

CITY PLANNING COMMISSION

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

APPLICANT	Diamond Signs - 2001 Tarob Court, Milpitas, CA 95035		
OWNER	Barratt Homes - 2135 Butano #105, Sacramento, CA 95825		
PLANS BY	Diamond Signs - 2001 Tarob Court, Milpitas, CA 95035		
FILING DATE	-11-9-84	50 DAY CPC ACTION DATE	REPORT BY: JP:sg
NEGATIVE DEC.	Ex. 15311a	EIR	ASSESSOR'S PCL. NO. 225-890-028

APPLICATION: Special Permit for an on-site subdivision directional sign (Sign Ordinance, Section 3.194)

LOCATION: Northwest corner of San Juan Road and Truxel Road

PROPOSAL: The applicant is requesting the necessary entitlement to locate a 32 square foot, eight foot high, single-faced temporary, non-illuminated sign on a subdivision site for marketing purposes.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1978 South Natomas Community
Plan Designation: Residential - 11-21 dwelling units/acre
Existing Zoning of Site: R-2B(PUD)
Existing Land Use of Site: Condominium Development

Surrounding Land Use and Zoning:

North: Vacant; A
South: Vacant; SC(PUD)
East: Vacant; A
West: Vacant; A

Property Area: 20+ acres
Sign Dimensions: 4' x 8'
Sign Area: 32 square feet
Sign Height: 8 feet
Sign Materials: Wood
Sign Colors: Green, white, brown

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

- A. **Land Use:** The subject site is a 20+ acre condominium development located in the Garden Apartment (PUD) (R-2B(PUD)) zone. Parcels adjacent to the site are vacant; however, several multiple family developments are located in the surrounding area. The site is adjacent to San Juan Road and Truxel Road, two major streets in the South Natomas area. The northern terminus of Truxel Road is currently located adjacent to the subject site.
- B. **Sign Design and Location:** The applicant proposes to locate a 4' x 8' (32 square feet), eight foot high non-illuminated directional sign at the northwest corner of San Juan Road and Truxel Road to assist in the marketing of the condominium development. The sign, as proposed, is single-faced and would be viewed primarily by persons traveling north on Truxel Road and west on San Juan Road. The submitted site plan does not indicate a specific setback for the sign from the two streets. Staff recommends that the sign be placed on top of the existing landscape berm, 25 feet from San Juan Road and 12.5 feet from Truxel Road, so that the proposed sign will not obstruct the visibility of motorists traveling on these streets.

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MEETING DATE December 13, 1984

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- C. Staff has no objections to the applicant's request. The proposed sign is located on the subdivision site and is temporary in nature. It is similar in size and materials to previously approved subdivision directional signs. The sign will be adequately set back from both San Juan Road and Truxel Road and will not obstruct the visibility of motorists. Staff, therefore, recommends approval of the requested sign.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15311a).

STAFF RECOMMENDATION: Staff recommends approval of the special permit request, 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, or December 13, 1985. Upon written application, the Commission can renew the permit for additional one year periods.
2. The sign shall be located a minimum of 25 feet from San Juan Road right-of-way and a minimum of 12.5 feet from the Truxel Road right-of-way.

Findings of Fact

1. The proposal, 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;
 - b. the sign will be located on a major street; and
 - c. the sign will be compatible with the surrounding area.
2. The proposed sign, as conditioned, is not injurious to the public, in that:
 - a. the proposed sign will be adequately set back from the street so as not to obstruct the visibility of motorists; and
 - b. the proposed sign would not be a public nuisance to surrounding properties.
3. The proposal is in conformance with the 1974 General Plan and the 1978 South Natomas Community Plan which designate the site for residential uses. Subdivision signs are permitted in any zone, subject to approval of a special permit by the Planning Commission.

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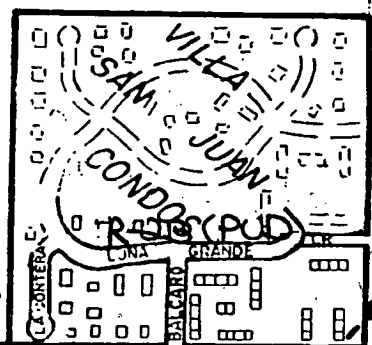
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I 80 Freeway

OAK BROOK VILLAGE

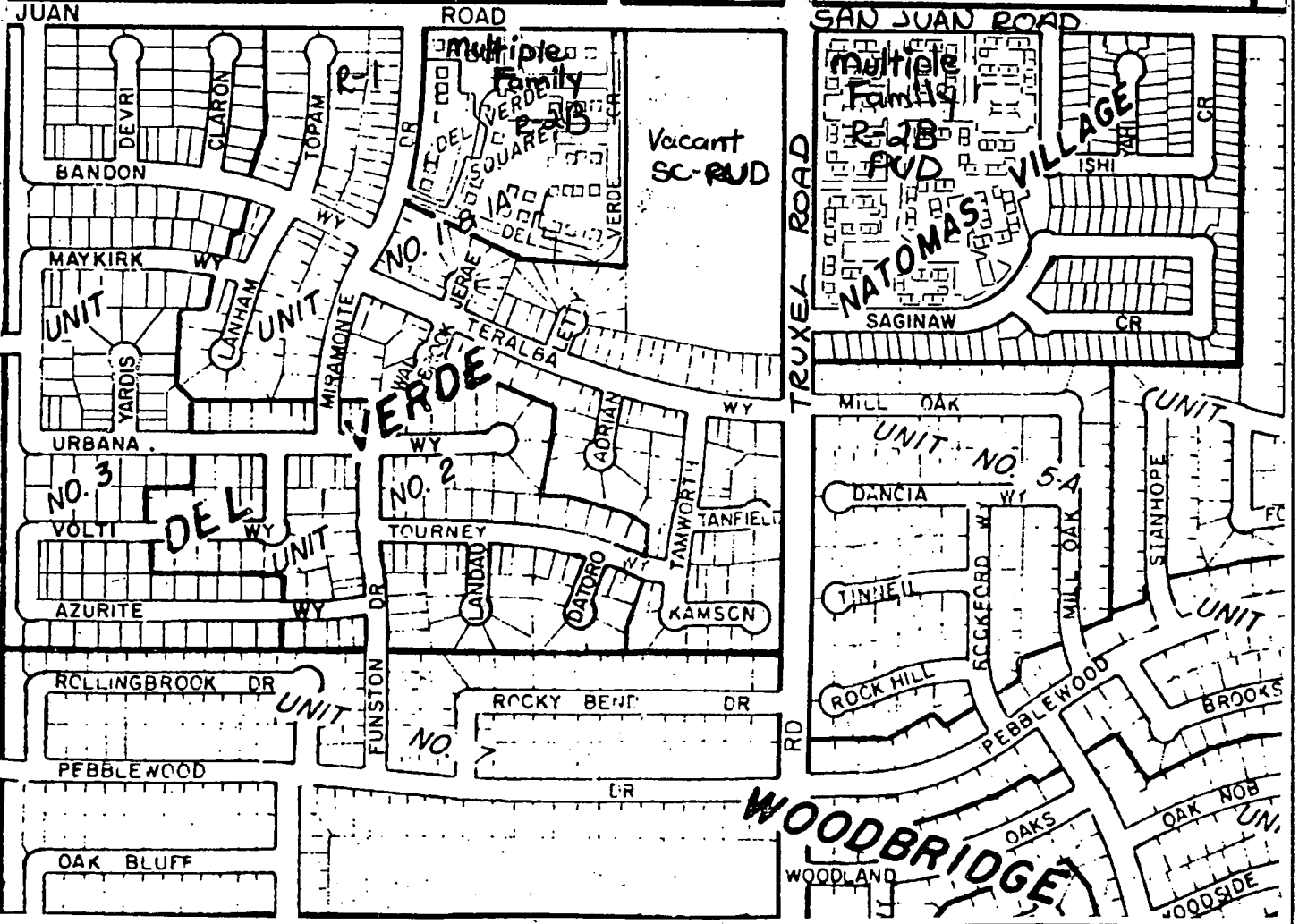
Vacant A

Vacant A



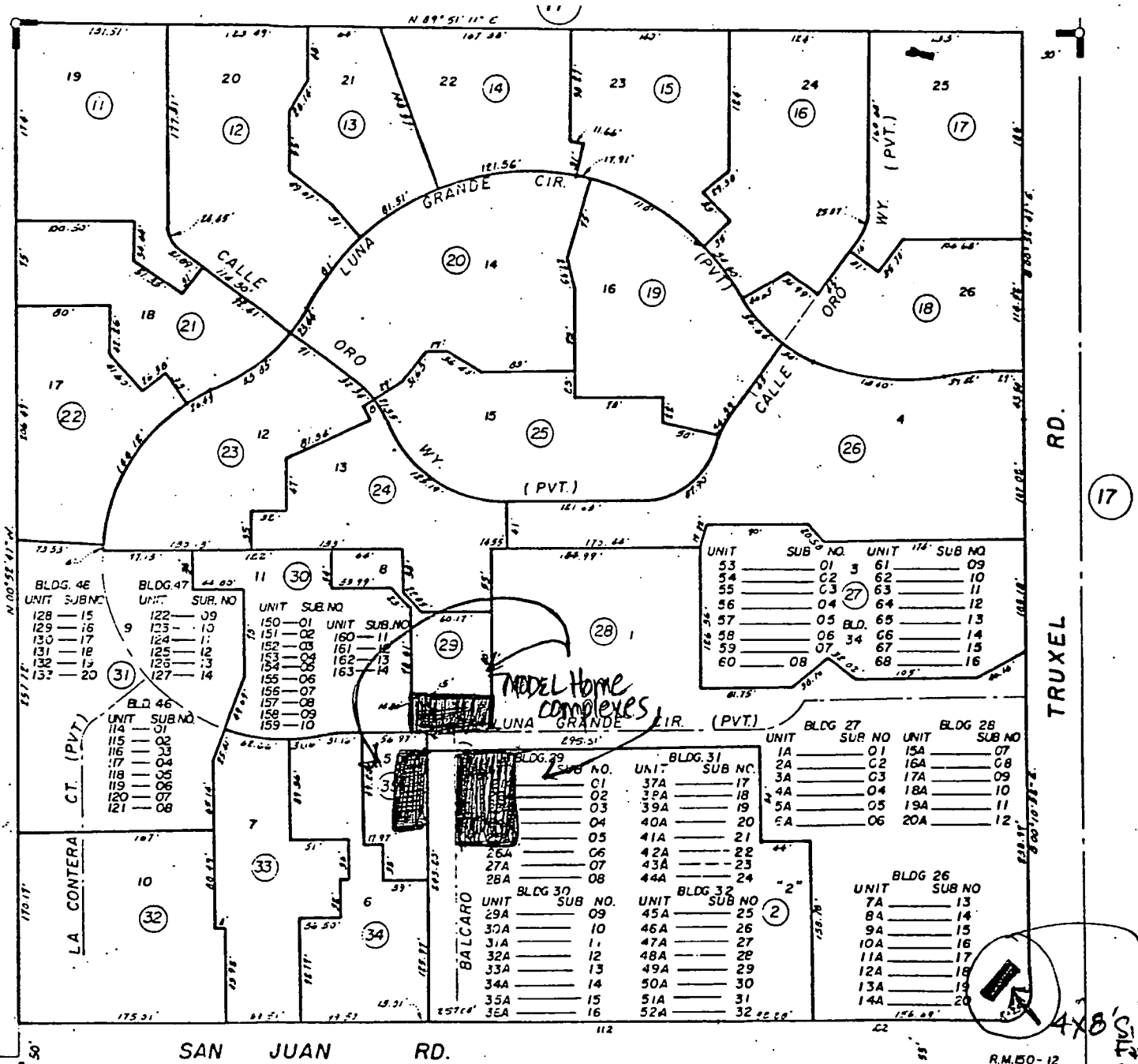
Vacant A

SUBJECT SITE



VICINITY - LAND USE - ZONING

EXHIBIT A SITE PLAN



UNIT	SUB NO.	UNIT	SUB NO.
53	01	61	09
54	02	62	10
55	03	63	11
56	04	64	12
57	05	65	13
58	06	66	14
59	07	67	15
60	08	68	16

Model Home complexes

UNIT	SUR NO.	UNIT	SUR NO.
1A	01	15A	07
2A	02	16A	08
3A	03	17A	09
4A	04	18A	10
5A	05	19A	11
6A	06	20A	12

UNIT	SUR NO.
7A	13
8A	14
9A	15
10A	16
11A	17
12A	18
13A	19
14A	20

*4x8' Single
Free
On-Site*

San Juan Condominiums, R.M. Bk. 150 Pg. 12 (10-29-82)
San Juan Condominiums, R.M. Bk. 145 Pg. 25 (11-15-81)

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CITY OF SACRAMENTO Directional
Assessor's Map Bk. 225 Pg. 89
County of Sacramento, Calif.

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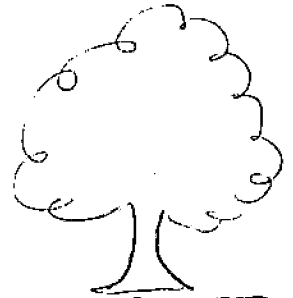
EXHIBIT B
ELEVATIONS

8'

Villa San Juan

THE ARBOR

RIGHT HERE →



BARRATT

4'

2' x 6' x 7/8" PLY



3/8" MDO
SIGN FACE

4'

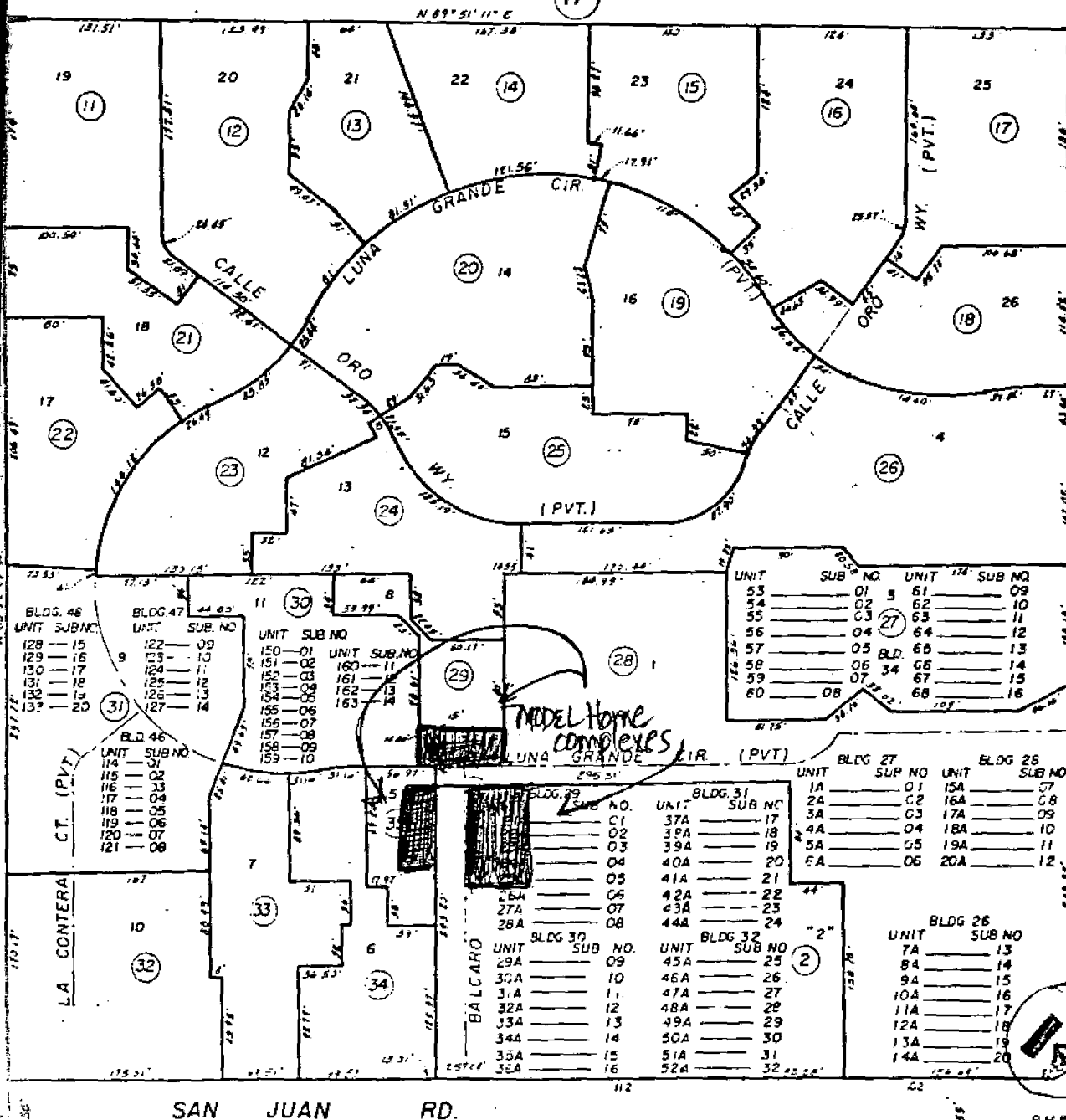
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UNIT	SUB NO.	UNIT	SUB NO.
53	01	51	09
54	02	52	10
55	03	53	11
56	04	54	12
57	05	55	13
58	06	56	14
59	07	57	15
60	08	58	16

BLDG. 46	UNIT	SUB NO.	BLDG. 47	UNIT	SUB NO.
128	15	09	122	09	
129	16	10	123	10	
130	17	11	124	11	
131	18	12	125	12	
132	19	13	126	13	
133	20	14	127	14	

UNIT	SUB NO.	UNIT	SUB NO.
150	01	160	11
151	02	161	12
152	03	162	13
153	04	163	14
154	05	164	15
155	06	165	16
156	07	166	17
157	08	167	18
158	09	168	19
159	10	169	20

BLDG. 46	UNIT	SUB NO.
114	01	
115	02	
116	03	
117	04	
118	05	
119	06	
120	07	
121	08	

BLDG. 29	UNIT	SUB NO.
37A	17	
38A	18	
39A	19	
40A	20	
41A	21	
42A	22	
43A	23	
44A	24	

BLDG. 27	UNIT	SUB NO.	BLDG. 25	UNIT	SUB NO.
1A	01		15A	07	
2A	02		16A	08	
3A	03		17A	09	
4A	04		18A	10	
5A	05		19A	11	
6A	06		20A	12	

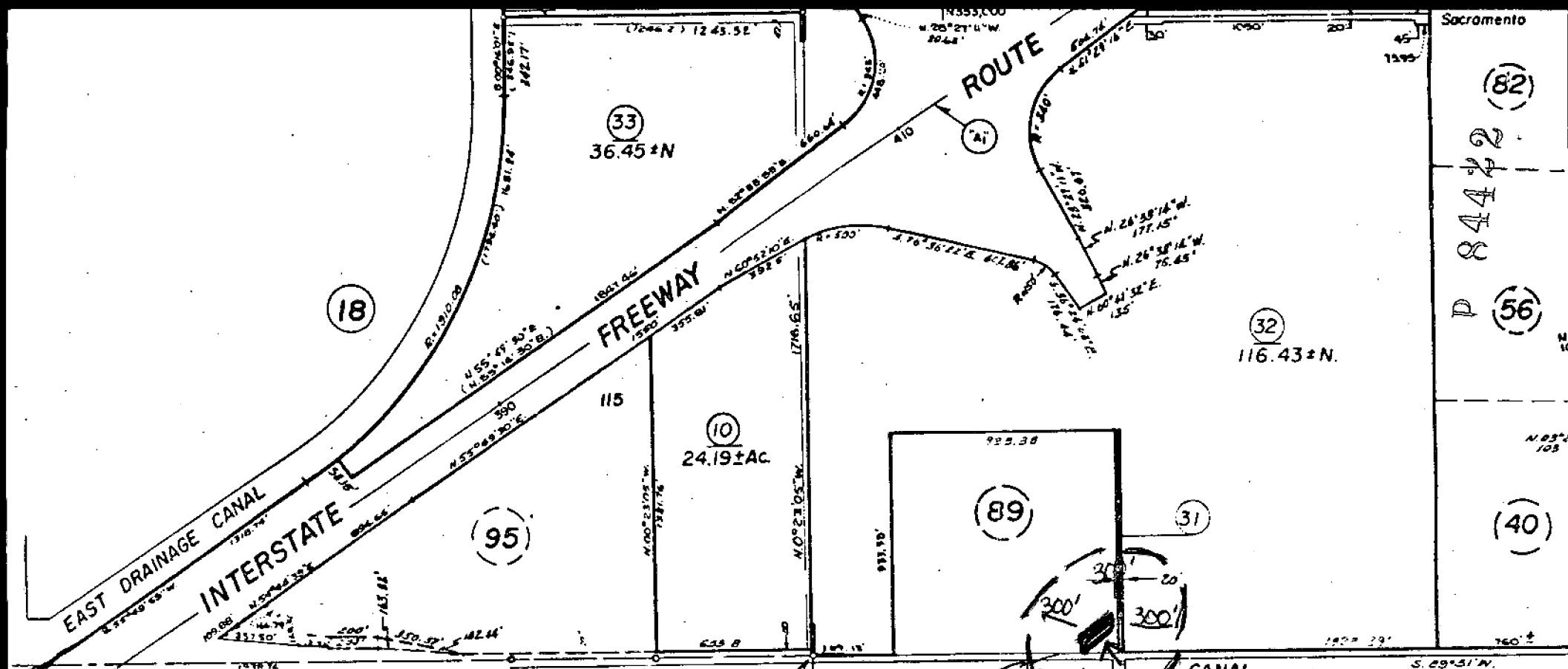
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26A	06		41A	21	
27A	07		42A	22	
28A	08		43A	23	
			44A	24	

BLDG. 26	UNIT	SUB NO.
7A	13	
8A	14	
9A	15	
10A	16	
11A	17	
12A	18	
13A	19	
14A	20	

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4x8' Single Face On-site

RM50-12



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 (82)
 (56)

(40)

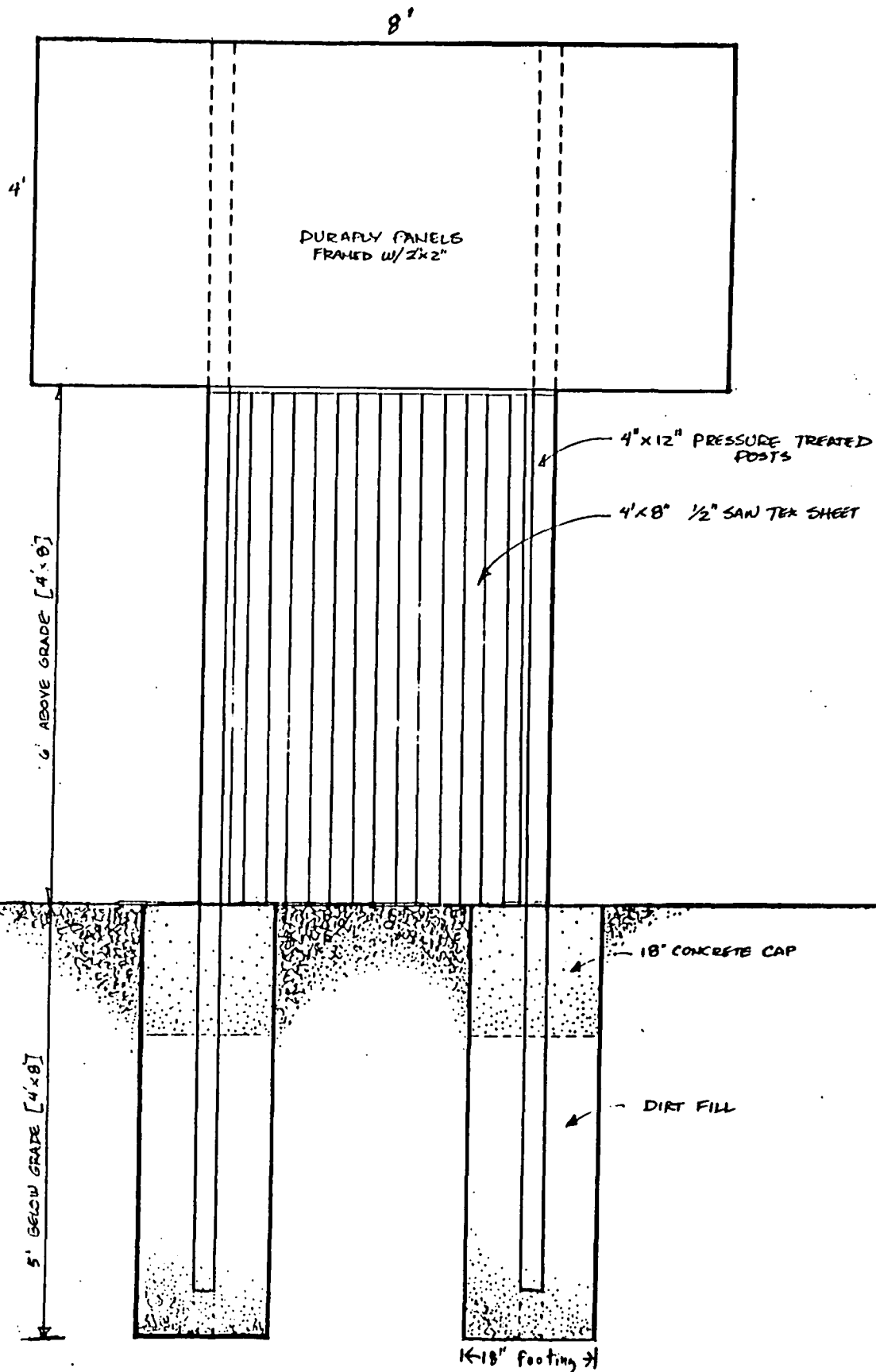
(24) (71) (60) (73) (74) (23)

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proposed sign location
 4'x8' single faced
 directional sign

CPC FILE COPY
 APPL. NO. P 84422
 EXHIBIT NO.
 MTC DATE(S)
 AGENDA NO(S)

EXHIBIT B



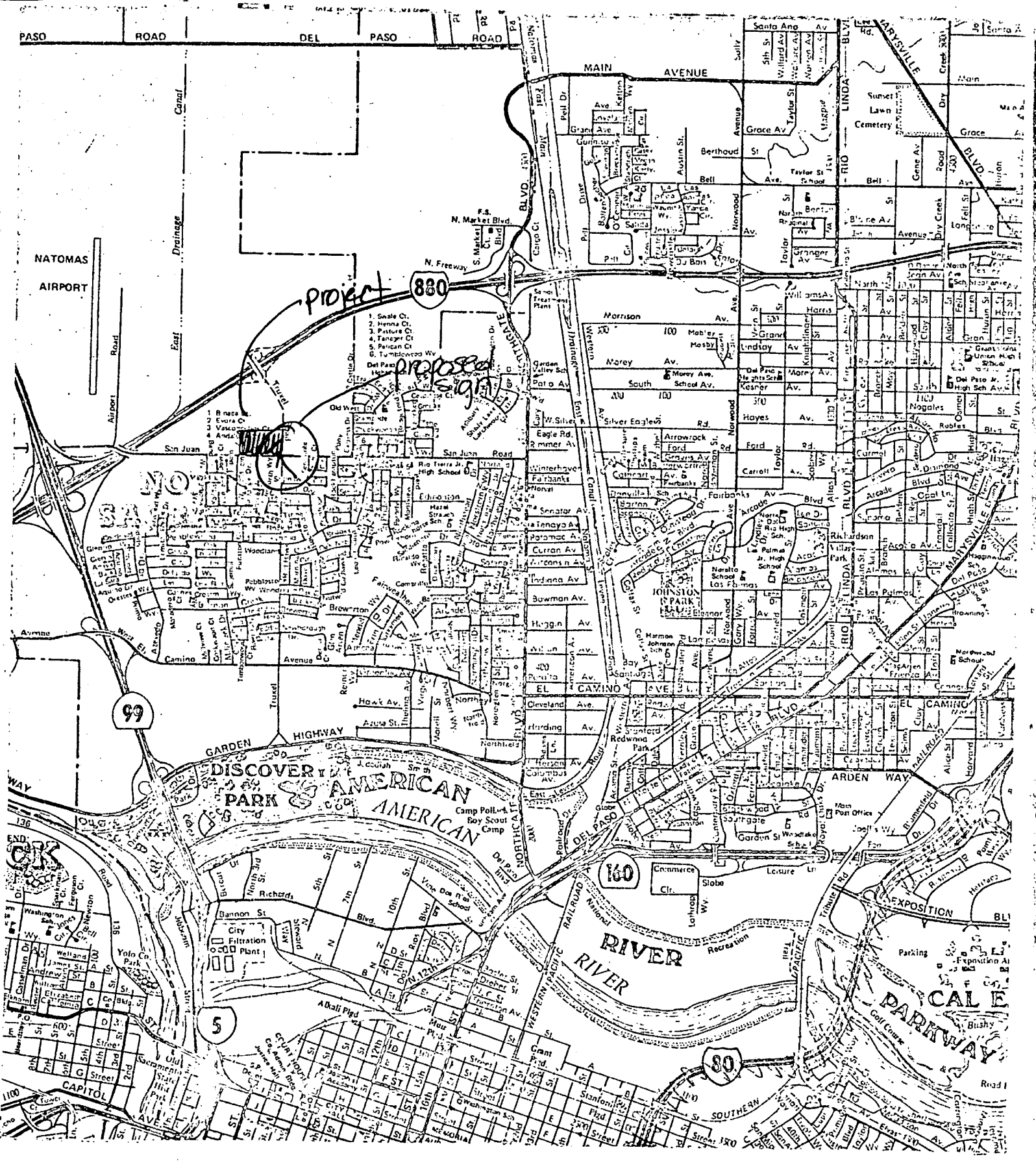
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