

CITY PLANNING COMMISSION

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

APPLICANT	Market Directions, 1400 'S' Street, Suite 101, Sacramento, CA 95814				
OWNER	Dunmore Development, 9807 Fair Oaks Boulevard, Fair Oaks, CA 95628				
PLANS BY	Market Directions, 1400 'S' Street, Suite 101, Sacramento, CA 95814				
FILING DATE	3-5-85	50 DAY CPC ACTION DATE		REPORT BY:	JP:bw
NEGATIVE DEC	Ex. 15303(e)	EIR		ASSESSOR'S PCL NO.	119-330-68

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

LOCATION: Northwest corner Mack Road and Brookfield Drive

PROPOSAL: The applicant is requesting the necessary entitlement to construct a 24-square foot, six-foot high double-faced temporary non-illuminated subdivision sign for the Sunrise Village Park Subdivision.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Southgate Community Plan Designation:	Light Density Multiple Family
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Vacant; R-1A
South: Single Family; R-1
East: Vacant; R-1A
West: Vacant; R-1

Property Dimensions:	Irregular
Property Area:	0.34± acres
Sign Dimensions:	4' x 6'
Sign Area:	24 sq. ft. per side; 48 sq. ft. total
Sign Height:	Six feet
Sign Colors:	Blue, orange and white
Sign Materials:	Wood

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

- A. **Land Use:** The subject site is a 0.34± acre vacant parcel located in the Single Family (R-1) zone. The parcel is also located at the intersection of Mack Road and Brookfield Drive, a major street and a collector street in the area. Surrounding land uses include vacant residential lots and single family residential uses. The applicant is requesting a special permit to locate a subdivision directional sign on the site for the Sunrise Village Park model home complex. The model homes are located approximately 2,500 feet to the southeast of the site. (See land use map.)
- B. **Site Design and Location:** The sign is proposed to be double-faced and angled in such a manner so as to be viewed by persons traveling southeast along Mack Road and southwest along Brookfield Drive.

APPLC. NO. P85-117

MEETING DATE April 25, 1985

CPC ITEM NO. 11

EXHIBIT A SITE PLAN

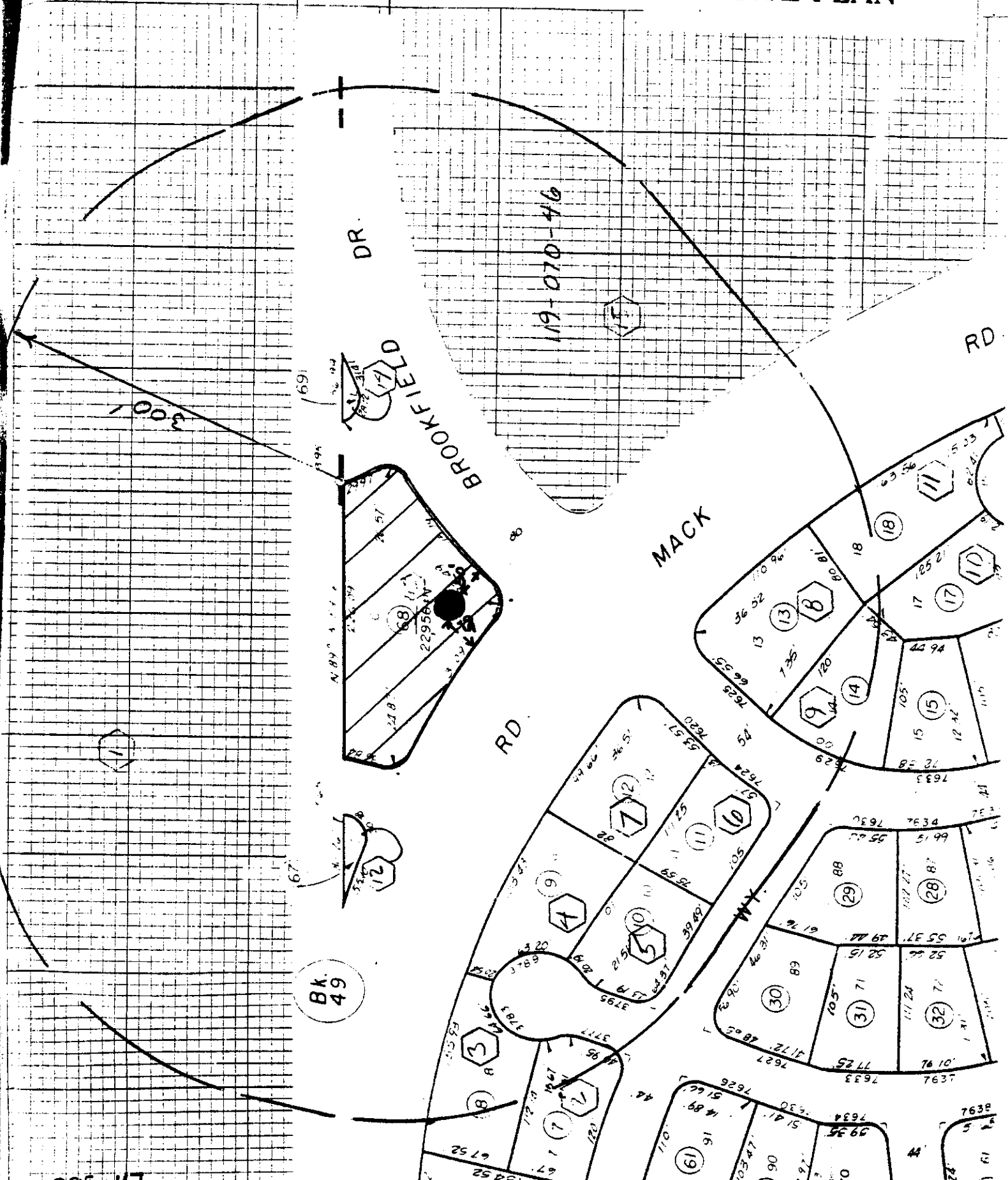


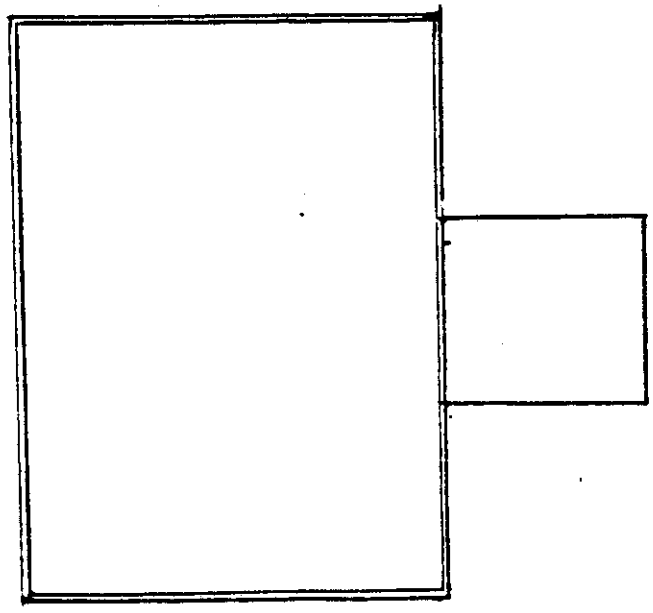
EXHIBIT B
ELEVATIONS

DEVELOPER: DUNMORE DEVELOPMENT INC.
VISION: SUNRISE VILLAGE PARK
STREET LOCATION: BROOKFIELD/MACK

A. SIGN PROFILE



6 FT



4 FT

EXAMPLE OF SIGN COPY

6 FT

