIS SUBDIVISION CONTAINS 15 LOTS.
 4. A SOILS REPORT FOR THIS SUBDIVISION IS AVAILABLE AT THE OFFICE OF THE BUILDING INSPECTOR.
 5. CONTACT PACIFIC GAS AND ELECTRIC COMPANY FOR STRICTED USE WITH IN POWER LINE 69.
 6. THIS SUBDIVISION SHALL COMPLY WITH THE NORTH-SOUTH ORIENTATION INCLUDING THE SATISFACTION OF THE PLANNING DEPARTMENT'S 24 REQUIREMENTS OF THE UNIFORM ZONING ORDINANCE.

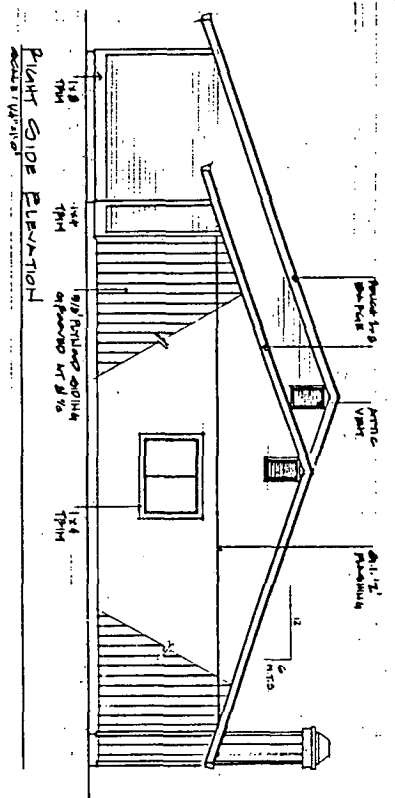
| LOT | DIST. |
|-----|-------|
| 1 | 100' |
| 2 | 100' |
| 3 | 100' |
| 4 | 100' |
| 5 | 100' |
| 6 | 100' |
| 7 | 100' |
| 8 | 100' |
| 9 | 100' |
| 10 | 100' |
| 11 | 100' |
| 12 | 100' |
| 13 | 100' |
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| 61 | 100' |
| 62 | 100' |
| 63 | 100' |
| 64 | 100' |
| 65 | 100' |
| 66 | 100' |
| 67 | 100' |
| 68 | 100' |
| 69 | 100' |

VICINITY - LAND USE - ZONING

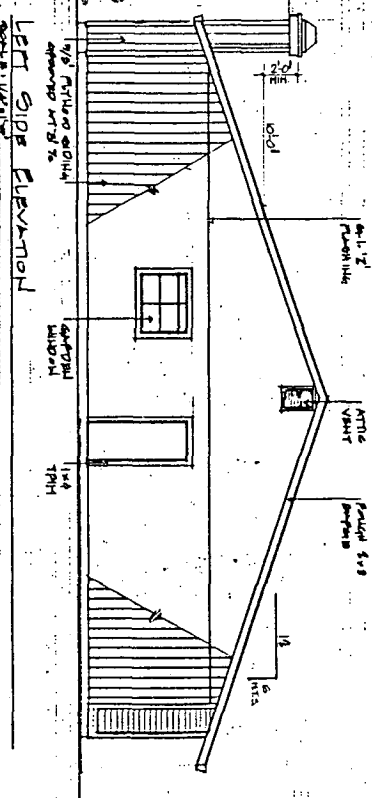
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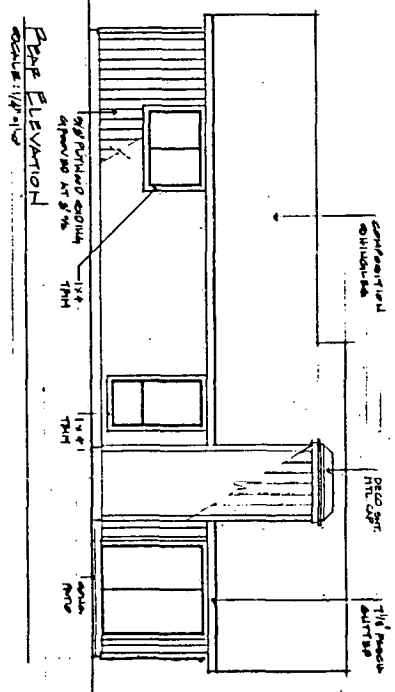


RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

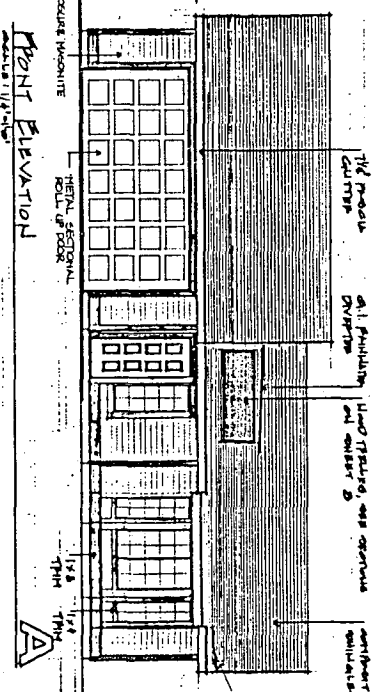


LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

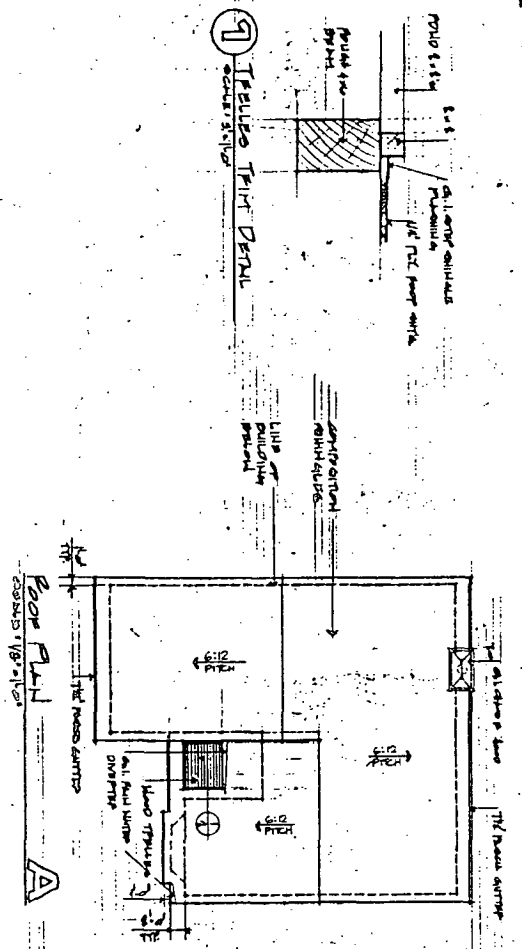
NOTE:
ALL FINISH TO BE
FOLLOW PLAN



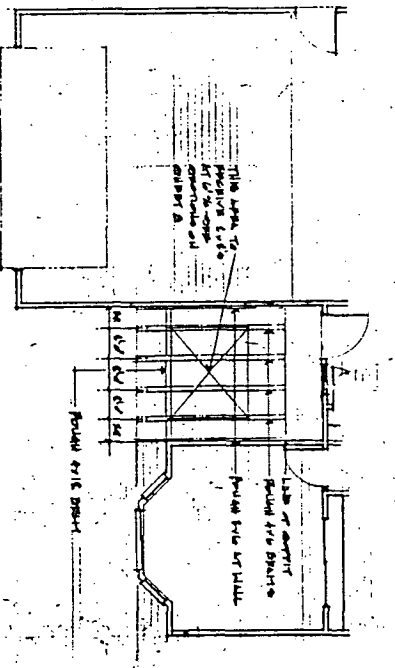
REAR ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"



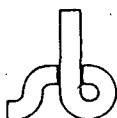
REAR ROOF PLAN
SCALE: 1/8" = 1'-0"

EXHIBIT 82288D

| | |
|--------------|---------|
| REVISION | 2/18/88 |
| JOB BOOK | FILE # |
| SHEET | 2 |
| OF 15 SHEETS | |

EXHIBIT ELEVATION-A
A THIS DRAWING IS THE ONLY ONE TO BE USED FOR CONSTRUCTION. ALL OTHERS ARE FOR REFERENCE ONLY.

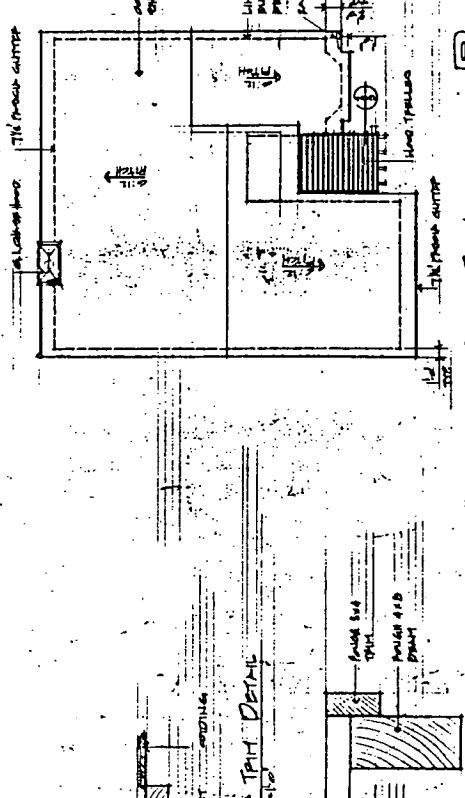
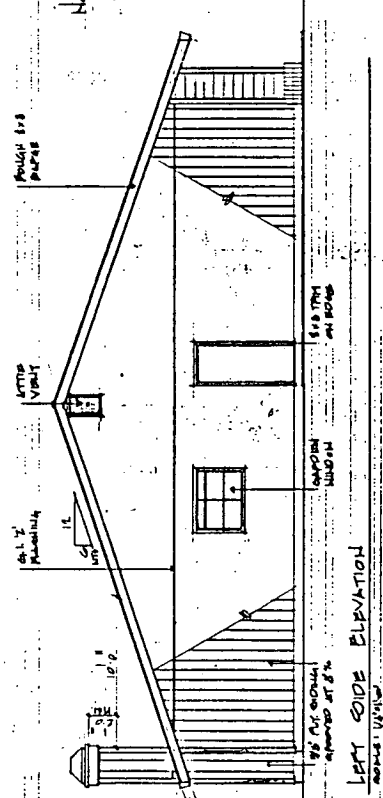
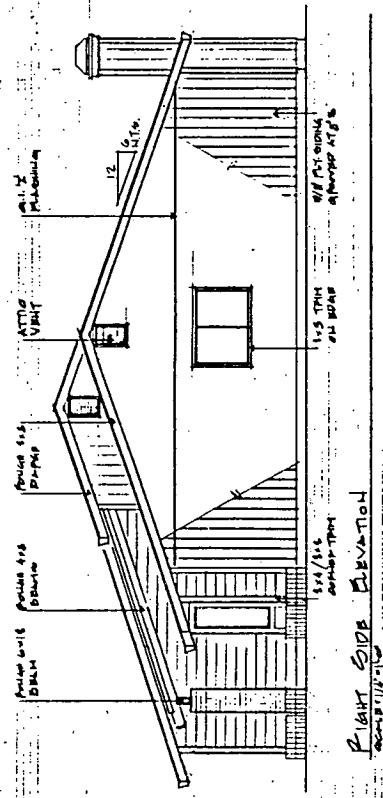
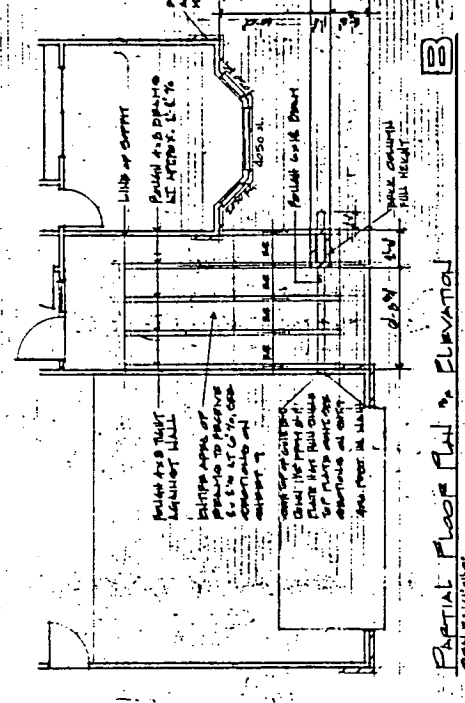
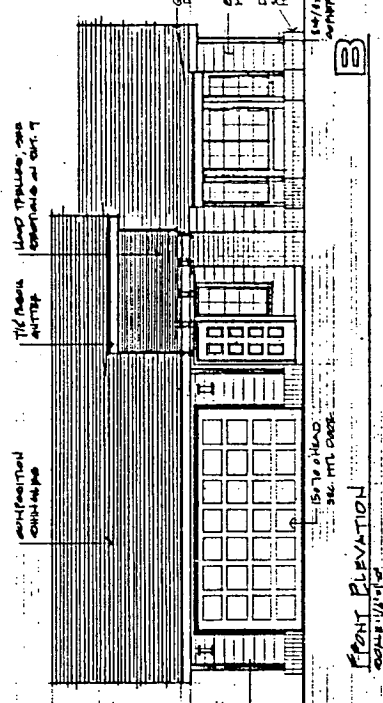
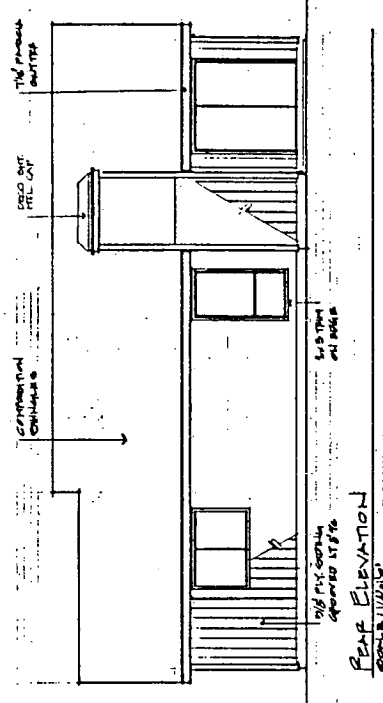
ROYAL CONSTRUCTION COMPANY
415 UNIVERSITY AVE SUITE 200 SACRAMENTO, CA 95811
916-488-1300
PLAN 1200



STONHAM & BECKER
architecture planning
2740 ARDEN WAY SUITE 200
SACRAMENTO, CALIFORNIA 95825
(916) 488-0831



EXHIBIT DRAWING 1



P88-229

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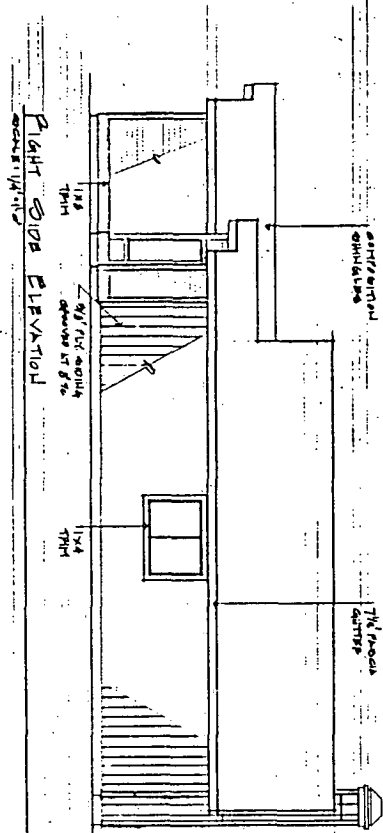
1) CORNER TRIM DETAIL
2) TRIM DETAIL

2) TRIM DETAIL

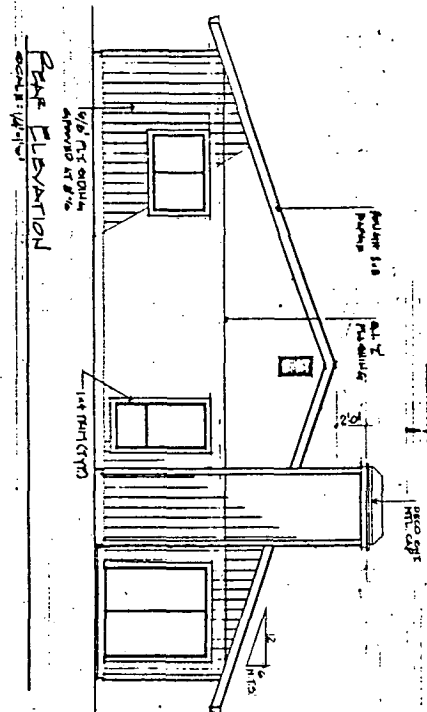
NOTE: ALL TRIM TO BE PAINT FINISH

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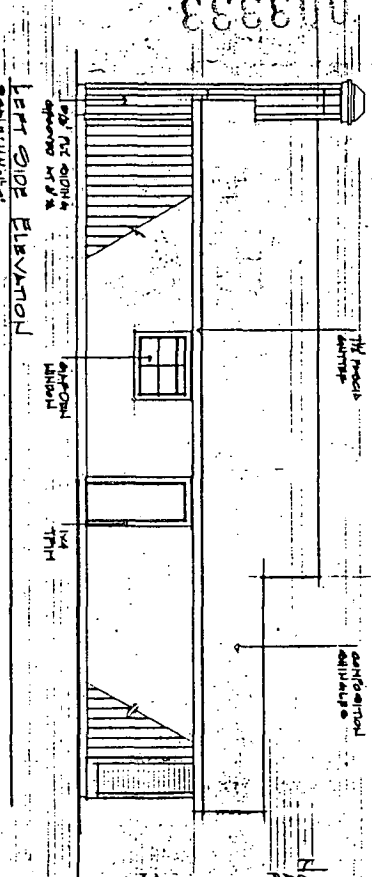
RIGHT SIDE ELEVATION



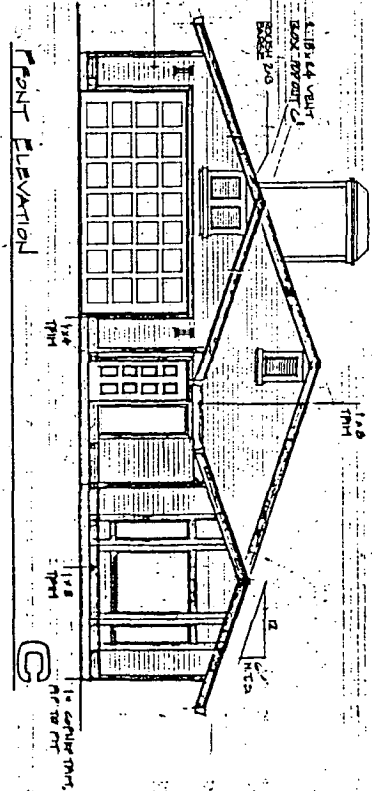
REAR ELEVATION



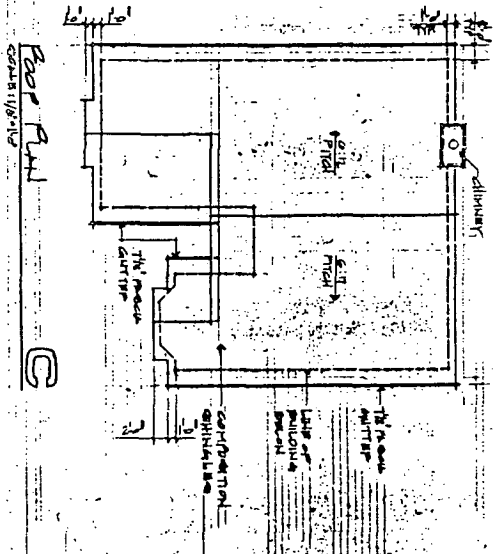
LEFT SIDE ELEVATION



FRONT ELEVATION



2nd FLOOR



Basement Floor Plan & ELEVATION

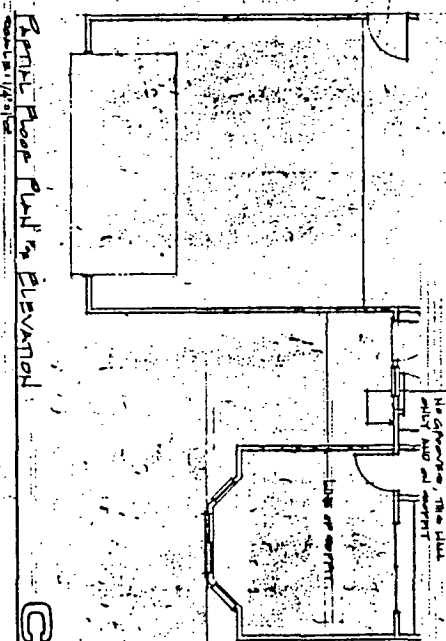


EXHIBIT E
027884

| | |
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| REVISION | DATE |
| NO. | |
| FILE | |
| SHEET | |

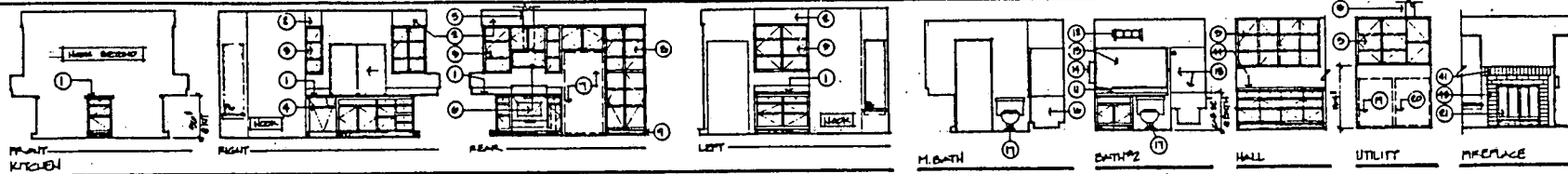
EXTERIOR ELEVATION

A paper document that has been prepared for the purpose of showing the exterior of a building.

ROYAL CONSTRUCTION COMPANY
400 UNIVERSITY AVE. SUITE 100 SACRAMENTO, CA 95811
FURNISHED BY
PLAN 1200

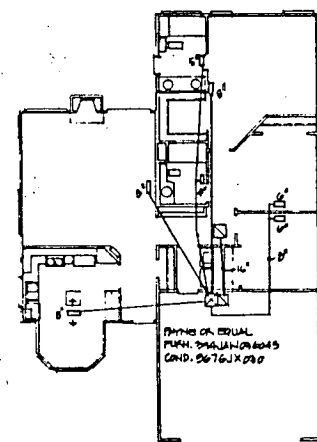
STONHAM & BECKER
architecture planning
2740 ARDEN WAY SUITE 200
SACRAMENTO, CALIFORNIA 95825
(916) 488-0831

P88-229

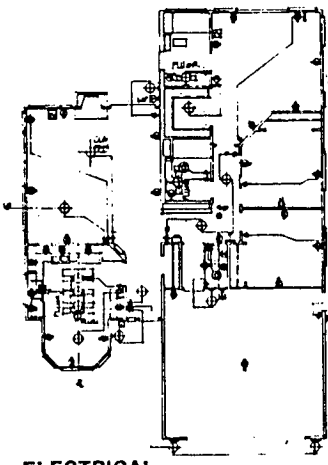


CABINETS

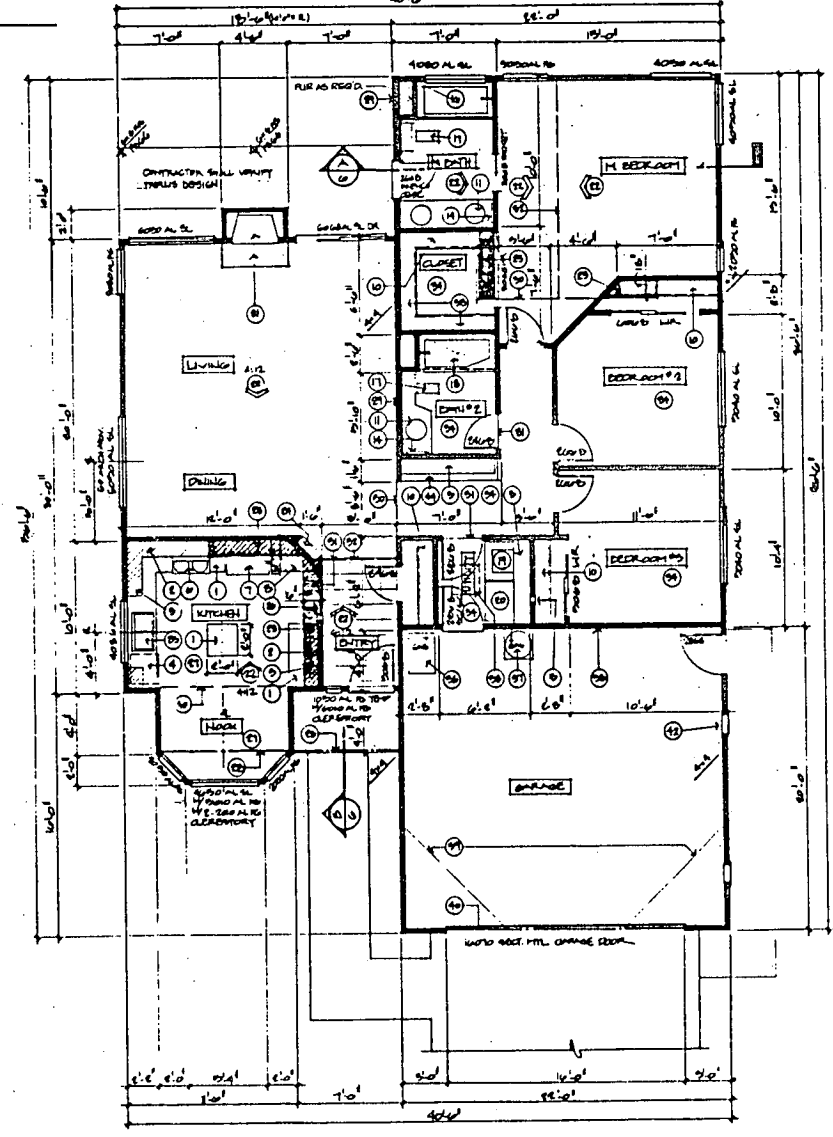
003331



MECHANICAL SCHEMATIC



ELECTRICAL



FLOOR PLAN

KEYNOTES:

1. FLOOR LAM. COUNTERTOPS W/SLAB
2. SOFFIT TO 48" - 48" X CABINETS
3. UPPER CABINETS
4. DISHWASHER
5. VENT TO ROOF
6. 24" X 12" RANGE W/SHOVING
7. BAKER SPACE
8. FANTASY
9. CORK LINO & CORK ONLY
10. 1 POLE 3 SHELVES
11. CUL. MARBLE TOP W/UNI-LAVIS
12. INCANDESCENT LIGHT FIXTURE
13. BIRBOR
14. REC. MEDICINE CABINET
15. DELETE
16. TURBOCHARGE FIBERGLASS UNIT W/DIAPHRAGM TILE AND GLASS ENCLOSURE
17. WATER CLOSET
18. 18" X 60" FIBERGLASS SHW
19. WASHER SPACE
20. DRYER SPACE
21. 30" PP W/MASONRY HEARTH
22. VAULT 3/12 UP IN DIRECTION OF ARROW AND PLANT SHELF (SHADE)
23. RICE
24. DEL COMP SINK W/DEEP
25. 3'-0" X 6'-0" OPENING
26. 7'-0" CEILING HEIGHT
27. 4 X 12 BEAM W/TOP EBY 18'-0"
28. 3 X 4 PLUMBING HALL
29. CEILING BREAK
30. FLOOR COVERING CHANGE
31. CEILING RIDGE
32. 22" X 28" BATHWAY ATTIC ACCESS
33. 8'-0" CEILING HEIGHT
34. 1 POLE 1 SHELF
35. P.A.U.
36. 50 GAL GAS HI ON 18" PLATFORM
37. 5/8" TYPE 'X' GYP. BD. 8 COMMON WALLS
38. 2 X 4 X 16" DIAG. LET-IN BRACE
39. 4 X 14 HEADER
40. SOLDIER COURSE POP-OUT 8"
41. VENT AS SHW'D
42. WASHING VEHICLE
43. HOB 7"

62288D
EXHIBIT F

| ROOM FINISH SCHEDULE | | | |
|----------------------|------|-------|---------|
| ROOM | WALL | FLOOR | CEILING |
| KITCHEN | S1 | T | S1 |
| BATHS | S1 | V | S1 |
| HALL, UTIL. | S1 | C | S1 |
| ALL OTHERS | S1 | C | S1 |

| SYMBOL | DESCRIPTION |
|----------|---|
| (Symbol) | Convenience Outlet |
| (Symbol) | Convenience Outlet Set at 42" Free Floor |
| (Symbol) | Switch Controlled Split Wire Convenience Outlet |
| (Symbol) | 220 Volt Outlet |
| (Symbol) | Weatherproof Plug |
| (Symbol) | MPF Outlet |
| (Symbol) | Incandescent Cig. Fixture |
| (Symbol) | Incandescent Wall Fixture |
| (Symbol) | Fluorescent Fixture |
| (Symbol) | Switch |
| (Symbol) | 3-Way Switch |
| (Symbol) | Fan Switch |
| (Symbol) | Doorbell Button |
| (Symbol) | Doorbell Chime |
| (Symbol) | Smoke Alarm |
| (Symbol) | Exhaust Fan |
| (Symbol) | IMAC Thermostat |
| (Symbol) | Low Volt Transformer |
| (Symbol) | Low Volt Address Marker |
| (Symbol) | Telephone (Verify Loc.) |
| (Symbol) | Television (Verify Loc.) |

| REVISIONS | BY |
|-----------|----|
| 1-5-88 | BT |

ROYAL CONSTRUCTION CO.
435 UNIVERSITY AVE. SACRAMENTO CA 95811
916 442-1111

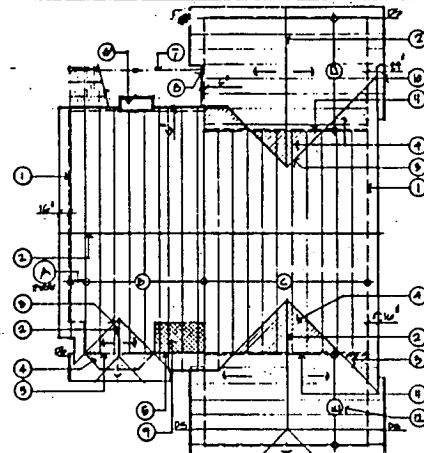
CONTRACTOR LICENSE # 238113

PLAN 1400
Date 1/26/88
Scale NOTED
Drawn DP/GR
No. 0003

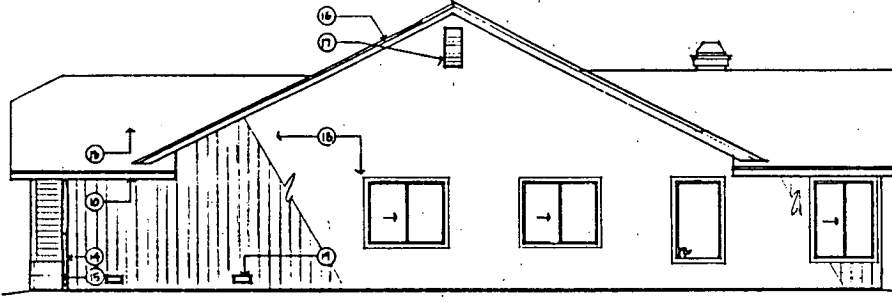
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P88-229

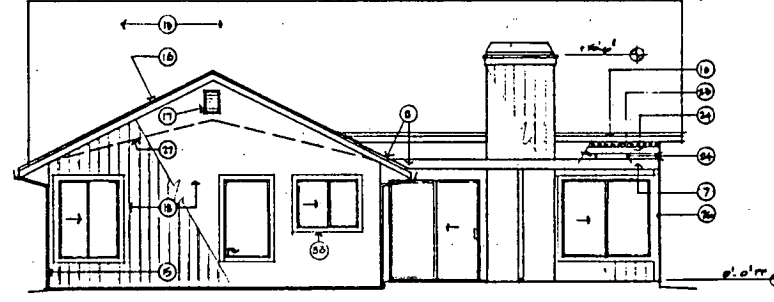
003336



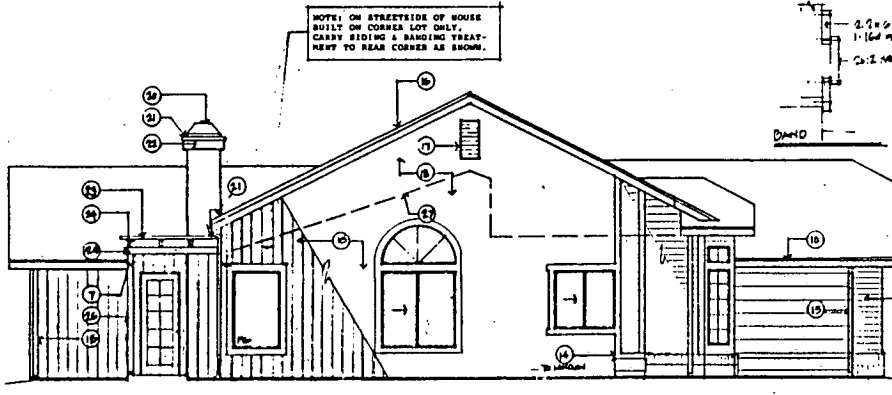
ROOF PLAN
Scale: 1/4" = 1'-0"



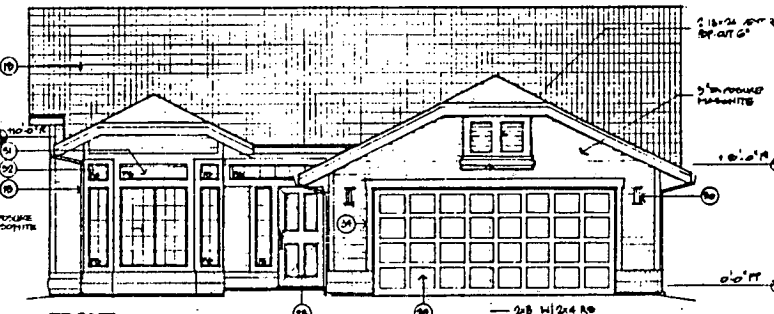
RIGHT
Scale: 1/4" = 1'-0"



BACK
Scale: 1/4" = 1'-0"



LEFT
Scale: 1/4" = 1'-0"



FRONT
Scale: 1/4" = 1'-0"

- KEYNOTES:**
- LINE UP BUILDING
 - RIDGE
 - VALLEY
 - 2 X 4 FILL @ 24" (SHADE)
 - 2 X 12 ON TOP @ 18" O.C.
 - PP FLOOR
 - 2 X 8 OR 4X 8 TRALLIS
 - VIS 2 X 8 INTO WALL PLATE
 - 7/16" SUP-2 IN SUPPLY (MATCHED) @ 8" O.C.
 - 3" FASCIA GUTTER O/TAILS
 - GIRDER TRUSS
 - TRUSS TYPE - SEE SHEET 6
 - FIREPROOFING AS SHOWN OVER 18" PLY.
 - RETURN SIDING 24" U.S.O.
 - DOWNSPOUTS AS SHOWN
 - 2 X 8 BARGE W/ 1 X 3 DRIP EDGE
 - VEST AS REQ'D
 - TOP T-11, GROOVED @ 1/2"
 - GARAGE VENT AS REQ'D
 - DECO 647 HTL CAP
 - FLASH AS REQ'D
 - 2 X 8 BARD
 - 2 X 2 @ 8 BRIP SPACED
 - 2 X 5 @ 8 OR 24"
 - 2 X 6 OR POSTS PER. PER. PER.
 - CLG LINE INSIDE
 - 3849 814 WOOD ENTRY DOOR
 - 14878 0" HEAD REC HTL DOOR
 - DECO LIGHT FIXTURE
 - 2ND FLOOR CLOSET
 - 2X 4 FLOOR TO CEILING
 - 1/4" TRIM
 - 2-4 TRIM

| REVISIONS | BY |
|-----------|----|
| 1-5-66 | DF |

ELEVATION "A"
ROOF PLAN

EXHIBIT G
P88229

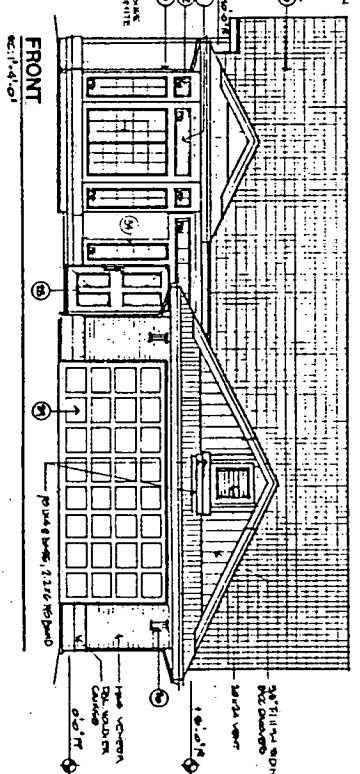
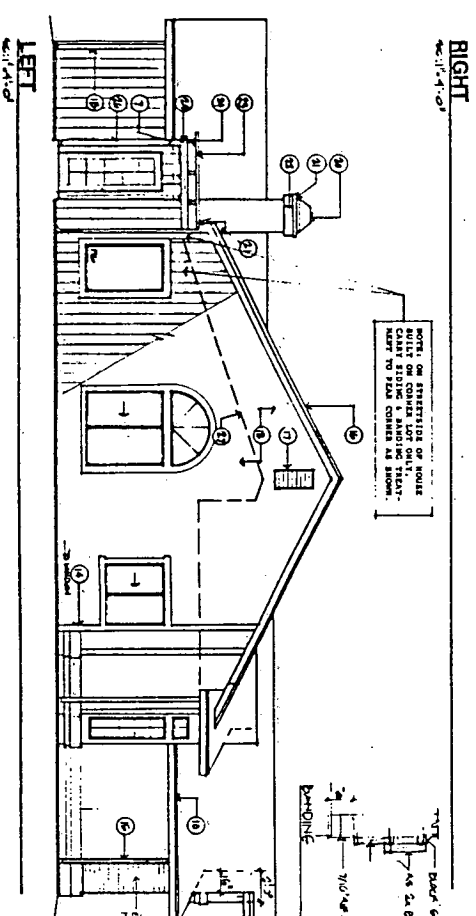
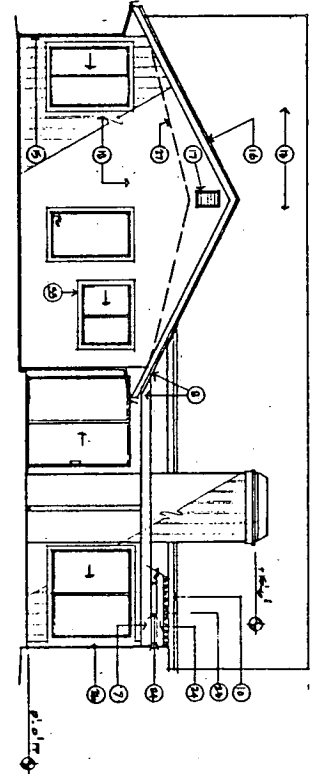
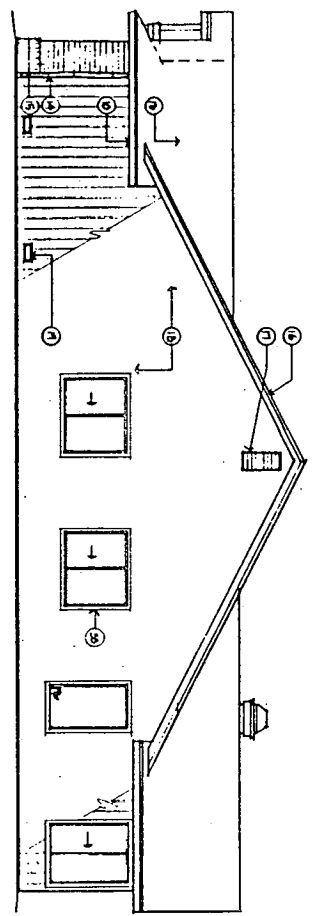
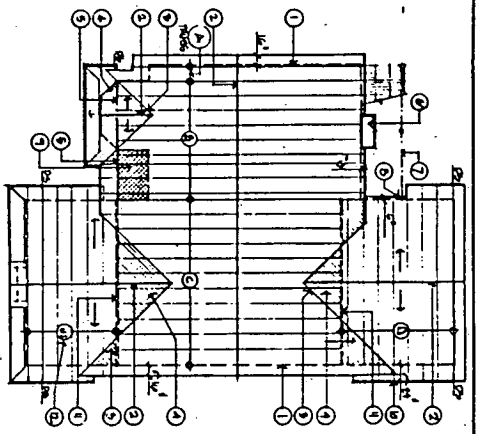
ROYAL CONSTRUCTION CO.
123 UNIVERSITY AVE. SACRAMENTO CA 95811
STEPHEN B. ALLENBERG
CONTRACTORS LICENSE # 231113

| |
|--------------|
| PLAN 1400 |
| DATE 1/25/66 |
| BY NOTED |
| IN 08/78 |
| BY 08/78 |
| 13 |

688-229

003337

ROOF PLAN



NOTE: ON ELEVATIONS OF ROOF, CALLS TO ROOFING CONTRACTOR TO VERIFY ROOFING CONTRACTOR'S DRAWINGS FOR CORRECT ROOFING CONTRACTOR'S DRAWINGS.

KEYNOTES:

1. LINE OF BUILDING
2. SLOPE
3. 2 X 8 PILE 8' 2 1/2" (SHEATH)
4. 2 X 12 8' 10" 10' 0" 10' 6"
5. 2 X 12 8' 10" 10' 0" 10' 6"
6. 2 X 12 8' 10" 10' 0" 10' 6"
7. 2 X 12 8' 10" 10' 0" 10' 6"
8. 2 X 12 8' 10" 10' 0" 10' 6"
9. 2 X 12 8' 10" 10' 0" 10' 6"
10. 2 X 12 8' 10" 10' 0" 10' 6"
11. 2 X 12 8' 10" 10' 0" 10' 6"
12. 2 X 12 8' 10" 10' 0" 10' 6"
13. 2 X 12 8' 10" 10' 0" 10' 6"
14. 2 X 12 8' 10" 10' 0" 10' 6"
15. 2 X 12 8' 10" 10' 0" 10' 6"
16. 2 X 12 8' 10" 10' 0" 10' 6"
17. 2 X 12 8' 10" 10' 0" 10' 6"
18. 2 X 12 8' 10" 10' 0" 10' 6"
19. 2 X 12 8' 10" 10' 0" 10' 6"
20. 2 X 12 8' 10" 10' 0" 10' 6"
21. 2 X 12 8' 10" 10' 0" 10' 6"
22. 2 X 12 8' 10" 10' 0" 10' 6"
23. 2 X 12 8' 10" 10' 0" 10' 6"
24. 2 X 12 8' 10" 10' 0" 10' 6"
25. 2 X 12 8' 10" 10' 0" 10' 6"
26. 2 X 12 8' 10" 10' 0" 10' 6"
27. 2 X 12 8' 10" 10' 0" 10' 6"
28. 2 X 12 8' 10" 10' 0" 10' 6"
29. 2 X 12 8' 10" 10' 0" 10' 6"
30. 2 X 12 8' 10" 10' 0" 10' 6"
31. 2 X 12 8' 10" 10' 0" 10' 6"
32. 2 X 12 8' 10" 10' 0" 10' 6"
33. 2 X 12 8' 10" 10' 0" 10' 6"
34. 2 X 12 8' 10" 10' 0" 10' 6"

EXHIBIT H

888229

ELEVATION "B"
ROOF PLAN

ROYAL CONSTRUCTION CO.
222 UNIVERSITY AVE. SACRAMENTO CA 95825
916 533-2164

STEPHEN R. AZIMERIC
CONTRACTORS LICENSE # 83631

DATE: 1/20/00
DRAWN BY: [signature]
CHECKED BY: [signature]
SCALE: AS SHOWN

4

| | | |
|-----|---------|--------------------|
| REV | DATE | DESCRIPTION |
| 1 | 5-20-61 | ISSUED FOR PERMITS |
| 2 | | |
| 3 | | |
| 4 | | |

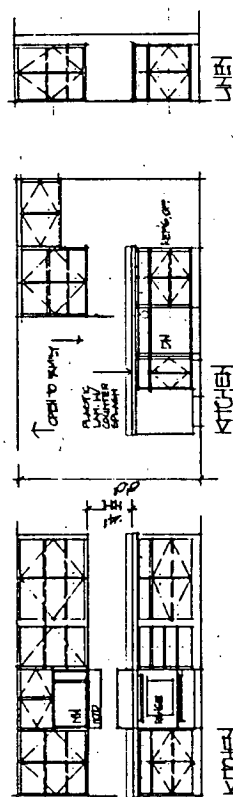
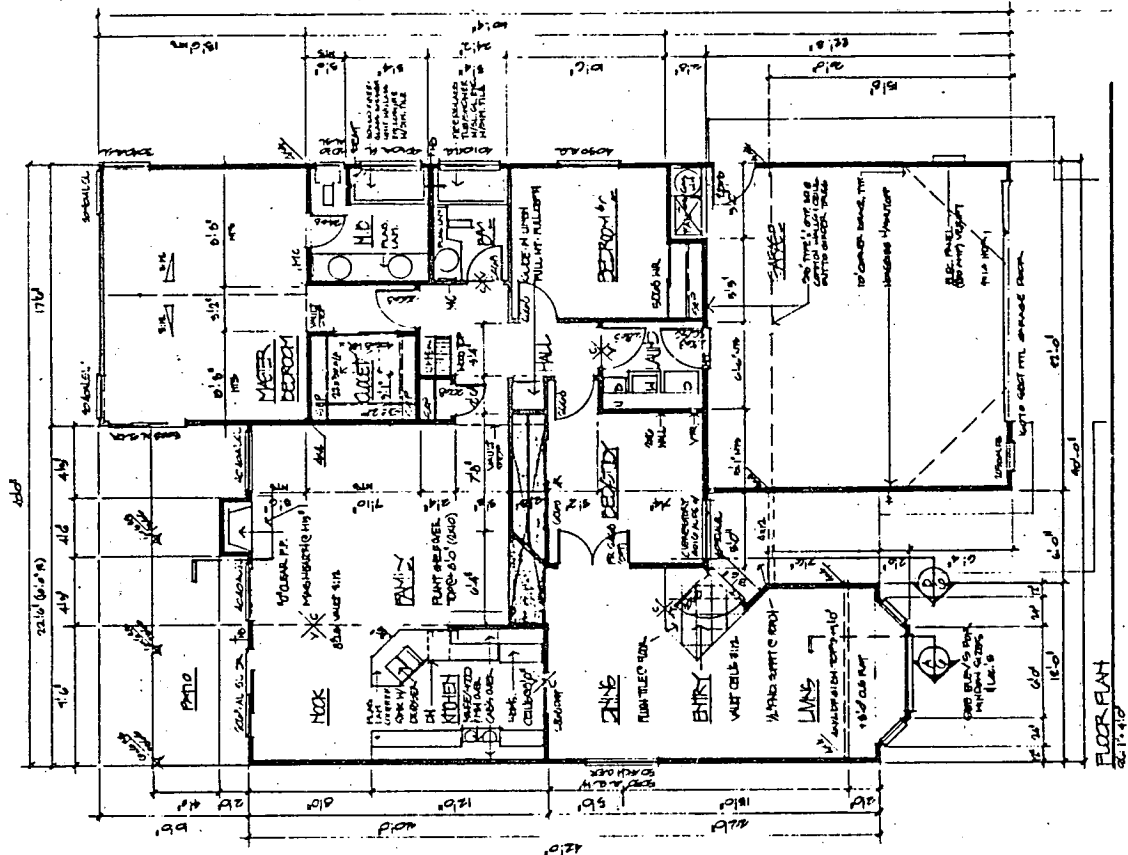
FLOOR PLAN
CABINETS
ROOM FINISH SCHEDULE

ROYAL CONSTRUCTION CO.
20 UNIVERSITY AVE. EXETER, CA. 95121
RM 32-1141
CONTRACTOR LICENSE # 281111

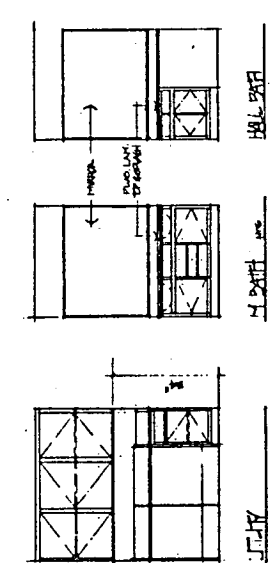


| | |
|------------|---------|
| PLAN NO | 2 |
| DATE | 7-13-60 |
| PROJECT | |
| OWNER | |
| ARCHITECT | |
| ENGINEER | |
| CONTRACTOR | |

EXHIBIT J
P88229



CABINETS



ROOM FINISH SCHEDULE

| ROOM | WALL | FLOOR | CEILING |
|------------|---------|---------|---------|
| ENTRY | PK T BK | PK L BK | PK C BK |
| KITCHEN | PK T BK | PK L BK | PK C BK |
| ALL OTHERS | LK C LK | LK C LK | LK C LK |

NOTE: SEE EXHIBIT J FOR MATERIALS TO BE USED IN THIS PROJECT.
T = TILE
L = LINOLEUM
C = CORSET

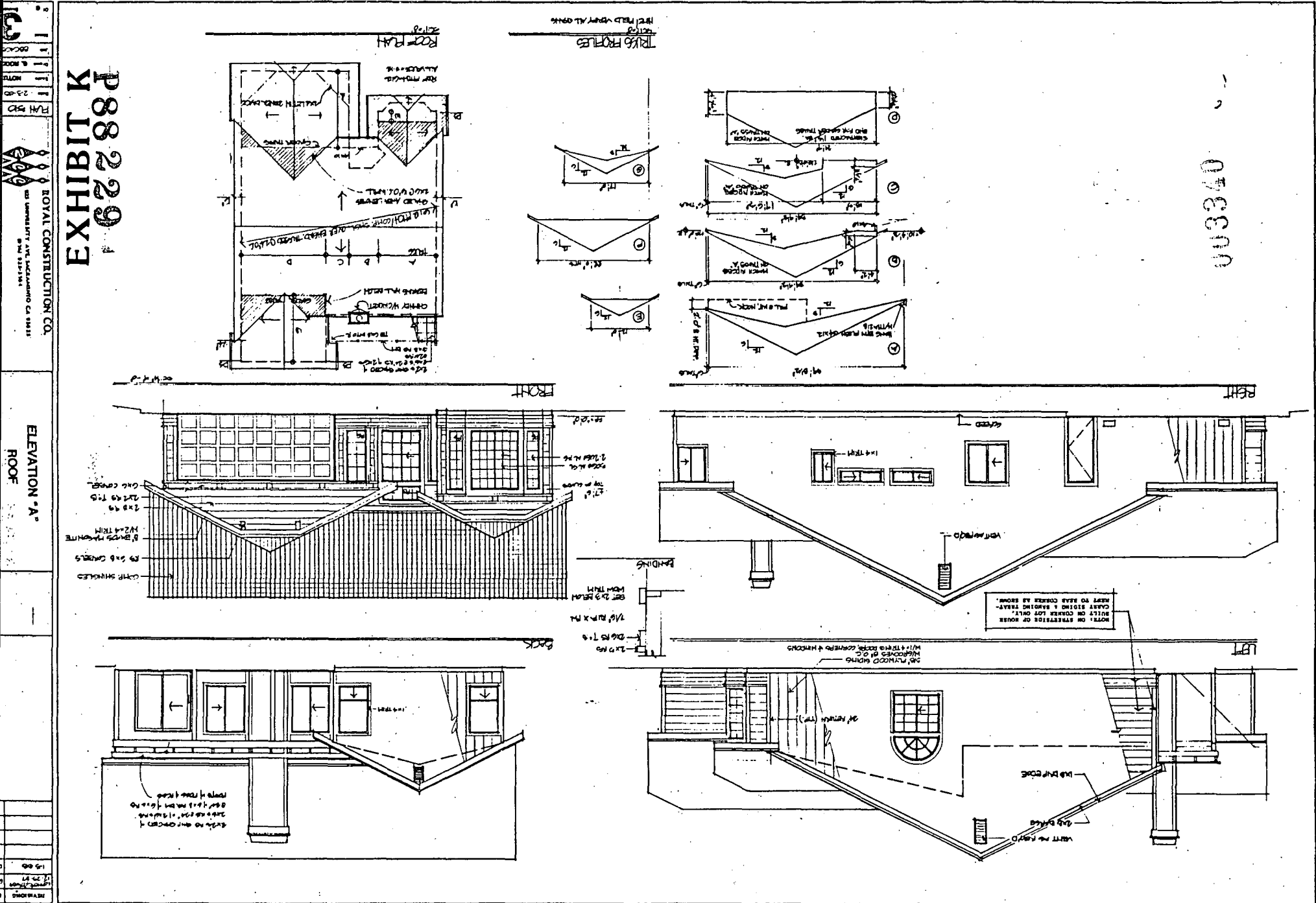
FLOOR PLAN DATA

| | |
|----------------|----|
| NO. OF ROOMS | 10 |
| NO. OF WALLS | 10 |
| NO. OF FLOORS | 1 |
| NO. OF CEILING | 1 |
| NO. OF DOORS | 10 |
| NO. OF WINDOWS | 10 |

0033339

P88-229

EXHIBIT K
P88288P

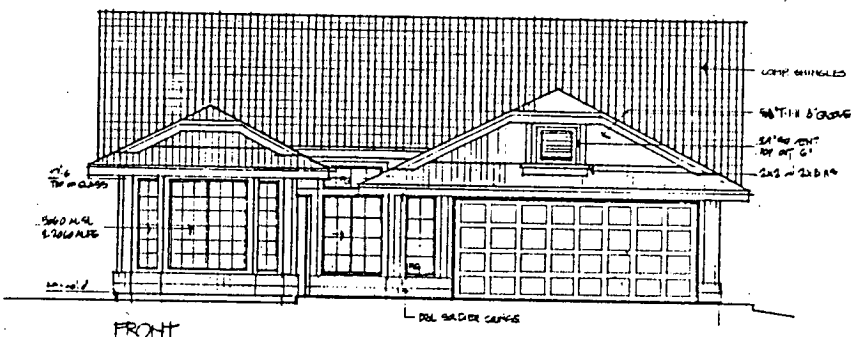
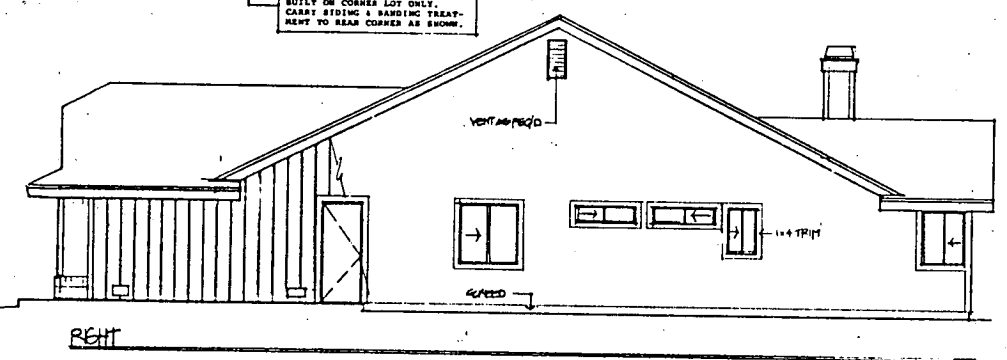
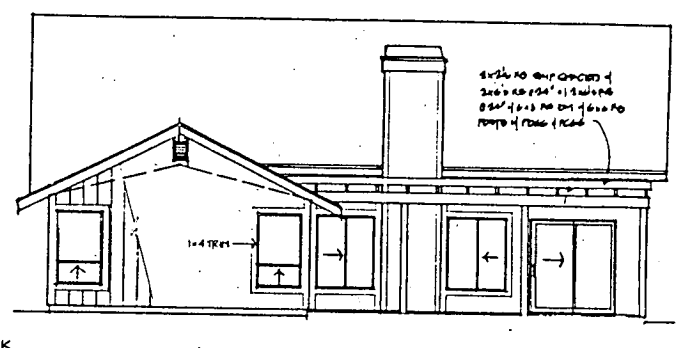
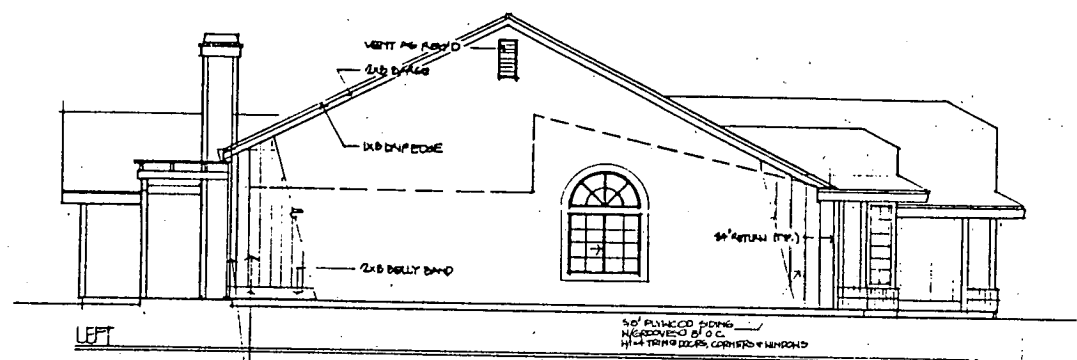


073300

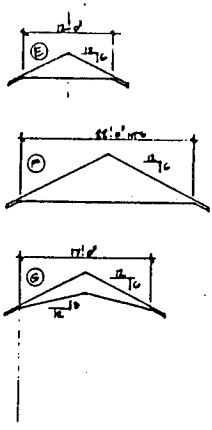
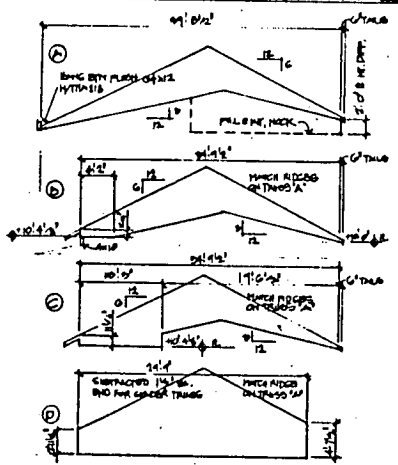
P88-288P

688-229

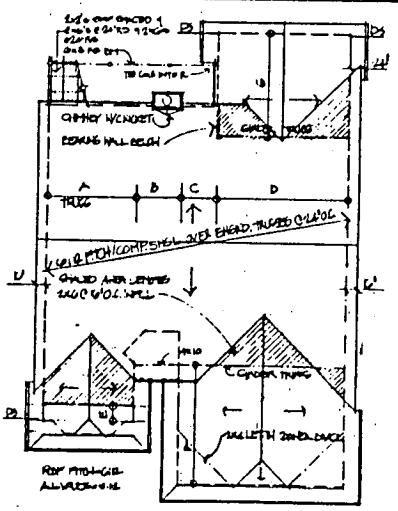
| REVISIONS | BY |
|-----------|----|
| 1-5-56 | DP |
| | |
| | |
| | |
| | |



003341



TRUSS PROFILES
SEE FIELD VERIFY ALL DIMS.



ROOF PLAN
2-11-56

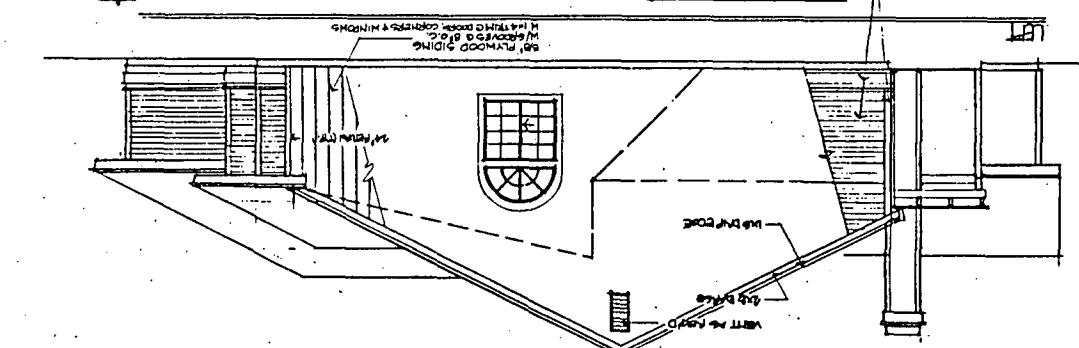
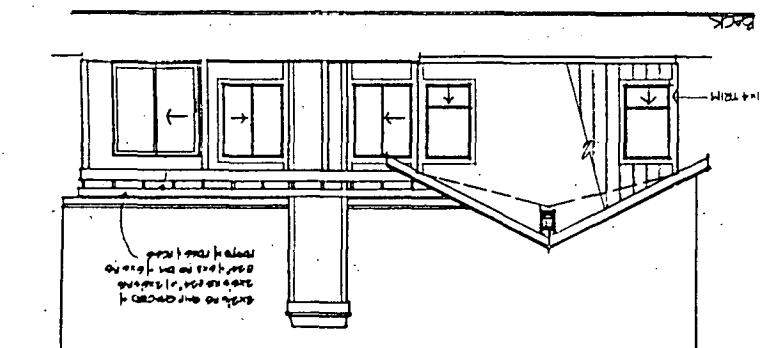
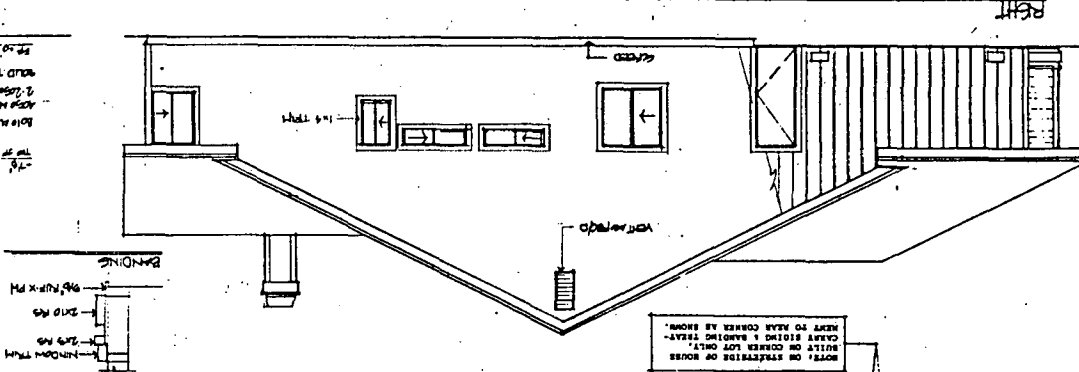
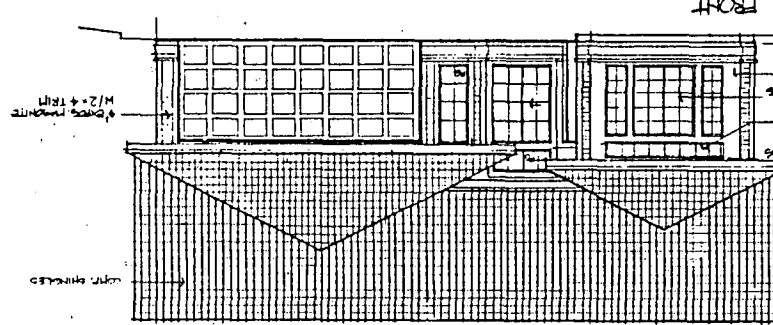
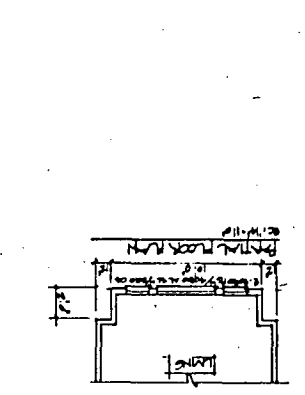
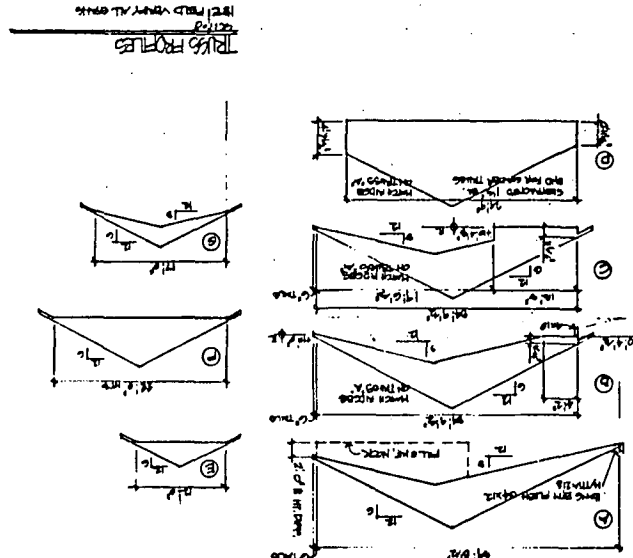
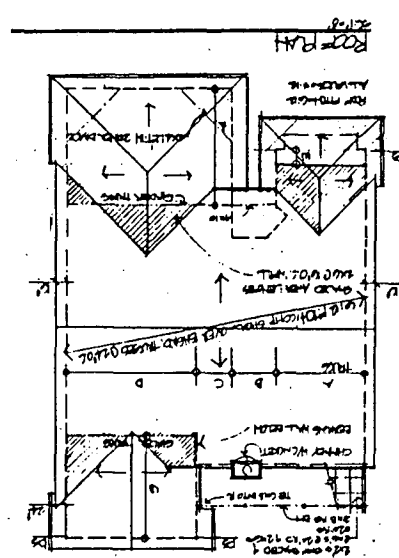
ELEVATION 'B'
ROOF

ROYAL CONSTRUCTION CO.
322 UNIVERSITY AVE. SACRAMENTO CA 95811
PH 331-1341
CONTRACTOR LICENSE # 1381411

622229
EXHIBIT L

| |
|---------------|
| PLAN 150 |
| DATE 2-3-56 |
| NOTED |
| BY E. ROBERTS |
| BY BOGGS |
| 4 |

6288P
 EXHIBIT M



6288P