

STAFF REPORT AMENDED 5-24-84
CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Citation Builders, 530 Bercut Road, No. 207, Sacramento, CA 95814				
OWNER	Security Title Insurance Co., 2201 'K' St., Sacramento, CA 95814				
PLANS BY	Citation Builders, 530 Bercut Road, No. 207, Sacramento, CA 95814				
FILING DATE	3-23-84	50 DAY CPC ACTION DATE		REPORT BY:	SD:bw
NEGATIVE DEC	Ex. 15303(a)	EIR		ASSESSOR'S PCL NO	225-763-01,02,03,04

- APPLICATION:
1. Special Permit for a model home complex (Sec. 2-G-7)
 2. Special Permit for one on-site subdivision sign (Sign Ord. Sec. 3.914)
 3. Variance to locate the marketing sign in the required setback (Sec. 3.194(d) Sign Ord.)

LOCATION: 2940, 2944 and 2948 Azevedo Drive

PROPOSAL: The applicant is requesting the necessary entitlements to construct a three-unit model home complex and sales office, and an on-site marketing sign.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1978 South Natomas Community
Plan Designation: Residential; 4-21 du/ac., 7 av.
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Residential; R-1
South: Residential; R-1
East: Residential; R-1
West: Residential; R-1

Parking Required: 3 spaces
Parking Provided: 6 spaces
Parking Ratio: 2 spaces/unit
Property Dimensions: 200' x 93'
Property Area: 0.4± acre
Square Footage of Buildings: 1,437, 1,641 and 2,076
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: Brown, blue, green, beige (New England scheme)
Exterior Building Materials: Wood, brick, stucco, medium shake roof
Sign Dimensions: 5' x 10'; 9 feet in height
Height of Structures: 1 story - 14 feet
2 stories - 24 feet

STAFF EVALUATION: Staff has the following comments:

1. The subject site is a portion of Frates Ranch PUD which was approved by the City Council on November 8, 1978 (P-8323). The site is located on the east side of Azevedo Drive, between Pebblewood Drive and Yarwood Way in the Single Family (R-1) zone.

2. The applicant is requesting a special permit to allow a three-unit model home complex. The sales office will be located at Pebblewood Drive and Azevedo Drive. Parking will be provided on the street. Staff has no objection to this arrangement since Azevedo Drive has sufficient width for on-street parking. In addition, the size of the proposal is small, with only three model homes.
3. The applicant is requesting a special permit for an on-site 6' x 10' non-illuminated marketing sign. The sign will be on posts three feet high so that the overall sign height is nine feet. Staff has consistently recommended, and the Commission has supported, a maximum size of 40 square feet and overall height of eight feet. The applicant should, therefore, reduce the size and height of the proposed sign to meet these standards.
4. The applicant is requesting a variance to locate the proposed sign in the front setback area. The Sign Ordinance specifies that subdivision marketing signs must comply with applicable setback requirements for the zoning district in which the site is located. Staff can find no exceptional or extraordinary circumstances which would justify granting this request in that the lot is of standard width and area. Staff therefore recommends that the applicant revise the site plan to locate the marketing sign out of the setback area.
5. Staggered front setbacks are required in the Frates Ranch PUD. The applicant is proposing setbacks ranging from 20 to 30 feet. Staff finds these setbacks acceptable. Setbacks for the entire subdivision must be established prior to issuance of building permits.
6. The Zoning Ordinance specifies that a special permit for model homes shall expire one year after approval. In addition, the time limit for a marketing sign is also one year, according to the Sign Ordinance. The Planning Commission may renew a permit for up to one year upon written application and at least 30 days prior to expiration for both entitlements.

STAFF RECOMMENDATION: Staff recommends the following:

1. Approval of the special permit to establish a model home complex, subject to conditions and based upon Findings of Fact which follow;
2. Approval of the special permit for an on-site marketing sign, subject to conditions and based upon Findings of Fact which follow;
3. Denial of the variance to locate the sign in the required setback area, based upon the Findings of Fact which follow

Condition - Special Permit - Model Homes

The special permit for three model homes shall expire one year after approval (5/24/85). Upon written application, the Commission can renew the special permit for an additional one-year period.

Findings of Fact for Approval of Special Permit - Model Homes

- a. The special permit, as conditioned, is based upon sound principles of land use in that the model home complex is grouped together and located on a major street;

- b. The model home complex will not be injurious to public welfare as it will not alter the residential characteristics of the neighborhood;
- c. The project is consistent with the 1974 General Plan and the 1978 South Natomas Community Plan in that these plans designate the site as residential.

Conditions - Special Permit Sign

- a. The special permit shall expire within one year from the date of approval (5/24/85). Upon written application, the Commission can renew the special permit for an additional one-year period;
- b. The sign shall be relocated to a site outside the established front and side yard setbacks;
- c. The sign shall be maintained at no higher than eight feet, and no more than 40 square feet.
- d. *The five foot wrought iron fence, flags, and metal pole shall be removed prior to issuance of special permit. (added by CPC)*

Findings of Fact

- a. The proposal, as conditioned, is based upon sound principles of land use in that:
 - 1) the sign would be located on the site for a temporary period;
 - 2) the sign would be located on a major street.
- b. The proposed sign, as conditioned, is not injurious to the public in that:
 - 1) the proposed sign would not obstruct visibility for motorists traveling along Azevedo Drive or Pebblewood Drive;
 - 2) the proposed sign would not be a public nuisance to surrounding properties.
- c. The proposal is in conformance with the 1974 General Plan and the 1978 South Natomas Community Plan in that the plans designate the subject site for residential use. Subdivision signs are permitted in any zone, subject to approval of a special permit by the Planning Commission.

Findings of Fact - Variance

There are no exceptional or extraordinary circumstances which justify granting the variance in that the lot is the minimum width and area required by the Subdivision Ordinance.



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See amended Staff Report

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Findings of Fact

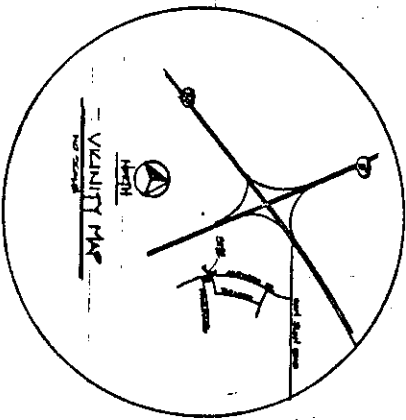
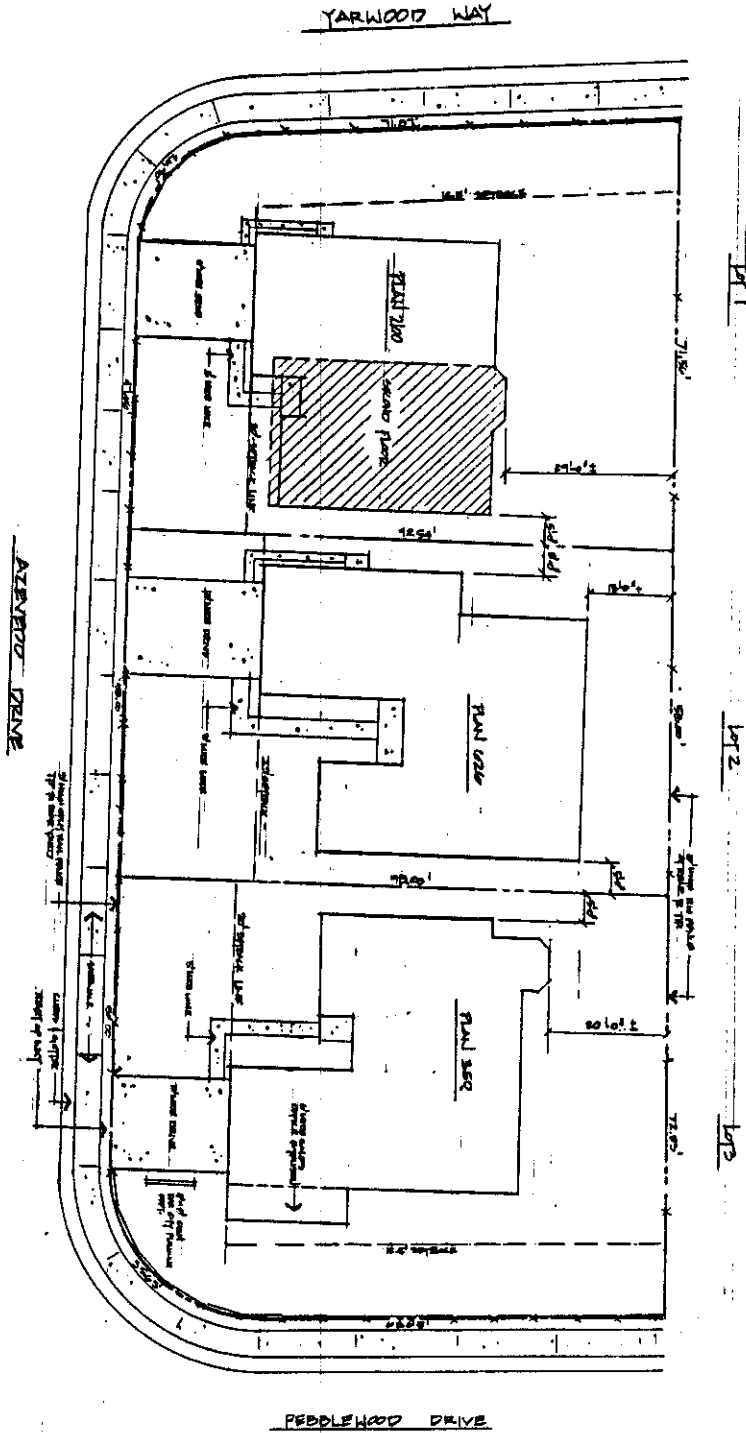
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SITE PLAN

MODEL COMPLEX
FRATES RANCH UNIT NO. 2



5/24/84
5-8-84

8
No. 12

P-84-118

1/2

CHERTON BUILDERS

2777 ALVARADO STREET
SAN LEANDRO, CALIF.

Heritage LANDING/CITATION HOMES
Onsite Sign Layout



MODELS

CITATION HOMES

SINGLE FAMILY HOMES

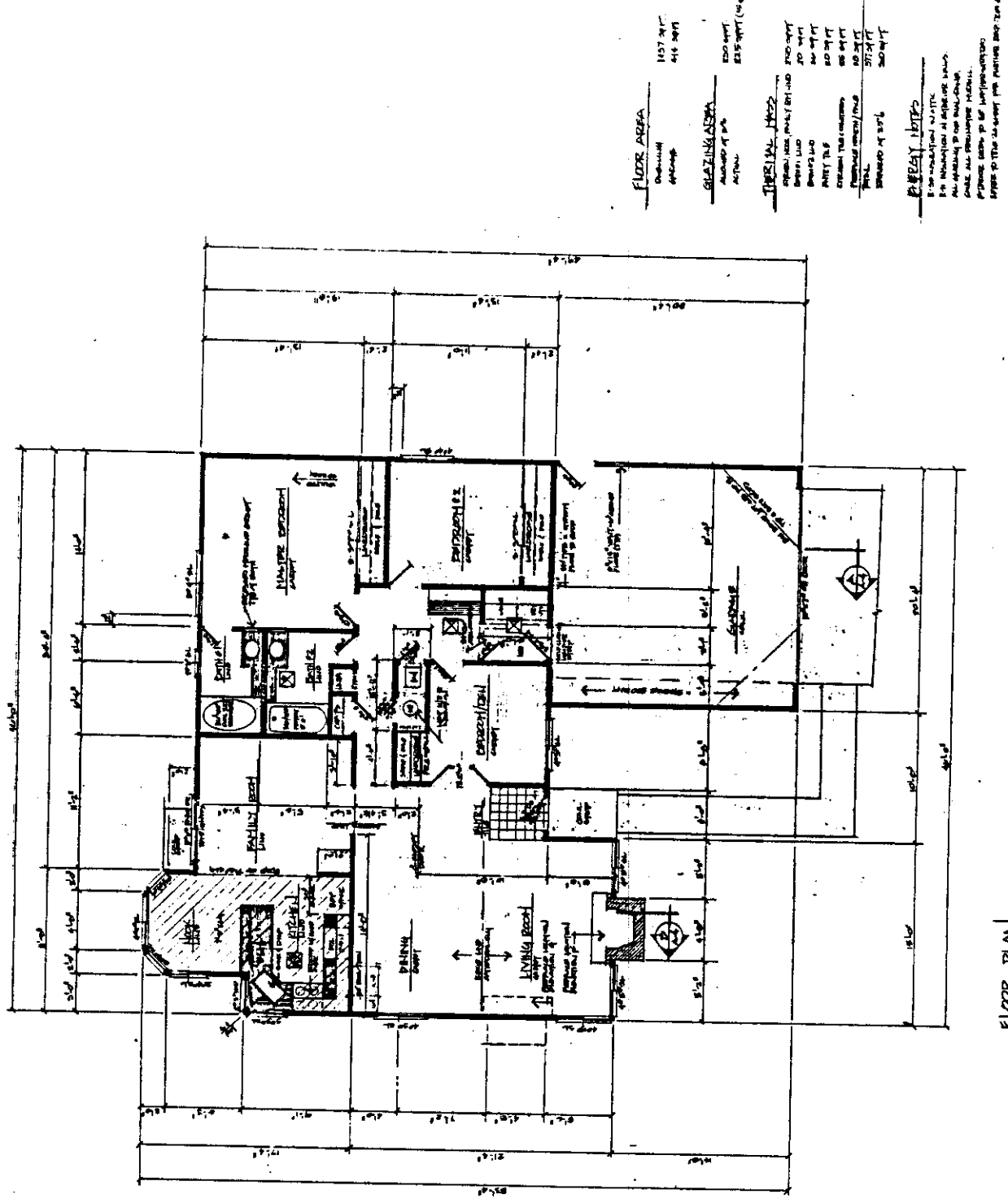
MARKETING
SIGN



PAI1010E
469C

- 1) 5' x 10' double faced onsite durably sign on two (2) 4" x 6" posts.
- 2) Bottom of sign 3' above grade and skirted.
- 3) HERITAGE LANDING logo will be 30" square durably plant-on.
- 4) Copy to read: "MODELS" (instead of "right on-travel" as shown).
- 5) Colors: Background: White
Copy: Brown PMS 469
Logo: Background PMS 469
Lettering & Graphic: White

FLOOR PLAN 350



FLOOR AREA
 Overall
 107 sq ft
 44 sq ft

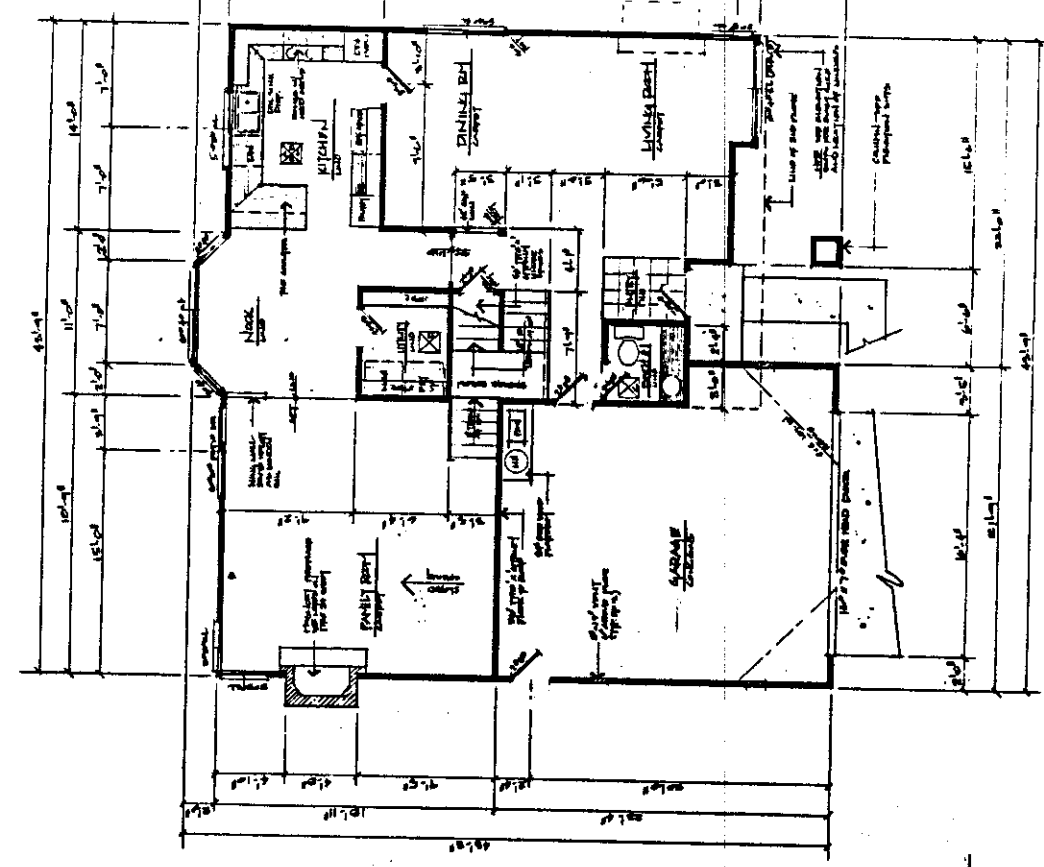
GLAZING AREA
 200 sq ft
 83 sq ft (18%)

FINISHES
 WALLS: 1/2" GYP BOARD
 CEILING: 5/8" GYP BOARD
 FLOOR: 1/2" GYP BOARD
 PARTS: T.B.P.
 EXTERIOR: 2" POLYURETHANE
 INSULATION
 INTERIOR: 1/2" GYP BOARD
 ROOF: 2" POLYURETHANE
 INSULATION
 FOUNDATION: 4" CONCRETE

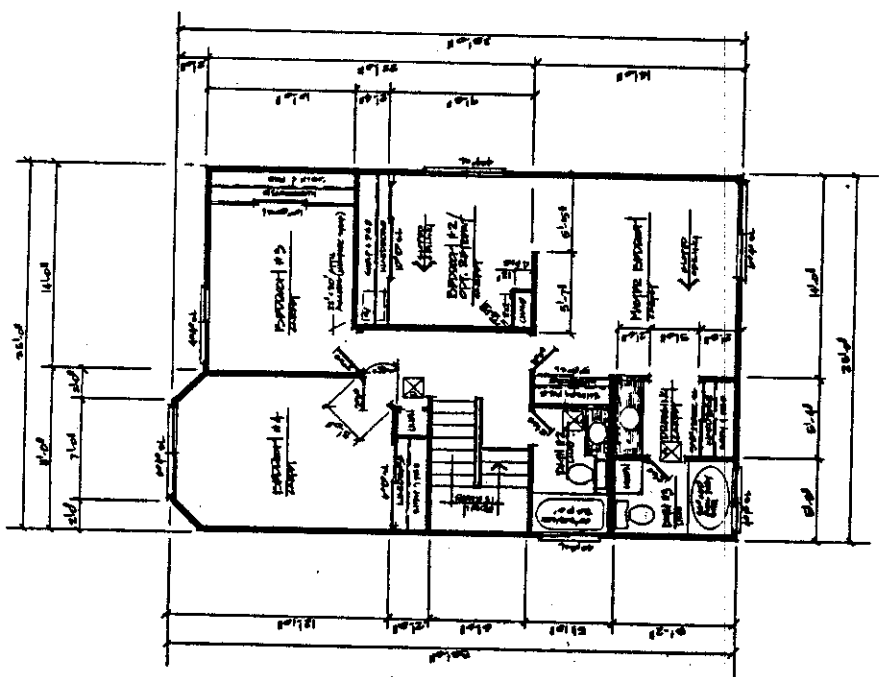
NOTES
 1. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
 2. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
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 4. THESE NOTES ARE SUBJECT TO CHANGE WITHOUT NOTICE.
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FLOOR PLAN
350

FLOOR PLAN 2100



FIRST FLOOR PLAN



SECOND FLOOR PLAN

FLOOR AREA	
1st Floor	1224 sq ft
2nd Floor	1045 sq ft
Basement	2008 sq ft (1018)
Total	4277 sq ft
THERMAL MASS	
Concrete	69 sq ft
Brick	157 sq ft
Block	10 sq ft
Insulation	10 sq ft
Roofing	10 sq ft
Windows	10 sq ft
Doors	10 sq ft
Other	10 sq ft
Total	226 sq ft

5/24/84
5-8-84

110.74

