

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Diamond Signs, 2001 Tarob Court, Milpitas, CA 95035		
OWNER	William C. & Bonnie M. Cummings, 7700 College Town Drive, Sacto., CA 95825		
PLANS BY	Diamond Signs, 2001 Tarob Court, Milpitas, CA 95035		
FILING DATE	2-11-83	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC.	Exempt 15103(e) EIR	ASSESSOR'S PCL. NO.	119-070-33

APPLICATION: Special Permit to locate a 4' x 8', 12' high off-site, non-illuminated temporary subdivision directional sign.

LOCATION: Southwest corner of Mack Road and Franklin Boulevard

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and offices
1968 Valley Hi Community Plan Designation:	Shopping and Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

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

Site Area:	14± acres
Sign Dimensions:	4' x 8'
Sign Height:	12 feet
Setback Required:	25 feet

STAFF EVALUATION: Staff has the following comments regarding this project:

1. The applicant proposes to erect a 32 square foot, 12-foot high off-site, non-illuminated temporary subdivision directional sign for the Monarch Pointe Village Subdivision on the subject site (see Exhibits A-C). The site is currently vacant. Monarch Pointe Village is located to the south of the proposed signage in Summerfield Unit No. 7, near the intersection of Calvine Road and Center Parkway.

The Sign Ordinance specifies that the Planning Commission may issue a special permit for a temporary sign in any zone in connection with the marketing of lots or structures in a subdivision. The Ordinance further specifies that said sign must comply with all applicable setback requirements for the zoning district in which the property is located and that the time limit for the sign is one year.

2. Staff inspection of the site revealed that there are four existing subdivision directional signs on the property that do not have special permits. These illegal signs must be removed before the applicant can obtain a sign permit to erect the proposed subdivision directional sign.

002945

3. Staff has no objection to the sign request in that the sign does not obstruct visibility to motorists and the sign is temporary in nature.

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

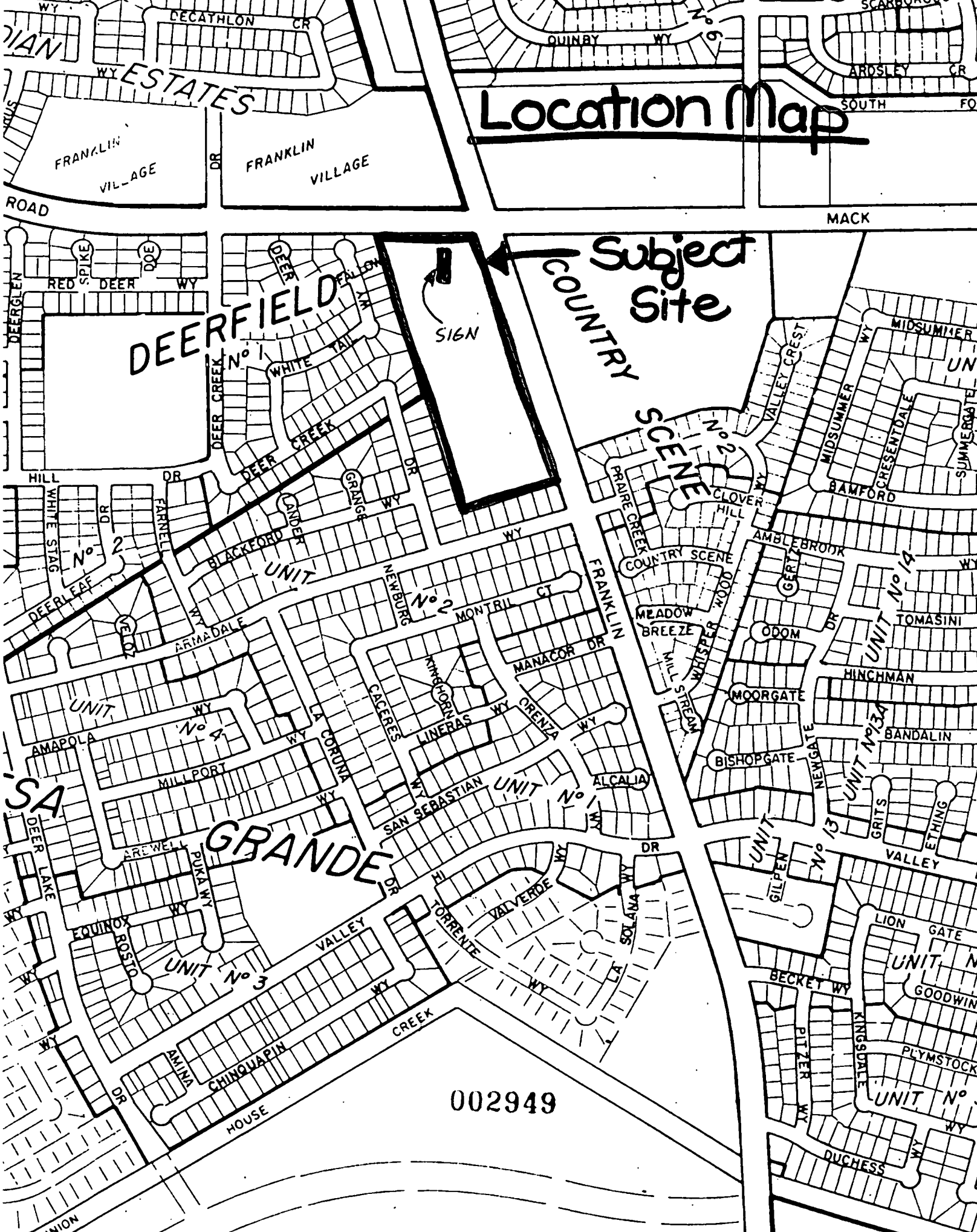
Conditions

- a. The special permit shall expire one year from the date of approval, or March 24, 1984. Upon written application the Commission can renew the permit for additional one year periods.
- b. All existing non-conforming signs shall be removed from the subject property before issuance of a sign permit to erect the proposed subdivision directional sign.
- c. The proposed sign shall be placed at least 25 feet from the property line fronting Mack Road and Franklin Boulevard right-of-way.

Findings of Fact

- a. The proposal, as conditioned, is based upon sound principles of land use in that:
 - 1) the sign would be located on the site for a temporary period;
 - 2) the sign would conform to setback limitations set forth in the Zoning Ordinance;
 - 3) the sign would be located on a major street;
 - 4) the sign would be compatible with the surrounding area.
- b. The proposed sign, as conditioned, is not injurious to the public in that:
 - 1) the proposed sign would not obstruct visibility for motorists traveling along Mack Road;
 - 2) the proposed sign would not be a public nuisance to surrounding properties.
- c. The proposal is in conformance with the 1974 General Plan and the 1968 Valley Hi Community Plan in that the plans designate the subject site for commercial, shopping and office uses. Subdivision signs are permitted in any zone, subject to approval of a special permit by the Planning Commission.

Location Map



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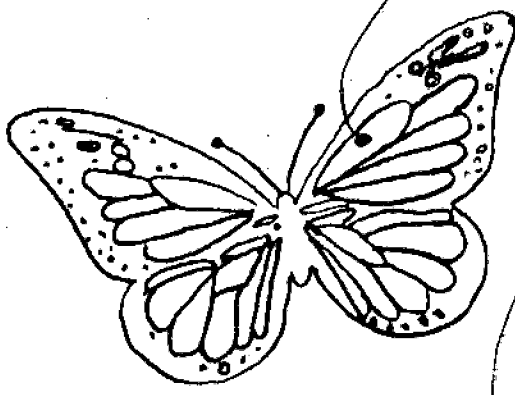


PANTONE 137C
GOLD

PANTONE 127C

LEMON YELLOW

BLACK



Monarch Point Village

HOMES by PACIFIC SCENE INC. 

LEFT AT SIGNAL



PANTONE 180C
RUST

4' x 8'
002950

WHITE

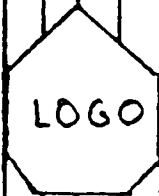
Exhibit A

8'

Exhibit B

4'

2' x 6' x 3/8" PLY



3/8" MDO
SIGN FACE

8'

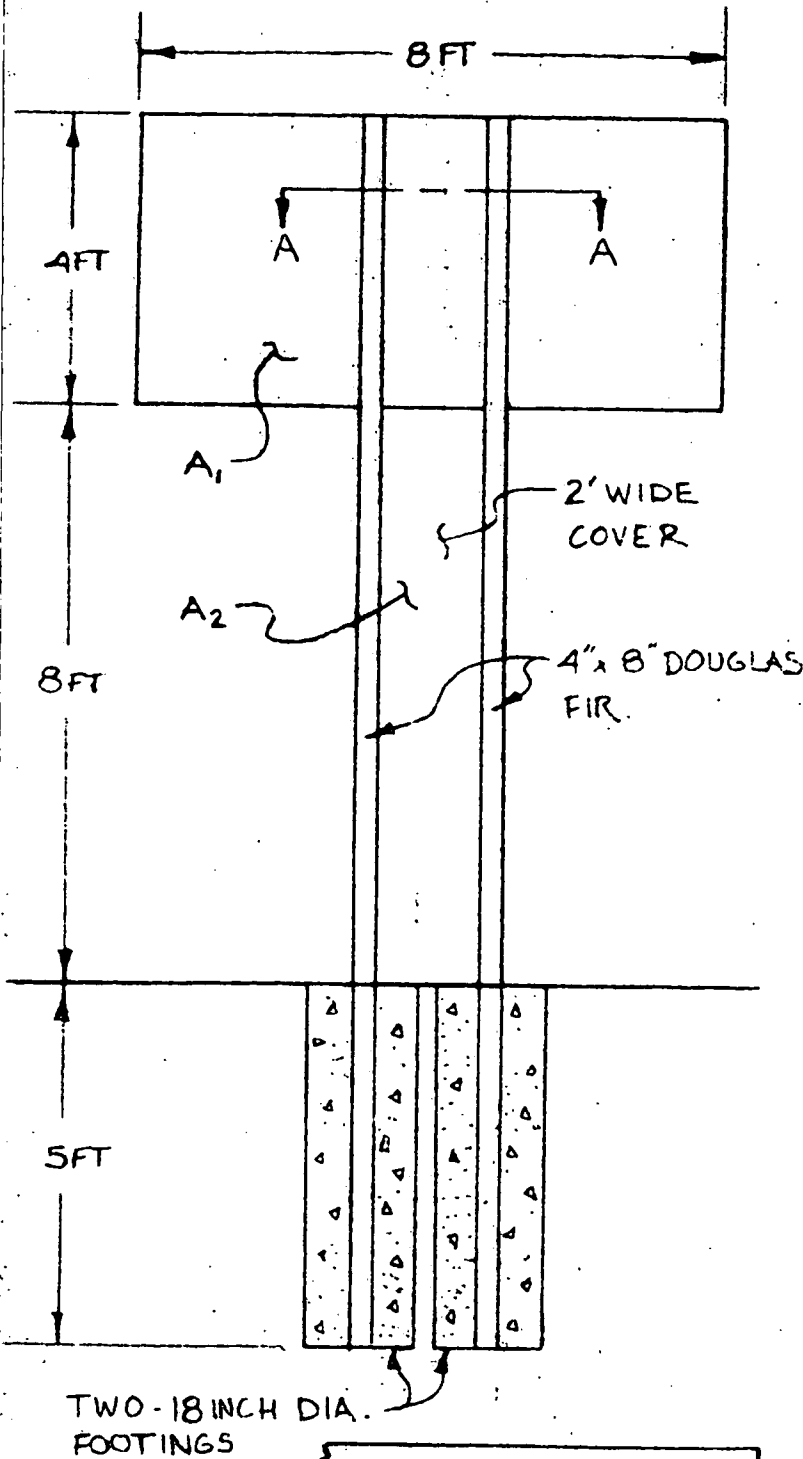
5' FOOTING

002951

CLIENT DIAMOND SIGNS, INC.

JOB _____

DATE 3/24/80 BY RPC SHEET 1 OF 1



BENDING MOMENT

AREAS: $A_1 = 4 \text{ FT} \times 8 \text{ FT} = 32 \text{ FT}^2$

$A_2 = 2 \text{ FT} \times 8 \text{ FT} = 16 \text{ FT}^2$

MOMENT, $M = \text{AREA} \times \text{WIND LOAD} \times \bar{Y}$

$M = 32 \text{ FT}^2 \times 20 \text{ LB/FT}^2 \times 10 \text{ FT}$
 $+ 16 \text{ FT}^2 \times 20 \text{ LB/FT}^2 \times 4 \text{ FT} = 7680 \text{ LB-FT}$

ALLOWABLE BENDING LOAD PER U.B.C. CH. 25

DOUGLAS FIR No. 1 VISUALLY GRADED

$F_b = 1500 \text{ LB/IN}^2$ FOR 4" x 8" MEMBER

33 1/3% INCREASE ALLOWED FOR WIND LOAD

$\therefore F_b = 1500 \text{ LB/IN}^2 \times 1.333 = 2000 \text{ LB/IN}^2$

STRESS IN EACH OF TWO 4" x 8" MEMBERS

$\sigma = \frac{M y}{I}$ WHERE: $M = 7680 \text{ LB-FT} / 2$

$y = 7.5 \text{ IN} / 2 = 3.75 \text{ IN}$

$I = \frac{3.5 \text{ IN} \times 7.5 \text{ IN}^3}{12} = 123 \text{ IN}^4$

$\sigma = \frac{(3840 \text{ LB-FT} \times 12 \text{ IN/FT}) \times 3.75 \text{ IN}}{123 \text{ IN}^4} = 1404 \text{ LB/IN}^2$

ACCEPTABLE

\therefore USE VISUALLY GRADE DOUGLAS FIR

No. 1 4" x 8" S&S PRESSURE TREATED FOR GROUND CONTACT.

LATERAL FOOTING LOAD PER U.B.C. CH. 29

DEPTH, $d = \frac{A}{2} \left(1 + \sqrt{1 + \frac{4.36 \bar{Y}}{A}} \right)$

WIND LOAD, $P = \left[(32 \text{ FT}^2 + 16 \text{ FT}^2) \times 20 \text{ LB/FT}^2 \right] / 2 = 480 \text{ LB}$

$\bar{Y} = \frac{(32 \text{ FT}^2 \times 10 \text{ FT}) + (16 \text{ FT}^2 \times 4 \text{ FT})}{32 \text{ FT}^2 + 16 \text{ FT}^2} = 8 \text{ FT}$

$S_1 = \frac{267 d}{3}$ $A = \frac{2.34 P}{S_1 b}$

ASSUME $d = 5 \text{ FT}$ DEEP $b = 1.5 \text{ FT}$ DIA.

$S_1 = \frac{267 \times 5}{3} = 445$

$A = \frac{2.34 \times 480}{445 \times 1.5} = 1.68$

$d = \frac{1.68}{2} \left(1 + \sqrt{1 + \frac{4.36 \times 8}{1.68}} \right) = 4.8 \text{ FT}$

\therefore TWO - 5 FT DEEP BY 1.5 FT DIA. FOOTINGS ARE ACCEPTABLE

SECTION A-A

002952

