

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

| | | | |
|---------------------|---|--------------------------|--------------|
| APPLICANT | Vicom, 4045 Sunset Lane #D, Shingle Springs, CA 95682 | | |
| OWNER | DiLoreto Construction, P.O. Box 70280, Reno, Nevada 89682 | | |
| PLANS BY | Vicom, 4045 Sunset Lane #D, Shingle Springs, CA 95682 | | |
| FILING DATE | August 29, 1990 | ENVIR. DET. EX. 15304(e) | REPORT BY JC |
| ASSESSOR'S PCL. NO. | 117-0920-054 | | |

APPLICATION: Planning Director's Special Permit to construct an 8'3" X 16'3" multi-face regional subdivision directional sign on 9.63± vacant acres in the Agriculture (A) zone.

LOCATION: Northwest corner Jacinto Ave. and Center Parkway

PROPOSAL: The applicant is requesting the necessary entitlement to construct an 8'3" X 16'3" multi-faced regional subdivision directional sign.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/ac)
1986 South Sacramento
Community Plan Designation: Residential (4-8 du/ac)
Existing Zoning of Site: A
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

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

Property Dimensions: 475.79' X 881.75'
Property Area: 9.63± acres
Square Footage of Sign: 135.3 square feet (8'3" X 16'3")
Height of Sign: 14'3"

Project Evaluation: Staff has the following comments:

- A. The subject site consist of 9.63± vacant acres in the Agriculture (A) zone. The General Plan designates the site as Low Density Residential (4-15 du/na). The 1986 South Sacramento Community Plan designates the site as Residential (4-8 du/na). The surrounding land uses and zones are single family, R-1 to the north; vacant, zoned A to the south and vacant, R-1 to the east and west.
- B. The applicant proposes to locate a multi-face regional subdivision

directional sign at the northwest corner of Jacinto Av. and Center Parkway. The sign will be set back 25 feet from the property line of Jacinto Ave. and 12 feet 6 inches from the property line of Center Parkway. The Sign Ordinance subdivision signs to be located outside the required setback area of the zoning district in which they are located.

- C. The sign will be 14 feet 3 inches high and will have 135.2 square feet of sign area (8'3" X 16'3"). The sign materials will be of plywood and Douglas Fir post. The sign will advertise California West, Colony Creek, Colony Valley and Arlington Park Subdivisions. Staff noticed several signs already existing at this site during a site inspection. Prior to issuance of a sign permit all illegal signs shall be removed.

Environmental Determination: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15304(e)).

Recommendation: Staff recommends the approval of the Planning Director's Special Permit subject to conditions and based upon findings of fact which follow:

Conditions:

1. The sign shall be located outside the required setback areas, 25 feet from the property line along Jacinto Av. and 12.5 feet from the property line along Center Parkway.
2. The sign shall not exceed 15 feet in height and 144 square feet in area.
3. All existing signs on the property shall be removed prior to issuance of a sign permit.
4. The special permit will expire one year from the date of approval. Upon written request, the Planning Director may renew the permit for additional one year periods.

Findings of Fact:

1. The project, 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; and,
 - b. the sign will be compatible with the surrounding area and land uses.
2. The project, as conditioned, will not be injurious to the public health, safety or welfare in that;

- a. the sign will be adequately set back from the street so as not to obstruct the visibility of motorist; and,
 - b. the sign will not be a public nuisance to surrounding properties.
3. The project, as conditioned, is consistent with the General Plan and 1986 South Sacramento Community Plan designation which designates the site as Agriculture in that a regional subdivision sign is permitted in any zone, subject to approval of a special permit by the Planning Director.

Report Prepared By:

Jeanne Corcoran
Jeanne Corcoran, Junior Planner

10-24-90
Date

Recommendation Approved By:

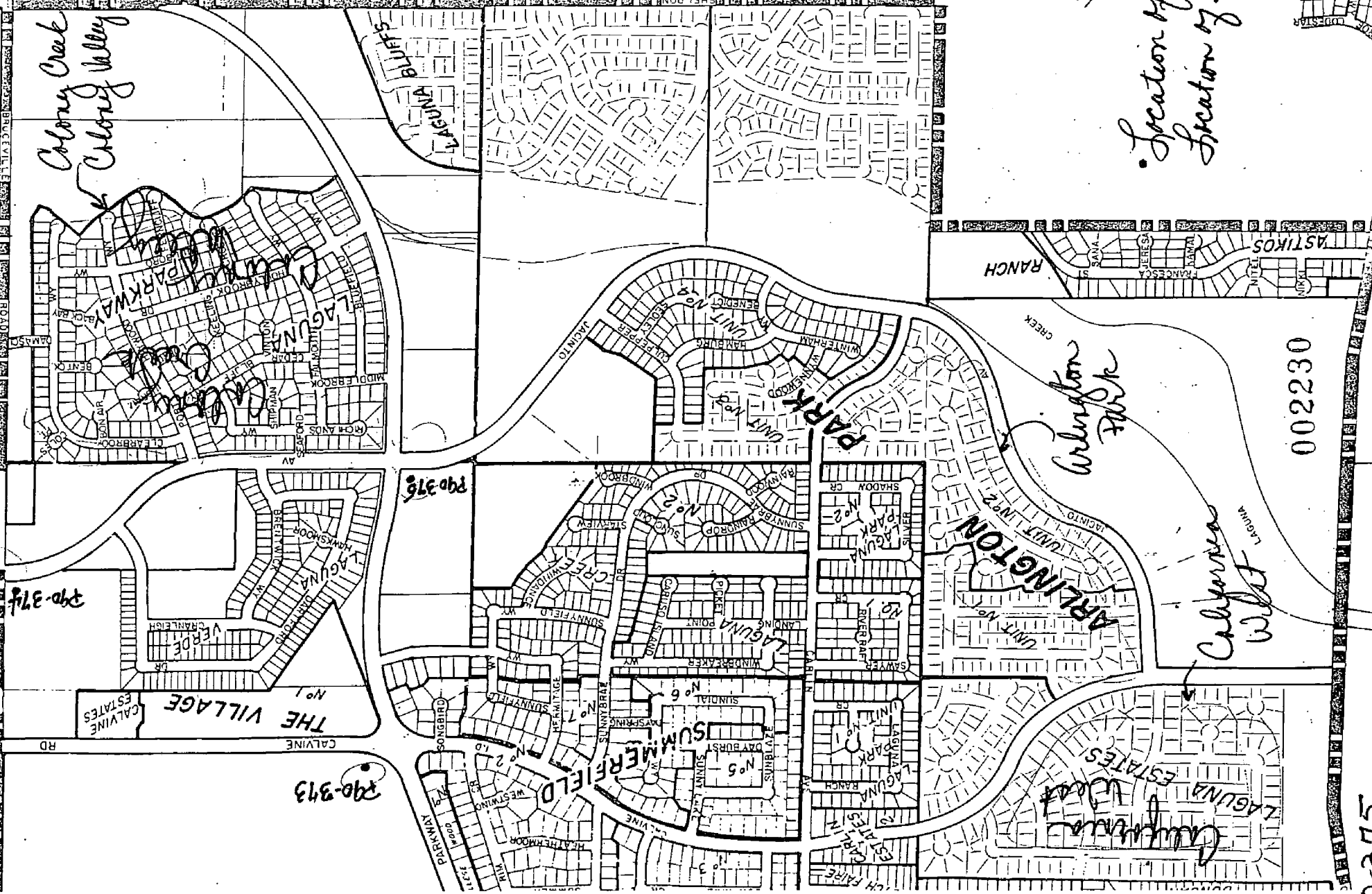
Marty Van Duyn
Marty Van Duyn, Planning Director

10-26-90
Date

HEW
SUS

Cherry Creek
Cherry Valley

• Location of Sign
• Location of Subdivisions



990-374

THE VILLAGE
CALVINE
ESTATES
No. 1

990-373

990-375

SUMMERFIELD
No. 1
No. 2
No. 3
No. 4
No. 5
No. 6

ARLINGTON
UNIT No. 1
UNIT No. 2

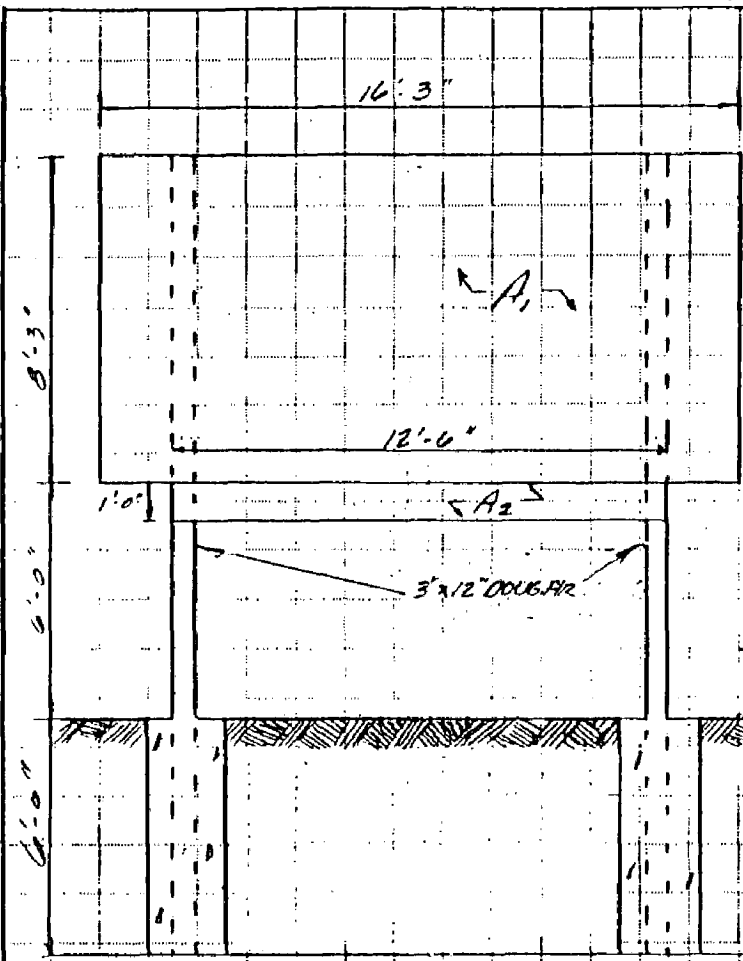
LAGUNA
ESTATES
West

Arlington
Park

California
West

RANCH

002230



SIGN AREA
 $A_1 = (16.25 \text{ FT}) (8.25 \text{ FT}) = 134.1 \text{ FT}^2$
 $A_2 = (1.0 \text{ FT}) (12.5 \text{ FT}) = 12.5 \text{ FT}^2$
 TOTAL AREA = 146.6 FT^2

$Y_1 = 6 + 8.25/2 = 10.1 \text{ FT}$
 $Y_2 = 5 + 1/2 = 5.5 \text{ FT}$
 $T_{\text{WINDLOAD}} = (134.1)(10.1) + (12.5)(5.5)$
 (146.6)

$T_{\text{COMBINED}} = 9.7 \text{ FT}$
 BENDING MOMENT (M)
 $M = (\text{AREA})(\text{WINDLOAD})(Y)$

$M = (134.1 \text{ FT}^2 + 20 \text{ LB/FT}^2 \times 10.1 \text{ FT}) +$
 $(12.5 \text{ FT}^2 + 20 \text{ LB/FT}^2 \times 5.5 \text{ FT})$
 $M = 28,463.2 \text{ LB-FT}$
 $M_{\text{POST}} = \frac{28,463.2}{3} = 9,487.7 \text{ LB-FT}$

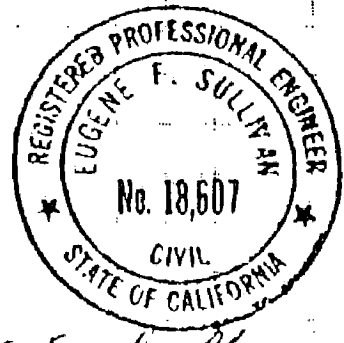
ALLOWABLE BENDING STRESS PER UBC CHAPTER 25
 $F_b = 1.33 F_y = J$, FOR DOUGLAS FIR No. 1 $F_y = 1200 \text{ LB/IN}^2$
 HENCE $F_b = (1.33)(1200 \text{ LB/IN}^2) = 1596 \text{ LB/IN}^2$

REQUIRED SECTION MODULUS Z
 $Z = \frac{M}{F_b} = \frac{(9487.7 \text{ LB-FT})(12 \text{ IN/FT})}{1596 \text{ LB/IN}^2} = 71.3 \text{ IN}^3$

SECTION MODULUS OF 4" x 12" DOUGLAS FIR POST (Z_{POST})
 UTILIZING ROUGH CUT LUMBER DIMENSIONS $Z = \frac{bd^2}{6} = \frac{(4)(12)^2}{6} = 96 \text{ IN}^3$
 6 - ACCEPTABLE

LATERAL FOOTING LOAD PER UBC CHAPTER 29
 $d = \text{DEPTH} = \frac{1}{2} \left(1 + \sqrt{1 + \frac{4.36 P}{A}} \right)$, $A = \frac{2.34 P}{5.6}$, $S_1 = 267 d^2$

WIND LOAD = $P = (146.6 \text{ FT}^2)(20 \text{ LB/FT}^2)/3 = 977.3 \text{ LB}$
 ASSUMING $d = 6'-0"$ & $b = 2'-0"$, $S_1 = 534$, $A = 2.14$
 $d = \frac{2.14}{2} \left(1 + \sqrt{1 + \frac{4.36 (977)}{2.14}} \right) = 5.95 \text{ FT}$
 $\therefore 6'-0" \times 2'-0" \text{ FOOTING IS ACCEPTABLE}$



E. F. Sullivan
 11/29/84

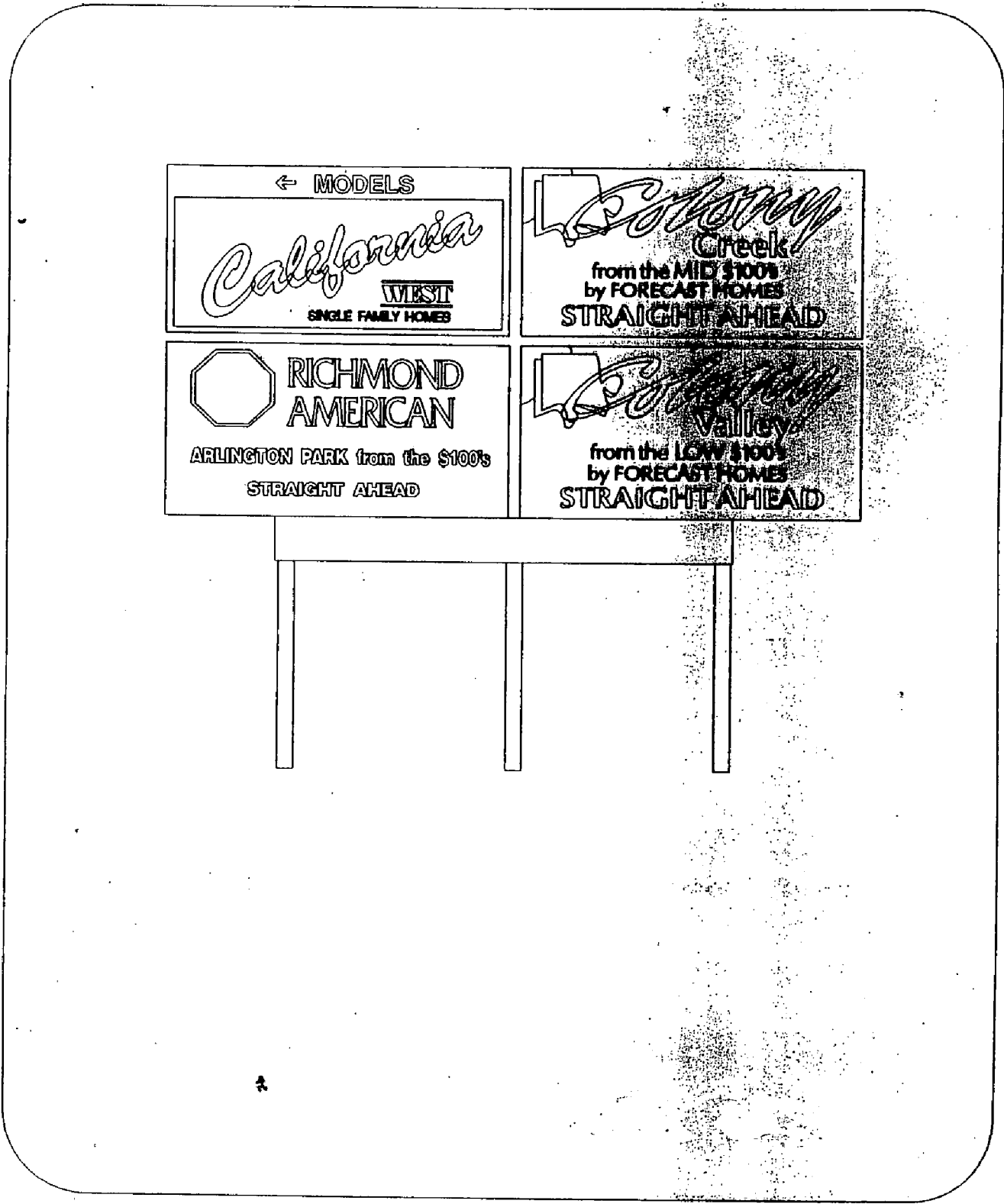
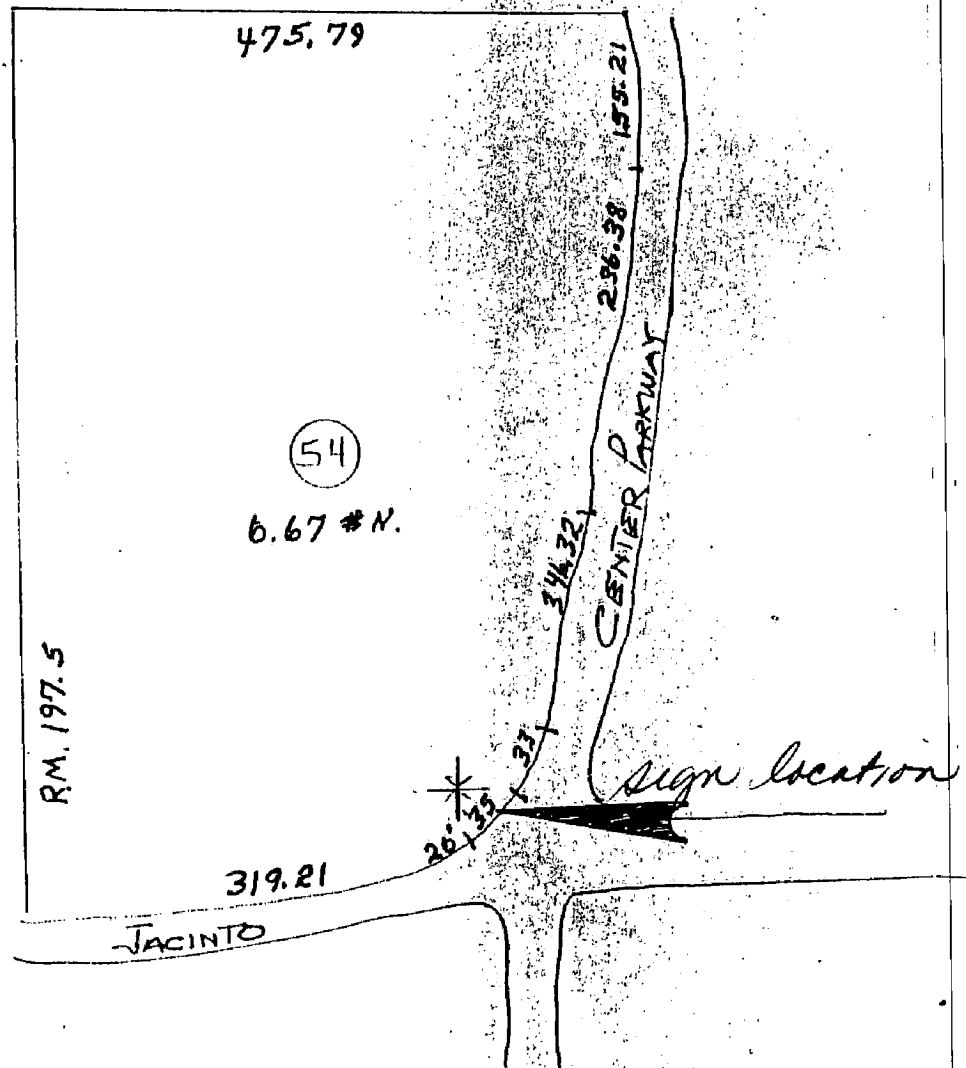
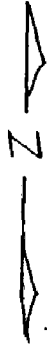
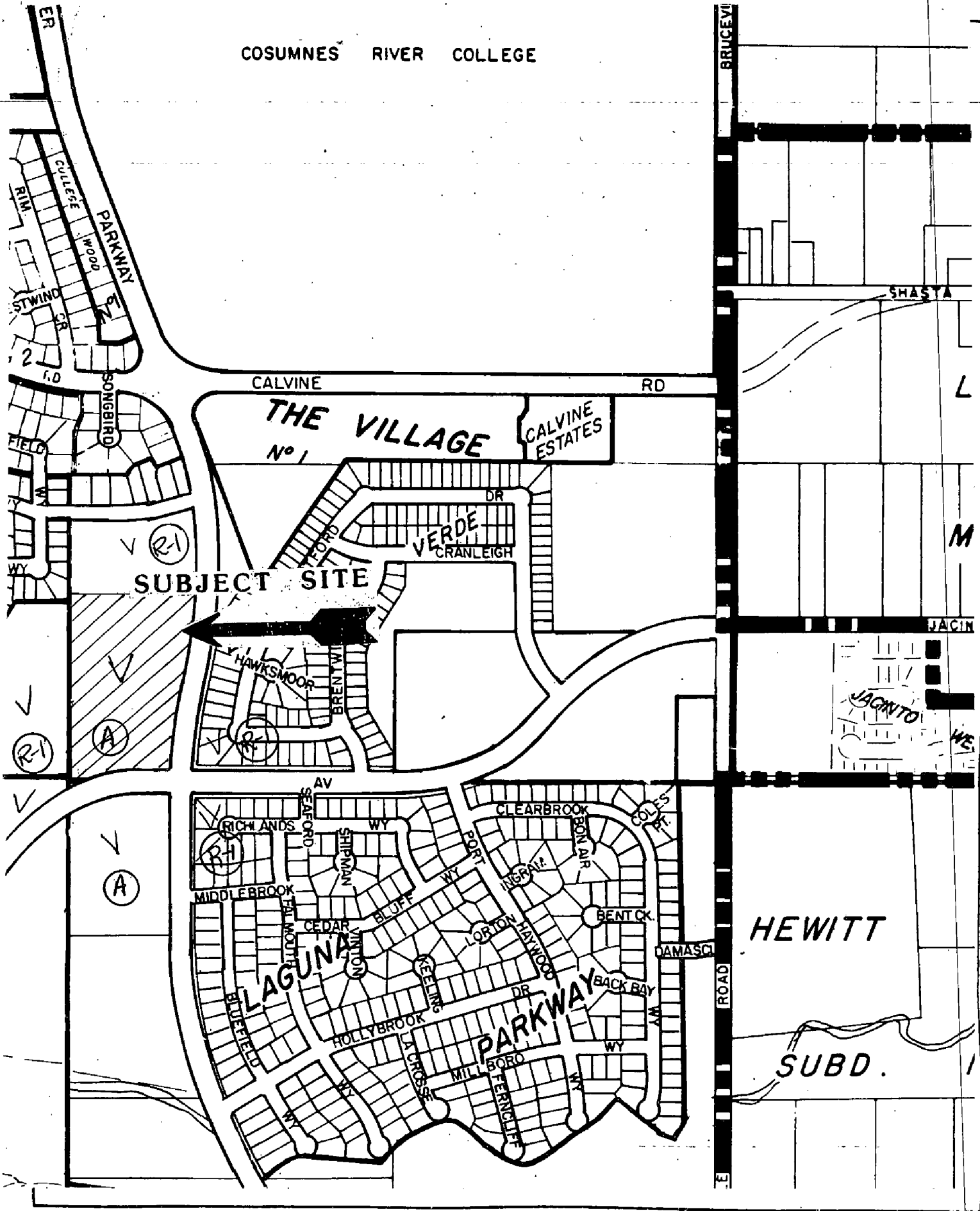


EXHIBIT A



COSUMNES RIVER COLLEGE



VICINITY - LAND USE - ZONING