

CITY PLANNING COMMISSION

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

APPLICANT	Graphicom, Inc., 755 Chestnut Street, San Jose, CA 95110		
OWNER	Sacramento Fong Ranch, 5341 Pleasant Drive, Sacramento, CA 95822		
PLANS BY	Graphicom, Inc., 755 Chestnut Street, San Jose, CA 95110		
FILING DATE	9-10-82	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC	Exempt 15103(e)EIR	ASSESSOR'S PCL. NO.	225-170-53

APPLICATION: 1. Environmental Determination
2. Special Permit to erect an off-site temporary subdivision directional sign

✓ LOCATION: North side of San Juan Road, approximately 1,300 feet east of Truxel Road.

PROPOSAL: The applicant is proposing to erect an off-site subdivision directional sign on a vacant site.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1978 South Natomas Community Plan Designation:	Residential; 11-21 du/ac.
Existing Zoning of Site:	Agricultural
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

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

Property Dimensions:	Irregular
Property Area:	117± acres
Footage of Sign:	4' x 8'
Overall Height of Sign:	8 feet
Topography:	Flat
Colors:	Black and yellow
Materials:	Wood

STAFF EVALUATION: Staff has the following comments with regard to this project:

1. The applicant is requesting the necessary entitlement to locate an off-site subdivision marketing sign intended to direct prospective home buyers to Country Lane Subdivision. The subject site is located immediately north of the subdivision being advertised and will direct buyers onto Rockhampton Drive. The site is zoned Agricultural and is vacant.
2. The proposed sign is four feet by eight feet in height and overall height is eight feet. The sign is double-faced, oriented east/west. A color combination of black and yellow is proposed. Staff finds the colors and size to be acceptable.

000775

APPLC. NO. P82-216

MEETING DATE October 14, 1982

CPC ITEM NO. 10

The Sign Ordinance requires subdivision signs to comply with all applicable setbacks for the zoning district in which they are located (Div. 11, Sec. 3.194(a)). The sign therefore must be 25 feet from the front property line along San Juan Road and 10 feet from the eastern property line.

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

STAFF RECOMMENDATION: 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 approval, October 14, 1983, unless an extension request is approved.
- ✓ 2. The sign shall have a front setback of 25 feet and a side yard setback of 10 feet.

Findings of Fact

1. The project, as conditioned, is based on sound principles of land use in that the sign will be located according to the setback requirements of the Agricultural zone in which it is located.
2. The project, as conditioned, will not be injurious to surrounding property in that the design and color scheme are attractive and will not negatively affect the visual quality of the location.
3. The project is consistent with the Sign Ordinance which allows subdivision development signs in any zone subject to issuance of a special permit.

NATOMAS

LOCATION MAP

990779

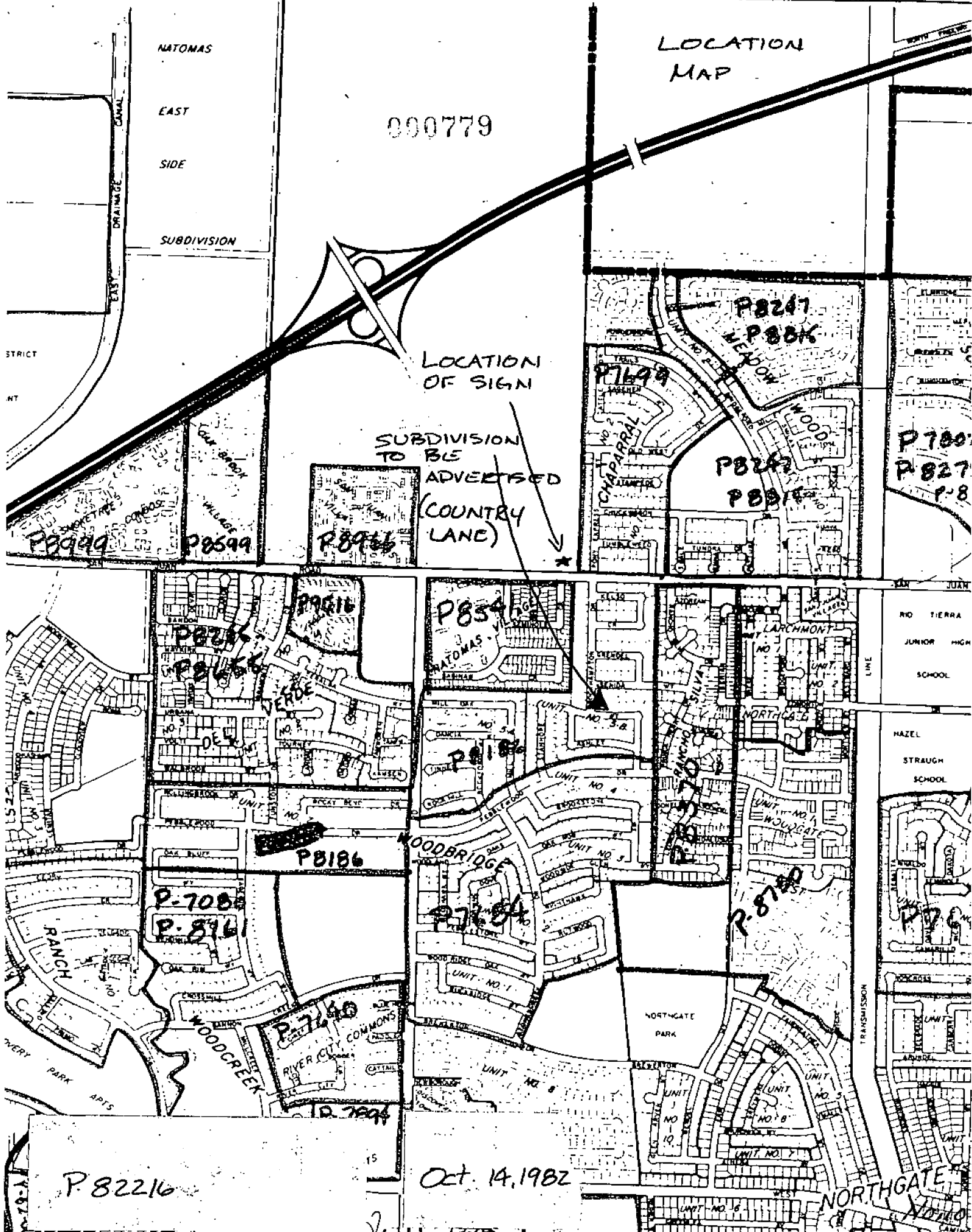
EAST

SIDE

SUBDIVISION

LOCATION OF SIGN

SUBDIVISION TO BE ADVERTISED (COUNTRY LANE)



Oct. 14, 1982

P. 82216

P780
P827
P-8

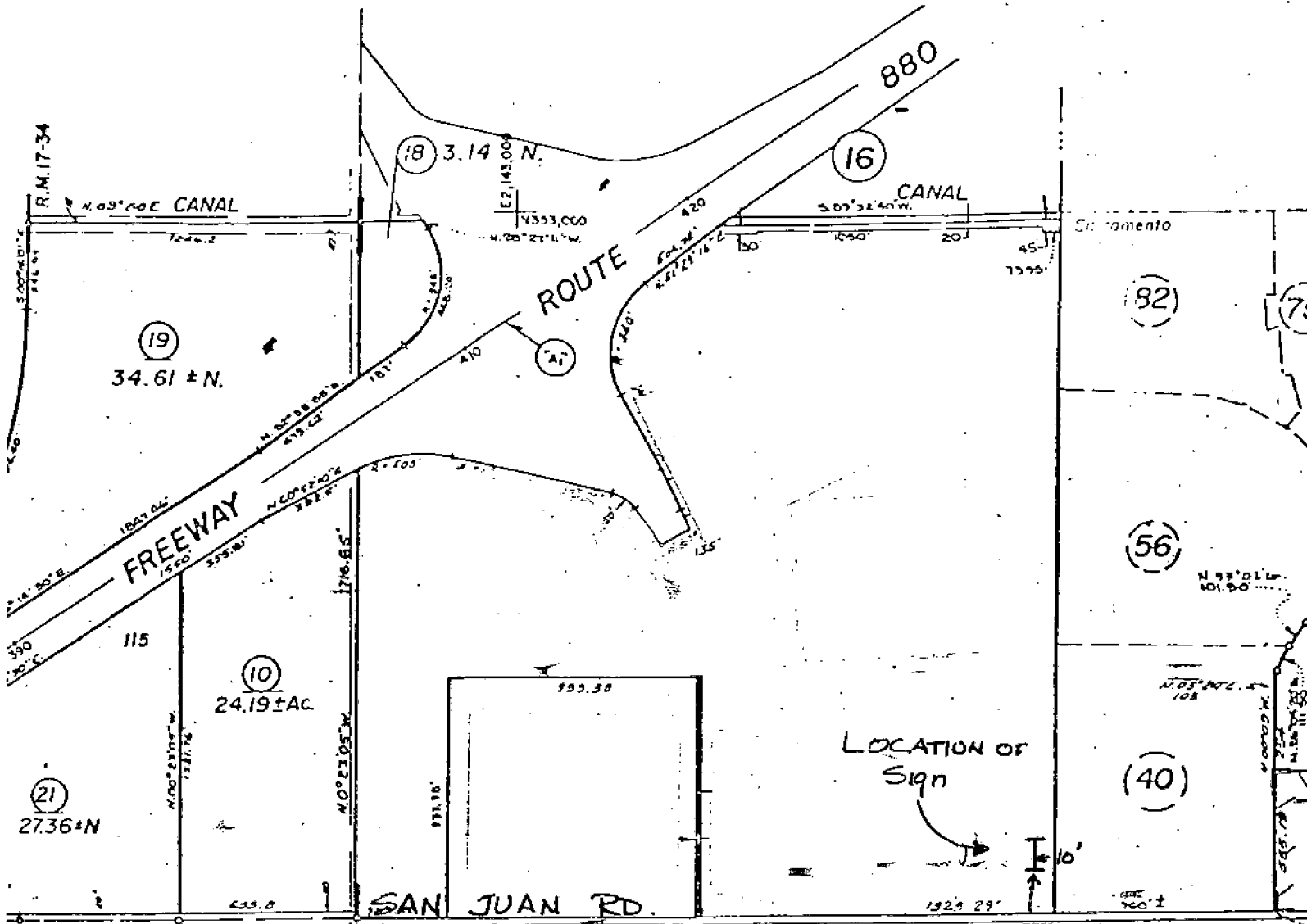
NO TIERRA
JUNIOR HIGH
SCHOOL

HAZEL
STRAUGH
SCHOOL

P776

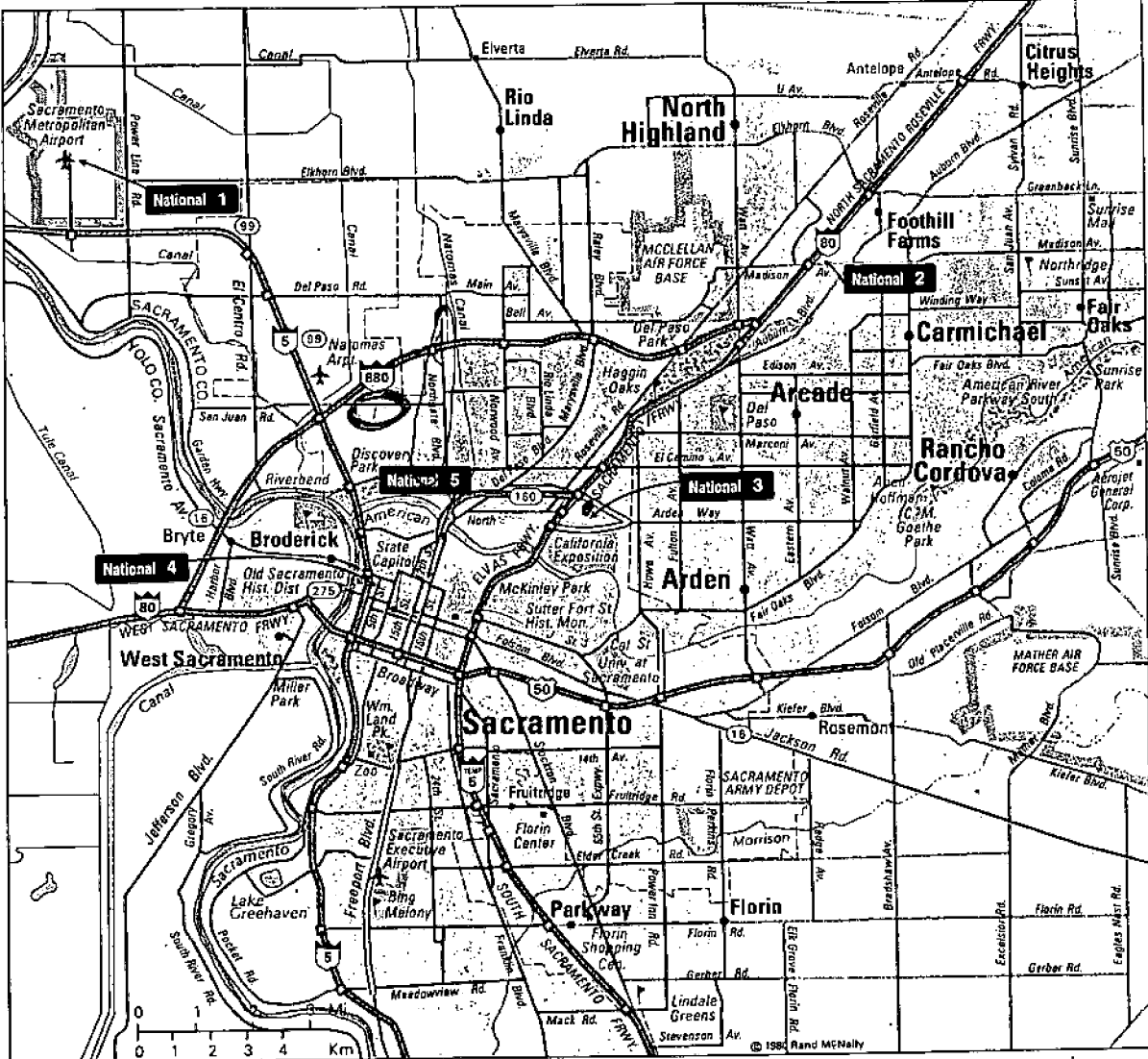
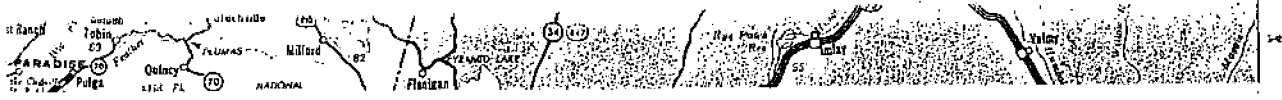
NORTHGATE

SITE PLAN



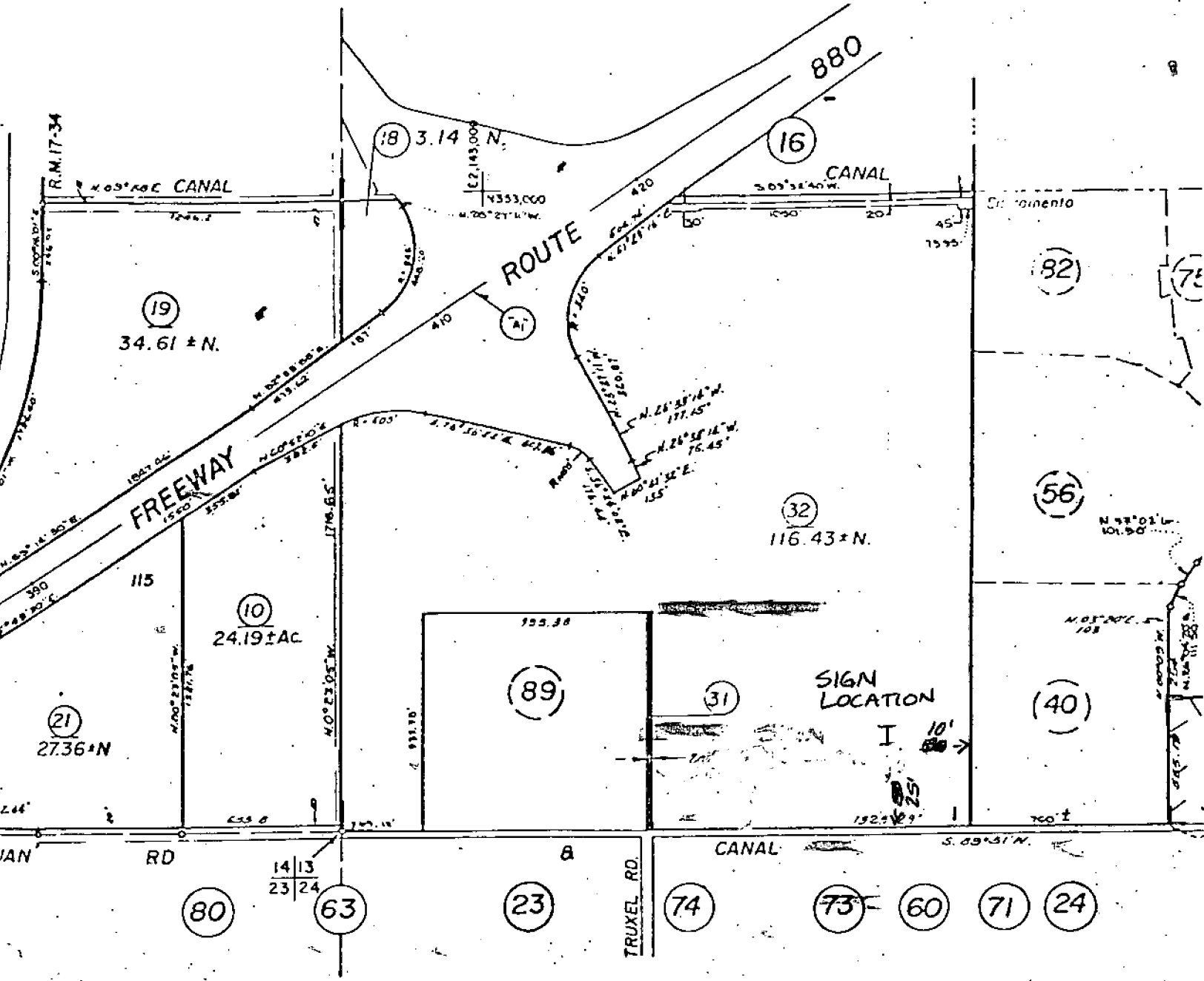
LOCATION OF SIGN

000781



000780

SITE PLAN



CPC FILE COPY

000782

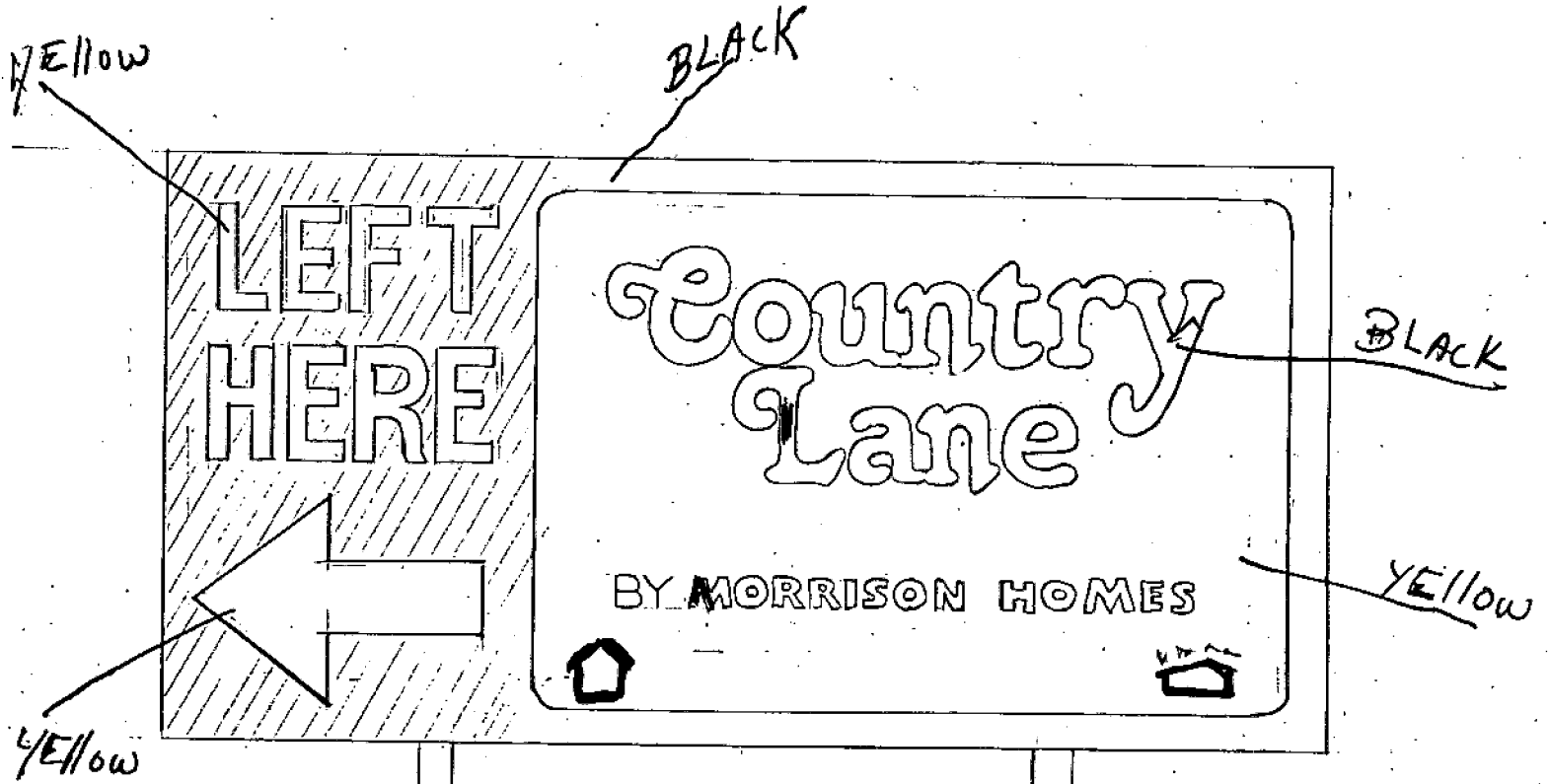
APPL. NO. P 82216
 EXHIBIT NO. _____
 MTG. DATE(S) 10/14/02
 AGENDA NO.(S) _____

NOTE--Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

P82216

Oct. 14, 1982

N8.10



3/4" = 1 Ft.

ELEVATION AND
COLORS

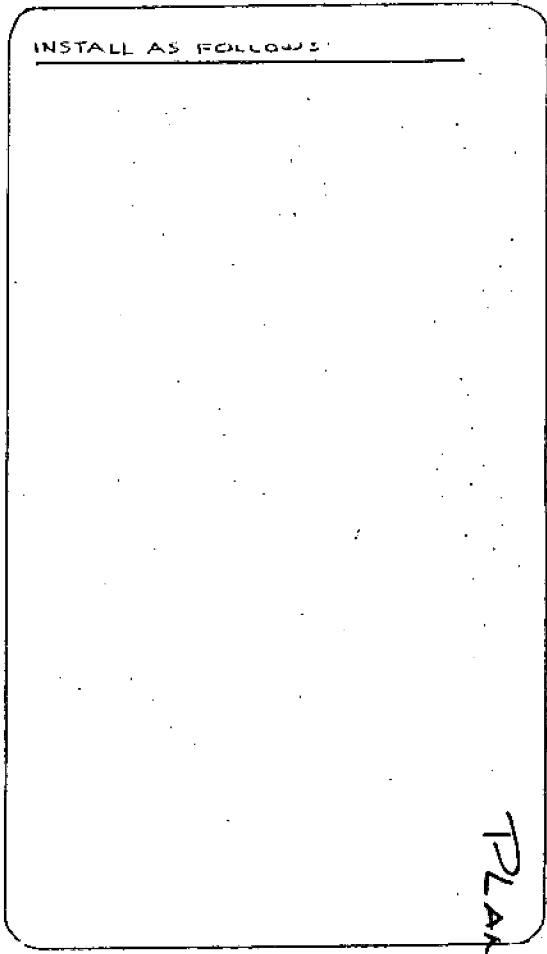
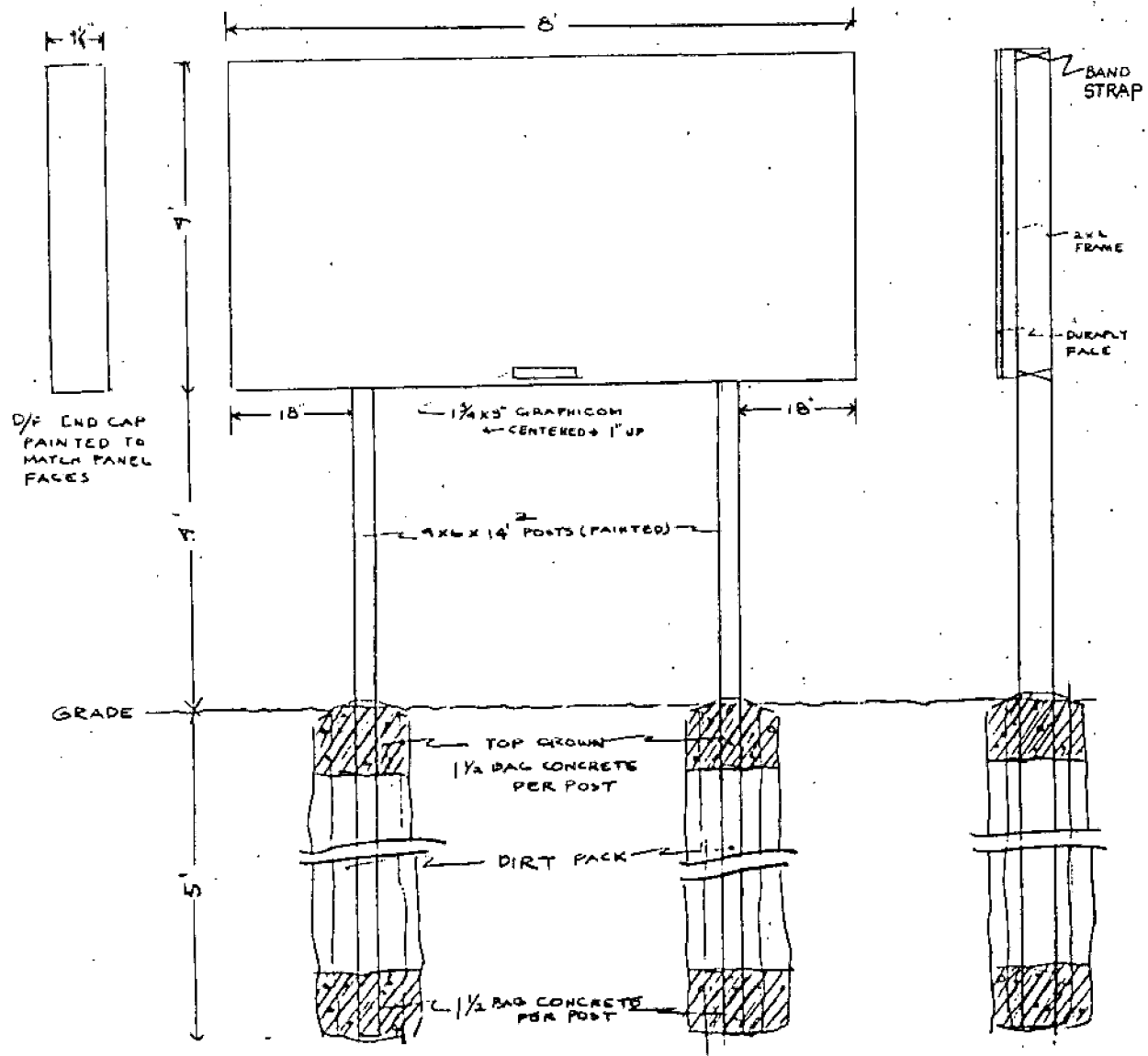
000783

P82216

Oct. 14, 1982

No. 10

TYPICAL 7'x8' S/F...D/F



CONSTRUCTION PLAN

000784

GRAPHICOM, INC.



Graphicom, Inc.

756 Chestnut St. - San Jose - CA 95110 - (408) 288-0868

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

QUANTITY	MATERIALS
ACCESSORIES	