

# CITY PLANNING COMMISSION

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

|              |  |                        |                               |
|--------------|--|------------------------|-------------------------------|
| APPLICANT    | Graphicom, Inc., 755 Chestnut Street, San Jose, CA 95110         |                        |                               |
| OWNER        | Mr. & Mrs. Truscott, 5137 Robertson Avenue, Carmichael, CA 95608 |                        |                               |
| PLANS BY     | Graphicom, Inc., 755 Chestnut Street, San Jose, CA 95110         |                        |                               |
| FILING DATE  | 10/22/82   | 50 DAY CPC ACTION DATE | 11-24-82                      |
| REPORT BY    | SC:bw  |                        |                               |
| NEGATIVE DEC | Exempt 15103   | EIR                    | ASSESSOR'S PCL. NO. 250-37-01 |

APPLICATION: Special Permit to allow a 10 foot tall 4' x 8' non-illuminated temporary subdivision directional sign on a vacant parcel of land in the Heavy Commercial zone (C-4-R)

LOCATION: 3650 Northgate Boulevard

PROJECT INFORMATION:

|  |                             |
|--|-----------------------------|
| 1974 General Plan Designation:                 | Industrial                  |
| 1978 South Natomas Community Plan Designation: | Heavy Commercial-Industrial |
| Existing Zoning of Site:                       | C-4-R                       |
| Existing Land Use of Site:                     | Vacant                      |
| Surrounding Land Use and Zoning:               |                             |
| North:   | Vacant; M-1(S)              |
| South:   | Gas Station; C-2            |
| East:  | Vacant; C-4-R               |
| West:  | Vacant; R-3 (PUD)           |
| Property Dimensions:                           | Irregular                   |
| Property Area:                                 | 8.58 acres                  |
| Topography:                                    | Flat                        |

BACKGROUND INFORMATION: The applicant is requesting this special permit to erect an off-site subdivision directional sign for "Country Lane" which is a Morrison Home Subdivision. The subdivision is located on the south side of San Juan Road, and east of Truxel Road. On October 14, 1982 the Planning Commission approved a request for a directional sign located near the corner of San Juan Road and Truxel Road for this subdivision. Also, on October 28, 1982 the Commission approved a similar request for one on Northgate Boulevard and Wisconsin Avenue.

STAFF EVALUATION:

1. The purpose of this off-site sign is to direct prospective home buyers to the Morrison Home Subdivision. The site of the proposed sign is located on the east side of Northgate Boulevard, approximately one and one-half miles from the subdivision.
2. The proposed sign will stand eight feet high, with a surface area of 32 square feet. The sign will be double-faced and oriented in a north/south direction. The sign face will identify the name and direction of the Country Lane housing tract. A black, gold, brown and yellow color combination is proposed for the sign which is acceptable to Planning staff.

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3. The subject site is located in a commercial zone with commercial zoning on adjacent properties along this street. Minimum setbacks are not required in this zone; however, staff recommends a minimum setback of 10 feet from each property line to insure visibility for traffic safety on this street.
4. At the present time, there is an illegal off-site sign identifying the "Meadows" subdivision located on the subject site. This sign never received Commission approval. It is staff's recommendation that this illegal sign be removed prior to issuance of a sign permit for the subject "Country Lane" sign.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to the State EIR Guidelines (CEQA, Section 15103(e)).

STAFF RECOMMENDS: approval of the special permit, subject to conditions and based on Findings of Fact to follow.

Conditions - Special Permit

1. In accordance with the Sign Ordinance, the sign shall be removed one year from the date of special permit approval, November 24, 1983, unless an extension request is approved.
3. The sign shall be set back at least 10 feet from any property line, including Northgate Boulevard right-of-way.
3. No sign permit shall be issued for the subject proposal until the existing illegal sign ("Meadows") is removed.

Findings of Fact

1. The project, as conditioned, is based on sound principles of land use in that the sign will be located in the C-4-R zone and will be set back a minimum of 10 feet from all property lines.
2. The project, as conditioned, will not be injurious to surrounding property in that the design and color scheme of the sign are attractive and the size is relatively small which will not negatively affect the visual quality of the area.
3. The sign is a temporary structure and will be removed in one year unless the permit is extended.
4. The proposed project is consistent with the Sign Ordinance which allows subdivision development in any zone, subject to the issuance of a special permit.

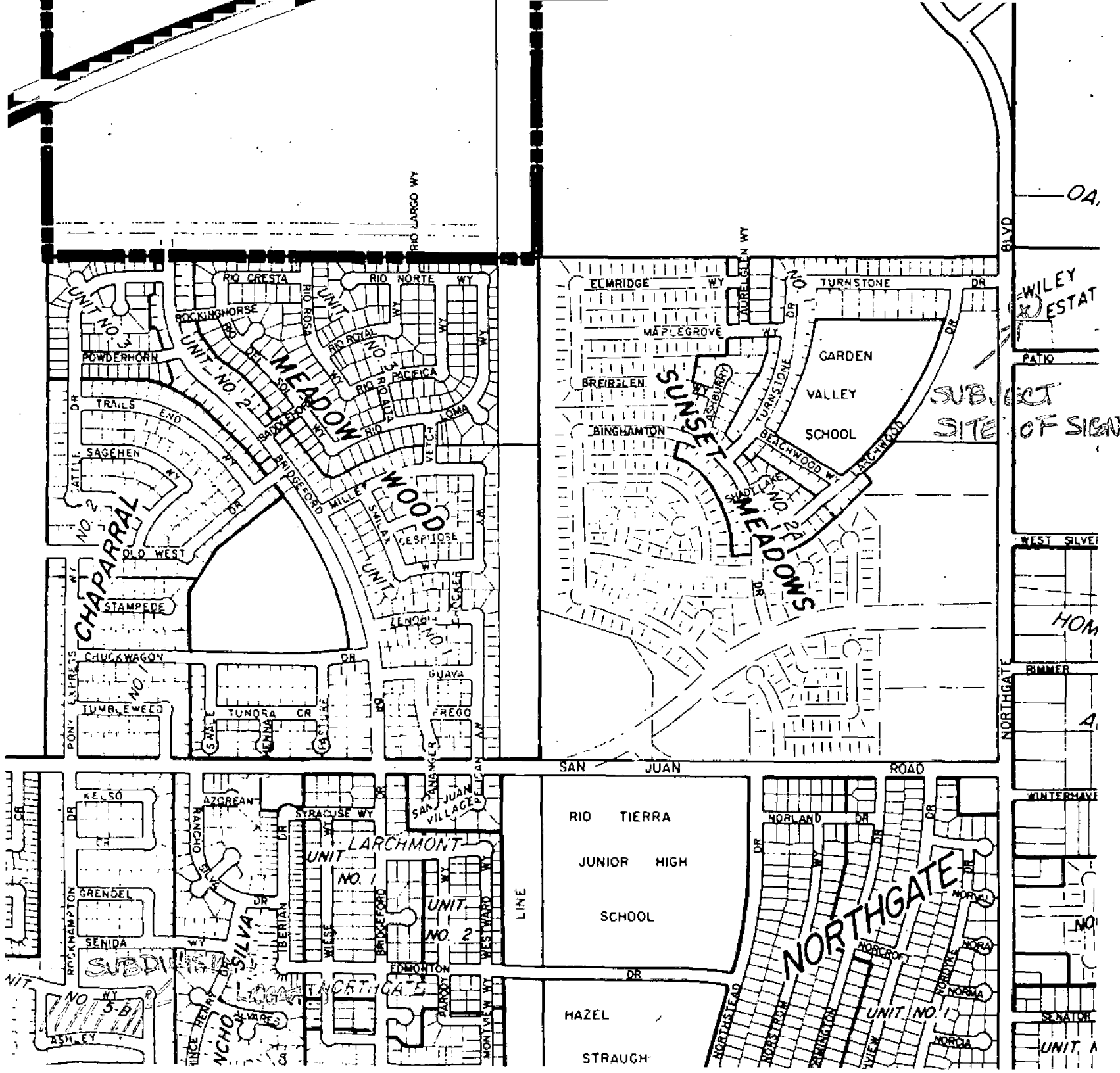
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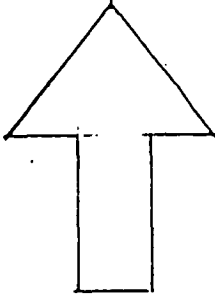
3/4" = 1 Ft.

YELLOW

YELLOW


BLACK

LEFT  
HERE



Country  
Lane

BY MORRISON HOMES



BLACK

YELLOW

002417

DATE FILED

NOV 24 1982

FBI - MEMPHIS

181

4'

Country Lane

Auction

2' x 6' x 7/8" PLY

3/8" MDO  
SIGN FAC

CPC FILE COPY

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APPL. NO. ....  
EXHIBIT NO. ....  
MTG. DATE(S) .....  
AGENDA NO.(S) .....

6'

FOOTING

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