

STAFF REPORT AMENDED 1-24-85  
CITY PLANNING COMMISSION

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

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811				
OWNER	Home Savings & Loan, 4741 Madison Avenue, Sacramento, CA 95841				
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811				
FILING DATE	12-11-84	50 DAY CPC ACTION DATE		REPORT BY	EG:bw
NEGATIVE DEC	Ex. 15311(a) EIR	ASSESSOR'S PCL NO.	225-660-59 & 65		

APPLICATION: Special Permit to locate two subdivision directional signs in the Single Family (R-1) and Townhouse (R-1A) zone.

LOCATION: Northwest corner Bridgeford Drive and San Juan Road; southwest corner Bridgeford & Chuckwagon Drive.

PROPOSAL: The applicant is requesting the necessary entitlements to erect two subdivisional directional signs for the "Home Sweet Home" Subdivision.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1978 South Natomas Community Plan Designation:	Residential (4-21 du/ac-7 min.)
Existing Zoning of Site:	R-1 and R-1A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant; R-1
South:	Residential; R-1
East:	Vacant; R-1
West:	Residential; R-1

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Property Dimensions:	Irregular
Property Area:	0.05+ ac.
Square Footage of Building:	4' x 8' (32 sq. ft.); 2' x 4' (8 sq. ft.)
Height of Structure:	10 feet and 4 feet
Topography:	Flat
Exterior Building Colors:	Red, reddish brown, white
Exterior Building Materials:	Wood

PROJECT EVALUATION

- A. The subject parcels are presently vacant and zoned Single Family (R-1) and Townhouse (R-1A). The subject parcels are designated for residential use on both the General Plan and the 1978 South Natomas Community Plan. The subject parcels are adjacent to undeveloped land and residences.
- B. The subject signs are existing and were constructed without benefit of a special permit. The sign at the northwest corner of Bridgeford Drive and San Juan is double-faced, 32 square feet, 10 feet high, while the sign at the southwest corner of Chuckwagon Drive and Bridgeford Drive is single-faced, eight+ square feet and four feet high. The signs advertise the "Home Sweet Home" Subdivision located at Chuckwagon Drive, between Pasture and Swale.

The submitted site plan does not indicate a setback for either sign. The field check of the site indicates that the signs are located approximately three to five feet from the street right-of-way lines. Planning staff and the City Traffic Engineer normally recommend a minimum 25-foot setback from road right-of-ways so that they will not obstruct the visibility of motorists. The signs will require relocation in order to comply with the setback requirements.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15311(a)).

STAFF RECOMMENDATION: Staff recommends approval of the special permit request, subject to the conditions and based upon Findings of Fact which follow:

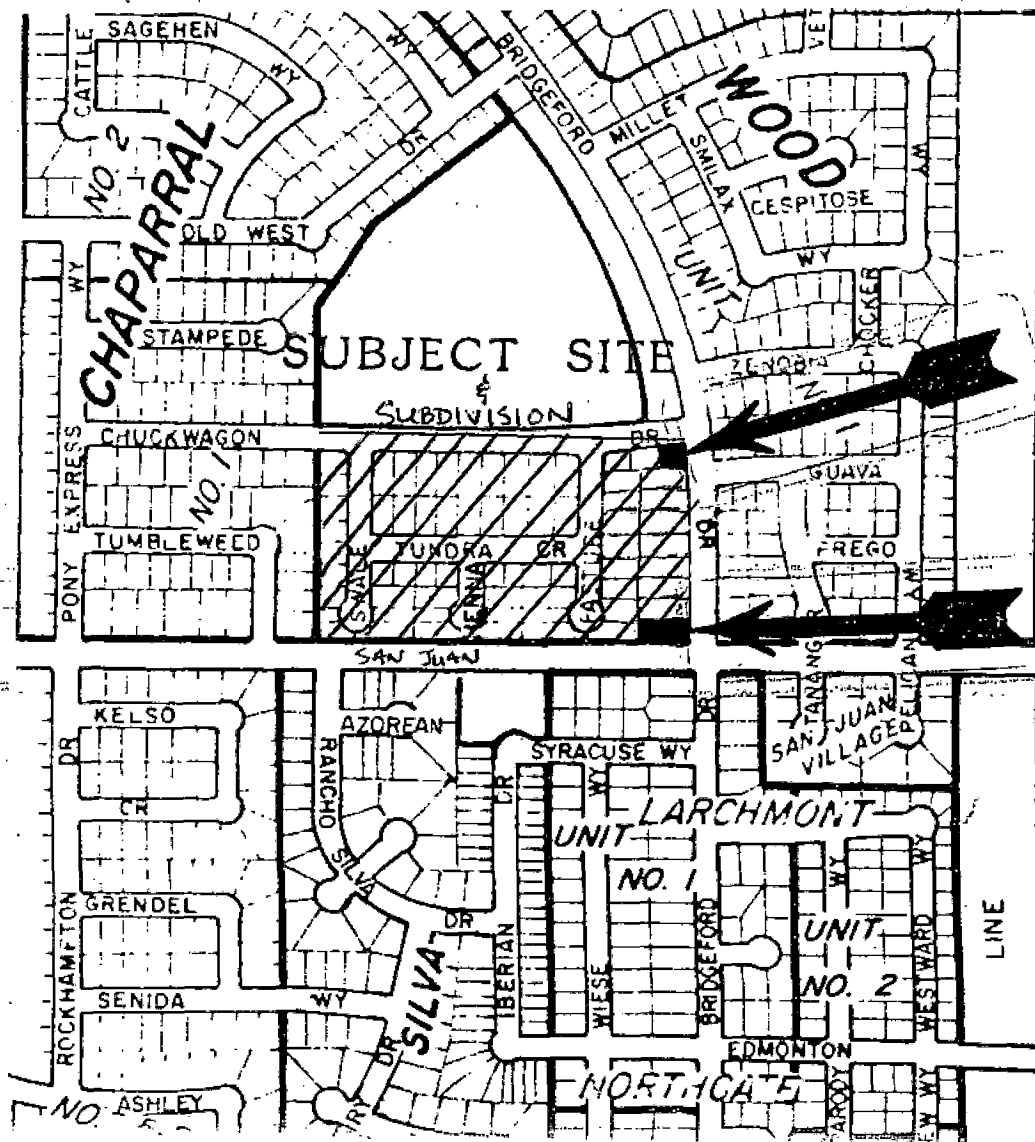
Conditions

1. The special permit shall expire one year from the date of approval, or January 24, 1986. Upon written application, the Commission can renew the permit for additional one-year periods.
2. The signs shall be used for the purpose of advertising subdivisions only.
3. The signs shall ~~be located a minimum of 25 feet from any street right-of-way line.~~ *comply with the applicable setback requirements on the subject properties (added by staff).*

Findings of Fact

1. The proposal, as conditioned, is based upon sound principles of land use, in that:
  - a. the signs will be located on the site for a temporary period;
  - b. the signs will be compatible with the surrounding area.
2. The proposed signs, as conditioned, are not injurious to the public, in that:
  - a. the proposed signs will be adequately set back from the street so as not to obstruct the visibility of motorists; and
  - b. the proposed signs would not be a public nuisance to surrounding properties.
3. The proposal is in conformance with the 1974 General Plan and the 1978 South Natomas Community Plan which designate the site for residential uses.
4. Subdivision signs are permitted in any zone, subject to approval of a special permit by the Planning Commission.

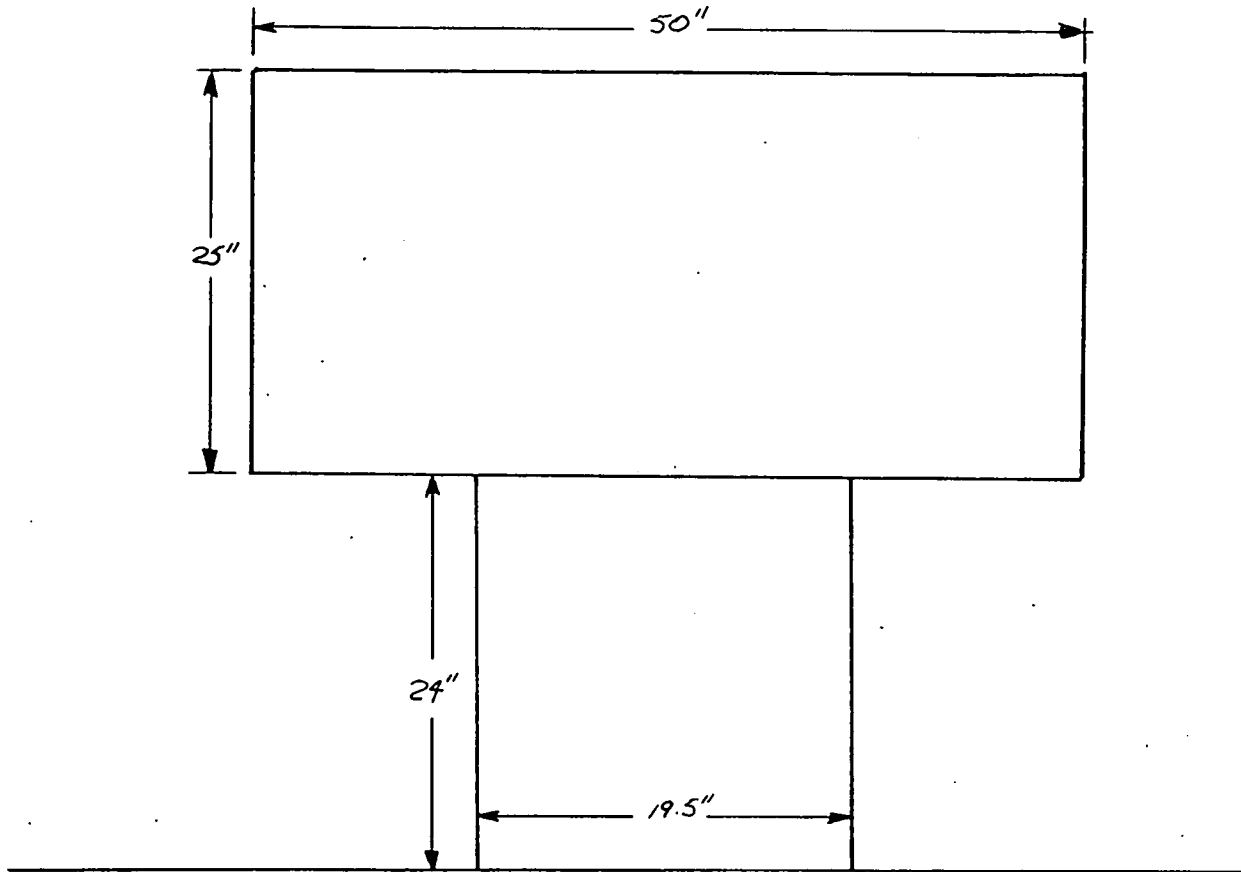
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# VICINITY MAP

**MEADOW WOOD UNIT 3  
HOME SWEET HOME  
MODEL HOME COMPLEX SIGN**



**BUSINESS OWNER:**

**HOME SAVINGS OF AMERICA  
4741 MADISON AVENUE  
SACRAMENTO, CA 95841**

001680

**SIGN COMPANY:**

**DIAMOND SIGNS  
2001 CARROB COURT  
MILPITAS, CA. 95035**

SIGN COLOR LEGEND - SEE  
ATTACHED PHOTOS.

96"

48"

72"

001679

**MEADOW WOOD UNIT 3  
HOME SWEET HOME  
MODEL HOME COMPLEX  
SIGN**

**BUSINESS OWNER:**  
**HOME SAVINGS OF AMERICA**  
**4741 MADISON AVENUE**  
**SACRAMENTO, CA. 95841**

**SIGN COMPANY:**  
**DIAMOND SIGNS**  
**2001 CARROB COURT**  
**MILPITAS, CA. 95035**

*SIGN COLOR LEGEND - SEE  
ATTACHED PHOTOS.*

19.5"

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1-24-85

No. 23