

**CITY OF SACRAMENTO  
DEPARTMENT OF PLANNING & DEVELOPMENT  
ZONING ADMINISTRATOR  
1231 I Street, Sacramento, CA 95814**

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday, March 5, 1996, the Zoning Administrator approved with conditions a special permit to construct a neighborhood identification sign for a new subdivision for the project known as Z96-014. Findings of Fact and conditions of approval for the project are listed on page 3.

**Project Information**

**Request:**        Zoning Administrator Special Permit to allow a 30 square foot neighborhood identification sign for a new subdivision on 7.63± vacant acres in the Single Family Alternative (R-1A) zone.

**Location:**      Corner Intersection of Greenhaven Drive and Villa Palazzo Drive

**Assessor's Parcel Number:**        031-0149-042

**Applicant:**            Lexington Homes, Inc. (Ron Mellon)  
3480 Sunrise Boulevard, Ste. 200  
Rancho Cordova, CA 95742

**Property Owner:**            Same as Applicant

**General Plan Designation:**        Low Density Residential (4-15 du/na)  
Pocket

**Community Plan Designation:**    Low Density Residential (7-15 du/na)

**Existing Land Use of Site:**        Vacant

**Existing Zoning of Site:**         Single Family Alternative (R-1A)

**Surrounding Land Use and Zoning:**

North: R-1A; Vacant

South: R-1A; Vacant

East: M-1; Vacant

West: R-3R/C-1(PUD); Greenhaven Drive, Commercial, and Residential

Property Dimensions: Irregular  
Property Area: 7.63± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: See Exhibits A-E

Previous Files: P94-045 (created subdivision)

Additional Information: The applicant proposes to construct a sign located within the center median of a private street at the entrance of a new subdivision. The proposed sign will be ten feet long by three feet high by 2.7 feet deep. The letters "VILLA PALAZZO" will be sandblasted into a granite slab. Any neighborhood identification sign requires a Zoning Administrator's Special Permit according to the Sign Ordinance. The sign meets the requirements of the Sign Ordinance relating to size and location and has been reviewed and approved by the Public Works Department in the review of the improvement plans. A sign permit is not required.

The applicant also submitted a proposal for three eleven square foot (2.67 feet wide by 4 feet high) marketing signs to be located in the landscaped setback area along Pocket Road. The site is a corner lot which permits two but not three signs. The marketing signs require a sign permit. The applicant also is proposing to have one foot by one foot model identification signs on each model (three). The model signs meet the Sign Ordinance requirements.

The project has been noticed and staff has received one call that was unable to be returned.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15303}.

Conditions of Approval

1. Size and location of the sign shall conform to the plans submitted.
2. Any additional modifications or changes shall require a modification of the Special Permit.
3. The applicant shall obtain a final inspection of the sign from Public Works improvement plans review process.
4. The on-site marketing signs shall be limited to two signs and shall have a sign permit.

The signs shall be removed no later than two years from approval date (March 5, 1998).

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the monument sign will identify the neighborhood at the subdivision entrance.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
  - a. the proposed sign will not impede visibility as it sets back within the median nor is it within any right-of-way at the subdivision entrance; and
  - b. the design and location of the sign will provide neighborhood identification and direction; and
  - c. the monument neighborhood identification sign will not significantly impact the surrounding residential area.
3. The project is consistent with the General Plan and Pocket Community Plan which both designate the subject site as Low Density Residential.

*Joy D. Patterson*

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Joy D. Patterson  
Zoning Administrator

A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

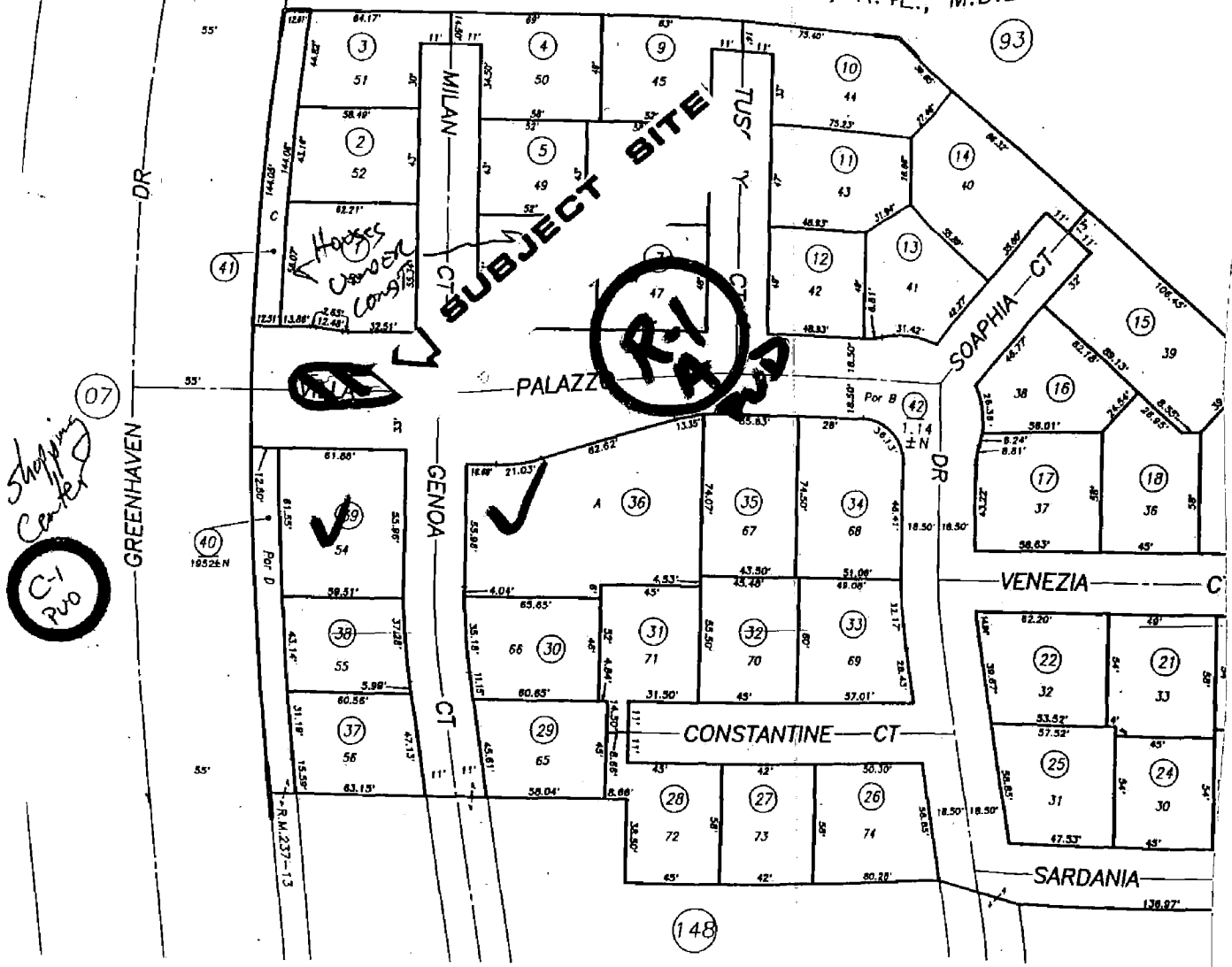
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File ✓  
Applicant ✓

ZA Log Book ✓  
Jon Blank-Public Works ✓



POR. SEC. 2 & 11, T.7N., R.4E., M.D.B. & M.

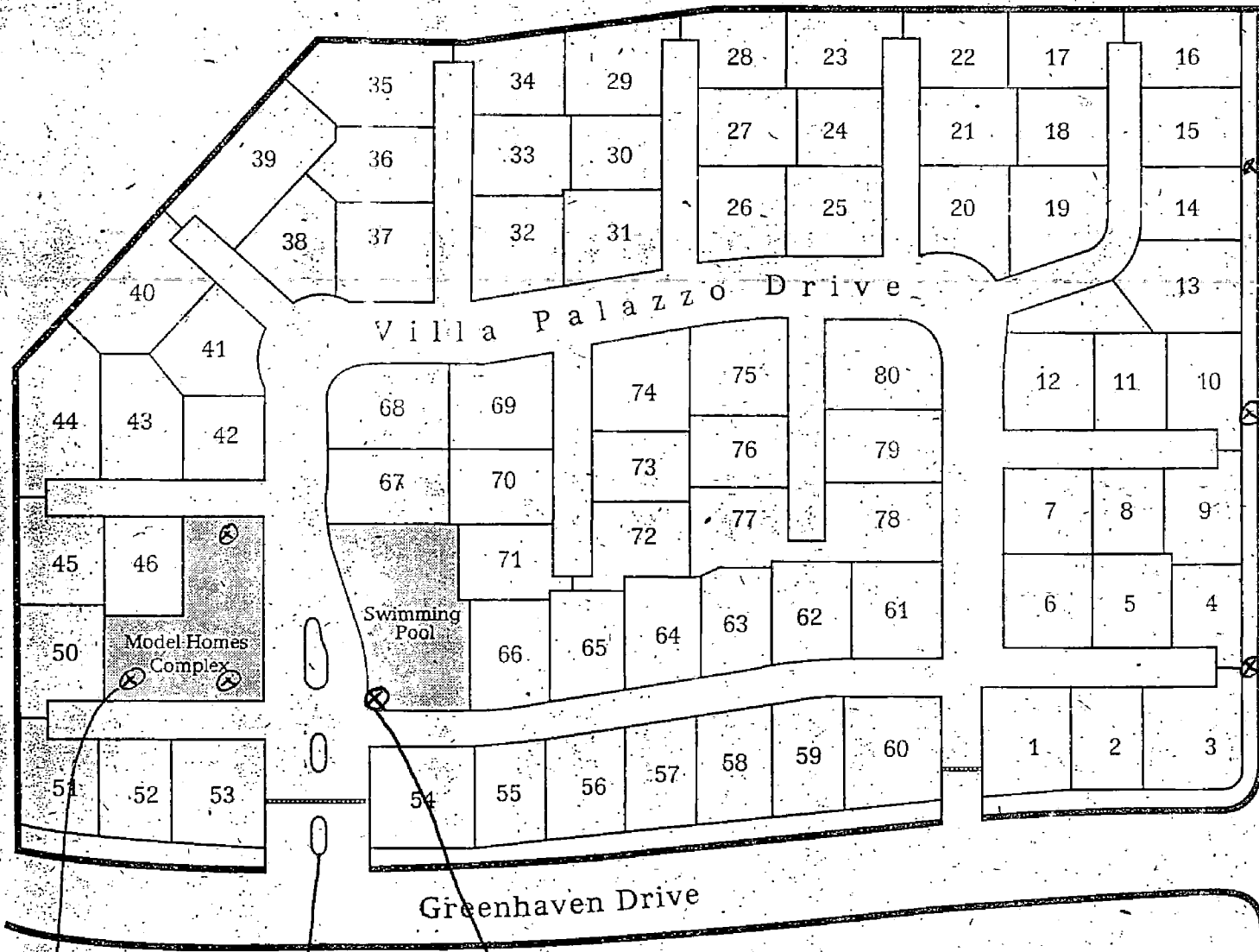


Por. Villa Palazzo R.M. Bk.237, Pg.13 (6-30-95)

### LAND USE & ZONING MAP

EXHIBIT A

Villa Palazzo Site Plan



MODEL I.D.  
SIGNS (TEMP.)

MONUMENT  
SIGN  
(PERMANENT)

PARKING SIGN  
(TEMP.)

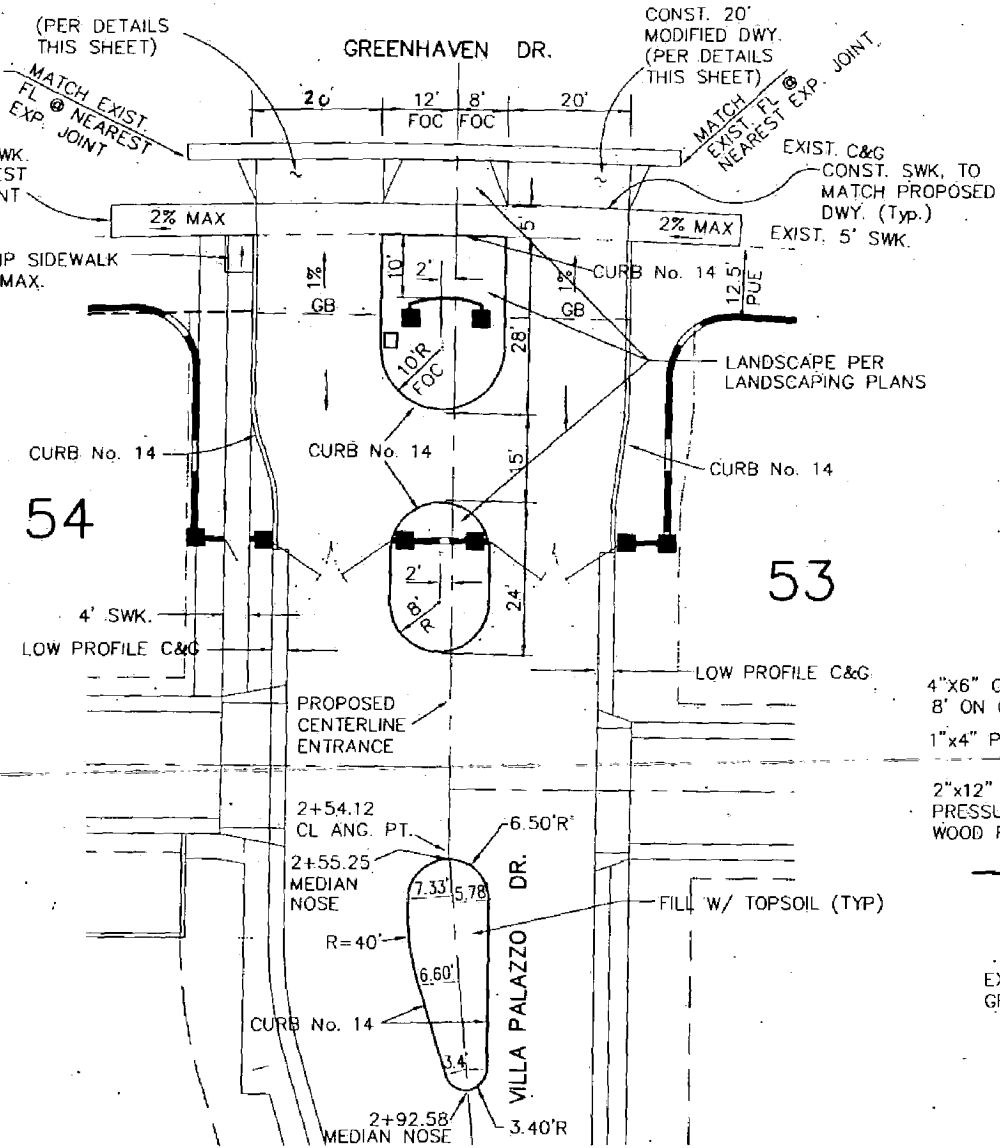
Sign  
#1  
(TEMP.)

Sign  
#2  
(TEMP.)

Sign  
#3  
(TEMP.)

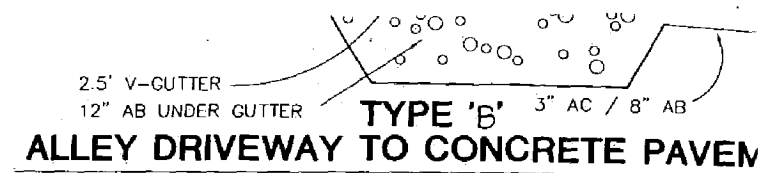
PER DRAWING AT "EXCEPT"

20' MODIFIED DWY. (PER DETAILS THIS SHEET) EXIST. C&G EXIST. 5' SWK.

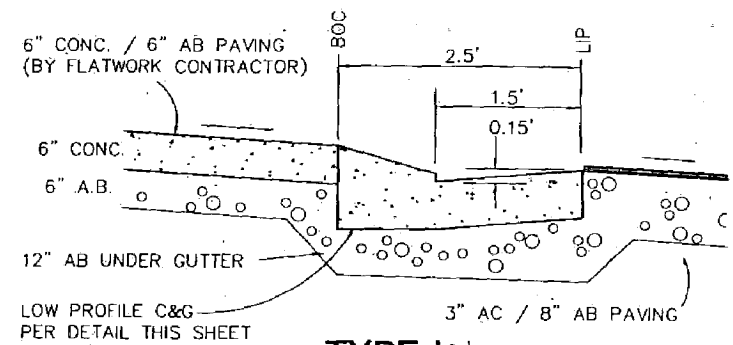


**ENTRY DETAIL**

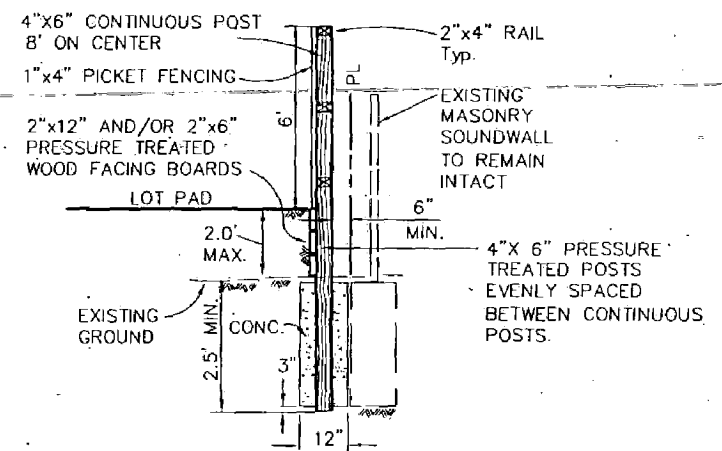
Not to Scale



Not to Scale



Not to Scale



**PERIMETER FENCE & 2' RETAINING WALL (F)**

Not to Scale (AT NORTH & EAST BOUNDARY OF PROJECT)

**EXHIBIT B**



741-796

9'

SCALE: 3/4" = 1'

Precast Concrete

# VILLA PALAZZO

24"

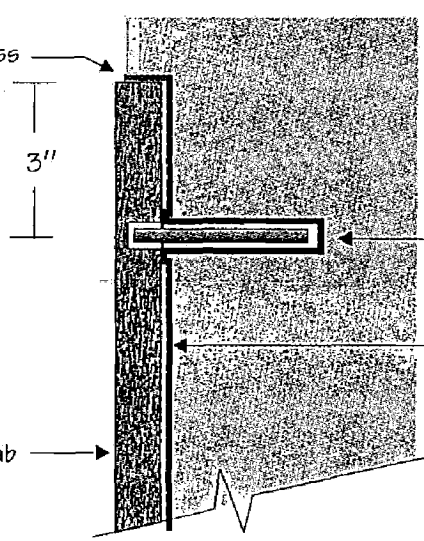
SECTION VIEW: SCALE: 1/4" = 1"

Copy sandblasts into granite slab

Granite color: Terra Cotta Rust\*  
\* Color subject to change due to availability

Granite panel sets into 3/4" recess in stucco wall:  
Set with mortar into recess.  
Installs with Blind Mount Studs-  
Studs to be drilled and epoxied into back of granite  
and set with anchors and epoxy at stucco wall.

1/4" Reveal at recess



Buff Color Stucco

Blind Mount Studs  
Set 3" in from corners of granite slab

mortar

1" x 24" x 9' Granite Slab

EXHIBIT C

FILE: VILLAPAL.CDR



CLIENT: LEXINGTON HOMES  
PROJECT: 11/17/95  
DATE: VILLA PALAZZO  
DESCRIPTION: MONUMENT SIGN

APPROVED BY:

SIGN TYPE  
**A**

2001 TAROB COURT, MILPITAS, CALIFORNIA 95035 408/262-0677 fax 408/262-9328

741-796



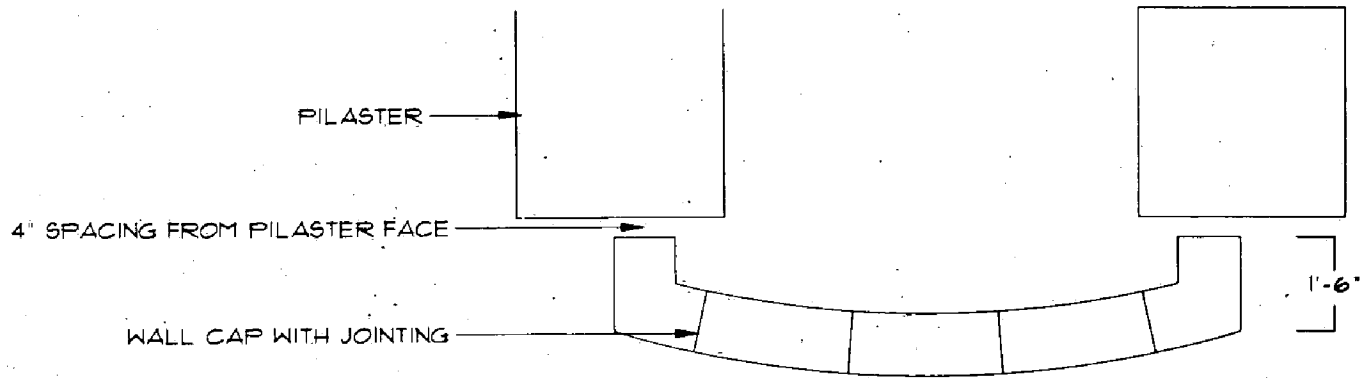
296-014

CONCRETE 2500PSI  
@28 DAYS

1/2" RADIUS (TYP.)

FINISH GRADE  
1" BELOW IN LAWN  
AREAS, 2" BELOW  
IN SHRUB AREAS.

COMPACTED SUBGRADE



PLAN

DER

8

UBULAR

COLLAR

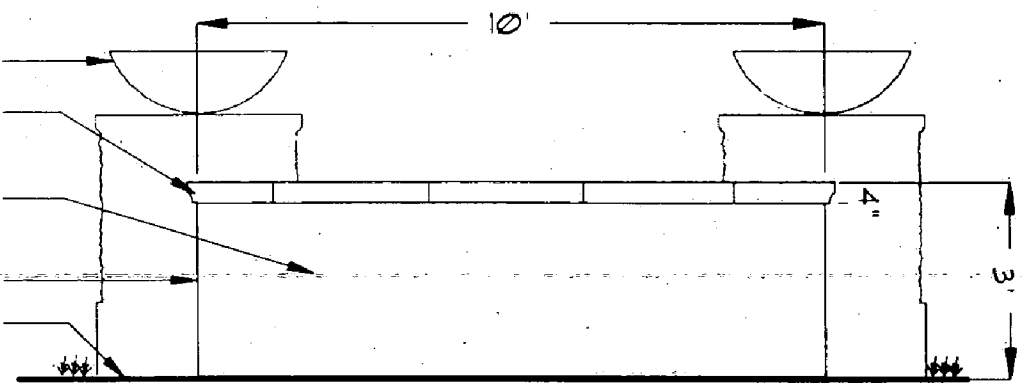
PILASTER DETAIL ⑥

PRECAST CONCRETE CAP

8" METAL LETTERS  
KASTLER FONT

STUCCO FINISH

FINISH GRADE



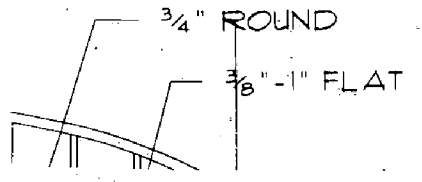
ELEVATION

ENTRY SIGN  
NO SCALE

10

EXHIBIT - D

ITR 4/14



110-962

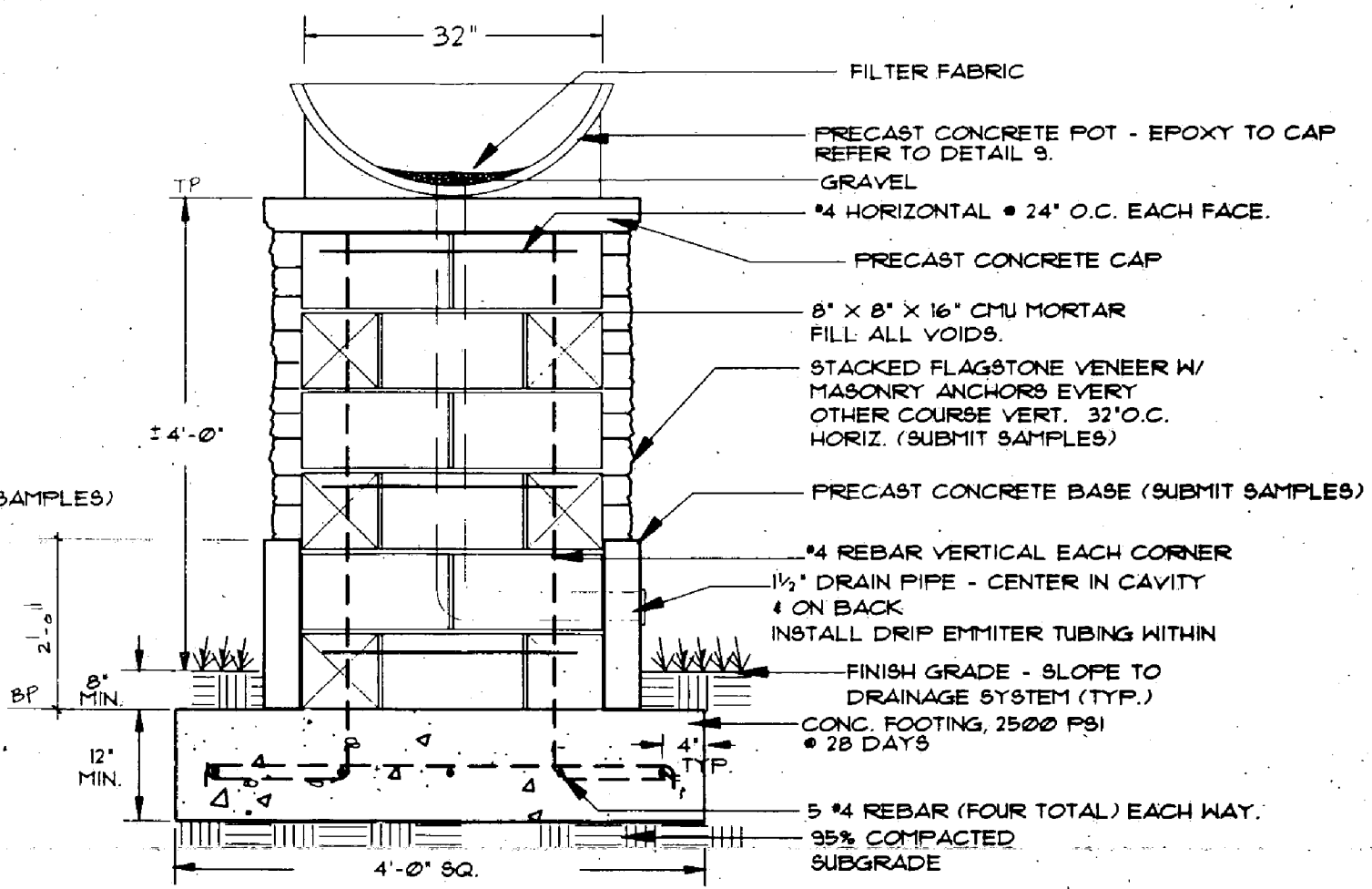
CONCRETE CAP  
16" CMU MORTAR  
VOIDS.  
FLAGSTONE VENEER W/  
ANCHORS EVERY  
COURSE VERT. 32" O.C.  
(SUBMIT SAMPLES)  
O MATCH ARCH. ONE  
BASE COAT & ONE FINISH  
CCO. (SUBMIT COLOR)

4" O.C. HORIZONTAL  
CONCRETE BASE (SUBMIT SAMPLES)

3 VERTICALLY • 8" O.C.  
GRADE - SLOPE TO  
DRAINAGE SYSTEM (TYP.)

CONC. FOOTING, 2500 PSI  
• 28 DAYS W/ THREE  
#4 REBAR CONT.

#4 REBAR AT 24" O.C.  
95% COMPACTED  
SUBGRADE



LOW PILASTER  
NO SCALE

5

6

EXHIBIT - F

ENTO  
WORKS  
DESIGNED BY: JAT

IMPROVEMENT PLANS FOR:  
VILLA PALAZZO

94-045

VAIL  
ENGINEERING

REGISTERED PUBLIC ENGINEER PLANNING  
2033 HOME AVENUE  
SUITE 220  
SACRAMENTO, CA 95825

3916  
SHEET  
G7  
OF  
28

4 WBLT