

STAFF REPORT CORRECTED 6-14-84
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' Street, 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. 225-870-36,37; 225-880-01,	02

- APPLICATION:
1. Special Permit for a model home complex (Sec. 2-G-7)
 2. Special Permit for two on-site subdivision signs (Sign Ord. Sec. 3.914)

LOCATION: West side of Azevedo Drive, between Barona Way and Maricopa Way

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

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1978 South Natomas Community
Plan Designation: Residential; 4-21 du/ac., 7 avg.
Existing Zoning of Site: R-1
Existing Land Use of Site: Single Family residences under construction

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: 209' x 99'
Property Area: 0.4± acre
Square Footage of Buildings: 1,162; 1,333, and 1,676
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: Brown, blue, green, beige (New England scheme)
Exterior Building Materials: 1'x10' lap siding, stucco; composition roof
Sign Dimensions: 4'x8'; eight feet in height
Height of Structures: 1 story - 14 feet
2 stories - 24 feet

STAFF EVALUATION: Staff has the following comments:

002814

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 west side of Azevedo Drive, between Maricopa Way and Barona 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 Barona Way 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 proposed complex is small, with only three model homes.

3. The applicant is requesting a special permit for two, on-site 4' x 8', single-faced, non-illuminated signs. Overall area of each sign will not exceed 40 square feet. Overall height will not exceed eight feet. In order to locate the signs out of the required setback area, the applicant must place the signs against two of the models making only one side readable. The intent of the request is compatible with past staff recommendations relating to subdivision marketing signs. Staff, therefore, has no objection to the request.
4. 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. The applicant proposes a three-foot high wrought iron fence along the front property line. This complies with zoning ordinance requirements. The applicant indicates this will be removed when the site reverts to residential uses.
5. 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 two on-site marketing signs, subject to conditions and based upon Findings of Fact which follow.

Condition - Special Permit - Model Homes

The special permit for three model homes shall expire one year after approval (6/14/85). 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 Signs

- a. The special permit shall expire within one year from the date of approval June 14, 1985. Upon written application, the Commission can renew the special permit for an additional one-year period;
- b. The signs shall be located outside the established front and side yard setbacks as indicated on the site plan;

- c. The signs shall be maintained at no higher than eight feet, and no more than 40 square feet. Each sign shall have advertising on one side only;
- d. No flags, flagpoles or banners shall be allowed on the site.

Findings of Fact

- a. The proposal, as conditioned, is based upon sound principles of land use in that:
 - 1) the signs would be located on the site for a temporary period;
 - 2) the signs would be located on a major street.
- b. The proposed signs, as conditioned, are not injurious to the public in that:
 - 1) the proposed signs would not obstruct visibility for motorists traveling along Azevedo Drive, Maricopa Way or Barona Way;
 - 2) the proposed signs 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.

002816

SEWAGE TREATMENT PLANT

AIRPORT

LOCATION MAP

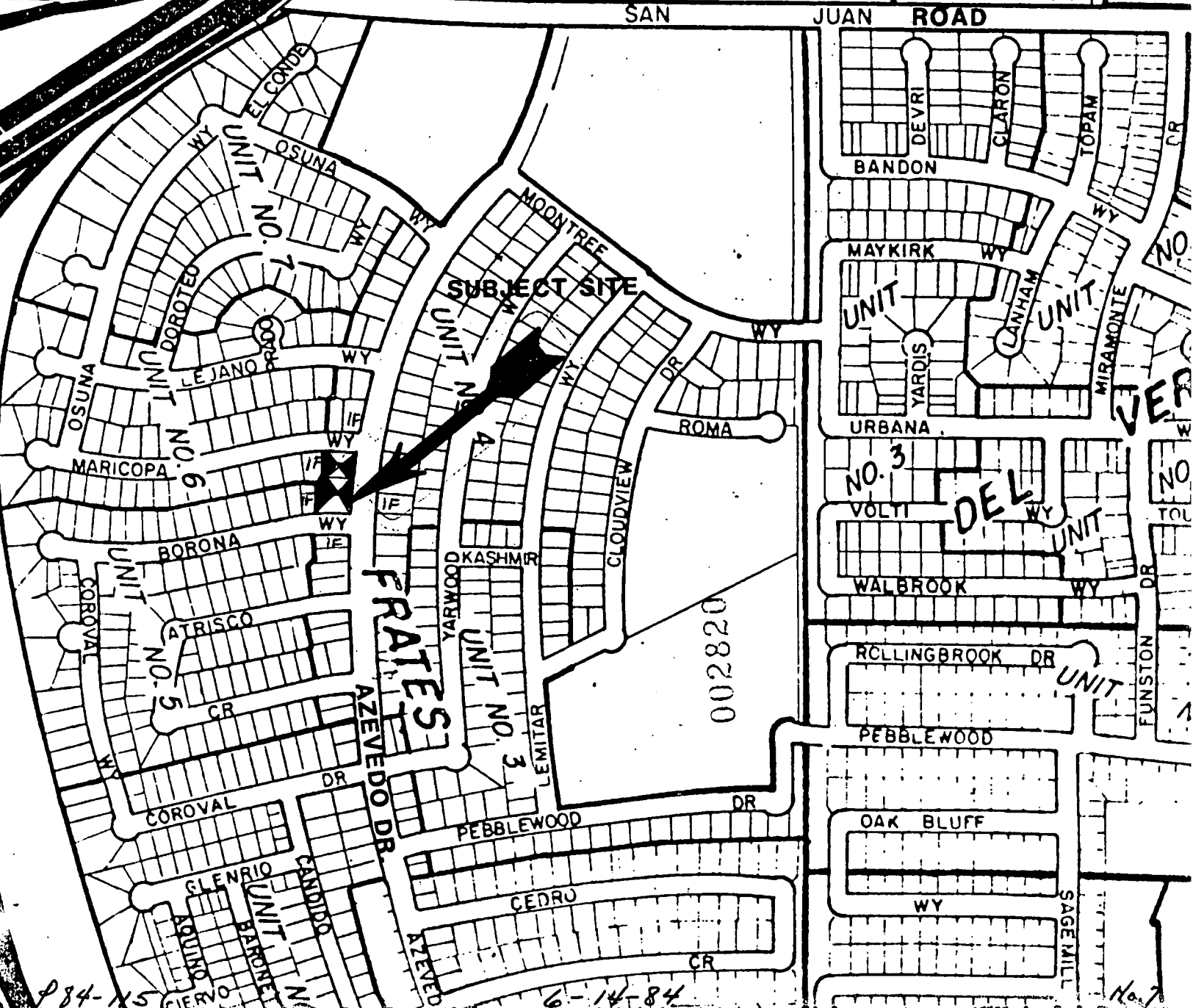
OAK BROOK

VILLAGE

SMOKETREE

CONBOOSE

SAN JUAN ROAD



P84-15

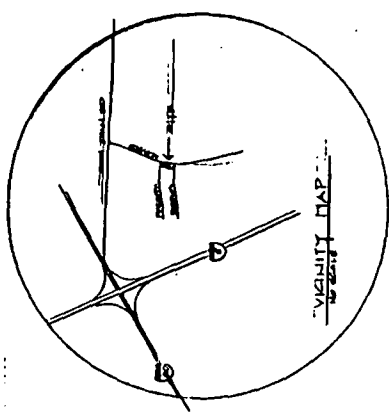
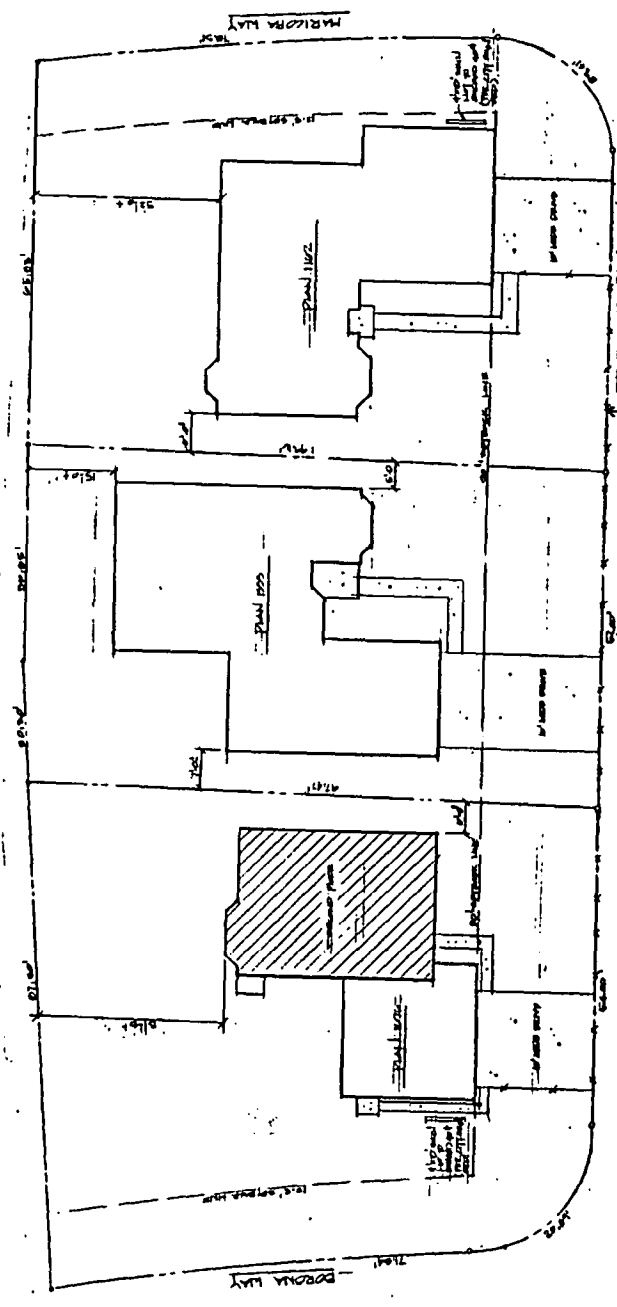
6-14-84

No. 7

P84-115
 Forest Ranch Unit #4
 Forest Ranch Unit #4

CRITTON
 3737 ALVARADO STREET
 SAN FRANCISCO, CALIF.

SITE PLAN



A-2 SHEET
 FOREST RANCH UNIT No. 4
 1986

002821

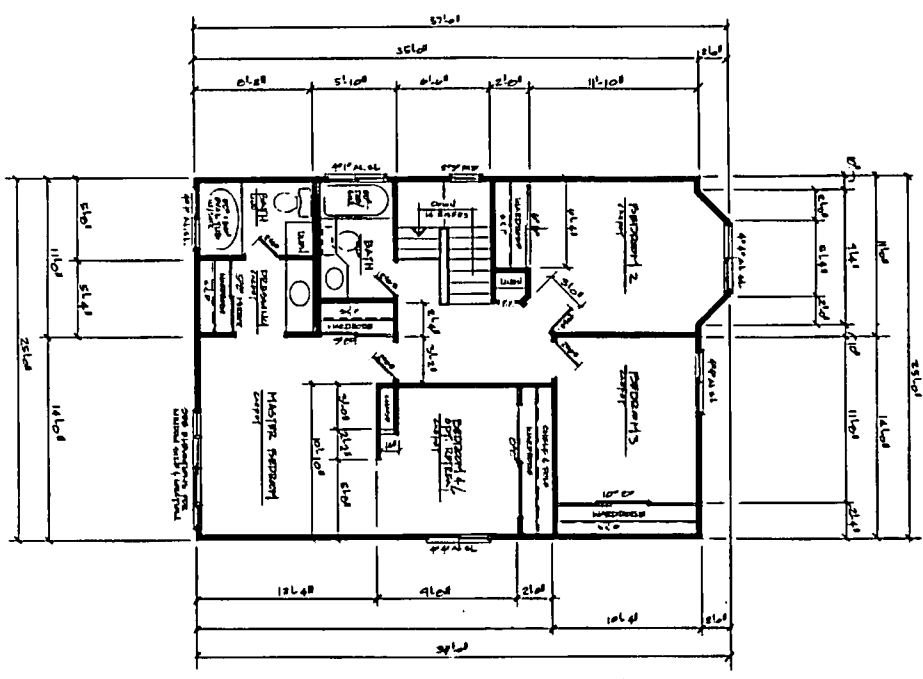
P84-115

6-14-84

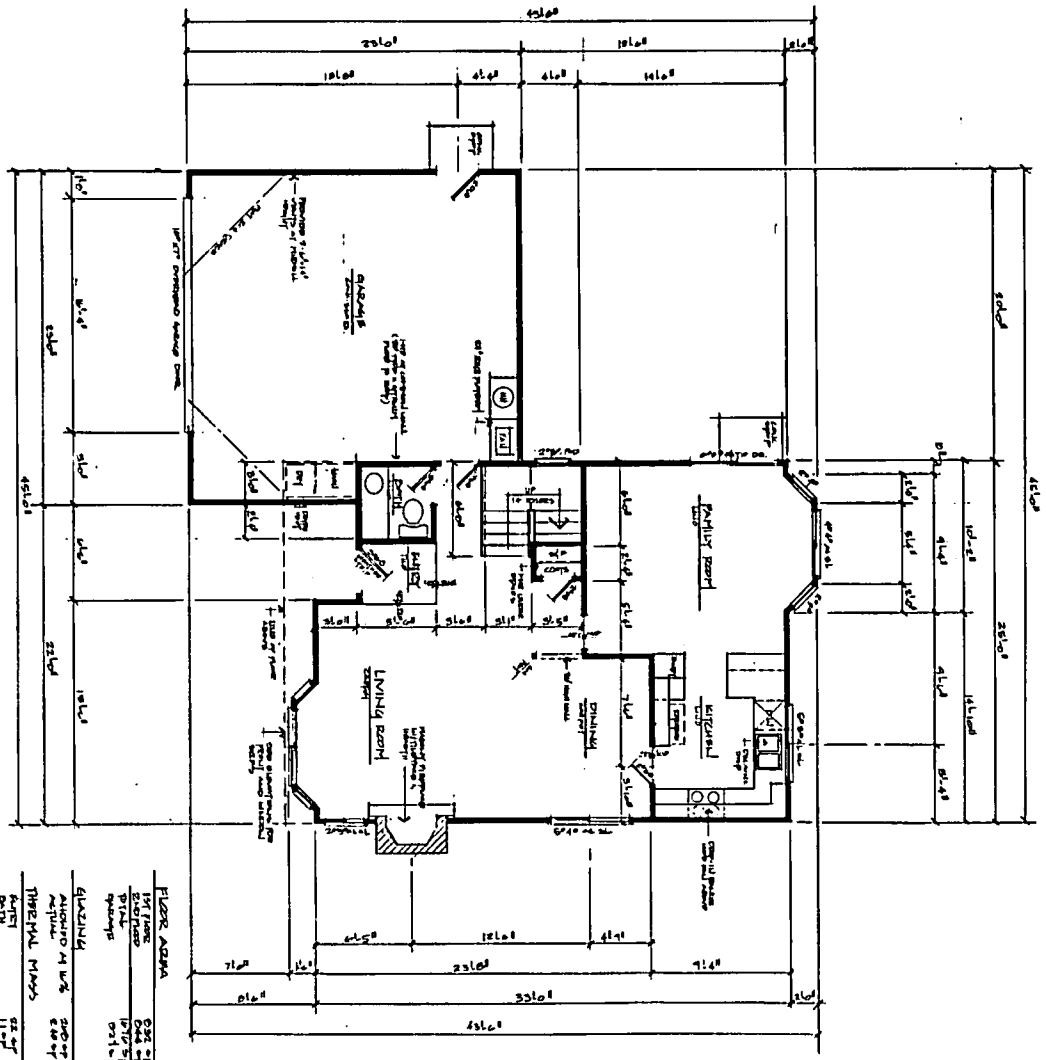
No. 7

SECOND FLOOR
VARIOS

002822



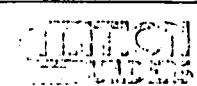
FIRST FLOOR
VARIOS



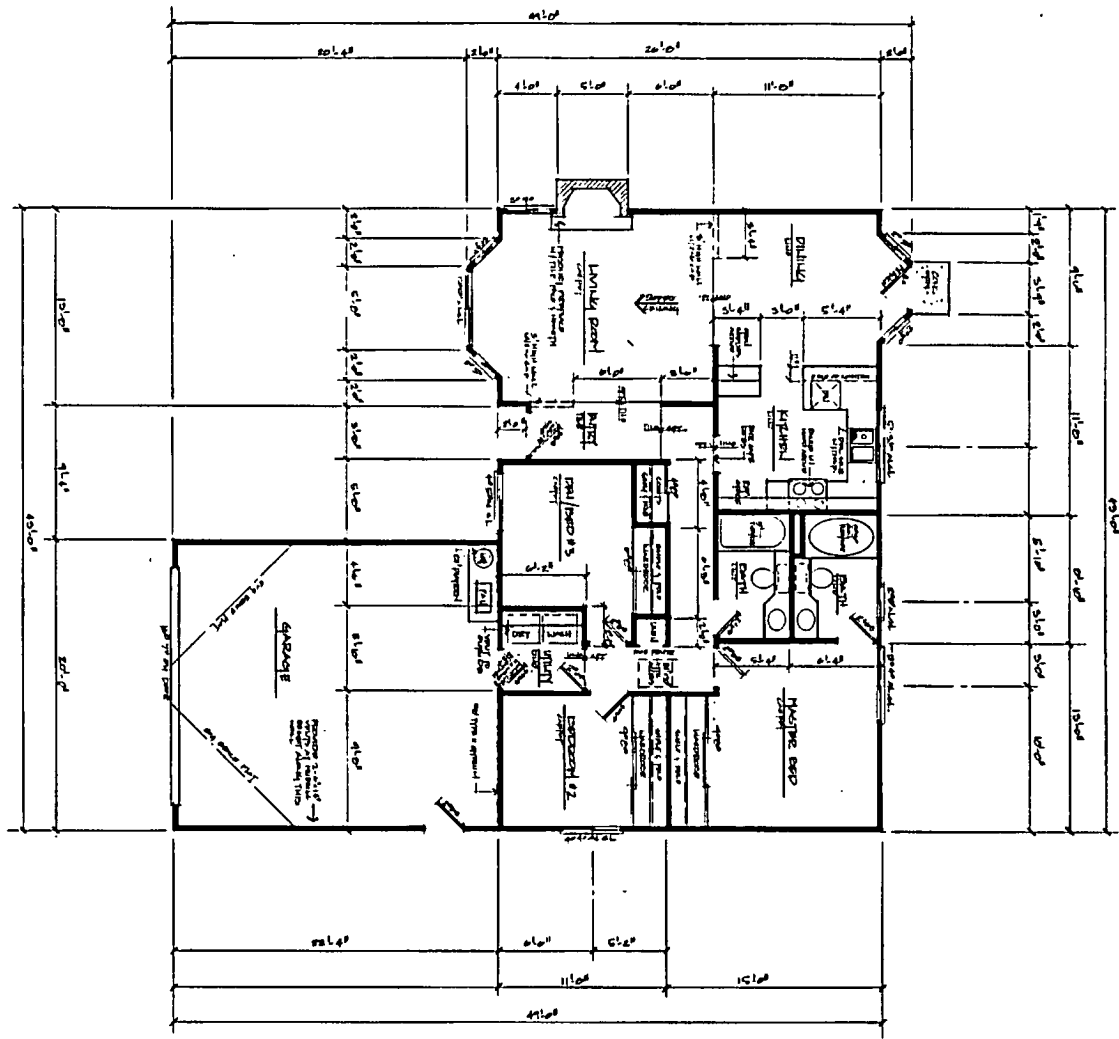
FLOOR AREA

DESCRIPTION	AREA (SQ FT)	AREA (SQ M)
APARTMENT 2	1,100	101.7
APARTMENT 3	1,100	101.7
APARTMENT 4	1,100	101.7
COMMON AREAS	1,100	101.7
TOTAL FLOOR AREA	4,400	406.8

P 84115

	PLAN 1676 FLOOR PLAN	PLANTECH ASSOCIATES 805 J Street Sacramento, CA. 448-1823	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
	11/11/84		11/11/84

002823 Floor Plan

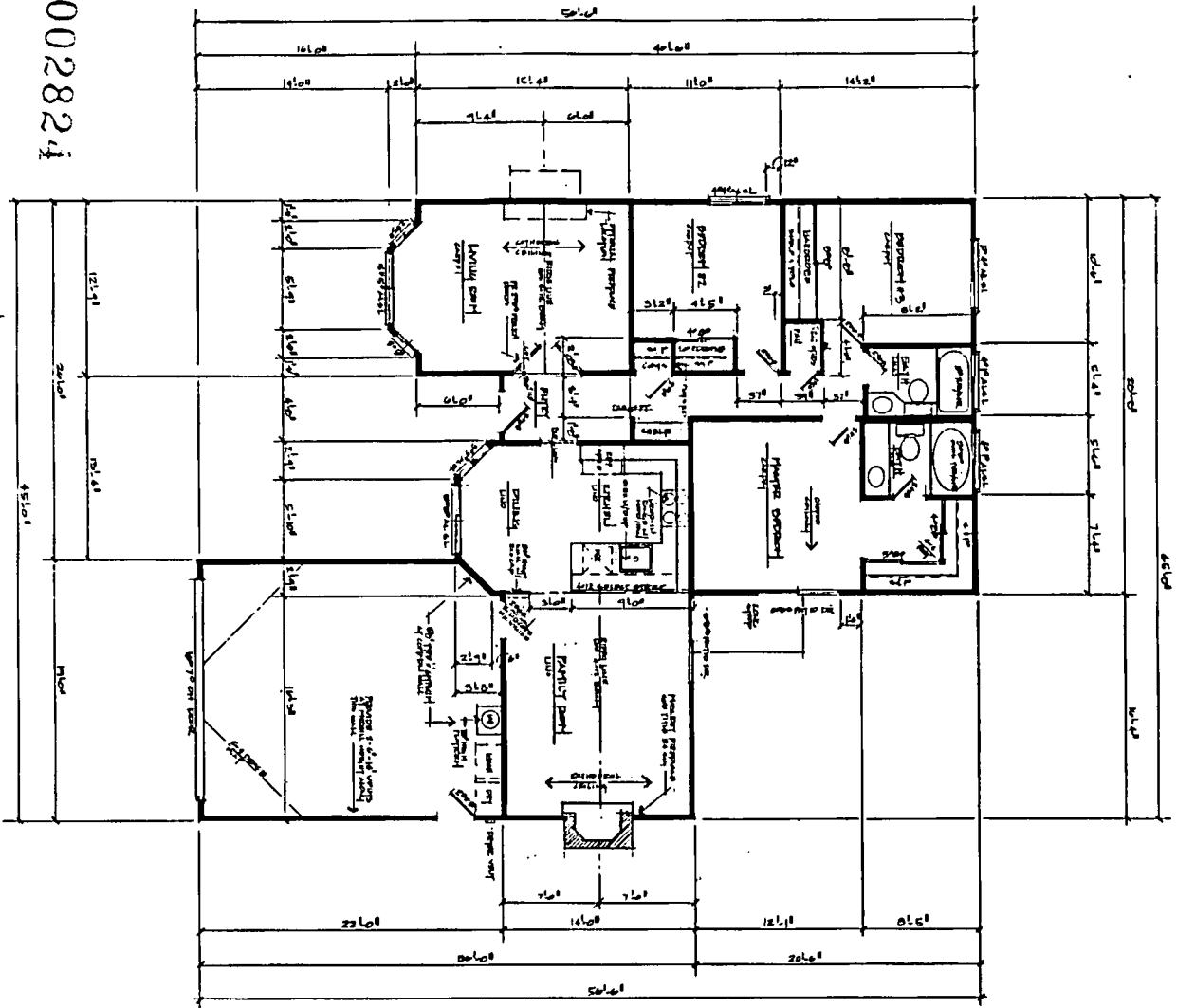


- Large Area**
 - 100 sq ft
 - 40 sq ft
- Quitting Area**
 - 100 sq ft
 - 100 sq ft (198)
- Therapy Room**
 - 50 sq ft
 - 50 sq ft
 - 40 sq ft
 - 10 sq ft
 - 50 sq ft
 - 50 sq ft

P 84115

002824

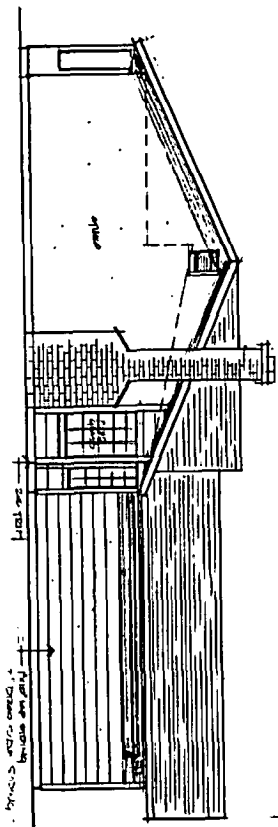
FLOOR PLAN



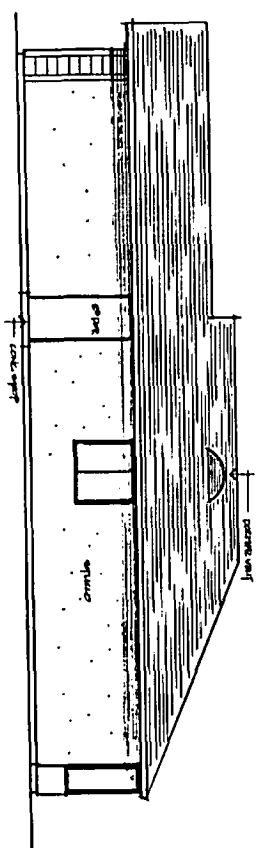
FLOOR AREA	
Disturbed	1335 sq ft
Unimproved	410 sq ft
Actual	1745 sq ft

THEORETICAL FLOOR AREA	
Office	434 sq ft
Reception	81 sq ft
Storage	224 sq ft
Restroom	20 sq ft
Kitchen	20 sq ft
Unimproved	122 sq ft
Unimproved	122 sq ft
Unimproved	122 sq ft

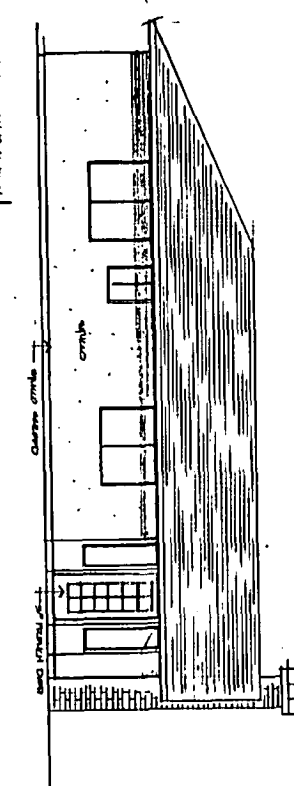
P 84115



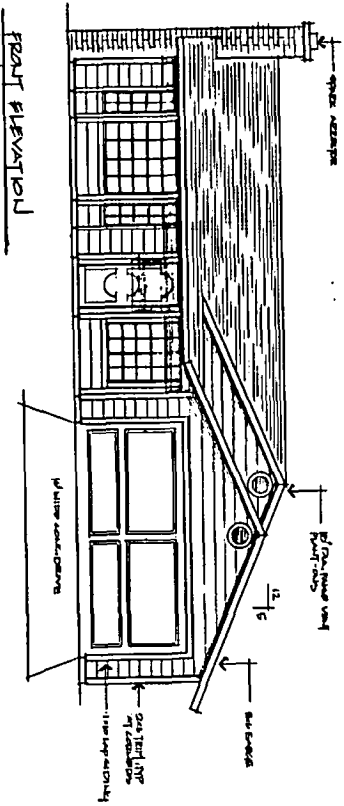
LEFT ELEVATION



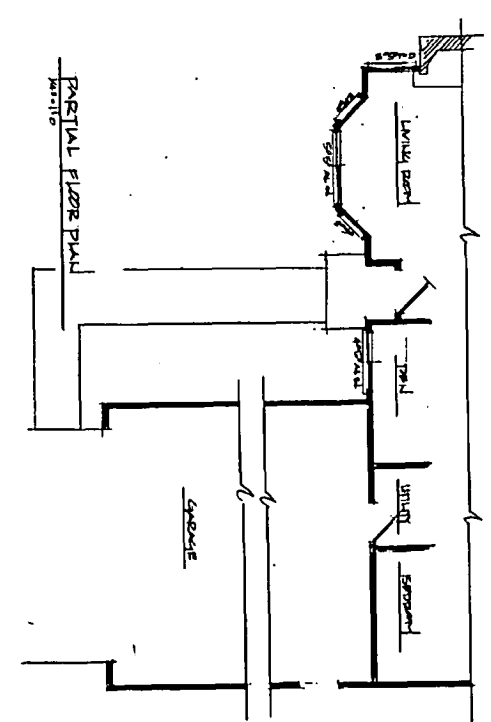
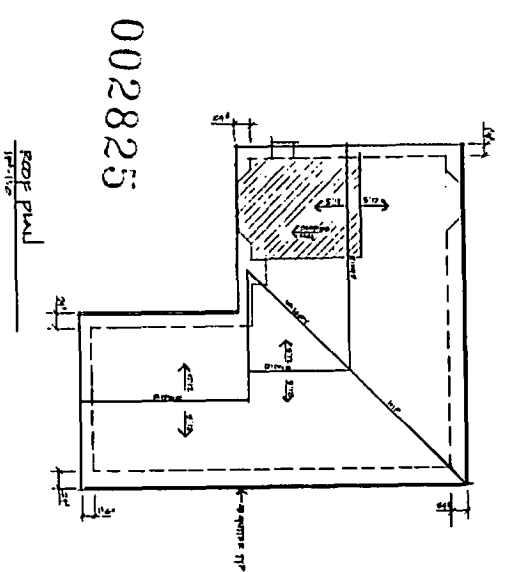
RIGHT ELEVATION



REAR ELEVATION



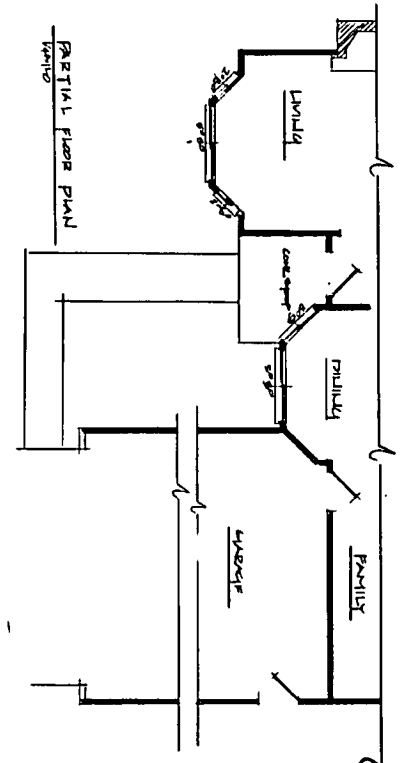
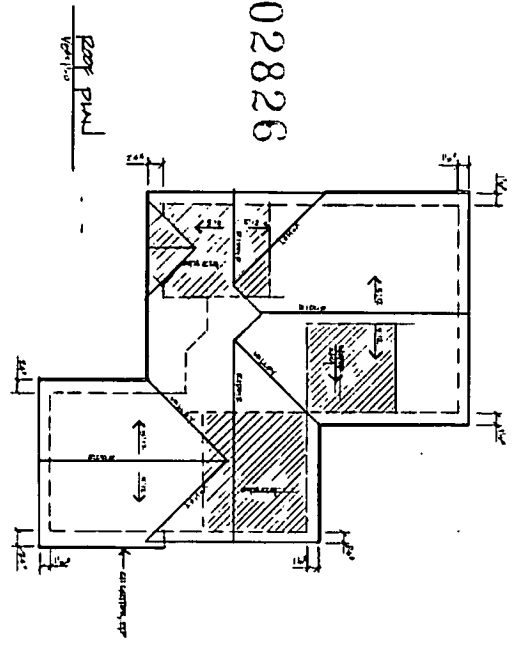
FRONT ELEVATION



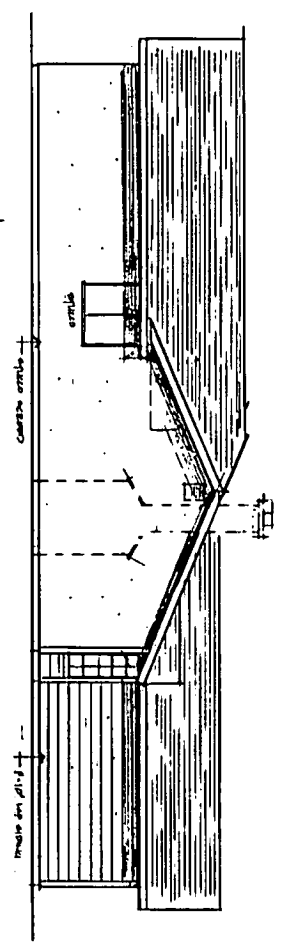
P 84115

	PLAN 1162	PLANTECH ASSOCIATES 805 J Street Sacramento, CA. 448-1823			
	ELEVATION D				

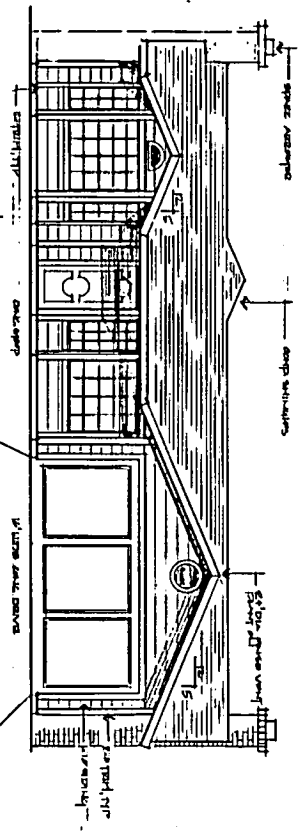
002826



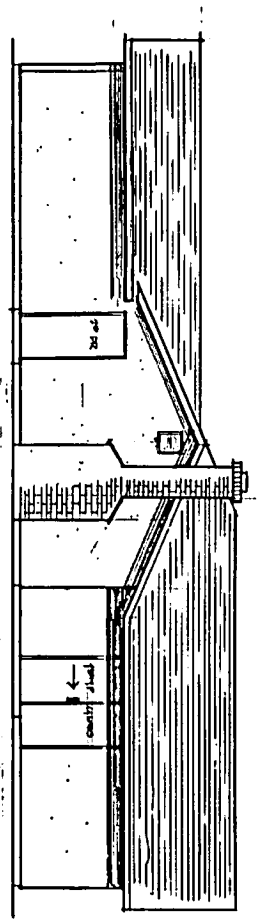
Left Elevation



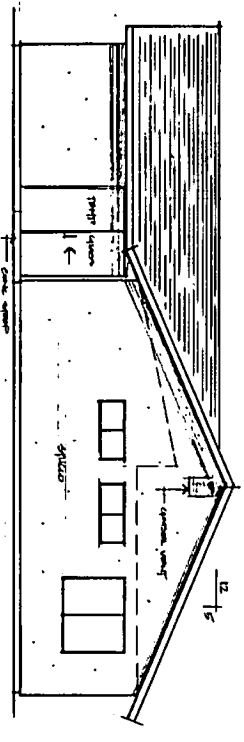
Front Elevation



Right Elevation



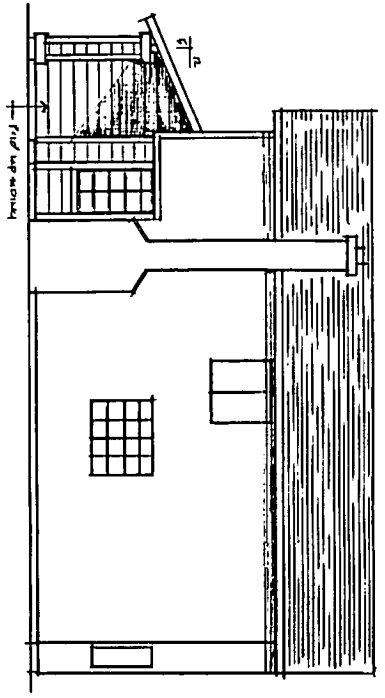
Rear Elevation



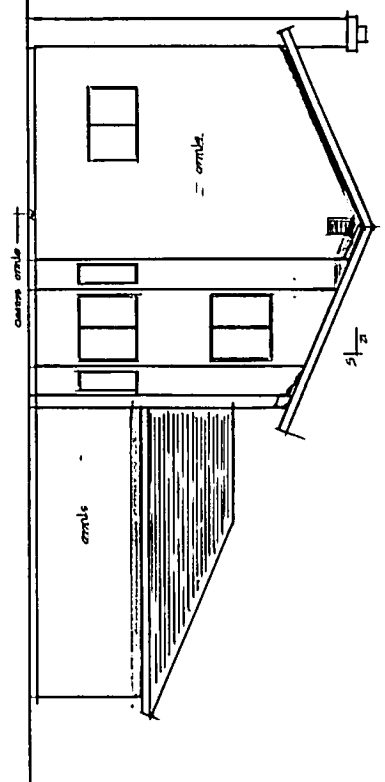
P 84115

		PLAN 1333 ELEVATION J	PLANTECH ASSOCIATES 805 J Street Sacramento, CA. 448-1823	SHEET NO. TOTAL SHEETS
--	--	---------------------------------	--	---------------------------

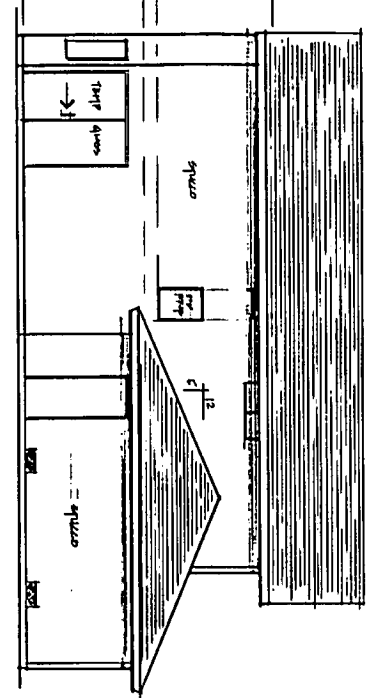
RIGHT ELEVATION



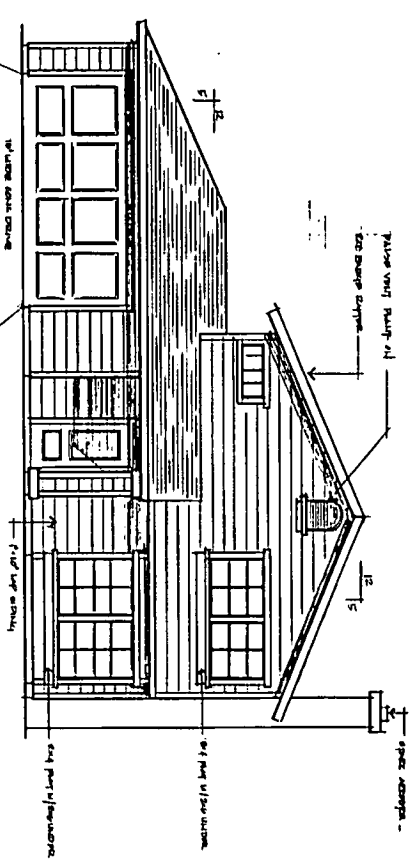
REAR ELEVATION



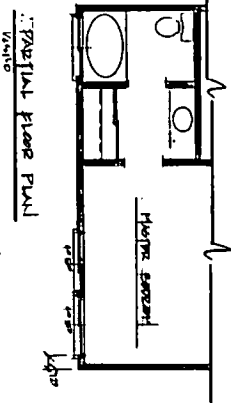
LEFT ELEVATION



FRONT ELEVATION

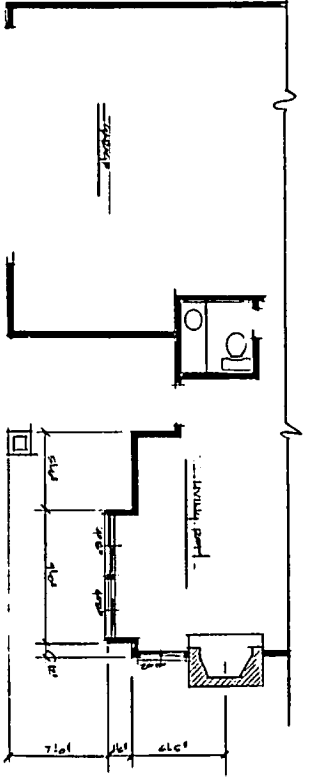


PARTIAL FLOOR PLAN



002827

PARTIAL FLOOR PLAN



P 84115

PLAN 1676
ELEVATION E

PLANTECH ASSOCIATES
805 J Street
Sacramento, CA. 448-1823

NO.	DATE	DESCRIPTION
1	6-14-84	PRELIMINARY
2		
3		
4		
5		
6		
7		
8		
9		
10		