

# PLANNING DIRECTOR'S SPECIAL PERMIT

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

<b>APPLICANT</b>	Royal Construction Co., 925 University Avenue, Sacramento, CA 95825				
<b>OWNER</b>	WINDSONG VENTURE, 925 University Avenue, Sacramento, CA 95825				
<b>PLANS BY</b>	STONHAM & BECKER, 2740 Arden Way, Suite #200, Sacramento, CA 95825				
<b>FILING DATE</b>	5/17/88	<b>ENVIR. DET.</b>	Ex. 15303 a	<b>REPORT BY</b>	JC/vf
<b>ASSESSOR'S-PCL. NO.</b>	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:

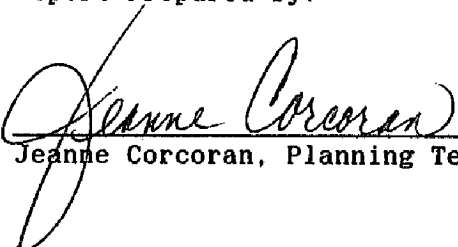
1. The garages of the model homes, which are used as sales offices, shall be converted back to garage use prior to final building inspection and sale.
2. The subdivision identification sign and unit identification signs shall be located outside the setback areas.
3. The unit identification signs shall 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

6/16/88  
\_\_\_\_\_  
DATE

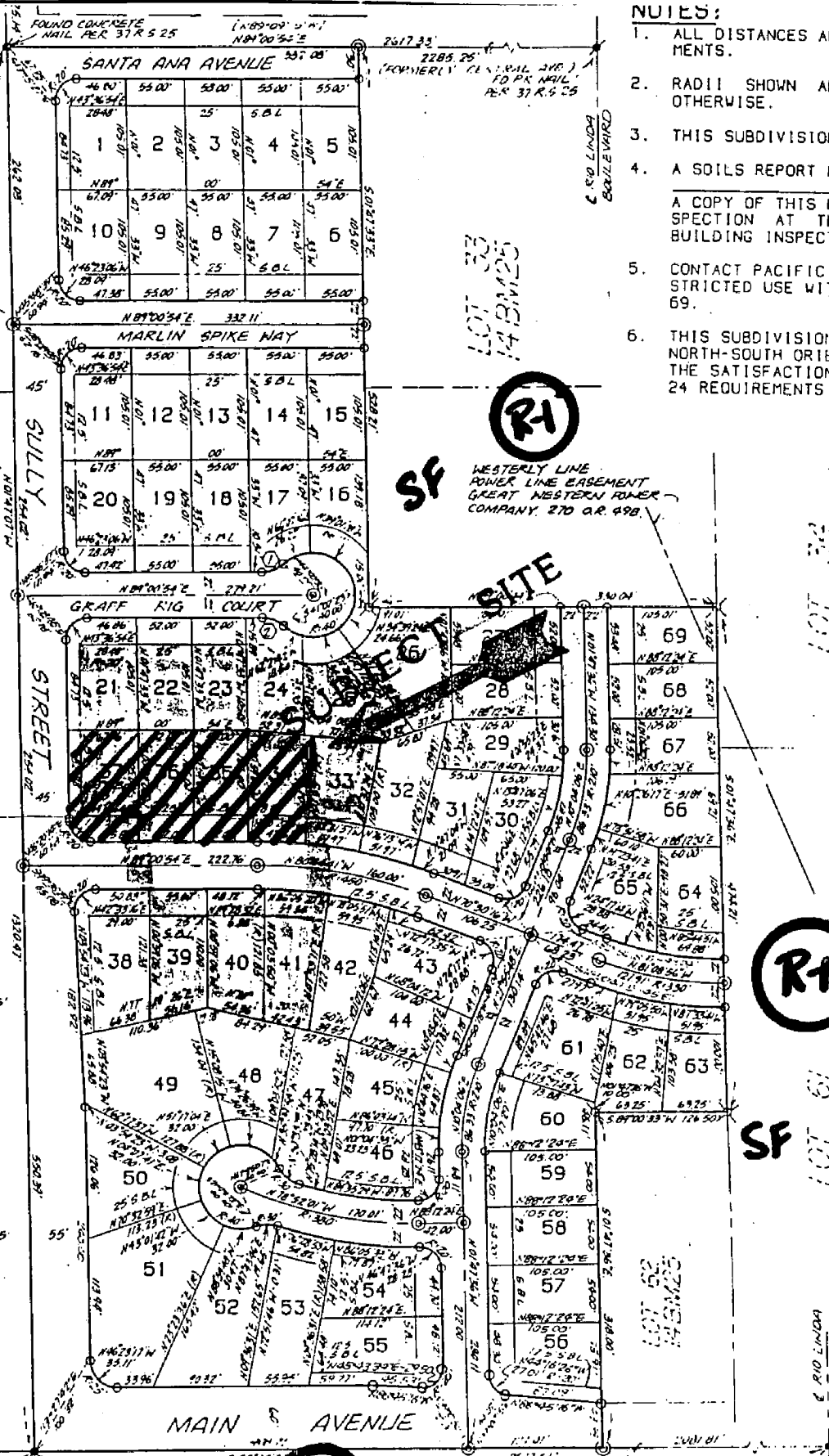
Recommendations Approved by:

*For*   
\_\_\_\_\_  
Marty Van Duyn, Planning Director

6/17/88  
\_\_\_\_\_  
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 A COPY OF THIS REPORT IS AVAILABLE AT THE OFFICE OF BUILDING INSPECTOR.
5. CONTACT PACIFIC GAS AND ELECTRIC COMPANY FOR STRICTED USE WITH IN POWER LINE 69.
6. THIS SUBDIVISION SHALL COMPLY WITH NORTH-SOUTH ORIENTATION INCLUDING THE SATISFACTION OF THE PLANNING DEPARTMENT 24 REQUIREMENTS OF THE UNIFORM



GARDEN NORTH  
NO. 5  
M18

BAF DRIVE

M14  
GARDEN NORTH  
NO. 1

**R1A**  
SF UNDER  
CONSTR.

**P-1**  
DEL. 9  
PM. 6  
VACANT

GARDEN NORTH  
NO. 2  
M15

**R1**

SF  
WESTERLY LINE  
POWER LINE EASEMENT  
GREAT WESTERN POWER  
COMPANY, 270 O.R. 498

LOT 30  
M15M25  
M14BM25

LOT	DIST.
1	100'
2	100'
3	100'
4	100'
5	100'
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7	100'
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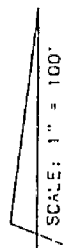
**R1**

SF

LOT 31  
M15M25  
M14BM25

**A**

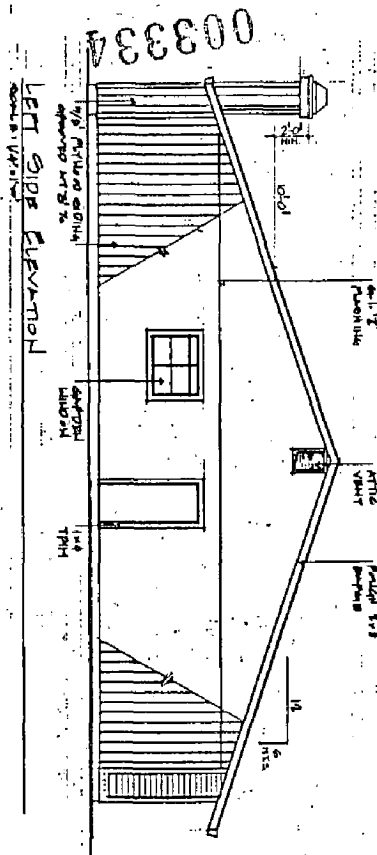
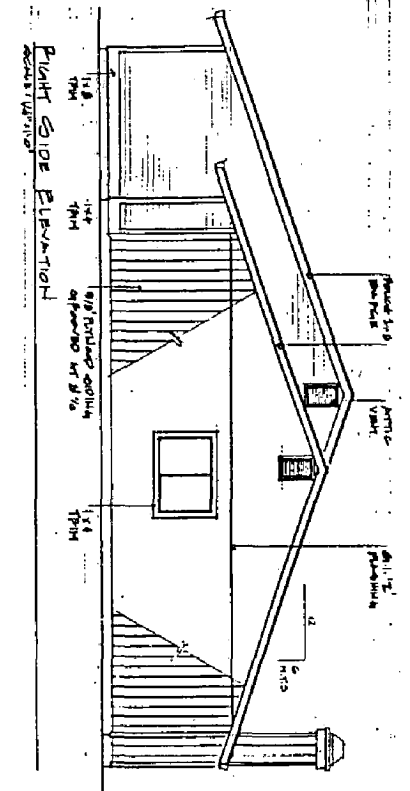
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**VICINITY - LAND USE - ZONING**

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NOTE:  
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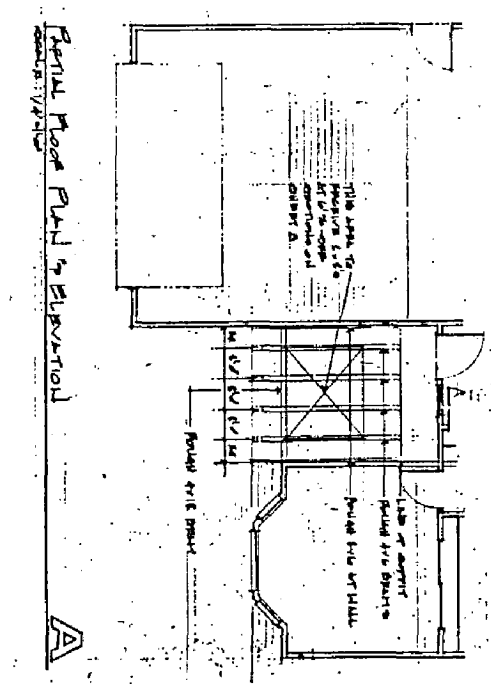
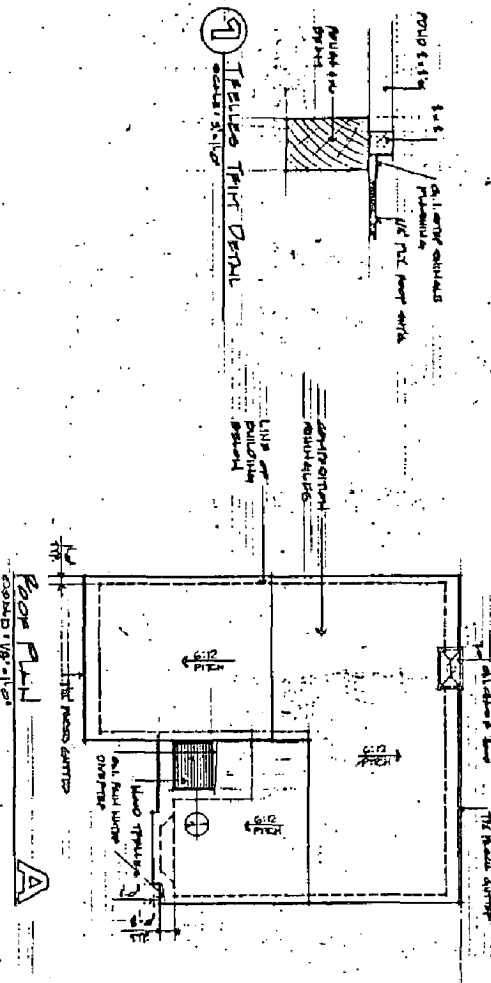
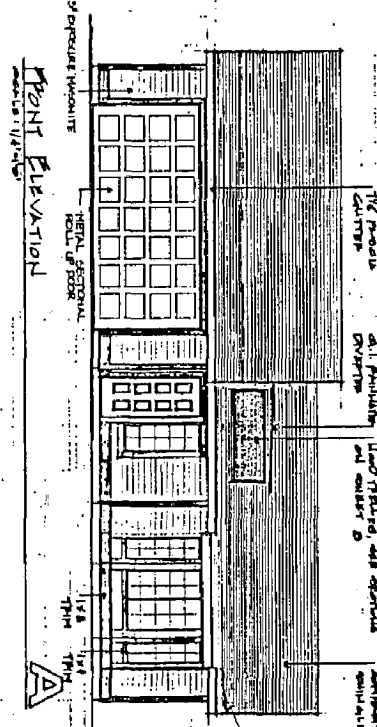
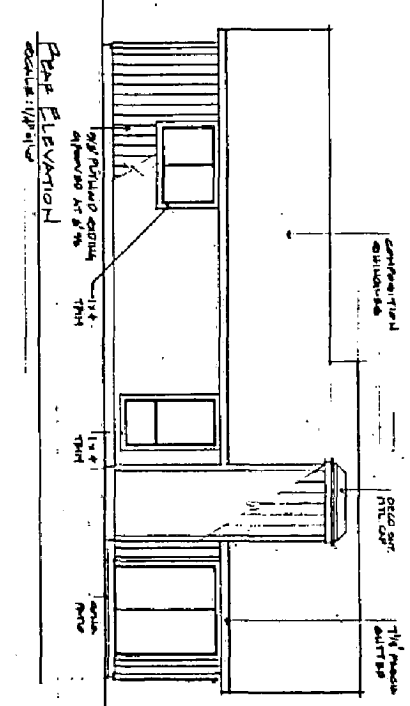
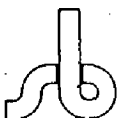


EXHIBIT 622884

DIVISION: 2100  
 JOB NO.: 003333  
 FILE NO.:  
 SHEET:  
 OF 16 SHEETS

**EXTERIOR ELEVATION - A**  
 A 1/4" = 1'-0" SCALE  
 ALL DIMENSIONS ARE IN FEET AND INCHES  
 UNLESS OTHERWISE NOTED

ROYAL CONSTRUCTION COMPANY  
 1200 12TH STREET, SACRAMENTO, CALIFORNIA 95811  
 (916) 444-1200  
**PLAN 1200**

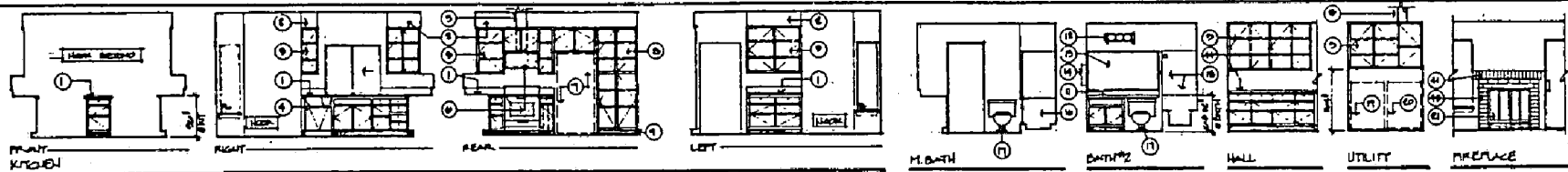


**STONHAM & BECKER**  
 architecture planning  
 2140 ARDEN WAY SUITE 200  
 SACRAMENTO, CALIFORNIA 95825  
 (916) 488-0831

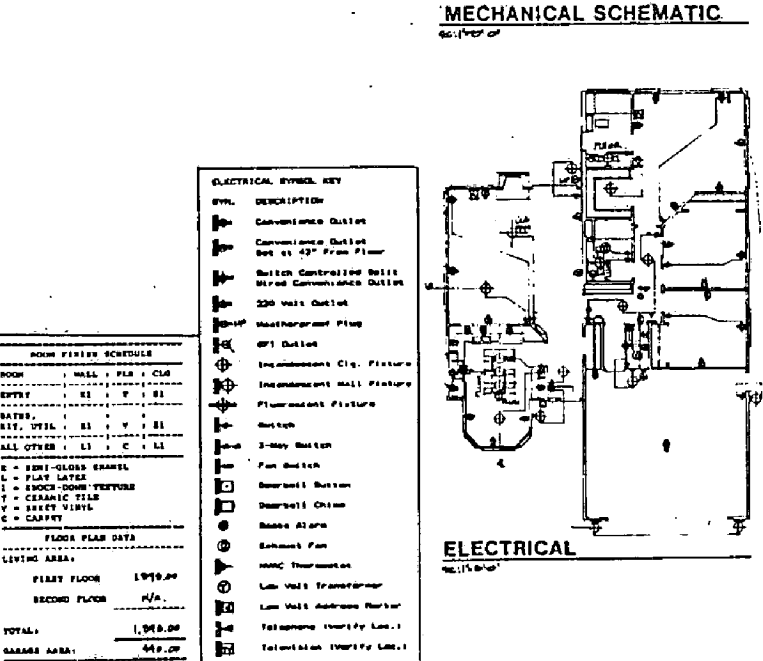
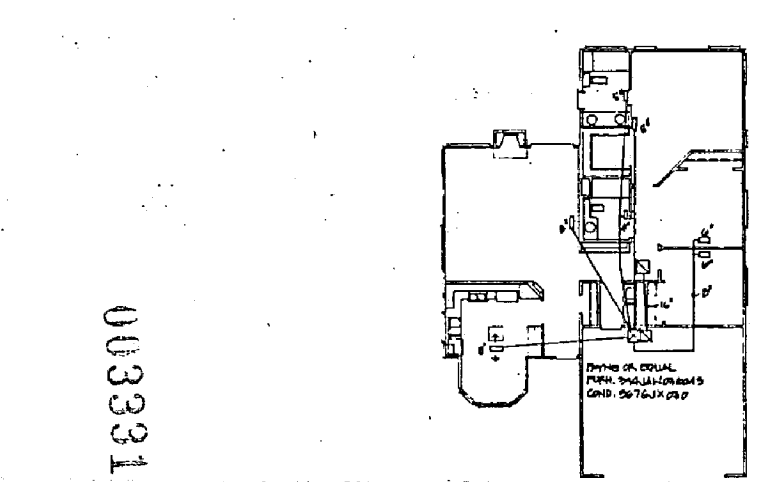




P88-229



**CABINETS**



**ELECTRICAL SYMBOL KEY**

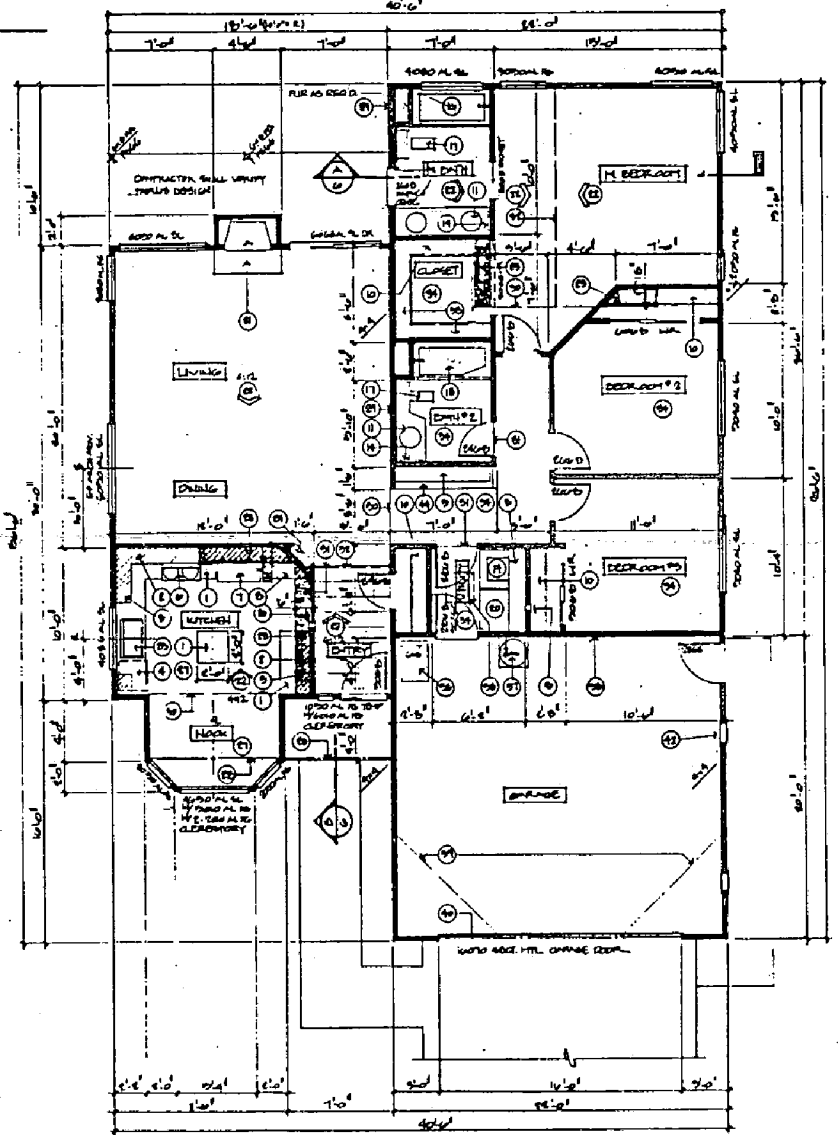
SYMBOL	DESCRIPTION
(Symbol)	Convenience Outlet
(Symbol)	Convenience Outlet
(Symbol)	Switch Controlled Bell
(Symbol)	Wired Convenience Outlet
(Symbol)	220 Volt Outlet
(Symbol)	Weatherproof Plug
(Symbol)	WFI Outlet
(Symbol)	Independent Cig. Fixture
(Symbol)	Independent Hall Fixture
(Symbol)	Fluorescent Fixture
(Symbol)	Switch
(Symbol)	3-Way Switch
(Symbol)	Fan Switch
(Symbol)	Doorbell Button
(Symbol)	Doorbell Chime
(Symbol)	Smoke Alarm
(Symbol)	Exhaust Fan
(Symbol)	MISC. Thermostat
(Symbol)	Low Volt Transformer
(Symbol)	Low Volt Address Marker
(Symbol)	Telephone (Verify Loc.)
(Symbol)	Television (Verify Loc.)

**ROOM FINISH SCHEDULE**

ROOM	WALL	FLR	CLS
ENTRY	SI	V	SI
BATH	SI	V	SI
BED ROOM	SI	V	SI
KITCHEN	SI	V	SI

**FLOOR PLAN DATA**

LIVING AREA:	
FIRST FLOOR	1,919.00
SECOND FLOOR	N/A.
TOTAL:	1,919.00
BASED AREA:	442.00



- KEYNOTES:**
1. FLOOR PLAN, CONSTRUCTION WORK
  2. REFER TO 101-101-2
  3. CABINETS
  4. UPPER CABINETS
  5. DISHWASHER
  6. VENT TO ROOF
  7. DRYER - 18" RANGE W/PTV END
  8. LEASE SPACE
  9. PAINT
  10. COVE LINO @ CASE ONLY
  11. 1 POLY 3 SHELVES
  12. CLO. ARABLE TOP
  13. N/DRY-LAVES
  14. INCANDESCENT LIGHT FIXTURE
  15. MIRROR
  16. REC. MEDICINE CABINET
  17. DELINTE.
  18. TRANSPARENT FIBERGLASS UNIT W/IMITATED TILE AND GLASS ENCLOSURE
  19. WATER CLOSET
  20. 36" X 48" FIBERGLASS BOWL

21. HALLER SPACE
22. OTHER SPACE
23. 10 FT W/ARROWY BRACE
24. VENT 1/2 IN DIRECTION OF ARROW AND FLAP (SHADE)
25. MISC
26. DEL COMP BINE W/DISP
27. 3'-0" X 2'-0" OPENING
28. 9'-0" CEILING HEIGHT
29. 4 X 12 BEAM W/TOP SEY 10'-0"
30. 2 X 4 PLUMBING HALL
31. CEILING BRACE
32. FLOOR COVERING CHANGE
33. CEILING SLOPE
34. 22" X 18" APPOINT ATTIC ACCESS
35. 6'-0" CEILING HEIGHT
36. 2 POLY 1 SHELF
37. P.A.O.
38. 28 GAL GAS HO ON 10" PLATFORM
39. 5/8" TYPE 304 ST. AD. 8 COMMON WALLS
40. 2 X 4 X 18" DIAG. LET-IN BRACE
41. 4 X 12 BRACKS
42. BOLDSER COURSE POP-OUT 1"
43. VENT AS REQ'D
44. ARROWY VENT
45. N/A

**EXHIBIT F**

**P88229**

REVISIONS	BY
1-15-88	ET

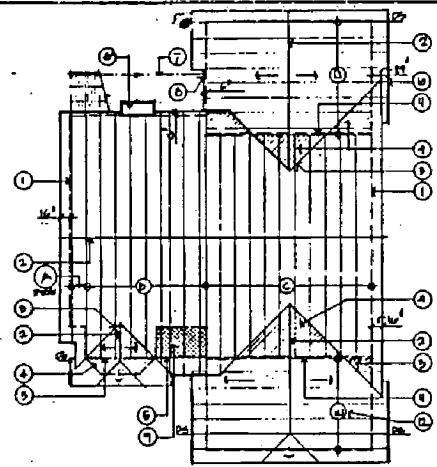
**CABINETS SCHEMATIC MECHANICAL ELECTRICAL FLOOR PLAN**

ROYAL CONSTRUCTION CO.  
100 UNIVERSITY AVENUE SACRAMENTO CA 95811  
CONTRACT NO. 88-1111

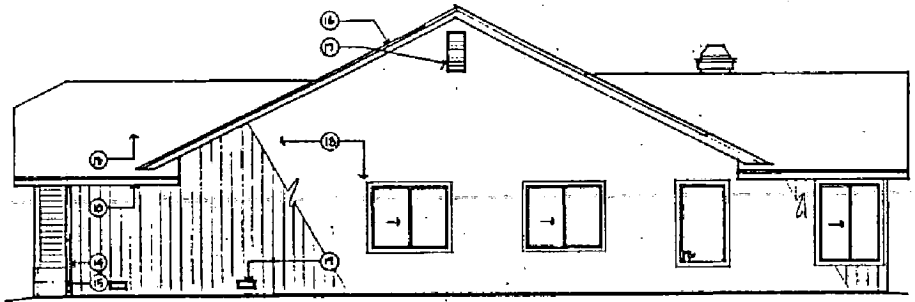
PLAN 1900  
DATE 1/19/88  
SCALE NOTED  
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PRR-229

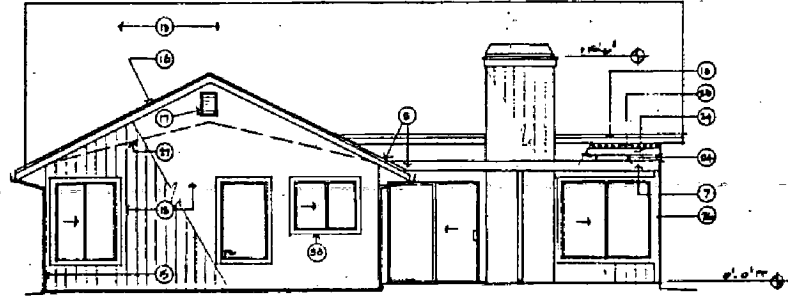
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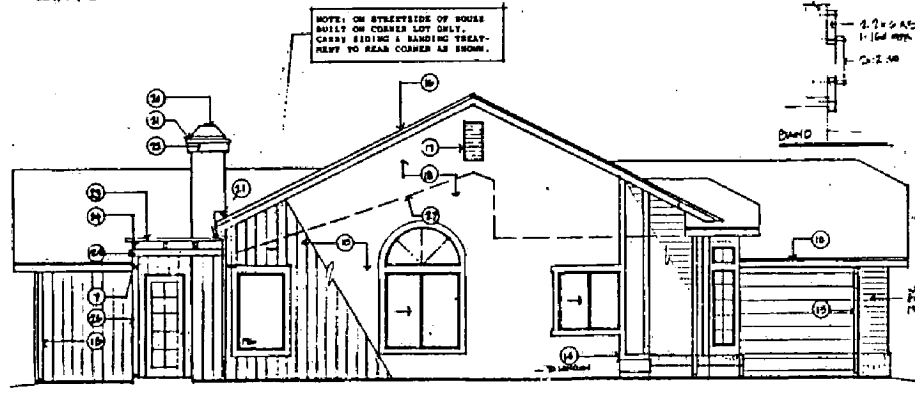
ROOF PLAN



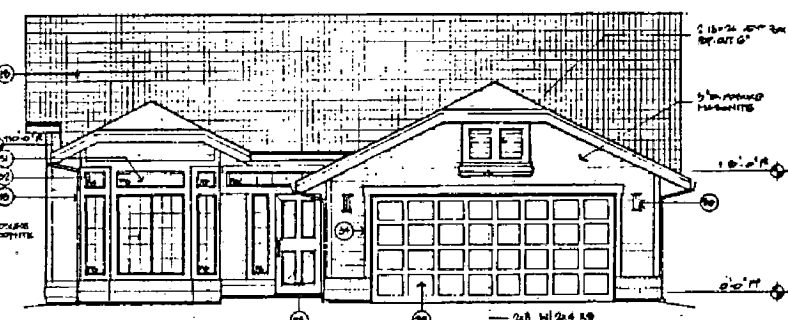
RIGHT



BACK



LEFT



FRONT

- KEYNOTES:**
1. SIDE OF BUILDING
  2. BRIDGE
  3. VALLEY
  4. 2 X 6 FILL @ 24" (BRACKET)
  5. 4 X 12 ON TOP @ 18"-0"
  6. PP FLEECE
  7. 2 X 6 BE ON P TRUSS
  8. 2 X 8 INTO WALL PLATE
  9. 7/16" SUP-H PW ROFFIT (BRACKETED) @ 24"-0"
  10. 1" FASCIA CUTTER @ TAILS
  11. GIRDER TRUSS
  12. TRUSS TYPE - SEE SHEET 6
  13. FLOORING UNLESS OTHERWISE NOTED
  14. RETURN SIDING 24" V.W.O.
  15. DOWNSPOUTS AS SHOWN
  16. 2 X 8 RACE W/ 1 X 3 DRIP EDGE
  17. VIEW AS SHOWN
  18. 2X4 FLY, GROOVED @ 24"
  19. GARAGE VENT AS SHOWN
  20. DECO ANT WTL CAP
  21. FLASH AS SHOWN
  22. 2 X 8 BAND
  23. 2 X 8'S BE SELF SPACED
  24. 2 X 8'S BE @ 24"
  25. 4 X 4 AS POSTS PER PLAN
  26. CLR LINE INSIDE
  27. 1864 BR WOOD ENTRY DOOR
  28. 1827A O'HEAD SEC WTL DOOR
  29. DECO LIGHT FIXTURE
  30. 2ND FL CLOSET
  31. 4X4 @ CLEARANCE
  32. 1/4" TRIM
  33. 2-4 TRIM

REVISIONS	BY
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ELEVATION "A"  
ROOF PLAN

ROYAL CONSTRUCTION CO.  
125 UNIVERSITY AVE. SACRAMENTO, CA 95811  
916-442-1111  
STEPHEN E. ANDERSON  
CONSTRUCTION LICENSE # 201115

EXHIBIT G  
62288D

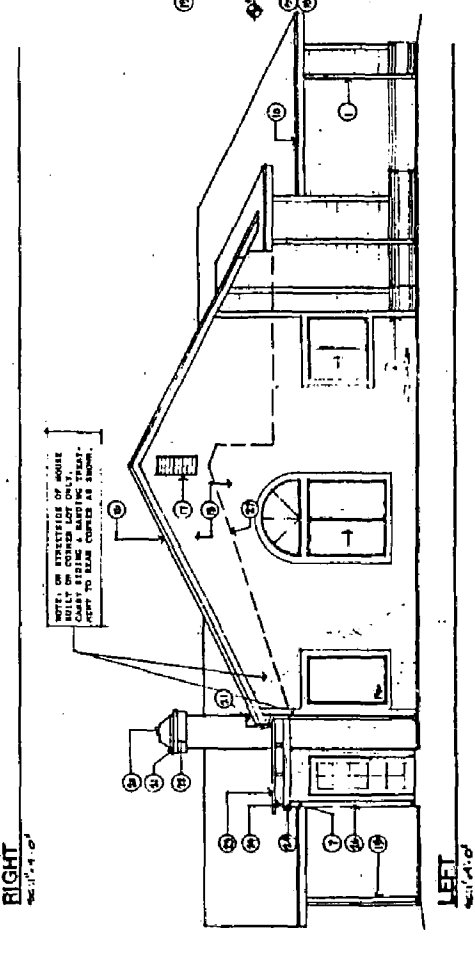
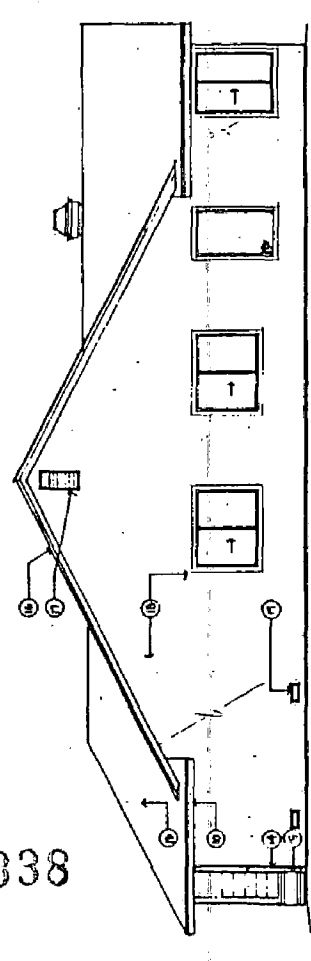
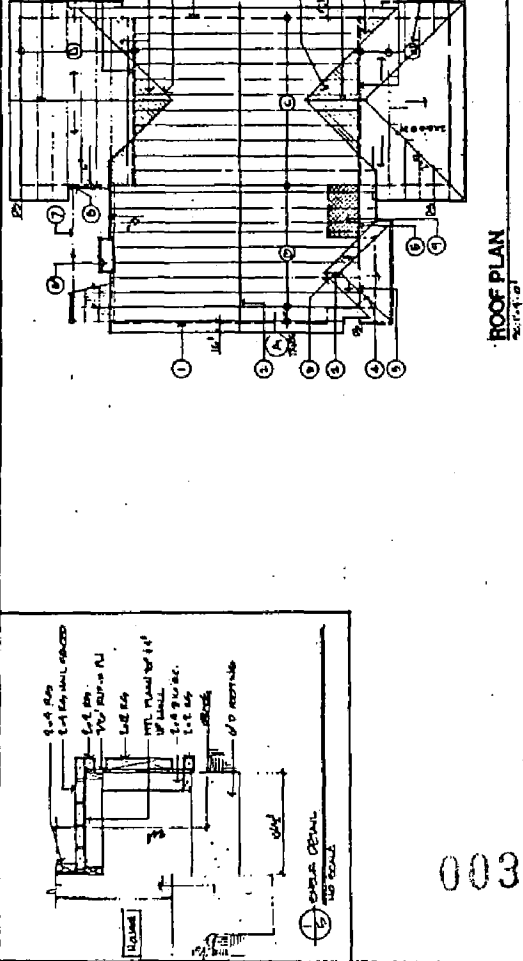
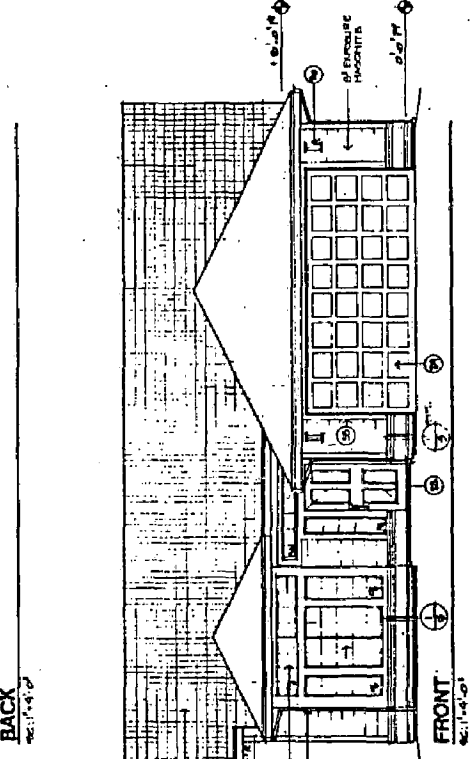
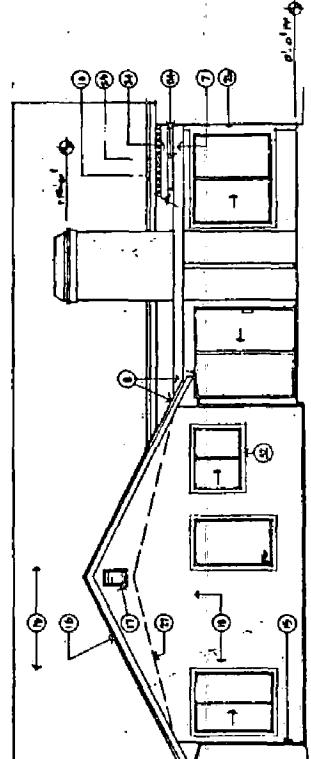
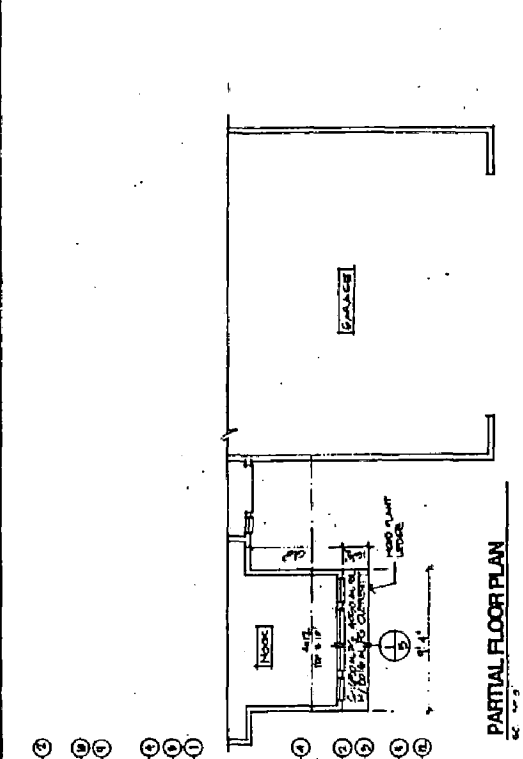
PLAN	1400
DATE	1/20/00
SCALE	NOTED
BY	...
IN CHARGE	...
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NO.	DATE	REVISION
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- KEYNOTES:**
1. LINE UP WALLING
  2. SIDING
  3. VALLEY
  4. 2 X 8 PELLA 2 1/2" (BRANDED)
  5. 2 X 12 BR NIP 8 1/2" x 8"
  6. 2 X 8 BR NIP 8 1/2" x 8"
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  50. 2 X 8 BR NIP 8 1/2" x 8"

**EXHIBIT I**  
**P88229**



REVISED	BY
1-5-60	DF

FLOOR PLAN  
CABINETS  
ROOM FINISH SCHEDULE

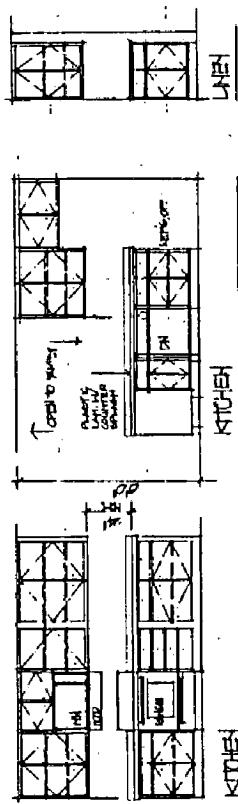
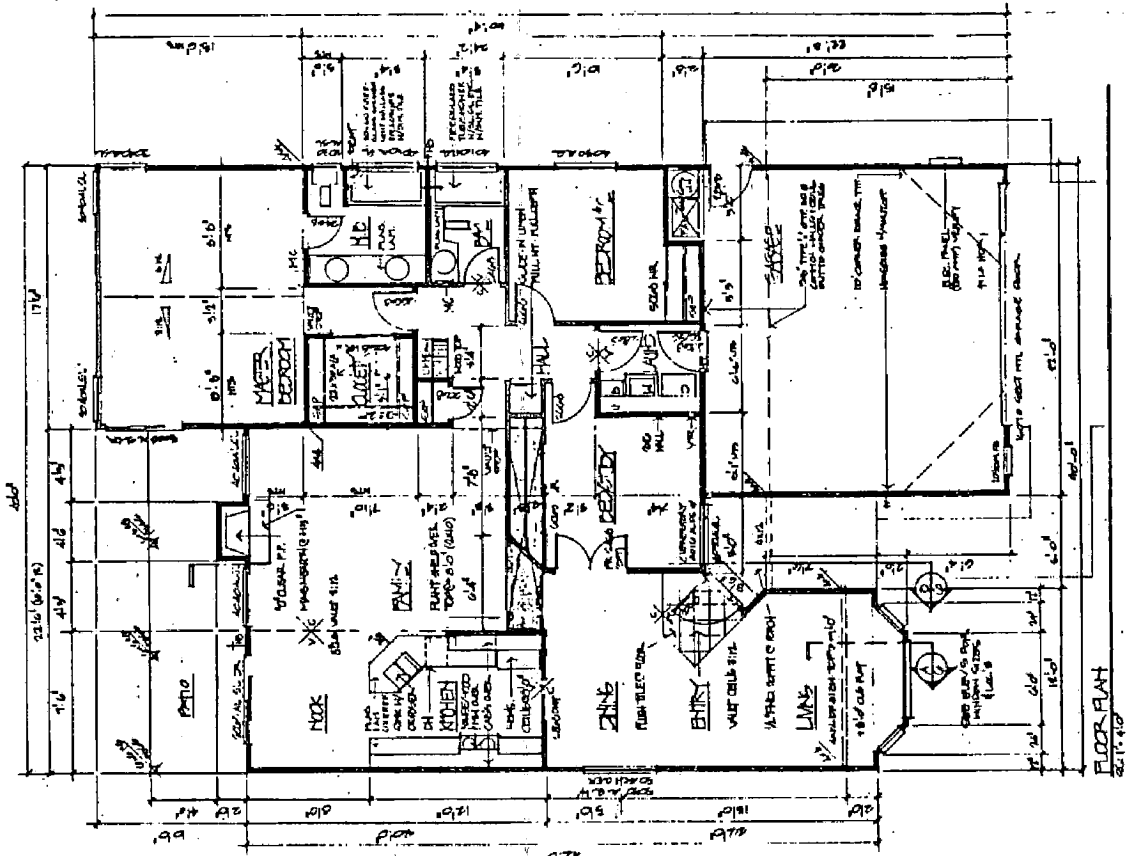
ROYAL CONSTRUCTION CO.  
120 WEST 14TH AVE. ENCINITAS, CA 92024  
TEL. 434-1111



PLAN NO.	1-5-60
DATE	1-5-60
BY	DF
CHECKED	
SCALE	

2  
8

# EXHIBIT J P88229



ROOM	WALL	FLOOR
ENTRANCE	PK T BK	BK
KITCHEN	BK L BK	LK C LK
LIVING ROOM	PK T BK	BK
BEDROOM	PK T BK	BK
BATH	PK T BK	BK

PK T = PAINTED  
BK = BRICK  
L = LINOLEUM  
LK = LAMINATE  
C = CERAMIC  
B = BATH

FLOOR	1-5-60	NO. 617
WALL	PK T BK	PK
FLOOR	BK	LK
WALL	PK T BK	PK
FLOOR	BK	LK

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NO. 1	1/4" = 1'-0"
NO. 2	1/8" = 1'-0"
NO. 3	1/16" = 1'-0"
NO. 4	1/32" = 1'-0"
NO. 5	1/64" = 1'-0"
NO. 6	1/128" = 1'-0"
NO. 7	1/256" = 1'-0"
NO. 8	1/512" = 1'-0"
NO. 9	1/1024" = 1'-0"
NO. 10	1/2048" = 1'-0"

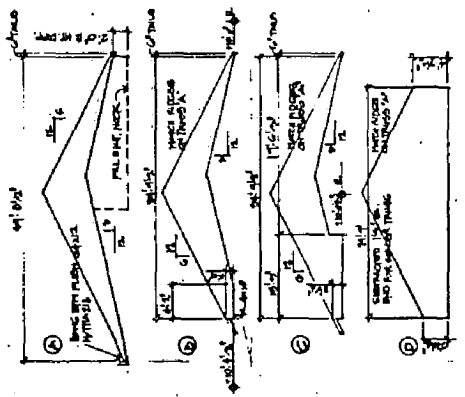
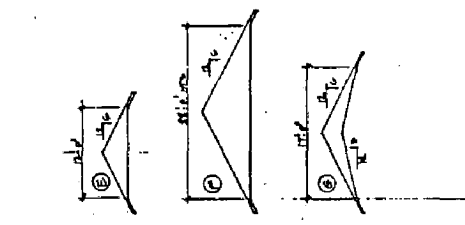
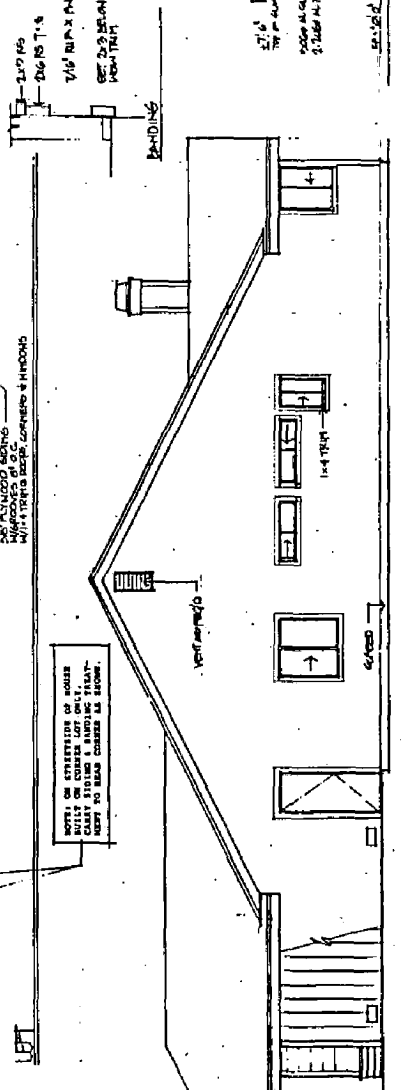
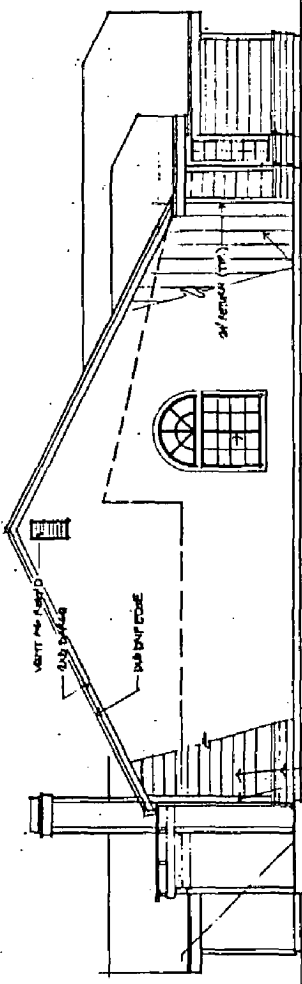
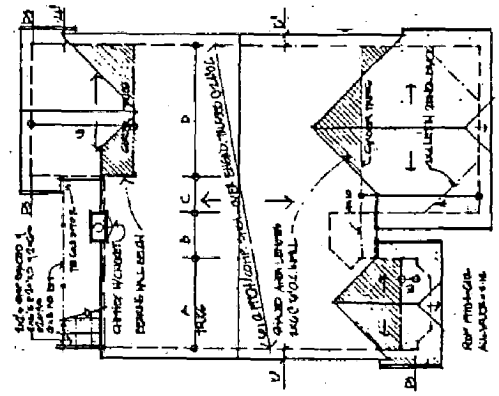
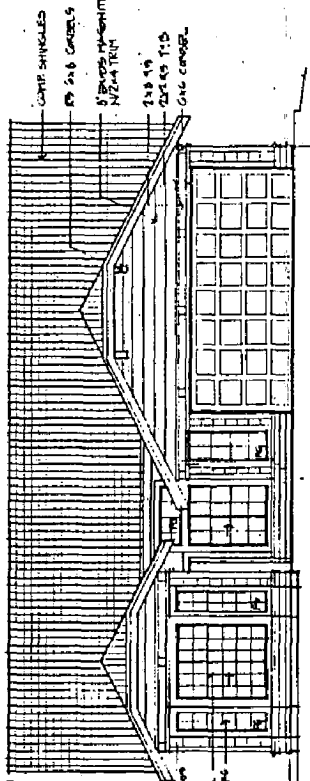
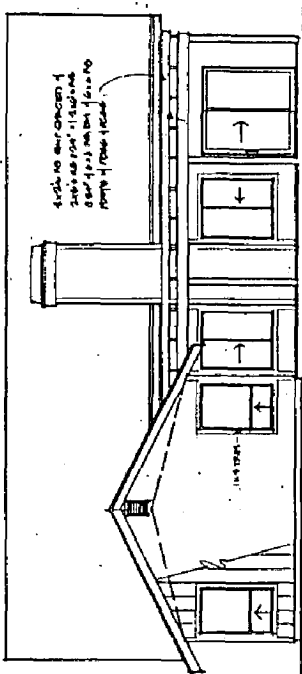
ELEVATION "A"

ROYAL CONSTRUCTION CO.  
101 WEST 10TH AVE. DENVER, CO. 80202



NO. 1	1/4" = 1'-0"
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NO. 9	1/1024" = 1'-0"
NO. 10	1/2048" = 1'-0"

# EXHIBIT K P88229



NOTE: ON EXTENSION OF HOUSE  
BUILT ON CORNER LOT ONLY,  
LEFT TO REAR CORNER AS SHOWN.

2 1/2" DIA. BRASS  
W/ 1/2" DIA. BRASS CONCRETE & WOODS

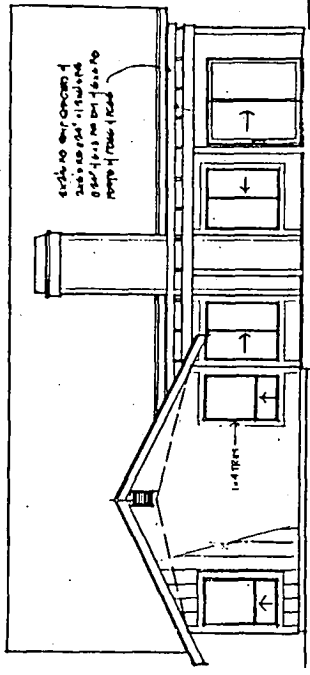
VENT AIR FURRO  
6 1/2" DIA. 1/2" DIA.  
6 1/2" DIA. 1/2" DIA.

4 1/2" DIA. AIR CONDITION  
2 1/2" DIA. AIR CONDITION  
2 1/2" DIA. AIR CONDITION  
2 1/2" DIA. AIR CONDITION

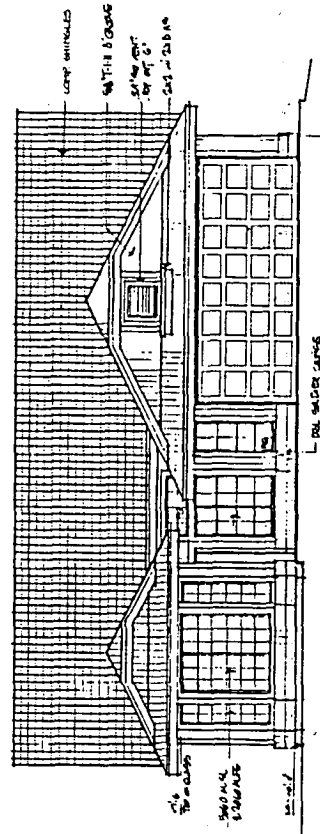
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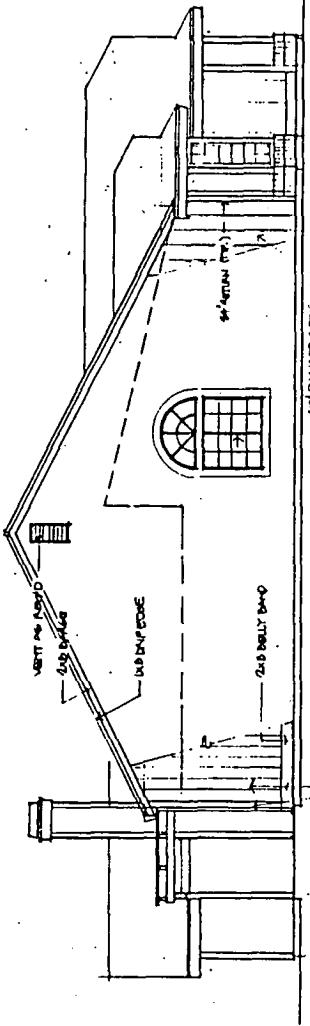
**EXHIBIT L**  
**P88229**



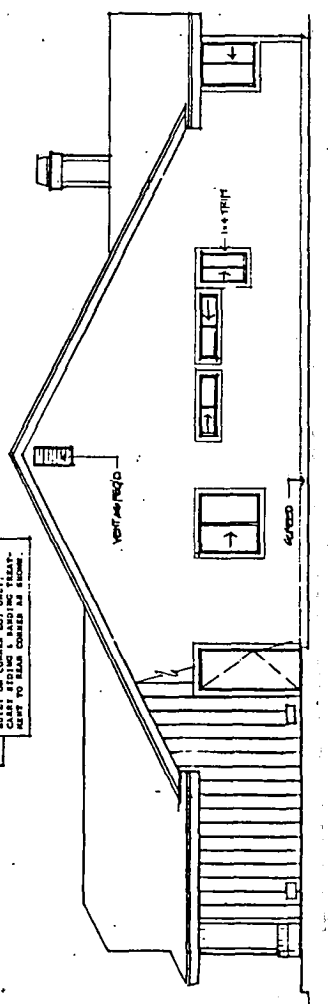
BACK



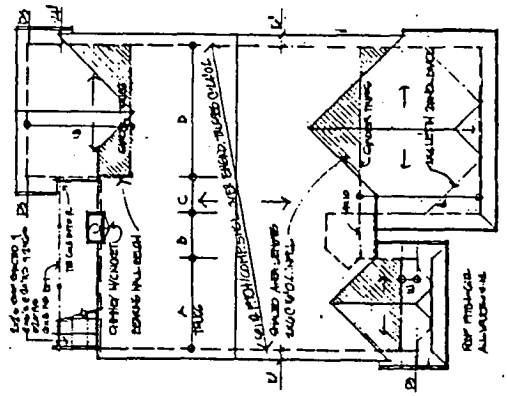
FRONT



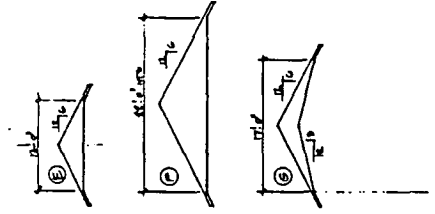
LEFT



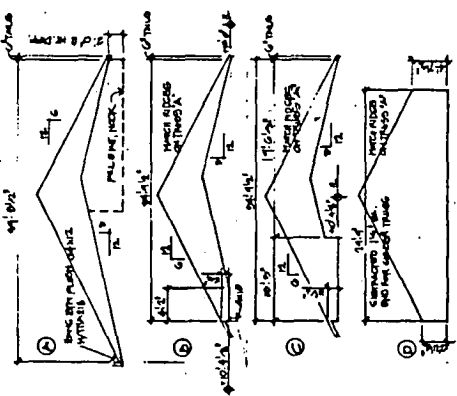
RIGHT



ROOF PLAN



TRUSS PROFILES  
 1/2" = 1'-0" (VERTICAL ONLY)



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# EXHIBIT M

## P88229

