

CITY PLANNING COMMISSION

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

APPLICANT	Diamond Signs, Inc., 2001 Tarob Court, Milpitas, CA 95035		
OWNER	Joseph Dunlap, 4904 Mack Road, Sacramento, CA 95823		
PLANS BY	Diamond Signs, Inc., 2001 Tarob Court, Milpitas, CA 95035		
FILING DATE	11-8-84	50 DAY CPC ACTION DATE	REPORT BY: RKH:bw
NEGATIVE DEC.	Ex. 15311(a)	EIR	ASSESSOR'S PCL. NO. 117-011-72

APPLICATION: Special Permit for a subdivision marketing sign (Sec. 3.194, Sign Ord.)

LOCATION: South side of Mack Rd., 1,300 feet east of Franklin Blvd.

PROPOSAL: The applicant is requesting the necessary entitlement to erect an off site, 32 square foot, eight foot high, temporary non-illuminated directional subdivision sign for the Lockshire Subdivision.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1968 Valley Hi Community Plan Designation:	Medium Density Residential
Existing Zoning of Site:	C-2, R-2, A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Residential (under construction); R-3
South:	Vacant; A
East:	Pre-School, Residential; R-2B-R
West:	Vacant; C-2

Property Dimensions:	Irregular
Property Area:	3.25+ acres
Square Footage of Sign:	4' x 8'
Height of Sign:	8 feet
Topography:	Flat
Illumination:	Non-illuminated

PROJECT EVALUATION

- A. The subject site is a 3.25+ acre parcel zoned C-2, R-2 and A. The proposed sign is located in the C-2 zone. The site is currently vacant, except for one illegal sign. Staff recommends that the sign be removed prior to the issuance of a sign permit for the proposed sign.
- B. The applicant proposes to locate a 4' x 8' (32 sq. ft.), eight foot high subdivision directional sign for the Lockshire Subdivision on the subject site. The subdivision is located on the southeast corner of Franklin Boulevard and Valley Hi Drive. The sign is proposed to be non-illuminated and temporary. Proposed colors are undetermined at this time. The sign will be constructed of wood posts and duraply panels.

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C. The sign ordinance requires subdivision signs to comply with all applicable setbacks for the zone in which they are located. The sign, therefore, is required to be set back 25 feet from Mack Road.

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

STAFF RECOMMENDATION: Staff recommends approval of the special permit, subject to conditions and based upon the following Findings of Fact.

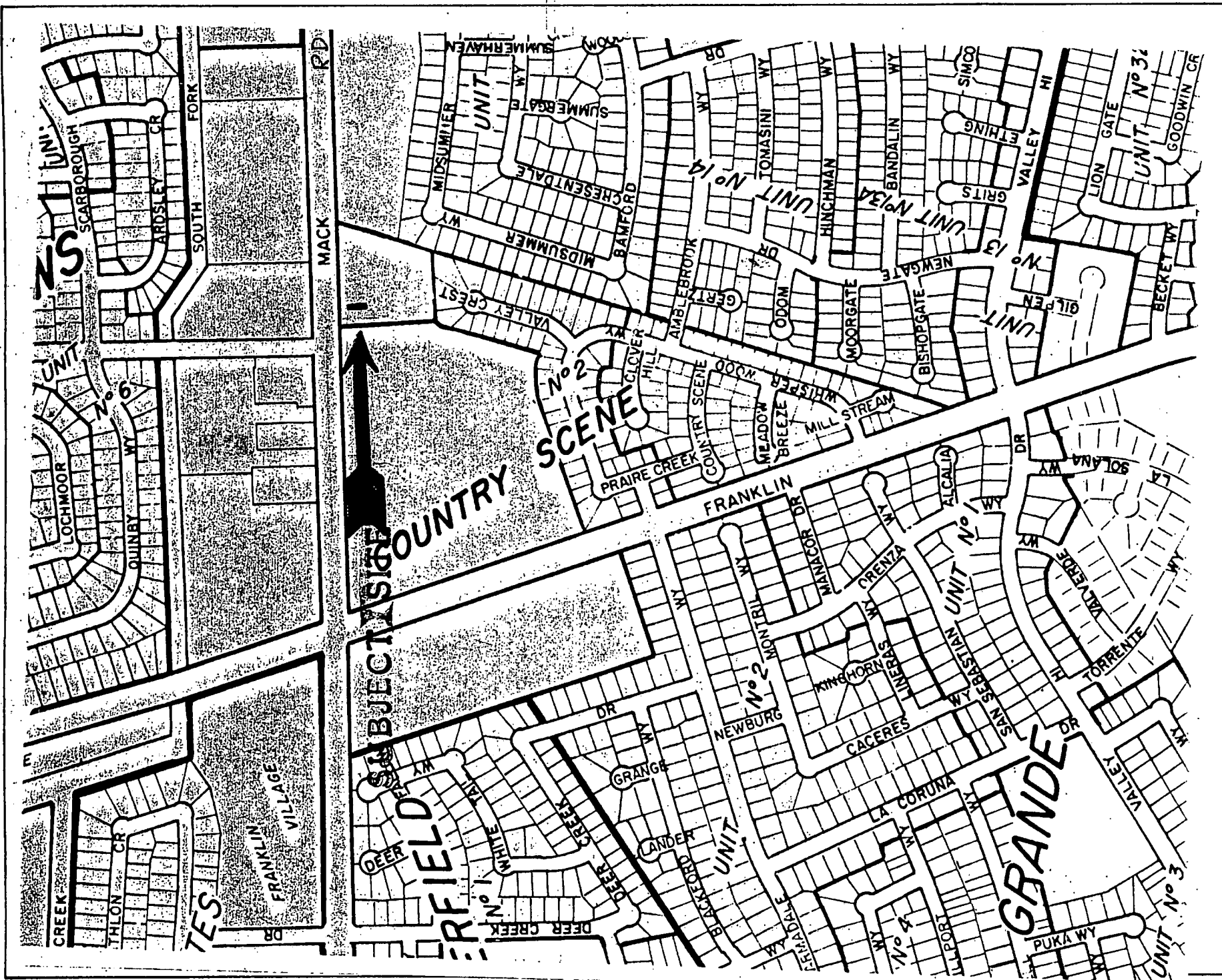
Conditions

1. The special permit shall expire one year from the date of approval, or December 13, 1985. Upon written application prior to expiration, the Commission may renew the permit for additional one-year periods.
2. The sign shall not be located nearer than 300 feet to any other sign on the same side of the street on which it is located.
3. The sign shall be set back 25 feet from Mack Road.
4. All illegal signs shall be removed from the subject site prior to issuance of a sign permit for the subject sign.

Findings of Fact

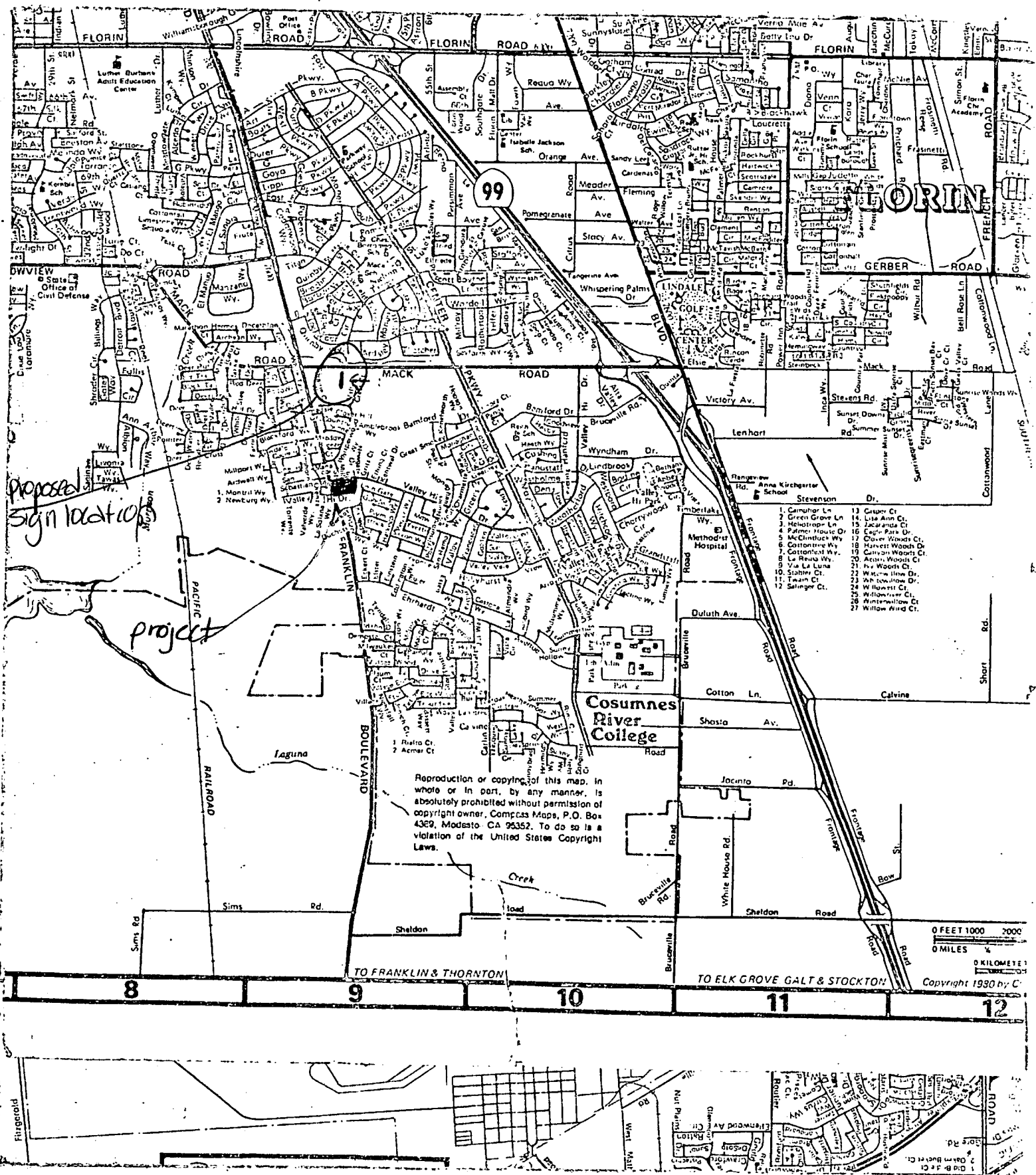
1. The proposal, as conditioned, is based upon sound principles of land use, in that:
 - (a) The sign will be located on the site for a temporary period;
 - (b) The sign would conform to the setback limitations set forth in the Zoning Ordinance;
 - (c) The sign would be located on a major street;
 - (d) The sign would be compatible with the surrounding uses in the area.
2. The proposed sign, as conditioned, is not injurious to the public, in that:
 - (a) The proposed sign would be adequately set back from the street so as not to obstruct the visibility of motorists;
 - (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. Subdivision signs are permitted in any zone, subject to approval of a special permit by the Planning Commission.

002825



VICINITY MAP

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Proposed sign locations

project

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- 1. Campbell Ln
- 2. Green Grove Ln
- 3. Heliotrop Ln
- 4. Palmers House Dr
- 5. McClintock Wy
- 6. Cottonwood Wy
- 7. Cottonwood Cir
- 8. La Reina Wy
- 9. Via La Luna
- 10. St Johns Ct
- 11. Twin Ct
- 12. Salinger Ct
- 13. Casper Ct
- 14. Lita Ann Ct
- 15. Jacaranda Ct
- 16. Cedar Park Dr
- 17. Cedar Knolls Ct
- 18. Harvest Woods Dr
- 19. Green Woods Ct
- 20. Acorn Woods Ct
- 21. Ivy Woods Ct
- 22. Wilshire Lane Dr
- 23. Whirlowood Dr
- 24. W. Howard Ct
- 25. Wilshire Ct
- 26. Winterhollow Ct
- 27. Willow Auld Ct

0 FEET 1000 2000
 0 MILES
 0 KILOMETER
 Copyright 1930 by C

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project 84420

8'

LOCHSHIRE

From the '60's

4'



LEFT ON FRANKLIN

US HOME

10
year



2' x 6' x 7/8" PLY



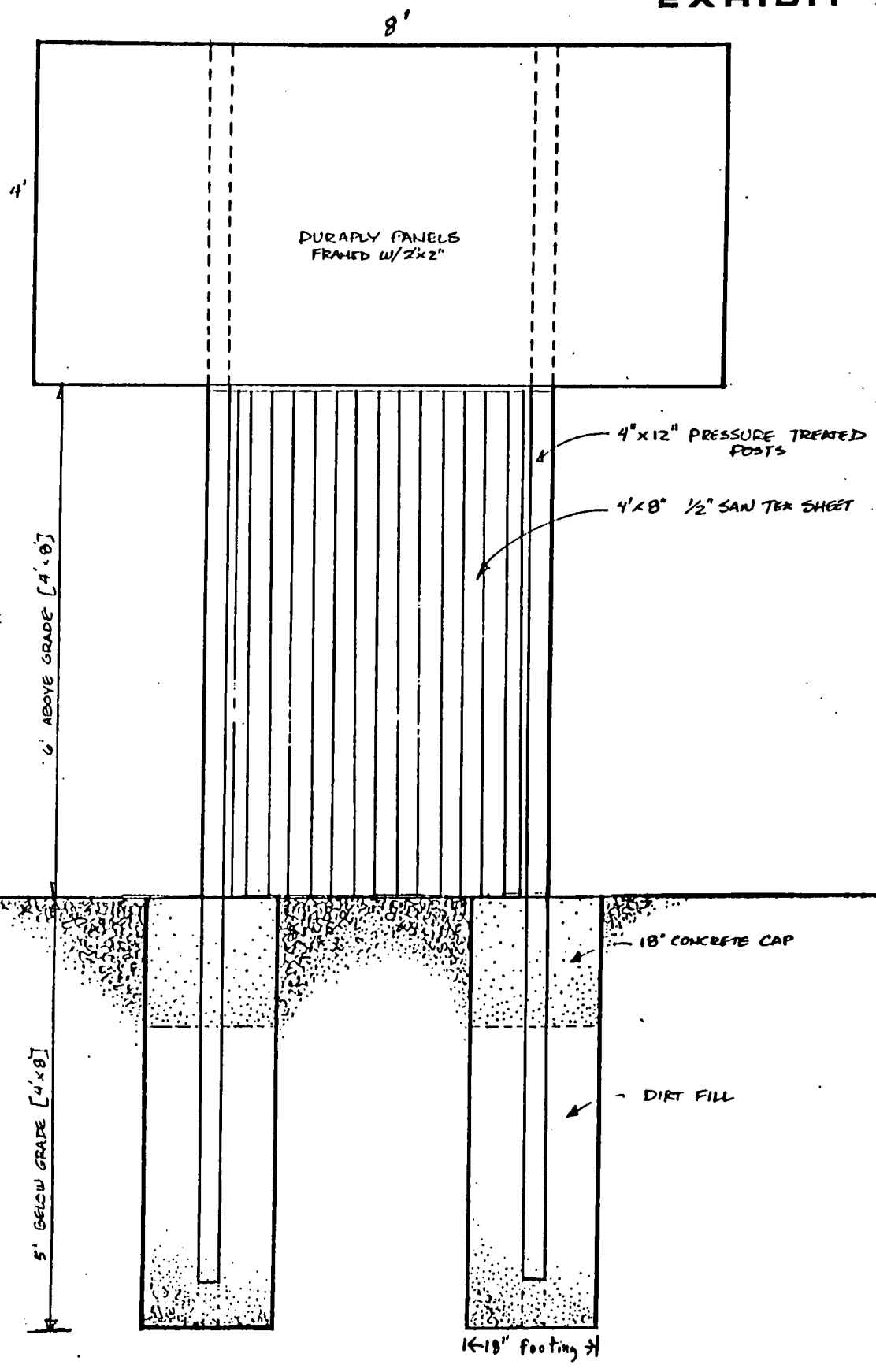
3/8" MDO
SIGN FACE

4'

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13

EXHIBIT A



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