

JS



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

915 T STREET
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 443-8804

Marty Van Duyn

PLANNING DIRECTOR

February 28, 1980

CITY MANAGER'S OFFICE
RECEIVED
FEB 27 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Appeal of the City Planning Commission's denial of Special Permit (P-8895) to erect a subdivision directional sign in the R-1 zone

LOCATION: Northwest corner of Valley Hi Drive and Center Parkway

SUMMARY

The applicant proposes to locate a four foot by seven foot subdivision directional sign on a vacant site located in the R-1 zone. The purpose of the sign is to direct traffic to the Day Break Subdivision located approximately one and one-half miles south of the subject site. The Planning Commission denied the Special Permit request and the decision was subsequently appealed to the City Council.

BACKGROUND INFORMATION

The subject site is located on a vacant site that is presently owned by a church. The site is completely surrounded by single family dwellings.

The Planning staff recommended approval of the Special Permit because the sign is limited in size and does not appear to be visually intrusive to the surrounding residential properties. In addition, the sign will only be located on the site for a temporary period.

The Planning Commission had concerns with the sign being located in the middle of a single-family subdivision. They felt that the sign would be visible to adjacent residents. In addition, a neighboring property owner spoke in opposition to the request.

VOTE OF COMMISSION

On January 24, 1980, the Planning Commission by a vote of seven ayes, one no, one absent, denied the request.

APPROVED
BY THE CITY COUNCIL

MAR 4 1980

OFFICE OF THE
CITY CLERK

INTENT TO
DENY APPEAL
BASED ON F.O.F.
DUE 3-18-80

City Council

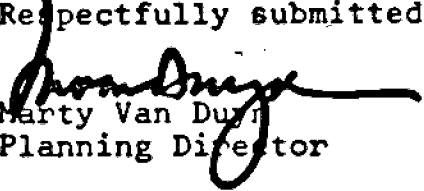
-2-

February 28, 1980

RECOMMENDATION

If the City Council concurs with the Planning Commission's recommendation, the proper action would be to deny the appeal.

Respectfully submitted,


Marty Van Duren
Planning Director

FOR TRANSMITTAL TO CITY COUNCIL:


Walter J. Slips, City Manager

MVD:HY:bw

March 4, 1980
District No. 8

Attachments
P-8895

This recommendation of only one sign is consistent with our previous recommendations of only one four x eight foot (32 square feet) subdivision sign per site.

STAFF RECOMMENDATION: Staff recommends approval of the special permit request subject to the following conditions and findings of fact:

Conditions

1. The permit shall be granted for one year from date of installation or until January 24, 1981.
2. Only one four x seven foot sign shall be permitted at this location.

Findings of Fact

1. The proposal, as conditioned, is based upon sound principles of land use, as indicated by the following facts:
 - a. The sign will be located on the site for a temporary period.
 - b. The sign conforms to the setback limitations set forth in the Zoning Ordinance.
 - c. The sign would be located on a major street.
2. The proposed sign is not injurious to the public as indicated by the following facts:
 - a. The proposed sign would not obstruct visibility for motorists travelling along either Center Parkway or Valley View Drive.
 - b. The proposed sign will not be a public nuisance to surrounding properties.

NOTICE OF APPEAL OF THE DECISION OF THE
SACRAMENTO CITY PLANNING COMMISSION

CITY PLANNING COMMISSION

FEB 1 - 1980

RECEIVED

DATE: January 29, 1980

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning

Commission of 1-24-80 when:
(Date)

Rezoning Application

Variance Application

Special Permit Application

was: Granted, Denied by the Commission

GROUNDS FOR APPEAL: * See attached sheet

PROPERTY LOCATION: Approximately 45' north of the intersection
of Valley Hi Drive and Center Parkway

PROPERTY DESCRIPTION: 3+ acre vacant lot in a single family R-1 zone.

ASSESSOR'S PARCEL NO. 117 - 320 - 66

PROPERTY OWNER: California Nevada Methodist Church

ADDRESS: P.O. Box 467, San Francisco, Ca.

APPLICANT: Sign Age

ADDRESS: P.O. Box 255866, Sacramento, Ca. 95825

APPELLANT: Nancy Green, Sign Age

(SIGNATURE)

Nancy Green

ADDRESS: P.O. Box 255866, Sacramento, Ca. 95825

FILING FEE: \$50.00. Receipt No. 50186321-80

FORWARDED TO CITY COUNCIL ON DATE OF: _____

P- 8895

(4 COPIES REQUIRED)

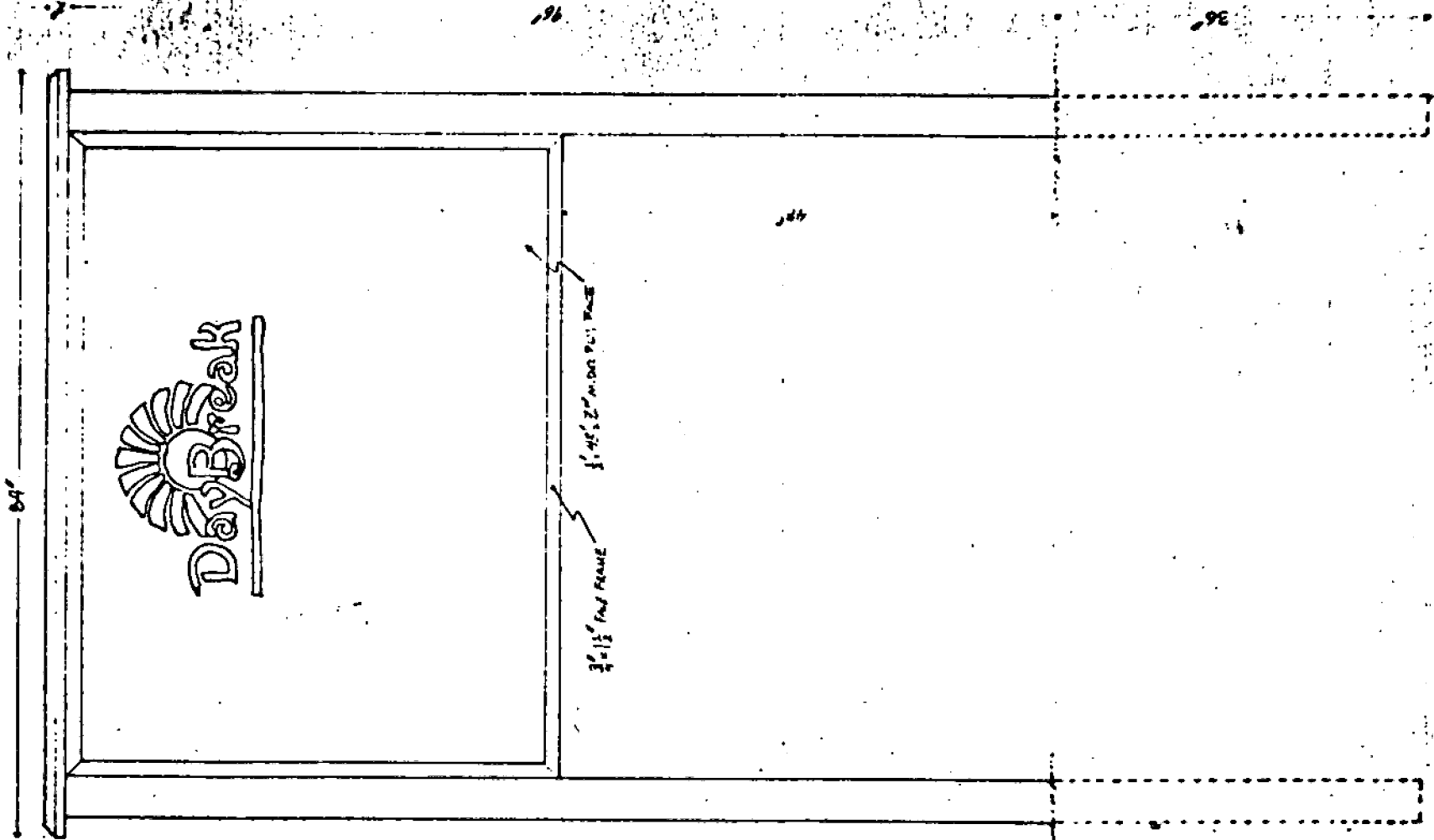
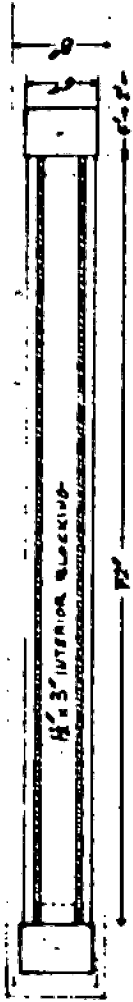


P.O. BOX 255866 (918) 484-1888
SACRAMENTO, CA. 95826

GROUNDS FOR APPEAL

I am representing a Developer who has a subdivision of model homes off of Center Parkway. He has a large outlay of Capital in this project. His traffic count of people through the project is very low. In talking to people who do find their way to the models state they got lost. The purpose of the sign is directional. To direct the public to his model complex. As houses are sold in the area it will increase the tax roll for schools, fire districts and will benefit the area as a whole.

The sign may be reduced down to blend into the landscape. Shrubbery can be added at base of sign. It will be constructed so that it will not be an unsightly sign.



DayBreak

3 1/2\"/>

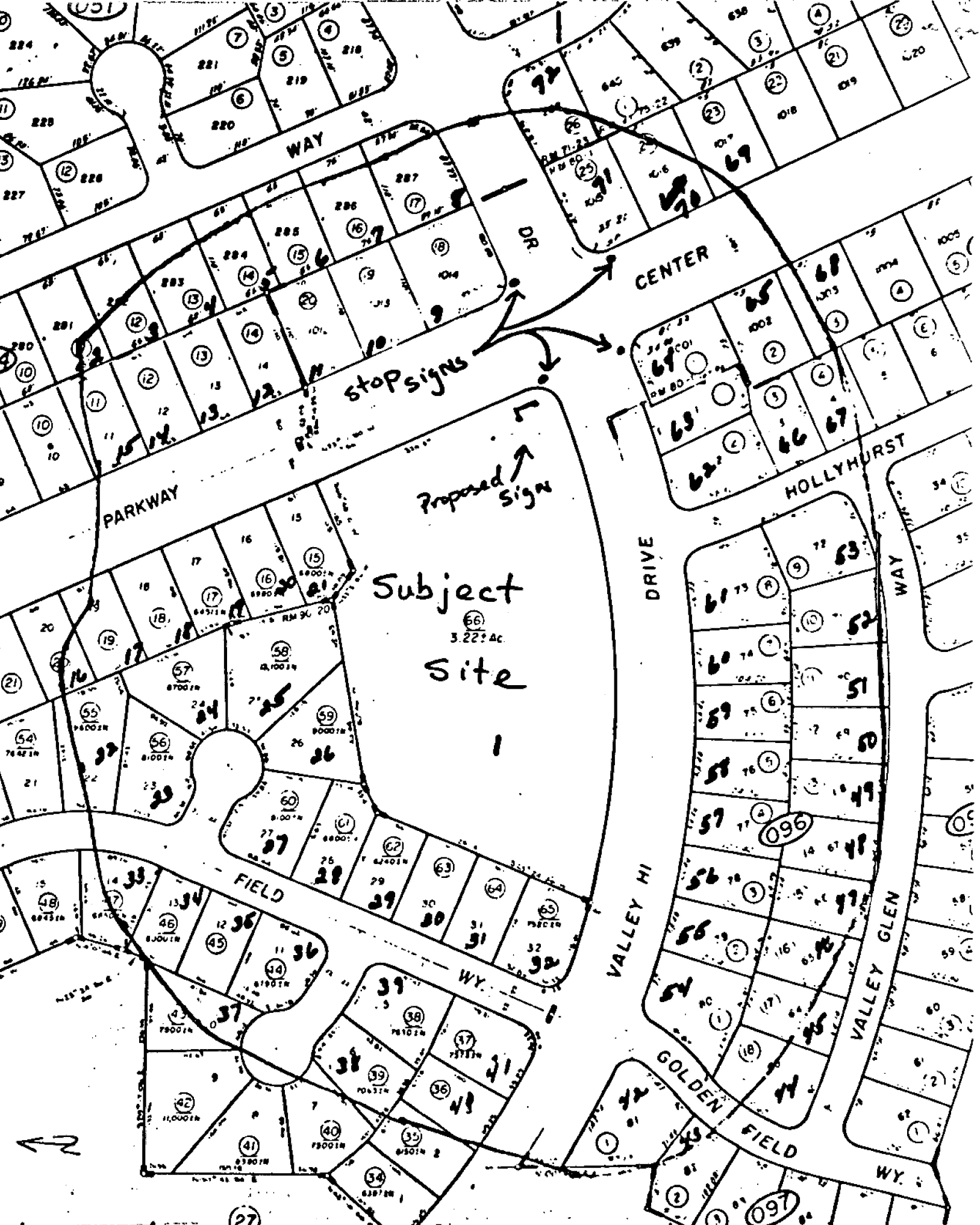
1 1/2\"/>

DF SIGN STRUCTURE

SYNOPSIS 1-20-80

P-8895

NO. 22



1" = 100'

P-8895

P8895

16 24 96

22



**P.O. BOX 255866 (916) 484-1888
SACRAMENTO, CA. 95825**

GROUNDS FOR APPEAL

I am representing a Developer who has a subdivision of model homes off of Center Parkway. He has a large outlay of Capital in this project. His traffic count of people through the project is very low. In talking to people who do find their way to the models state they got lost. The purpose of the sign is directional. To direct the public to his model complex. As houses are sold in the area it will increase the tax roll for schools, fire districts and will benefit the area as a whole.

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CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

February 11, 1980

Nancy Green
Sign Age
P.O. Box 255866
Sacramento, CA 95825

Dear Ms. Green:

Notice is hereby given that a hearing date of March 4, 1980, has been set in the matter of APPEAL of Planning Commission's denial of a Special Permit to locate a 4-foot by 7-foot, eight-foot high, "L" shaped, off-site, non-illuminated temporary subdivision directional sign on 3¹/₄ acre vacant lot in the single family R-1 zone. Location: Approximately 45 feet north of the intersection of Valley Hi Drive and Center Parkway. (P-8895)

The hearing will be held at 7:30 p.m., Council Chamber, second floor, 915 I Street, Sacramento, CA.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and requesting the continuance.

Sincerely,


Lorraine Magana
City Clerk

LM:HO'

cc: California Nevada Methodist Church
Terry Kastanis
Planning Department

CITY OF SACRAMENTO

INTER-OFFICE ROUTING

To:

- Mayor / City Council Office
- City Manager
- Asst. City Manager
- Asst. City Manager, Community Development
- Asst. to City Manager
- Public Information
- City Clerk
- Finance Administration
- Revenues & Collections
- Purchasing
- Central Stores
- Accounting
- Utility Billing
- Data Processing
- City Treasurer
- City Attorney
- Planning Department
- Personnel Administration
- Employee Relations
- Employee Services
- Management Services
- Personnel Selections
- Training
- Police Department

To:

- Fire Department
- Fire Prevention
- Weed Abatement
- Emergency Planning
- City Engineer
- Asst. City Engr. Administration
- Animal Control
- Real Estate & Street Assessment
- Facility Maintenance
- Street Maintenance
- Traffic - Parking
- Water & Sewer
- Building Inspection
- Electrical Inspection
- Plumbing Inspection
- Community Improvement
- Waste Removal
- Equipment Maintenance

To:

- Museum & History Commission
- Recreation & Parks Administration
- Recreation
- Parks
- Golf
- Zoo

- Crocker Art Gallery
- Library Administration
- Housing and Redevelopment
- Community Center

Note:

- For Your Information
- Return with Recommendations
- Please Comment
- Prepare Draft and Return
- Prepare Letter
- Take Necessary Action
- Investigate and Report
- Per Your Request
- Reply, Send Copy To:

To: Marty Van Duyn, Planning Director Referral of Agenda Item, Meeting of 3-4-80

Comments ITEM NO. 28: P-8895: Findings of Fact due 3-18-80.

cc: Howard Yee

Signature J. Pappas Title or Dept. CITY CLERK Date 3-5-8-
(1976)