PLANNING DIRECTOR'S SPECIAL PERMIT

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

APPLICANT Hallmark Homes, 2041 Hallmark Drive, Sacramento, California 95825
OWNER Laguna Park Associates, 2041 Hallmark Drive, Sacramento, California 95825
PLANS BY Morton and Pitalo, Inc.
FILING DATE 1/15/88 **ENVIR. DET.** Cat. Ex. 15303 a **REPORT BY** DS/vf
ASSESSOR'S-PCL. NO. 117-0152-007,008, and 010

APPLICATION: Planning Director's Special Permit to operate a residential sales subdivision office and to place a temporary subdivision identification sign on-site.

LOCATION: West side of Carlin Rood, approximately 200 ft. south of Calvine Road.

PROPOSAL: The applicant is requesting the necessary entitlements to operate a residential sales subdivision office and to place a temporary subdivision identification sign on-site.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1986 South Sacramento Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Undeveloped

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Undeveloped	Front:	25'	25'
South: Undeveloped	Side(Int):	5'	5'- 5 1/2'
East : Single Family Homes	Side(St):	12 1/2'	23 1/2'
West : Agriculture	Rear:	15'	15'

Parking Required:	None
Parking Provided:	on-street only
Property Dimensions:	75-100' x 274' (lots 45-48)
Property Area:	24,900 sq. ft. (Lots 45-48)
Square Footage of Building:	1,417-2,020 sq. ft..
Height of Building:	25' - 1 and 2 story
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided
Exterior Building Materials:	Horizontal lap siding, stucco, rock and brick veneer
Roof Material:	Medium shake

BACKGROUND INFORMATION:

On November 23, 1986, the Planning Commission recommended approval of a tentative map for 48 single family lots in the R-1 zone (P86-367). The City Council approved the tentative map on November 25, 1986.

PROJECT EVALUATION:

A. The subject site is zoned Single Family Residential (R-1) and is vacant. The General Plan designation is Low Density Residential (4-15 du/na). It is designated Residential (4-8 du/na) in the South Sacramento Community Plan. Surrounding parcels are vacant except for single family uses to the east.

B. The applicant proposes to construct four single family homes ranging from 1,417 to 2,020 sq. ft. No special parking facilities are included in the proposal.

C. A temporary subdivision identification sign is proposed on lot 45. As proposed, the sign will be a wood faced sign supported by two posts. The sign will be approximately 3-1/2 feet high and 10 feet wide (Exhibit D).

The signs shall be located outside of any setback, which is 25 feet from the front property line and 12-1/2 feet from the side (Carlin Avenue side) property line. Individual unit identification signs shall be limited to one (1) square foot in size and two (2) feet in height.

D. This project has been reviewed by the City Traffic Engineer, City Engineer and Building Inspections Divisions. No comments were received.

E. No final map has been recorded for the subdivision of Laguna Park Unit No. 1. The final map will need to be recorded prior to issuance of any building permits.

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

RECOMMENDATION: Staff recommends approval of the Planning Director's Special Permit to operate a residential sales subdivision office with four model homes and to locate a temporary subdivision identification sign on lot 45 subject to conditions and based on Findings of Fact which follow:

Conditions

1. The final map shall be recorded and proof of recordation provided to the Building Inspection Division prior to issuance of building permits.

2. 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.

3. Fences placed in the front yard setback shall be no higher than three feet. All fences shall comply with the Fence Ordinance.

4. No subdivision flags shall be placed around or near the model home complex.

5. Signs shall be located outside of any setback (25 ft. from the front property line and 12-1/2 feet from the side (Carlin Avenue side) property line).

6. Individual unit identification signs shall be limited to one (1) square foot in size and two (2) feet in height.

7. This special permit, including the sign, shall be issued for one year from date of approval. The Planning Director may renew the permit up to one additional year upon written application at least 30 days prior to expiration.

Findings of Fact

1. The model home complex, as conditioned, is based upon sound principles of land use, in that:

   a. the model homes are adjacent to each other and are temporary; and

   b. the model homes are consistent with the development in the surrounding area.

2. The model home complex, as conditioned, will not be detrimental to the public health, safety, or welfare or result in the creation of a nuisance in that adequate visitor parking is provided.

3. The model home complex, as conditioned, is a residential use consistent with the City's General Plan in that the site is designated for residential use by the 1986 South Sacramento Community Plan and the proposed model home use conforms with the plan designation.

Report Prepared By:

Don Smith

Don Smith, Associate Planner

2/24/88
Date

Recommendation Approved By:

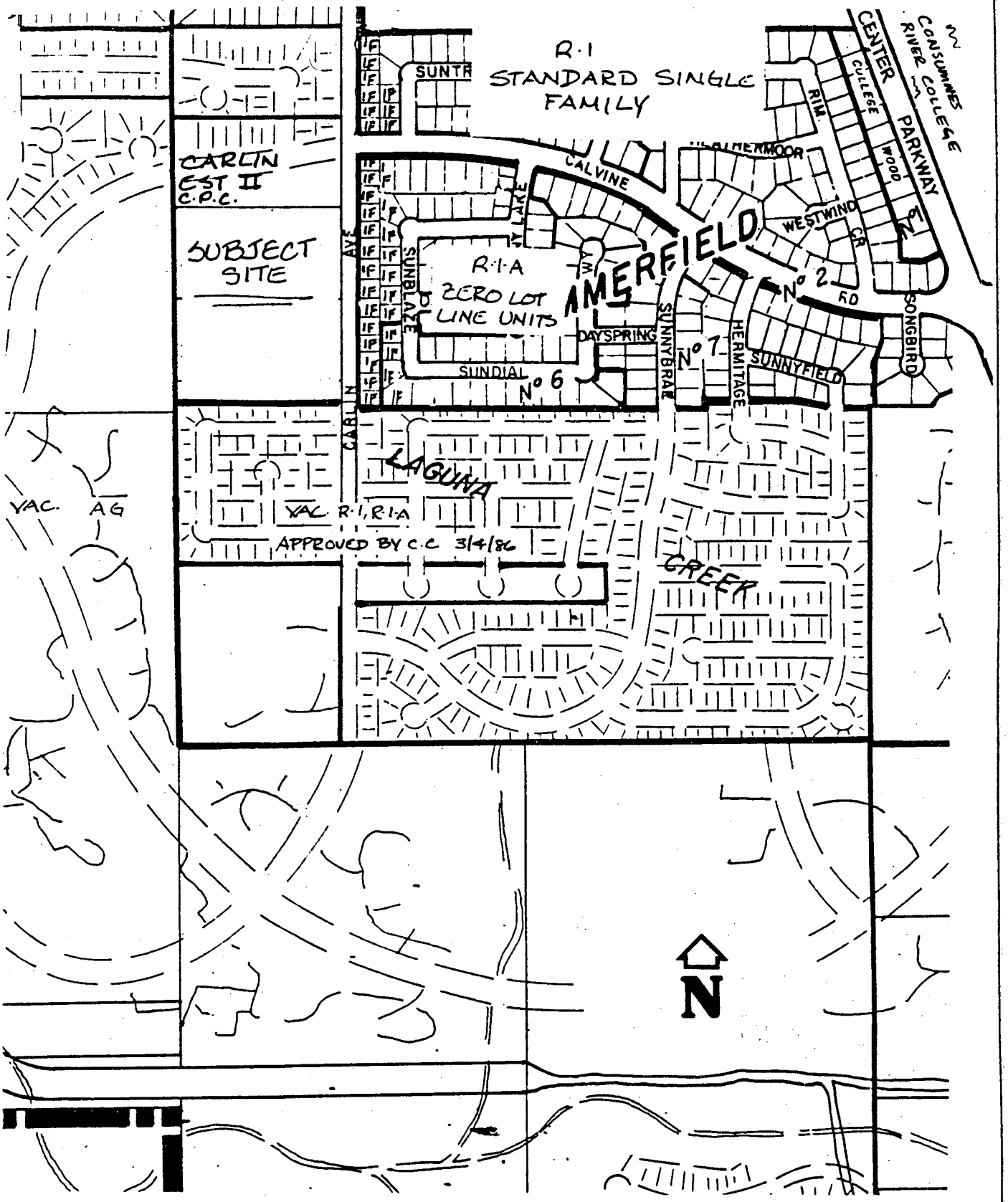
Marty Van Duyn

Marty Van Duyn, Planning Director

2/24/88
Date

DS:MVD:vf

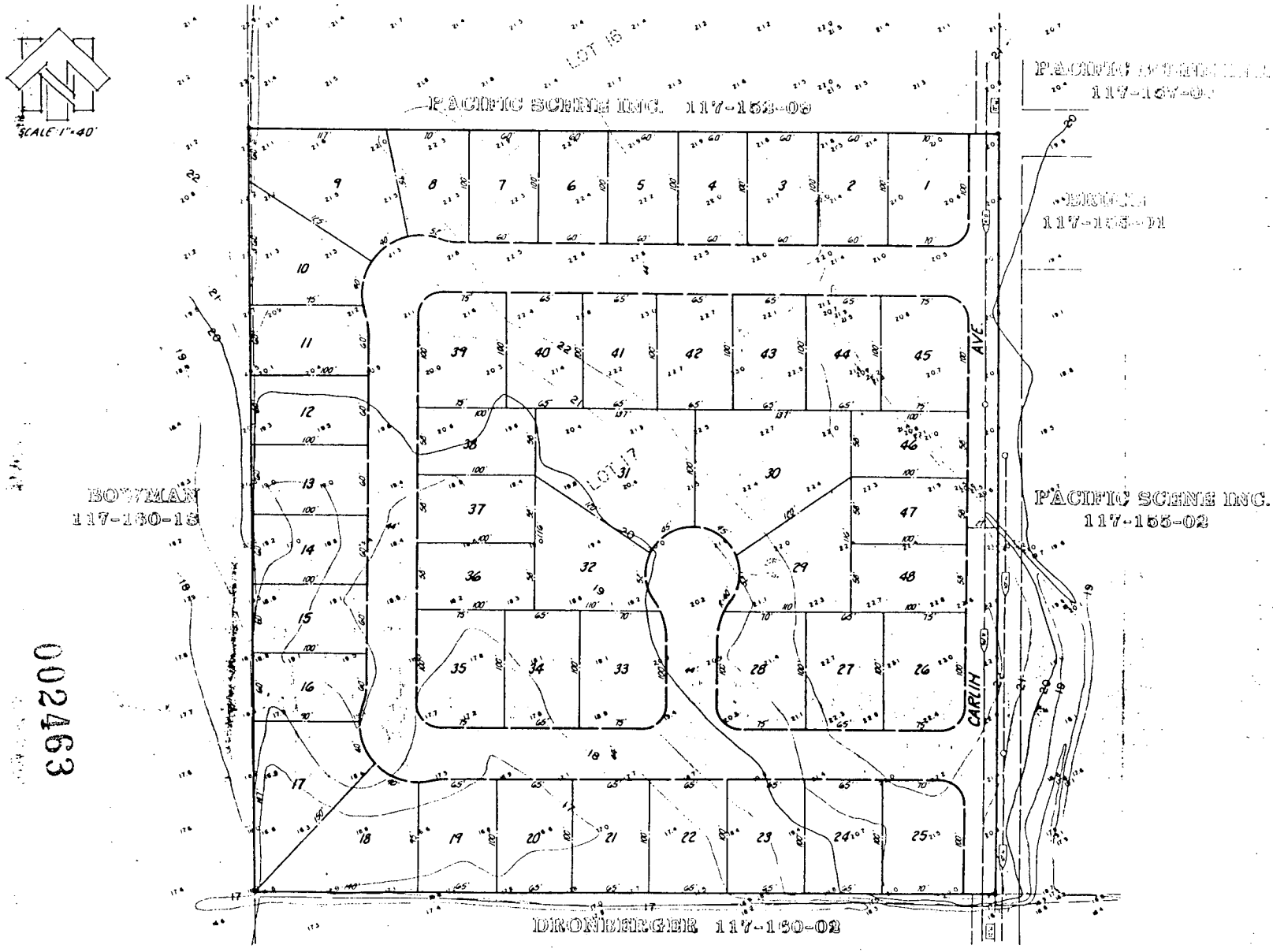
P88-063

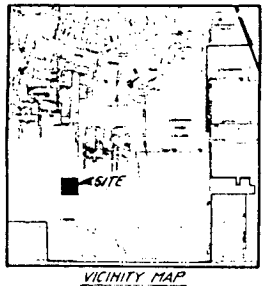


VICINITY MAP

EXHIBIT A

P88-063 2-25-88 002462





VICINITY MAP
NO SCALE

OWNER/DEVELOPER
EQUITY RESEARCH
2041 HALLMARK DR.
SACRAMENTO, CA 95865

APPLICANT
MORTON & PITALO, INC.
1430 ALHAMBRA BLVD., SUITE 200
SACRAMENTO, CA 95816

ASSESSOR'S PARCEL NO.S
117-152-10

AREA
9.7 ± AC. (GROSS)

EXISTING ZONING
A

PROPOSED ZONING
R-1

STORM DRAINAGE
SANITARY SEWER
WATER
SCHOOLS
PARKS RECREATION
FIRE PROTECTION
POLICE PROTECTION
CITY OF SACRAMENTO

ELECTRICITY
S.M.U.D.

GAS
P.G. & E.

002463

REVISIONS							
NO	DESCRIPTION	APPROVED BY	DATE	APPROVE	FIELD BOOK NO	SCALE: HORIZONTAL 1" = 40' VERTICAL 1" = N/A	DRAWN BY KWT CHECKED BY CJJ SUBMITTED JEP R.C.E. NO 16382

MORTON & PITALO, INC.
CIVIL ENGINEERING
PLANNING SURVEYING

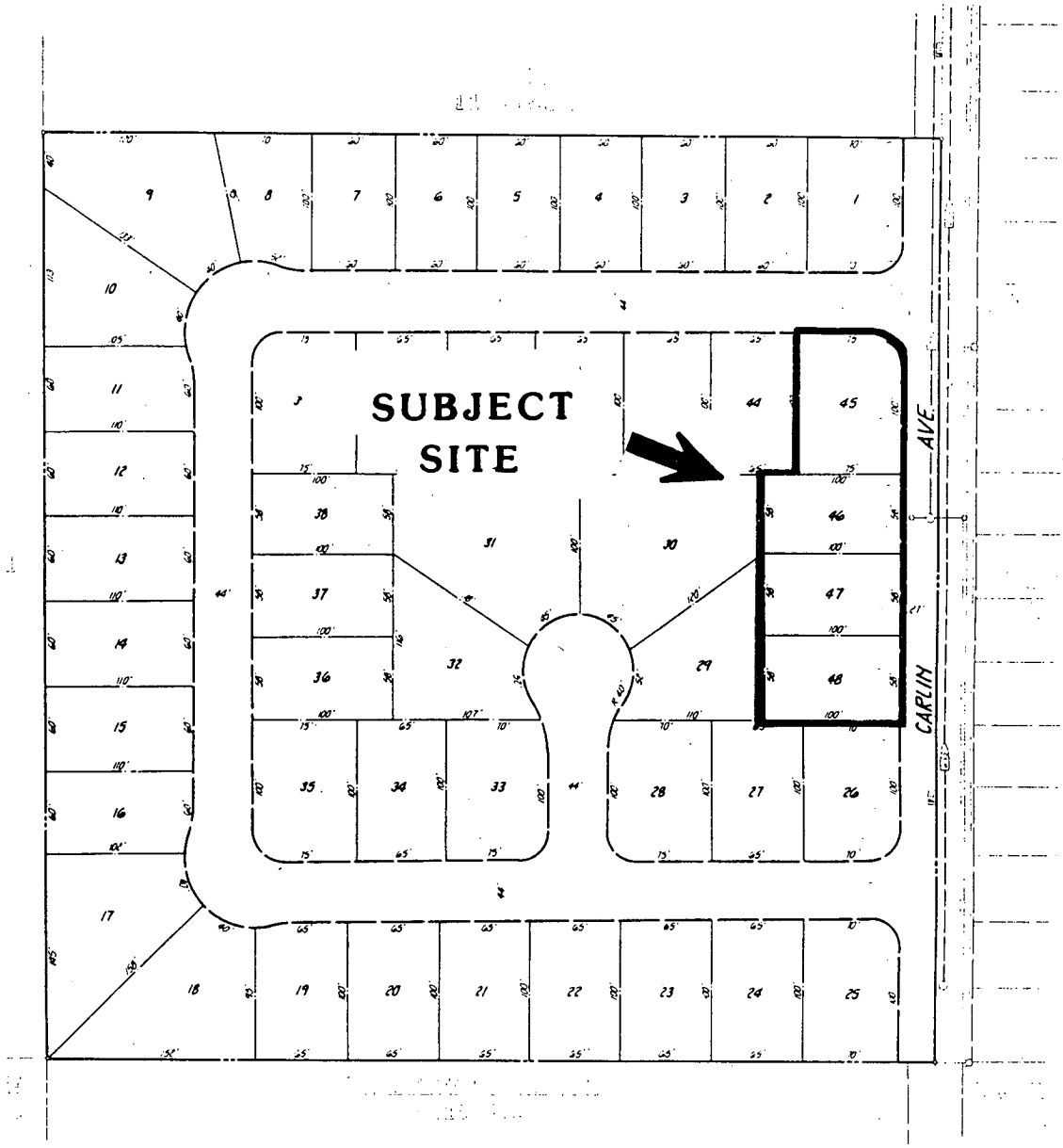
APPROVED:
DATE

CITY OF SACRAMENTO

TENTATIVE SUBDIVISION MAP
LAGUNA PARK UNIT NO. 2

DATE 4-17-1986
SHEET 1 OF 1

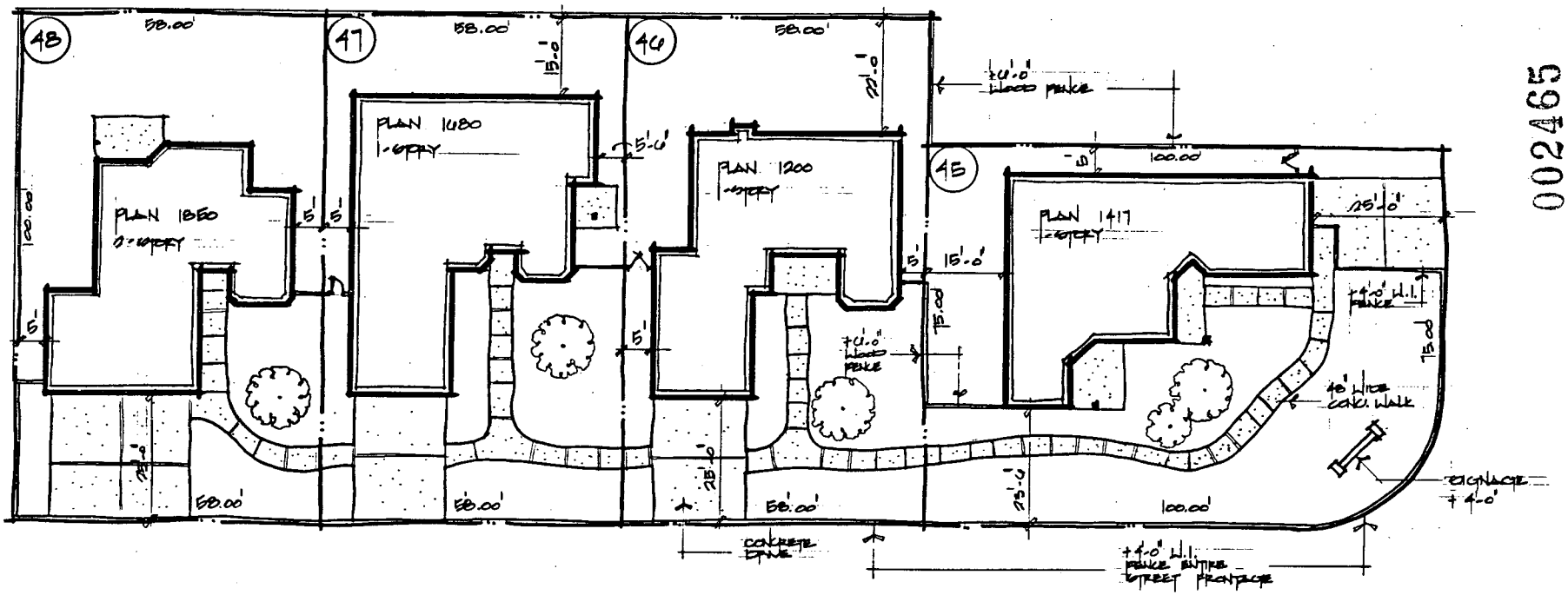
FILE NO. 86029G



SCALE: 1"=40'

EXHIBIT B

P88-063 2-25-88 002464



002465

SITE PLAN

SCALE: 1" = 10'-0"

LOTS No. 45, 46, 47 & 48 OF LAGUNA PARK UNIT No. 1
CITY OF SACRAMENTO, CALIFORNIA

EXHIBIT C

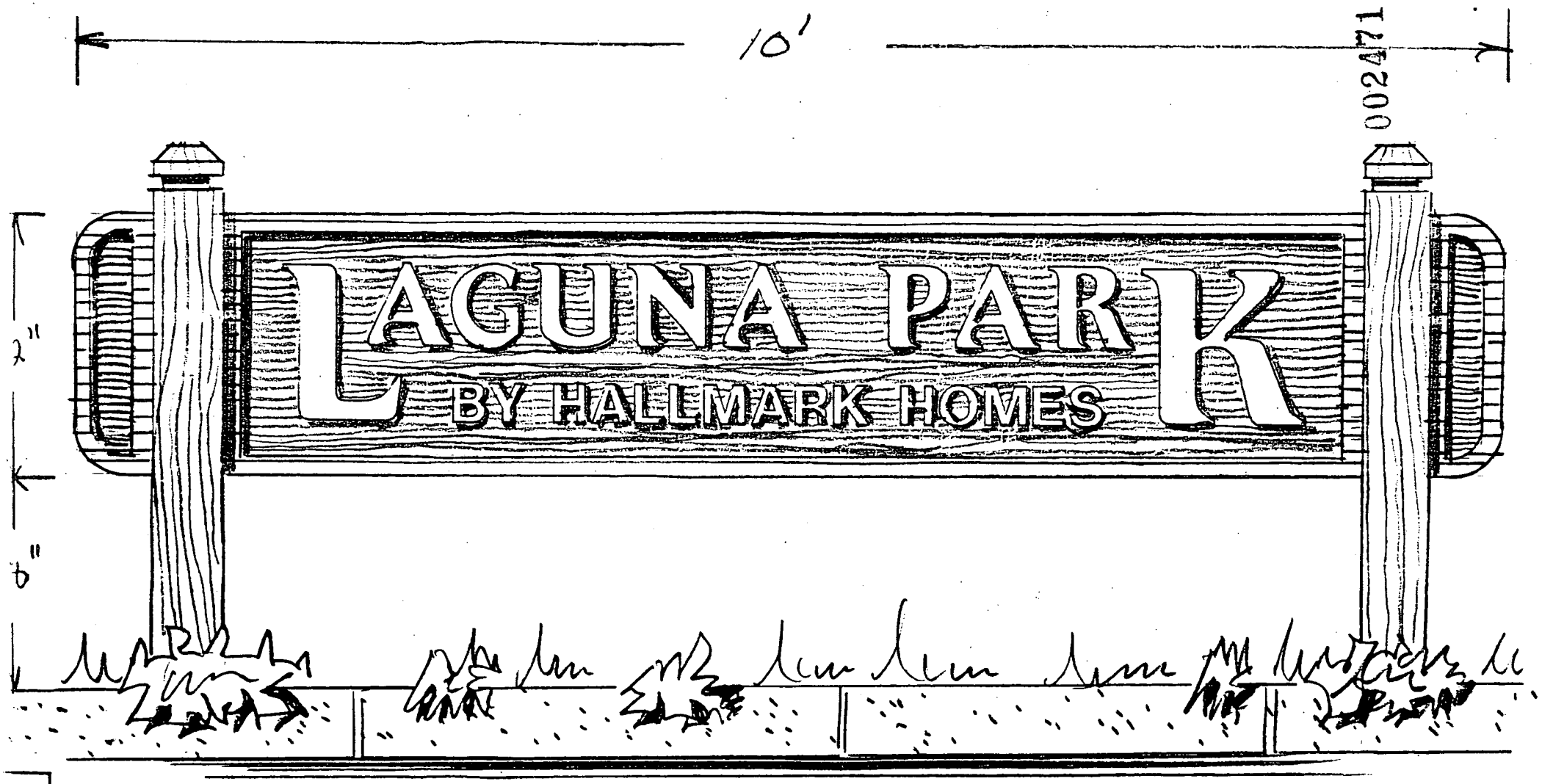
DATE
SCALE
JOB NO.
SQ. FT.
DRAWN BY:

HALLMARK HOMES
2040 HALLMARK DRIVE, SACRAMENTO, CA. ph. 927-8444

SUNRISE DESIGN INC.
(916) 985-8111
1927B Madison Avenue
Orangevale, CA 95662

SHEET
OF:

CONTRACTOR TO VERIFY ALL NOTES AND DIMENSIONS BEFORE STARTING CONSTRUCTION



SCALE 1"=1'-0"

EXHIBIT D

002471

FORM C

RECEIVED
JAN 15 1988

PLANNING DIRECTOR'S SPECIAL PERMIT/VARIANCE:

CERTIFICATION OF NOTICE

Copies of this letter are to be signed by the abutting property owners or mailed by the applicant for a Planning Director's Special Permit or Variance to abutting property owners and returned with the application with Post Office Proof of Mailing attached (no Return Receipt required).

Date: 1-14-88

PROPERTY OWNER:

Name: LAGUNA PARK ASSOCIATES

Address: 2041 HALLMARK DRIVE, SAC. 95825

Assessor's Parcel Number: 117-152-007, 008 AND 010

Dear: _____

I am in the process of requesting a Planning Director's Variance/Special Permit (circle one) for the property located at: WEST SIDE OF CARLIN ROAD, 1000' SO. OF LANGTREE I am requesting the Variance/Special Permit (circle one) in order to OPERATE A RESIDENTIAL SUBDIVISION SALES OFFICE.

As part of this request, the City Planning Division requires that I notify you of my intentions. Receipt of this letter does not mean that you approve of this project. If you wish to make any comments regarding this request, use the space provided below and return a copy of this letter to:

City Planning Division
1231 'I' Street, Room 200
Sacramento, CA 95814

Sincerely,

Applicant RICK SCRIBNER, GENERAL PARTNER
(916) 927-8444

002482

COMMENTS FROM PROPERTY OWNER: PACIFIC SCENE, INC.
Jack C. Hepworth V.P.