

STAFF REPORT AMENDED 12-4-84
CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT Feature Homes, Inc. - P.O. Box 22216, Sacramento, CA 95822
OWNER Feature Homes, Inc. - P.O. Box 22216, Sacramento, CA 95822
PLANS BY _____
FILING DATE 10-24-84 50 DAY CPC ACTION DATE _____ REPORT BY: GM:sg
NEGATIVE DEC. Ex. 15303(a); EIR ASSESSOR'S PCL NO. 117-646-19; 117-011-38

APPLICATION: Ex. 15311(a), (b)
A. Special Permit to establish a five model home complex and 14 off-street parking spaces

B. Special Permit to locate one off-site and three on-site model signs on 1.25+ acres in the R-1A zone

LOCATION: Northeast and southeast corners of Franklin Boulevard and Pitzer Way

PROJECT INFORMATION:

1974 General Plan Designation: Residential

1968 Valley Hi Community Plan

Designation:

Light Density Residential

Existing Zoning of Site:

R-1A & R-2B

Existing Land Use of Site:

Subdivision under construction

Surrounding Land Use and Zoning:

North: Single family; R-1

South: Vacant; R-1

East: Vacant; R-1

West: Vacant; R-1

Parking Provided: 14
Property Dimensions: Six lots
Property Area: 54,570 sq. ft.
Square Footage of Buildings: 783 sq. ft. to 1,401 sq. ft.
Height of Structures: One and two story homes
Topography: Flat
Street Improvements: To be provided
Utilities: To be provided
Exterior Building Colors: Earth tones
Exterior Building Materials: Wood, tile and stucco

001066

APPLICANT'S PROPOSAL: The applicant is requesting the necessary entitlements to develop a model home complex to market the Villa Royale subdivision. The model home project consists of five dwelling units located at Franklin Boulevard and Pitzer Way. Three model homes are located south of Pitzer Way, while two models and a 14 space parking lot are proposed on the north side.

In conjunction with this request, the applicant is also requesting approval to erect one off-site and three on-site subdivision marketing signs.

PROJECT EVALUATION: Staff has the following comments regarding this project:

A. Model Home Complex:

The site plan proposes five model homes on the east side of Franklin Boulevard, with three models located on the south side of Pitzer Way and two

models on the north side. A 14 space parking lot is also proposed on the lot at the northeast corner of Franklin Boulevard and Pitzer Way.

The applicant proposes to block off Pitzer Way by surrounding the model home complex with security fencing (refer to Exhibit B). The City Traffic Engineer's Office has no objections to the proposal so long as the fencing is removed within one year. The applicant would be required to obtain a revocable permit from the City Council in order to install fencing across Pitzer Way.

B. Parking Lot

The applicant proposes a 14 space off-street parking lot on two parcels adjoining Franklin Boulevard, north of Pitzer Way. The parking plan proposes a one way entrance off Pitzer Way and exit driveway onto Franklin Boulevard.

The site plan indicates a break in the landscape strip adjacent to Franklin Boulevard near the exiting driveway. Staff requests that the landscape strip be extended to provide one continuous landscape strip (refer to Exhibit B).

The applicant will be required to obtain driveway permit from the Traffic Engineering Office and a parking facilities permit from the Planning Division.

C. Signage

The applicant proposes one off-site and three on-site subdivision marketing and directional signs as follows (refer to Exhibit C for sign locations).

Off-site sign

One 8' x 12' (96 square feet) project identification sign is proposed off-site directly across Franklin Boulevard, west of the project site.

On-site signs

<u>#</u>	<u>Size</u>	<u>Description</u>
1	2' x 3' (6 sq. ft.)	Parking Lot Directional Sign
2	3' x 5' (15 sq. ft.)	Subdivision Identification Signs

The staff has no objection to the three signs proposed on-site. However, the off-site project identification sign is not necessary in terms of directing potential homebuyers to the project site given that the subject sign is directly across Franklin Boulevard from the model home complex. None of the other subdivisions in the vicinity of the subject project have off-site signs similar to that requested.

In place of the requested off-site sign, staff has suggested to the applicant that a panel be rented on the regional subdivision marketing directional sign approved by the Commission on November 8, 1984 for the corner of Mack Road and Franklin Boulevard, approximately one-half mile north of the subject

001067

site. The regional marketing sign is designed to accommodate four (4' x 8') signs advertising subdivisions under construction in the area (P84-374).

The applicant should be aware that the special permits for the model homes and signage are good for one year. However, the Commission can extend the permits for an additional year if, prior to expiration, the applicant requests an extension.

STAFF RECOMMENDATION: Staff recommends approval of the special permit requests, subject to the following conditions and findings of fact:

Conditions

1. Extend the street planter strip along Franklin Boulevard to form one continuous unbroken planter, as shown on Exhibit B.
2. Driveway permits are required from the City's Traffic Engineering Office and a parking facilities permit from the Planning Division.
3. The signage program is limited to the three on-site signs as submitted by the applicant.
4. The signs shall maintain setbacks established by the residential uses on Franklin Boulevard and Pitzer Way.
5. The special permit for the model home complex and three on-site signs shall be granted for one year, or to December 13, 1985. Prior to expiration, the applicant can request an extension.
6. The fencing located across the street right-of-way shall be removed when the special permit expires.

Findings of Fact

1. The model home complex and signage program, as conditioned, are based upon sound principles of land use, in that:
 - (a) the homes are located in the same vicinity or adjacent to each other;
 - (b) the three project identification signs are located on-site and designed in an attractive manner.
2. The special permit, as conditioned, will not be injurious or detrimental to public health, safety or welfare or result in the creation of a nuisance in that adequate off-street parking to accommodate visitor parking for the model home complex is provided.
3. The proposal is consistent with the 1974 General Plan and Valley Hi Community Plan which designate the site for residential use.

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CITY PLANNING COMMISSION

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001069

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PROJECT EVALUATION: Staff has the following comments regarding this project:

A. Model Home Complex:

The site plan proposes five model homes on the east side of Franklin Boulevard with three models located on the south side of Pitzer Way and two

APPLC. NO. P84-392

MEETING DATE November 29, 1984

CPC ITEM NO. 22

models on the north side. A 14 space parking lot is also proposed on the lot at the northeast corner of Franklin Boulevard and Pitzer Way.

The applicant proposes to block off Pitzer Way by surrounding the model home complex with security fencing (refer to Exhibit B). The City Traffic Engineer's Office objects to the fence crossing Pitzer Way which would block through traffic into a portion of the Villa Royale Subdivision. Construction traffic and workers would be required to travel through an existing subdivision to the north to get to the subject subdivision.

The applicant would be required to obtain a revocable permit from the City Council in order to install fencing across Pitzer Way. The Traffic Engineer's Office has indicated that the recommendation will be to deny the request.

The Planning staff suggests that the applicant relocate the two models on the north side of Pitzer Way onto lots 15 and 16 on the south side of Pitzer Way adjacent to the other three model homes (see Exhibit A). This would enable the applicant to fence all five models without blocking Pitzer Way.

B. Parking Lot

The applicant proposes a 14 space off-street parking lot on two parcels adjoining Franklin Boulevard, north of Pitzer Way. The parking plan proposes a one way entrance off Pitzer Way and exit driveway onto Franklin Boulevard.

The site plan indicates a break in the landscape strip adjacent to Franklin Boulevard near the exiting driveway. Staff requests that the landscape strip be extended to provide one continuous landscape strip (refer to Exhibit B).

The applicant will be required to obtain driveway permit from the Traffic Engineering Office and a parking facilities permit from the Planning Division.

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STAFF RECOMMENDATION: Staff recommends approval of the special permit requests, subject to the following conditions and findings of fact:

Conditions

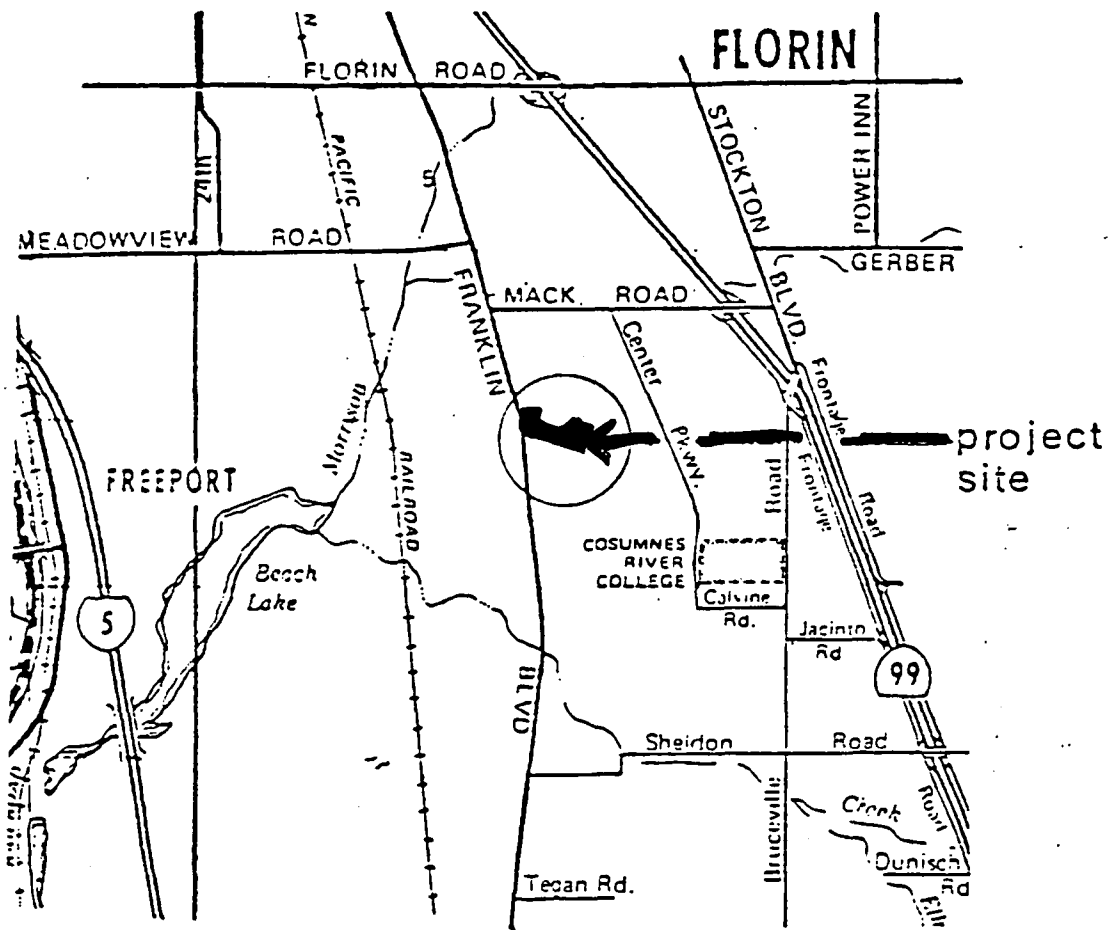
1. The applicant shall relocate the two model homes on the north side of Pitzer Way to lots 15 and 16 on the south side, or revise the plan to eliminate the fence proposed to block Pitzer Way from through traffic.
2. Extend the street planter strip along Franklin Boulevard to form one continuous unbroken planter, as shown on Exhibit B.
3. Driveway permits are required from the City's Traffic Engineering Office and a parking facilities permit from the Planning Division.
4. The signage program is limited to the three on-site signs as submitted by the applicant.
5. The signs shall maintain setbacks established by the residential uses on Franklin Boulevard and Pitzer Way.
6. The special permit for the model home complex and three on-site signs shall be granted for one year, or to November 29, 1985.

Findings of Fact

1. The model home complex and signage program, as conditioned, are based upon sound principles of land use, in that:
 - (a) the homes are located in the same vicinity or adjacent to each other;
 - (b) the three project identification signs are located on-site and designed in an attractive manner.

2. The special permit, as conditioned, will not be injurious or detrimental to public health, safety or welfare or result in the creation of a nuisance in that adequate off-street parking to accommodate visitor parking for the model home complex is provided.
3. The proposal is consistent with the 1974 General Plan and Valley Hi Community Plan which designate the site for residential use.

001072



vicinity map

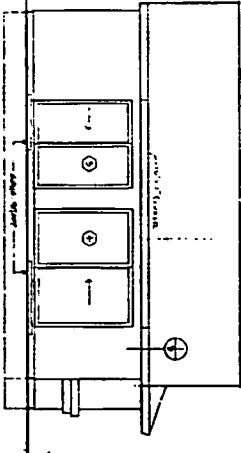
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84-392
P83-334

11-29-84
4-26-84

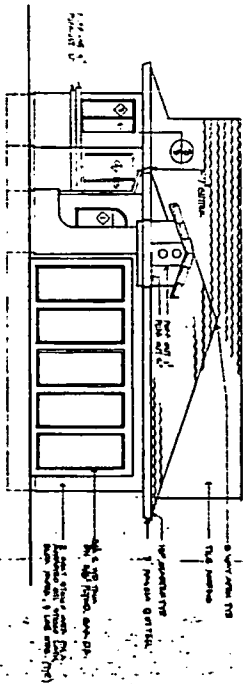
No. 2 22

FRONT ELEVATION 'A'



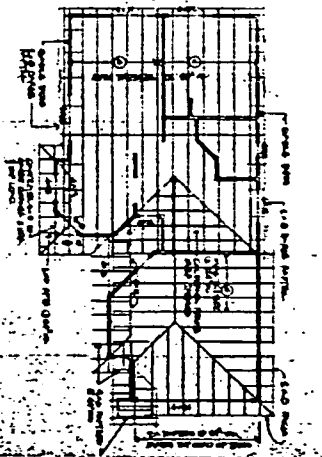
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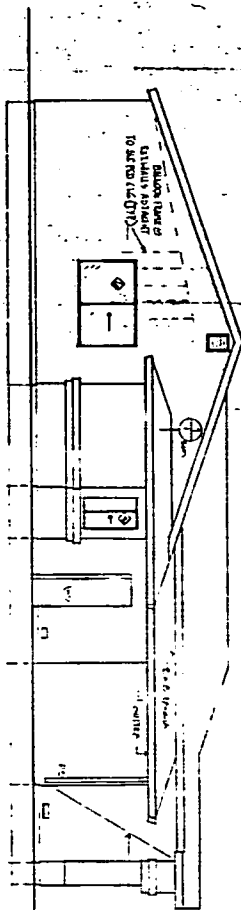


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ROOF FRAMING PLAN

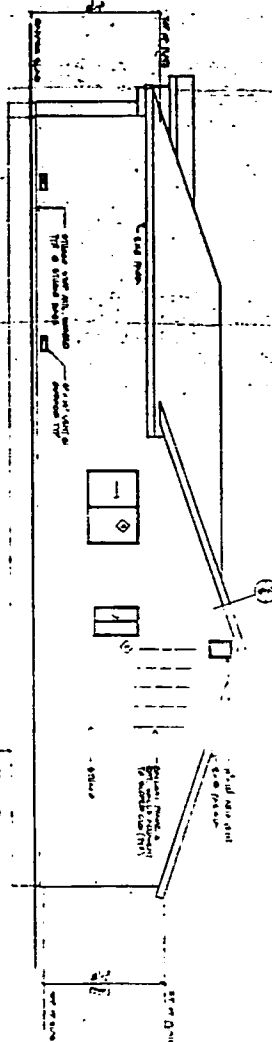


LEFT SIDE ELEVATION 'A'



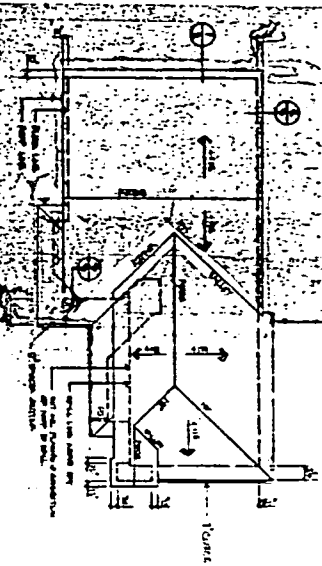
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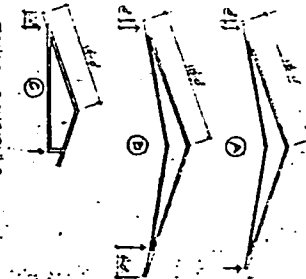


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ROOF PLAN



TRUSS SCHEDULE



001078

FEATURE HOMES, INC.

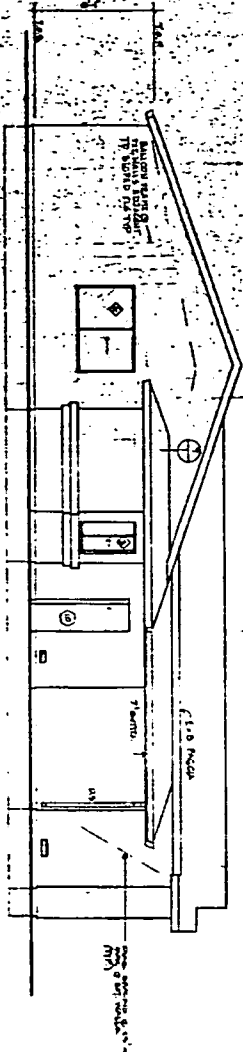
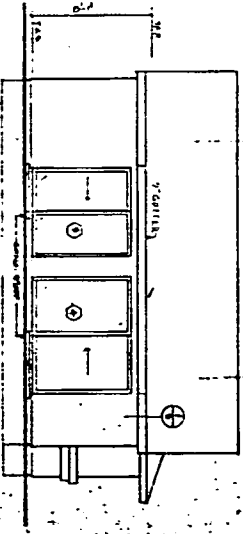
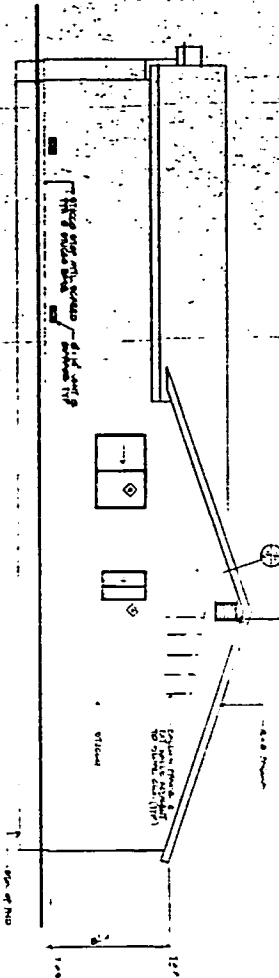
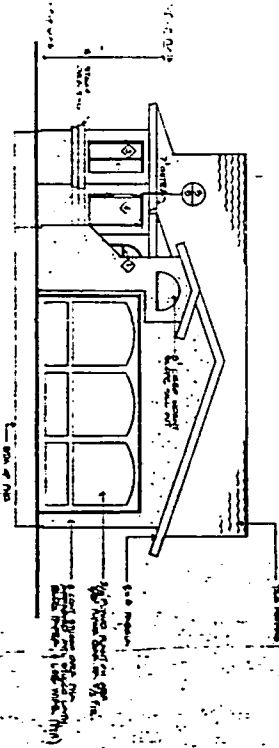
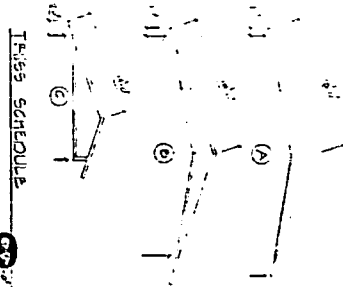
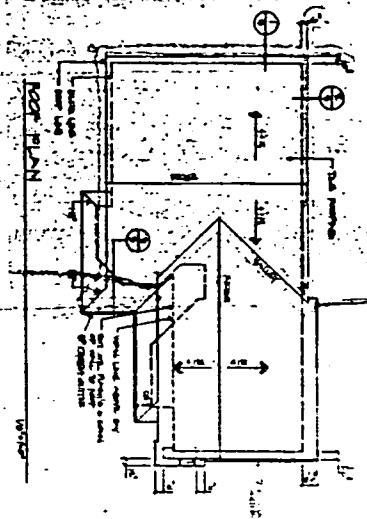
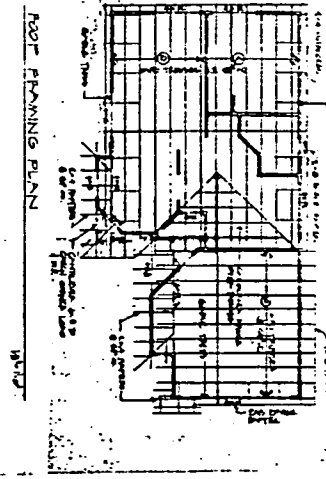
PLAN 783 A

8130 FREEPORT BLVD. SACRAMENTO, CA. 95822

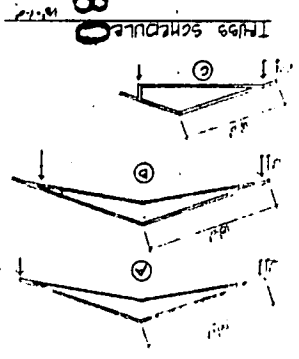
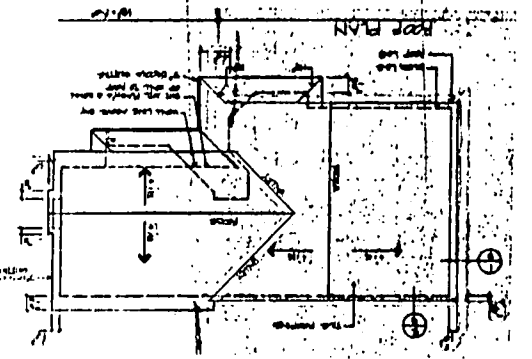
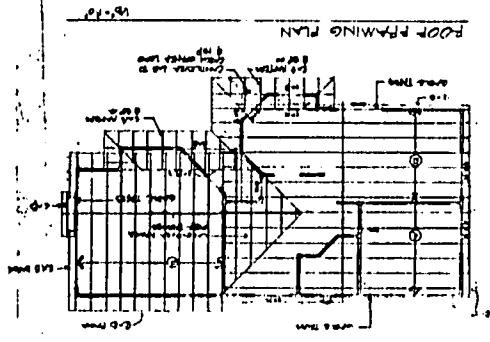
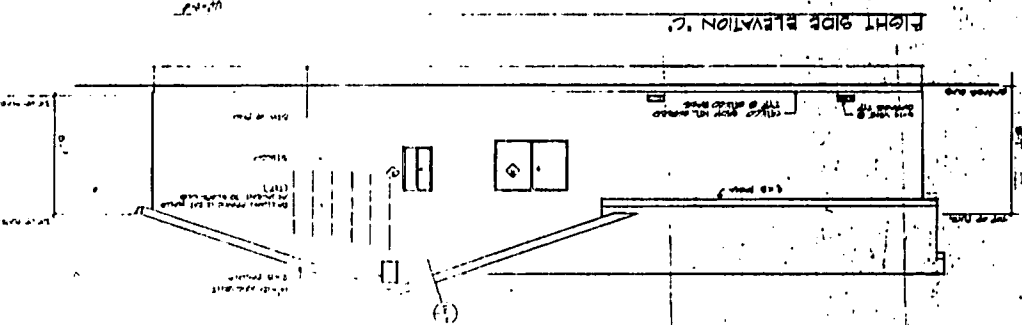
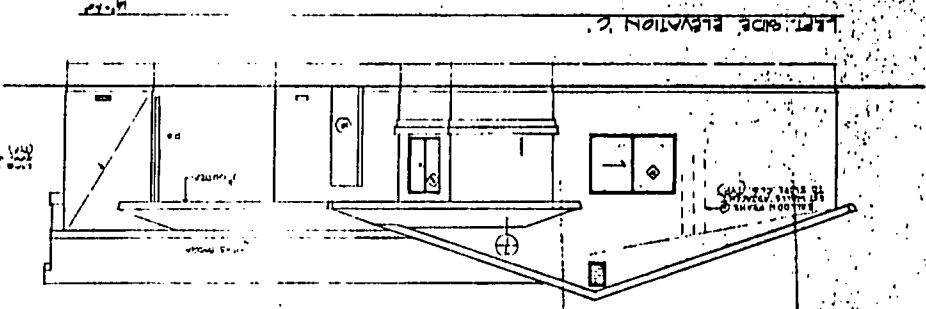
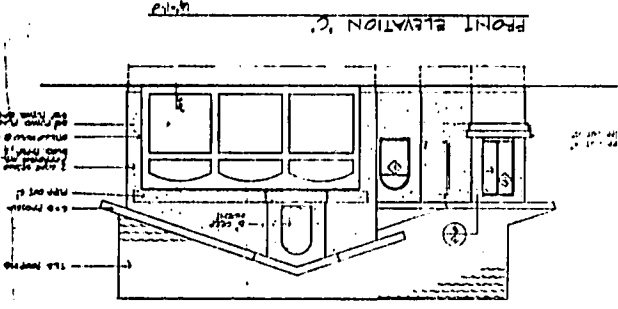
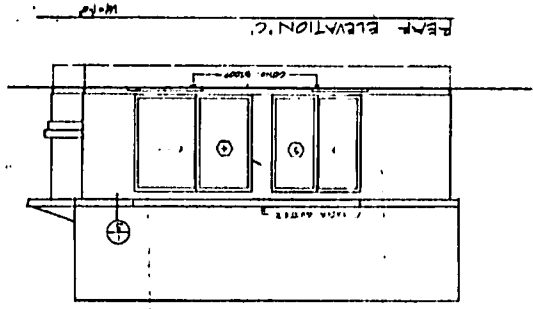
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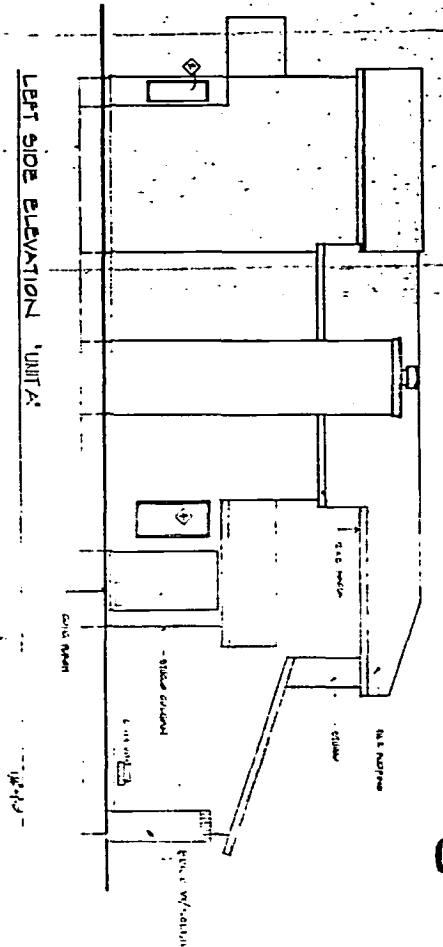
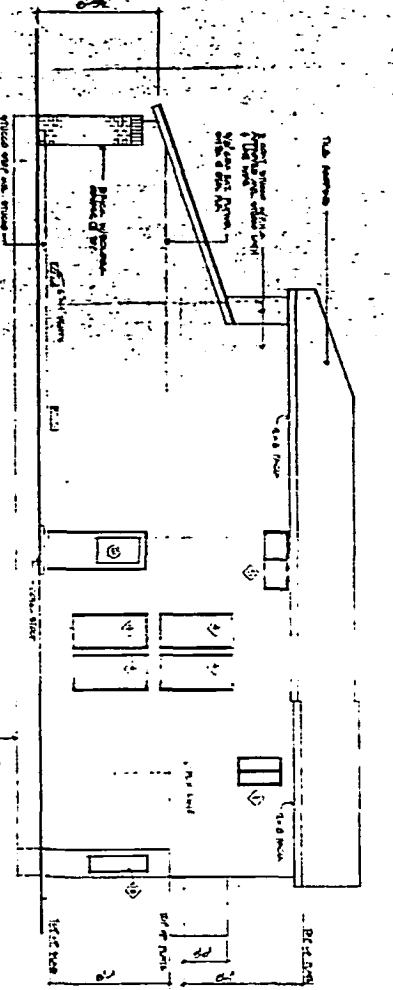
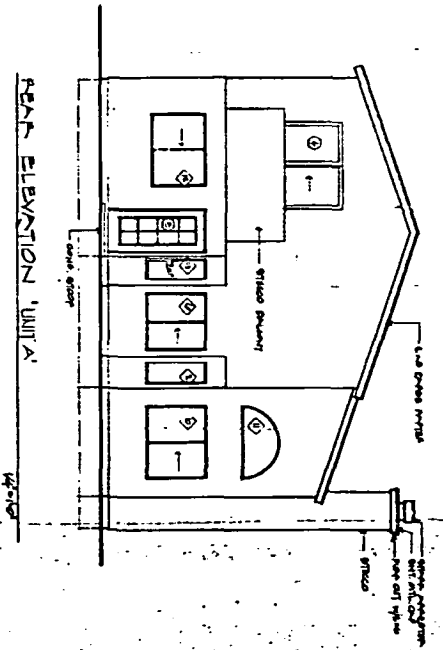
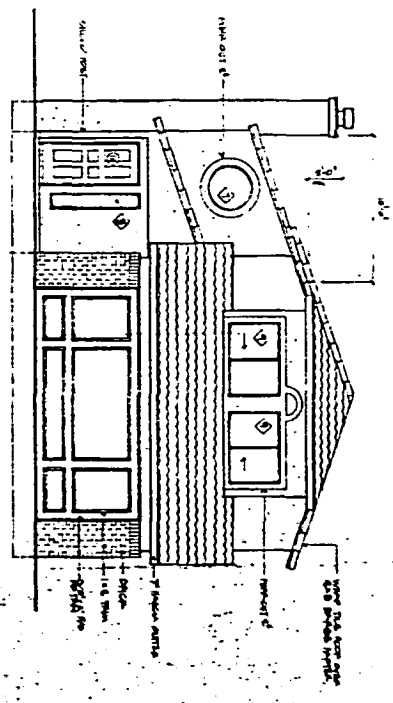


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6
 510 FREEMONT BLVD.
 SACRAMENTO, CA. 95833
FEATURE HOMES, INC.
 PLAN 783 C



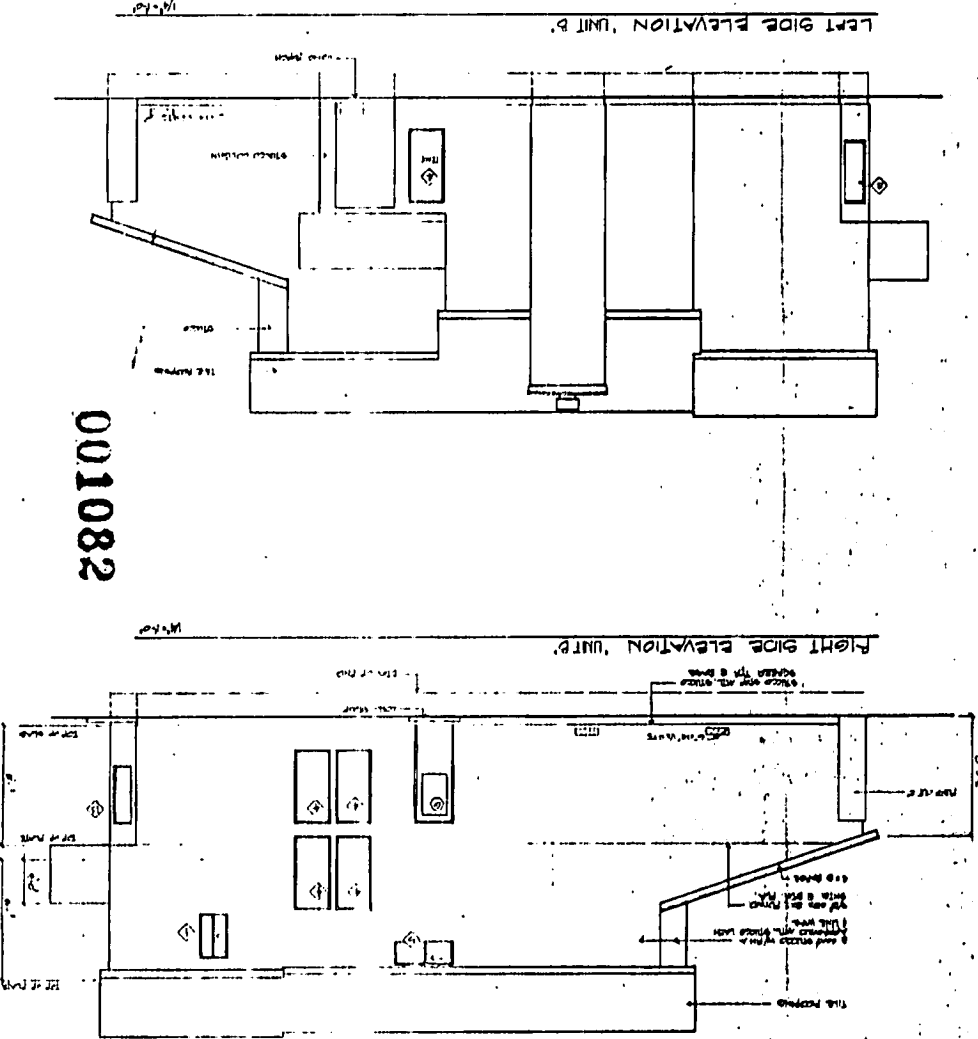
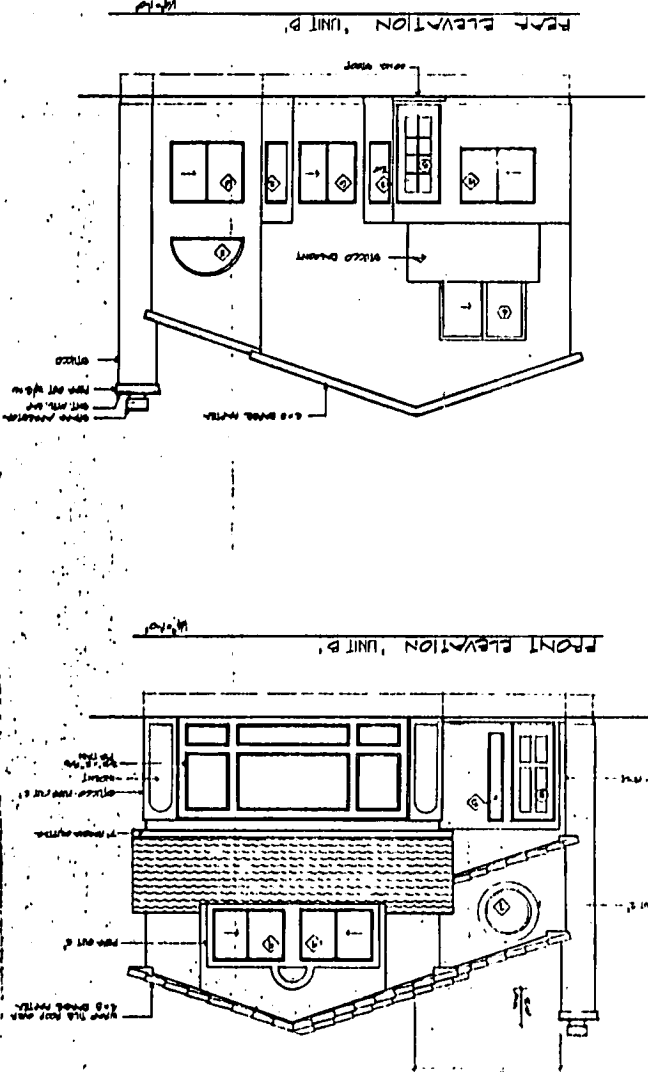
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FEATURE HOMES, INC.

PLAN 1401 A

6130 FREEPORT BLVD. SACRAMENTO, CA. 95822

4

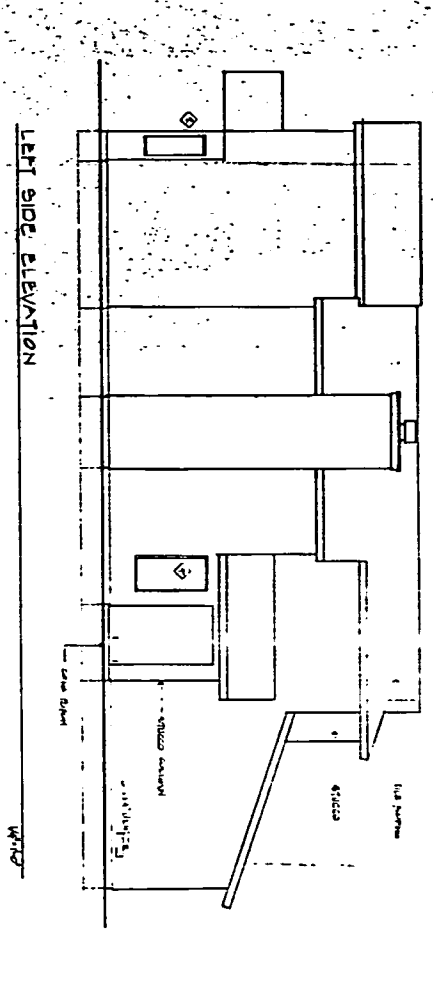
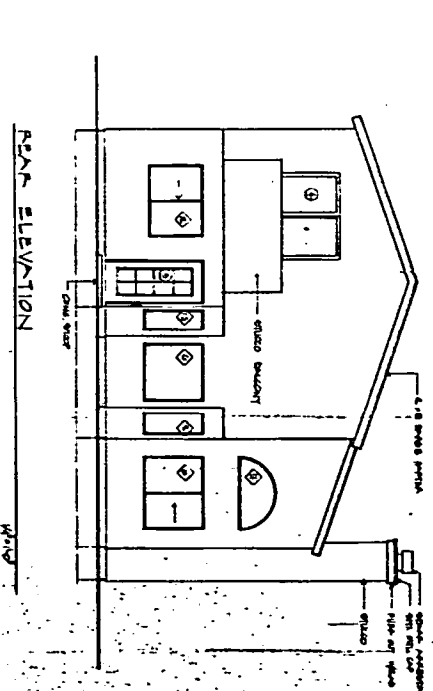
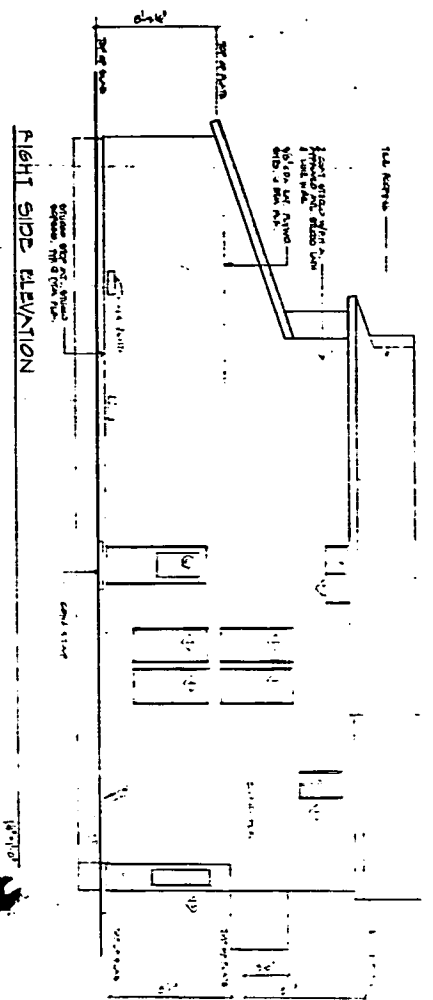
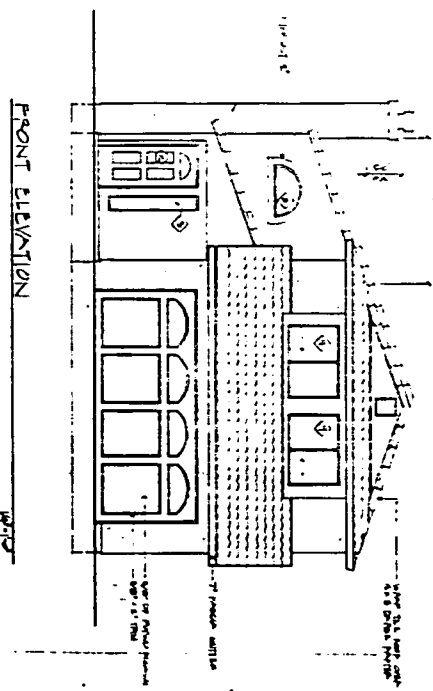


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FEATURE HOMES, INC.
 8130 PREEMPT BLVD.
 SACRAMENTO, CA. 95823
 (916) 486-4888

PLAN 1401 B



001083

FEATURE HOMES, INC.

PLAN 1401 C

6130 FREEPORT BLVD. SACRAMENTO, CA. 95822

6

PS4-392

11-29-84

ITEM NO. 22

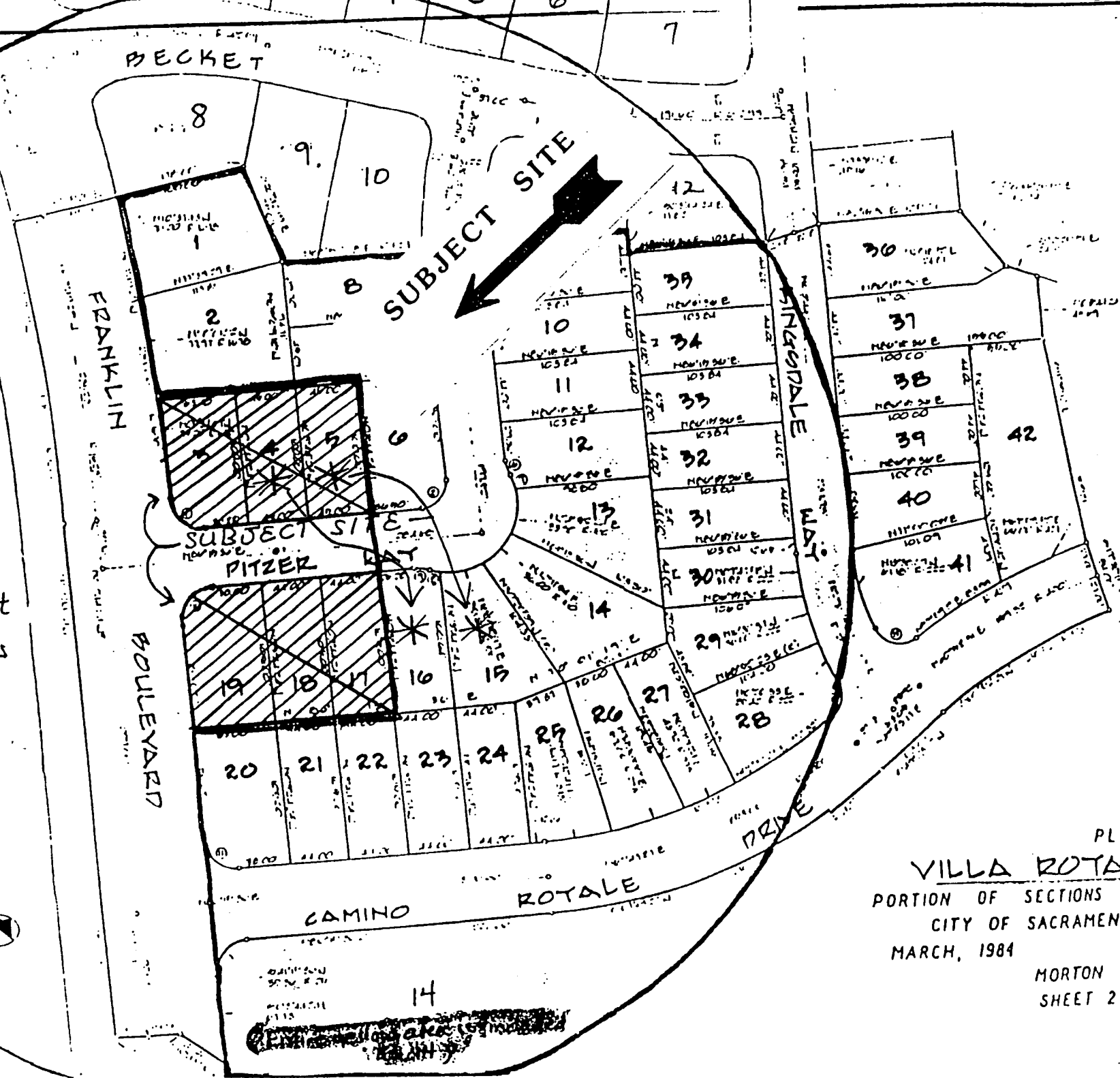
EXHIBIT A

001112

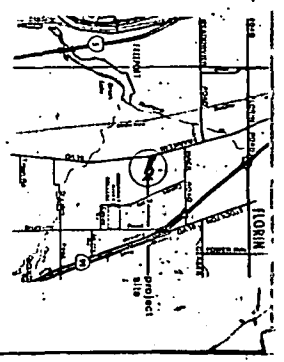
NOTE: Relocate Motel Homes on Lots 4 & 5 to Lots 15 & 16, or eliminate fence & gates proposed to block Pitzer Way R.O.W. to through traffic.

(D)

Note: 300' radius west of sign "D" all falls w/in key no. 13.



PLAT
 VILLA ROTALE
 PORTION OF SECTIONS 16
 CITY OF SACRAMENTO
 MARCH, 1984
 MORTON
 SHEET 2 OF 2

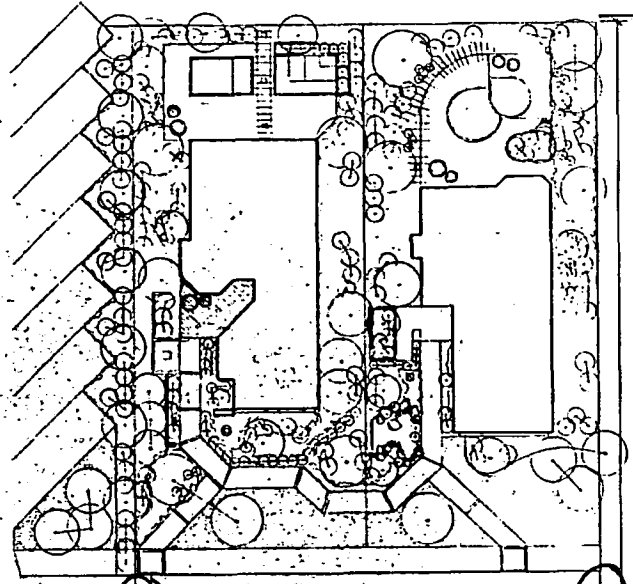
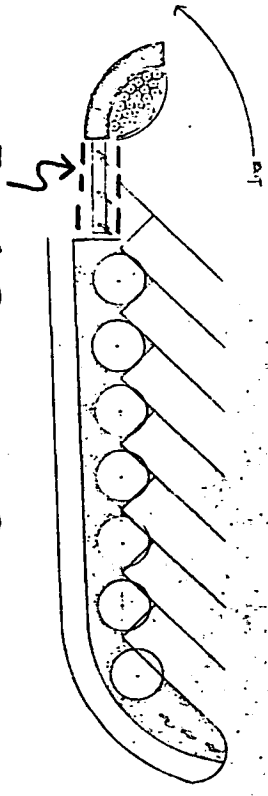


Vicinity map

DATE: 11/29/84
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: AS SHOWN

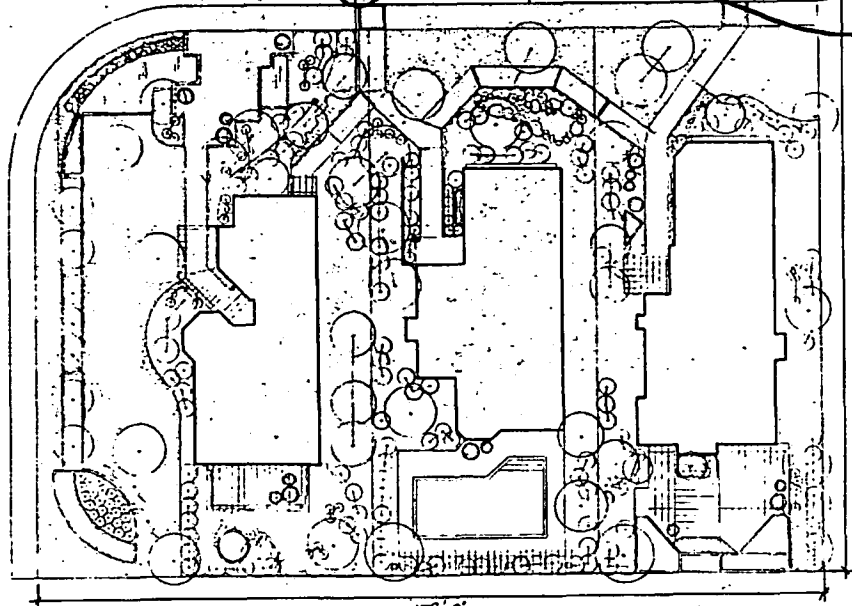
A CONCEPTUAL MODEL HOMES LANDSCAPING

EXTENDS PLANTER STRIP



Pitzer Way

FRANKLIN BLVD.



Eliminate Fence & Gates from Pitzer Way R-O-W.
 Alternative Plan is to relocate two homes on North side of Pitzer Way to south side adjacent to other three model homes.

001077

EXHIBIT B

P84-392

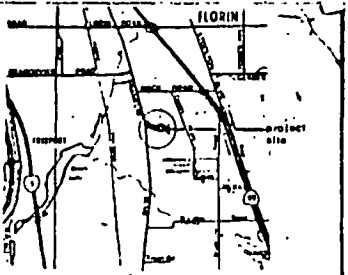
11-29-84

ITEM NO. 22

FEATURE HOMES
 SACRAMENTO PROJECT



Borreco-Killian & Associates, Inc.
 Landscape Architectural Marketing
 311 Quail Court, Suite 100
 Walnut Creek, California 94591
 415/944-2817



vicinity map

DATE: 11/29/84
PROJECT: MODEL HOMES, INC.
1225 FRANKLIN BLVD.
SANTA CLARA CO. CALIF.
SHEET NO. 1

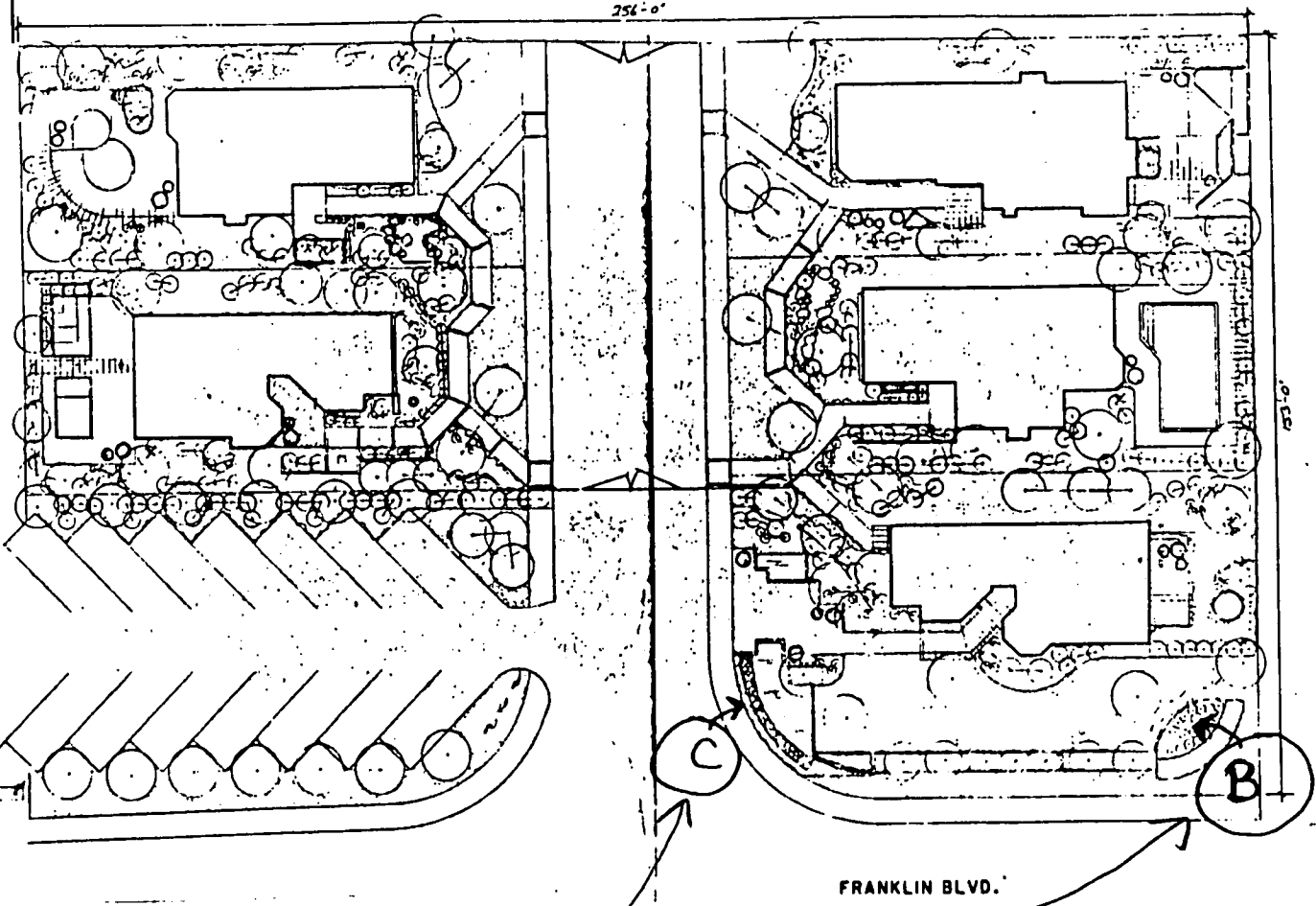


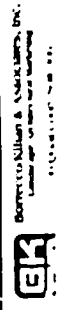
EXHIBIT C

ITEM NO. 22

001076

11-29-84

FEATURE HOMES



P84-392

Location of on-site subdivision marketing signs

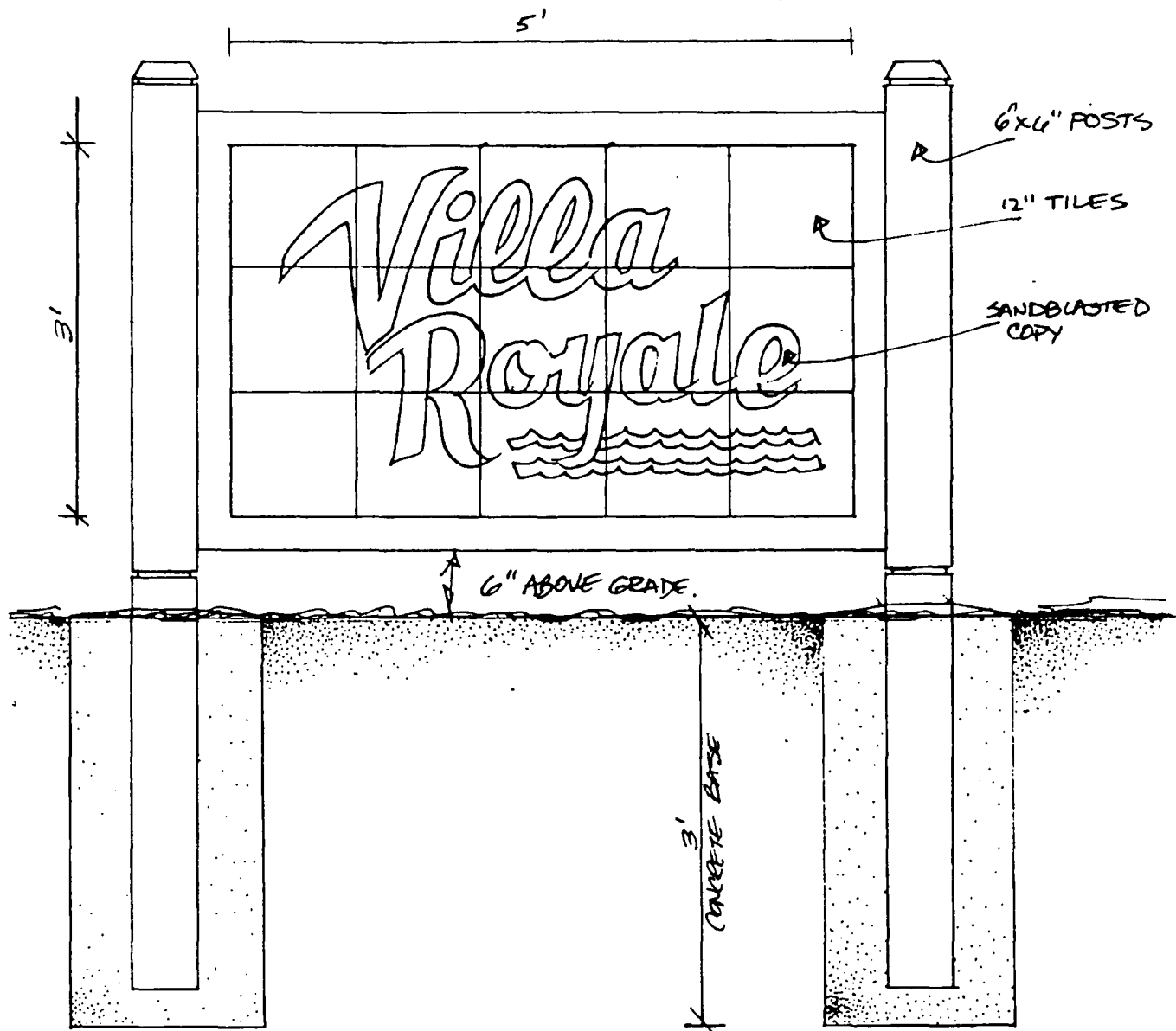
A CONCEPTUAL MODEL HOMES LANDSCAPING.

SIGN-D PROPOSED ON WEST SIDE OF FRANKLIN BLVD., ACROSS FROM MODEL HOME COMPLEX.



P# 84-392

" A & B "

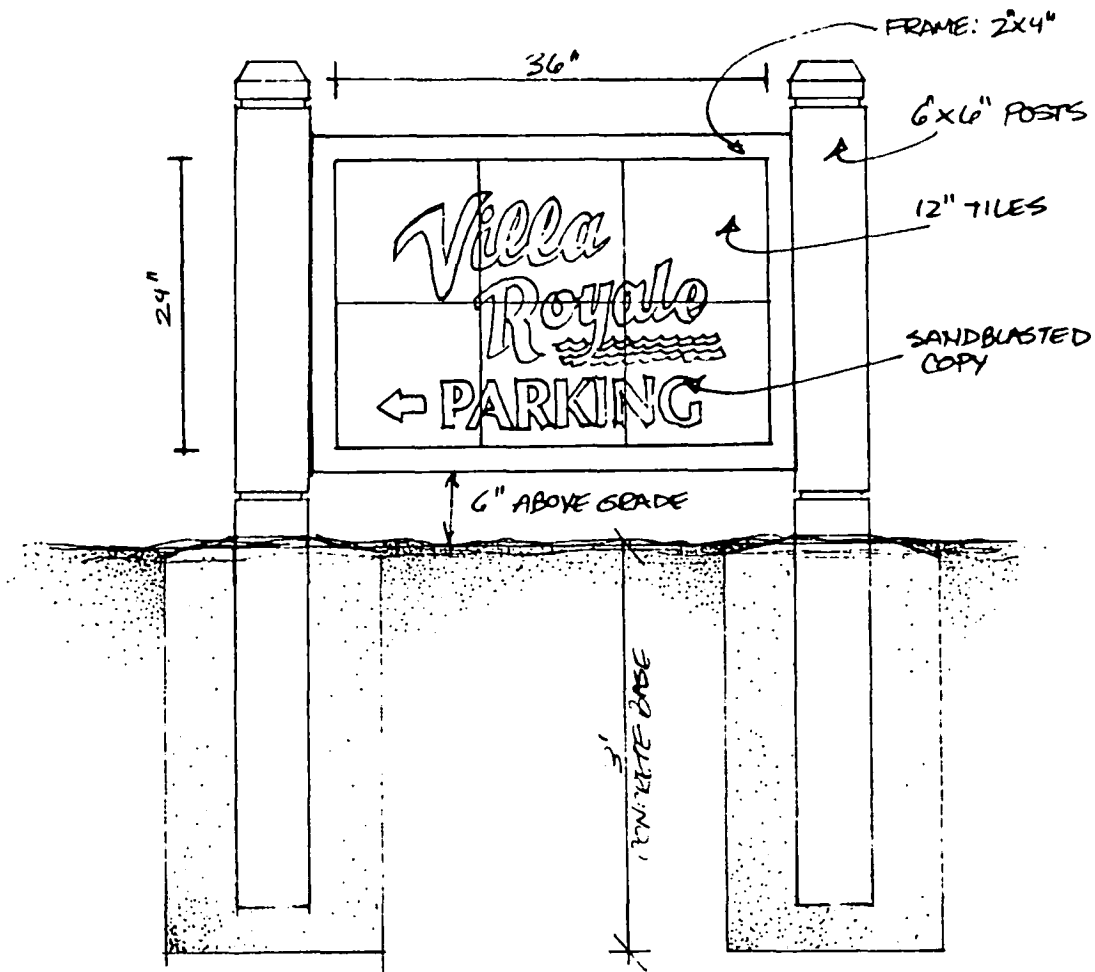


001085

ON SITE SIGNS - A & B

EXHIBIT D

"C"



001086

ON-SITE SIGN - C

EXHIBIT E



12"

8"

8"

12x8" DURABLE PANEL

PAINTED TILE LINES (GREY)

4x12" POSTS

8'

001084

18" WIDE
6' DEEP CONCRETE HOLES

OFF SITE SIGN -
PROPOSED TO BE
ERECTED ACROSS
FRANKLIN BLVD.
FROM MODEL HOME
COMPLEX.

EXHIBIT F