

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Dunmore Development, 9807 Fair Oaks Boulevard, Fair Oaks, CA 95628				
OWNER	H. C. Elliot, Inc., 11093 Sun Center Drive, Rancho Cordova, CA 95670				
PLANS BY	Dunmore Development, 9807 Fair Oaks Boulevard, Fair Oaks, CA 95628				
FILING DATE	3-5-85	50 DAY CPC ACTION DATE		REPORT BY:	CV:bw
NEGATIVE DEC	Ex. 15303(c)	EIR		ASSESSOR'S PCL NO	119-070-56

APPLICATION: Special Permit to allow a subdivision marketing directional sign

LOCATION: West side of Franklin Boulevard, approximately 175± feet south of Valley Hi Drive.

PROPOSAL: The applicant is requesting the necessary entitlement to allow one 4' x 6' subdivision marketing sign for the Sunrise Village subdivision.

PROJECT INFORMATION

1974 General Plan Designation: Residential
1968 Valley Hi Community Plan Designation: Light Density Residential
Existing Zoning of Site: Residential (R-1)
Existing Land Use of Site: Small lumber storage yard, vacant

Surrounding Land Use and Zoning:

North: Residential; R-1
South: Vacant; R-1, R-3
East: Vacant; Residential; R-1, R-3
West: Vacant; R-1, A

Property Dimensions: Irregular
Property Area: 18.6± acres
Signs: Non-illuminated
Height of Sign: Six feet
Size of Sign: 4' x 6'
Topography: Flat

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of a vacant 18.6± acre parcel located on the west side of Franklin Boulevard, approximately 175± feet south of Valley Hi Drive. The site is zoned Single Family Residential (R-1) and the surrounding land uses consist of residential development.
- B. The applicant is requesting the necessary entitlement to locate one 4' x 6' subdivision marketing sign to advertise the Sunrise Village Park model home complex located on the southwest corner of Archean Way and Icarus Court (see Exhibit C). Presently there are no other marketing signs on the subject site.

There are existing subdivision marketing signs located across the street from the subject site advertising the Lockshire Subdivision. This sign is located at the southwest corner of Valley Hi Drive and Franklin Boulevard.

There are three other special permit requests for off-site subdivision marketing signs for Sunrise Village Park Model Home subdivision located on the southwest corner of Archean Way and Icarus Court. See Exhibit C. These requests will be heard concurrently for the April 25, 1985 City Planning Commission meeting.

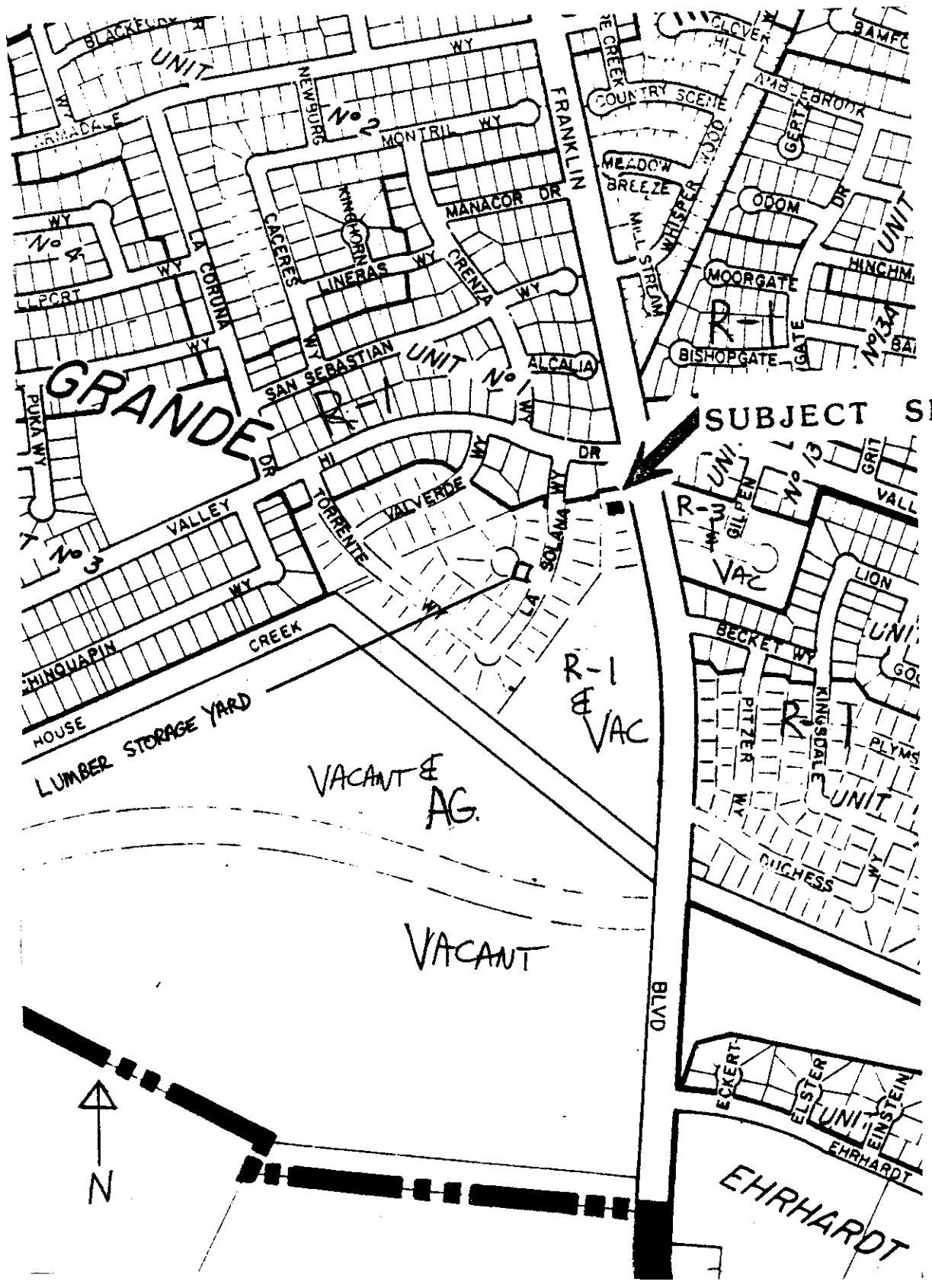
STAFF RECOMMENDATION: Staff recommends approval of the special permit request, subject to the following conditions and based upon Findings of Fact which follow.

Conditions

1. The special permit shall be issued for a period not to exceed one year, or until April 25, 1986. The applicant can apply for a one year extension upon written application at least 30 days prior to its expiration.
2. Existing trees located on the subject site shall be retained.

Findings of Fact

1. The requested sign permit is based on sound principles of land use, in that:
 - a. the sign will be located on the site for a temporary period;
 - b. the sign is located on a major street;
 - c. the sign size and height will not alter the residential character of the area.
2. The proposed sign is not injurious to the public, in that:
 - a. the sign will not obstruct visibility for motorists along Franklin Boulevard or Valley Hi Drive;
 - b. the proposed sign will not be a public nuisance to surrounding properties.
3. The proposal is consistent with the 1974 General Plan and the 1968 Valley Hi Community Plan which allow subdivision marketing signs, subject to approval of a special permit.



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