

PLANNING DIRECTOR'S SPECIAL PERMIT

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

APPLICANT Di Loreto Construction & Development, P.O. Box 70280, Reno, NV
OWNER Di Loreto Construction & Development, Inc.
PLANS BY EDI, Architecture/Planning, 333 Broadway, San Francisco, CA 94133
FILING DATE 6-29-90 **ENVIR. DET.** Negative Declaration **REPORT BY** JC
ASSESSOR'S-PCL. NO. 117-0900-003,004,005,006

- APPLICATION:**
- A. Negative Declaration
 - B. Planning Director's Special Permit to allow a vacant lot and four units under construction to be utilized as a model home complex on 0.64+ partially developed acres in the Single Family (R-1) zone.
 - C. Planning Director's Special Permit to allow an on-site subdivision marketing sign on 0.14+ vacant acres in the Single Family (R-1) zone.

LOCATION: Northwest corner of Center Parkway and Hermitage Way

PROPOSAL: The applicant is requesting the necessary entitlements to allow a model home complex and subdivision marketing sign for Laguna Verde Subdivision.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/ac)
1986 South Sacramento
Community Plan Designation: Residential (4-8 du/ac)
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant and four single family homes under construction

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	25'	25' - 30'
South: Vacant; R-1A	Side(Int):	5'	5' - 14'
East: Apartments; R-2AR	Rear:	15'	16' - 60'
West: Vacant; R-1			

Parking Required: 4
Parking Provided: 15
Property Dimensions: 56' X 140' (avg. per lot)
Property Area: 1.17+ ac.
Square Footage of Building: 1743, 1906, 2226 and 2473 sq. ft.
Height of Building: 2 - one story; 2- two story
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Horizontal Wood Siding
Roof Materials: Composition Shake

P90-297

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BACKGROUND INFORMATION: On August 11, 1988, the Planning Commission recommended approval for a General Plan Amendment from Light Density Residential to Medium Density Residential, Community Plan Amendment from Residential (4-8 du/ac to 11-21 du/ac), Rezone from Agriculture to R-1, R-1A and R-2B(R) and a Tentative Map. A Special Permit for 171 zero lot lines homes was approved at this time (P88-220). On September 20, 1988, the City Council approved the above entitlements modifying the request to allow for 68 zero lot lines units, 85 standard single family homes, 168 apartment units, 10+ acres to be dedicated for school use and 4.4+ acres for park use.

PROJECT EVALUATION: Staff has the following comments:

- A. The applicant is requesting a Planning Director's Special Permit for six lots to be used as a model home complex for standard single family homes. The applicant wishes to utilize four single family units currently under construction as models, one lot for a 15 space parking area and one lot for a subdivision marketing sign for the model home complex for Laguna Verde Subdivision. The site is zoned Single Family (R-1). The General Plan designates the site as Low Density Residential (4-15 du/ac). The 1986 South Sacramento Community Plan designates the site as Residential (4-8 du/ac).
- B. The complex represents four plans, which consist of two-one story units and two-two story units. Plan A shows 1308 square feet of living area with a 435 square foot garage, Plan B shows 1449 square feet of living area with a 457 square foot garage, Plan C shows 1741 square feet of living area with a 485 square foot garage and Plan D shows 2036 square feet of living area with a 437 square foot garage. The models which are under construction meet all of the minimum required setbacks.
- C. The applicant proposes to develop Lot 135 of Laguna Verde as a 15 space parking lot for the model home complex. The parking lot is required to be paved to City surfacing standards and meet minimum parking stall dimensions. The applicant has submitted a landscaping plan indicating sod and shrubs around the perimeter of the lot.
- D. The applicant proposes to place a subdivision marketing sign on Lot 130 of Laguna Verde. The sign will be a monument type sign four feet six inches high. The total sign area will be 15+ square feet. The sign shall be located outside the setback area of the lot. The applicant has submitted a landscaping plan indicating the lot to be planted with sod, trees and shrubs around the perimeter of the lot and sign area.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared.

RECOMMENDATION: Staff recommends the Planning Director take the following actions:

- A. Ratify the Negative Declaration,

- B. Approve the Planning Director's Special Permit to allow a vacant lot and four units under construction to be utilized as a model home complex subject to conditions and based upon findings of fact which follow; and,
- C. Approve the Planning Director's Special Permit to allow an on-site subdivision marketing sign subject to conditions and based on 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 inspection and sale of the homes.
- 2. Hours of operation for the model home complex shall be from 10:00 A.M. until 6:00 P.M., seven days a week.
- 3. All fences shall comply to the Fence Ordinance.
- 4. No subdivision flags or banners shall be placed around or near the model home complex or within the subdivision.
- 5. Individual unit signs shall be limited to one square foot in size and two feet in height.
- 6. The proposed signs shall be located outside of the required setback areas.
- 7. The Special Permits for the model home complex and the subdivision marketing sign 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 and sign will assist in marketing a previously approved residential subdivision; and,
 - b. The model home complex and sign is a temporary use.
- 2. The project, as conditioned, will not be detrimental to the public health or safety in that adequate setbacks and parking are provided.

3. The project, as conditioned, is consistent with the City's General Plan and 1986 South Sacramento Community Plan in that the site is designated residential and the proposed model home complex and sign conform to the plan designation.

Report Prepared By:

Jeanne Corcoran
Jeanne Corcoran, Planner

8-30-90

Date

Recommendation Approved By:

Marty Van Duyn
Marty Van Duyn, Planning Director

9-4-90

Date

