

PLANNING DIRECTOR'S SPECIAL PERMIT
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>VICOM, 4045 Sunset Lane #D, Shingle Springs, California 95682</u>		
OWNER <u>Los Rio Community College District, 8401 Center Parkway, Sacramento, California 95823</u>		
PLANS BY <u>VICOM, 4045 Sunset Lane #D, Shingle Springs, California 95682</u>		
FILING DATE <u>August 28, 1990</u>	ENVIR. DET. <u>Exempt 15304(e)</u>	REPORT BY CG:
ASSESSOR'S PCL. NO. <u>117-0140-006</u>		

APPLICATION: Planning Director's Special Permit for an off-site subdivision marketing sign to be located on 51± developed acres in the Agriculture (A) zone.

LOCATION: Northeast corner of Calvine Road and Center Parkway

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 4' x 8', eight foot high, off-site subdivision directional sign for California West Single Family Homes.

PROJECT INFORMATION:

General Plan Designation:	Schools (College)
South Sacramento Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	A
Existing Land Use of Site:	Cosumnes River College

Surrounding Land Use and Zoning:

North:	Junior College; A
South:	Multiple Family; R-3-R
East:	Vacant and Single Family; County
West:	Single Family; R-1

Property Dimensions:	2,614' x 827'
Property Area:	51± developed acres
Square Footage of Sign:	32 square feet
Sign Materials:	Plywood
Sign Height:	8 feet to top of sign

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 51± developed acres in the Agriculture (A) zone. The site is currently developed with Cosumnes River College. The General Plan Designates the site School (College) and the South Sacramento Community Plan designates the site Residential (4-8 du/na). The surrounding land use and zoning includes Junior College, zoned A, to the north; multiple family, zoned R-3-R, to the south; single family and vacant, in the County, to the east; and single family, zoned R-1, to the west.

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B. Applicant's Proposal

The applicant is proposing to locate a 4' x 8' sign (32 square feet) which is 8 feet high (see Exhibit C) on the northeast corner of the subject site. The sign is an off-site subdivision directional sign advertising California West (see Exhibit B) single family homes.

C. Staff Analysis

Staff has no objection to the location of the sign on this site. The sign meets the size requirements of the Sign Ordinance and meets the setback requirements of the Zoning Ordinance. The sign is located 25 feet east of Center Parkway and 35 feet north of Calvine Road (see Exhibit A). This Special Permit is valid for one year from the date of approval. The Planning Director may renew the permit for one year upon written application 30 days prior to its expiration.

The applicant has two other applicants for Planning Director's Special Permits being reviewed by Planning. One is for a multi-faced regional subdivision sign at the northwest corner of Center Parkway and Jacinto Avenue. The other is also a multi-faced regional subdivision sign at the northwest corner of Bruceville Road and Jacinto Avenue (see Exhibit D). These sign also advertise California West. The applicant should not have any additional signs (other than these three) which advertise the California West subdivision.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15304e).

RECOMMENDATION: Staff recommends the Planning Director approve the special permit subject to conditions and based upon findings of fact which follow.

Conditions

1. The special permit shall expire one year from the date of approval. The Planning Director may renew the permit for one year upon written application 30 days prior to expiration.
2. The sign shall be located at the location indicated on the site plan, 25 feet east of Center Parkway and 35 feet north of Calvine Road.
3. The sign shall be no larger than the size indicated on the plans, 4' x 8' (32 square feet) and eight feet in height.
4. The applicant shall not have any additional signs (other than the three shown on Exhibit D) which advertise California West Homes.

Findings of Fact

1. The project, as conditioned is based upon sound principles of land use, in that:
 - a. the sign is temporary;
 - b. the sign conforms to the location and size requirements of the Sign and Zoning Ordinances; and
 - c. the sign is compatible with the surrounding land uses.
2. The sign, as conditioned, is not injurious to the public safety, and welfare, nor will it result in the creation of a public nuisance in that the sign meets the setback and size requirements of the Sign and

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Zoning Ordinances.

3. The sign is consistent with the General and South Sacramento Community Plans. Subdivision signs are allowed subject to approval of a Planning Director's Special Permit.

Report Prepared By:

Cindy Gnos
Cindy Gnos, Assistant Planner

10-25-90
Date

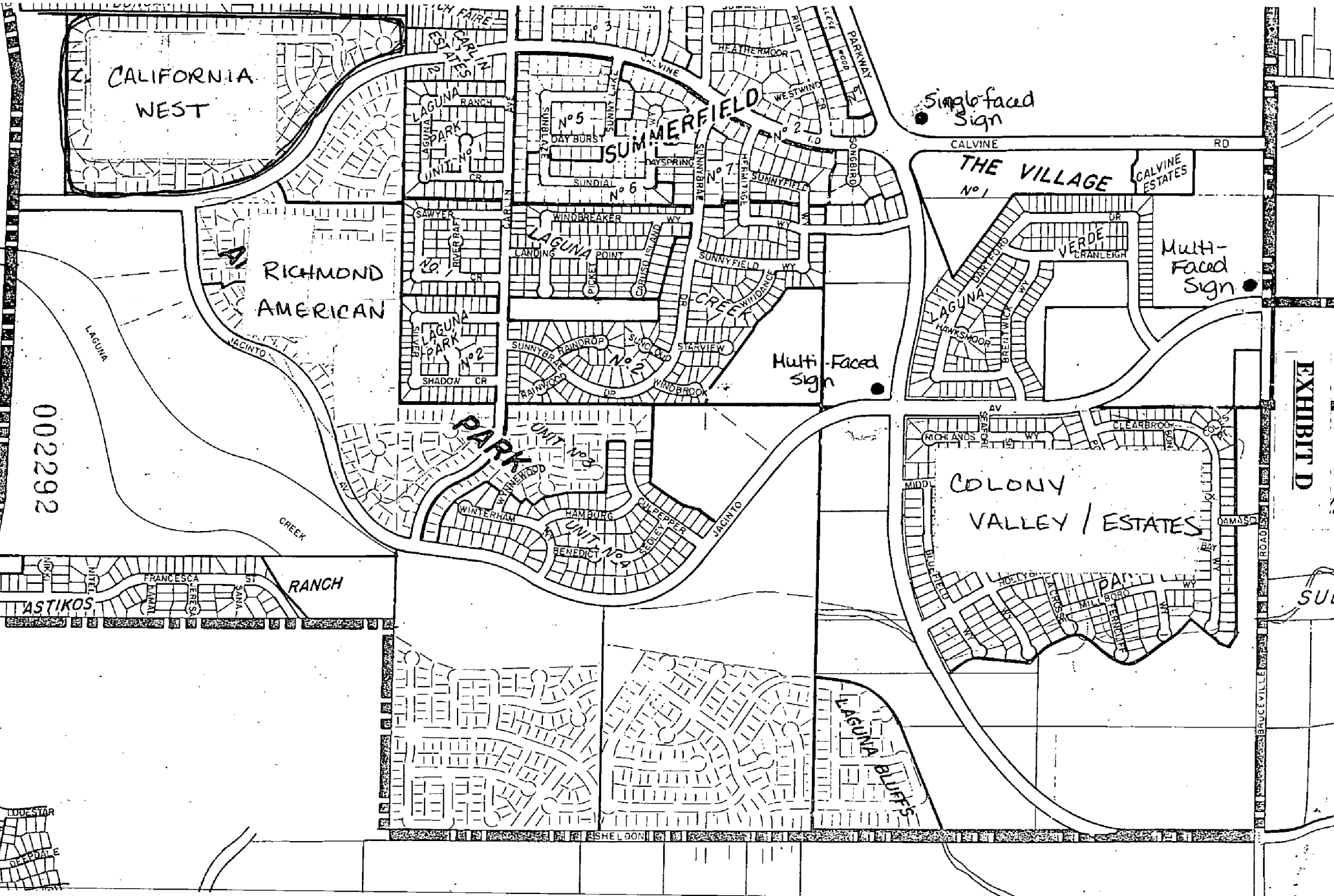
Recommendation Approved By:

Marty VanDuyn
Marty VanDuyn, Planning Director

10-26-90
Date

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CALIFORNIA WEST

RICHMOND AMERICAN

SUMMERFIELD

THE VILLAGE

COLONY VALLEY / ESTATES

ASTIKOS

RANCH

LAGUNA BLUFFS

Single-faced Sign

Multi-Faced Sign

Multi-Faced Sign

EXHIBIT D

SUL



Richard C. Bailey & Assoc. Structural Engineers
 P.O. Box 305 • Garden Valley, CA 95633 • (916) 333-1444

4' x 8' TEMPORARY OFF SITE SIGN

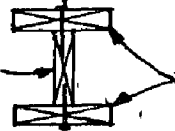
DESIGN CRITERIA

- DESIGN PASSIVE SOIL BEARING PRESSURE = 400 PCF
- WIND $P = C_e C_{e_s} I = .7 \times 1.4 \times 15 \times 1 = 14.7 \text{ psf}$



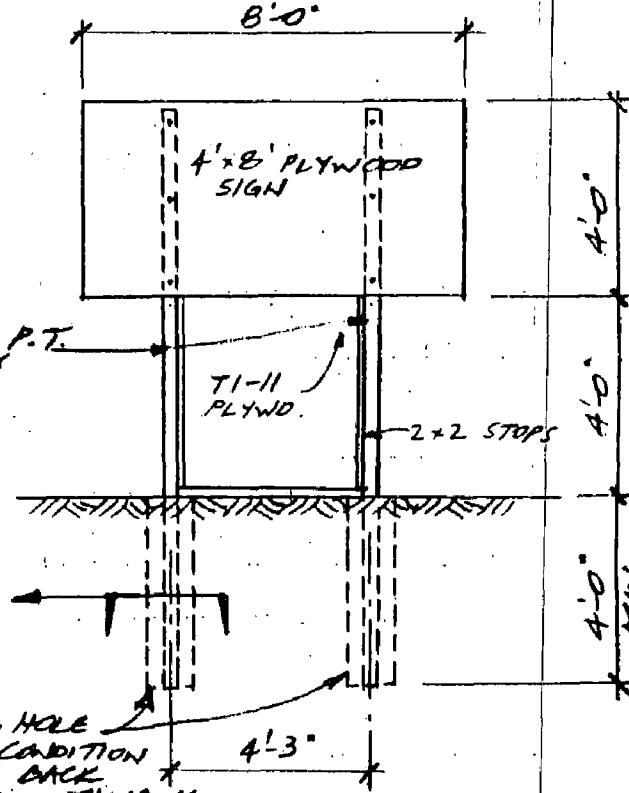
40d GALV. SPIKES
 @ 12" o/c TYP.

CONT. 3x12 P.T.



3x12 P.T.
 IN GROUND

DRILL 1 1/8" MIN. HOLE
 THEN MOISTURE CONDITION
 SOIL & COMPACT BACK
 INTO HOLE BY HAND TAMPING



POST DESIGN

ASSUME POST FIXITY @ 1/3 DEPTH OF EMBEDMENT (4' EMBED.)

POLE $M = 4 \times 4 \times 7.33 \times 14.7 + 2.3 \times 4 \times 3.33 \times 14.7 = 2175 \text{ lb-ft}$

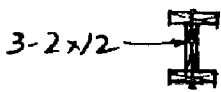
$S = \frac{2175 \times 12}{1200} = 21.75 \text{ in}^3$ \therefore 3x12 P.T. OK

$P = V = 4 \times 4 \times 14.7 + 2.3 \times 4 \times 14.7 = 370 \text{ lb}$

$S = 52.7 \text{ in}^3$

POLE EMBEDMENT - USE 3-3x12

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EQUIV. $h = \frac{2175}{370} = 5.88'$

$d = \frac{A}{2} \left(1 + \sqrt{1 + \frac{4.36 h}{A}} \right)$ WHERE $A = \frac{2.34 P}{S, b}$

$A = \frac{2.34 \times 370}{\frac{400 \times 1.33 \times 4}{3} \times .94} = 1.30$

P90-373 002291 $d = \frac{1.30}{2} \left(1 + \sqrt{1 + \frac{4.36 \times 5.88}{1.30}} \right) = 3.6'$

\therefore USE 4'-0" MIN. EMBEDMENT

EXHIBIT B

← **MODELS**

California
WEST
SINGLE FAMILY HOMES

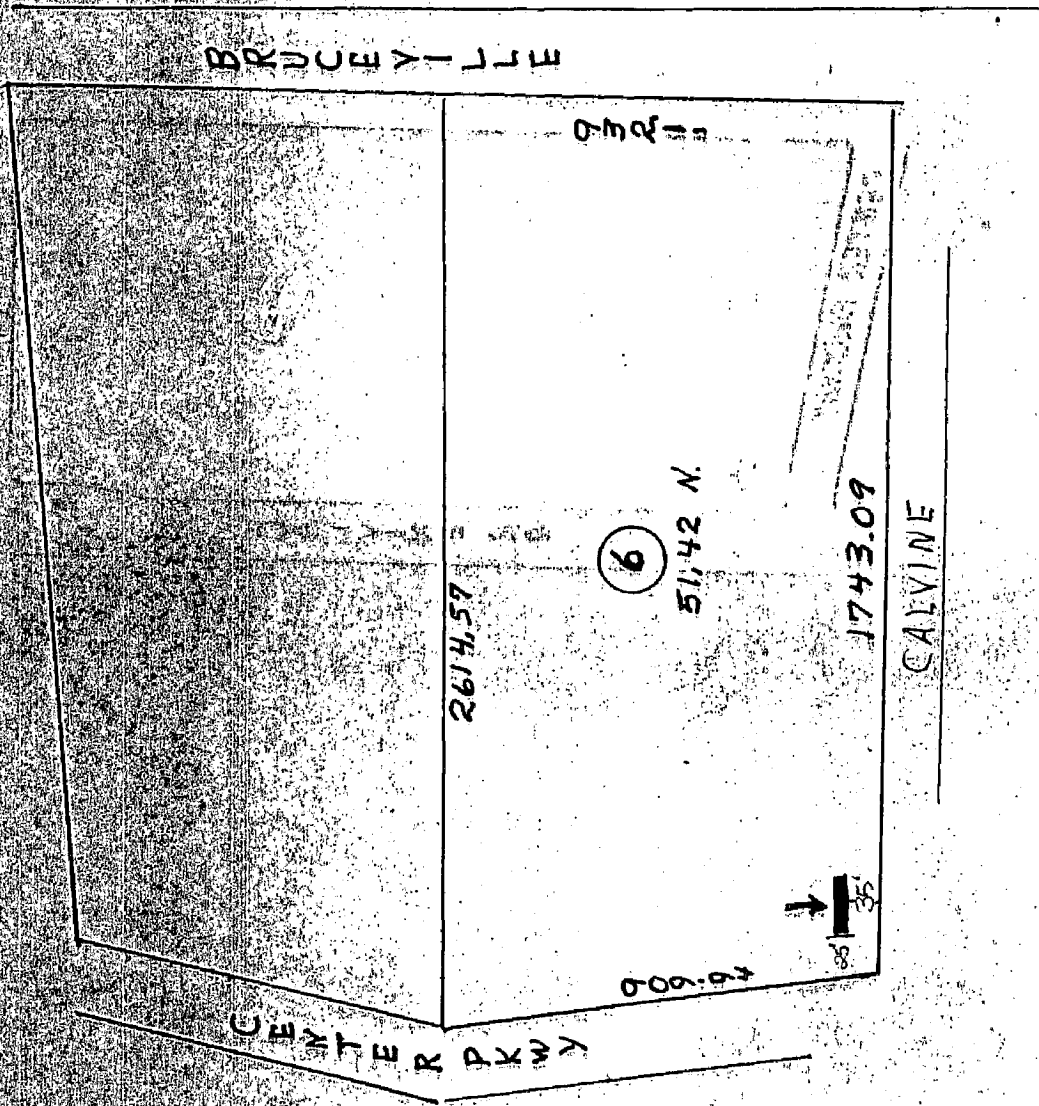
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EXHIBIT A

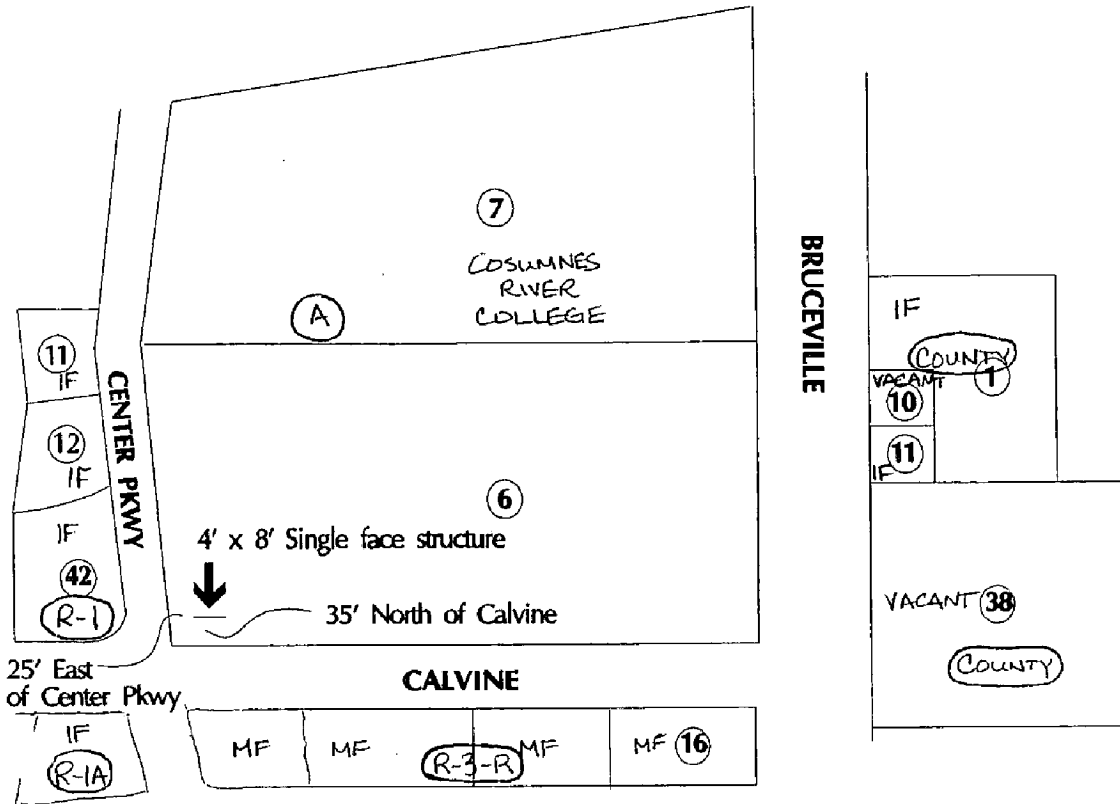
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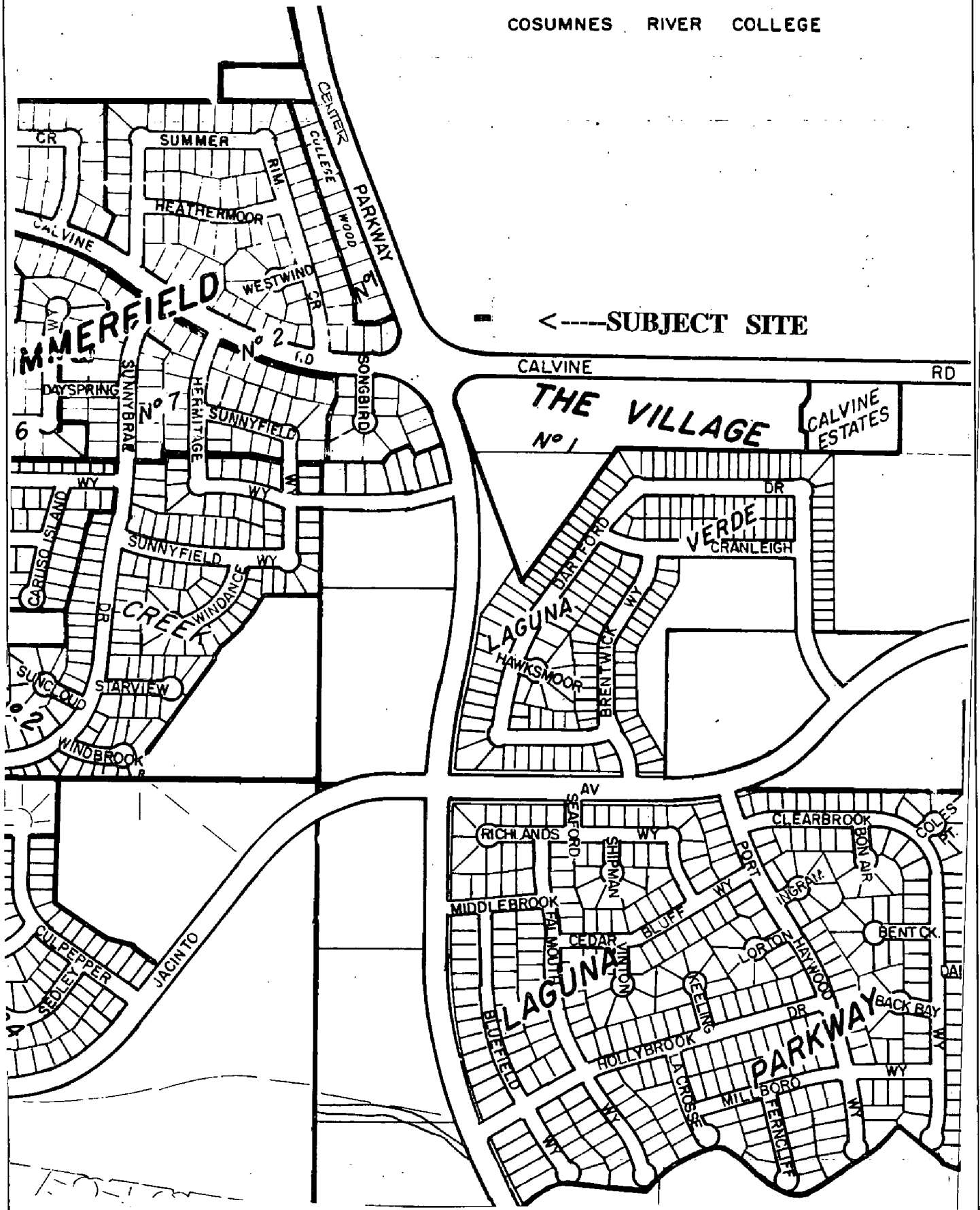
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LAND USE & ZONING MAP

COSUMNES RIVER COLLEGE



VICINITY MAP