

CITY PLANNING COMMISSION

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

APPLICANT	Dunmore Development, Inc., 9807 Fair Oaks Boulevard, Fair Oaks, CA 95628				
OWNER	Barratt of Sacramento, 2135 Butano Drive, #105, Sacramento, CA 95825				
PLANS BY	Dunmore Development, Inc., 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(e)	EIR		ASSESSOR'S PCL NO.	119-220-58

APPLICATION: Special Permit to allow a subdivision marketing sign

LOCATION: Southwest corner of Brookfield Drive and Franklin Boulevard

PROPOSAL: The applicant is requesting the necessary entitlement to allow a 4' x 6' double-face directional off-site subdivision marketing sign for the Sunrise Village Subdivision.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Southgate Community Plan Designation:	Light Density Multiple Family
Existing Zoning of Site:	R-3-R
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant; R-2A-R
South:	Vacant; R-1, R-1A
East:	Commercial, Residential; C-2, R-3
West:	Vacant; R-1A

Property Dimensions:	100' x 100'
Property Area:	0.23± acres
Sign:	Non-illuminated
Height of Sign:	Six feet
Size of Sign:	4' x 6'

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is located on 0.23± vacant acres on the southwest corner of Brookfield Drive and Franklin Boulevard. The site is zoned Multiple Family Residential (R-3-R). The areas to the north, south, west are vacant, and to the east are commercial and residential developments. Presently there are no signs on the site. One existing subdivision sign for Lynbrook subdivision is located on the northwest corner of Franklin Boulevard and Brookfield Drive.
- B. The applicant is requesting a special permit to locate an off-site subdivision marketing sign advertising Sunrise Village Park Model Homes which are located on the southwest corner of Archean Way and Icarus Court (see Exhibit C). There are also three other off-site subdivision marketing signs advertising Sunrise Village Park Model Homes which will be heard concurrently with this request at the April 25, 1985 City Planning Commission meeting (see Exhibit C).

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

APPLC. NO. P85-119

MEETING DATE April 25, 1985

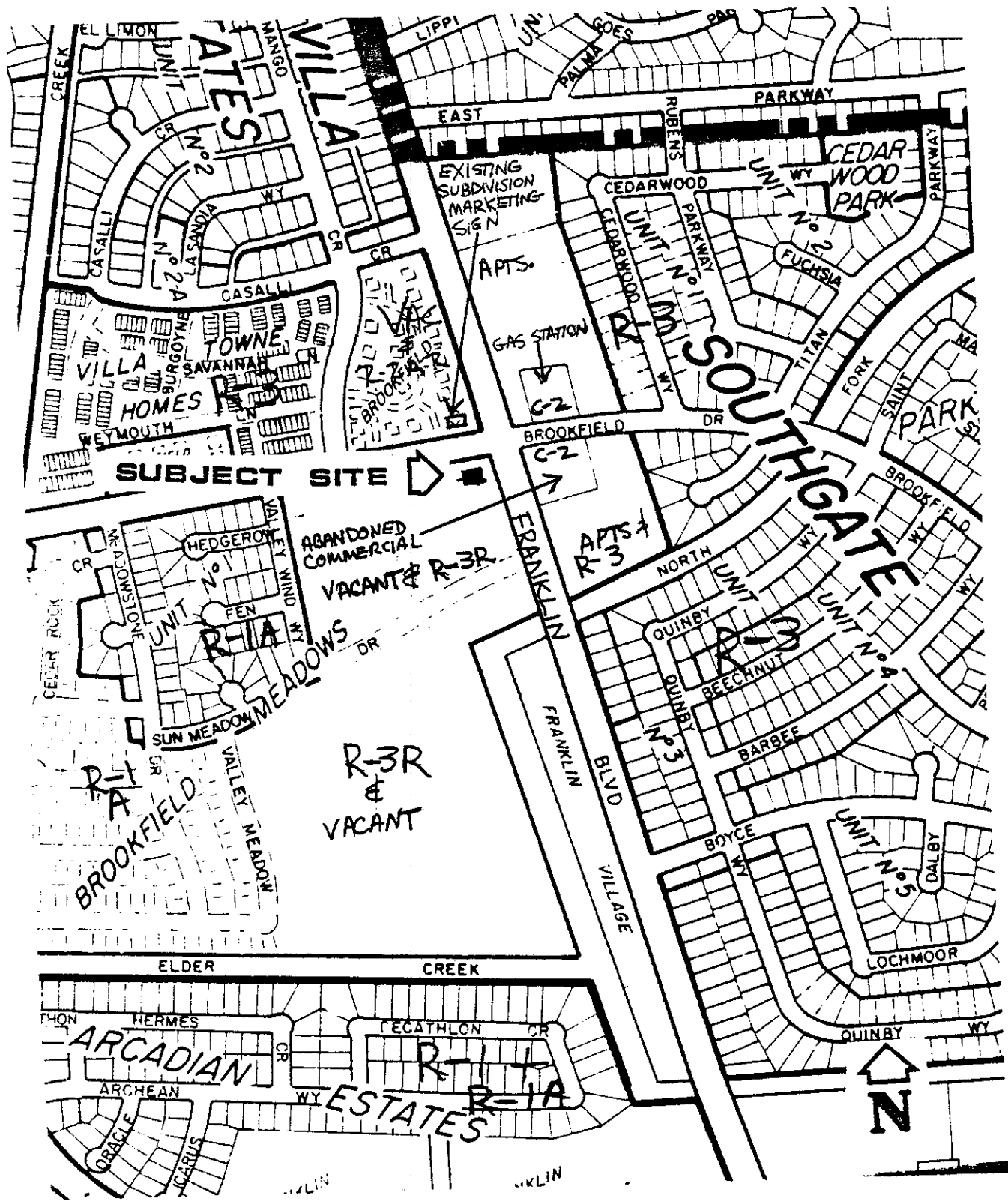
CPC ITEM NO. 13

Condition

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.

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 commercial and 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 Brookfield 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 1965 Southgate Community Plan which allow subdivision marketing signs, subject to approval of a special permit.



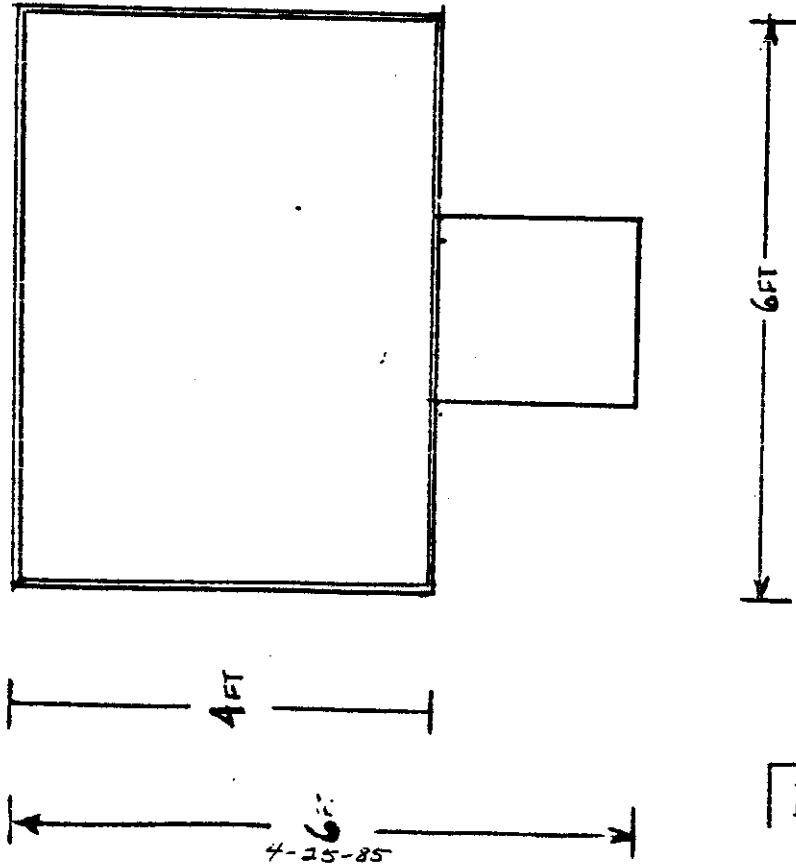
VICINITY - LAND USE - ZONING

DEVELOPER: DUNMORE DEVELOPMENT INC.

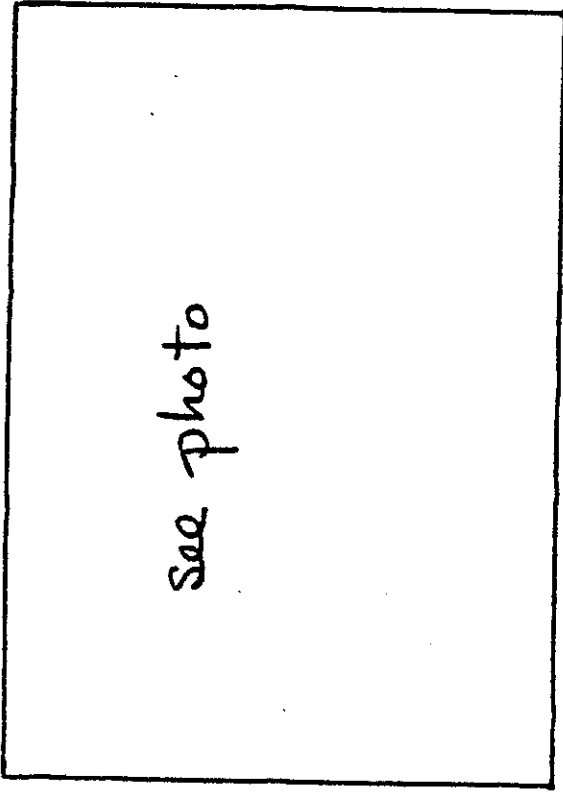
SUBDIVISION: SUNRISE VILLAGE PARK

STREET LOCATION: FRANKLIN/BROOKFIELD

A. SIGN PROFILE



B. SIDE ONE



C. SIDE TWO

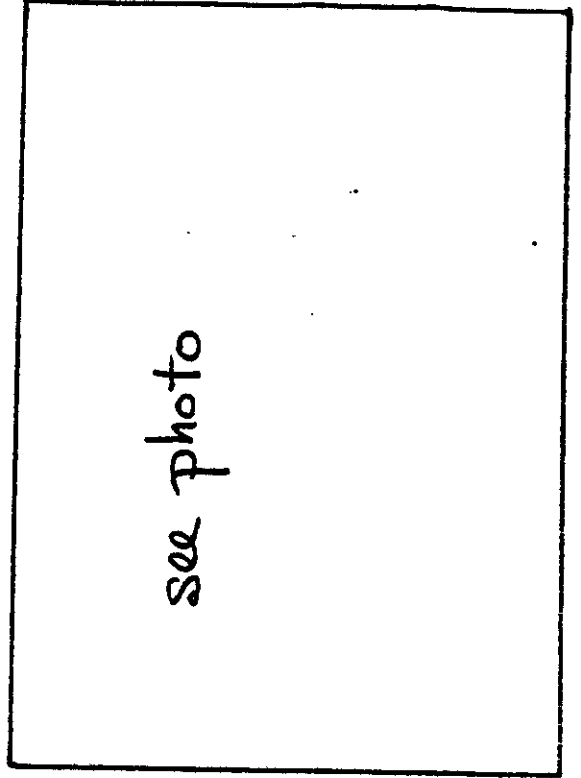


EXHIBIT B

EXHIBIT C



VICINITY MAP

