PLANNING DIRECTOR'S SPECIAL PERMIT
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Vail Engineering Corp., 1410 Ethan Way, Sacramento, CA 95825
OWNER	Great Laguna Jt Vt/Pacific Scene, 9940 Business Park Dr. #165, 95827
PLANS BY	Studio Four Arch., 949 University Ave., Suite 100, Sacramento, CA 95825
FILING DATE	1-18-90 **ENVIR. DET.** 15303(a) **REPORT BY** JC:ei
ASSESSOR'S PCL. NO.	117-0940-021, 022 & 023

APPLICATION: A. Planning Director's Special Permit to allow three existing single family homes to be utilized as a model home complex.

B. Planning Director's Special Permit to allow an on-site subdivision development sign.

LOCATION: Southwest corner Hermitage & Sunnyfield Ways

PROPOSAL: The applicant proposes to utilize three existing single family homes as a model home complex and place a subdivision marketing sign on the corner lot.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:		Setbacks	Required	Provided
North:	Vacant, single family; R-1A	Front:	Variable	20'
South:	Vacant; R-1A	Side(Int):	5'	5'- 8'
East:	Vacant; R-1A	Side(St):	12.5'	17'
West:	Vacant; R-1A	Rear:	15'	22'-30'

Parking Required:	3
Parking Provided:	6
Property Dimensions:	Lot 210 & 211 = 45' X 100' Lot 212 = 60' X 100'
Property Area:	0.34± acres
Density of Development:	8 du/ac
Square Footage of Building:	Lot 210 = 1215 sq. ft. Lot 211 = 1415 sq. ft. Lot 212 = 1715 sq. ft.
Height of Building:	Lot 210 = one story; Lot 211 & 212 = 2 story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Building Materials:	Stucco & Masonite
Roofing Materials:	Composition Shingles

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Project Evaluation: Staff has the following comments:

A. The subject site is developed with three single family units on 0.34± acres in the single family alternative (R-1A) zone. The General Plan designates the site as low density residential (4-15 du/ac). The 1986 South Sacramento Community Plan designates the site as low density residential (4-8 du/ac). The surrounding land uses and zones are: vacant and single family, R-1A zone to the north; vacant, R-1A to south, east and west.

B. The applicant proposes to utilize the existing single family units on Lot 210, 211 and 212 of Laguna Creek #2 as a model home complex. The units range from 1215 sq. ft. to 1715 sq. ft. One model is a single story unit and two models are two story units. The building materials are stucco and masonite with a composition shingle roof. A sales office will be located in the garage of one of the units.

   The applicant further proposes to place a subdivision identification sign on the corner of Lot 212. The proposed sign is 6' X 4' and 24 sq. ft. in area. The sign will be of plywood painted white with red and green lettering. The sign will not be illuminated. The site plans show the sign located in the setback area. Staff recommends the sign be relocated outside the setback area.

C. The applicant is not proposing off-street parking. However, adequate on street parking will be available on Hermitage and Sunnyfield Ways.

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

Recommendation: Staff recommends that the Planning Director's Special Permits be approved with 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 building inspection and sale.

2. The subdivision identification sign and unit identification signs shall be located outside the setback area.

3. The applicant shall obtain necessary sign permits from Neighborhood Services Division.

4. All fences shall conform to the Fence Ordinance.

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

6. The special permit shall expire one year form the date of approval. The Planning Director may renew the permit for an additional year upon the 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 the marketing of 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 street parking is provided.

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

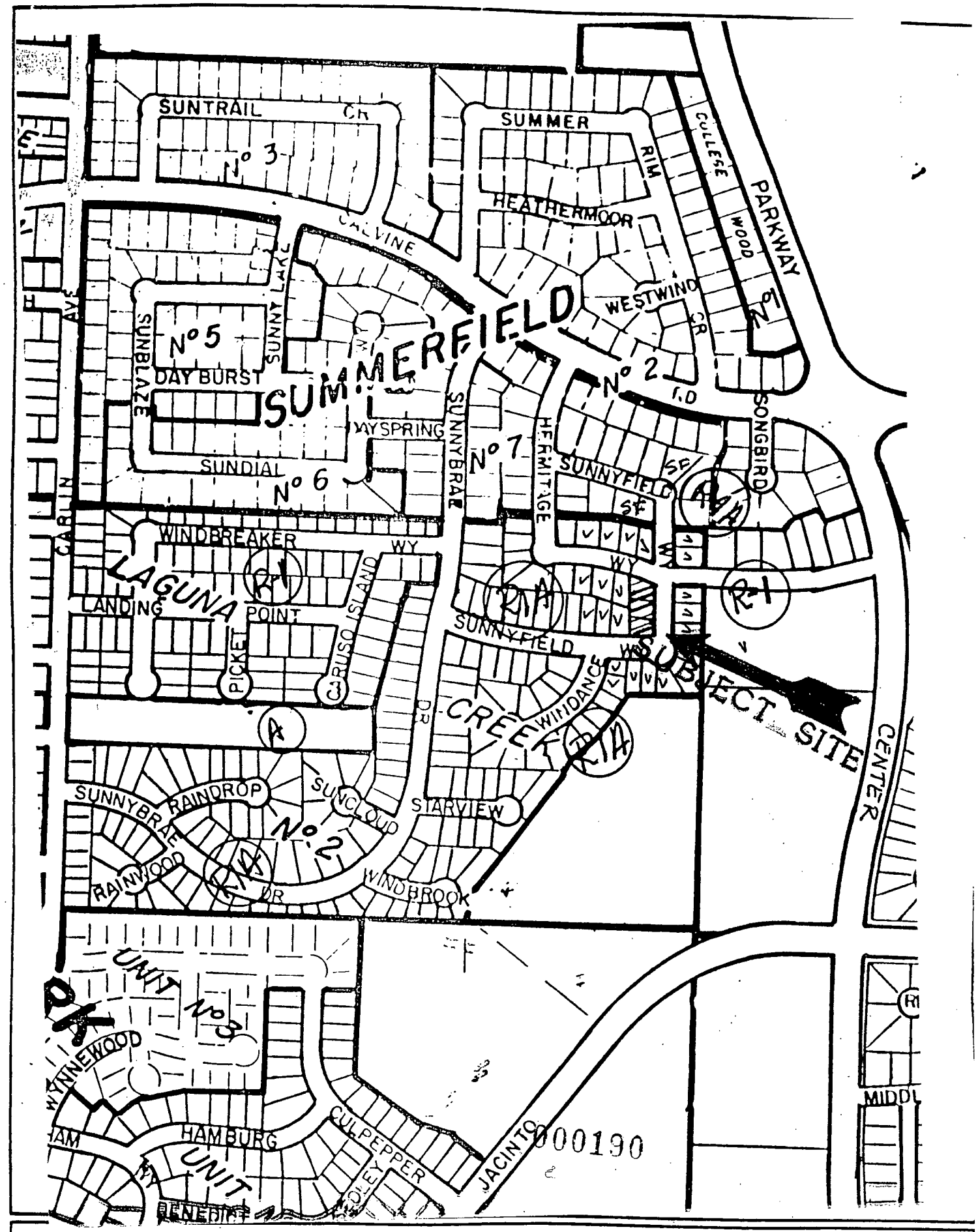
Report Prepared By:

Jeanne Corcoran

Jeanne Corcoran, Planning Techician II — Date: 2-8-90

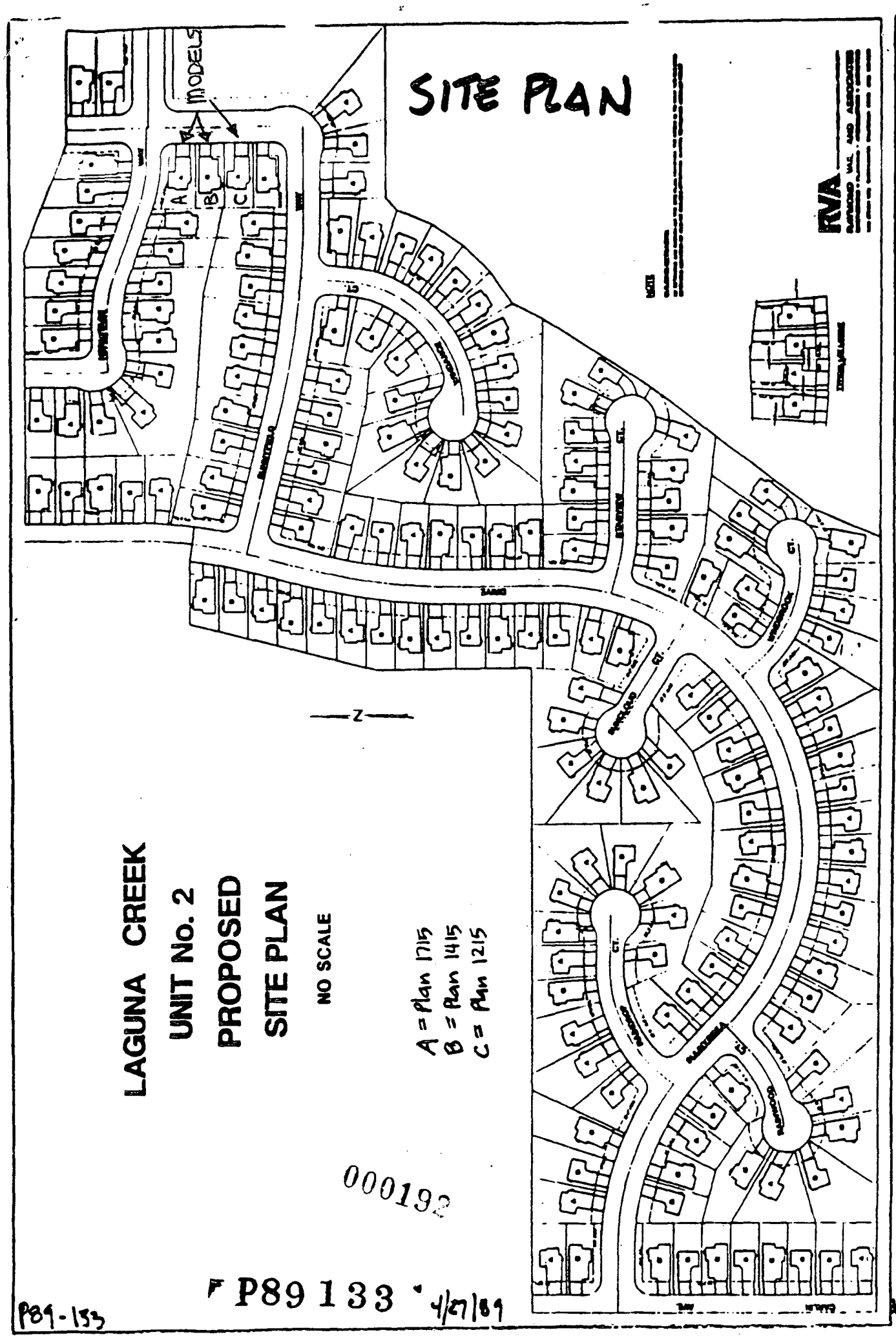
Recommendations Approved By:

Marty Van Duyn, Planning Director — Date: 2/9/90



VICINITY - LAND USE - ZONING

P90-089


SITE PLAN
MODELS
A
B
C
RVA
LAGUNA CREEK
UNIT No. 2
PROPOSED
SITE PLAN
NO SCALE
A = Plan 1715
B = Plan 1415
C = Plan 1215
000192
P89 133 4/27/89
P89-133
#26

VICINITY MAP

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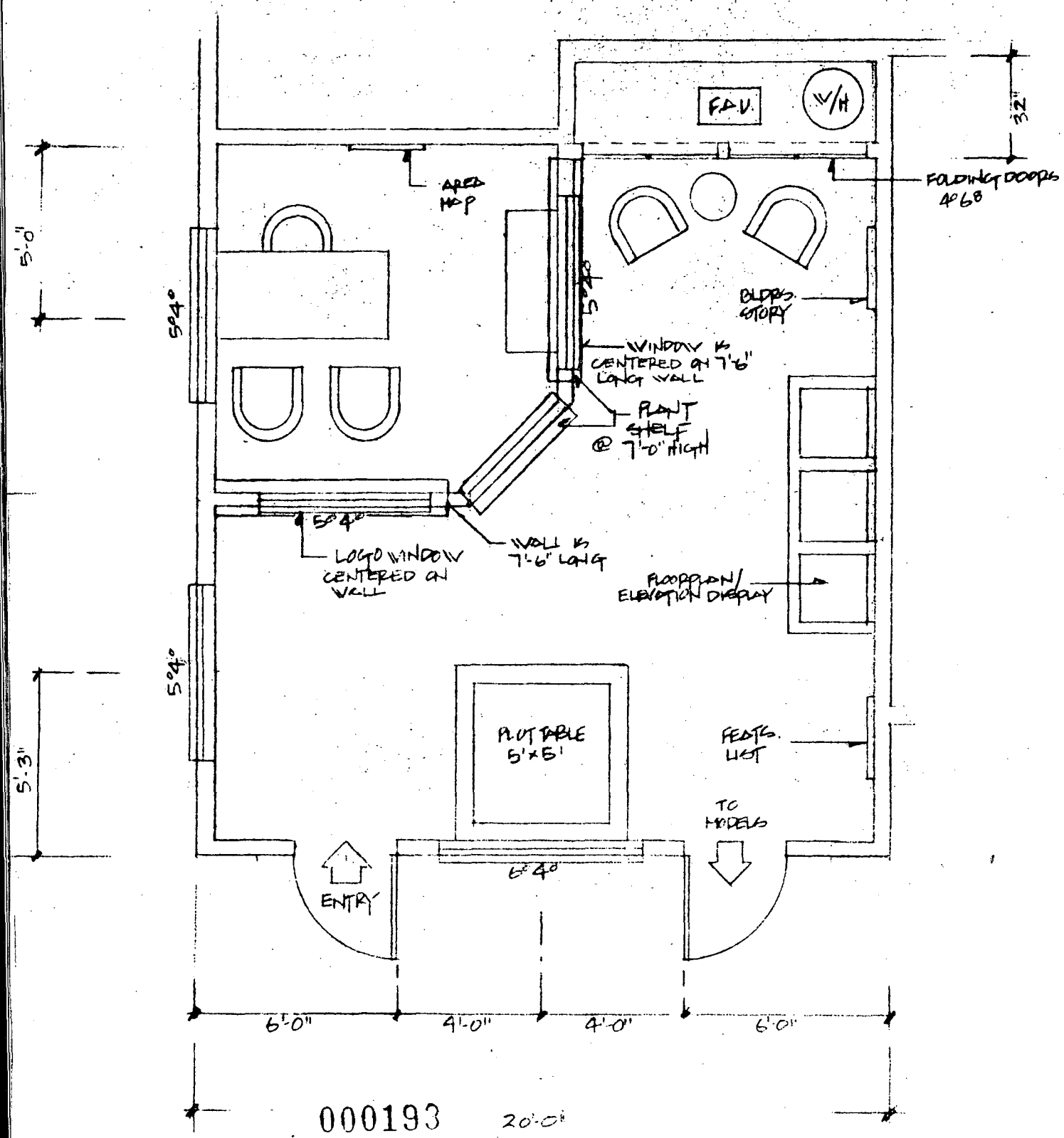
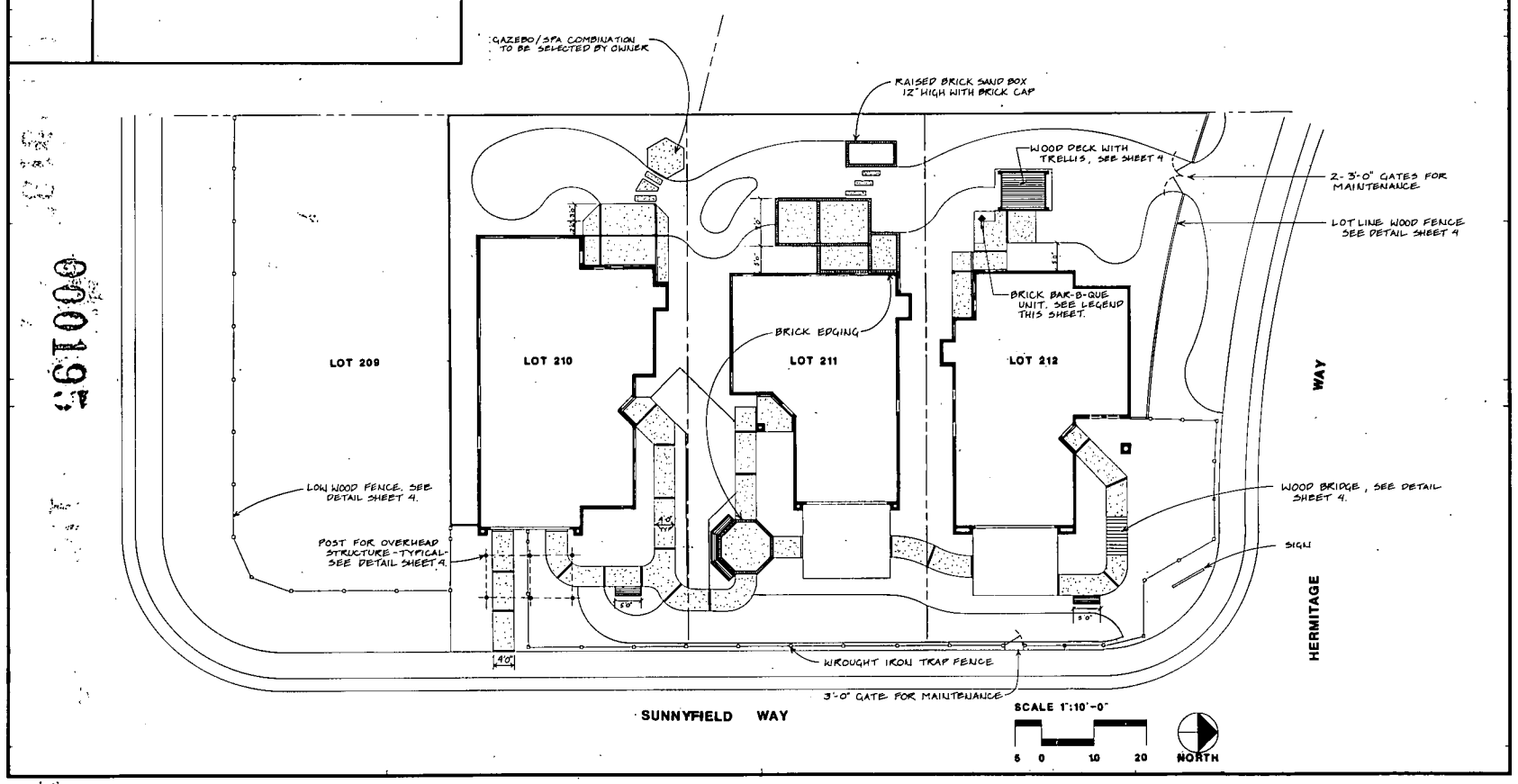


SALES OFFICE LAYOUT - GARAGE LOT 210 PLAN 1215

1/4

P86-089

KEY	CONSTRUCTION LEGEND
	CONCRETE PAVING - SALT FINISH
	2 X 4 REDWOOD EXPANSION JOINTS
	WOOD BENCH - 3 REQUIRED. SEE DETAIL SHEET L.4.
	BRICK BAR-B-QUE UNIT FOR MODEL 1992 R-C. + 25¾" WIDE X 13" HIGH WITH TILE COUNTER AND OPENING FOR A LIFT-A-FIRE GRILL. H3335 (24¾") OPENING REQUIRED. 17 3/4" X 24 1/2" X 12" HIGH, OPEN FRONT. GRILL BY: YOUNGS FIRESIDE SHOP 1627 16th STREET (16th and Q Street) SACRAMENTO, CA 95814 (916) 443-7807



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CONSULTANTS:

REVISIONS:

	DATE	BY
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PROJECT TITLE:

LAGUNA CREEK
UNIT NO. 2
MODEL LOTS
SUNNYFIELD WAY

EXHIBIT A
SITE PLAN

PLANT MATERIAL LIST

SIZE	QUANTITY	KEY	BOTANICAL AND COMMON NAME:
			TREES:
15 G.C.	4	1	ACACIA MELANOXYLON ... BLACKWOOD ACACIA
15 G.C.	4	*2	ACER PALMATUM ... JAPANESE MAPLE
24" Box	3	3	LIRIODENDRON TULIPIFERA ... TULIP TREE
15 G.C.	4	4	NYSSA SYLVATICA ... SOUR GUM
15 G.C.	7	*5	PHOTINIA FRASERI-STANDARD ... PHOTINIA TREE
24" Box	2	6	PYRUS CALLERYANA "BRADFORD" ... BRADFORD PEAR
15 G.C.	3	7	QUERCUS COCCINEA ... SCARLET OAK
15 G.C.	3	8	SEQUOIA SEMPERVIRENS "APTOS BLUE" ... REDWOOD
15 G.C.	5	9	ULMUS PARVIFOLIA "DRAKE" ... DRAKE ELM
			SHRUBS:
1 G.C.	24	11	ABELIA "EDWARD GOUCHER" ... PINK ABELIA
1 G.C.	21	12	AGAPANTHUS AFRICANUS ... BLUE LILY OF THE NILE
5 G.C.	9	*13	AZALEA "RED" ... RED AZALEA
1 G.C.	15	14	CEANOTHUS GRISEUS HORIZONTALIS ... CARMEL CREEPER
1 G.C.	18	15	CYTISUS HYBRID "LILAC TIME" ... BROOM
1 G.C.	14	16	DODONAEA VISCOSA "PURPUREA" ... PURPLE HOPSEED BUSH
1 G.C.	22	17	ESCALLONIA FRADESI ... ESCALLONIA
1 G.C.	17	18	FEIJOA SELLOWIANA ... PINEAPPLE GUAVA
5 G.C.	11	*19	GARDENIA JASMINOIDES "VEITCHII" ...EVERBLOOMING GARDENIA
1 G.C.	22	20	GREVILLEA NOELLI ... GREVILLEA
1 G.C.	17	*21	JUNIPERUS CHINENSIS "COASTII AUREA" ... GOLD COAST JUNIPER
1 G.C.	11	22	LANTANA SELLOWIANA ... TRAILING LANTANA
5 G.C.	17	23	MORAEA BICOLOR ... FORTNIGHT LILY
5 G.C.	12	24	NANDINA DOMESTICA "NANA" ... DWARF NANDINA
1 G.C.	3	25	PITTOSPORUM TOBIRA "VARIEGATA" ... VARIEGATED TOBIRA
5 G.C.	0	*26	PODOCARPUS GRACILLIOR ... FERN PINE
5 G.C.	24	27	RAPHIOLEPIS INDICA "JACK EVANS" ... RAPHIOLEPIS
5 G.C.	5	28	TRACHELOSPERMUM JASMINOIDES "ESPALIER" ... STAR JASMINE
1 G.C.	17	29	VIBURNUM TINUS ... LAURESTINUS
5 G.C.	10	30	WISTERIA SINENSIS ... CHINESE WISTERIA VINE
			GROUND COVERS:
Flats	12" O.C.	41	GAZANIA "MITSUWA TRAILING YELLOW" ... TRAILING GAZANIA
Flats	8" O.C.	42	ISOTOMA FLUVIATILIS ... BLUE STAR CREEPER

KEY

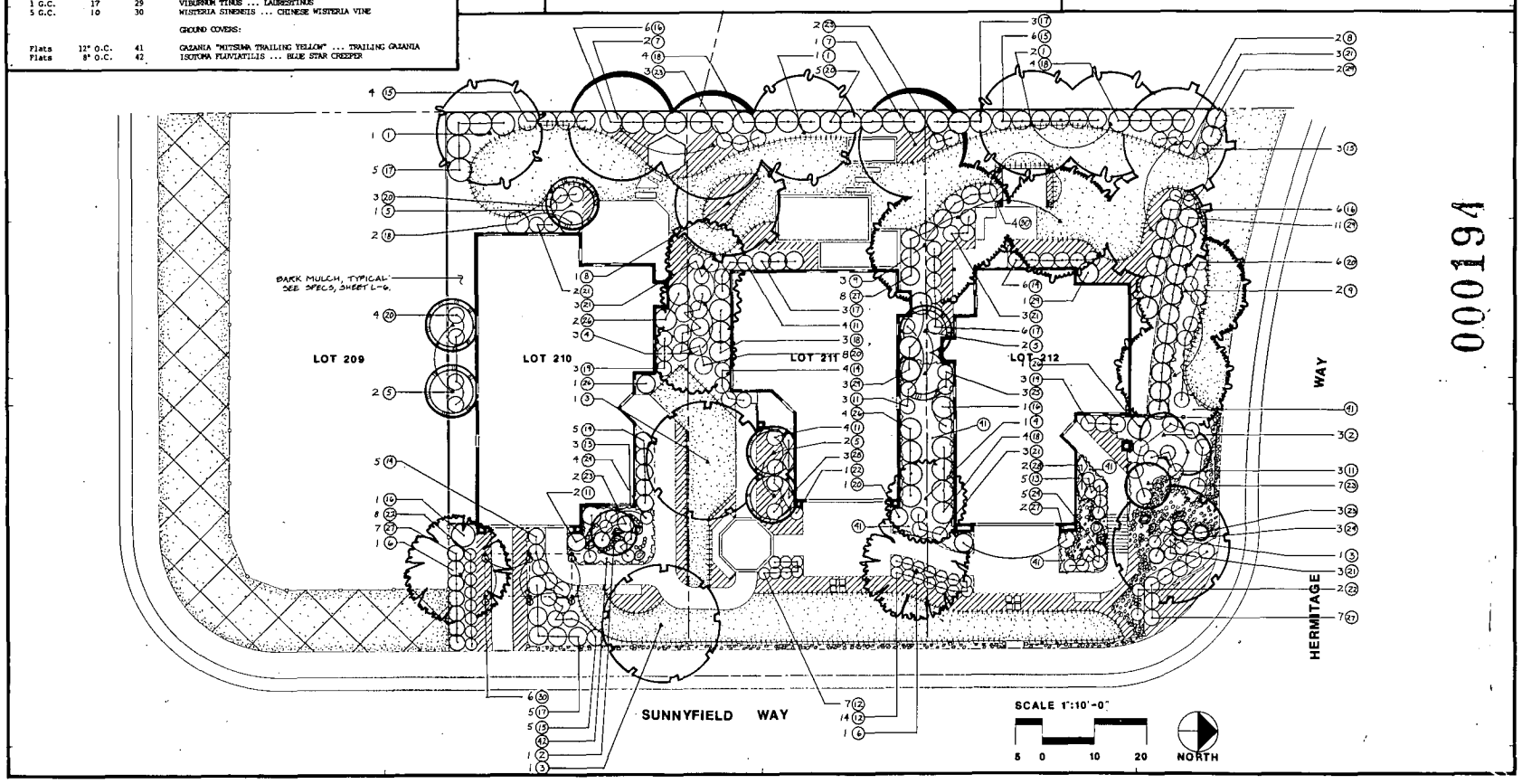
- LAWN (SOD)
- LAWN (SEED)
- BEDDING PLANTS/ANNUALS. SEE DETAIL SHEET L.5 FROM PONY PAKS. 45 FLATS REQUIRED. TYPE TO BE SELECTED UPON SEASONAL AVAILABILITY.
- COBBLESTONE PAVING. 4" - 6" DIAMETER SIZE, WITH 3/4" DRAIN ROCK SPRINKLED ON TOP.
- (4) PLANT KEY / (9) PLANT QUANTITY
- TREES. SEE DETAIL SHEET L.5.
- SHRUBS. SEE DETAIL SHEET L.5.
- REDWOOD HEADER BOARD. SEE DETAIL SHEET L.5.
- CONCRETE STEPPING STONES. 16" SQUARE, GREY COLOR, BROOM FINISH, 8-REQUIRED.
- GROUND COVER. SEE DETAIL SHEET L.5.
- FIELD STONE ROCKS. 10-REQUIRED. SIZES (4-24" x 18", 3-18" x 18" AND 3-18" x 12"). SEE DETAIL SHEET L.5.
- REDWOOD DOWELS. SEE DETAIL SHEET L.5.

LANDSCAPE LEGEND

LANDSCAPE NOTES

GENERAL INFORMATION/REQUIREMENTS

1. COMPOSITE BASE SHEET: THE PROPOSED IMPROVEMENT SHOWN ON THE DRAWINGS ARE SUPERIMPOSED ON A BASE SHEET. THIS BASE SHEET IS COMPILED FROM THE TOPOGRAPHIC SURVEY, OTHER ARCHITECTURAL AND/OR ENGINEERING DOCUMENTS AND OTHER DATA AS MADE AVAILABLE TO THE LANDSCAPE ARCHITECT, WHO SHALL NOT BE HELD LIABLE FOR CHANGES, INACCURACIES, OMISSIONS OR OTHER ERRORS ON THESE DOCUMENTS. THE COMPOSITE BASE SHEET IS PROVIDED AS AN AID ONLY AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THESE DOCUMENTS AND INCORPORATING/INTEGRATING ALL CONSTRUCTION AS REQUIRED TO ACCOMMODATE SAME.
2. NO PLANTING SHALL BE STARTED UNTIL THE SPRINKLER IRRIGATION SYSTEM HAS BEEN TESTED AND APPROVED BY LANDSCAPE ARCHITECT.
3. NO PLANTING SHALL BE STARTED UNTIL FINISH GRADING HAS BEEN APPROVED BY LANDSCAPE ARCHITECT.
4. THE QUANTITIES SHOWN ON THE PLANT MATERIAL LIST ARE APPROXIMATE. THE CONTRACTOR SHALL PROVIDE QUANTITIES INDICATED ON THE LANDSCAPE PLAN.
5. PLACE SHRUBS SO AS TO SCREEN VACUUM BREAKER FROM VIEW.
6. ALL PLANT MATERIAL IS SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
7. ALL VINES SHALL BE ATTACHED TO ADJACENT WALL FENCE OR STRUCTURE. SUBMIT METHOD OF ATTACHMENT TO LANDSCAPE ARCHITECT FOR APPROVAL.
8. FOR THESE SHRUBS, MODIFY THE BACKFILL MATERIAL ON THE SHRUB PLANTING DETAIL TO 50% NATIVE SOIL, 25% SOIL AMENDMENT AND 25% PEAT MOSS.
9. ALL TREE HOLES SHALL BE DRILLED. SEE DETAIL SHEET L-5.



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CONSULTANTS:

REVISIONS:

DATE	BY

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PROJECT TITLE:

LAGUNA CREEK UNIT NO. 2A MODEL LOTS

SUNNYFIELD WAY & HERMITAGE WAY CITY OF SACRAMENTO

PACIFIC SCENE OF SACRAMENTO

DRAWN BY: SH
DESIGNED BY: KF
CHECKED BY:

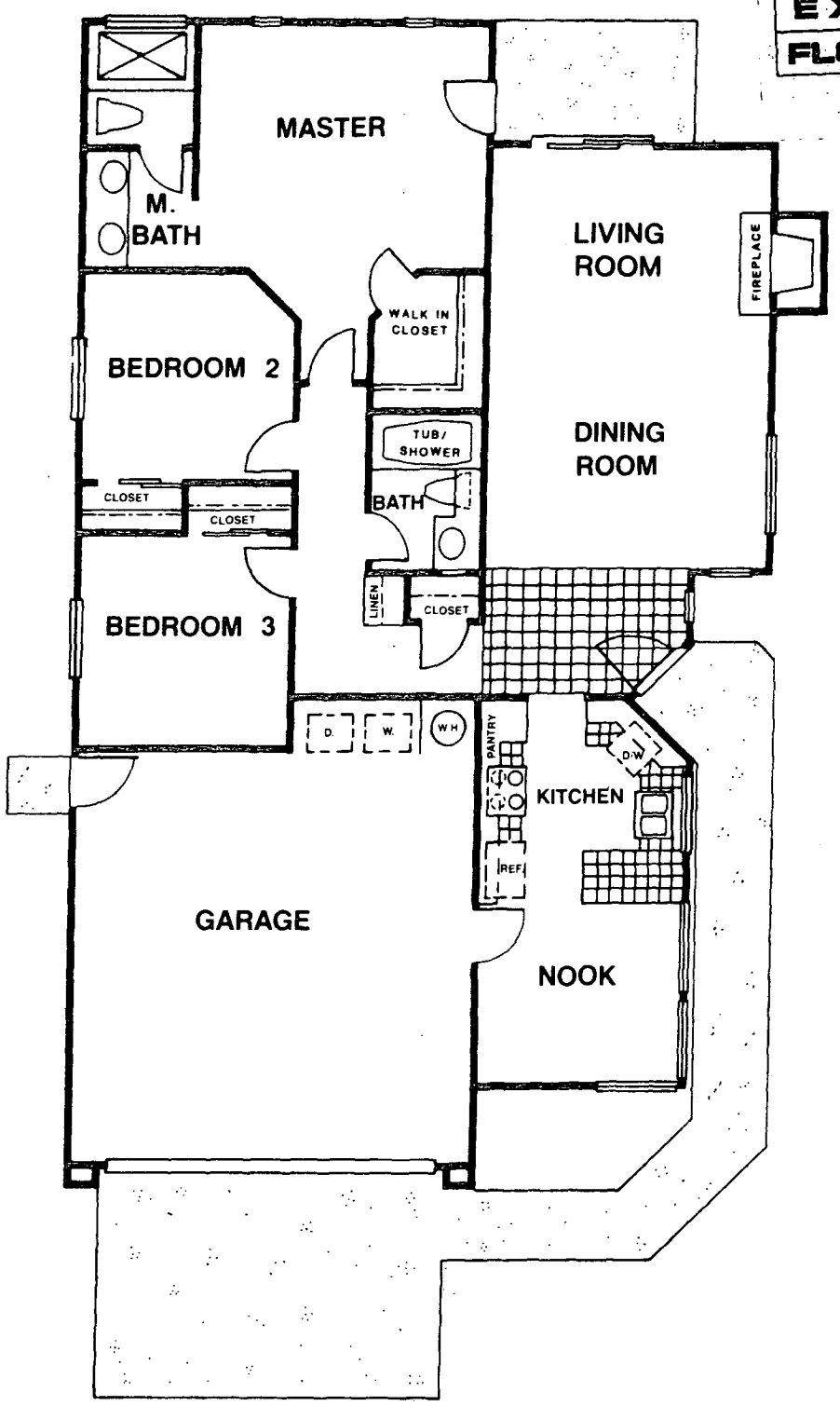
DRAWING TITLE:

LANDSCAPE PLAN

DATE: 11-20-89
JOB NO. 89-82

SHEET NO: L.3 OF 6

EXHIBIT B
FLOOR PLANS



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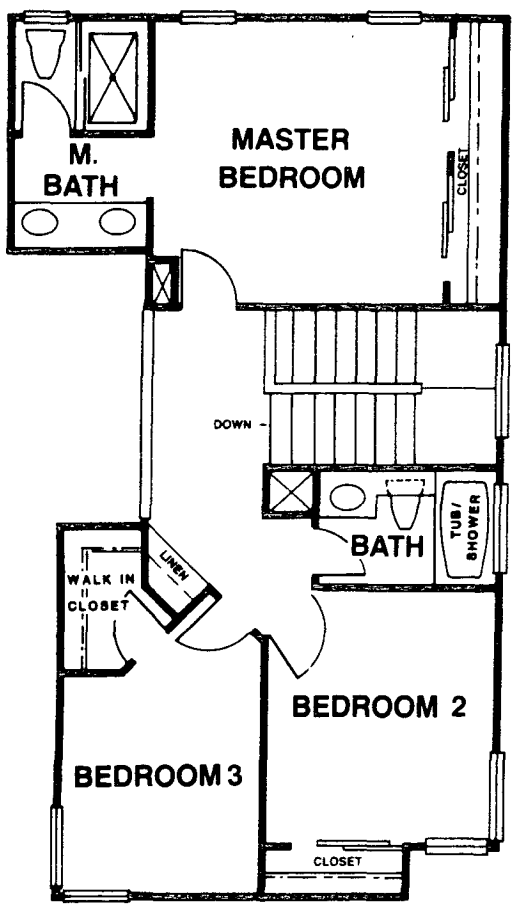
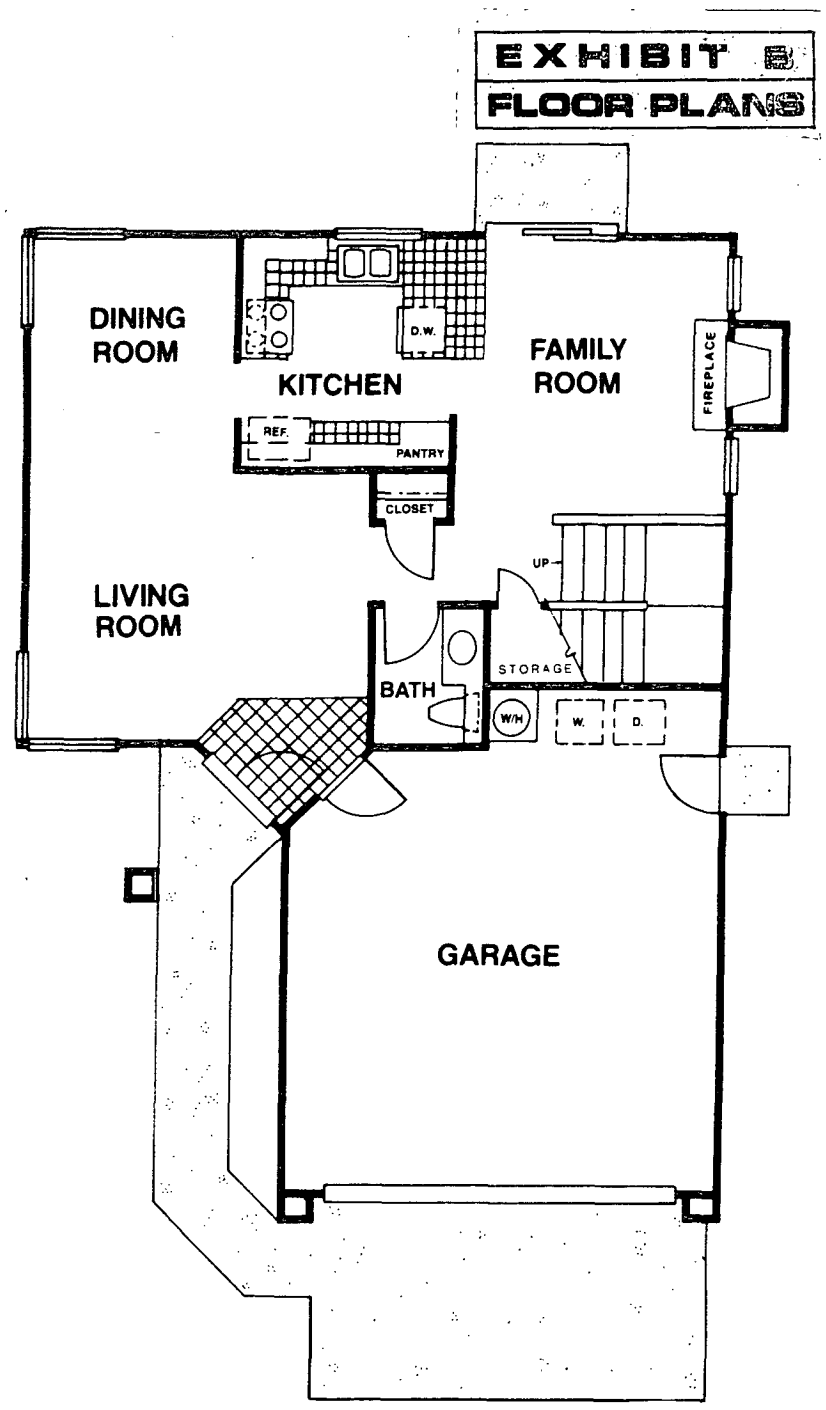
THE DEL MAR
3 BEDROOM
2 BATH

P90-089

1215 s.f.

EXHIBIT B
FLOOR PLANS





THE CATALINA
3 BEDROOM
2 1/2 BATH
P90-089

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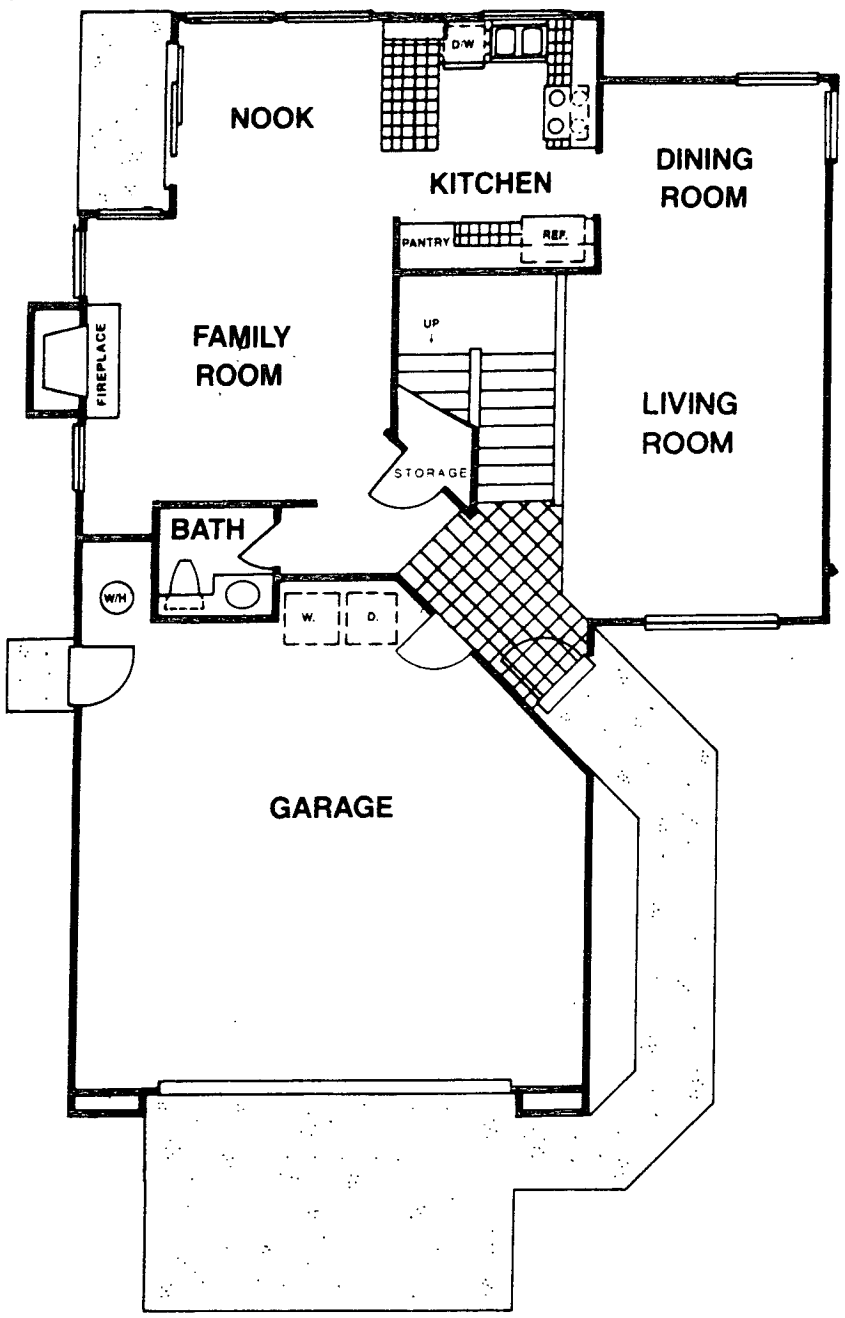
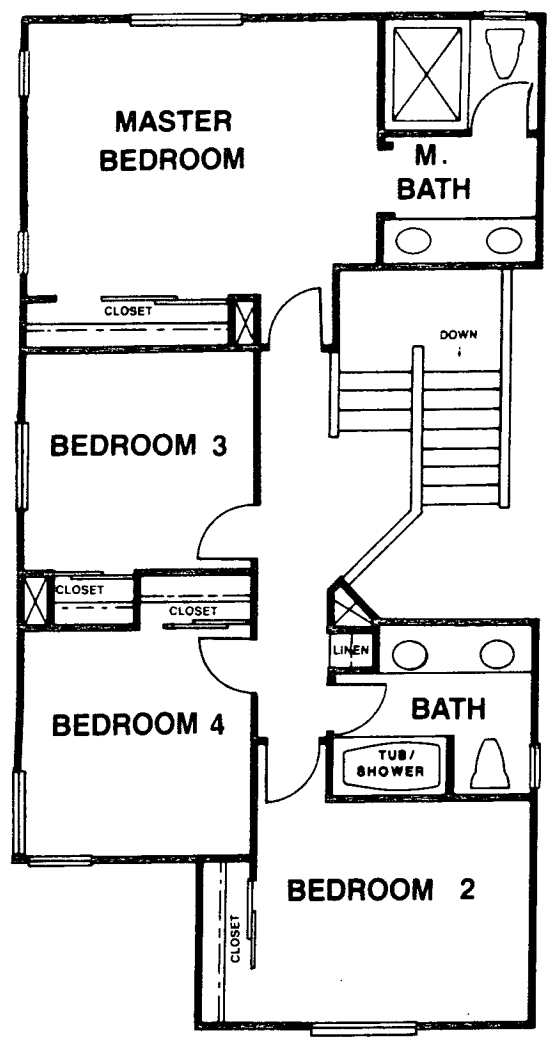
1415 s.f.

EXHIBIT B
FLOOR PLANS





File Point
Pac. tic
masters
(brochure)

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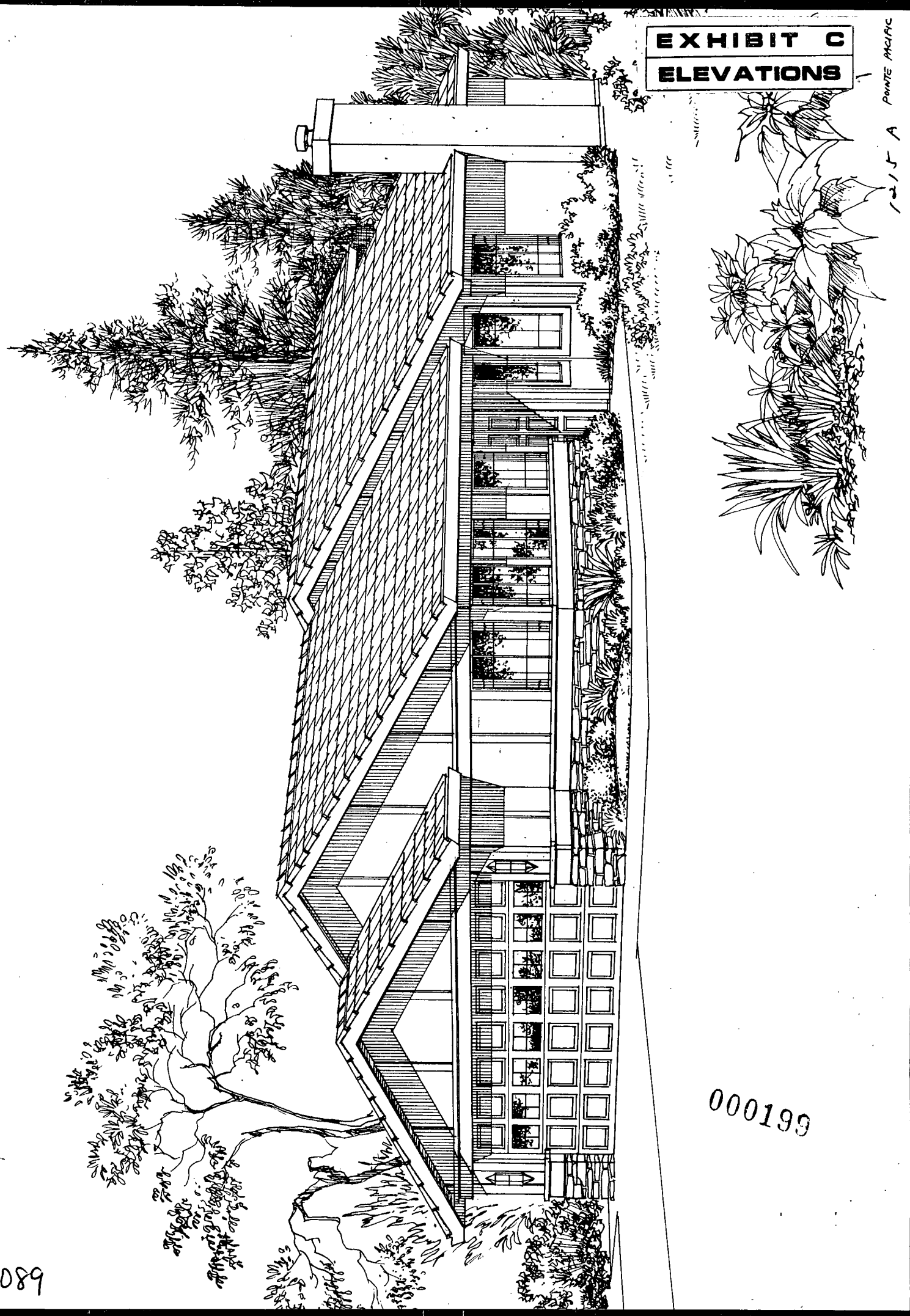
THE CORONADO
4 BEDROOM
2 1/2 BATH

P90-089

1715 s.f.

EXHIBIT C
ELEVATIONS



POINTE PACIFIC

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EXHIBIT C
ELEVATIONS

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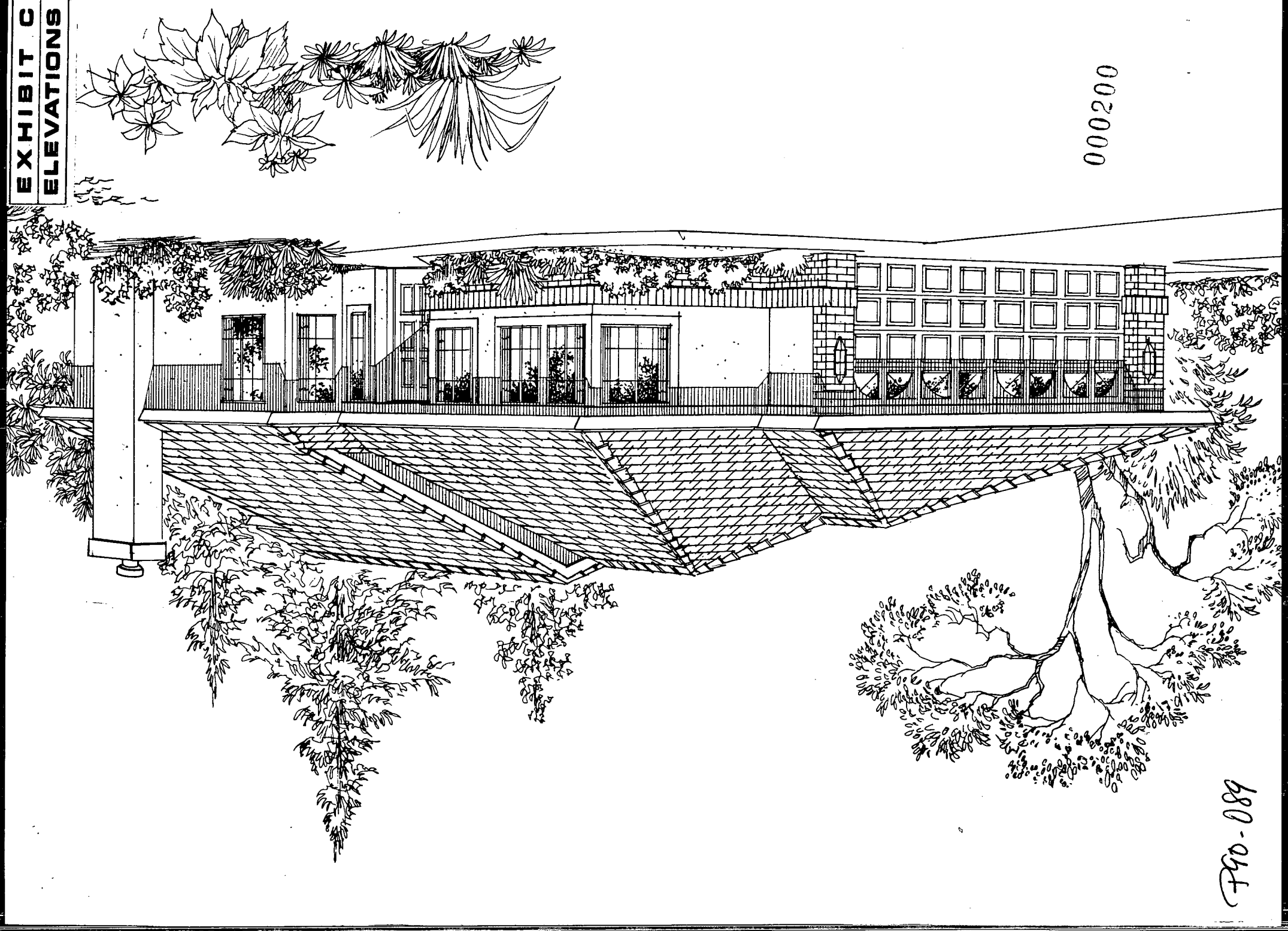

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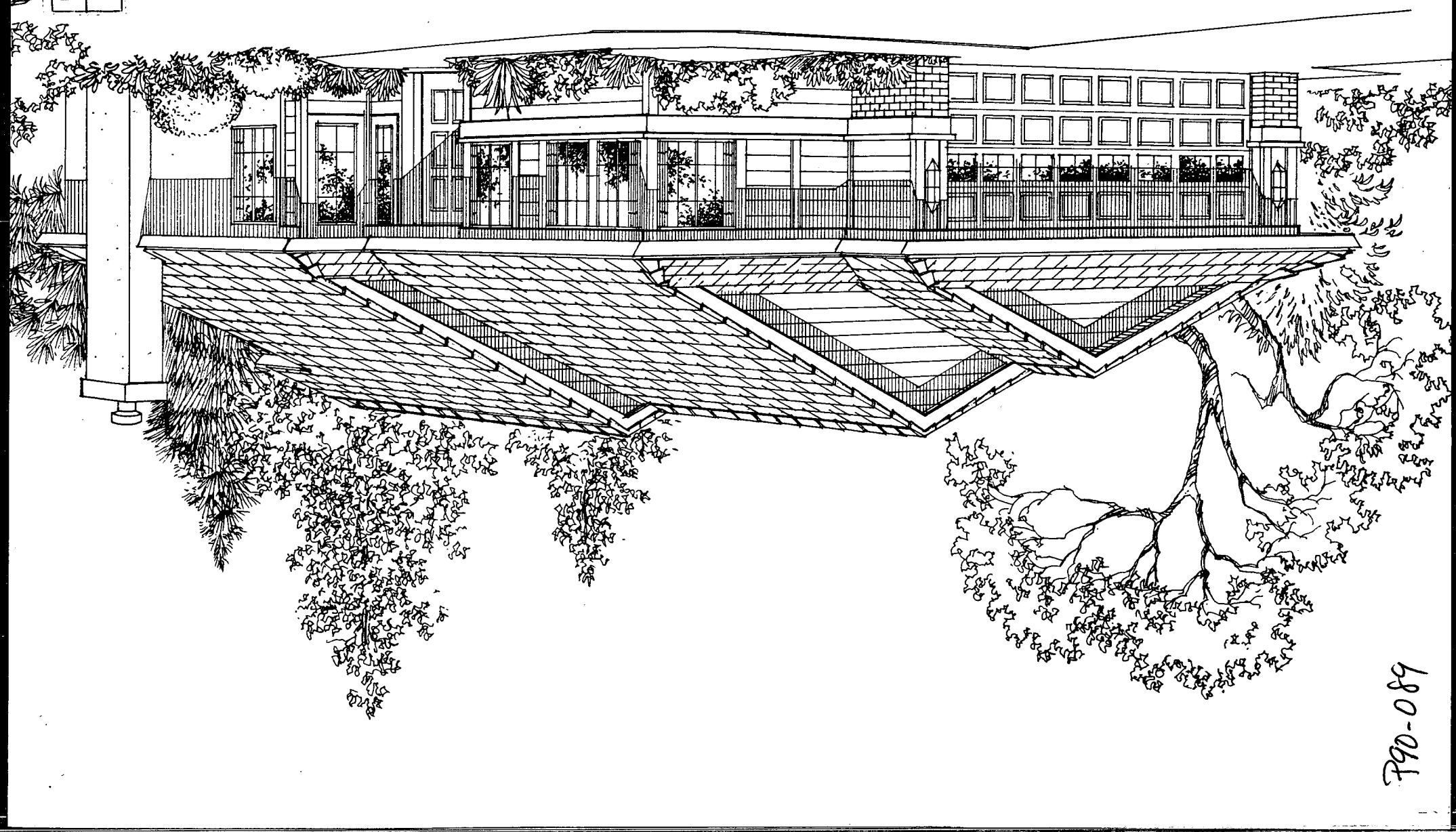
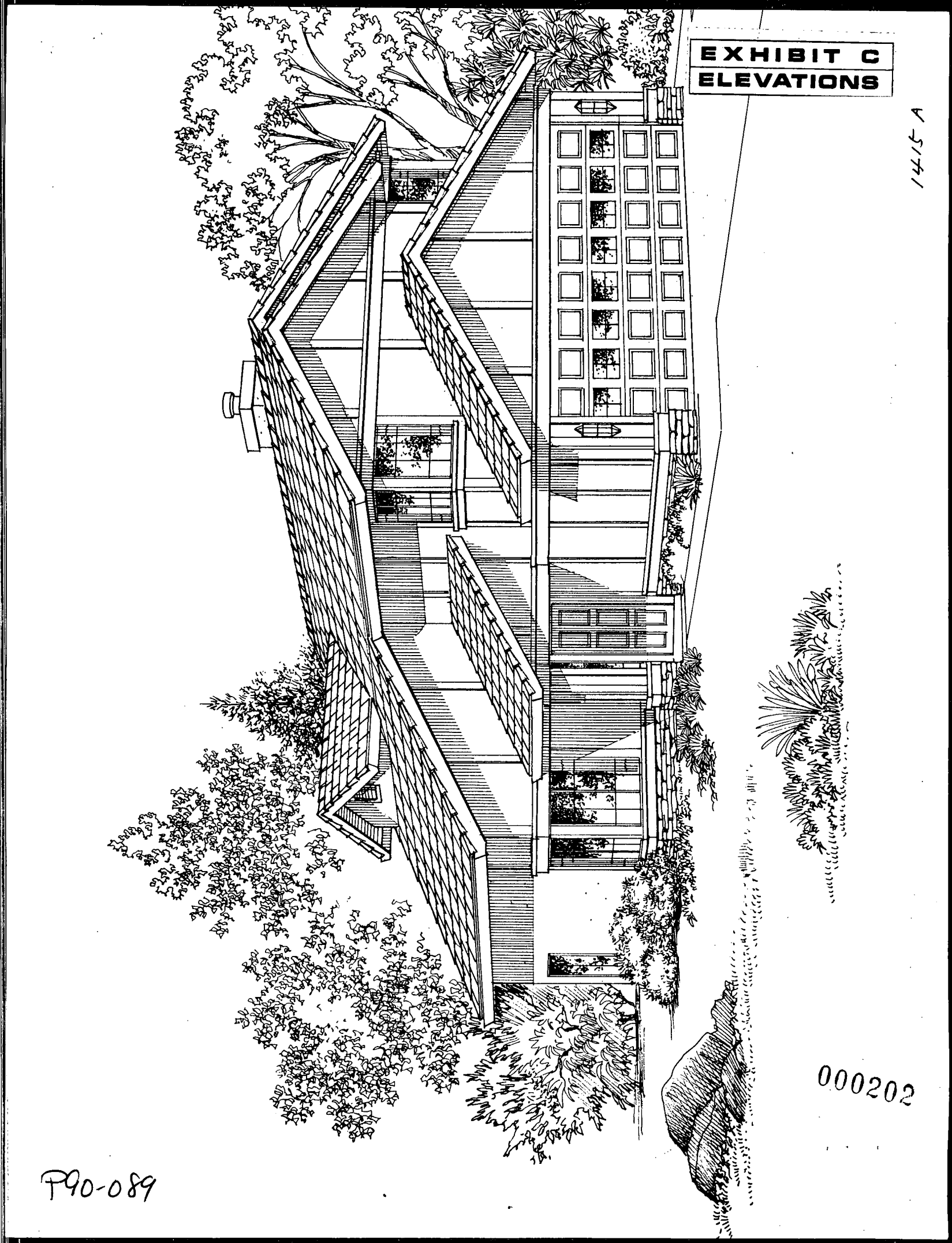


P90-087

EXHIBIT C
ELEVATIONS

1415-A



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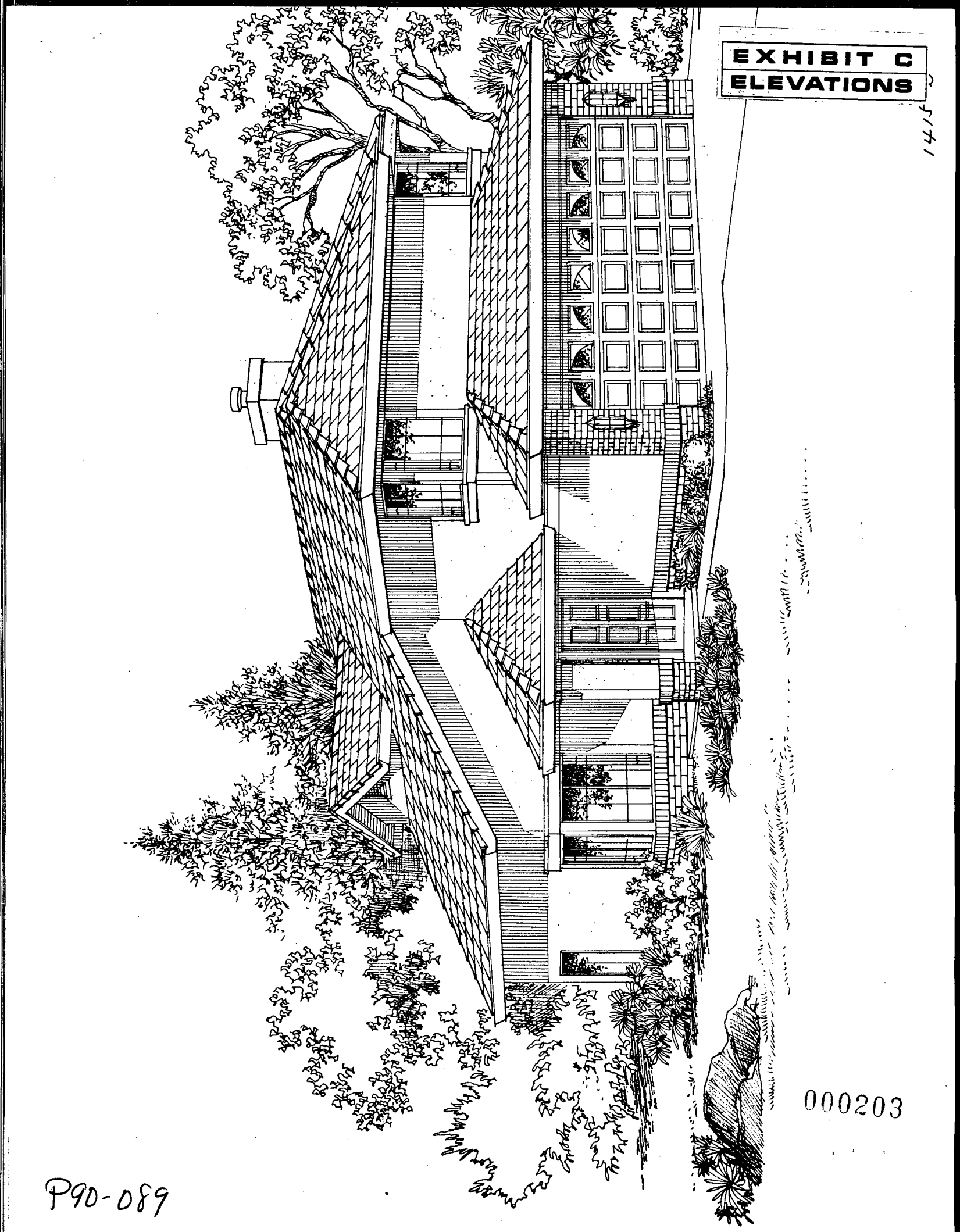

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EXHIBIT C
ELEVATIONS

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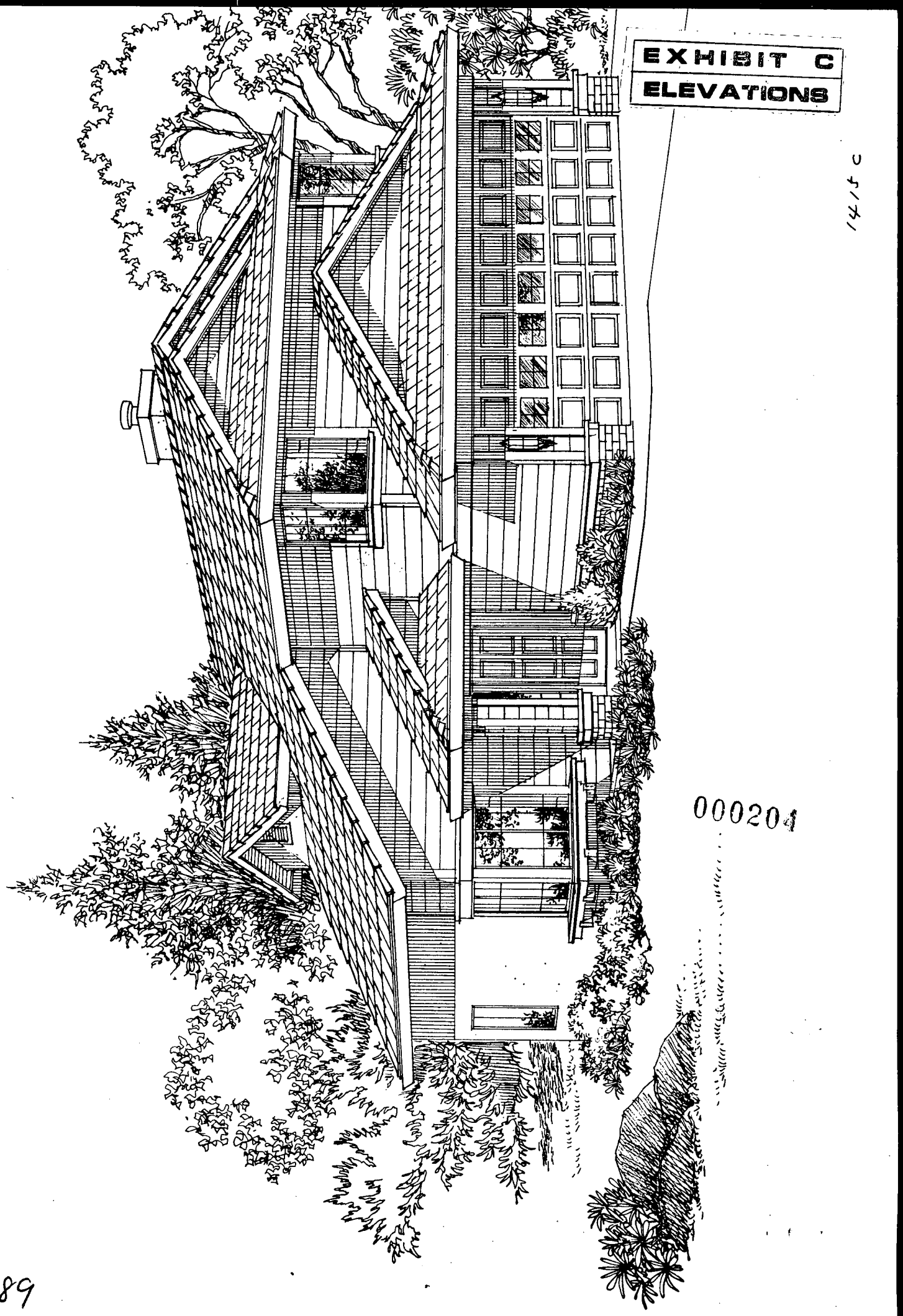

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EXHIBIT C
ELEVATIONS

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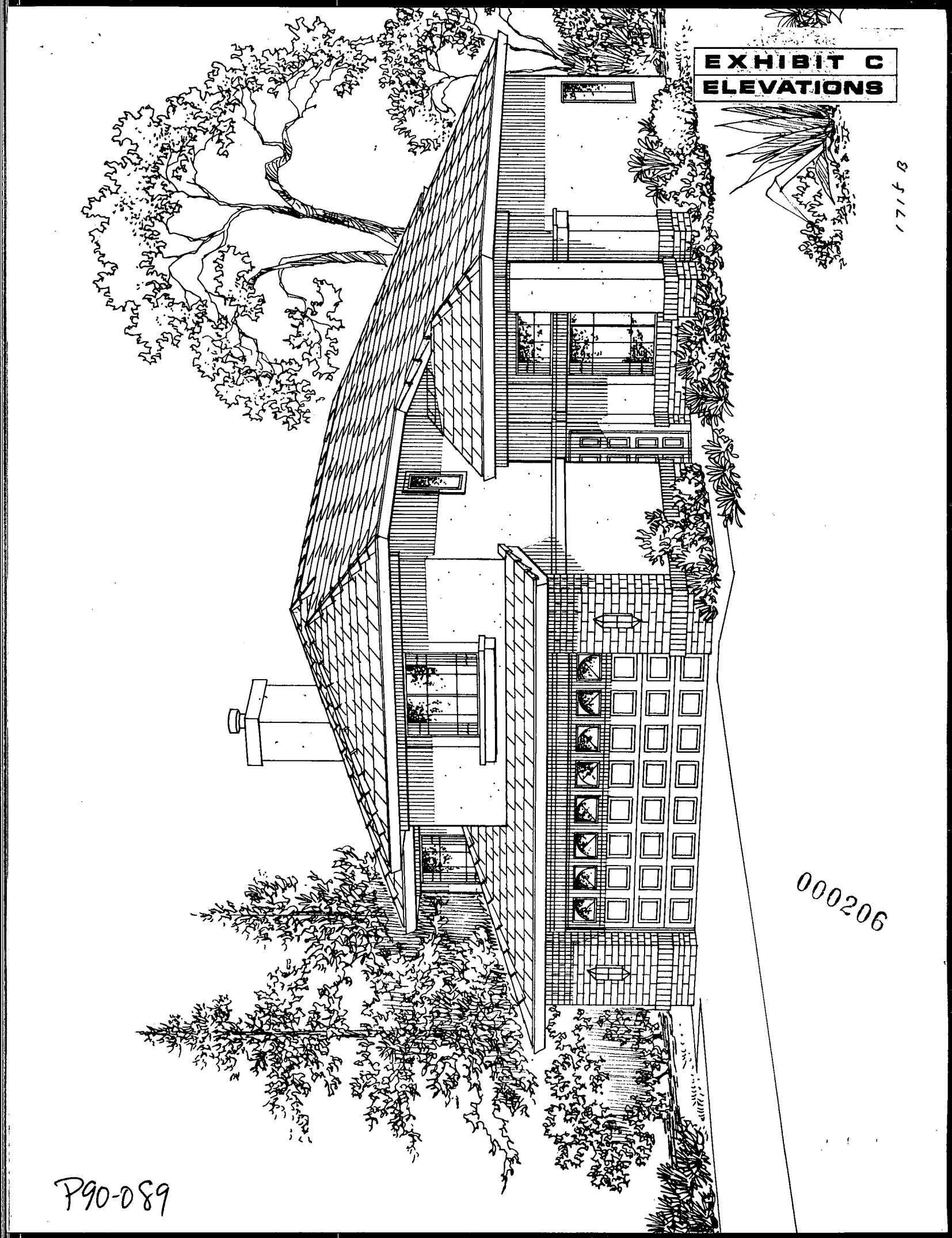
EXHIBIT C
ELEVATIONS



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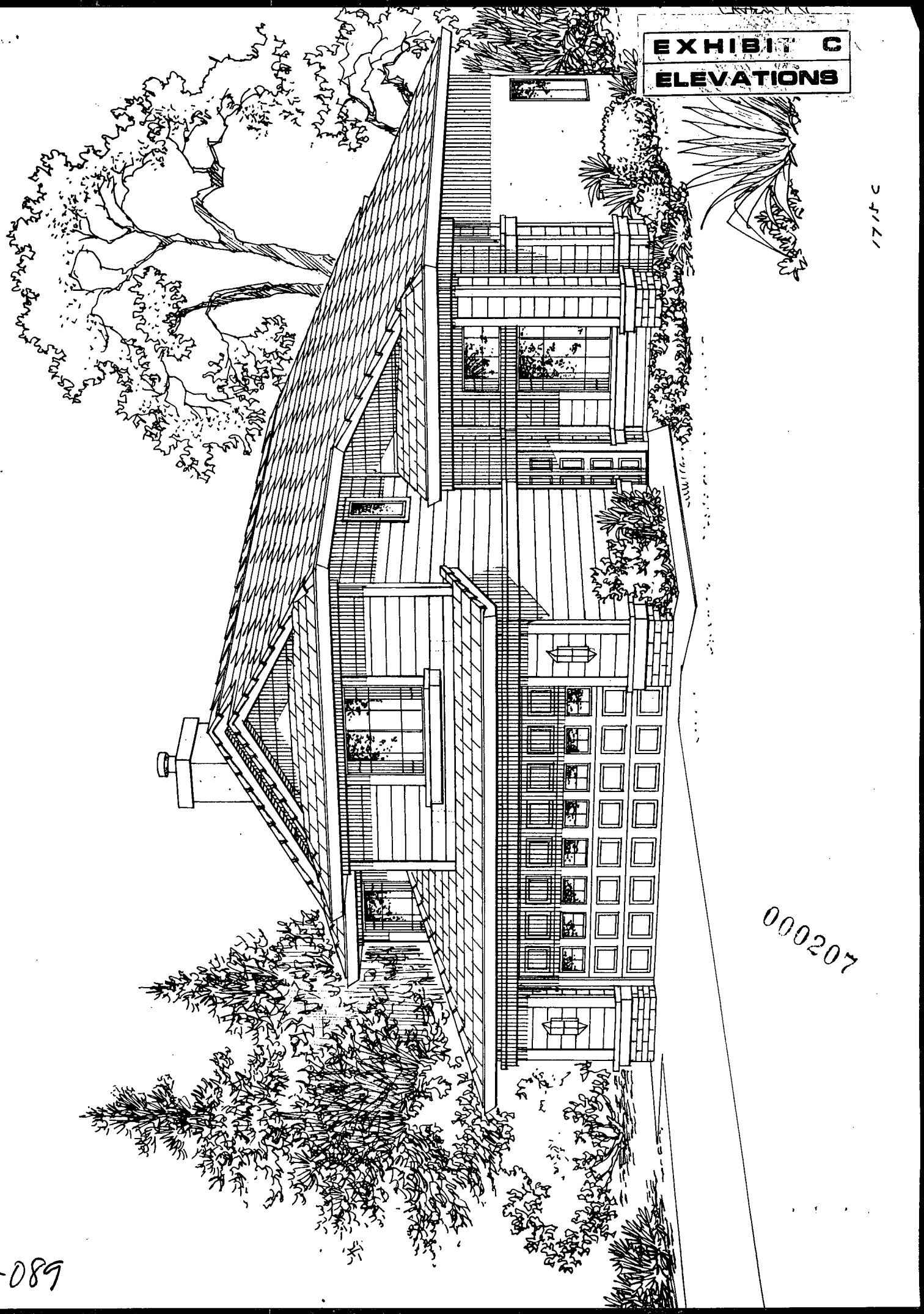

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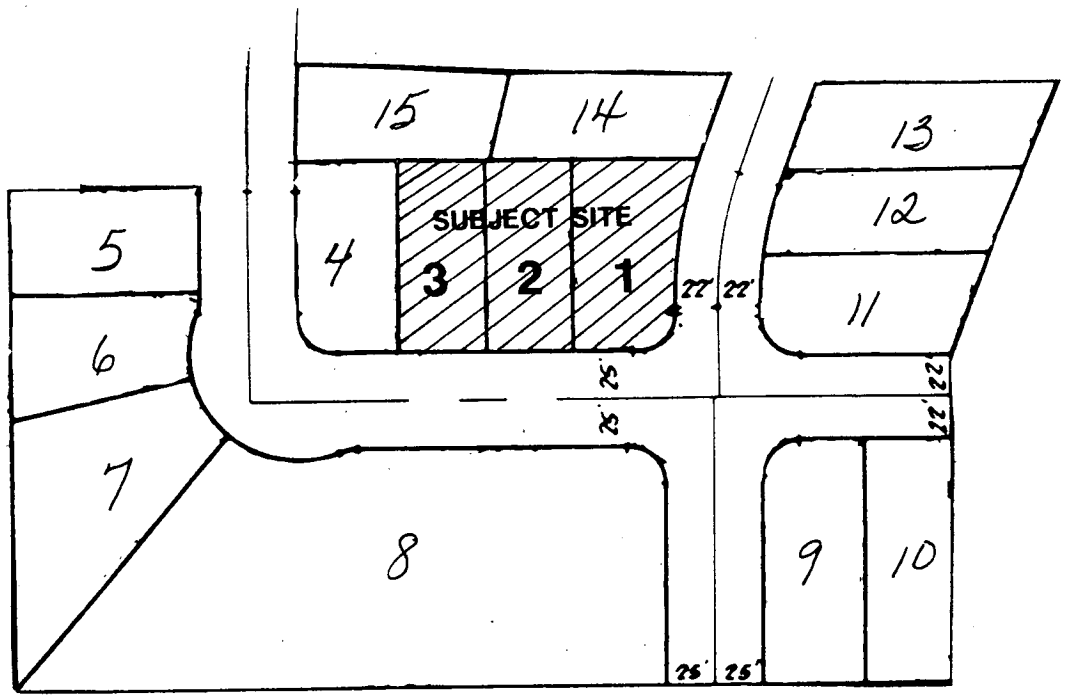
P90-089

MAP OF ADJACENT PARCELS
FOR LAGUNA CREEK UNIT NO. 2 MODELS
Assessor Parcel Numbers: 117-940-21, 22 & 23

January, 1990



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