

# CITY PLANNING COMMISSION

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

APPLICANT	Winncrest Homes, 9985 Folsom Boulevard, Sacramento, CA 95827		
OWNER	Placer Savings & Loan, 385 Nevada Street, Auburn, CA		
PLANS BY	Winncrest Homes, 9985 Folsom Boulevard, Sacramento, CA 95827		
FILING DATE	12-9-83	50 DAY CPC ACTION DATE	REPORT BY: RL:bw
NEGATIVE DEC	Ex. 15303	EIR	ASSESSOR'S PCL. NO. 031-280-01 thru 05

- APPLICATION:
1. Special Permit for four model homes in Lake Crest Village Unit No. 2 (Section 2-G-7)
  2. Special Permit for 32 square foot subdivision sign (Sign Ord., Sec. 3.194)
  3. Variance to locate a subdivision sign in front yard setback (Sign Ord., Sec. 3.194)

LOCATION: Southwest corner of Florin Road and Long River Drive

PROPOSAL: The applicant is requesting the necessary entitlements to develop a model home complex at the above location.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1976 South Pocket Specific  
Plan Designation: Low Density Residential  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family Residential; R-1  
South: Vacant; R-1  
East: Office Complex; OB-R  
West: Undeveloped park strip and library site; R-1

Property Dimensions: 410' x 120'  
Property Area: 33,000 square feet  
Density of Development (41 lots) 4.5 du/ac  
Square Footage of Lots: 9,600  
Square Footage of Units: 1,282, 1,486, 1,730 and 2,186  
Price Range of Units: \$85,000 to \$105,000  
Height of Structures: One and two stories  
Height of Sign: 4 feet  
Street Improvements/Utilities: Existing  
Exterior Building Colors: Muted shades of white, brown, grey  
Exterior Building Materials: Wood siding, wood shakes

STAFF EVALUATION: Staff has the following comments:

1. In the landscaping of the models, particular attention should be given to the screening of the great amount of fencing that encloses the large side yards. Trees and/or shrubs and berms should be utilized in reducing the visual impact of the extensive fencing.

003410

2. Traffic Engineering Division has the following comments:
  - a. Driveway permits are required;
  - b. Driveway openings as drawn do not correspond to the width of the driveway slabs;
  - c. The parking lot driveway on Long River Drive provides adequate access (see Exhibit A). The driveway on Florin Road should be eliminated. It creates an awkward left turn movement by which vehicles would need to move across eastbound lanes and around the median at the Long River intersection;
  - d. The amount of paving in the parking lot can be reduced by reorienting the parking aisle to an east-west axis and double loading the spaces (see Exhibit B).
3. The staff objects to the wing design of the signage proposed and shown on the site plan. This design would constitute as two signs. Staff suggests a double-faced sign no taller than four feet (see Exhibit C).
4. Staff cannot find any justification to allow placement of the proposed sign within the setback area of Florin Road. There is no basis of hardship for which to grant the requested variance to the minimum setback requirement of 25 feet.

STAFF RECOMMENDATION: Staff recommends the following action:

1. Approval of the Special Permit for the model home complex, subject to conditions and based on the Findings of Fact that follow.
2. Approval of the subdivision sign, subject to conditions and based on the Findings of Fact that follow.
3. Denial of the Variance to locate the subdivision sign in the front yard setback, based on Findings of Fact that follow.

Model Home Special Permit - Conditions

- a. The applicant shall install shrubs and trees along the fencing between the structures on Florin Road. A landscape plan indicating this addition shall be submitted to staff for review and approval;
- b. Driveways and the parking lot shall be designed to the satisfaction of the Traffic Engineering Division, and the parking lot driveway on Florin Road shall be eliminated;
- c. The special permit shall have a one-year term to January 12, 1985 per the Zoning Ordinance with an extension through application by the applicant.

Model Home - Findings of Fact

- a. The special permit, as conditioned, is based on sound principles of planning in that the model home complex will not create unnecessary traffic through an existing residential neighborhood;

- b. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance in that elimination of direct Florin Road access to the parking lot will eliminate an awkward turn movement from the site to westbound Florin Road. Also, the model home complex will not alter the character of the neighborhood;
- c. The special permit, as conditioned, complies with the objectives of the 1974 General Plan and the 1976 South Pocket Specific Plan in that residential uses are designated on these plans.

Sign Special Permit - Conditions

- a. The sign shall be single or double-faced; not a "wing sign" as shown on submitted plans;
- b. The sign shall not exceed eight feet in height;
- c. The sign shall observe all building setbacks;
- d. The special permit for the sign shall have a one-year term (to 1-12-85) in accordance with the Sign Ordinance. Applicant can request a one-year extension.

Sign Special Permit - Findings of Fact

- a. The special permit, as conditioned, is based on sound principles of land use in that it is only a temporary use accessory to the model home complex;
- b. The special permit, as conditioned, will not be injurious to the public in that visibility from the intersection of Long River Drive and Florin Road will not be impaired;
- c. The special permit, as conditioned, is in conformance with the 1974 General Plan and the 1976 South Pocket Specific Plan in that residential uses are designated for this site and such signage is permitted by special permit.

Sign Variance Denial - Findings of Fact

- a. The requested variance would be a special privilege extended to one individual. There is not basis of hardship to justify such variance of setback. There is adequate space on the property to relocate the sign behind the setback line;
- b. The variance would be injurious to public welfare and property in the vicinity in that a reduced setback will result in an unnecessary visual clutter due to such close proximity to the public right-of-way.

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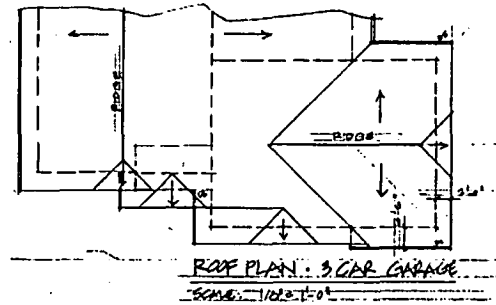
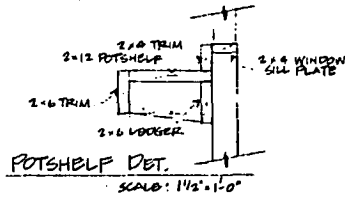
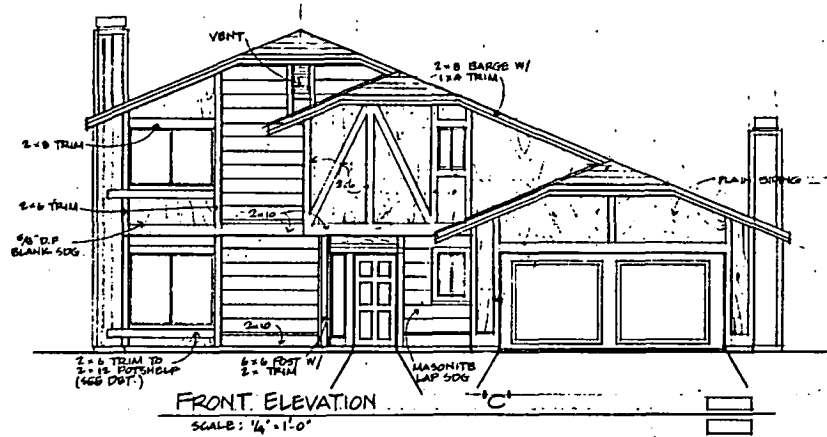
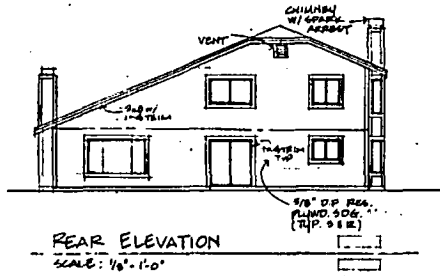
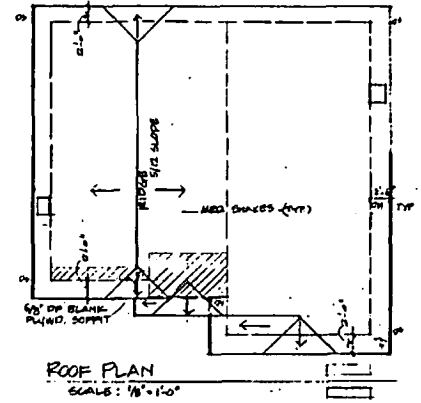
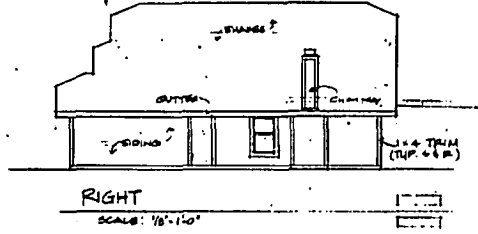
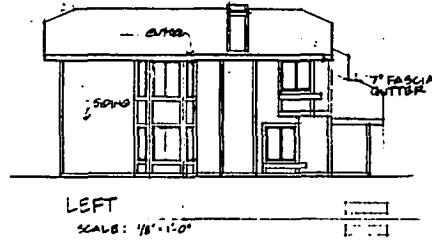


SEE MAP NO. 003415  
 - VICINITY MAP -

P83-417

1-12-84

ITEM NO 27



NOTES  
GLAZING AREA - 277#

003434

REVISION	BY
12-1-83	D

MODEL  
21810

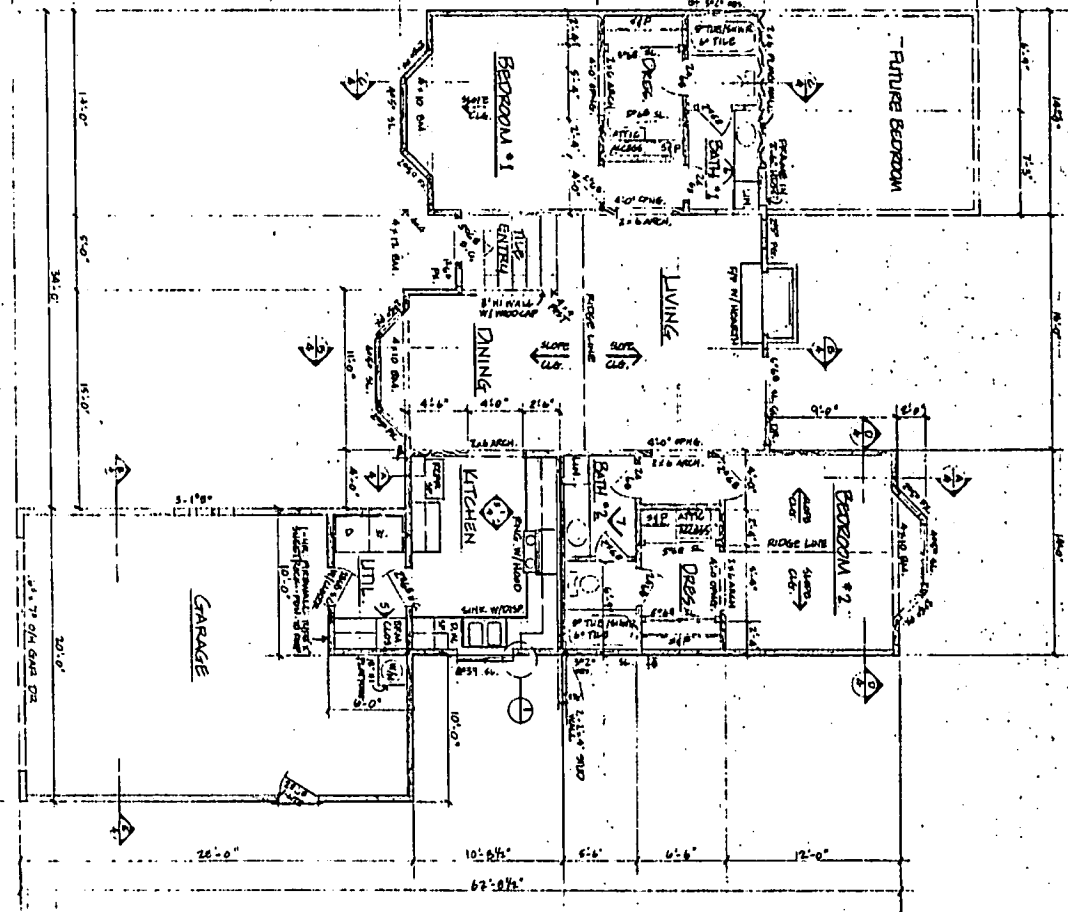
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WINN CONSTRUCTION  
9905 FOLSOM BLVD.  
SACRAMENTO CA

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DESIGNER	AS SHOWN
DRAWN	GRS
CHECKED	2180
SCALE	20

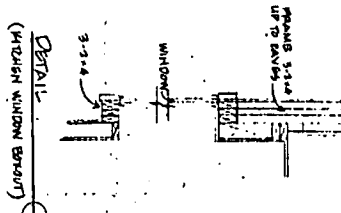
003418

FLOOR PLAN  
SCALE: 1/8"=1'-0"



NOTES

- LIVING AREA - 1250'
- DINING AREA - 500'
- KITCHEN AREA - 500'
- BATHS 516 WALL-FOLLOWING
- HEAT/AC LOCATED IN ATTIC



WINN CONSTRUCTION		MODEL		1200 w/ ADDITION	
9905 FOLSOM BLVD.					
SACRAMENTO, CA					
PH 366-5224					
NO. 0010-02	DATE 05/10/82	NO. 0010-02	DATE 05/10/82	NO. 0010-02	DATE 05/10/82
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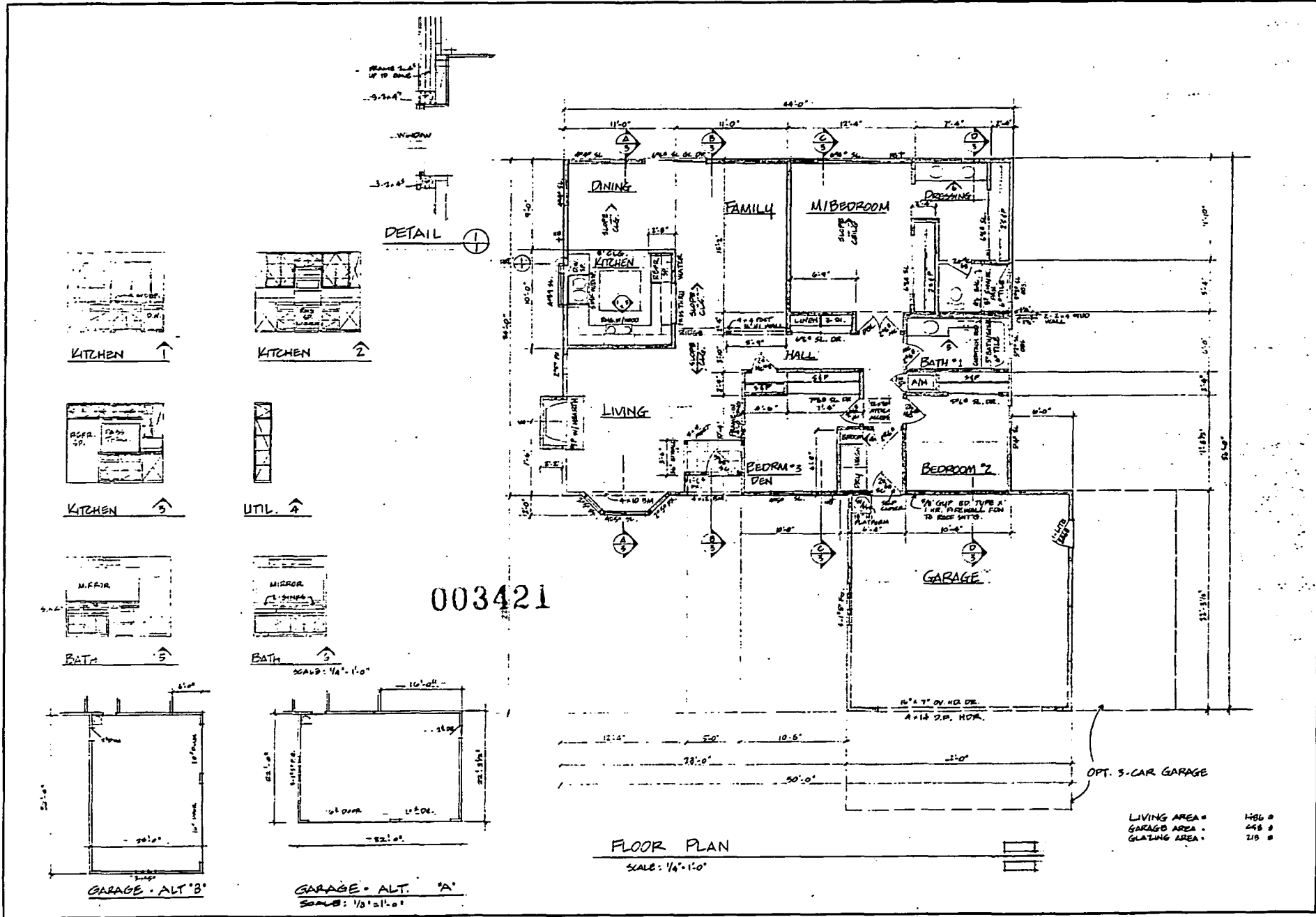




PBS-417

1-12-84

ITEM NO 27



FLOOR PLAN

SCALE: 1/4" = 1'-0"

LIVING AREA = 1486 #  
 GARAGE AREA = 248 #  
 GLAZING AREA = 218 #

REVISION	BY
11-17-83	CS
12-1-83	

MODEL  
 16-811 V/ Addition

WINN CONSTRUCTION  
 1485 RULSON BLVD.  
 SACRAMENTO, CA PH. 524-1444

DRW 10-1-83
DRW AS SHOWN
DRW 6/84
NO 1480





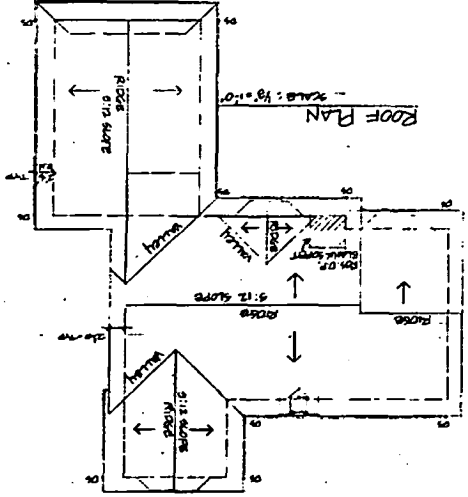
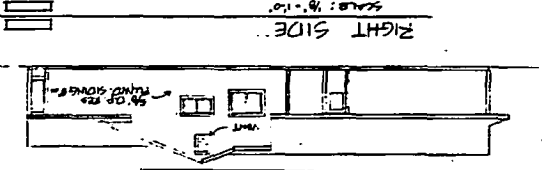
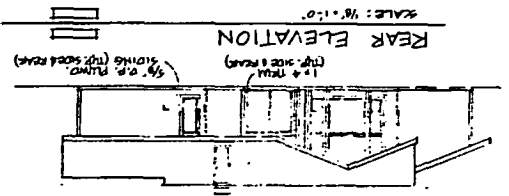
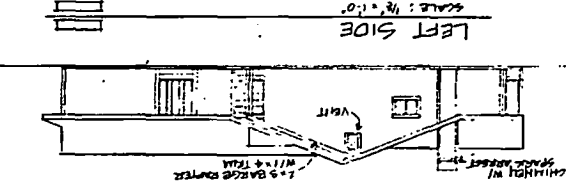
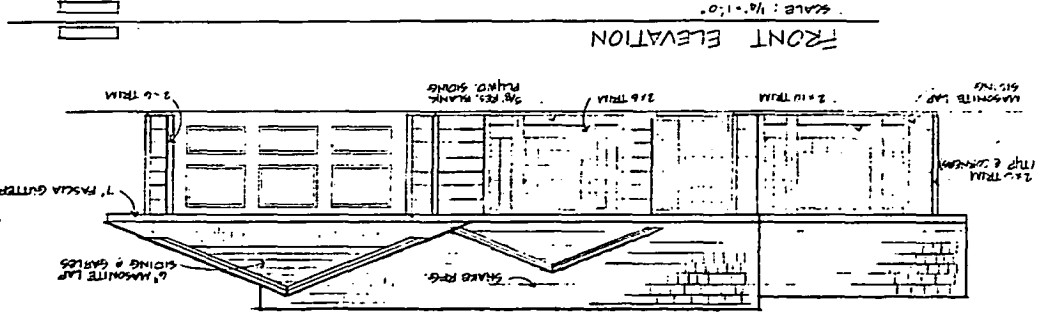


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WINN CONSTRUCTION  
 985 FORD BLVD.  
 SACRAMENTO, CA.  
 PH. 944-5334

MODEL  
 1200

003425



ITEM 27

1-12-84

P83-417



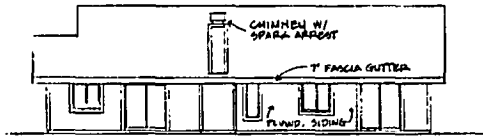


P83-A17

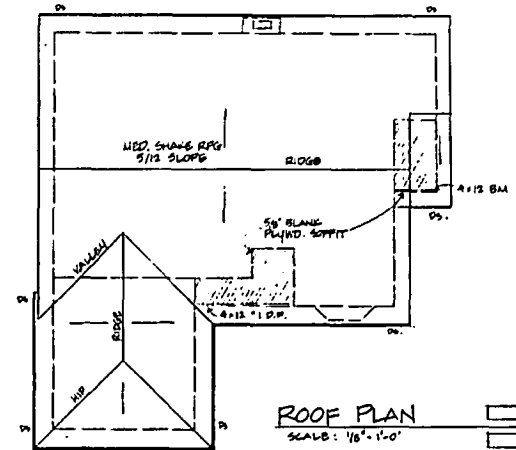
1-12-84

ITEM NO. 27

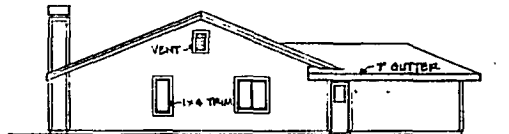
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REAR ELEVATION

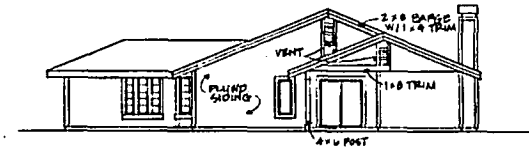


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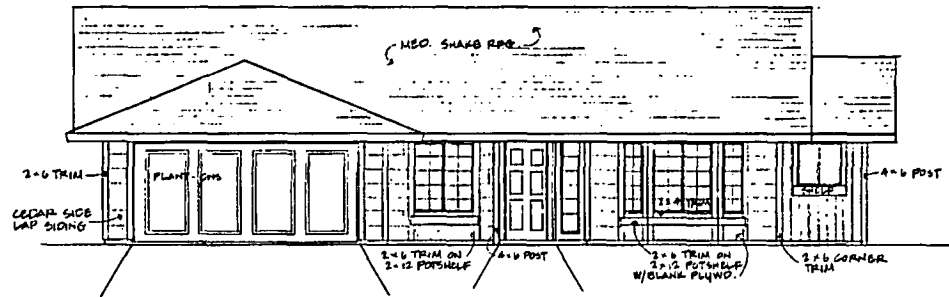
LEFT

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RIGHT

SCALE: 1/8" = 1'-0"



FRONT ELEVATION 'A'

SCALE: 1/4" = 1'-0"

REVISION	BY
12-1-83	SS

MODEL  
1730

WINN CONSTRUCTION  
9985 FOLSOM BLVD.  
SACRAMENTO, CA  
PH. 566-8224

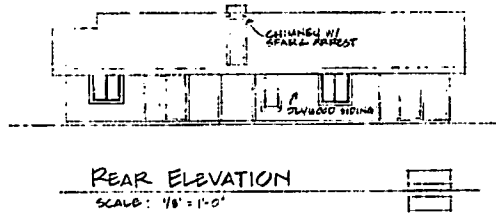
11-16-83
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GRS
1730
2A



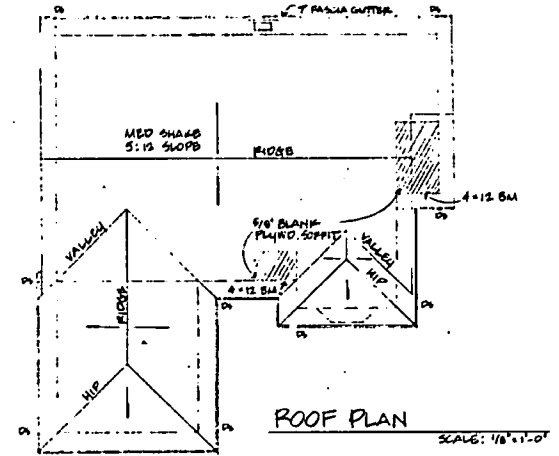
P83-417

1-12-84

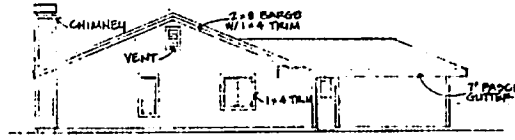
ITEM NO. 27



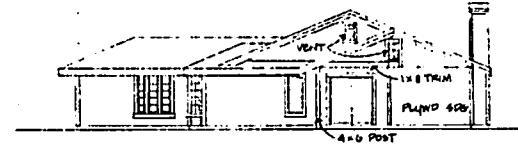
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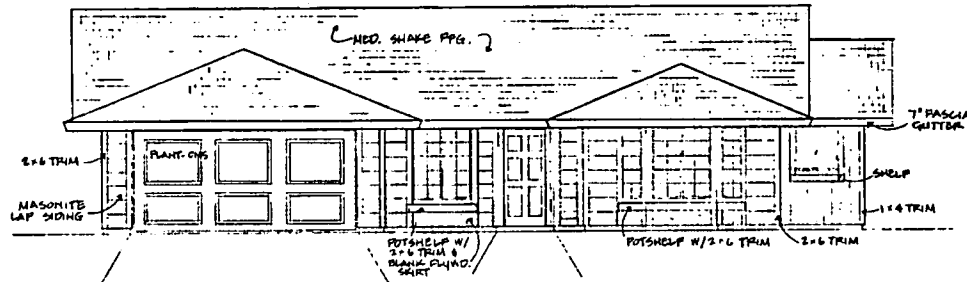
ROOF PLAN  
SCALE: 1/8" = 1'-0"



LEFT  
SCALE: 1/8" = 1'-0"



RIGHT  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION 'B'  
SCALE: 1/8" = 1'-0"

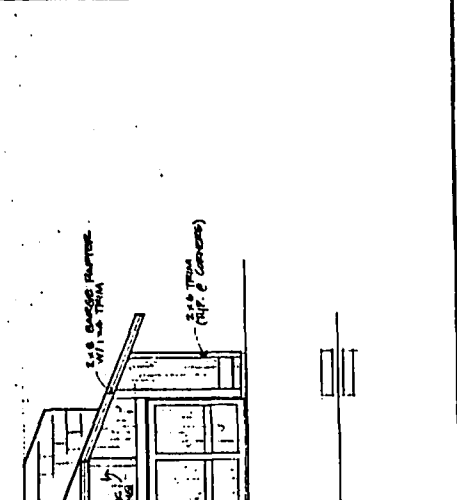
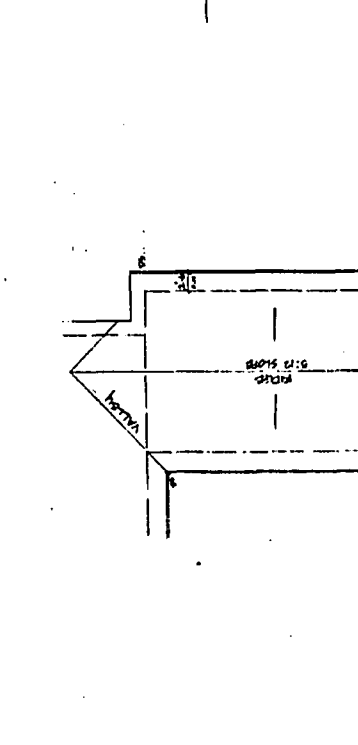
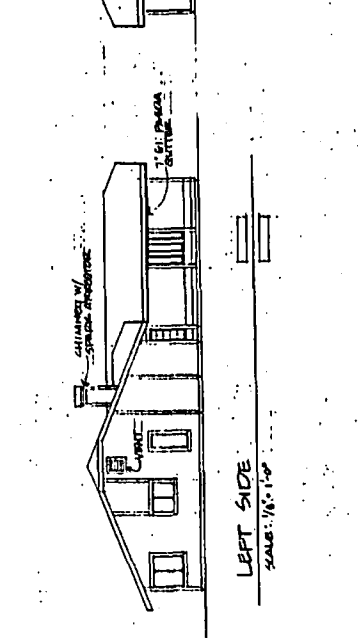
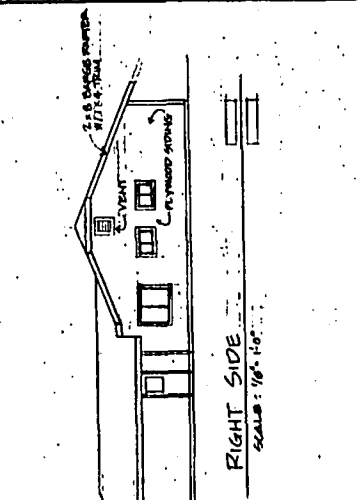
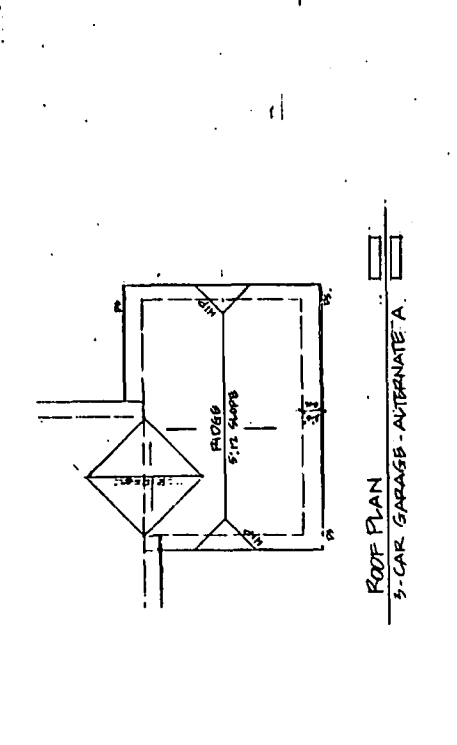
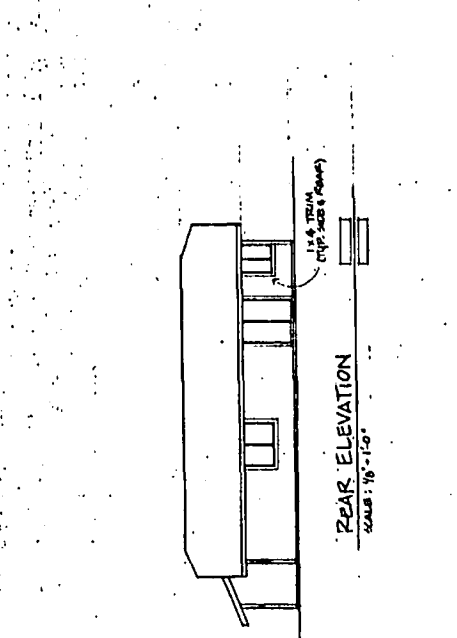
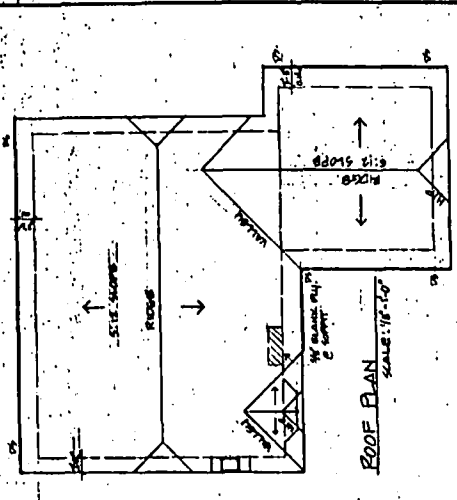
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REVISION	BY
12-1-83	BA

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REV.	213
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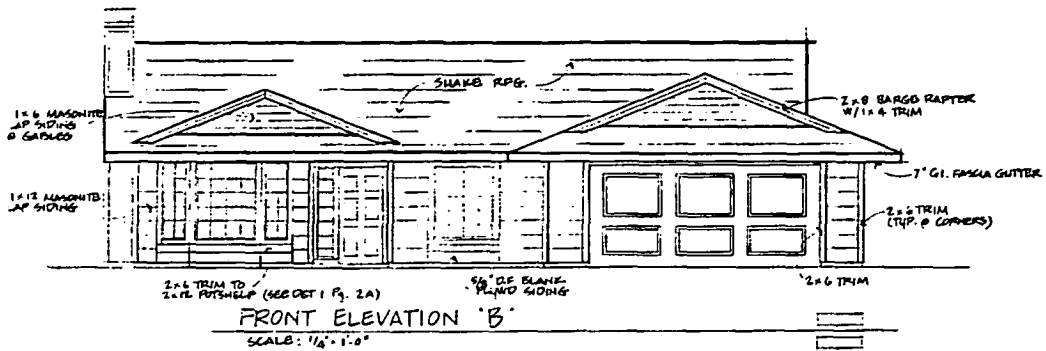
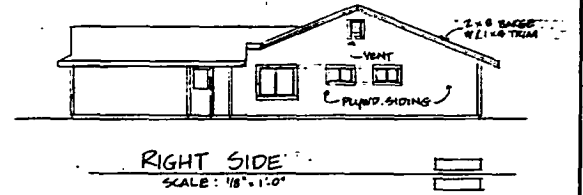
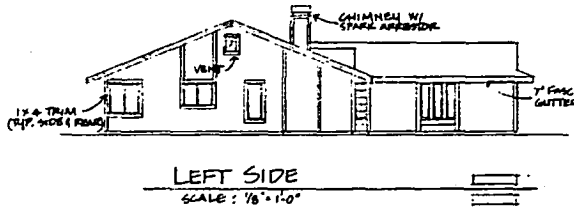
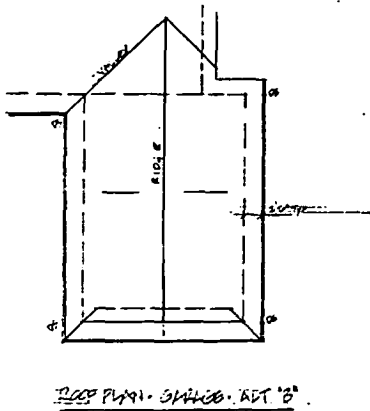
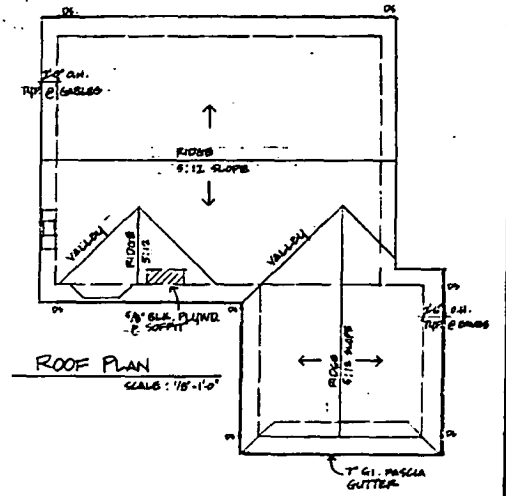
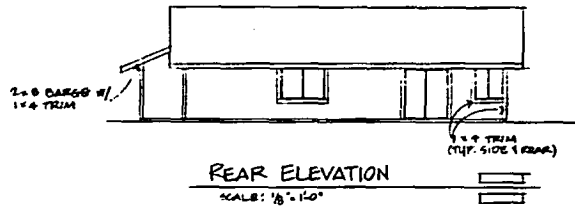
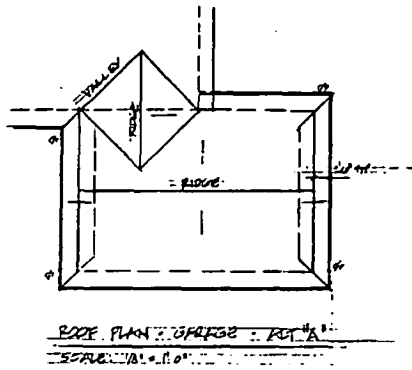




003431



183-A17



003433

1-12-84

ITEM NO. 27

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MODEL 16811

WINN CONSTRUCTION  
9485 FOLSOM BLVD.  
SACRAMENTO, CA  
PH. 346-8224

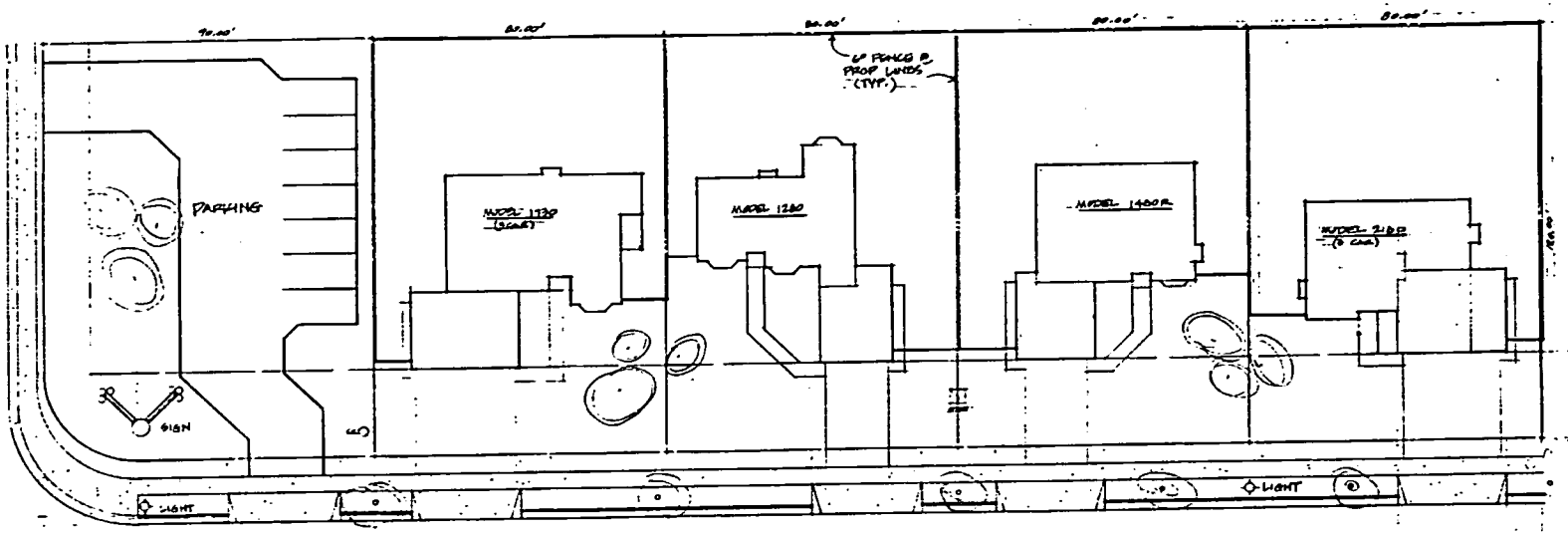
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PS-417

1-12-84

ITEM NO. 27

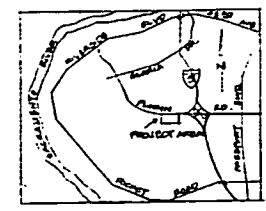
LONG RIVER DRIVE



FLORIN ROAD

# Exhibit A - Applicant Site Plan

003416



VICINITY MAP  
NO SCALE

SITE DEVELOPMENT PLAN  
LAKECREST VILLAGE (SALES MODELS)

WINN CONSTRUCTION  
9905 FOLSOM BLVD.  
SACRAMENTO, CA

1	1/2" = 10'
2	1/4" = 5'
3	1/8" = 2.5'
4	1/16" = 1.25'
5	1/32" = 0.625'
6	1/64" = 0.3125'
7	1/128" = 0.15625'
8	1/256" = 0.078125'
9	1/512" = 0.0390625'
10	1/1024" = 0.01953125'

North  
1/8" = 1'-0"

LONG RIVER DRIVE

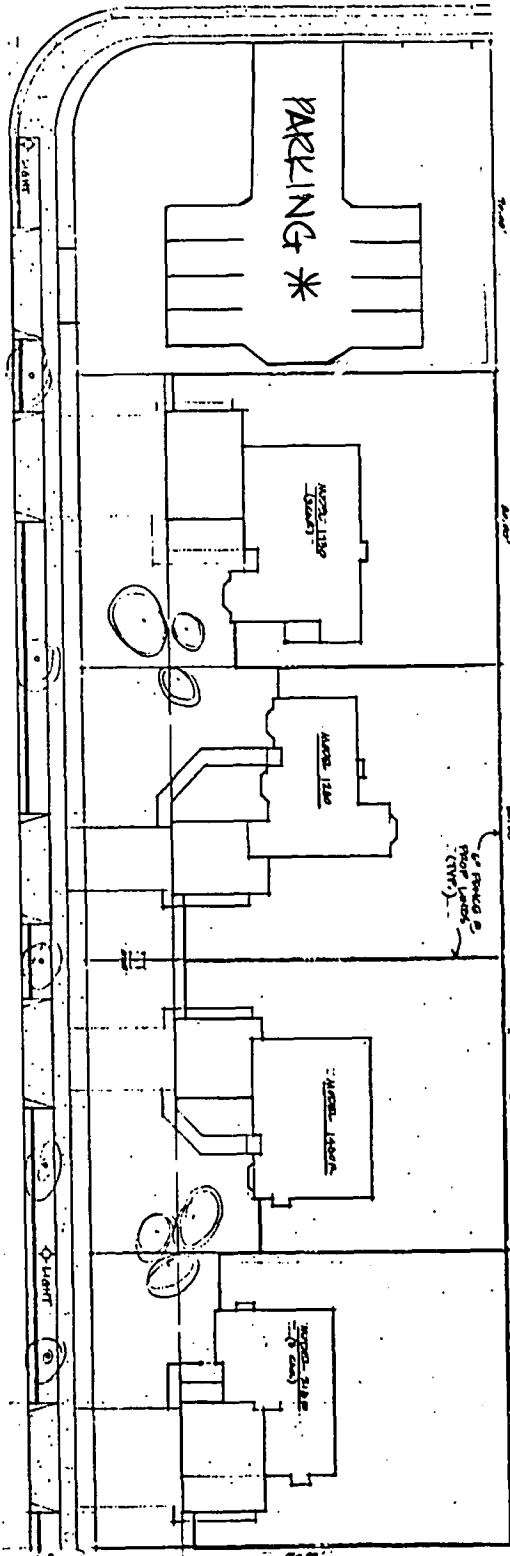
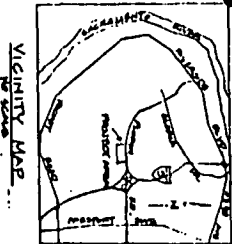


Exhibit-B Staff Reversed Parking Plan

003417



DATE	12-1-83
SCALE	1/8" = 1'-0"

WINN CONSTRUCTION  
 9905 FOLSOM BLVD.  
 SACRAMENTO, CA.

SITE DEVELOPMENT PLAN  
 LAKECREST VILLAGE (SALES MODELS)


LAKECREST VILLAGE MODEL SIGN

8'-0"

4'-0"

**LAKECREST VILLAGE**

NEW 3 & 4 BEDROOM

HOMES FROM \$89,000

FRONT

003437

4'-0"

**LAKECREST VILLAGE**

NEW 3 & 4 BEDROOM

HOMES FROM \$89,000

8'-0"

BACK

Exhibit C