

**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

*see map 24*  
*attach*

003016

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.

003017

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.

003018



# CITY OF SACRAMENTO

## DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

### Administration

Room 300 449-5571

### Building Inspections

Room 200 449-5716

### Planning

Room 200 449-5604

## PLANNING DIRECTOR'S SPECIAL PERMIT TIME EXTENSION

APPLICANT: Citation Builders

ADDRESS: 530 Bercut Road, No. 207, Sacramento, CA 95814

SUBJECT ENTITLEMENT(S): Special Permit, Model Home Complex; Special Permit for one on-site subdivision sign

LOCATION: 2940, 2944 & 2948 Azevedo Drive

ASSESSOR'S PARCEL NUMBER: 225-763-01,02,03,04

FILE NUMBER: P84-118

EXPIRATION DATE OF PREVIOUS PERMIT: May 24, 1985

### PROJECT HISTORY:

On May 24, 1984 the City Planning Commission conditionally approved the subject request. The applicant has complied with the conditions of the special permit. Additional time is necessary to sell lots in the Heritage Landing Subdivision, thereby necessitating the extension request.

RECOMMENDATION: The Planning Director has determined that the special permit shall be extended for a period of one year, to May 24, 1986, subject to the same conditions.

EFFECTIVE DATE OF ACTION: \_\_\_\_\_

NEW EXPIRATION DATE: May 24, 1986

Marty Van Duyn,  
Planning Director

*Marty Van Duyn* 7/31/85

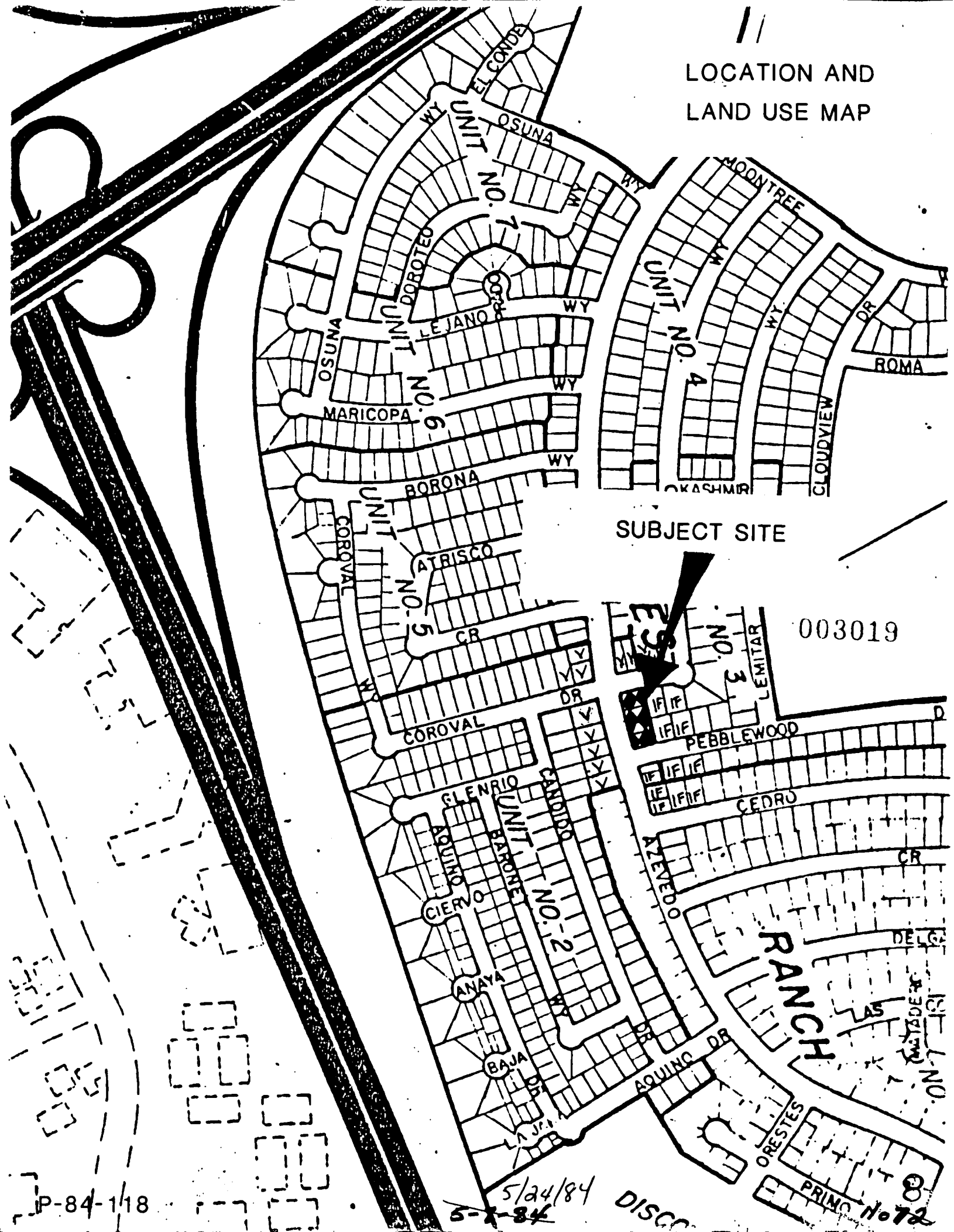
003028

By: *Dan Hendrycks, Associate Planner*

Attachment: P84-118; May 24, 1984 report to City Planning Commission

cc:

LOCATION AND  
LAND USE MAP



SUBJECT SITE

003019

RANCH

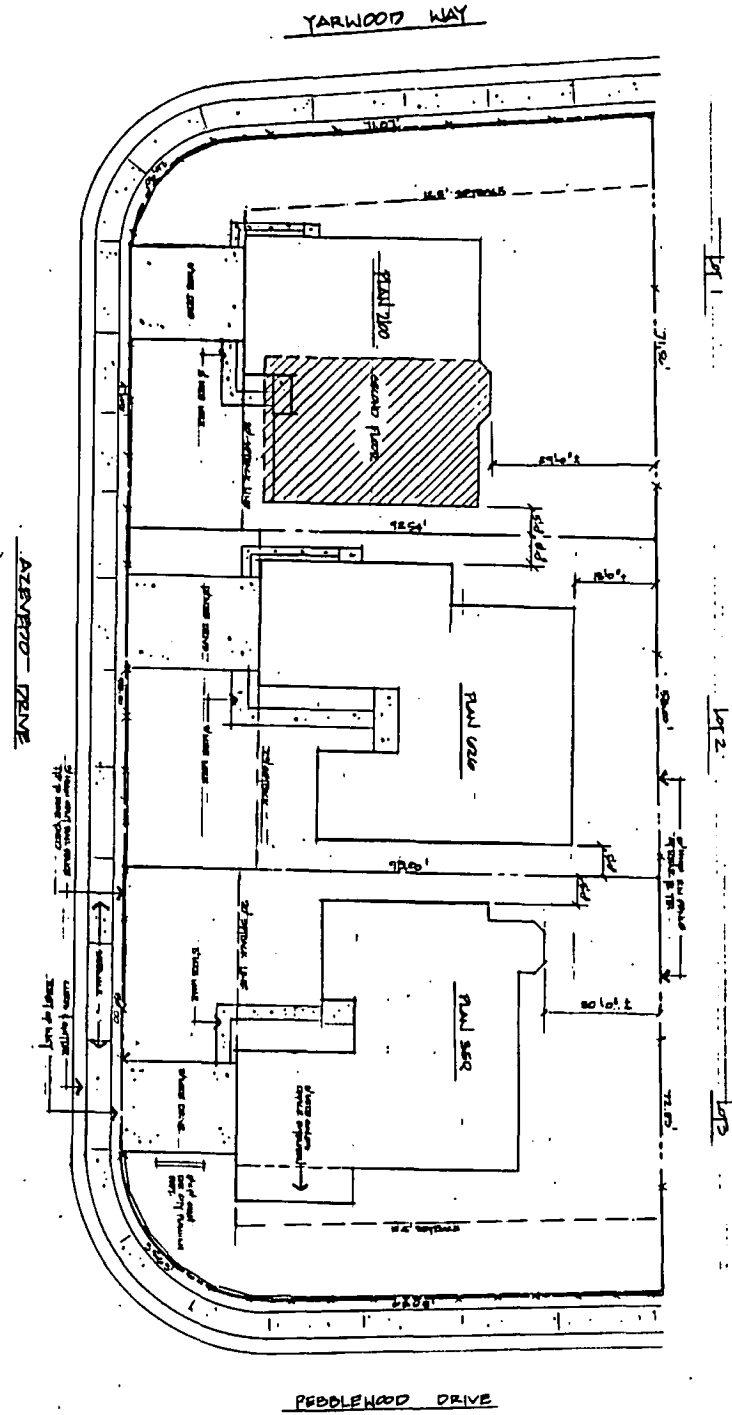
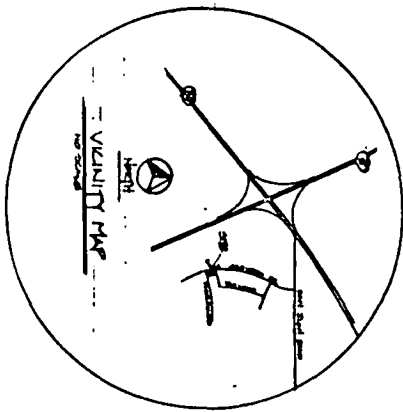
PRIMO Hotel

5/24/84  
6-1-84

DISCO

SITE PLAN

MODEL COMPLEX  
FRATERS RANCH UNIT NO. 2



003020



5/24/84  
5-8-84

No. 128

P-84-118

2A	DATE	BY

**UNION**

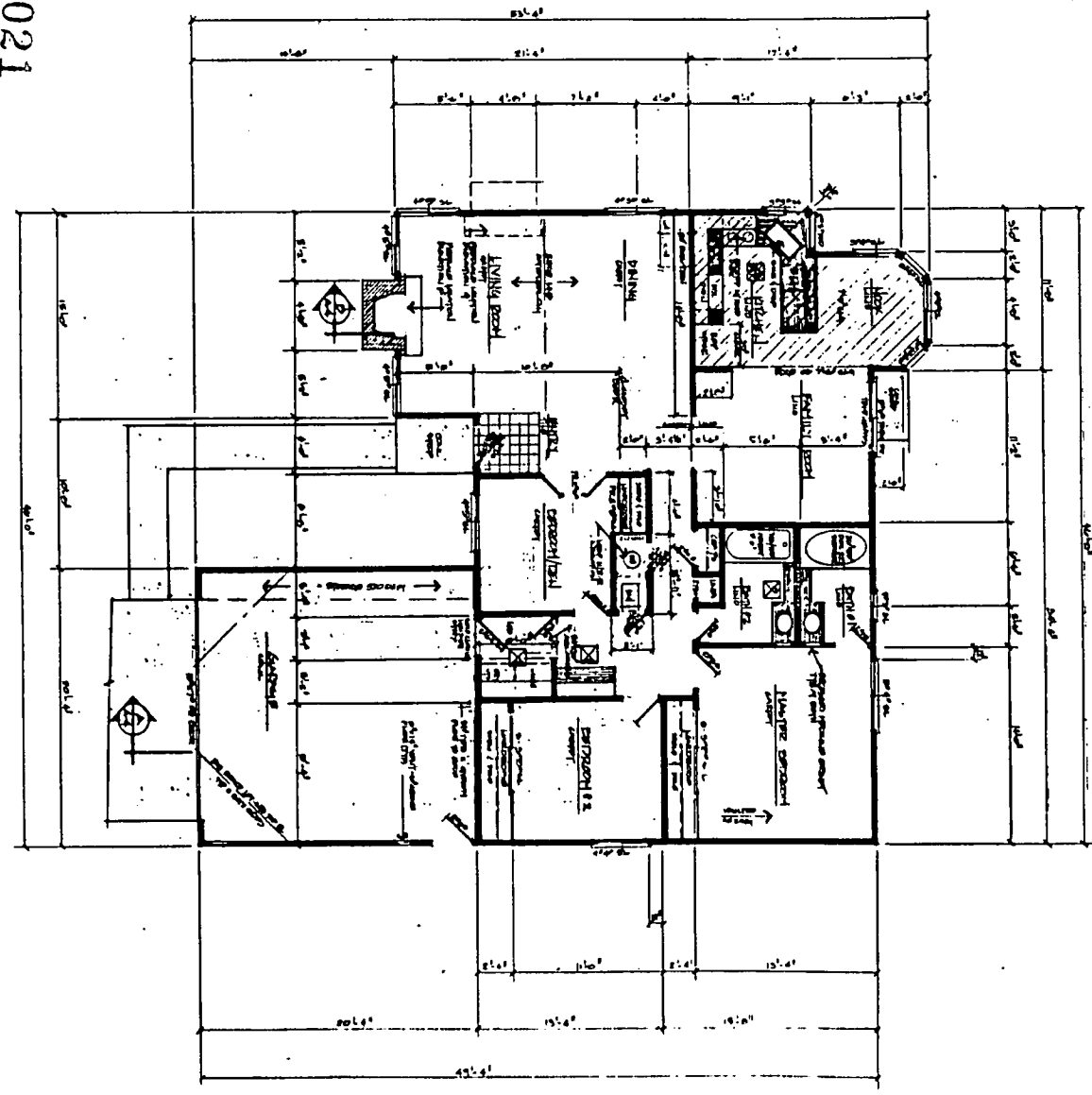
2777 ALTAMADO STREET  
SAN LEANDRO, CALIF.


5/24/84

No. 8

003021

FLOOR PLAN



**FLOOR AREA**  
 Occupied 1123 sqft  
 Decking 414 sqft

**GRAND TOTAL AREA**  
 1537 sqft (15' x 100')

**PERMIT INFO**  
 1977 ALVARADO STREET  
 SAN LEANDRO, CALIF.  
 94768

**PREPARED BY**  
 PLANTECH ASSOCIATES  
 805 J STREET  
 SACRAMENTO, CA. 95811

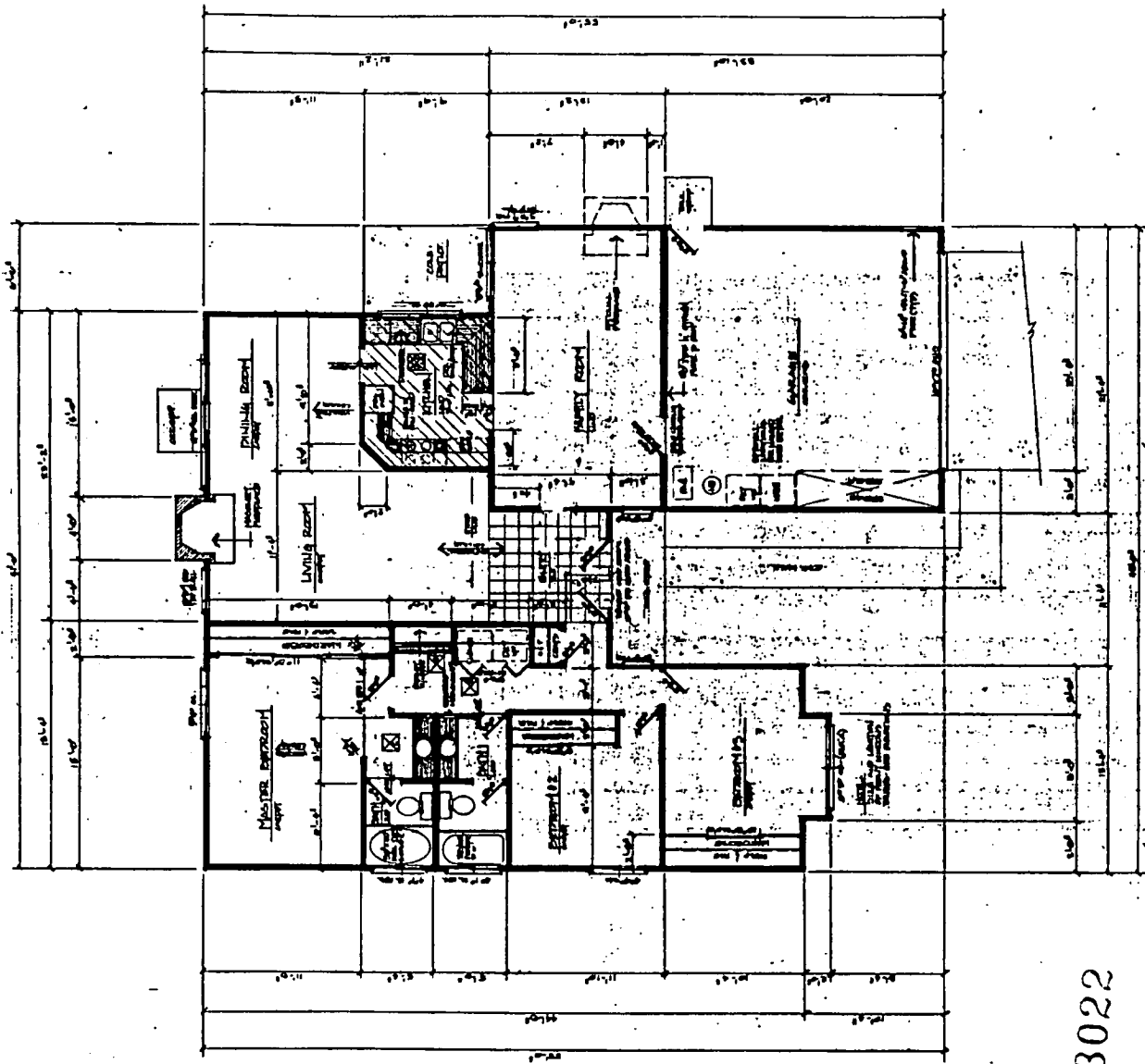
**DATE**  
 5/24/84

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

FLOOR PLAN 350

# FLOOR PLAN 626

**FLOOR AREA**  
 Total Area  
 Living Area  
 Kitchen  
 Bath  
 Staircase  
 Hallway  
 Closet  
 Porch  
 Deck  
 Garage  
 Other



FLOOR PLAN

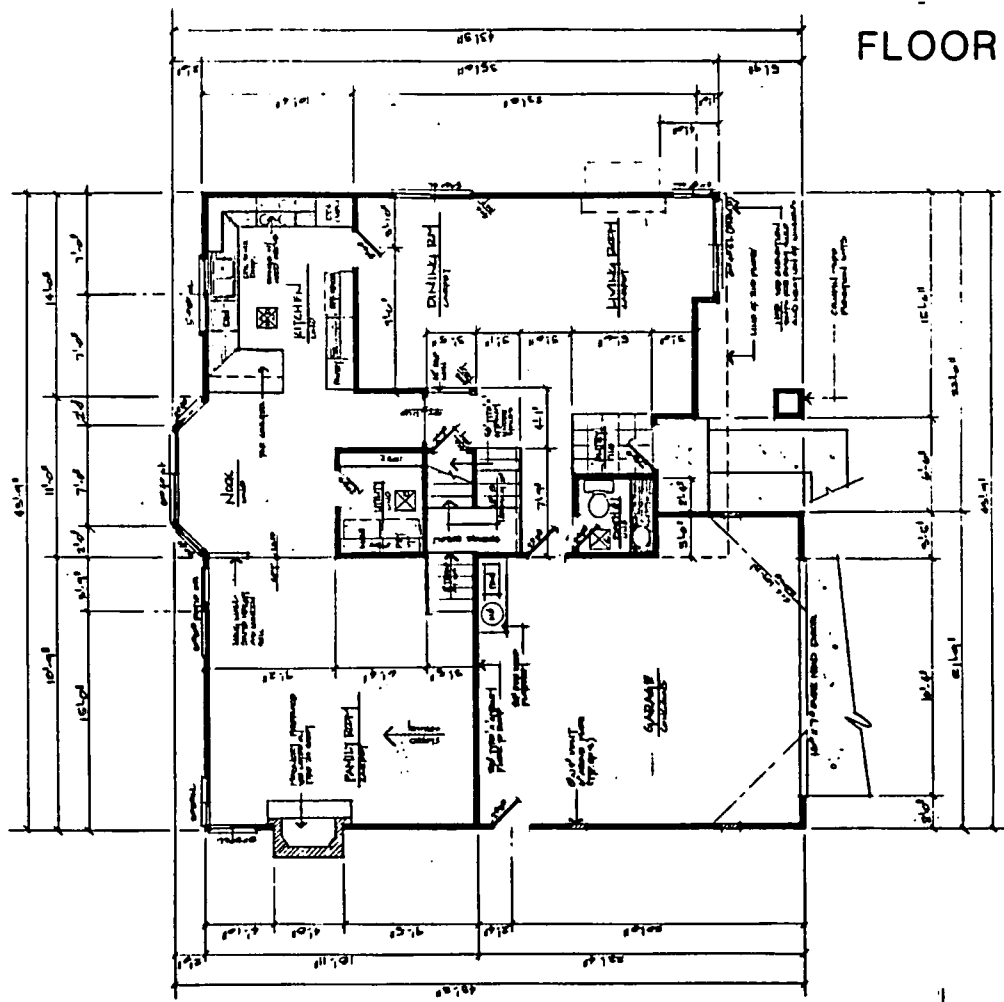
003022

5/24/84  
5-8-84

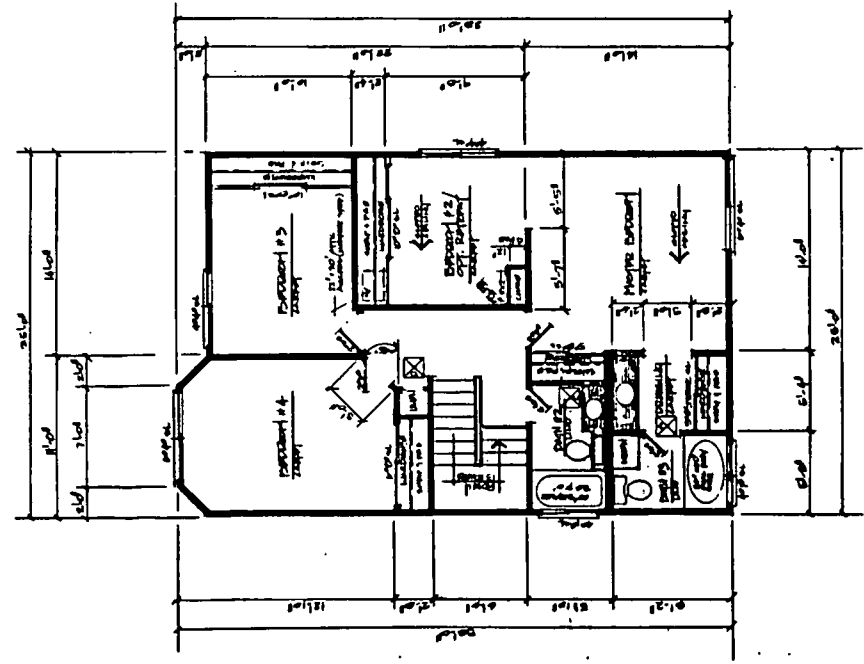
10/7/8



FLOOR PLAN 2100



FIRST FLOOR PLAN



SECOND FLOOR PLAN

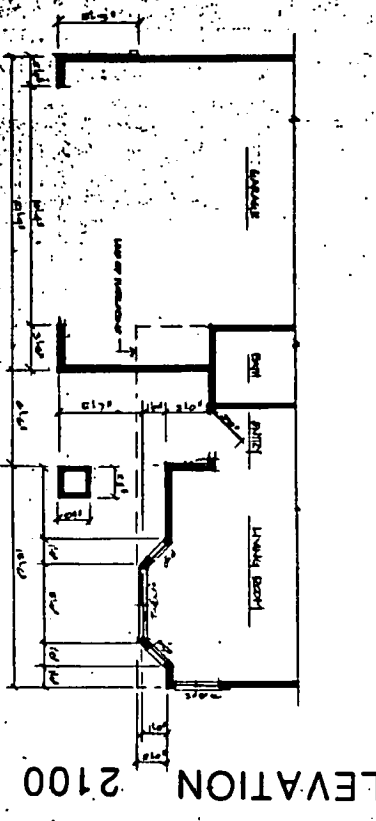
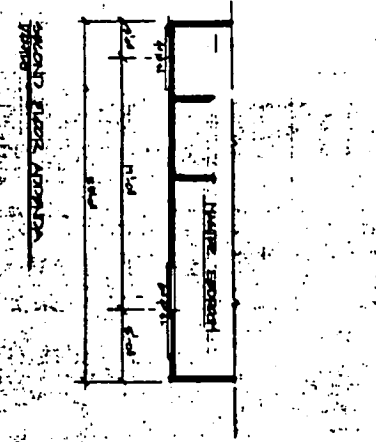
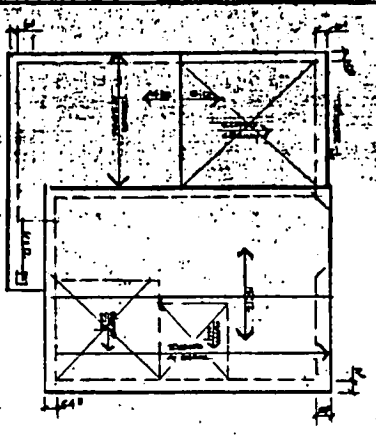
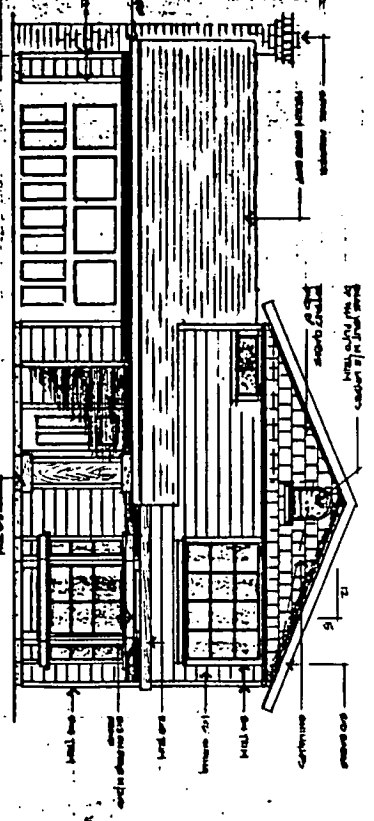
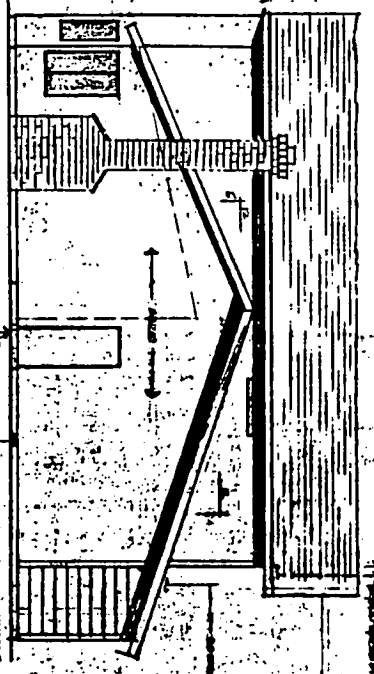
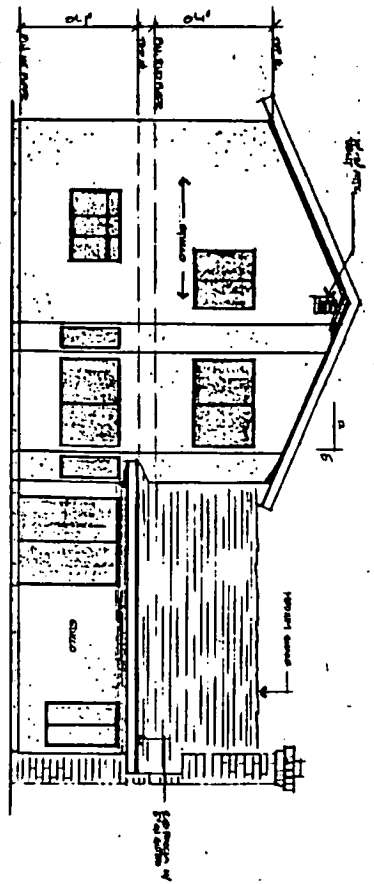
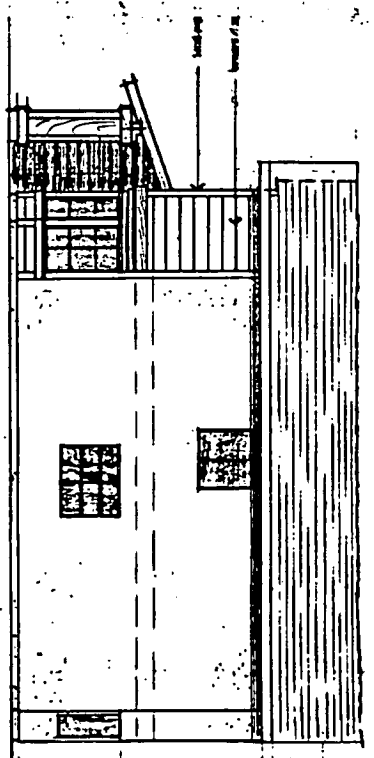
<b>FLOOR AREA</b>	1200 sq ft
1st floor	600 sq ft
2nd floor	600 sq ft
<b>BLAZING AREA</b>	104.5 sq ft
1st floor	52.25 sq ft
2nd floor	52.25 sq ft
<b>THERMAL MASS</b>	104.5 sq ft
1st floor	52.25 sq ft
2nd floor	52.25 sq ft

003023

5/24/84  
 5-8-84

Start 1/8/84  
5-2-84

8  
No. 12



ELEVATION 2100

003024

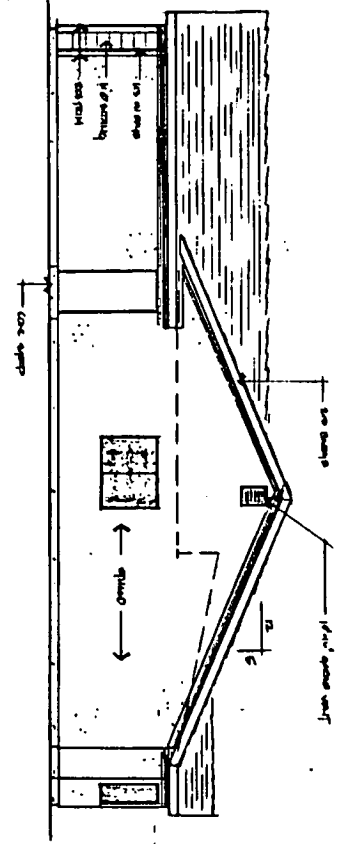
	777 Alameda Street Sacramento, CA 95811	<b>PLAN 2100</b> ELEVATION 2	<b>PLANTECH ASSOCIATES</b> 805 J Street Sacramento, CA 95811	1-800-448-8282
	777 Alameda Street Sacramento, CA 95811	805 J Street Sacramento, CA 95811	805 J Street Sacramento, CA 95811	805 J Street Sacramento, CA 95811



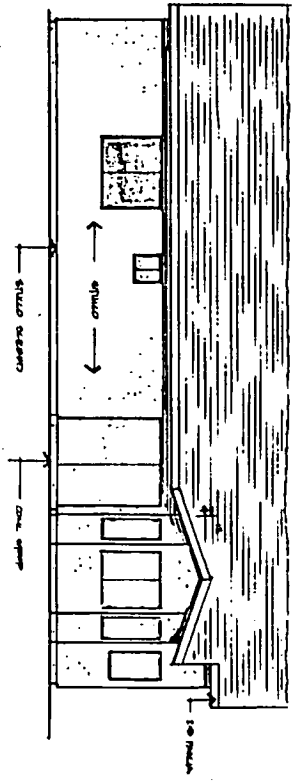
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578 84

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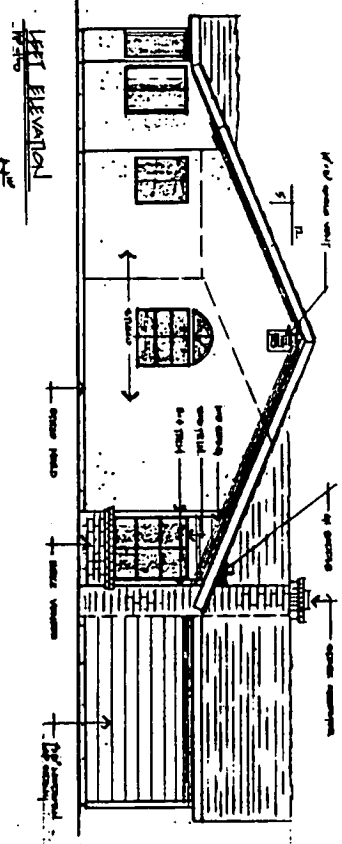
RIGHT ELEVATION



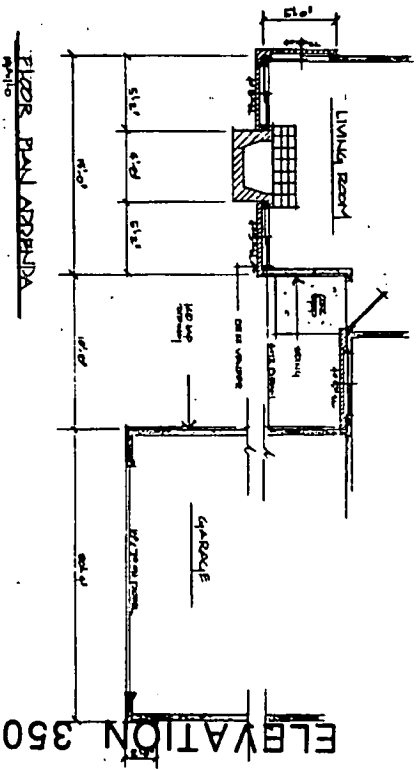
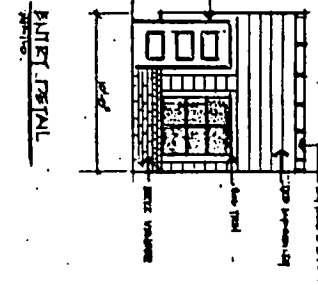
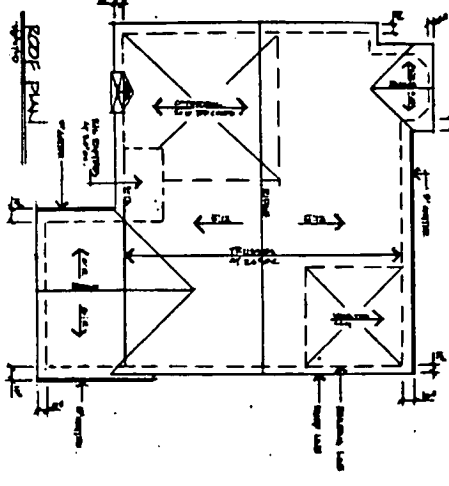
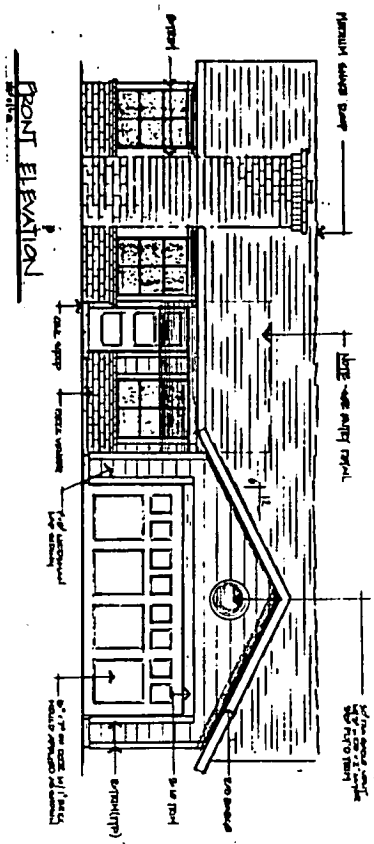
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



ELEVATION 350



3777 ALVARADO STREET  
SAN LEANDRO, CALIF.

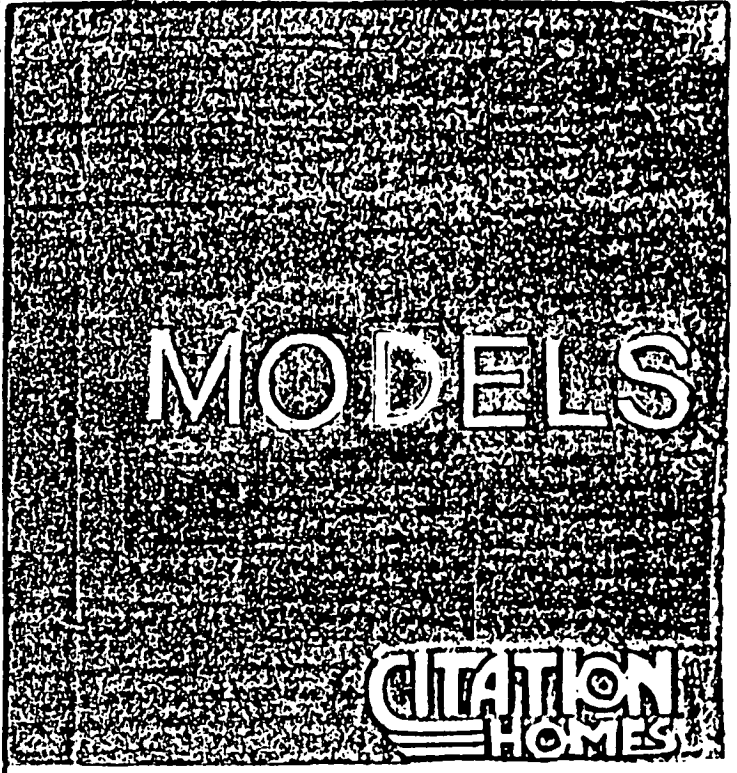
PLAN 350  
ELEVATION 'P'

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

DATE	5/24/84
BY	
CHECKED	
APPROVED	

P-84/118

Heritage LANDING/CITATION HOMES  
Onsite Sign Layout



SINGLE FAMILY HOMES

5-8-84 5/24/84

10'

5'

- 1) 5' x 10' double faced onsite duraply 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 duraply 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

003027



MARKETING  
SIGN

No. 128