

CITY PLANNING COMMISSION

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

APPLICANT	Gloria Kocal, 755 Chestnut Street, San Jose, CA 95110		
OWNER	Mr. & Mrs. Cale/Mr. & Mrs. Odbert, P.O. Box 8033, Sacramento, CA 95818		
PLANS BY	Graphicom, Inc., 755 Chestnut Street, San Jose, CA 95110		
FILING DATE	9-10-82	50 DAY CPC ACTION DATE	REPORT BY: SC:bw
NEGATIVE DEC	Exempt 15103(e) EIR	ASSESSOR'S PCL. NO.	262-101-01

APPLICATION: Special Permit to erect a 4' x 8' temporary off-site subdivision directional sign on .04± acres of land in the C-2 General Commercial zone

LOCATION: Northeast corner of Northgate Boulevard and Wisconsin Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to erect a 4' x 8' x 8' directional subdivision sign off site to advertise the Country Lane Subdivision.

PROJECT INFORMATION:

1974 General Plan Designation: General Commercial
1980 South Natomas Community
Plan Designation: Commercial/Office
Existing Zoning of Site: C-2
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; C-2
South: Convenience Market; C-2
East: Residential; R-1
West: Residential; R-1

Property Dimensions: 85' x 150'
Sign Colors: Yellow and black
Dimensions of Sign: 4' x 8' = 32 square feet
Height of Sign: 8 feet

STAFF EVALUATION: Staff has the following comments:

1. The subject sign request was originally scheduled for the October 14, 1982 Commission hearing. Staff however measured the distance between the proposed sign location and the off-site billboard located to the south of Wisconsin Avenue and found the distance to be approximately 250 feet. The Sign Ordinance requires a minimum distance of 300 feet between off-site signs. The staff therefore recommended continuance of this item so that a variance could be advertised as part of the entitlements.

Subsequently, the applicant relocated the proposed sign farther to the north (on the same property) to comply with the Sign Ordinance requirement. The distance between the two off-site signs is approximately 305 feet; therefore, a variance would not be required.

2. The applicant requests to locate an off-site subdivision marketing sign intended to direct the public to "Country Lane" subdivision, which is located on San Juan Road and east of Truxel Road.

APPLC. NO. P82-214

MEETING DATE October 28, 1982

CPC ITEM NO. 6

000702

3. Staff suggests the proposed sign be set back from Northgate Boulevard a minimum of 18 feet. The existing structure to the north of the proposed sign is set back approximately 18 feet. In addition, this sign should be located approximately 110 feet to the north of the center line of Wisconsin Avenue. This would comply with the 300 foot distance requirement of the Sign Ordinance (see Exhibit A).

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to the State EIR Guidelines (CEQA, Section 15111).

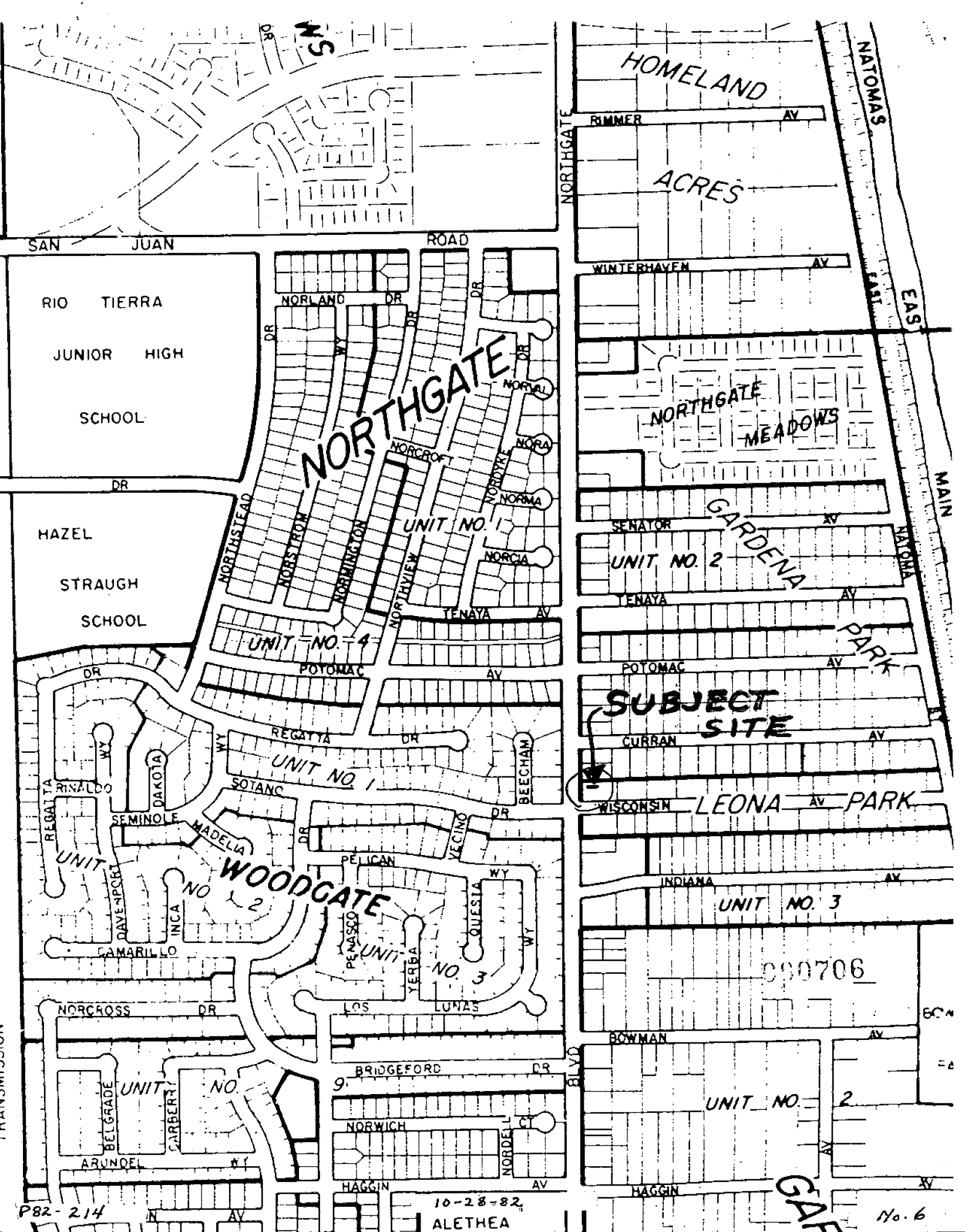
STAFF RECOMMENDS approval of the special permit, subject to conditions and based on Findings of Fact which follow.

Conditions

1. In accordance with the Sign Ordinance, the sign shall be removed one year from the date of special permit approval, October 28, 1983, unless an extension request is approved.
2. The site plan shall be revised to reflect an 18-foot setback from the property lines on Northgate Boulevard, and the sign shall be located at least 300 feet from the existing off-site sign. (See Exhibit A.)

Findings of Fact

1. The project, as conditioned, is based on sound principles of land use in that the sign will be located in the C-2 zone and set back approximately 18 feet from the street.
2. The project, as conditioned, will not be injurious to surrounding property in that the design and color scheme of the sign are attractive and will not negatively affect the visual quality of the location.
3. The sign is a temporary structure which will be removed unless the permit is extended or until property is developed with a shopping center.
4. The project is consistent with the Sign Ordinance which allows subdivision development signs in any zone, subject to the issuance of a special permit.



SAN JUAN ROAD

RIO TIERRA JUNIOR HIGH SCHOOL

HAZEL STRAUGH SCHOOL

NORTHGATE

NORTHSTEAD DR

NORLAND DR

NORSTRON WY

NORNINGTON DR

NORVIEW DR

UNIT NO. 1

UNIT NO. 4

POTOMAC AV

UNIT NO. 1

SOTANC DR

WOODGATE

UNIT NO. 2

UNIT NO. 3

LOS LUNAS WY

BRIDGEFORD DR

NORWICH DR

HAGGIN AV

10-28-82 ALETHEA

HOMELAND

RIMMER AV

ACRES

WINTERHAVEN AV

NORTHGATE MEADOWS

SENATOR AV

UNIT NO. 2

TENAYA AV

POTOMAC AV

SUBJECT SITE

CURRAN AV

WISCONSIN AV

LEONA AV PARK

INDIANA AV

UNIT NO. 3

090706

BOWMAN AV

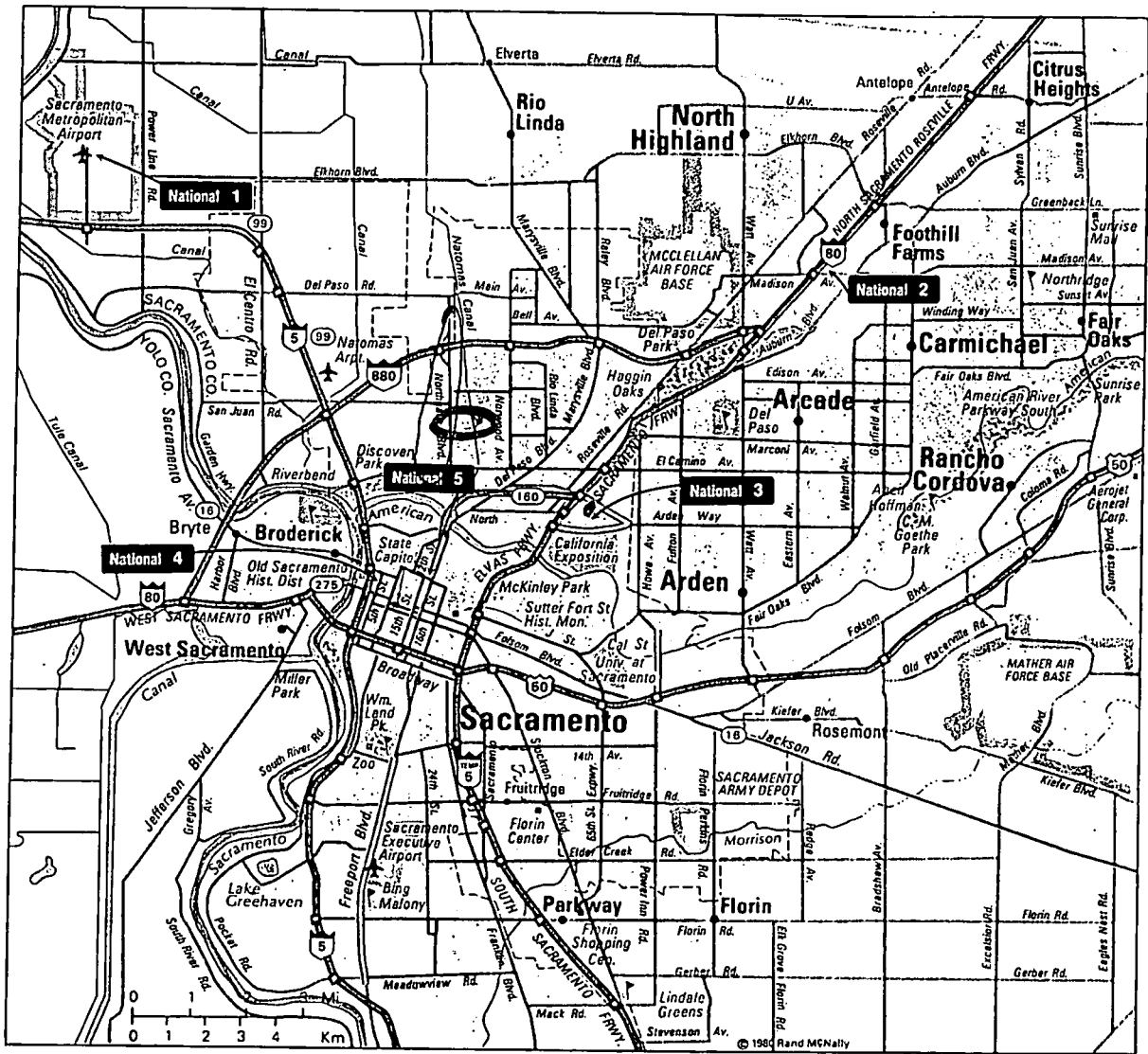
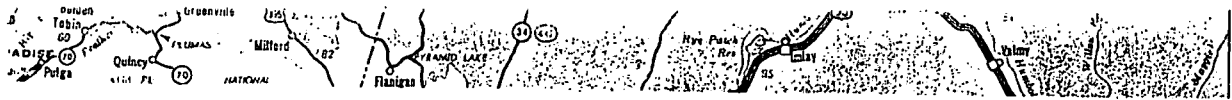
UNIT NO. 2

HAGGIN AV

GARDENA

No. 6

P82-214



000707

192065

14

(R-1)

01

02

04

05

08

09

10

11

12

13

28

NORWICH 16 CT.

HAGGIN 17

18 AVE.

19

20

21

22 AVE.

Bk. 225

(R-1)

23

24

25

26 AVE.

24 19
25 30

27

Bk. 274

NORVAL CT.
NOBA CT.
NORMA CT.
SENATOR AVE.

NORCIA CT. 06 07
TENAYA AVE.

PATOMAS AVE.

WISCONSIN AVE.
INDIANA AVE.

BOWMAN AVE.

HAGGIN AVE.

WILSON AVE.

NORWICH CT.
NORWICK CT.
PERATA AVE.

EDMONTON DR.
Hazel Straugh Sch.

(A)

14

570100

Bk. 263

576262

P-82-214

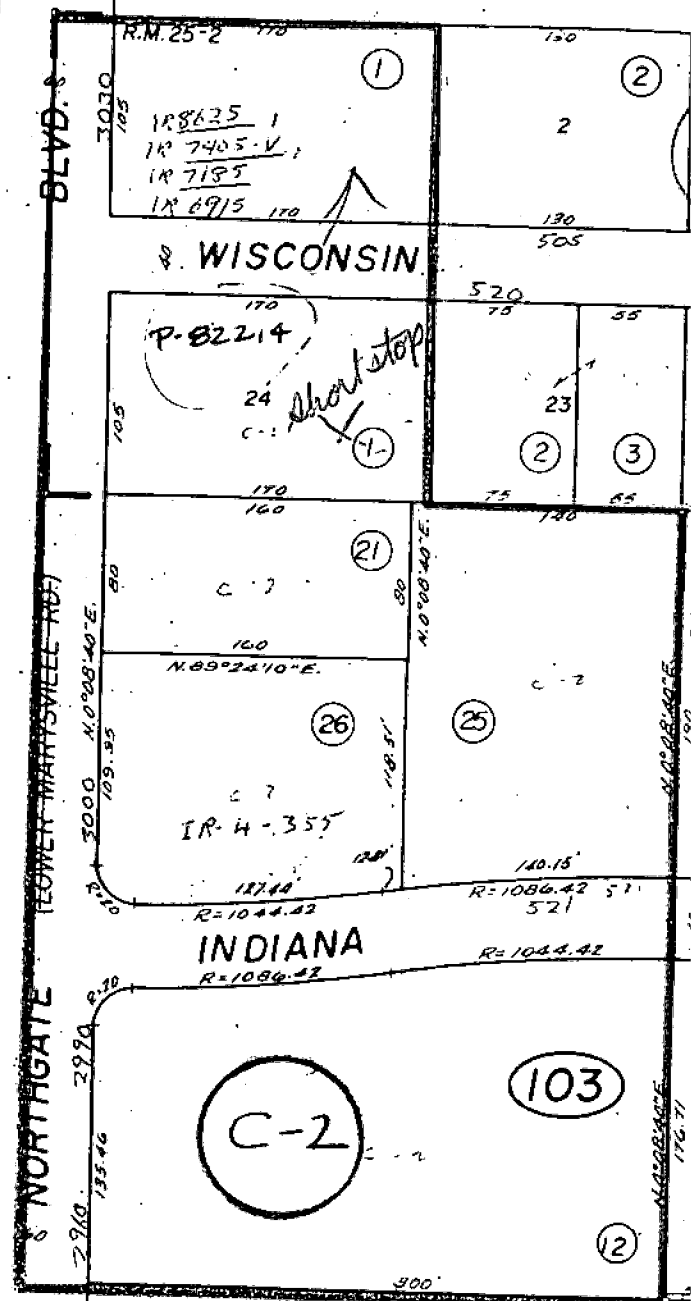
000708

570200

INDE
BOOK

Assessor's
County of Sacri

ck parcel #



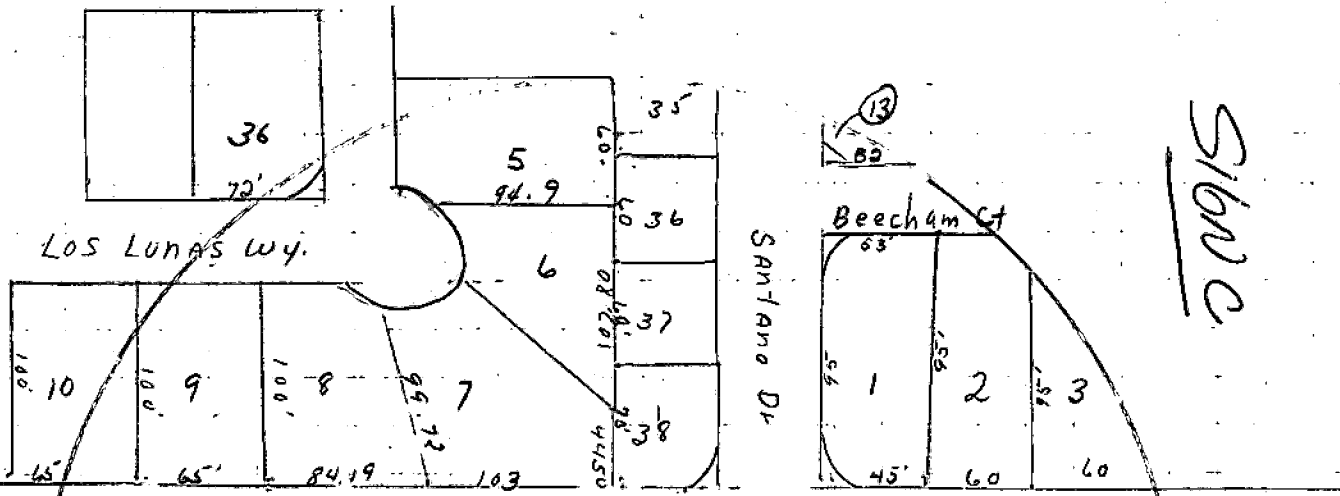
14

West Line
Rancho Del Paso

Gardenland, No. 3, R.M. Bk. 37, Pg. 12
Leona Park, R.M. Bk. 25, Pg. 2

000709

NO



Sign C

262-29

262-33

10-28-82

Northgate

300'

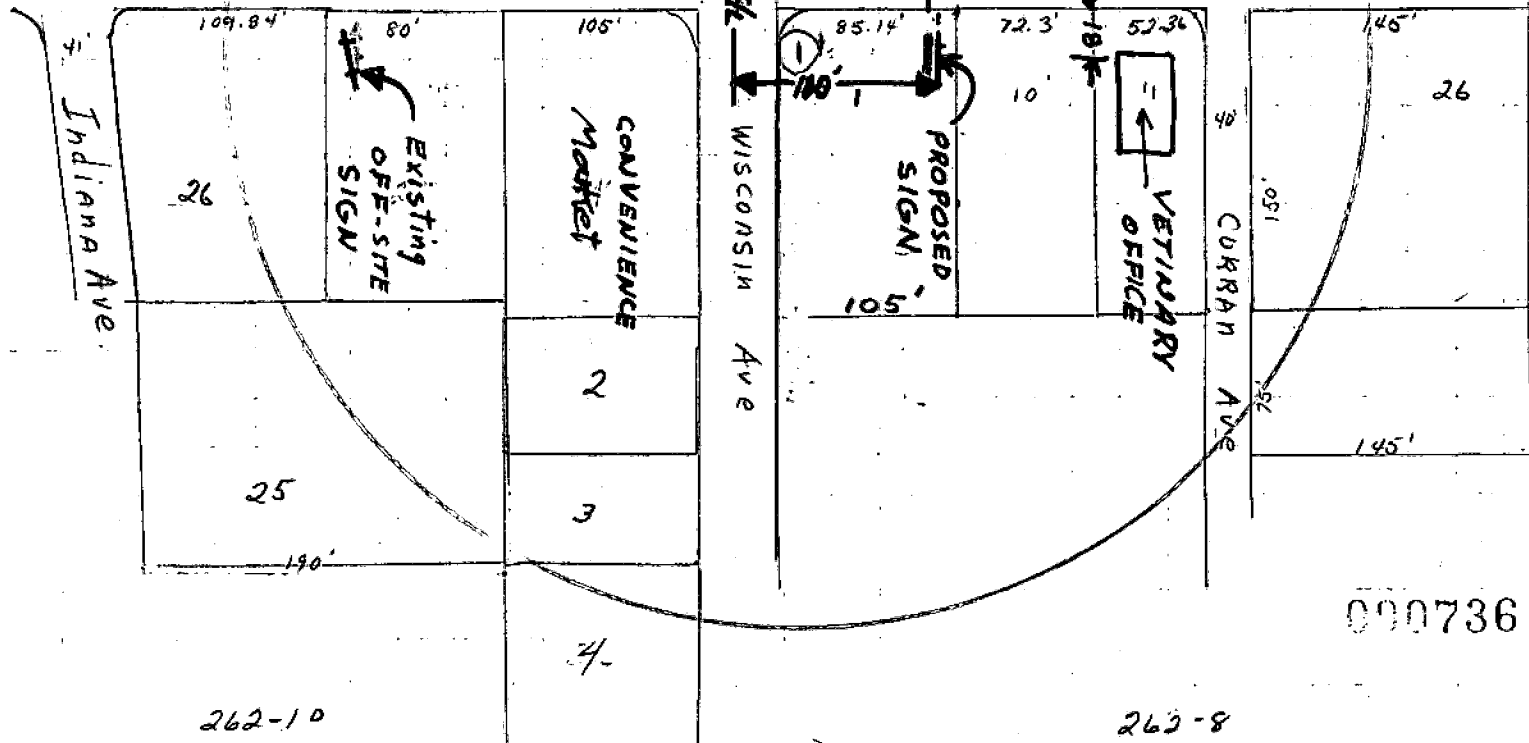


EXHIBIT "A"



000736

262-10

262-8

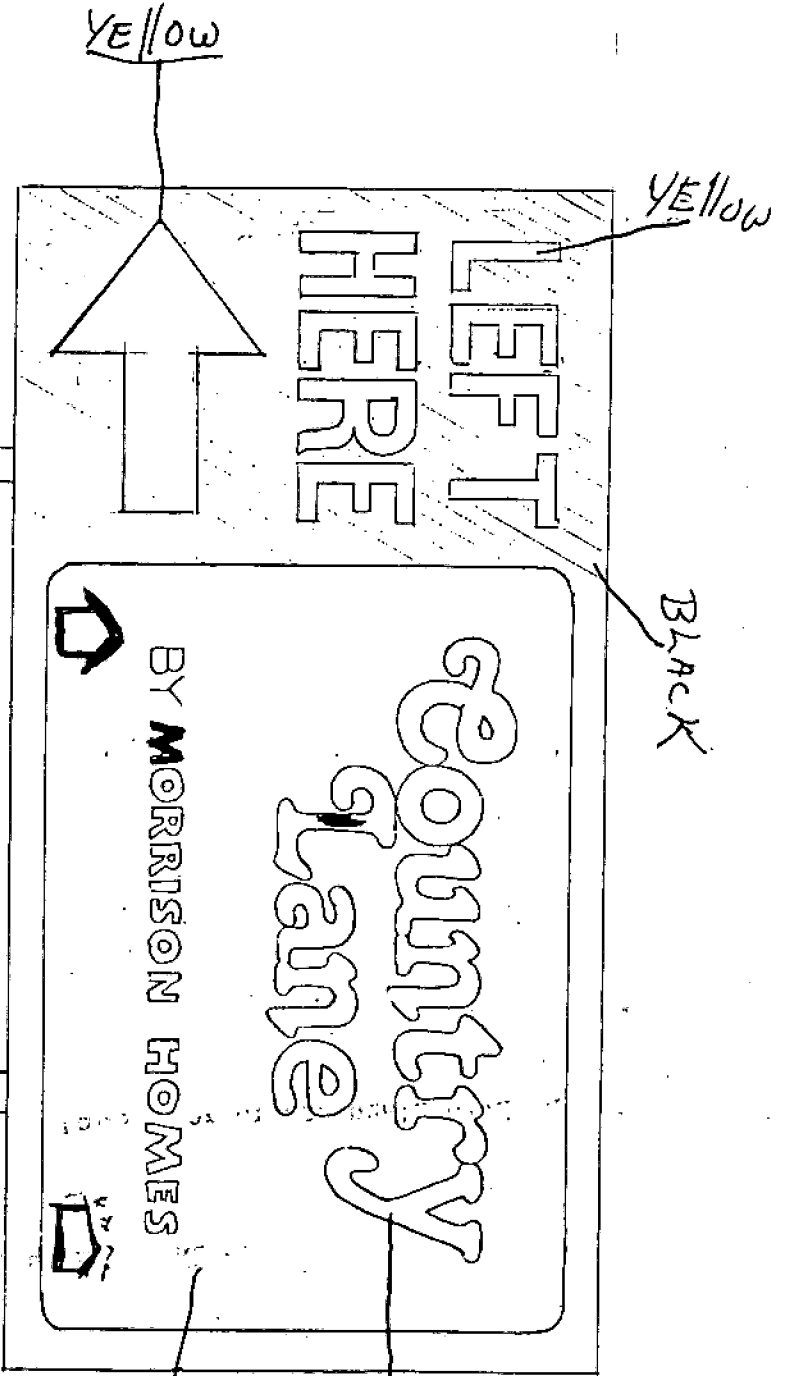
11/5

1330 or 1301 Northgate

No. 6

Graphiccom Inc

3/4" = 1 Ft.



090711

CPC FILE COPY

P 82214

APPL. NO.

EXHIBIT NO.

MTG. DATE(s) 10/14/82

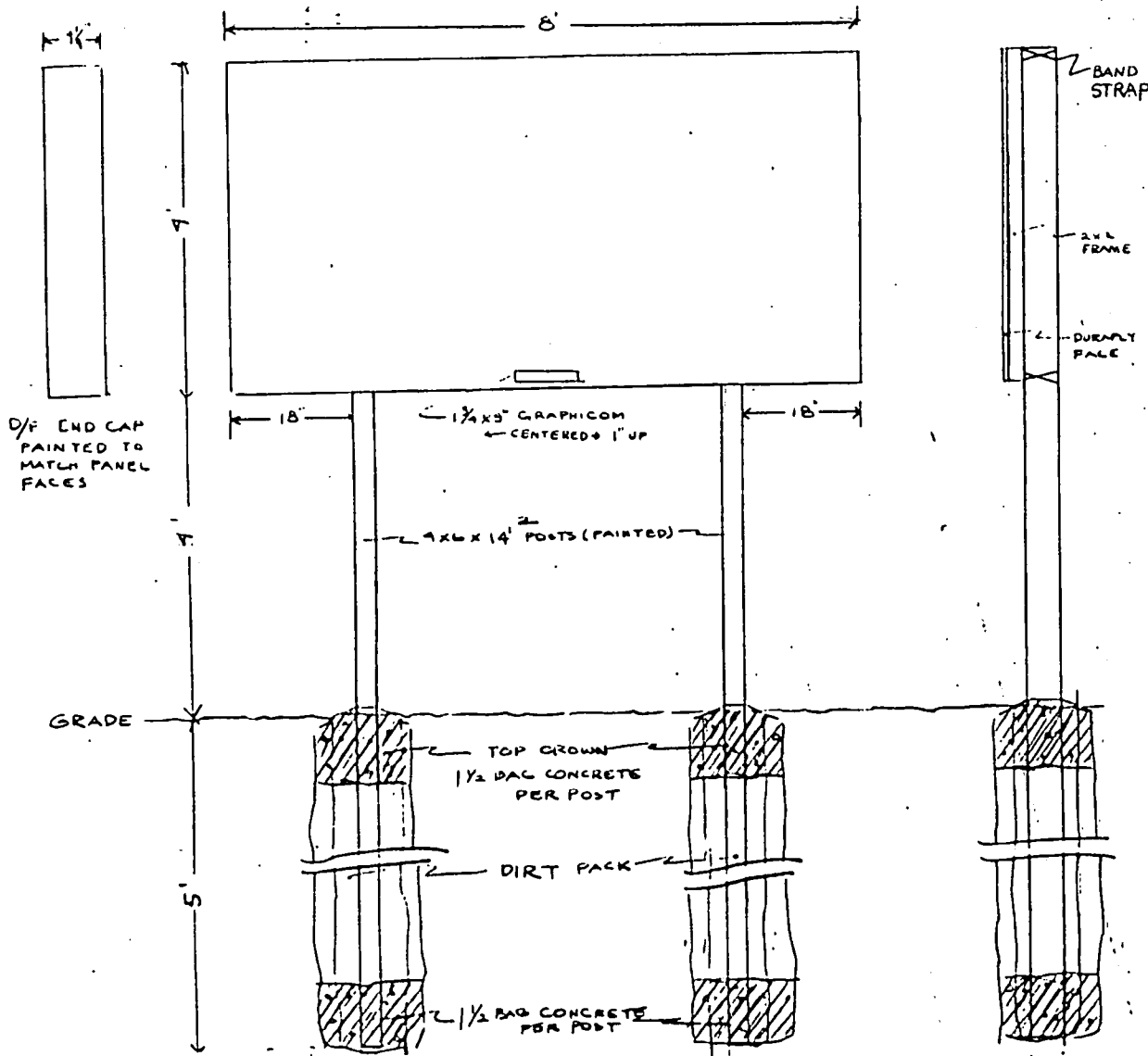
AGENDA NO.(s)

EXHIBIT "B"

P82-214

10-28-82

TYPICAL 4' X 8' S/F... D/F



INSTALL AS FOLLOWS

000712

GRAPHICOM, INC.

EXHIBIT C



Graphicom, Inc.

755 Chestnut St. • San Jose • CA 95110 • (408) 285-9668

ACCOUNT	LINE NO.	JOB NO.
LOCATION	CITY	
PHONE NO.	FACSIMILE CONTACT	
CUSTOMER APPROVAL	DATE	

DRAWING	DATE	DWG. CUSTOMER
	REVISED	BY
SALESMAN INSTRUCTIONS		

QUANTITY	MATERIALS

No. 6