

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

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

APPLICATION: Special Permit for a model home complex (Sec. 2-G-7) and one on-site subdivision sign (Sign Ord. Sec. 3.914)

LOCATION: 2940, 2944 and 2948 Azevedo Dr.

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 3 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: .4+ ac.
Square Footage of Building: 1437, 1641 and 2076
Topography: Flat
Street Improvements: Existing
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 P.U.D., which was approved by the City Council on November 8, 1978 (P-8323). The site is located on the East side of Azevedo Dr., between Pebblewood Dr. 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 Dr. and Azvedo Dr. Parking will be provided on the street. Staff has no objection to this arrangement since Azevedo Dr. 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 foot, non-illuminated marketing sign. The sign will be on posts three feet high, so that the overall sign height is nine feet. The Sign Ordinance specifies that subdivision marketing signs must comply with applicable setback requirements for the zoning district in which the site is located. The applicant should, therefore, locate the sign out of the front and street sideyard setback area. 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. Staggered front setbacks are required in the Frates Ranch P.U.D. The applicant is proposing setback 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.
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 approval of the special permit for a model home/sales complex and subdivision sign, subject to the following 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 (5/08/85). 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

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

2. The model home complex will not be injurious to public welfare, as it will not alter the residential characteristics of the neighborhood;
3. The project is consistent with the 1974 General Plan and Valley Hi Community Plan, in that these plans designate the site as residential.

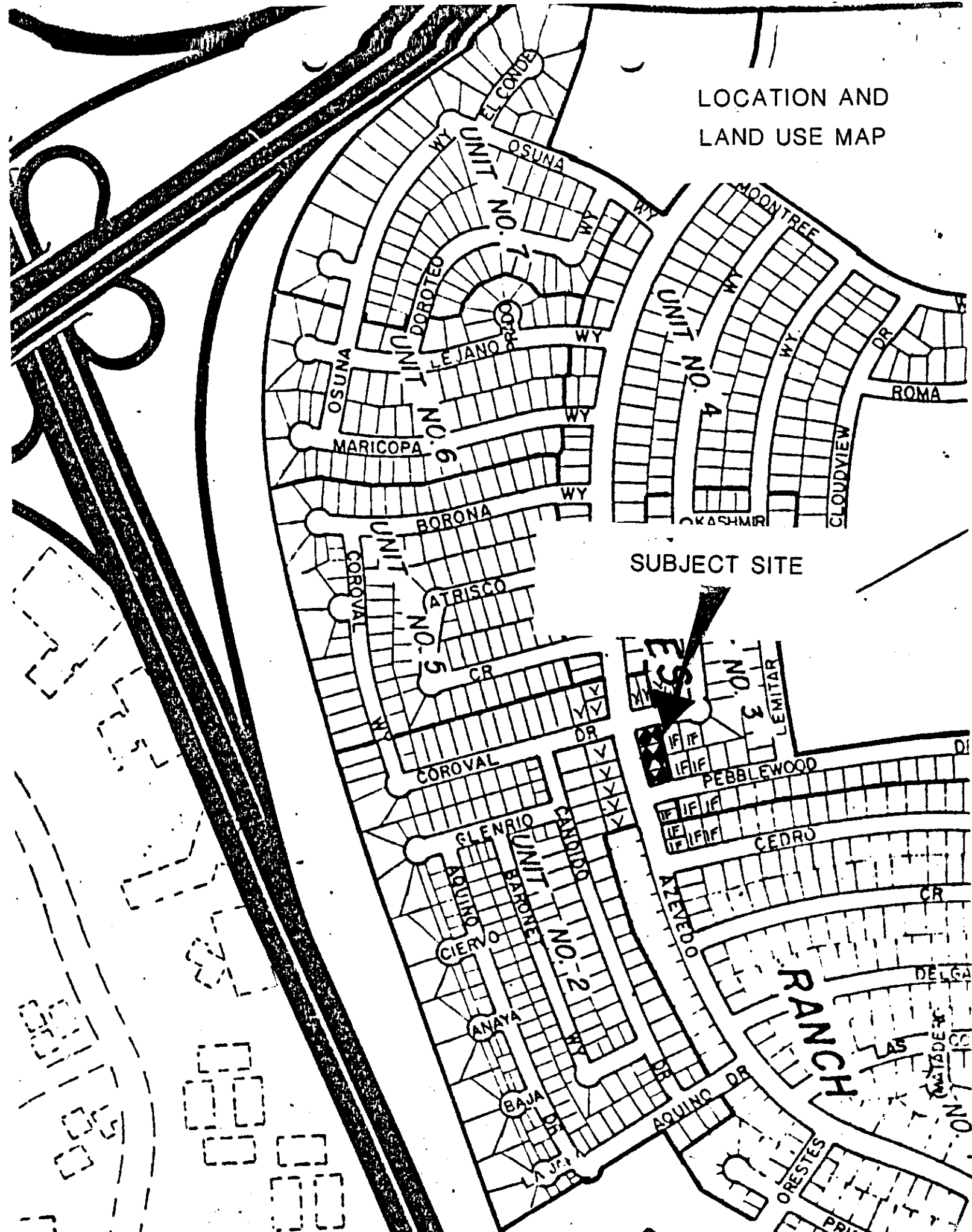
Conditions - Special Permit Sign

1. The special permit shall expire within one year from the date of approval (5/08/85). Upon written application, the Commission can renew the special permit for an additional one year period;
2. The sign shall be relocated to a site outside the established front and side yard setbacks.
3. The sign shall be maintained at no higher than eight feet, and no more than 40 square feet.

Findings of Fact

1. The proposal, as conditioned, is based upon sound principles of land use, in that:
 - a. the sign would be located on the site for a temporary period;
 - b. the sign would be located on a major street
2. The proposed sign as conditioned is not injurious to the public, in that:
 - a. the proposed sign would not obstruct visibility for motorists traveling along Azevedo Dr. or Pebblewood Dr.
 - b. the proposed sign would not be a public nuisance to surrounding properties
3. The proposal is in conformance with the 1974 General Plan and the 1968 Valley Hi 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.

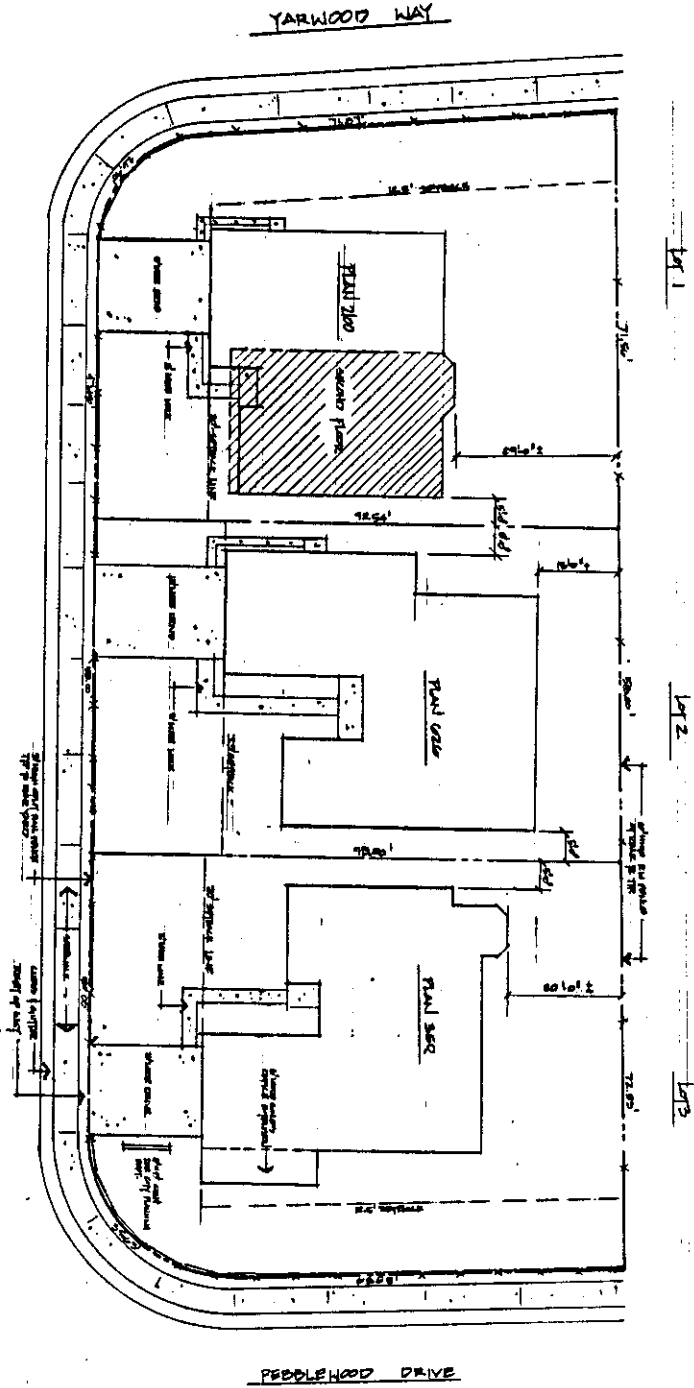
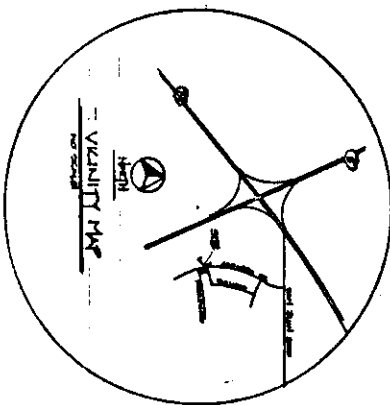
LOCATION AND
LAND USE MAP



SUBJECT SITE

RANCH

MODEL COMPLEX
FRATIS KINCH UNIT NO. 2



P-84-118

5-8-84

No. 12

<p>CREATION ARCHITECTS</p>	<p>3777 ALVARADO STREET SAN LEANDRO, CALIF.</p>	<p>DATE: 5-8-84</p>	<p>SCALE: AS SHOWN</p>
		<p>PROJECT: FRATIS KINCH UNIT NO. 2</p>	<p>NO. 12</p>

Heritage LANDING/CITATION HOMES
Onsite Sign Layout



MODELS

CITATION
HOMES

SINGLE FAMILY HOMES

MARKETING
SIGN

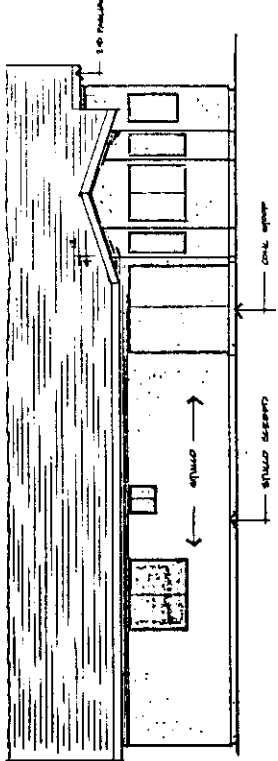


PAULORE
469C

10'

- 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 Truxel" as shown).
- 5) Colors: Background: White
Copy: Brown PMS 469
Logo: Background PMS 469
Lettering & Graphic: White

ELEVATION 350

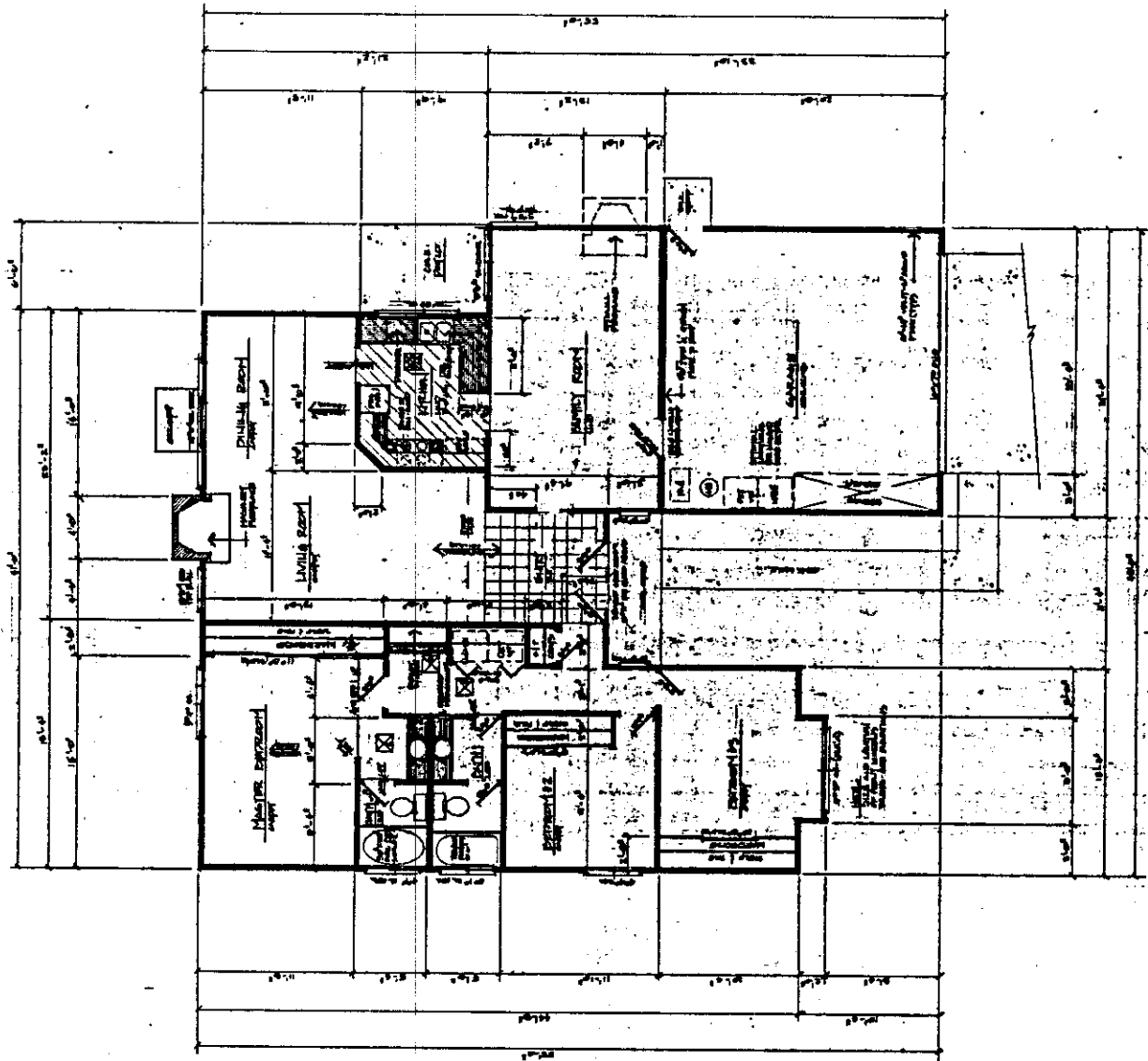


FLOOR PLAN 626

FLOOR AREA
 TOTAL FLOOR AREA
 FINISHED FLOOR AREA
 UNFINISHED FLOOR AREA

GLAZING AREA
 TOTAL GLAZING AREA
 FINISHED GLAZING AREA
 UNFINISHED GLAZING AREA

THERMAL MASS
 THERMAL MASS VALUE
 FINISHED THERMAL MASS
 UNFINISHED THERMAL MASS



FLOOR PLAN

ELEVATION 2100

