

STAFF REPORT AMENDED 8-23-84
CITY PLANNING COMMISSION

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

APPLICANT	Danco Graphics - 757 Commercial Street, San Jose, CA 95112				
OWNER	Margaret Fong, 5431 Pleasant Dr., Sacramento, CA 95822				
PLANS BY	Danco Graphics - 757 Commercial Street, San Jose, CA 95112				
FILING DATE	7-16-84	50 DAY CPC ACTION DATE		REPORT BY:	JP:sg
NEGATIVE DEC	Ex. 15304(e)	EIR		ASSESSOR'S PCL NO.	225-170-32

APPLICATION: Special Permit for off-site subdivision directional sign (Sign Ordinance Section 3.194).

LOCATION: Northeast corner of San Juan Road and Truxel Road

PROPOSAL: The applicant is requesting the necessary entitlement to locate a 50 square foot, 11 foot high temporary non-illuminated subdivision directional sign for the Sierra Skyline subdivision.

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: Vacant and I-80 freeway; A and TC
South: Residential; R-1A and R-2B
East: Residential; R-1
West: Residential; R-1A and R-1

Property Dimensions: Irregular
Property Area: 116+ acres
Sign Dimensions: 5' x 10'
Sign Area: 50 sq. ft.
Sign Height: 11'
Sign Colors: Black & yellow
Sign Materials: Wood

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

- A. **Land Use:** The subject site is a 116+ acre parcel located in the Agriculture (A) zone. The site is currently vacant except for the placement of three subdivision directional signs on the parcel. These signs do not have special permits and are, therefore, illegal. The applicant proposes to locate a five foot by 10 foot (50 square foot), 11 foot high, subdivision directional sign for the "Sierra Skyline" subdivision on the subject parcel (Exhibits A and B). This subdivision is located on Turnstone Drive, west of Northgate Boulevard.

Besides the directional sign proposed for the subject parcel, the applicant proposes four additional signs to be located in the

South Natomas Community Plan area to provide direction to the "Sierra Skyline" subdivision (Exhibit C). Two of the signs are proposed to be located near the intersection of San Juan Road and Northgate Boulevard and two near the intersection of West El Camino Avenue and Truxel Road. This number of signs is contrary to the purpose and intent of the Sign Ordinance to "eliminte excessive and confusing sign displays" and "to preserve and improve the appearance of the city as a place in which to live and to work and as an attraction to nonresidents who come to visit or trade." As the subject parcel is not located near one of the two above mentioned intersections, staff has no objections to the placement of the proposed sign at this site.

- B. Sign Design and Location: The subdivision directional sign is proposed to be a non-illuminated, 11 foot high detached sign with 50 square feet of display ara. Proposed colors are black and yellow to match the theme of the "Sierra Skyline" subdivision. Previous off-site subdivision directional signs approved by the Planning Commission have been limited to a maximum sign area of 40 square feet. Staff recommends that the area of the proposed sign be reduced in size from 50 to 40 square feet.

The Sign Ordinance requires subdivision signs to comply with all applicable setbacks for the zone in which they are located. The proposed sign, therefore, must be a minimum of 25 feet from San Juan Road and 12 feet from Truxel Road.

- C. Subdivision Sales Office and Model Home Complex Special Permit: The Zoning Ordinance requires that temporary real estate sales offices and model homes used in connection with the maketing of a new subdivision must obtain a special permit from the Planning Commission (Section 2-G-7). Currently, a sales office housed in a portable trailer and an on-site subdivision identification sign are located at the northwest corner of Northgate Boulevard and Turnstone Drive for the purpose of marketing the "Sierra Skyline" subdivision. This sales office does not have the required special permit. A special permit application for the "Sierra Skyline" sales office complex, including any proposed model homes and on-site signs must be reviewed and approved by the Planning Commission before the proposed off-site directional sign is allowed to be erected on the subject site.

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

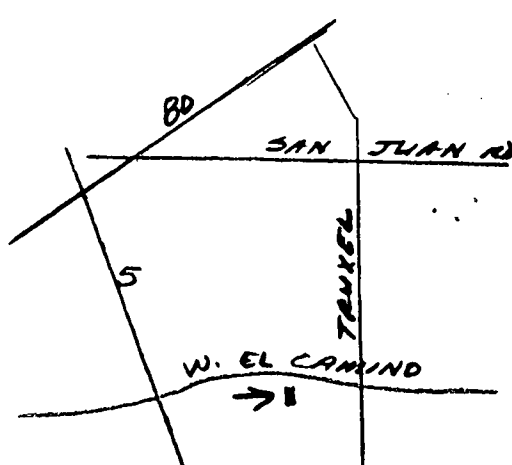
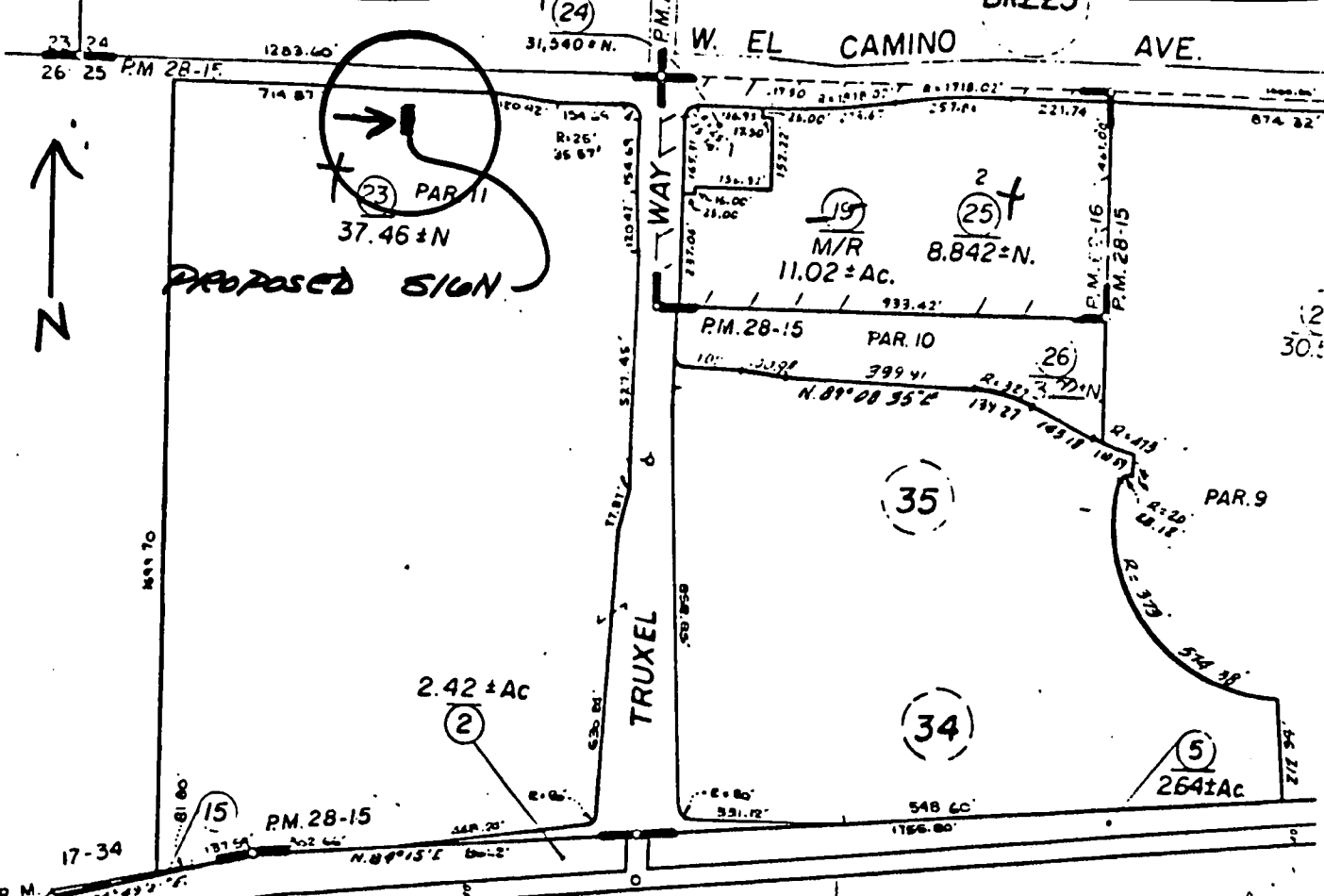
Conditions

1. The special permit shall expire one year from date of approval or August 23, 1985. Upon written application, the Commission can renew the permit for additional one year periods.

2. The sign shall comply with the setback requirements of the Agricultural (A) zone.
3. All illegal subdivision directional signs shall be removed from the subject site before the "Sierra Skyline" sign is erected, *or appropriate permits be obtained. (CPC added)*
4. An approved special permit shall be obtained for the Sierra Skyline sales office and model home complex prior to placement of the proposed directional sign on the subject site.
5. *The area of the sign shall be reduced to 40 square feet. (CPC added)*

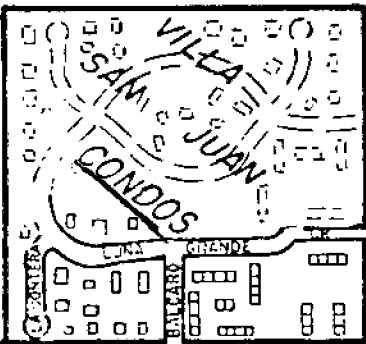
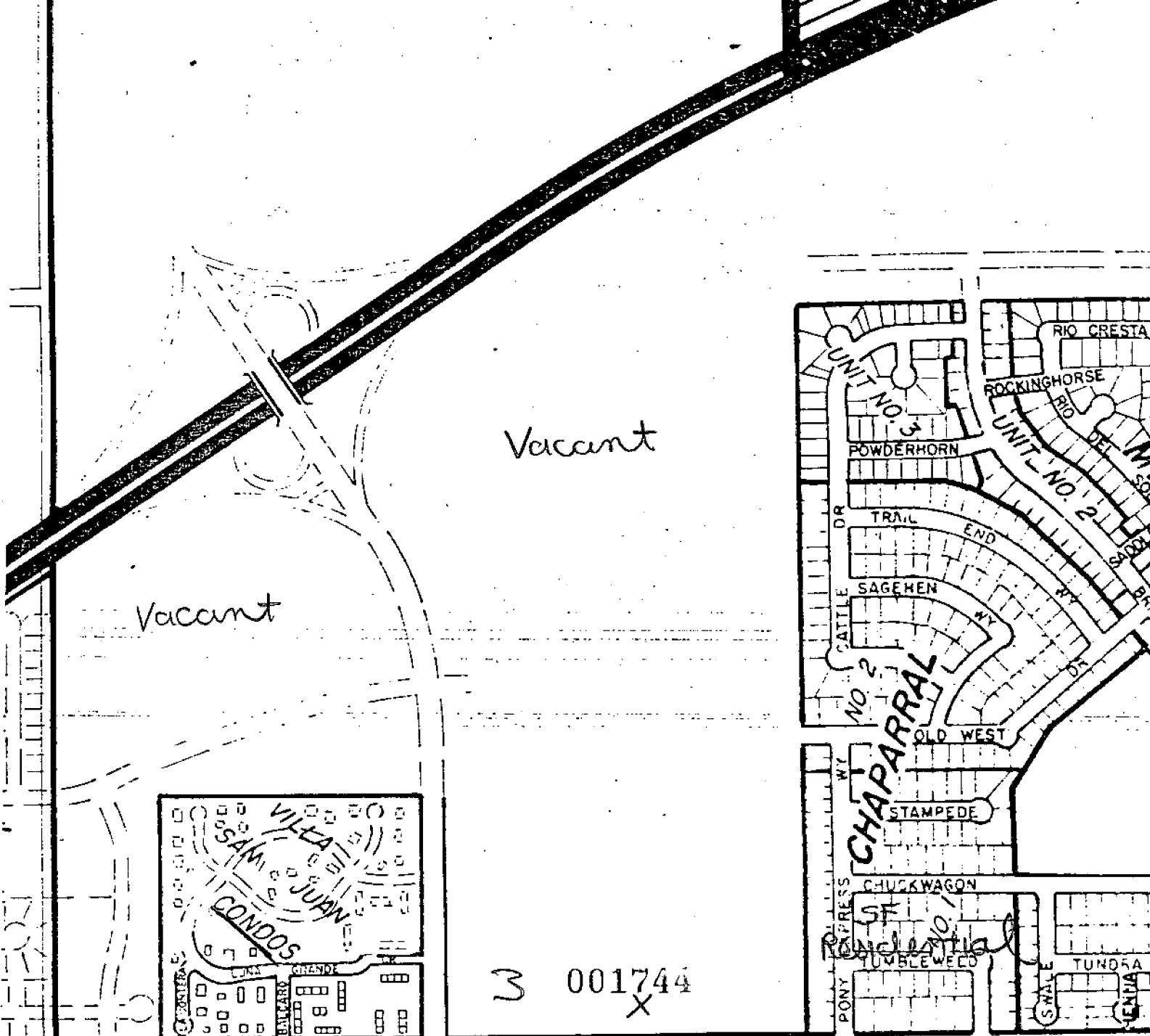
Findings of Fact

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

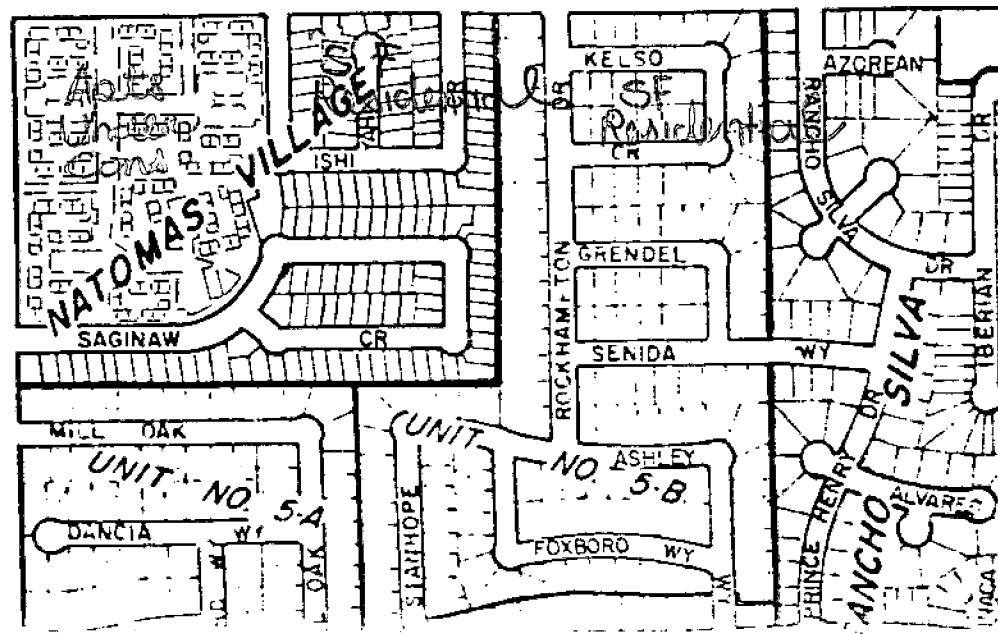
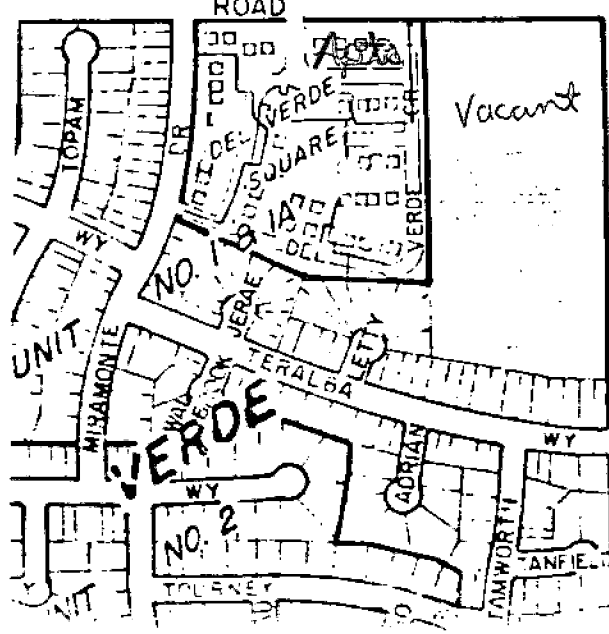
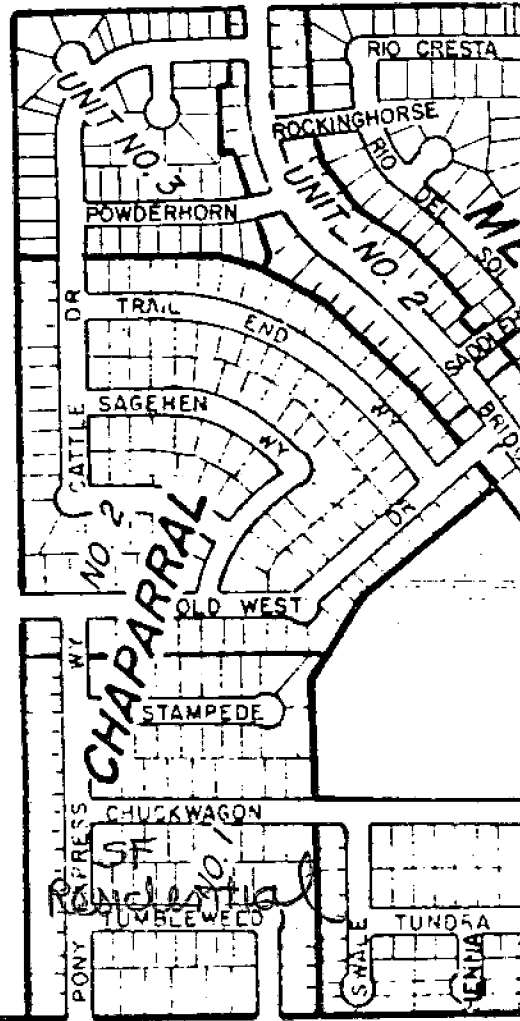


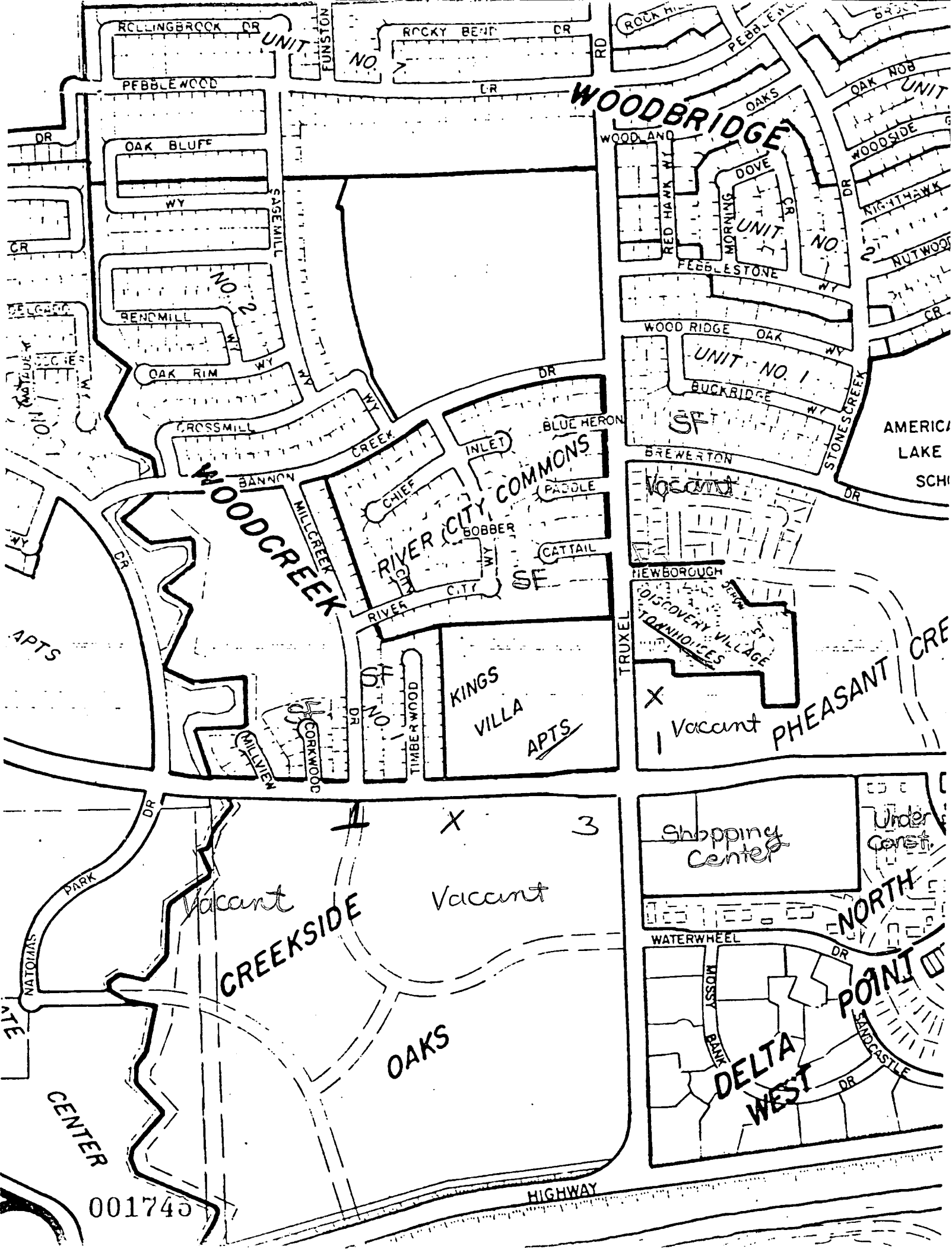
VICINITY MAP
 Natomas East Side Sub. No. 1, R.M. Bk. 17, Pg. 34
 American River City
 NOTE - Limits

(H) 001746



3 001744
X





ROLLINGBROOK DR UNIT

ROCKY BENT DR

ROCK HILL

PEBBLEWOOD

NO

CR

WOODBRIDGE

OAKS

OAK NOB

UNIT

OAK BLUFF

WY

SAGEMILL

DOVE UNIT

WOODSIDE

NIGHTHAWK

BENDMILL

NO 2

OAK RIM WY

MORN'NG CR

NO

NUTWOOD

CROSSMILL

CREEK

BLUE HERON

UNIT NO 1

BUCKRIDGE

AMERICA LAKE SCH

WOODCREEK

CHIEF

INLET

RIVER CITY COMMONS

PADDLE

BREWERTON

MILLCREEK

BANNON

RIVER

CITY

BOBBER

CATTAIL

NEWBOROUGH

APTS

KINGS VILLA APTS

DISCOVERY VILLAGE

Vacant PHEASANT CRE

NATONAS

PARK

Vacant CREEKSIDE

Vacant

OAKS

Shopping Center

Under Const.

NORTH

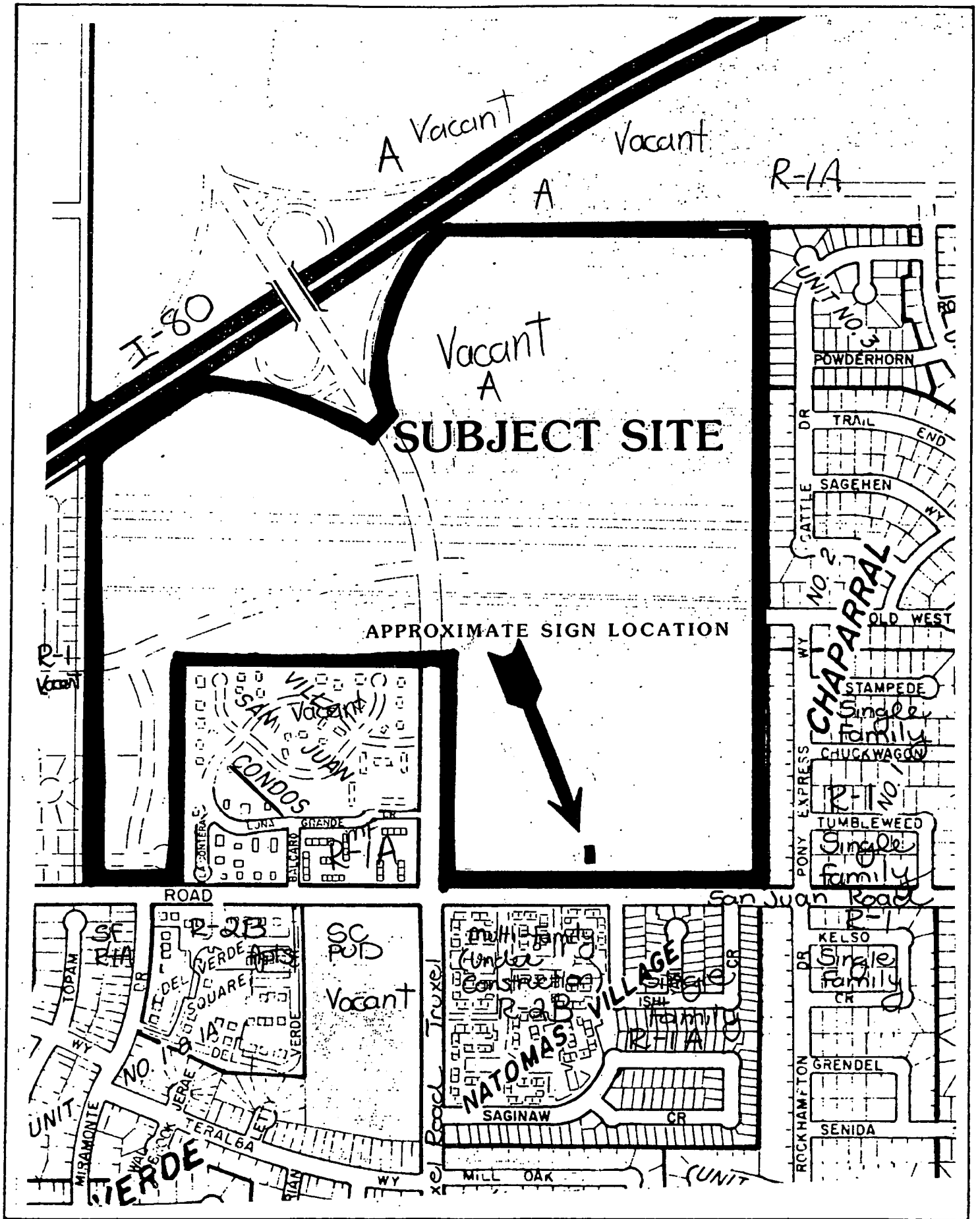
WATERWHEEL

DELTA WEST

POINT

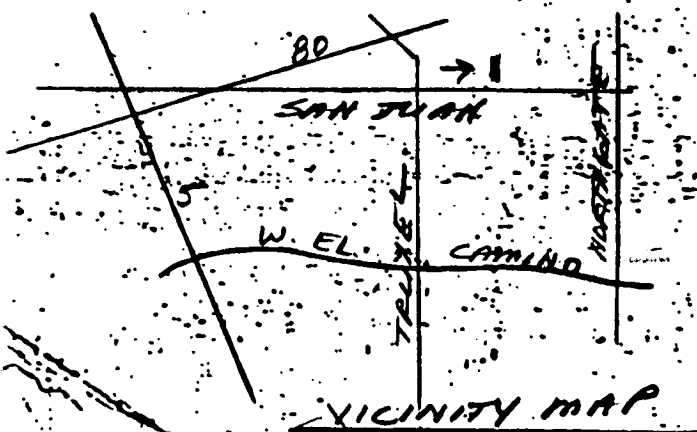
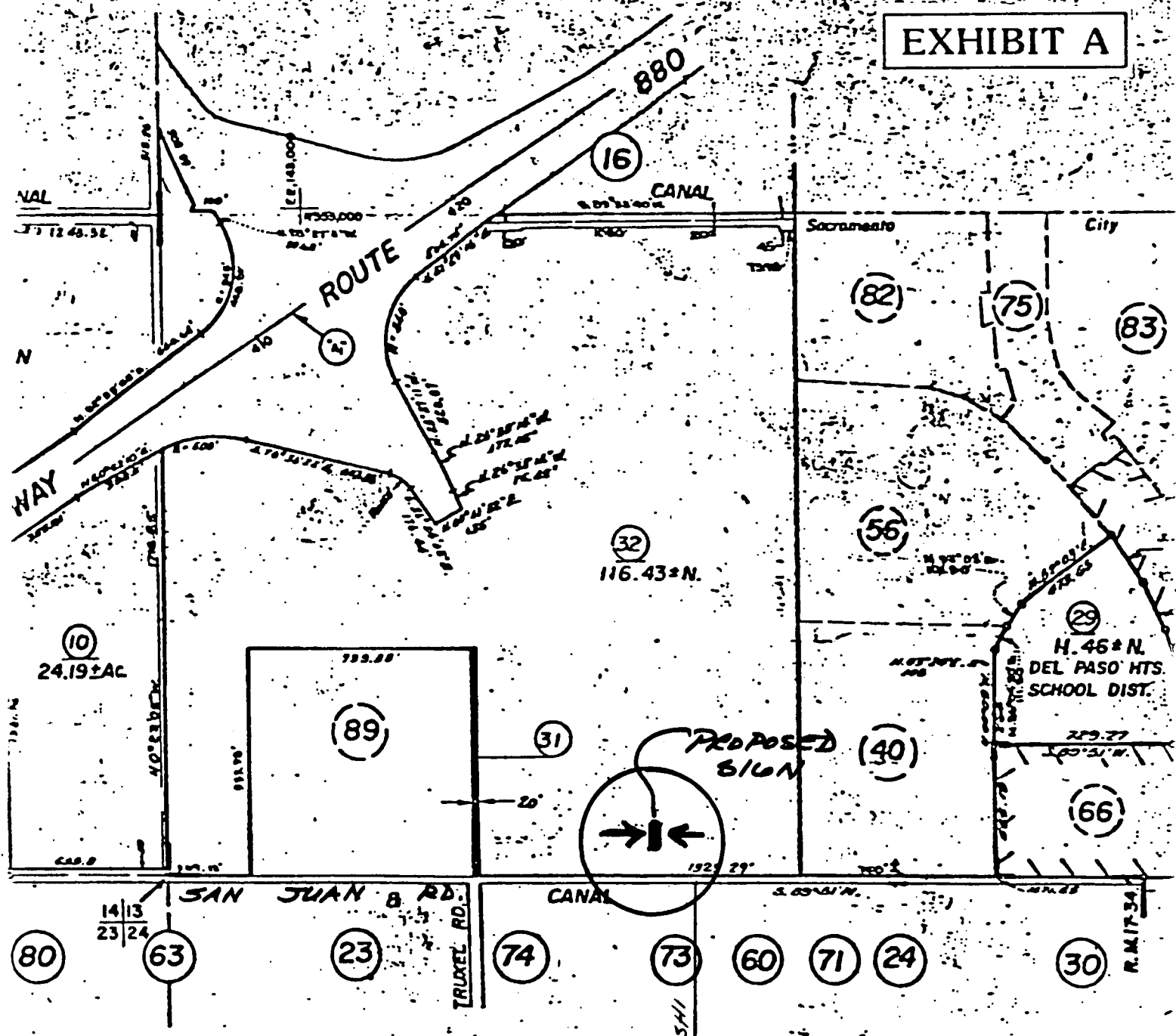
HIGHWAY

001745



VICINITY - LAND USE - ZONING

EXHIBIT A



Assessor's
County of

001743

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

8-23-84

No. 13

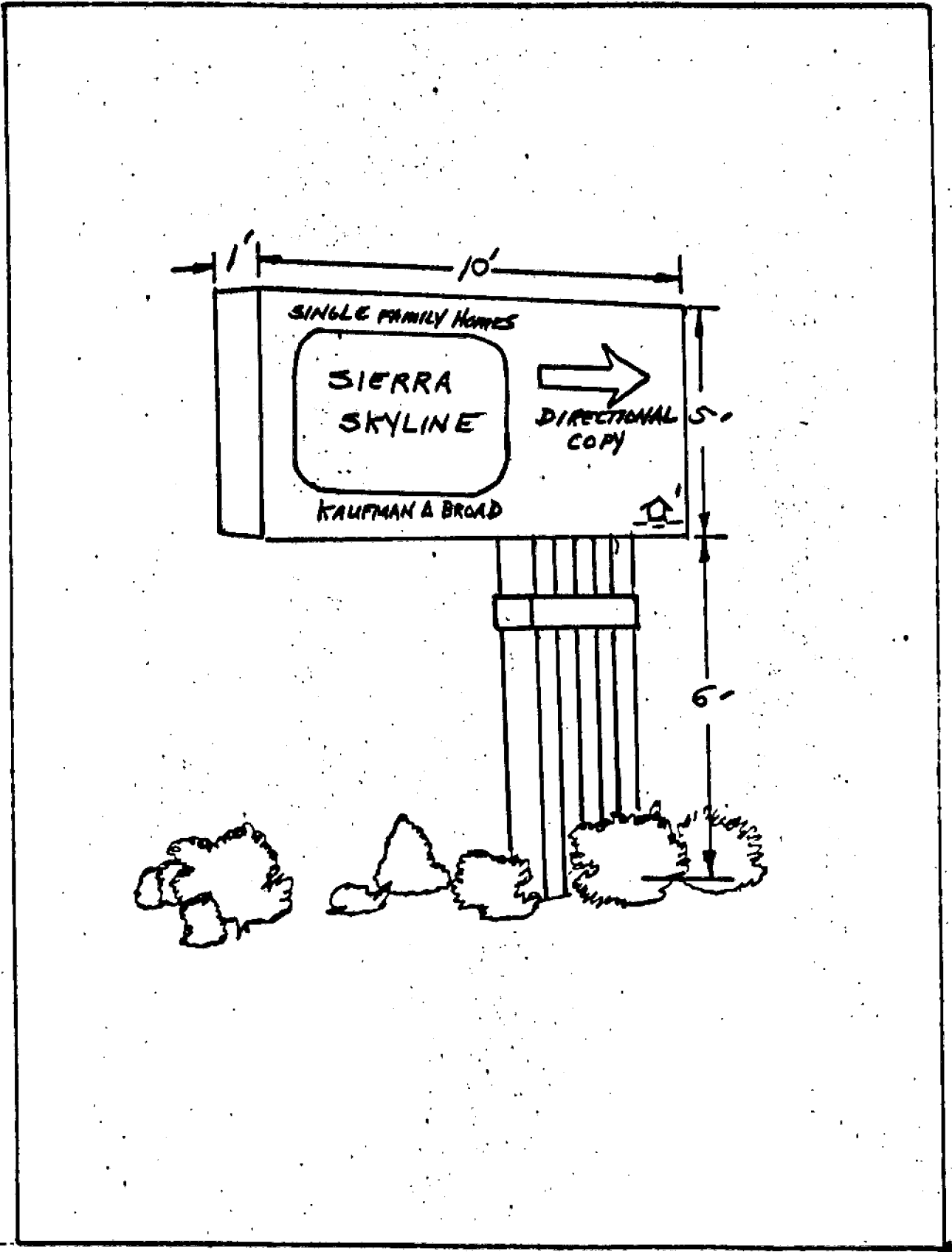


EXHIBIT C

LOCATION OF SUBDIVISION

SIGN KEY NUMBERS

- 1. P84 270
- 2. P84 271
- 3. P84 269 (SUBJECT SITE)
- 4. P84 273
- 5. P84 272

