

# PLANNING DIRECTOR'S SPECIAL PERMIT

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

<b>APPLICANT</b>	R.G.M. Outdoor, 2685 Taft Ave., Santa Clara, CA 95051
<b>OWNER</b>	Jack Sioukas, et al., 7700 Riverside Blvd., Sacramento, CA 94831
<b>PLANS BY</b>	R.G.M. Outdoor, 2685 Taft Ave., Santa Clara, CA 95051
<b>FILING DATE</b>	1/28/87
<b>ENVIR. DET.</b>	Cat. EX. 15303 <sup>(e)</sup>
<b>REPORT BY</b>	DH:kh
<b>ASSESSOR'S-PCL. NO.</b>	031-104-18

**APPLICATION:** Planning Director's Special Permit to allow an off-site 4' x 8' single-sided subdivision directional sign on 2.62+ vacant acres in the Office Building Review (OB-R) Zone (P87-072).

**LOCATION:** North side of Meadowview Road, 160+ feet east of Alma Vista Way

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a single-sided off-site subdivision directional sign.

### PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	25'	Not shown
South: Vacant; Ag.	Side: (Int):	5'	Not shown
East: Vacant; SMUD substation; R-1	Side (St):	5'	Not shown
West: Single Family; R-1	Rear:	15'	Not shown

Property Dimensions: 462' x 250+  
Property Area: 2.62+ acres  
Square Footage of Sign: 32'  
Height of Sign: 8'  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Sign Material: Wood, plywood  
Sign Colors: Black background, yellow and orange letters and logo

**PROJECT BACKGROUND:** The Planning Director approved a special permit for a three-unit model home complex for the Saratoga Subdivision being built by Citation Homes on October 20, 1986 (P86-353). The original subdivision was named Locke Ranch. The subject request is to allow one off-site directional subdivision marketing sign on Meadowview Road as shown on the project maps.

**PROJECT EVALUATION:** Staff has the following comments:

- A. The subject site is a 2.62+ acre vacant parcel located in the Office-Business (OB) Zone. Surrounding land uses include single-family residential to the north and west, a SMUD substation and vacant to the east and vacant lands south across Meadowview Road. A real estate for sale sign is currently posted on the property.

- B. The proposed sign will be single sided 4 feet by 8 feet sign face, 8 feet in height. The sign complies with the requirements of the sign ordinance regarding height and area. The sign will carry copy for Saratoga Subdivision and be painted with a black background with yellow and orange letters and logo.
- C. The Sign Ordinance requires subdivision signs to comply with all applicable setbacks for the zone in which they are located. Because the subject site is located between two R Zones (Residential-Single Family R-1), the minimum R Zone setback of 25 feet applies. Parcel number 031-104-17 is located between the subject site and Meadowview Road. The parcel is owned by the State of California and is 20 feet in width. The proposed sign should be set back a minimum of 25 feet from the edge of Meadowview Road right-of-way.
- D. Staff noted that after field investigation, the subdivision has one illegal off-site marketing sign located at the intersection of Rush River Drive and Monte Brazil. This sign shall be required to seek appropriate Planning Director's Special Permit and Sign Permits as required by City Code. This sign also exceeds the 8 foot height limit for off-site subdivision marketing signs.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines [CEQA Section 15303(e)].

STAFF RECOMMENDATION: Staff recommends approval of the special permit, subject to conditions and based upon the following Findings of Fact:

Conditions

- 1. The special permit shall expire one year from the date of approval. Upon written application, the Planning Director may renew the permit for one year.
- 2. The sign shall comply with the required 25-foot setback from Meadowview Road.
- 3. The sign shall not exceed 8 feet in height nor 32 square feet of area.
- 4. The existing off-site marketing sign located at Monte Brazil and Rush River Drive shall be brought into compliance with the City Sign Ordinance prior to issuance of sign permits for the proposed sign on Meadowview Road.

Findings of Fact

- 1. The proposal, as conditioned, is based upon sound principles of land use, in that:
  - a. the sign will be located for a temporary period;
  - b. the sign will conform to the setback requirements set forth in the Zoning Ordinance;
  - c. the sign will be located on a major street;
  - d. the sign will be compatible with surrounding land uses.

003150

2. The sign, as conditioned, is not injurious to the public, in that:
  - a. the proposed sign would be adequately set back from the street;
  - b. the sign, with a height of eight feet, would not be a public nuisance to surrounding properties.
3. Subdivision signs are permitted in any zone, subject to approval of a special permit by the Planning Director.

REPORT PREPARED BY:

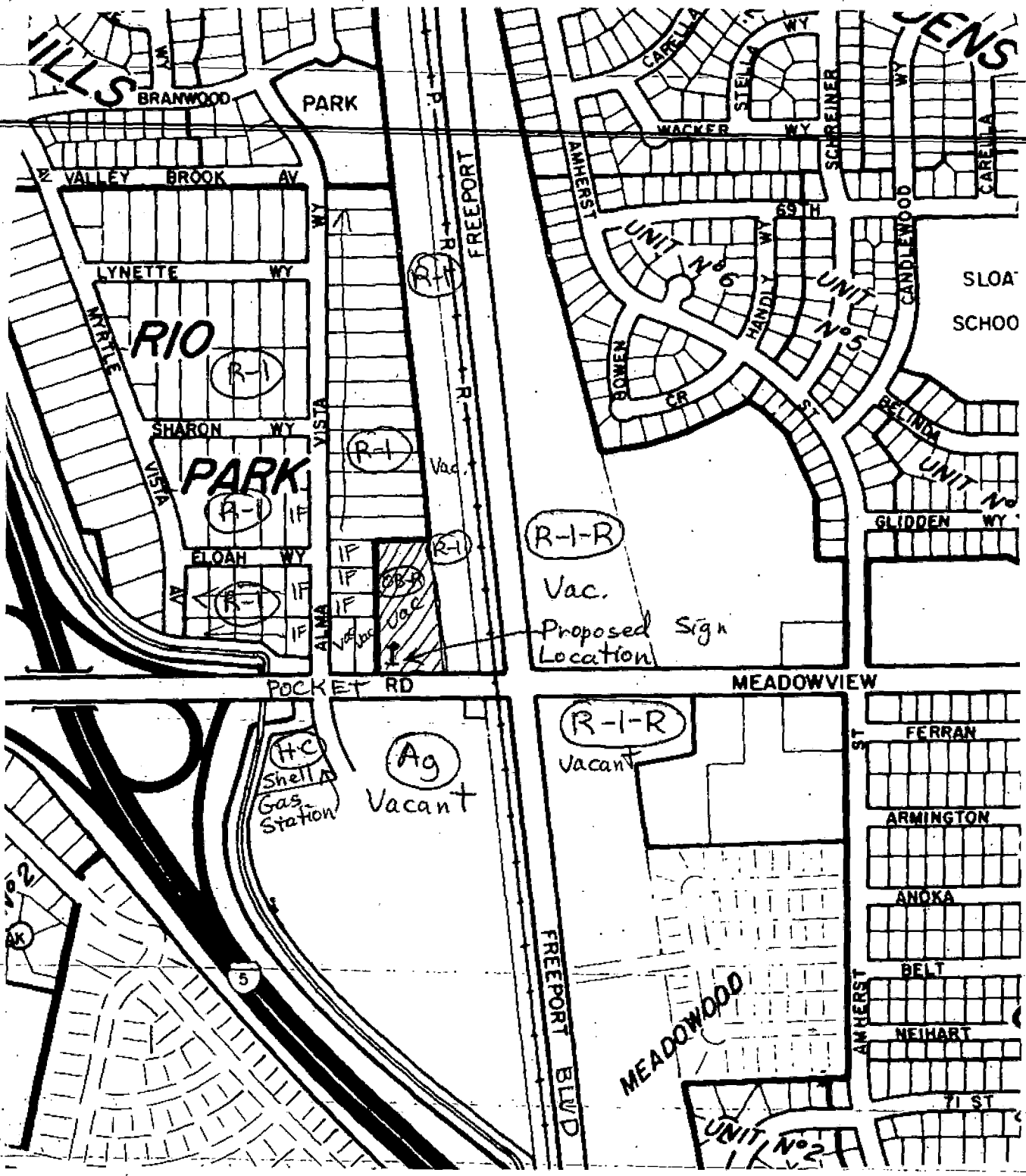
Dan Hendrycks  
Dan Hendrycks  
Associate Planner

2-27-87  
Date

RECOMMENDATION APPROVED:

Marty Van Duyn  
Marty Van Duyn  
Planning Director

2/28/87  
Date

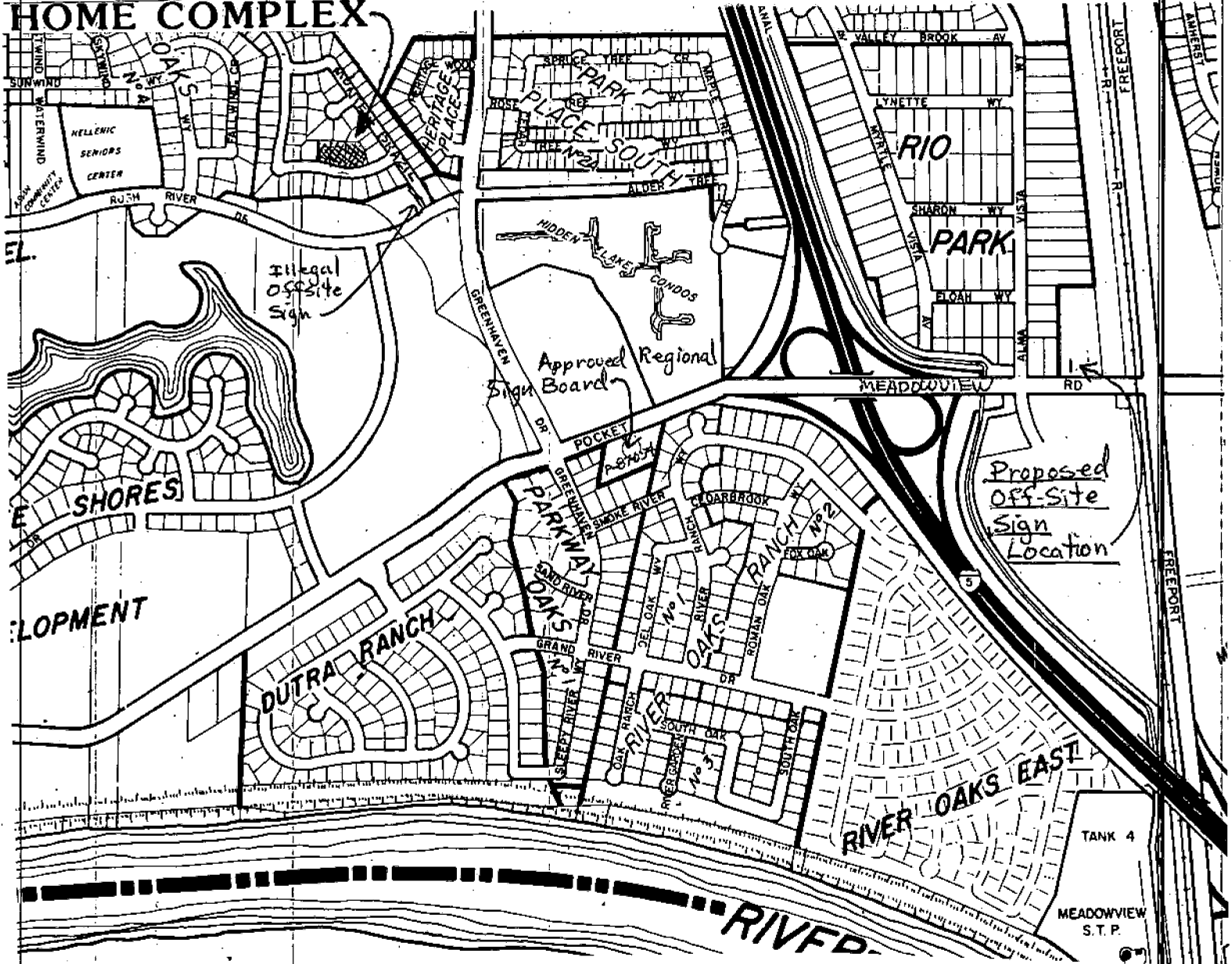


Scale: 1" = 500' 003153

VICINITY - LAND USE - ZONING

# SARATOGA MODEL HOME COMPLEX

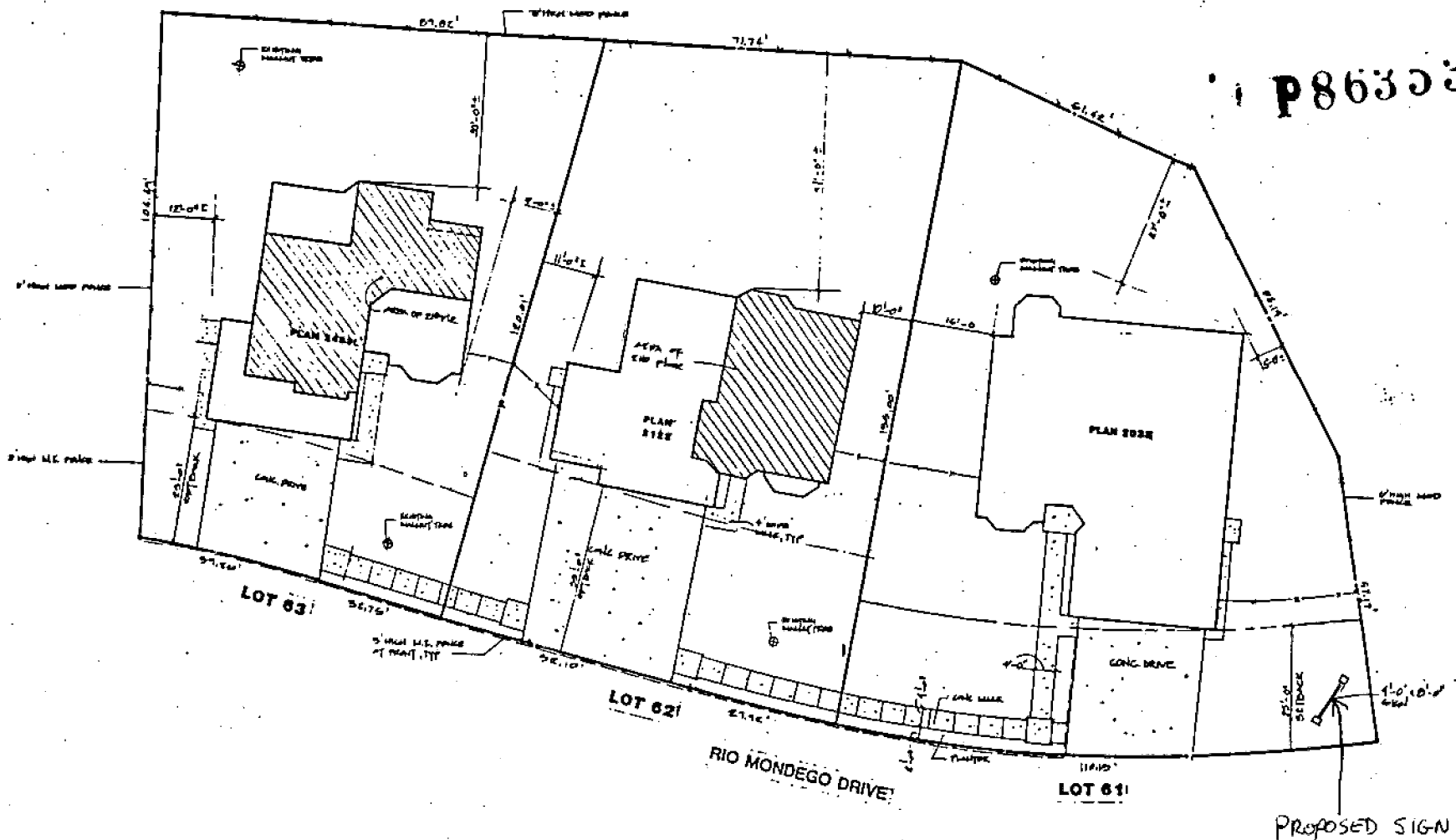
## SUBDIVISION LOCATION MAP



003165

N  
 ↑  
 Reduced Scale


P86303



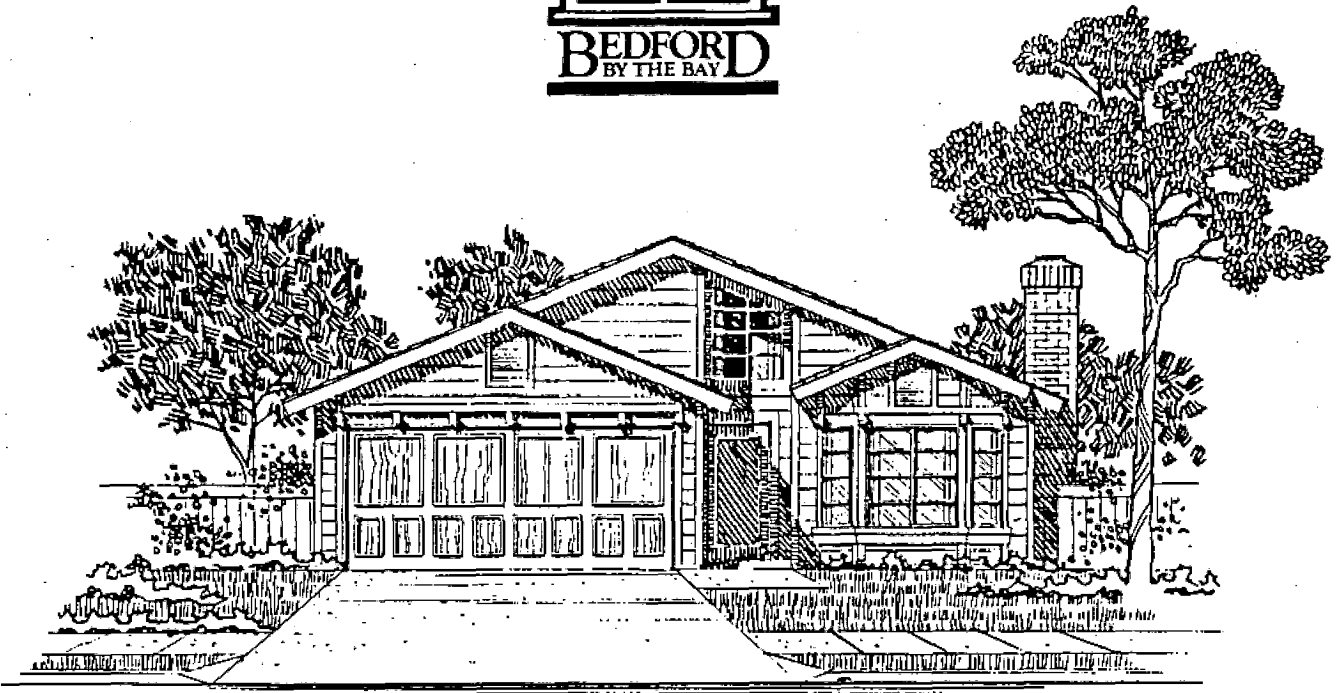
003154

**MODEL COMPLEX FOR LOCKE RANCH**  
CITY OF SACRAMENTO

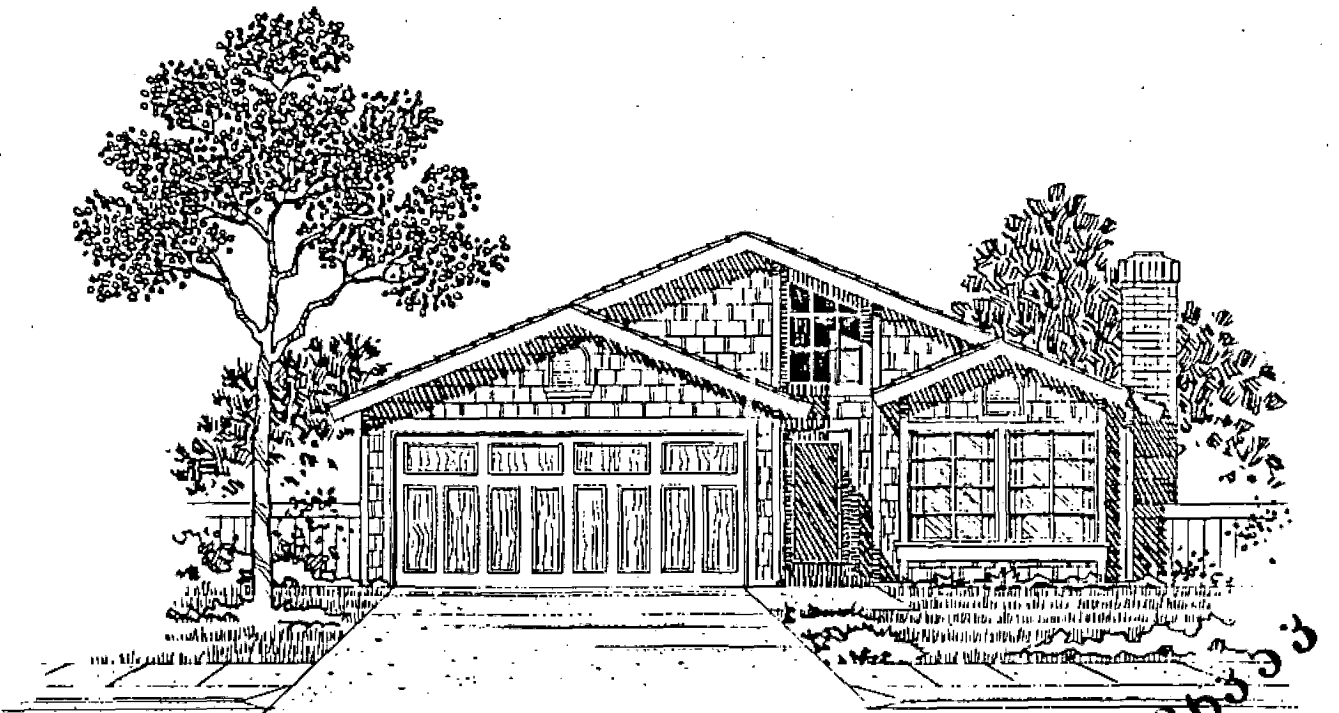


**EXHIBIT A**  
**SITE PLAN**

EXHIBIT B  
ELEVATIONS



Elevation A



Elevation B

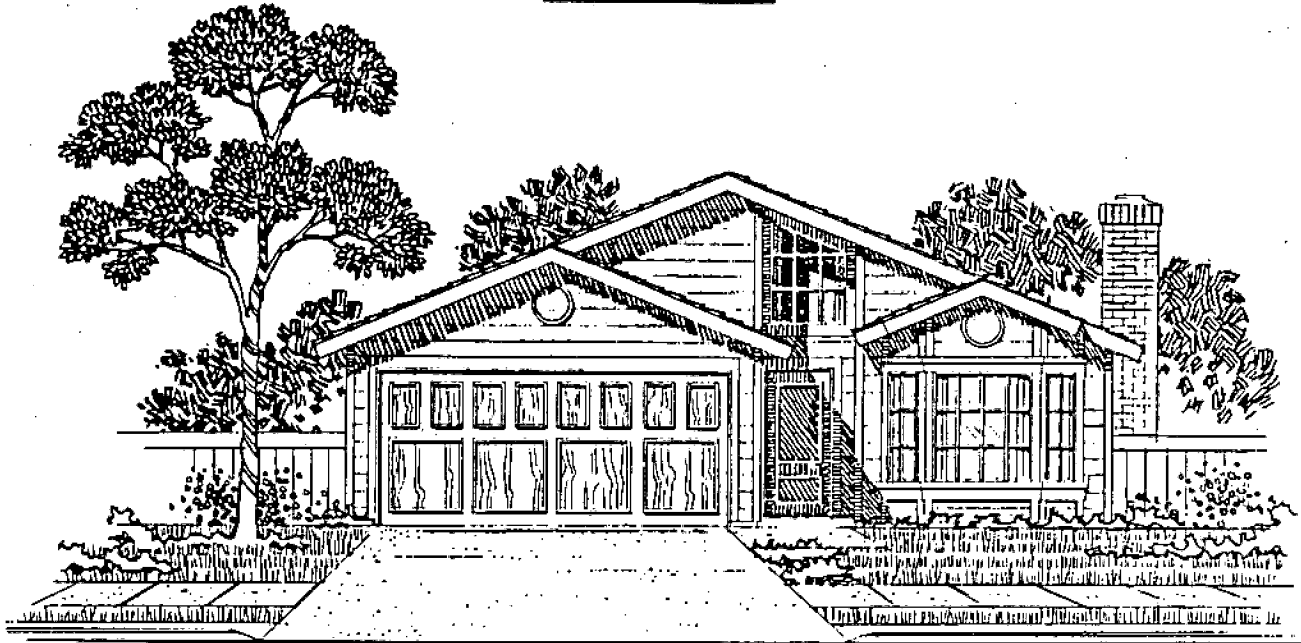
Artist's Conception; Landscaping not included

# THE HYANNIS - PLAN 1600H

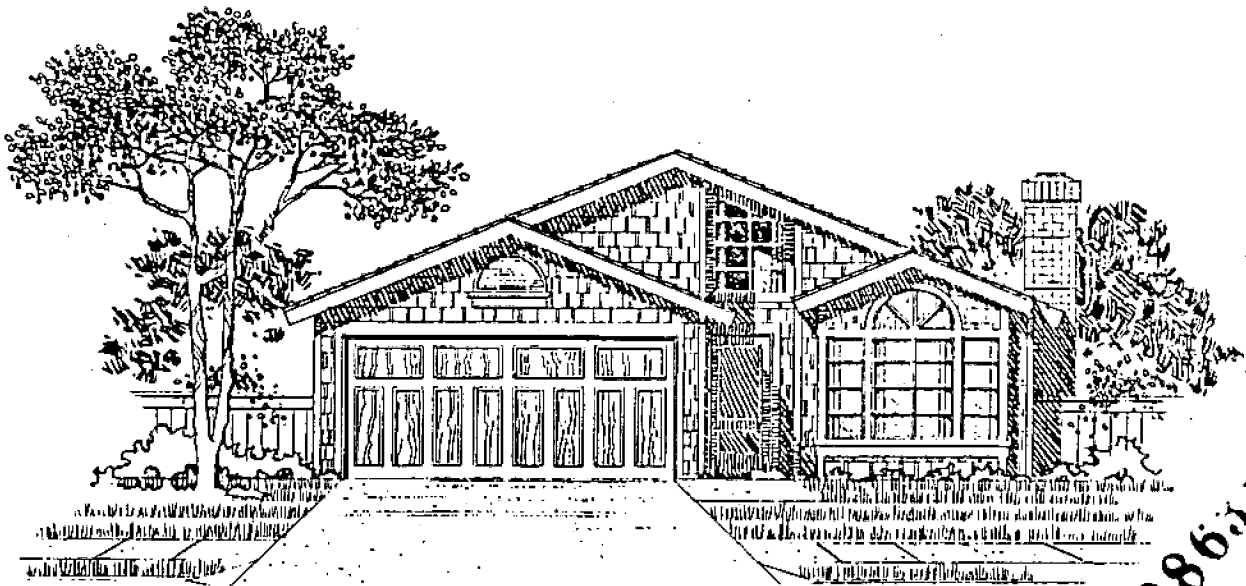
3 Bedrooms 2 Baths

008157

EXHIBIT B  
ELEVATIONS



Elevation A (Model)



Elevation B

Artist's Conception; Landscaping not included

# THE PORTSMOUTH - PLAN 1800H

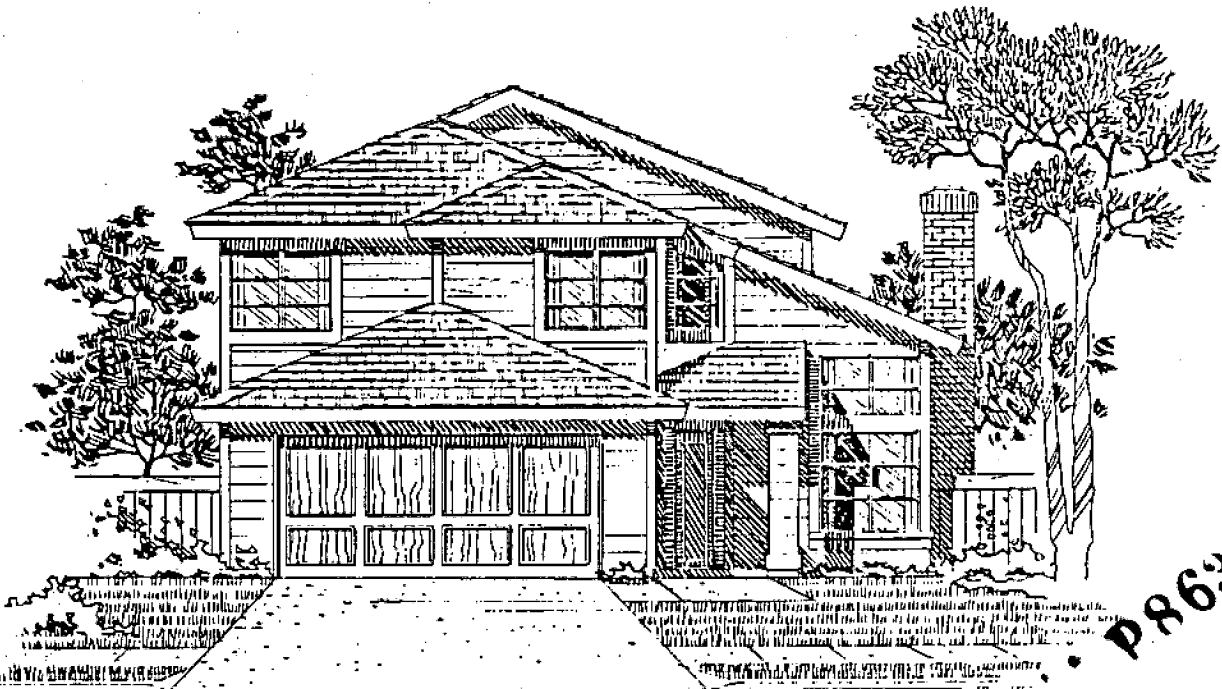
4 Bedrooms 2 Baths

003158

# EXHIBIT B ELEVATIONS



Elevation B (Model)



Elevation A

Artist's Conception; Landscaping not included

## THE NEWPORT - PLAN 1900H

4 Bedrooms 2½ Baths

003159

PA6352

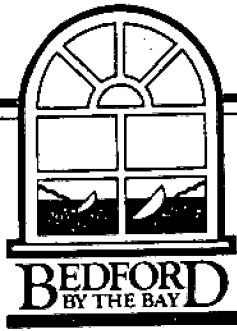
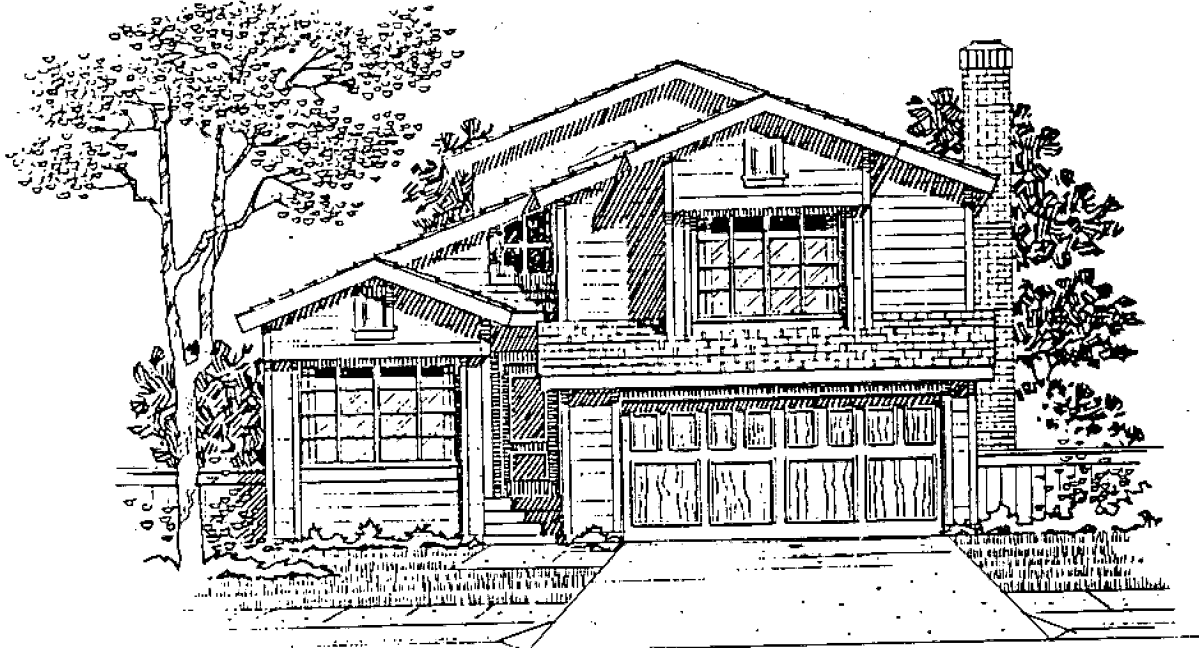
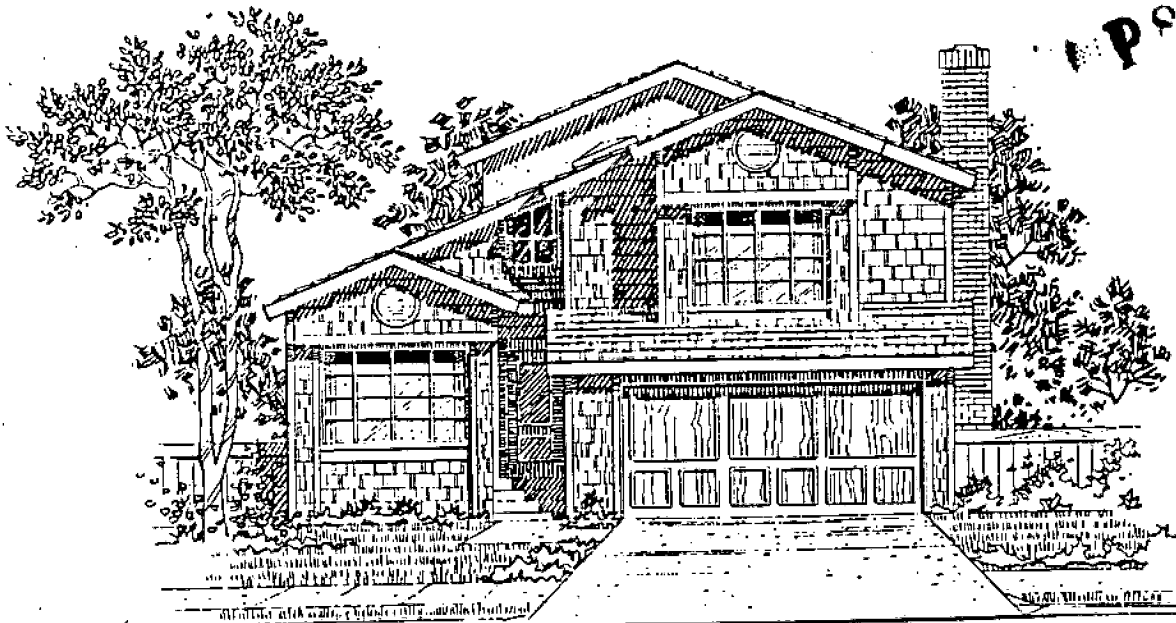


EXHIBIT B  
ELEVATIONS

P 86253



Elevation B (Model)



Elevation A

Artist's Conception; Landscaping not included

**THE BEDFORD - PLAN 2200H**  
5 Bedrooms 3 Baths 003160

**EXHIBIT C**  
**FLOOR PLANS**

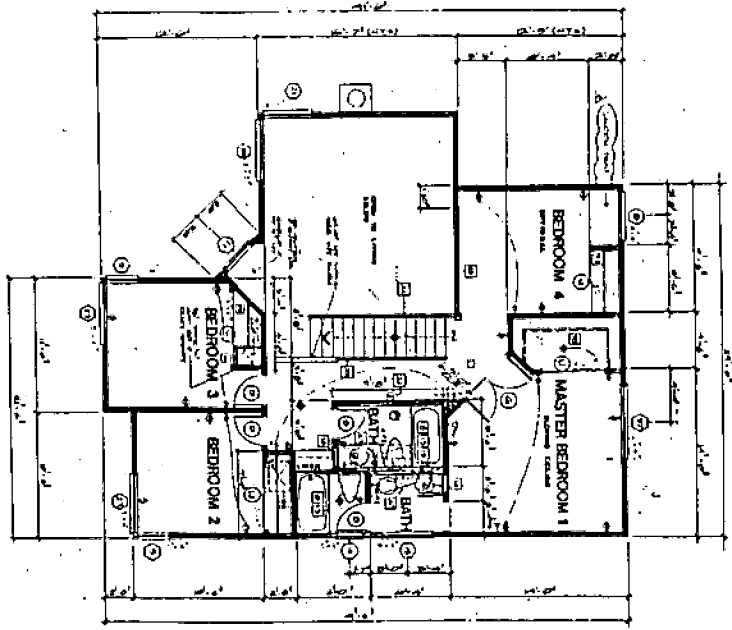
003155

**SECOND FLOOR**

854 SQ.FT.

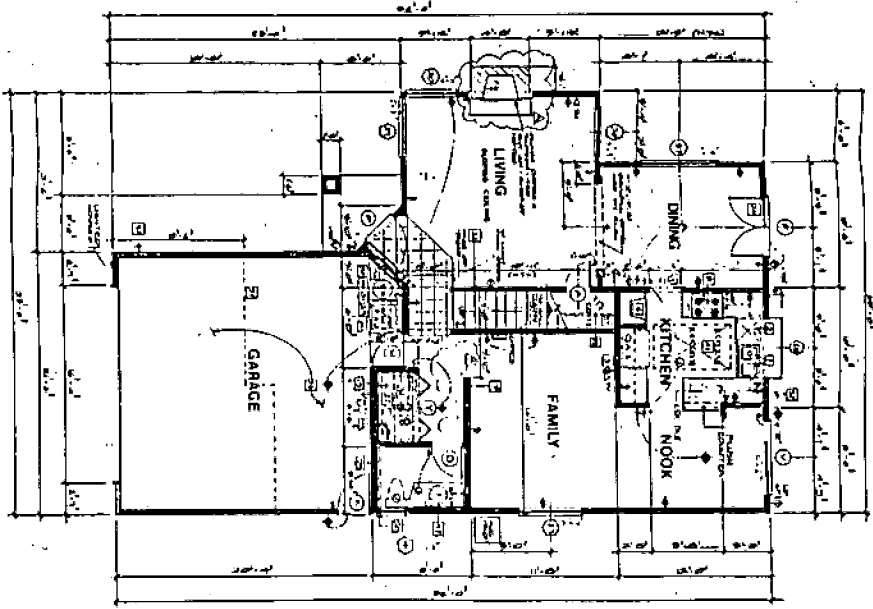
**TITLE 24 - ENERGY RATES**

Method	Year	Rate
...	...	...



**FIRST FLOOR**

987 SQ.FT.  
1841 SF



**FLOOR PLAN NOTES**

**WINDOW SCHEDULE**

NO.	DESCRIPTION	DOOR SCHEDULE
1	...	...

**DOOR SCHEDULE**

NO.	DESCRIPTION
1	...

**ROOM FINISH SCHEDULE**

NO.	DESCRIPTION	FINISH
1	...	...

PLAN 1900 H  
FLOOR PLAN



**John Bates Associates**  
ARCHITECTURE & LAND PLANNING  
3010 Rock Street - Newport Beach, CA 92660 (714) 751-0101

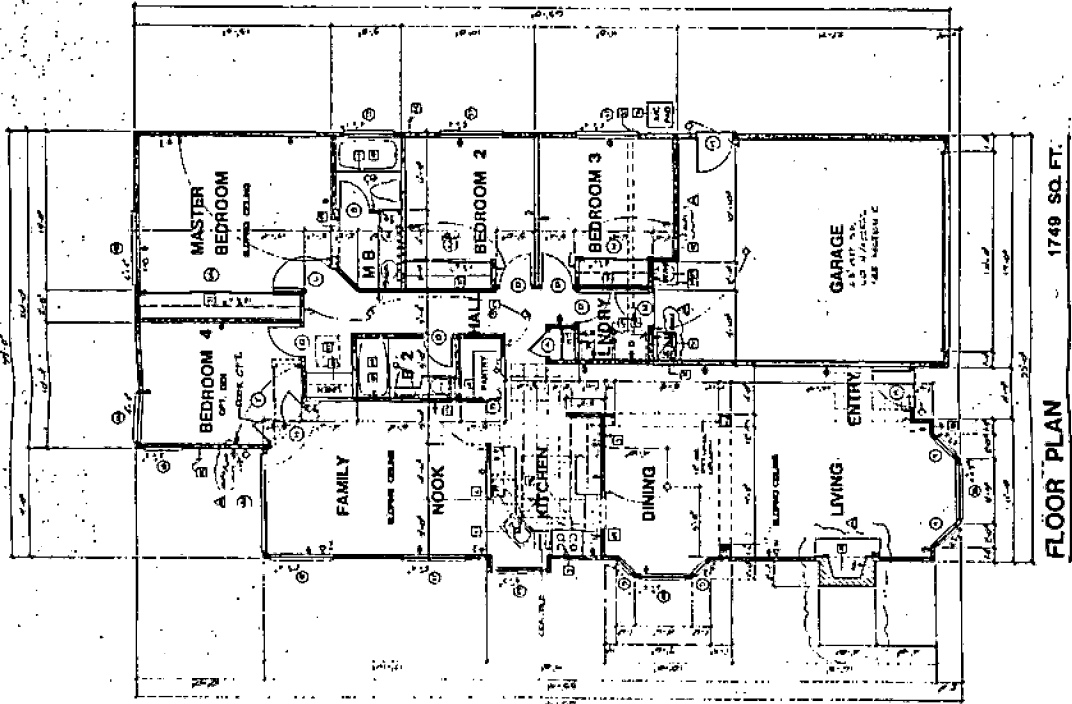
# EXHIBIT C FLOOR PLANS

John Bates Associates  
ARCHITECTS & LAND PLANNING  
2000 West 10th Street, Suite 100, Denver, CO 80202  
Tel: 303.733.1100

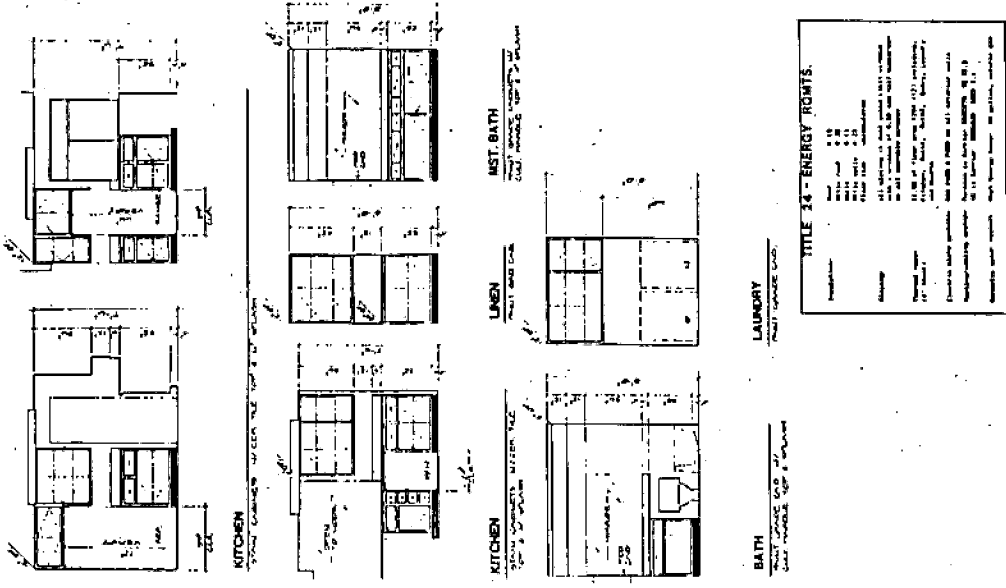
**CRATON BUILDERS**  
1818-1800

PLAN 1800H  
FLOOR PLAN  
NOTES & SCHEDULES

FLOOR PLAN NOTES		WINDOW SCHEDULE		DOOR SCHEDULE	
1	ALL FINISHES TO BE AS SHOWN ON THIS PLAN.	1	6'0" x 6'0" DOUBLE GLAZED	1	6'0" x 8'0" SLIP DOOR
2	ALL WALLS TO BE 5/8" GYP BOARD ON STUDS.	2	6'0" x 6'0" SINGLE GLAZED	2	6'0" x 8'0" SLIP DOOR
3	ALL FLOORS TO BE AS SHOWN ON THIS PLAN.	3	6'0" x 6'0" DOUBLE GLAZED	3	6'0" x 8'0" SLIP DOOR
4	ALL CEILING TO BE 5/8" GYP BOARD ON JOISTS.	4	6'0" x 6'0" SINGLE GLAZED	4	6'0" x 8'0" SLIP DOOR
5	ALL DOORS TO BE 1 3/4" SOLID CORE.	5	6'0" x 6'0" DOUBLE GLAZED	5	6'0" x 8'0" SLIP DOOR
6	ALL WINDOWS TO BE 1 3/4" DOUBLE GLAZED.	6	6'0" x 6'0" SINGLE GLAZED	6	6'0" x 8'0" SLIP DOOR
7	ALL INTERIORS TO BE PAINTED.	7	6'0" x 6'0" DOUBLE GLAZED	7	6'0" x 8'0" SLIP DOOR
8	ALL EXTERIORS TO BE PAINTED.	8	6'0" x 6'0" SINGLE GLAZED	8	6'0" x 8'0" SLIP DOOR
9	ALL ROOFING TO BE AS SHOWN ON THIS PLAN.	9	6'0" x 6'0" DOUBLE GLAZED	9	6'0" x 8'0" SLIP DOOR
10	ALL MECHANICAL TO BE AS SHOWN ON THIS PLAN.	10	6'0" x 6'0" SINGLE GLAZED	10	6'0" x 8'0" SLIP DOOR



**FLOOR PLAN**  
ELEVATION: A  
1749 SQ. FT.



**TITLE 24 - ENERGY POINTS.**

Item	Points
1.00	1.00
2.00	2.00
3.00	3.00
4.00	4.00
5.00	5.00
6.00	6.00
7.00	7.00
8.00	8.00
9.00	9.00
10.00	10.00
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45.00	45.00
46.00	46.00
47.00	47.00
48.00	48.00
49.00	49.00
50.00	50.00

001800

# EXHIBIT C FLOOR PLANS



**CITATION BUILDERS**  
1077 ALABAMA ST.  
HOUSTON, TEXAS 77002  
TEL: 713-865-1111

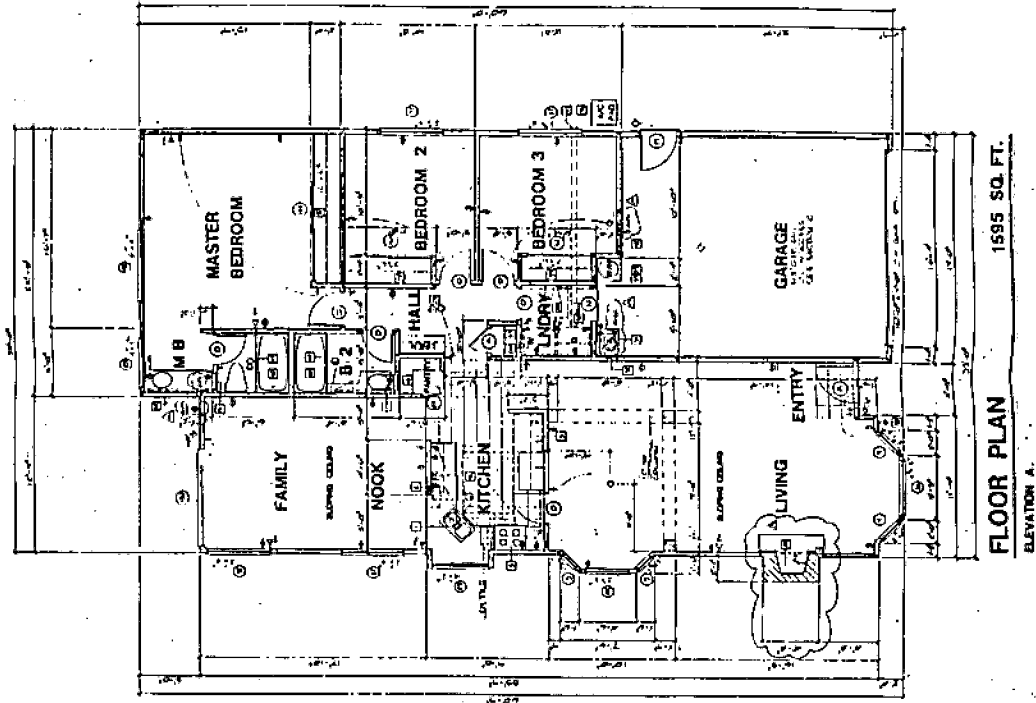
**PLAN 1600H**

FLOOR PLAN,  
NOTES & SCHEDULES

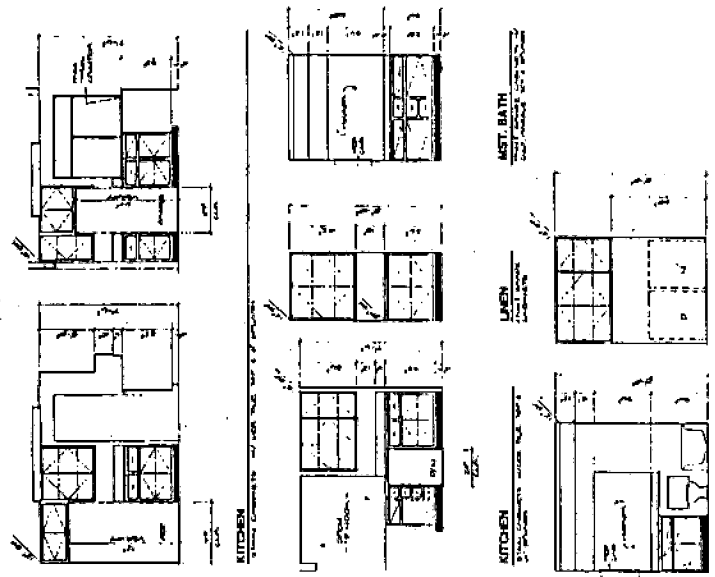
**12**

SHEET

FLOOR PLAN NOTES		WINDOW SCHEDULE	DOOR SCHEDULE																																																																		
<p>1. ALL FINISHES TO BE AS SHOWN ON FINISH SCHEDULE.</p> <p>2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.</p> <p>3. ALL WALLS TO BE 1/2" THICK UNLESS NOTED OTHERWISE.</p> <p>4. ALL FLOORS TO BE 4" CONCRETE ON 2" GYPSUM BOARD UNLESS NOTED OTHERWISE.</p> <p>5. ALL CEILING TO BE 5/8" GYPSUM BOARD UNLESS NOTED OTHERWISE.</p> <p>6. ALL ROOF TO BE 2" POLYSTYRENE INSULATION ON 4" CONCRETE ON 2" GYPSUM BOARD UNLESS NOTED OTHERWISE.</p> <p>7. ALL EXTERIOR WALLS TO BE 16" CMU WITH 2" POLYSTYRENE INSULATION ON 4" CONCRETE ON 2" GYPSUM BOARD UNLESS NOTED OTHERWISE.</p> <p>8. ALL EXTERIOR FLOORS TO BE 4" CONCRETE ON 2" GYPSUM BOARD UNLESS NOTED OTHERWISE.</p> <p>9. ALL EXTERIOR WALLS TO BE 16" CMU WITH 2" POLYSTYRENE INSULATION ON 4" CONCRETE ON 2" GYPSUM BOARD UNLESS NOTED OTHERWISE.</p> <p>10. ALL EXTERIOR FLOORS TO BE 4" CONCRETE ON 2" GYPSUM BOARD UNLESS NOTED OTHERWISE.</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>TYPE</th> <th>FINISH</th> </tr> </thead> <tbody> <tr><td>1</td><td>12" x 12" DOUBLE GLAZED</td><td>ALUMINUM CLAD</td></tr> <tr><td>2</td><td>12" x 12" SINGLE GLAZED</td><td>ALUMINUM CLAD</td></tr> <tr><td>3</td><td>12" x 12" DOUBLE GLAZED</td><td>ALUMINUM CLAD</td></tr> <tr><td>4</td><td>12" x 12" SINGLE GLAZED</td><td>ALUMINUM CLAD</td></tr> <tr><td>5</td><td>12" x 12" DOUBLE GLAZED</td><td>ALUMINUM CLAD</td></tr> <tr><td>6</td><td>12" x 12" SINGLE GLAZED</td><td>ALUMINUM CLAD</td></tr> <tr><td>7</td><td>12" x 12" DOUBLE GLAZED</td><td>ALUMINUM CLAD</td></tr> <tr><td>8</td><td>12" x 12" SINGLE GLAZED</td><td>ALUMINUM CLAD</td></tr> <tr><td>9</td><td>12" x 12" DOUBLE GLAZED</td><td>ALUMINUM CLAD</td></tr> <tr><td>10</td><td>12" x 12" SINGLE GLAZED</td><td>ALUMINUM CLAD</td></tr> </tbody> </table>	NO.	TYPE	FINISH	1	12" x 12" DOUBLE GLAZED	ALUMINUM CLAD	2	12" x 12" SINGLE GLAZED	ALUMINUM CLAD	3	12" x 12" DOUBLE GLAZED	ALUMINUM CLAD	4	12" x 12" SINGLE GLAZED	ALUMINUM CLAD	5	12" x 12" DOUBLE GLAZED	ALUMINUM CLAD	6	12" x 12" SINGLE GLAZED	ALUMINUM CLAD	7	12" x 12" DOUBLE GLAZED	ALUMINUM CLAD	8	12" x 12" SINGLE GLAZED	ALUMINUM CLAD	9	12" x 12" DOUBLE GLAZED	ALUMINUM CLAD	10	12" x 12" SINGLE GLAZED	ALUMINUM CLAD	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>TYPE</th> <th>FINISH</th> </tr> </thead> <tbody> <tr><td>1</td><td>6" x 8" SLIP DOOR</td><td>ALUMINUM CLAD</td></tr> <tr><td>2</td><td>6" x 8" SLIP DOOR</td><td>ALUMINUM CLAD</td></tr> <tr><td>3</td><td>6" x 8" SLIP DOOR</td><td>ALUMINUM CLAD</td></tr> <tr><td>4</td><td>6" x 8" SLIP DOOR</td><td>ALUMINUM CLAD</td></tr> <tr><td>5</td><td>6" x 8" SLIP DOOR</td><td>ALUMINUM CLAD</td></tr> <tr><td>6</td><td>6" x 8" SLIP DOOR</td><td>ALUMINUM CLAD</td></tr> <tr><td>7</td><td>6" x 8" SLIP DOOR</td><td>ALUMINUM CLAD</td></tr> <tr><td>8</td><td>6" x 8" SLIP DOOR</td><td>ALUMINUM CLAD</td></tr> <tr><td>9</td><td>6" x 8" SLIP DOOR</td><td>ALUMINUM CLAD</td></tr> <tr><td>10</td><td>6" x 8" SLIP DOOR</td><td>ALUMINUM CLAD</td></tr> </tbody> </table>	NO.	TYPE	FINISH	1	6" x 8" SLIP DOOR	ALUMINUM CLAD	2	6" x 8" SLIP DOOR	ALUMINUM CLAD	3	6" x 8" SLIP DOOR	ALUMINUM CLAD	4	6" x 8" SLIP DOOR	ALUMINUM CLAD	5	6" x 8" SLIP DOOR	ALUMINUM CLAD	6	6" x 8" SLIP DOOR	ALUMINUM CLAD	7	6" x 8" SLIP DOOR	ALUMINUM CLAD	8	6" x 8" SLIP DOOR	ALUMINUM CLAD	9	6" x 8" SLIP DOOR	ALUMINUM CLAD	10	6" x 8" SLIP DOOR	ALUMINUM CLAD
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**FLOOR PLAN**  
ELEVATION A.  
1595 SQ. FT.



TITLE 24 - ENERGY RUMTS.	
Area	1595
Volume	4785
Number of Units	1
Number of Stories	1
Number of Units per Story	1
Number of Units per Floor	1
Number of Units per Building	1
Number of Units per Project	1
Number of Units per Site	1
Number of Units per Parcel	1
Number of Units per Lot	1
Number of Units per Block	1
Number of Units per Subdivision	1
Number of Units per Tract	1
Number of Units per County	1
Number of Units per State	1

# EXHIBIT C FLOOR PLANS

**STATION BUILDERS**  
 1575 MARINE BL.  
 LOS ANGELES, CALIF. 90015-0000

**PLAN 2200 H**  
 FIRST & SECOND FL. PLAN

**John Bates Associates**  
 ARCHITECTURE & LAND PLANNING  
 201 North Beach, Newport Beach, CA 92660 (714) 731-1811

**FLOOR PLAN NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

2. FINISHES ARE TO BE AS SHOWN ON FINISH SCHEDULE.

3. SEE WINDOW SCHEDULE FOR WINDOW TYPES AND SIZES.

4. SEE DOOR SCHEDULE FOR DOOR TYPES AND SIZES.

5. ALL ROOMS TO BE FINISHED TO MATCH ADJACENT ROOMS UNLESS NOTED OTHERWISE.

6. SEE MECHANICAL SCHEDULE FOR MECHANICAL EQUIPMENT.

7. SEE ELECTRICAL SCHEDULE FOR ELECTRICAL EQUIPMENT.

8. SEE PLUMBING SCHEDULE FOR PLUMBING EQUIPMENT.

9. SEE PAINT SCHEDULE FOR PAINT TYPES AND COLORS.

10. SEE CEILING SCHEDULE FOR CEILING TYPES AND FINISHES.

11. SEE FLOOR SCHEDULE FOR FLOOR TYPES AND FINISHES.

12. SEE WALL SCHEDULE FOR WALL TYPES AND FINISHES.

13. SEE ROOF SCHEDULE FOR ROOF TYPES AND FINISHES.

14. SEE EXTERIOR SCHEDULE FOR EXTERIOR FINISHES.

15. SEE LANDSCAPE SCHEDULE FOR LANDSCAPE FINISHES.

16. SEE SITE PLAN FOR SITE FINISHES.

17. SEE GENERAL NOTES FOR GENERAL FINISHES.

18. SEE SPECIFICATIONS FOR MATERIALS AND METHODS.

19. SEE CONTRACT FOR TERMS AND CONDITIONS.

20. SEE PERMITS FOR REGULATORY REQUIREMENTS.

**WINDOW SCHEDULE**

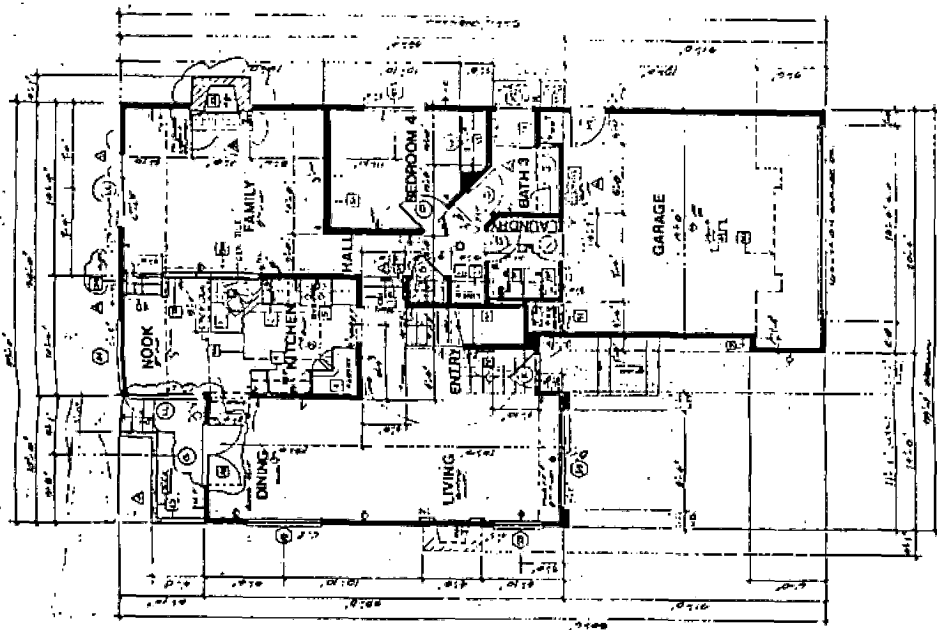
NO.	TYPE	SIZE	FINISH
1	1	36" x 48"	1
2	2	48" x 60"	2
3	3	24" x 36"	3
4	4	36" x 48"	4
5	5	48" x 60"	5
6	6	24" x 36"	6
7	7	36" x 48"	7
8	8	48" x 60"	8
9	9	24" x 36"	9
10	10	36" x 48"	10
11	11	48" x 60"	11
12	12	24" x 36"	12
13	13	36" x 48"	13
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15	15	24" x 36"	15
16	16	36" x 48"	16
17	17	48" x 60"	17
18	18	24" x 36"	18
19	19	36" x 48"	19
20	20	48" x 60"	20

**DOOR SCHEDULE**

NO.	TYPE	SIZE	FINISH
1	1	36" x 80"	1
2	2	48" x 80"	2
3	3	24" x 36"	3
4	4	36" x 80"	4
5	5	48" x 80"	5
6	6	24" x 36"	6
7	7	36" x 80"	7
8	8	48" x 80"	8
9	9	24" x 36"	9
10	10	36" x 80"	10
11	11	48" x 80"	11
12	12	24" x 36"	12
13	13	36" x 80"	13
14	14	48" x 80"	14
15	15	24" x 36"	15
16	16	36" x 80"	16
17	17	48" x 80"	17
18	18	24" x 36"	18
19	19	36" x 80"	19
20	20	48" x 80"	20

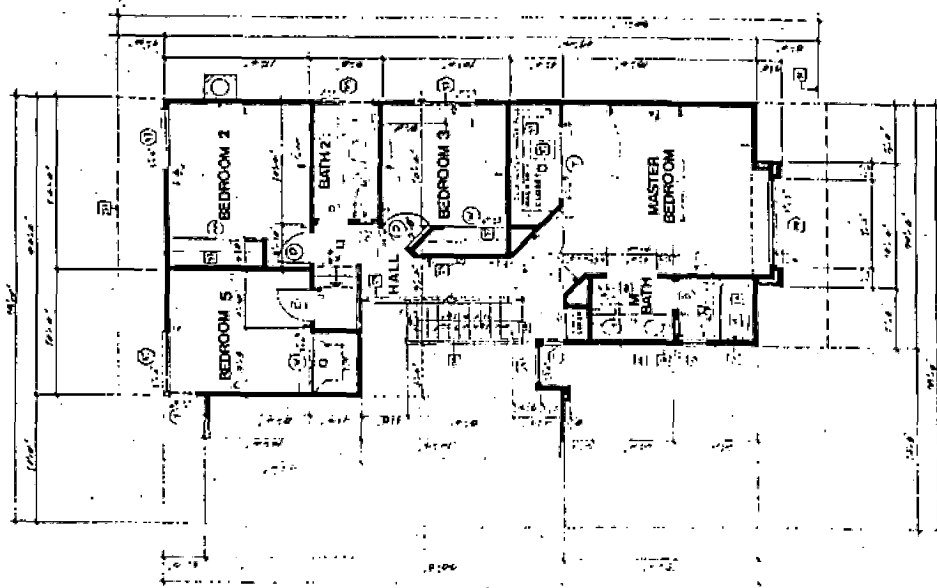
**ROOM FINISH SCHEDULE**

NO.	ROOM	FLOOR	WALL	CEILING	MECHANICAL	ELECTRICAL	PLUMBING	PAINT
1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9
10	10	10	10	10	10	10	10	10
11	11	11	11	11	11	11	11	11
12	12	12	12	12	12	12	12	12
13	13	13	13	13	13	13	13	13
14	14	14	14	14	14	14	14	14
15	15	15	15	15	15	15	15	15
16	16	16	16	16	16	16	16	16
17	17	17	17	17	17	17	17	17
18	18	18	18	18	18	18	18	18
19	19	19	19	19	19	19	19	19
20	20	20	20	20	20	20	20	20



**FIRST FLOOR** 1139 SQ. FT.

**NOTE:**  
TITLE 24 - ENERGY RATING / REFER TO SHT. 4.4.



**SECOND FLOOR** 992 SQ. FT.

# PLANNING DIRECTOR'S SPECIAL PERMIT

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

P-87-072  
History

<b>APPLICANT</b>	The Spink Corporation, P O Box 2511, Sacramento, CA 95811				
<b>OWNER</b>	Citation Builders, Suite 207, Sacramento, CA 95814				
<b>PLANS BY</b>	John Bates Associates, 5031 Birch Street, Newport Beach, CA 92660				
<b>FILING DATE</b>	9/15/86	<b>ENVIR. DET.</b>	Ex15303(a)	<b>REPORT BY</b>	CV/vf
<b>ASSESSOR'S PCL. NO.</b>	31-0710-88-90				

- APPLICATION:**
- A. Planning Director's Special Permit to establish three model homes including three sales offices on three vacant lots (P86-353);
  - B. Planning Directors Special Permit to allow one 4' x 8' x 4' high on-site subdivision marketing sign.

**LOCATION:** Northwest of the intersection of Greenhaven Drive and Alder Tree.

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct three model homes with three sales offices to market the Locke Ranch Subdivision.

**PROJECT INFORMATION:**

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

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant R-1 (PUD)	Front:	25'	25' - 35'
South: Vacant R-1 (PUD)	Side (Int):	5'	5' - 16'
East : Vacant R-1 (PUD)	Rear:	15'	27' - 47'
West : Vacant R-1 (PUD)			

Parking Required: 3 spaces  
Parking Provided: 3 spaces  
Property Dimensions: Irregular  
Property Area: 0.67+ acres  
Square Footage of Building: 1600-2200  
Height of Building: one and two story  
Topography: Flat  
Street Improvements: Under construction  
Utilities: Existing  
Exterior Building Materials: Wood, Stucco  
Roof Material: Shakes

**PROJECT EVALUATION:** Staff has the following comments:

- A. The subject site is zoned single family residential (R-1) and is vacant. Surrounding land uses are also vacant.
- B. The applicant proposes to construct a total of three model homes ranging in size from 1600 square feet to 2200 square feet. Two of the proposed model homes will be two story. Each of the three model homes will also have a sales office.

003146

A six foot high wood fence is proposed for the interior property lines. A three foot high wrought iron fence is proposed within the front setback areas.

- C. Parking for visitors will be provided on the streets presently under construction. Staff has no objections to parking on the street since it is located on a minor collector street.
- D. The applicant proposes to locate one 4' x 6', 4 foot high on-site subdivision marketing sign on lot 61. This sign will be located in the front setback. See site plan. The Sign Ordinance requires all on-site subdivision marketing signs to be located outside the required building setbacks. Staff, therefore, recommends the proposed sign be relocated behind the 25 foot front setback line.

The applicant has also proposed five flag poles and flags advertising the model home complex. The Sign Ordinance does not allow flags except those of a nation, state or political subdivision. Therefore, the proposed flags will not be permitted.

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

STAFF RECOMMENDATION: It is recommended the Special Permit be approved subject to conditions and based upon Findings of Fact which follow:

Conditions:

- 1. The Special Permits shall be issued for a period not exceeding one year. The Planning Director may renew these permits for up to one additional year upon written application at least 30 days prior to expiration.
- 2. The proposed on-site subdivision sign shall be located outside the required 25 foot front setback.
- 3. No flags or flag poles advertising the model home complex or subdivision shall be allowed.
- 4. If any garages are temporarily converted to sales offices, they must be converted back to garages prior to sale and building final sign-off of these model homes.

Findings of Fact:

- 1. The model home complex and sign, as conditioned, are based upon sound principles of land use, in that:
  - a. The model homes and sign are located adjacent to each other and are temporary.
  - b. The subdivision sign is located on-site and meets the Sign Ordinance requirements as conditioned.
- 2. The Special Permits, 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 on-street visitor parking is provided for the model home complex

003147

3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential use by the 1976 South Pocket Community Plan, and the proposed model home complex use conforms with the plan designation.

REPORT PREPARED BY:

Carl Vandagriff  
Carl Vandagriff, Assistant Planner

10-20-86  
Date

RECOMMENDATION APPROVED:

For  
Marty Van Duyn, Planning Director

10/20/86  
Date

003148