

CITY PLANNING COMMISSION

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

APPLICANT	Ellis & Ellis Signs - 2401 Manning, Sacramento, CA 95815				
OWNER	Citation Homes - 2777 Alvarado, San Leandro, CA 94577				
PLANS BY	Ellis & Ellis Signs - 2401 Manning, Sacramento, CA 95815				
FILING DATE	3-7-85	50 DAY CPC ACTION DATE		REPORT BY	EG:sg
NEGATIVE DEC. Ex.	15303(e)	EIR		ASSESSOR'S PCL NO.	225-230-61

APPLICATION: Special Permit to retain an existing 5' x 10' subdivision marketing sign

LOCATION: Southeast corner of San Juan Road and Azevedo Drive

PROPOSAL: The applicant is requesting the necessary entitlement to retain an existing subdivision marketing sign.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1978 South Natomas Community
Plan Designation: Residential (11-21 du/ac)
Existing Zoning of Site: R-2B
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Apartments; R-2A
South: Single family; R-1
East: Single family; R-1 & R-1A
West: Vacant; R-2B-R

Property Dimensions: Irregular
Property Area: 15.5+ acres
Height of Sign: 8 feet
Topography: Flat
Street Improvements: Existing
Exterior Building Colors: Brown, white, green, pink
Exterior Building Materials: Duraply

BACKGROUND INFORMATION: On February 27, 1985, the applicant was notified by the Building Inspections Division that the subject sign was illegally constructed on the site. Therefore, the applicant is requesting a special permit.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is zoned Garden Apartment (R-2B) and is designated for residential uses on both the General Plan and the 1978 South Natomas Community Plan. Subdivision signs are permitted in residential zones subject to the granting of a special permit by the Planning Commission.
- B. The subject sign is a double-faced, 5' x 10' marketing sign for the Pebblewood model home complex. The subject sign is one of three marketing signs located along Azevedo Drive (see land use/zoning map). The sign complies with all applicable setbacks and the Traffic Engineering Division had no comment regarding the sign location. The sign would provide directional information to persons driving along San Juan Road. Staff has no objection to the sign.

ENVIRONMENTAL DETERMINATION: The proposal is exempt from environmental review pursuant to State EIR Guidelines (Section 15303(e)).

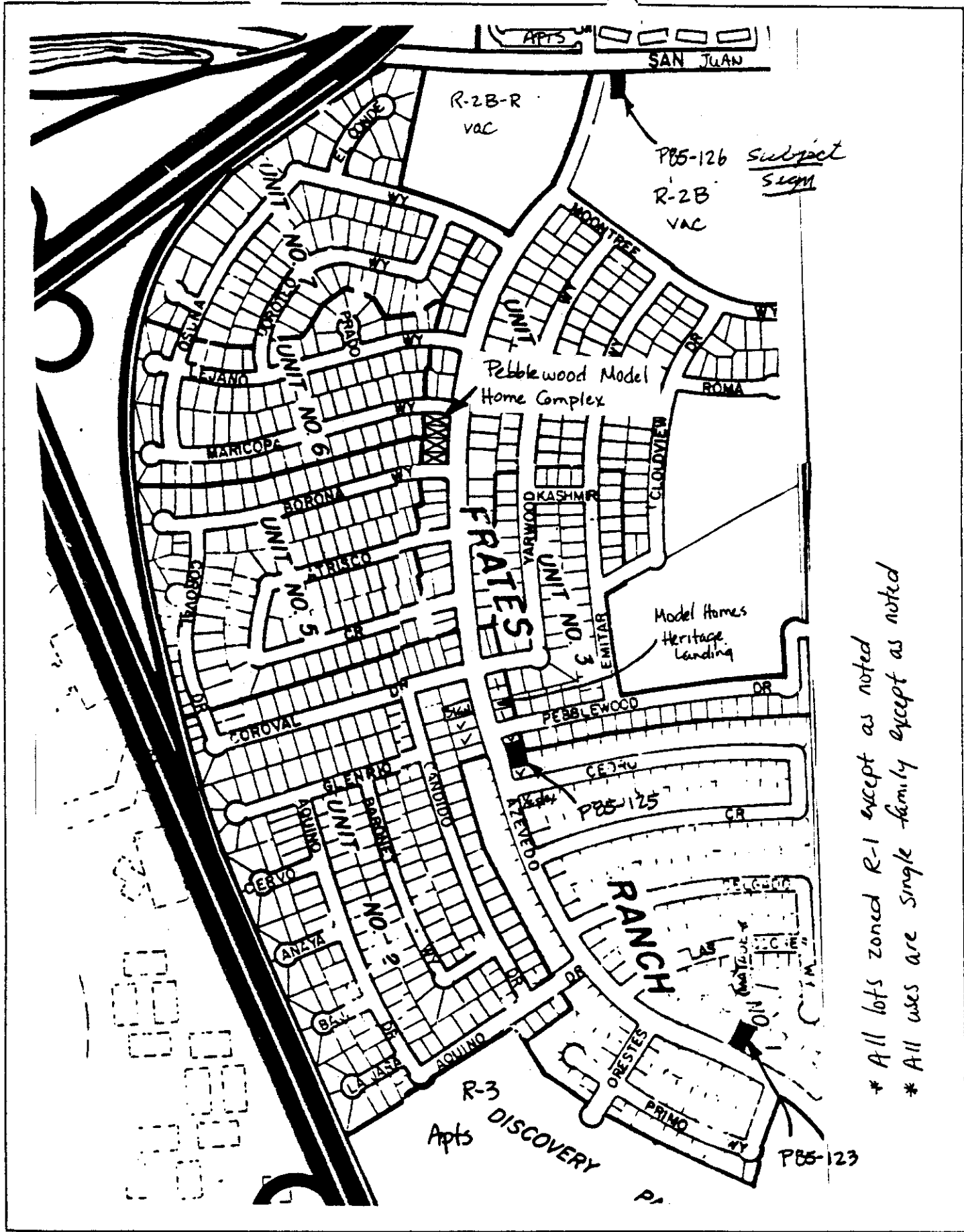
RECOMMENDATION Staff recommends that the special permit be approved, subject to conditions and based upon findings of fact which follow:

Conditions

1. The special permit shall expire one year from the date of approval, or April 11, 1986. Upon written application, the Commission can renew the permit for additional one year periods.
2. The sign shall be used for the purpose of advertising the Pebblewood model home complex.

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 land uses in the area.
2. The proposal, as conditioned, is not injurious to the public in that:
 - a. the sign will have adequate setbacks from the street so as not to obstruct the vision of motorists;
 - b. the sign would not constitute a public nuisance to surrounding properties.
3. The sign is in conformance with the 1974 General Plan and the 1978 South Natomas Community Plan which designate the site for residential use.
4. Subdivision signs are permitted in any zone, subject to granting of a special permit by the Planning Commission.



* All lots zoned R-1 except as noted
 * All uses are single family except as noted

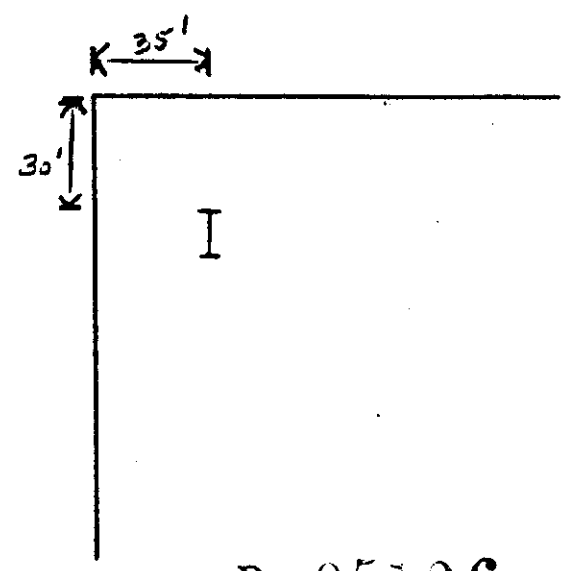
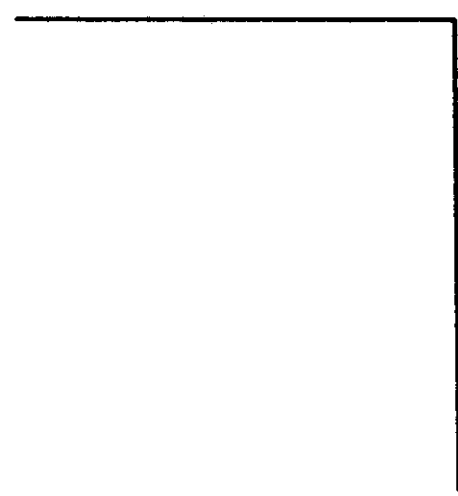
VICINITY - LAND USE - ZONING

100'

↑
N
↓

SAN

JUAN



AZEVEDO

P 85126

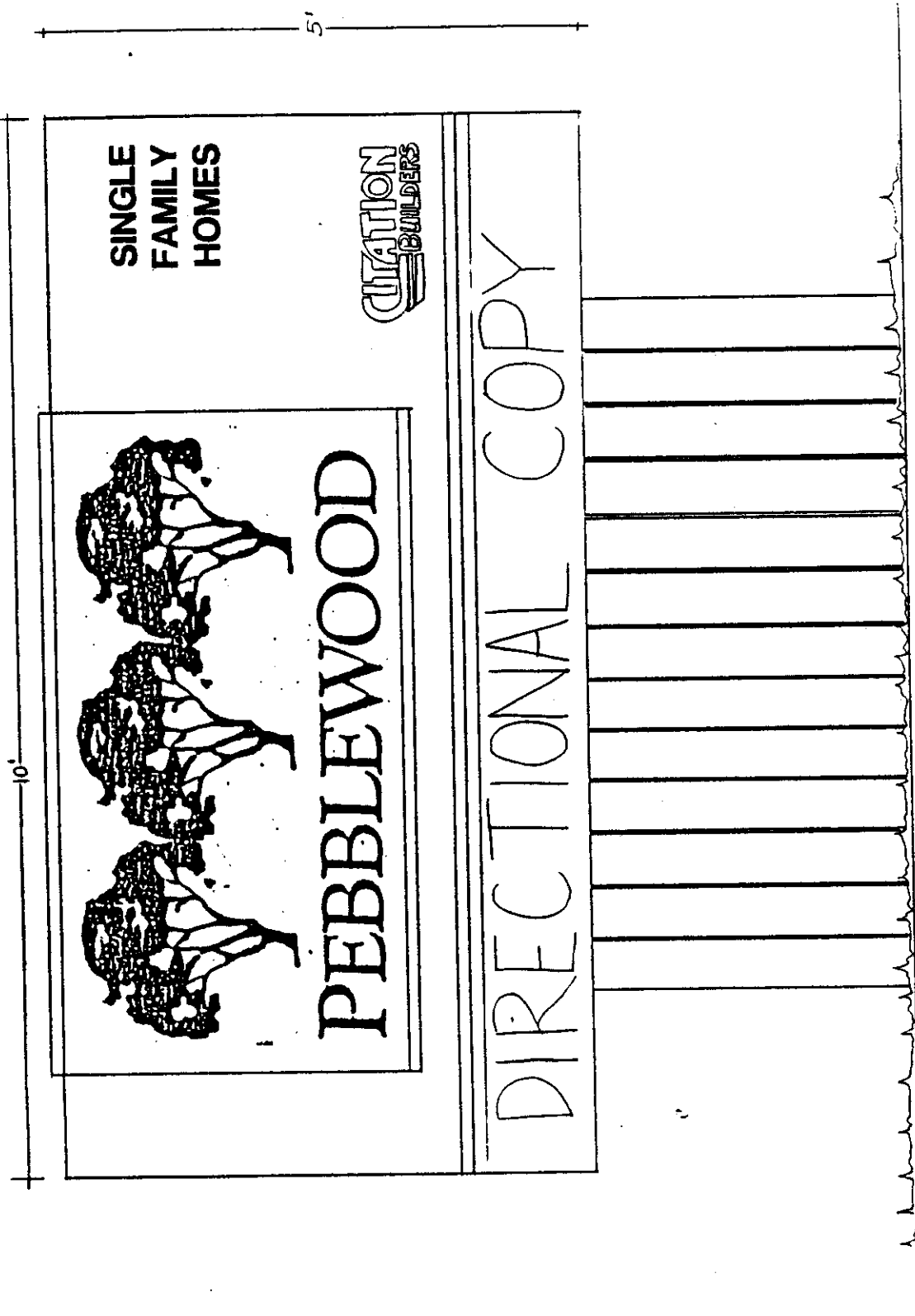
PBS-126

4-11-85

Item 29

All presentation materials & designs are the property of Ellis & Ellis. Description or production of this material is prohibited without written permission.

Sacto. (916) 924-1936
2401 Manning Street
Sacramento, CA 95815
Fresno (209) 299-2320



5'-0" x 10'-0" DURAPLY OFFSITE BOARD WITH 42 X .75" DURAPLY PLANT-ON LOGO COPY & LOGO - WHITE WITH DARK-GREEN BACKGROUND, PINK STRIPES
 DIRECTIONAL COPY - WHITE WITH DARK-GREEN BACKGROUND
 PINK COPY - 'SINGLE FAMILY HOMES'
 3' X 6 1/2" BASE

DRAWN BY SR ALL RIGHTS RESERVED

SHEET NO.

SCALE 1/2" = 1'-0"

PROJECT : PEBBLEWOOD OFFSITE SIGN

REV. SE Dan Green & Jeffrey Cole

DATE

NO

