

CITY PLANNING COMMISSION

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

APPLICANT	Graphicom, 757 Chestnut, San Jose, CA		
OWNER	Wanda Fong, etal, 1630 Wespead Court, Sacramento, CA		
PLANS BY	Sullivan Engineers, 380 North First Street, San Jose, CA 95112		
FILING DATE	12-11-84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC	Ex. 15303(e)	EIR	ASSESSOR'S PCL NO. 225-170-32

APPLICATION: Special Permit to construct one single face 4' x 8' off-site subdivision directional sign and one 8' x 16' multi-faced off-site subdivisional directional sign.

LOCATION: N side of San Juan Road, 1,000 feet west of Truxel; NE corner Truxel and San Juan.

PROPOSAL: The applicant is requesting the necessary entitlement to construct two subdivision directional signs.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1978 South Natomas Community Plan Designation:	Residential (11-21 du/ac)
Existing Zoning of Site:	A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Freeway; A
South:	Residential; SC, R-1A, R-2B
East:	Residential; R-1, R-1A
West:	Residential; R-1A, R-2A-R

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Property Dimensions:	Irregular
Property Area:	116+ acres
Square Footage of Signs:	32 sq. ft. and 128 sq. ft.
Height of Structure:	14 feet
Topography:	Flat
Exterior Building Colors:	Not indicated
Exterior Building Materials:	Douglas Fir, plywood

PROJECT EVALUATION:

- A. The subject site is a vacant 116+ acre parcel located in the Agriculture (a) zone. The site is indicated for residential uses on both the General Plan and the 1978 South Natomas Community Plan. The site is presently vacant and adjacent to residential uses.
- B. The applicant proposes to construct one single face 4' x 8' (32 sq. ft.) and one multi-faced 8' x 16' (128 sq. ft.), 14-foot high non-illuminated subdivision directional sign for marketing of various subdivisions in the South Natomas area. Specific graphics and colors are not indicated nor does the applicant know which subdivisions will be using the signs. In addition, the site plan does not indicate a setback from Truxel or San Juan Road. Staff recommends that a 25-foot setback be maintained from both Truxel and San Juan Roads.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15303(e)).

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

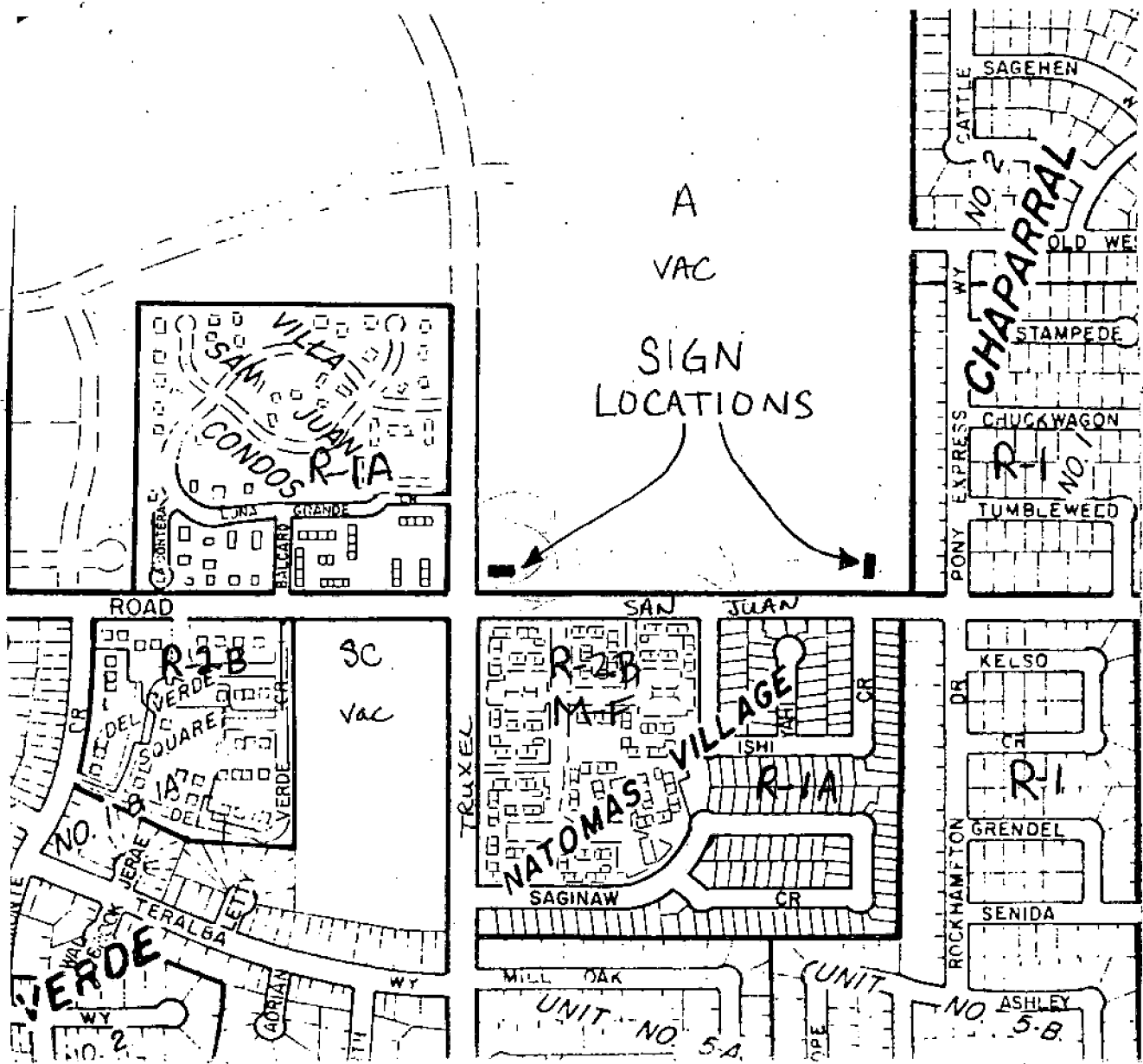
Conditions

1. The special permit shall expire one year from the date of approval, or January 24, 1986. Upon written application, the Commission may renew the permit for additional one-year periods.
2. The sign shall be located a minimum of 25 feet from Truxel and San Juan Roads rights-of-way.
3. Signs shall be used for the purpose of advertising subdivisions only. The advertisement of apartment complexes shall not be permitted.

Findings of Fact

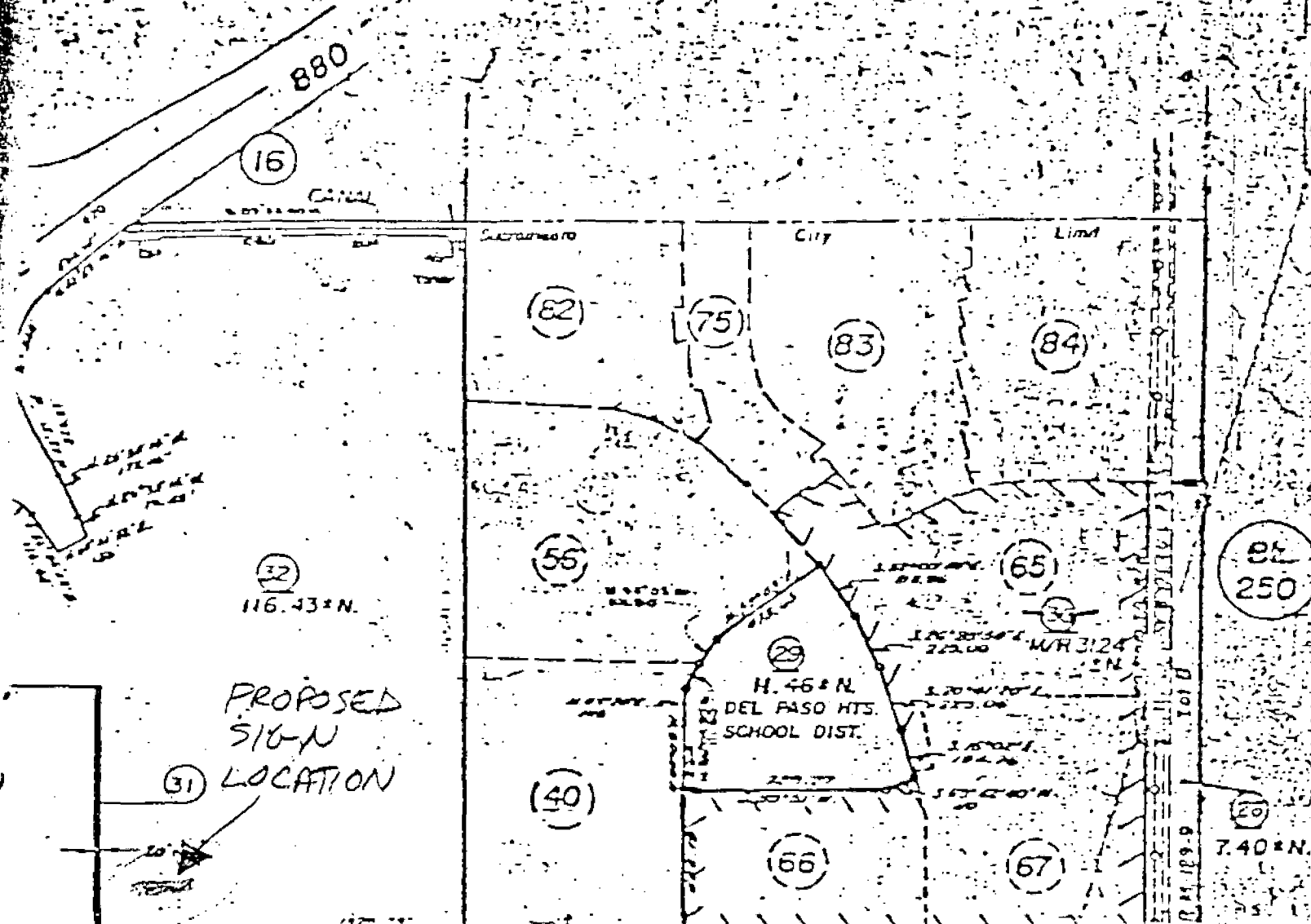
1. The proposal, as conditioned, is based upon sound principles of land use, in that:
 - a. the sign will be located on the site for a temporary period;
 - b. the sign will be located on a major street;
 - c. the sign will be compatible with the surrounding area and land uses.
2. The proposed sign, as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

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VICINITY - LAND USE - ZONING



PROPOSED
SIGN
LOCATION

(31)

(32)
116.43±N.

H. 46th N.
DEL PASO HTS.
SCHOOL DIST.

8 CANAL 10th SAN JUAN R.M. 1734

(74)

(73)

(60)

(71)

(24)

(30)

(55)

STRAIGHT
AHEAD

001734

(24)

13|18
24|19

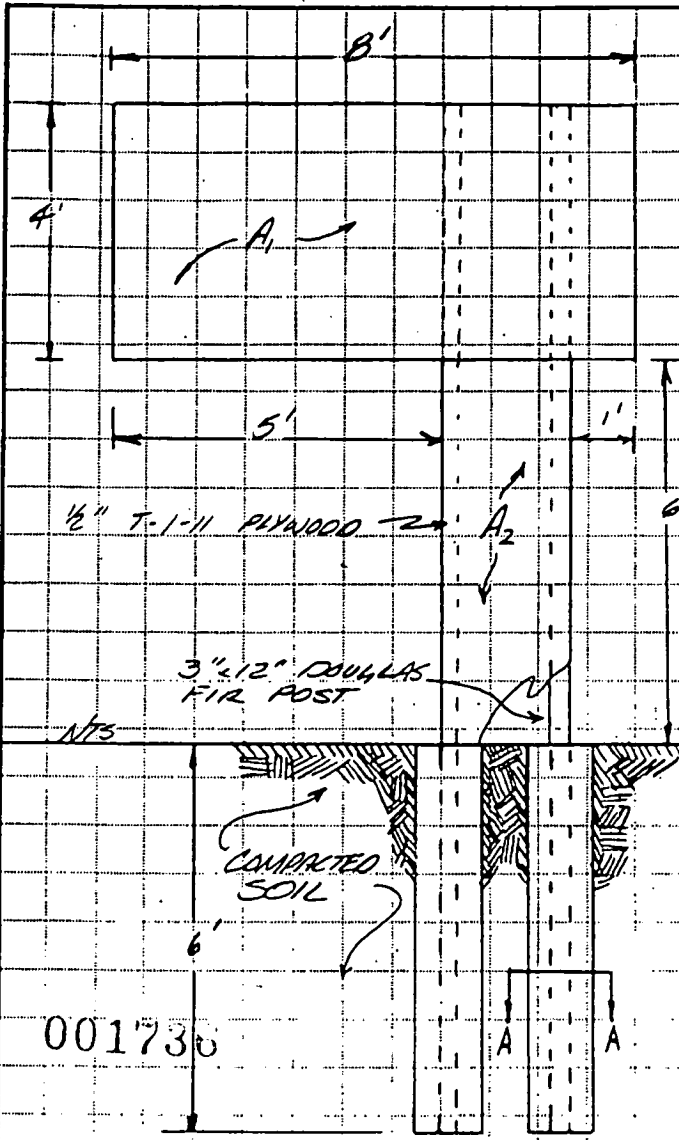
Assessor's Map Bk.225-Pg.17
County of Sacramento, Calif.

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.



SULLIVAN ENGINEERS
 380 North First Street
 SAN JOSE, CALIFORNIA 95112
 (408) 294-9522

JOB DANCO
 SHEET NO. 1 OF 2
 CALCULATED BY CMD DATE JAN. 3, 1984
 CHECKED BY M.G. DATE JAN 3, 1984
 SCALE NONE



AREAS:
 $A_1 = 4' \times 8' = 32 \text{ FT}^2$
 $A_2 = 2' \times 6' = 12 \text{ FT}^2$
 COMBINED AREA = $A_1 + A_2 = 44 \text{ FT}^2$

$\bar{Y}_1 = 6 + 4/2 = 8 \text{ FT}$
 $\bar{Y}_2 = 6/2 = 3 \text{ FT}$
 $\bar{Y}_{\text{COMBINED}} = \frac{(32 \times 8) + (12 \times 3)}{44}$

$\bar{Y}_{\text{COMBINED}} = 6.6 \text{ FT}$

BENDING MOMENT (M)

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

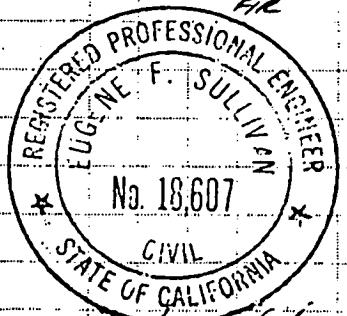
$M = (32 \text{ FT}^2 \times 20 \text{ LB/FT}^2 \times 8 \text{ FT}) + (12 \text{ FT}^2 \times 20 \text{ LB/FT}^2 \times 3 \text{ FT})$

$M = 5840 \text{ LB-FT}$

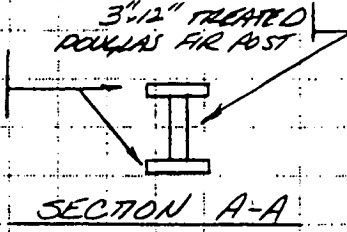
$M_{\text{POST}} = 5840 / 2 = 2920 \text{ LB-FT}$

ALLOWABLE BENDING STRESS PER UBC CH. 25

$F_b = 1.33 F_y$
 FOR DOUGLAS FIR $F_y = 1200 \text{ LB/IN}^2$
 $F_b = 1.33 \times 1200 \text{ LB/IN}^2 = 1596 \text{ LB/IN}^2$
 REQUIRED SECTION MODULUS (Z)
 $Z = \frac{M}{S} = \frac{M_{\text{POST}}}{\text{ALLOWABLE STRESS}}$
 $Z = \frac{(2920 \text{ LB-FT}) (12 \text{ IN/FT})}{1596 \text{ LB/IN}^2} = 22.0 \text{ IN}^3$



E.F. Sullivan
 1/3/84



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JOB DANCO
 SHEET NO. 2 OF 2
 CALCULATED BY CMD DATE JAN 3, 1984
 CHECKED BY MG DATE JAN 3, 84
 SCALE NONE

SECTION MODULUS OF POST (E_{POST}) LUMBER DIMENSIONS
 3×12 POST = $2 \frac{1}{2} \times 11 \frac{1}{4}$ "

$$E_{POST} = \frac{b d^2}{6} = \frac{2 \frac{1}{2} (11 \frac{1}{4})^2}{6} = \underline{52.7 \text{ IN}^3}$$

ACCEPTABLE

LATERAL FOOTING LOAD PER UBC CH 29

DEPTH ; $d = \frac{A}{2} \left(1 + \sqrt{1 + \frac{4.36 P}{A}} \right)$; $S_1 = \frac{200 d}{3}$
 ; $A = \frac{2.34 P}{S_1 b}$

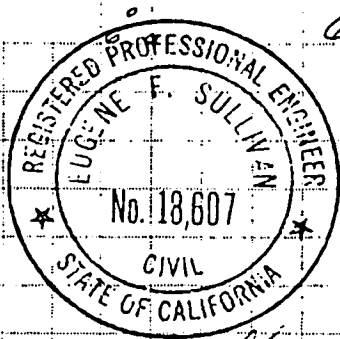
WIND LOAD ; $P = (32 \text{ FT}^2 + 12 \text{ FT}^2) \times 20 \text{ LB/FT}^2 / 2 =$
 $P = 440 \text{ LB}$

ASSUMING $d = 6 \text{ FT}$ $S_1 = \frac{(200)(6)}{3} = 400$
 $b = 11 \frac{1}{4} \text{ IN} = 0.94 \text{ FT}$

$A = \frac{(2.34)(440)}{(400)(0.94)} = 2.74$

$d = \frac{2.74}{2} \left(1 + \sqrt{1 + \frac{4.36(440)}{2.74}} \right) = \underline{6.0 \text{ FT}}$

6.0 FT FOOTING DEPTH IS ACCEPTABLE



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 1/3/84

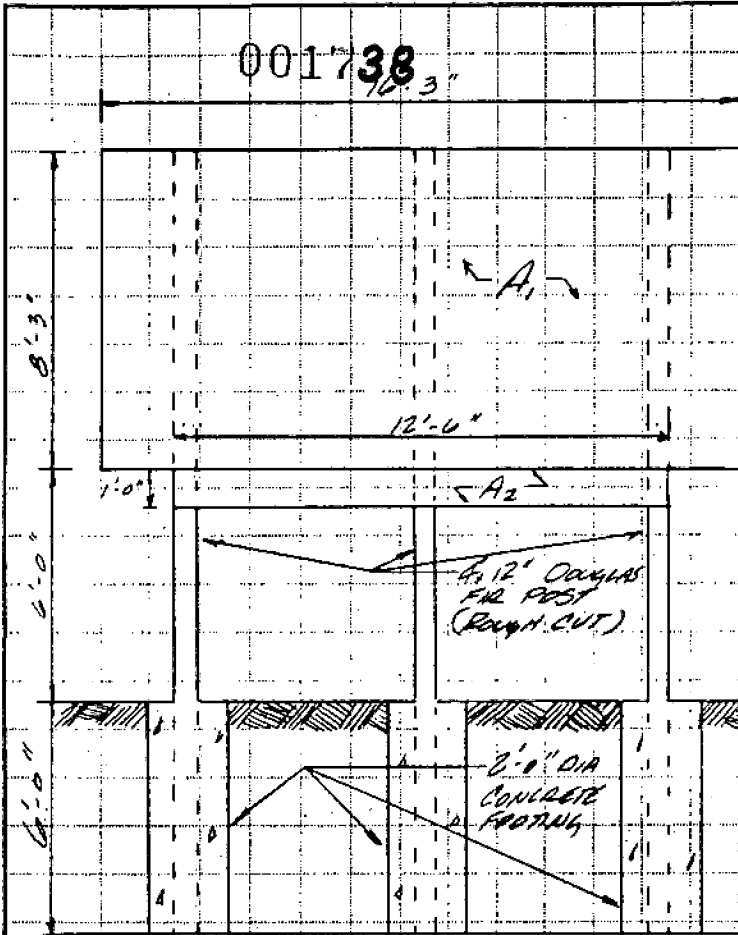
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CALCULATED _____

CHECKED BY _____

EXHIBIT A

SCALE NONE JAN 1981



SOIL AREA

$A_1 = (16.25 \text{ FT}) (8.25 \text{ FT}) = 134.1 \text{ FT}^2$

$A_2 = (1.0 \text{ FT}) (12.5 \text{ FT}) = 12.5 \text{ FT}^2$

TOTAL AREA = 146.6 FT^2

$\bar{Y}_1 = 6 + 8.25/2 = 10.1 \text{ FT}$

$\bar{Y}_2 = 5 + 1/2 = 5.5 \text{ FT}$

$\bar{Y}_{\text{COMBINED}} = \frac{(134.1)(10.1) + (12.5)(5.5)}{146.6}$

$\bar{Y}_{\text{COMBINED}} = 9.7 \text{ FT}$

BENDING MOMENT (M)

$M = (\text{AREA})(\text{WINDLOAD})(\bar{Y})$

$M = (134.1 \text{ FT}^2 \times 20 \text{ LB/FT}^2 \times 10.1 \text{ FT}) + (12.5 \text{ FT}^2 \times 20 \text{ LB/FT}^2 \times 5.5 \text{ FT})$

$M = 28,463.2 \text{ LB-FT}$

$M_{\text{POST}} = \frac{28,463.2}{3} = 9,487.7 \text{ LB-FT}$

ALLOWABLE BENDING STRESS PER UBC CHAPTER 25

$F_b = 1.33 F_y = J$, FOR DOUGLAS FIR No. 1 $F_y = 1200 \text{ LB/IN}^2$

HENCE $F_b = (1.33)(1200 \text{ LB/IN}^2) = 1596 \text{ LB/IN}^2$

REQUIRED SECTION MODULUS Z

$Z = \frac{M}{F_b} = \frac{(9487.7 \text{ LB-FT})(12 \text{ IN/FT})}{1596 \text{ LB/IN}^2} = 71.3 \text{ IN}^3$

SECTION MODULUS OF 4" 12" DOUGLAS FIR POST (Z_{POST})

UTILIZING ROUGH-CUT LUMBER DIMENSIONS $Z = \frac{bd^2}{6} = \frac{(4)(12)^2}{6} = 96 \text{ IN}^3$
 6 - ACCEPTABLE

LATERAL FOOTING LOAD PER UBC CHAPTER 29

$d = \text{DEPTH} = \frac{1}{2} (1 + \sqrt{1 + \frac{4.36P}{A}})$, $A = 2.34P$, $S_1 = \frac{2.67d}{3}$

WIND LOAD = $P = (146.6 \text{ FT}^2)(20 \text{ LB/FT}^2)/3 = 977.3 \text{ LB}$

PRESUMING $d = 6'-0" \times b = 2'-0"$, $S_1 = 534$, $A = 2.14$

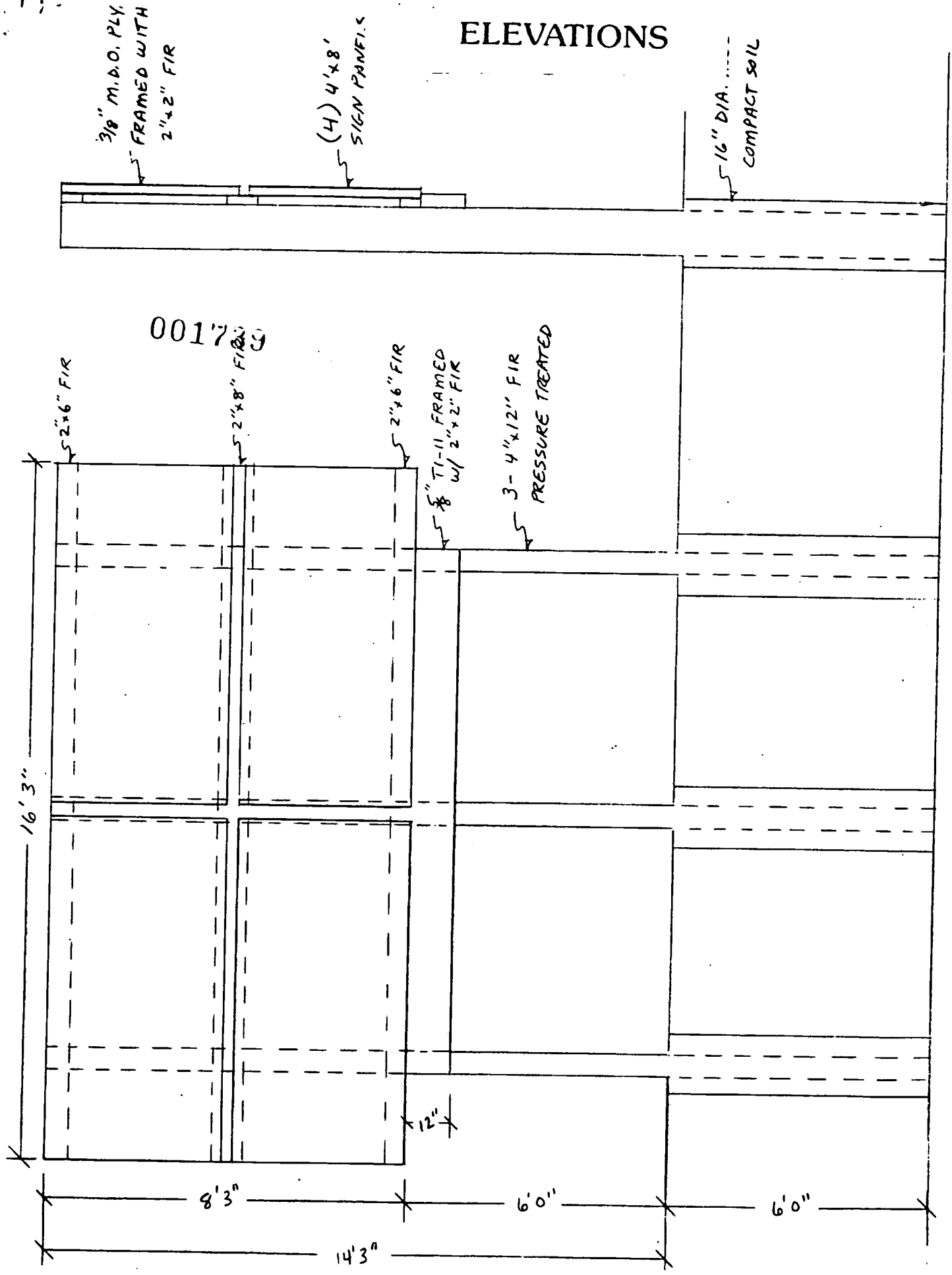
$d = \frac{2.14}{2} (1 + \sqrt{1 + \frac{4.36(977)}{2.14}}) = 5.95 \text{ FT}$

$\therefore 6'-0" \times 2'-0" \text{ FOOTING IS ACCEPTABLE}$



E. F. Sullivan
 11/29/84

EXHIBIT B ELEVATIONS



P85-021

1-24-85

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