

CITY PLANNING COMMISSION

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

APPLICANT	Pacific Scene, 600 W. North Market Blvd., Sacramento, CA 95834		
OWNER	Angelo K. Tsakopoulos, et al, 7700 College Town Drive, Sacramento, CA 95826		
PLANS BY	Pacific Scene, 600 W. North Market Blvd., Sacramento, CA 95834		
FILING DATE	7-20-82	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	Exempt 15111	EIR	ASSESSOR'S PCL. NO. 274-060-24

APPLICATION: 1. Environmental Determination
 2. Special Permit to locate an off-site directional subdivision sign for Discovery Point subdivision

LOCATION: Southeast corner of West El Camino and Truxel Road

PROPOSAL: The applicant is requesting the necessary entitlements to erect a 4'x8'x8' directional sign off site to advertise the Discovery Point subdivision.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Office
1978 South Natomas Community Plan Designation:	Commercial and Shopping Center
Existing Zoning of Site:	SC-R
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant; R-1A
South:	Vacant; SC-R
East:	Vacant; SC-R
West:	Multi-family residential; R-2B-R

Property Area:	.74± acre
Topography:	Flat
Sign Colors:	White background, black lettering and border; yellow and orange in logo
Building Materials:	Wood and plywood
Dimensions of Sign:	4' x 8'
Height of Sign:	8 feet

STAFF EVALUATION: Staff has the following comments with regard to this project:

1. The applicant is requesting the necessary entitlement to locate an off site subdivision marketing sign intended to direct prospective home buyers to 'Discovery Point' subdivision. The subject site is located at the southeast corner of Truxel Road and West El Camino Avenue. The site is .7± acres in size, vacant, and located in the SC-R (Shopping Center with site plan review) zone.
2. The proposed sign is four feet in height and eight feet in width. Overall height of the structure is eight feet. The sign is to be double-faced, facing east/west and is to have a white background, a black border and lettering, and yellow and orange in the logo. [redacted] finds the colors and size to be acceptable.

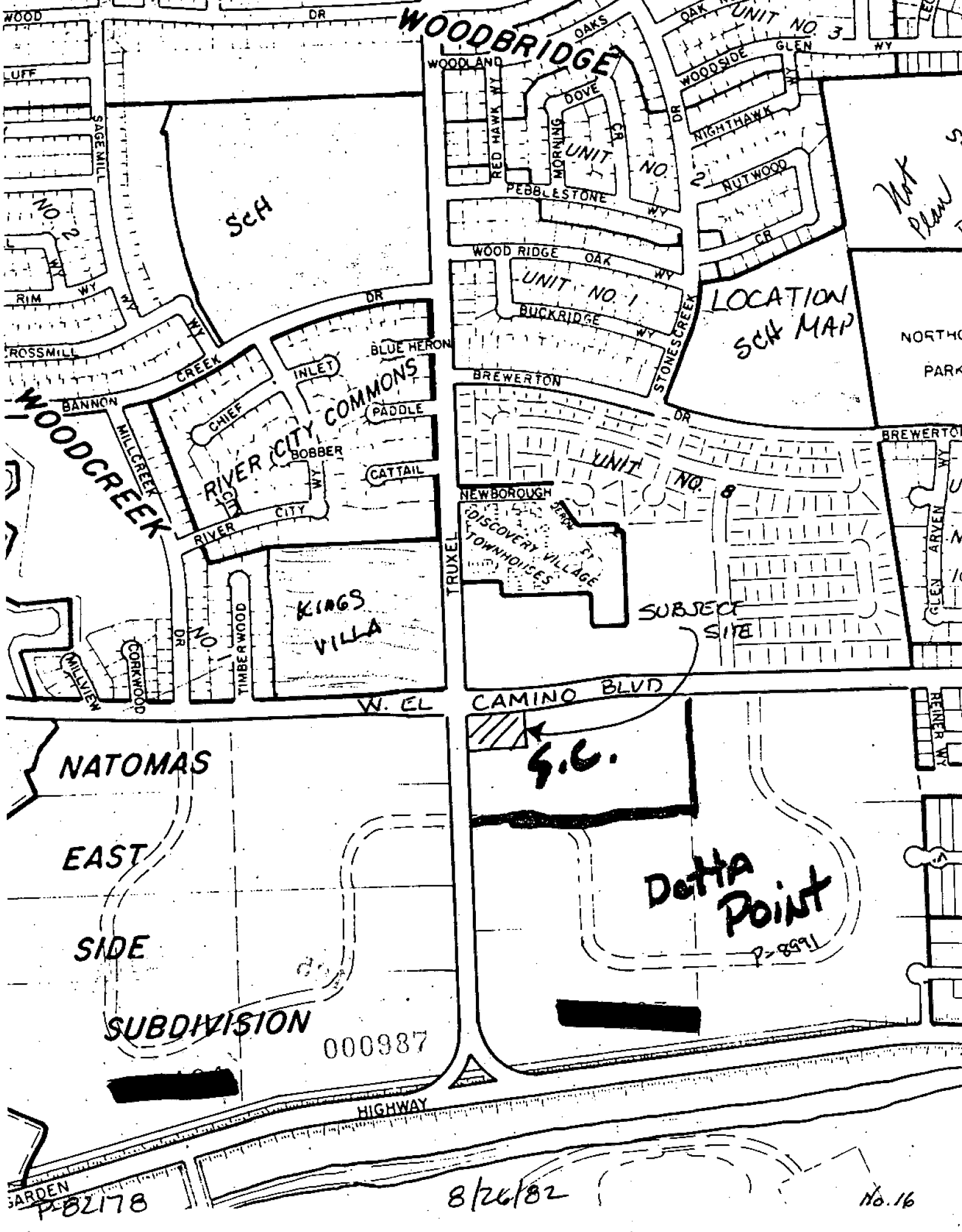
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APPLC. NO. P82-178

MEETING DATE August 26, 1982

CPC ITEM NO. 3/8

~~7-23-82~~
10-28-82



WOODBRIDGE

WOODCREEK

RIVER CITY COMMONS

KINGS VILLA

DISCOVERY VILLAGE

NATOMAS

EAST SIDE

SUBDIVISION

000987

Delta Point

158-2-8891

8/26/82

16.16

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LOCATION SCH MAP

SUBJECT SITE

S.C.

Not Plan 5

P 82178

GARDEN

HIGHWAY

CAMINO BLVD

W. EL

NORTH PARK

BREWERTON

WY

GLEN ARVEN WY

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WOOD

LUFF

NO. 2

RIM WY

ROSSMILL

BANNON

MILCREAK

RIVER

MILLVIEW

CORKWOOD

W. EL

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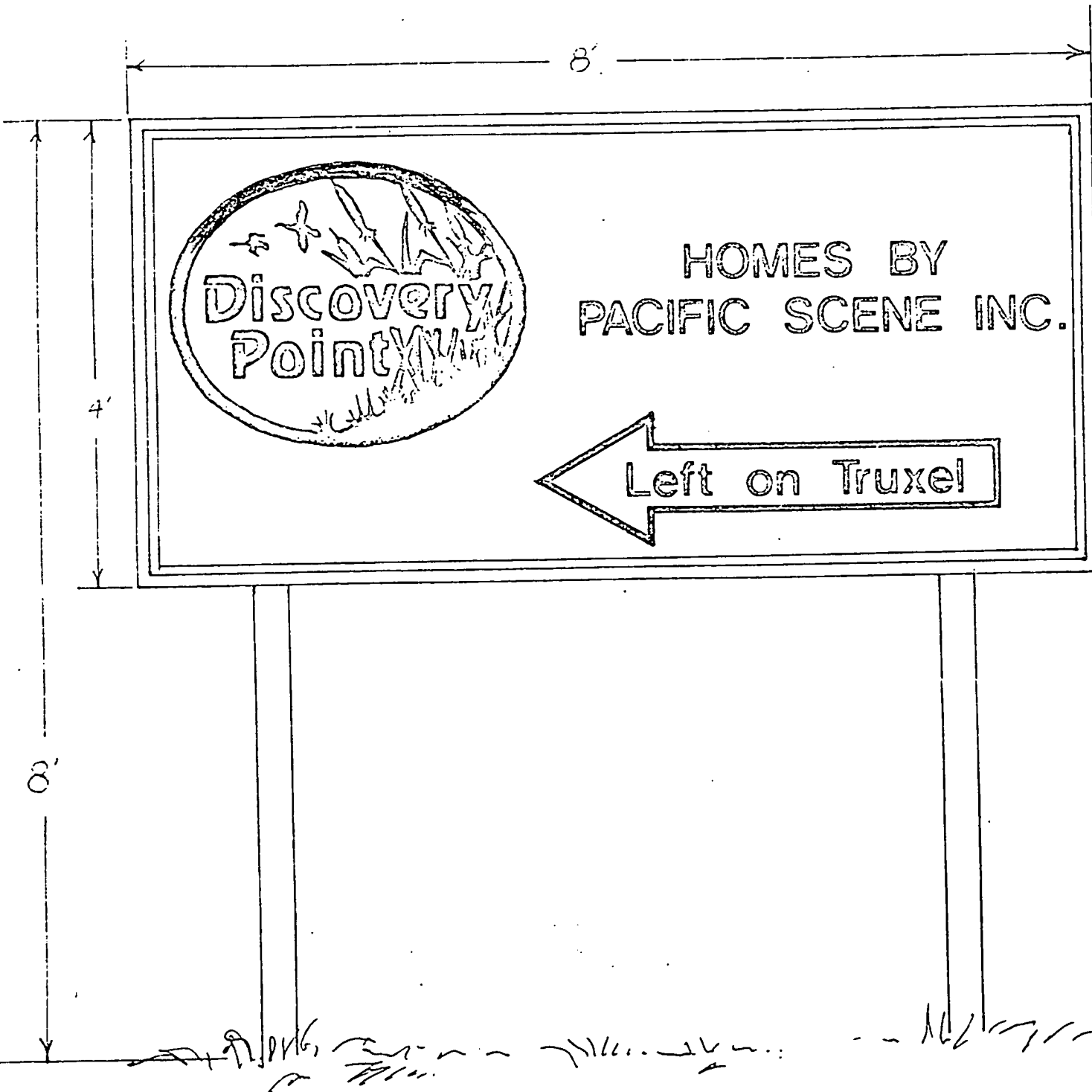
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SIGN
ELEVATION



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P 82178

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Aug. 26, 1982
9-23-82 10-28-82

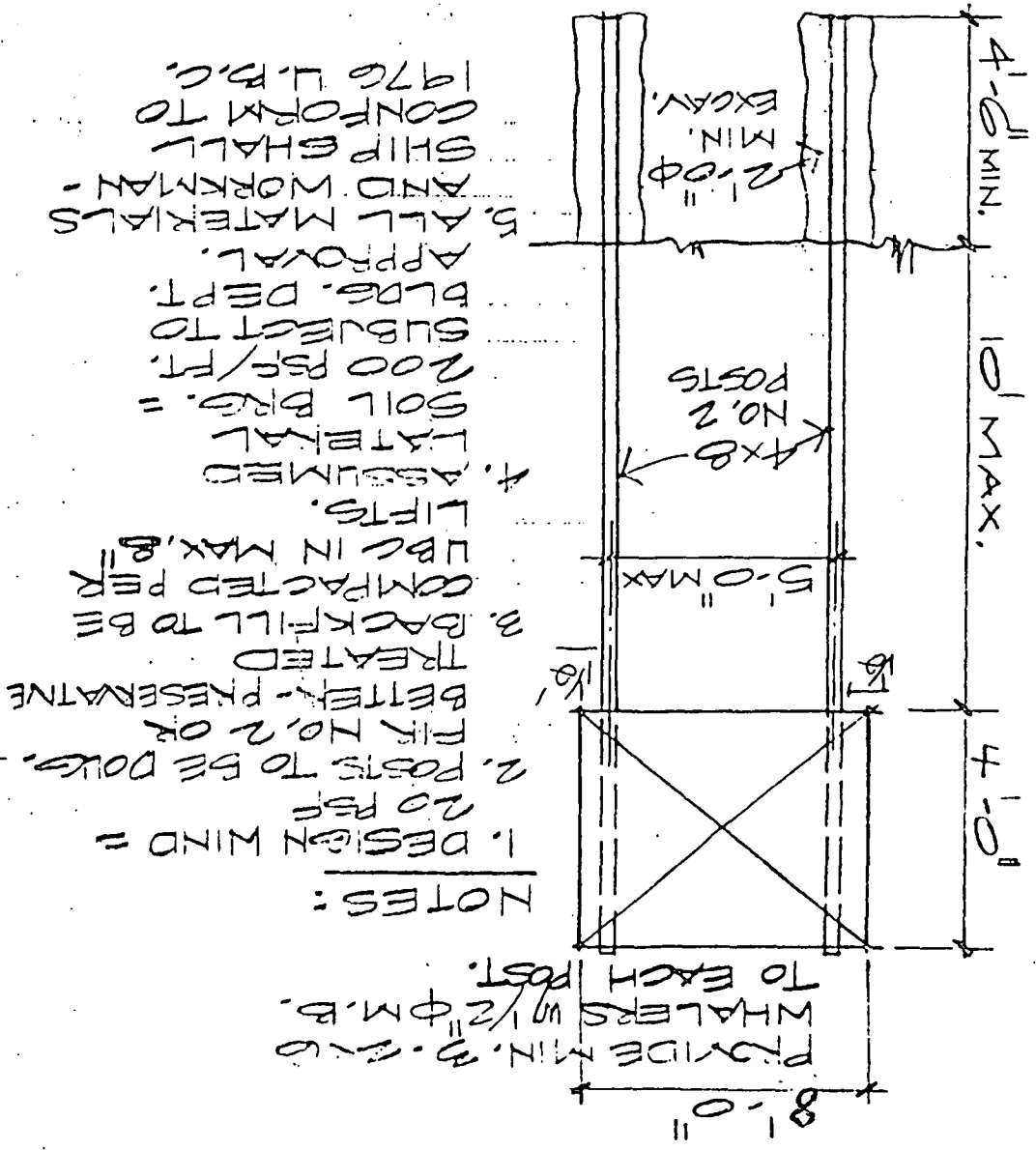
No. 18

FOOTING (NON-CONSTRAINED)
 $d = 2.34 \times 300 / (200 \times 1.33 \times 2 \times 1.5) = .88$
 $d = (.88 / 2) \times (1 + \sqrt{1 + 4.36 \times 12.5}) = .44 \times (1 + 7.93) = .88$

000989

POLES
 $P = 3 \times 5 \times 20 \text{ PSF} = .30 \text{ K}$
 $M = .30 \text{ K} \times 12.5' = 3.75 \text{ K}$
 $F_B 4 \times 8 = 3.75 \times 12 / 30.00 \times 1.33 = 1104 \text{ PSI} < 1250 \therefore \text{OK}$
 USE 4x8 NO. 2

WHALERS @ 4'-0" MAX. (L = 5'-0" MAX.)
 $W = 4 \times 20 \text{ PSF} = 80 \text{ PLF}$
 $M = 1/8 \times 80 \times 5^2 = .25 \text{ K}$
 $F_B 2 \times 6 \text{ PLAT} = .25 \times 12 / 2.1 \times 1.33 = 1074 \text{ PSI} < 1250 \therefore \text{OK}$
 USE 2x6 NO. 2 PLAT



5. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO 1976 U.B.C.

4. ASSUMED LATERAL SOIL BRG. = 200 PSF/FT. SUBJECT TO BLDG. DEPT. APPROVAL.

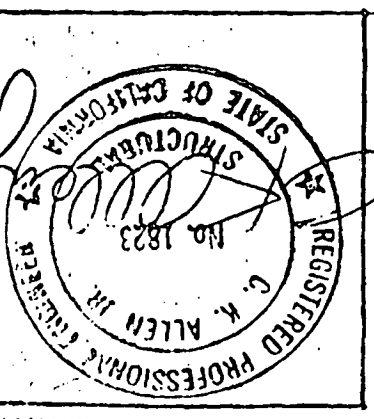
3. BACKFILL TO BE COMPACTED PER UBC IN MAX. B' LIFTS.

2. POSTS TO BE DOUG. FIR NO. 2 OR BETTER - PRESERVATIVE TREATED

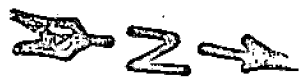
NOTES:
 1. DESIGN WIND = 20 PSF

PROVIDE MIN. 3'-0" WHALERS @ 2'-0" M.B. TO EACH POST.

C. K. ALLEN CONSULTING STRUCTURAL ENGINEER
 1760 MONROVIA UNIT C12 COSTA MESA, CALIF. 92627



Aug. 26, 1982



1"=100'

31,540 ± N

(24)

300'

(23)

37.46 ± N

601105

300'

TRUXEL

20,976 ± N

(35)

W. EL CAMINO AV.

100'

Existing 3'x3' sign
Proposed sign 4'x8' D/E
30' from road

(19)

M/R
11.02 ± Ac.

(25)

8.842 ± N

SITE PLAN

⑧ = Stop Sign
⑨ = Signs

PM 28-15

3. Building setback in the SC zone is 50 feet for front and street sides. According to the Sign Ordinance (Div. 11, Sec. 3.194(d)), a subdivision sign shall comply with all applicable setback requirements for the zoning district in which the property is located. The sign, therefore, must be located 50 feet back from the property line of Truxel and West El Camino.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to the State EIR Guidelines (CEQA, Section 15111).

STAFF RECOMMENDS approval of the Special Permit subject to conditions and based on Findings of Fact which follow:

Conditions

1. In accordance with the Sign Ordinance, the sign shall be removed one year from the date of special permit approval, August 26, 1983, unless an extension request is approved.
2. The site plan shall be revised to reflect a 50-foot setback from the property lines of Truxel Road and West El Camino Avenue prior to sign permit approval.

Findings of Fact

1. The project, as conditioned, is based on sound principles of land use in that the sign will be located according to setback requirements of the SC zone in which it is located.
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 will not negatively affect the visual quality of the location.
3. The sign is a temporary structure which will be removed unless the permit is extended or until property is developed with a shopping center.
4. The project is consistent with the Sign Ordinance which allows subdivision development signs in any zone, subject to the issuance of a special permit.