

# CITY PLANNING COMMISSION

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

APPLICANT	Diamond Signs, Inc. - 2001 Tarob Court, Milpitas, CA 95035		
OWNER	Lee Sammis Company/Sacramento Savings & Loan - P.O. Box 872, Sacramento 95804		
PLANS BY	Diamond Signs, Inc. - 2001 Tarob Court, Milpitas, CA 95035		
FILING DATE	10-5-84	50 DAY CPC ACTION DATE	REPORT BY: EG:sg
NEGATIVE DEC. EX.	15303e	EIR	ASSESSOR'S PCL NO 274-050-23

**APPLICATION:** Special Permit to construct a 4' x 8' subdivision sign (Sign Ordinance Section 3.194)

**LOCATION:** South side of El Camino Avenue, 800+ feet west of Truxel Road

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a double-faced subdivision marketing sign.

**PROJECT INFORMATION:**

1974 General Plan Designation: Residential  
1978 South Natomas Community  
Plan Designation: Residential (4-21 d.u./ac.)  
Existing Zoning of Site: R-2B-R  
Existing Land Use of Site: Vacant

**Surrounding Land Use and Zoning:**

North: Residential; R-1  
South: Vacant; A  
East: Vacant; SC-R  
West: Vacant; R-2A

Property Dimensions: Irregular  
Property Area: 37+ acres  
Height of Structure: 4' x 8' - 8' high  
Topography: Flat  
Exterior Sign Colors: Undetermined at this time  
Exterior Sign Materials: Wood posts, duraply panels  
Sign Illumination: Non-illuminated

**BACKGROUND INFORMATION:** On August 23, 1984, the Planning Commission approved a temporary subdivision directional sign for the Sierra Skyline Subdivision on the subject site. In addition, the Commission directed that the three illegal signs located on site be removed.

**PROJECT EVALUATION:** Staff has the following comments:

- A. The subject site is a 37+ acre parcel located in the Garden Apartment-Review (R-2B-R) zone. The site is currently vacant except for three subdivision directional signs. These signs do not have a special permit and therefore constitute illegal signs. Staff recommends these signs be removed prior to installation of the proposed sign.
- B. The applicant proposes to locate a 4' x 8' (32 square foot), eight foot high subdivision directional sign for the Woodgate West Subdivision on the subject site. The subdivision is located at the northerly terminus of Erin Drive, north of Fairweather Drive. The sign is proposed to be non-illuminated and temporary. Proposed colors are undetermined at this time. The sign will be constructed of wood posts and duraply panels.

- C. The Sign Ordinance requires subdivision signs to comply with all applicable setbacks for the zone in which they are located. The proposed sign must be a minimum of 25 feet from both West El Camino Avenue and Truxel Road and that the sign can be no closer than 300 feet to any other sign on the same side of the street on which it is located.
- D. The proposed sign has been reviewed by the Building Inspection Division and the South Natomas Advisory Committee. No comments were received.

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

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 the date of approval or November 8, 1985. Upon written application, the Commission may renew the permit for additional one year periods.
- 2. The sign shall comply with the setback requirements of the R-2B zone (25').
- 3. The sign shall not be located nearer than 300 feet to any other sign on the same side of the street on which it is located.
- 4. All illegal subdivision directional signs shall be removed from the subject site prior to issuance of a sign permit for the subject sign.

Findings of Fact

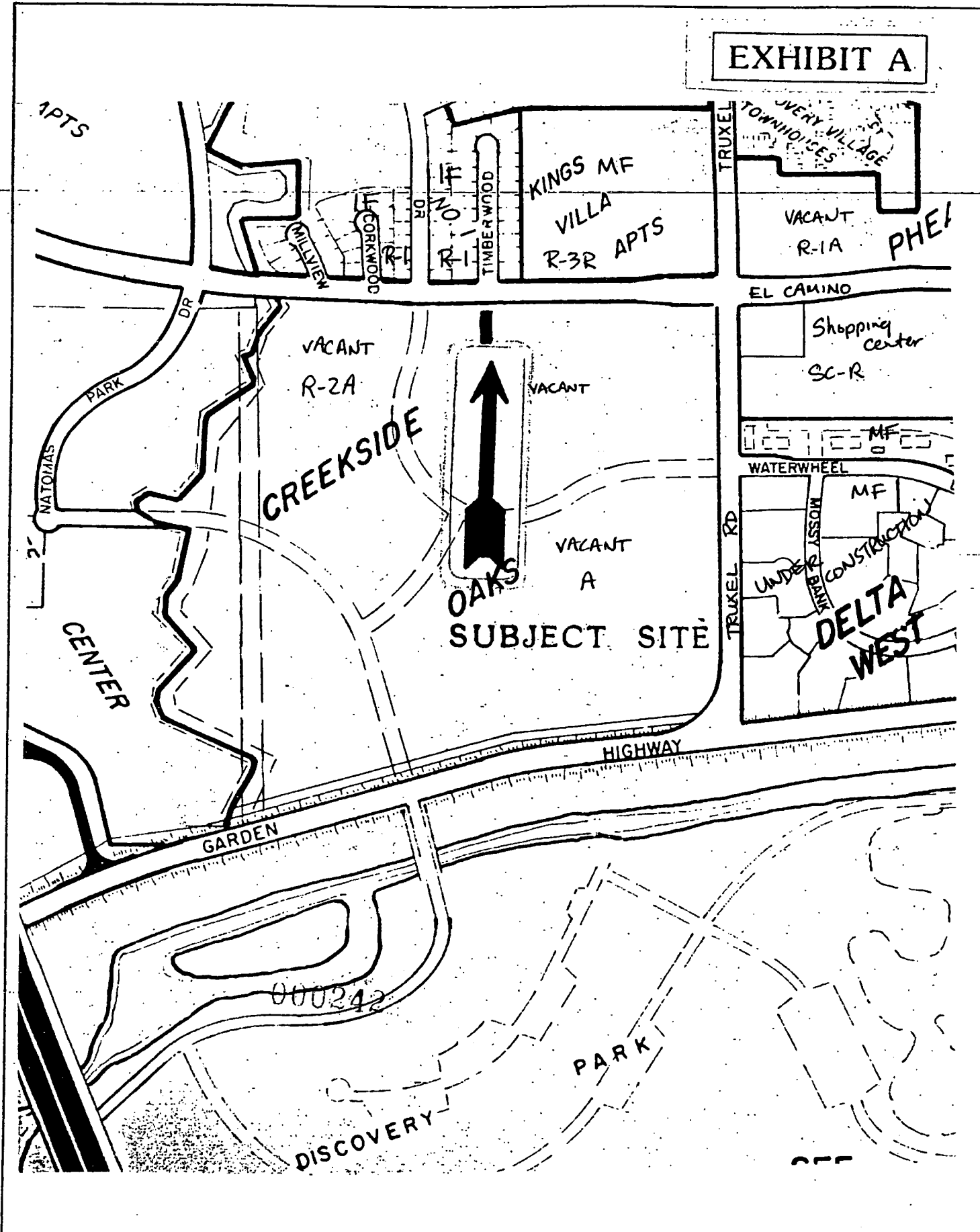
- 1. The proposal, as conditioned, is based upon sound principles of land use in that:
  - a. The sign will be located on the site for a temporary period;
  - b. The sign would conform to the setback limitations set forth in the Zoning Ordinance;
  - c. The sign would be located on a major street;
  - d. The sign would be compatible with the surrounding uses in the 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.

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- C. The proposal is in conformance with the 1974 General Plan and the 1978 South Natomas Community Plan which designate the site for residential uses. Subdivision signs are permitted in any zone, subject to approval of a special permit by the Planning Commission.

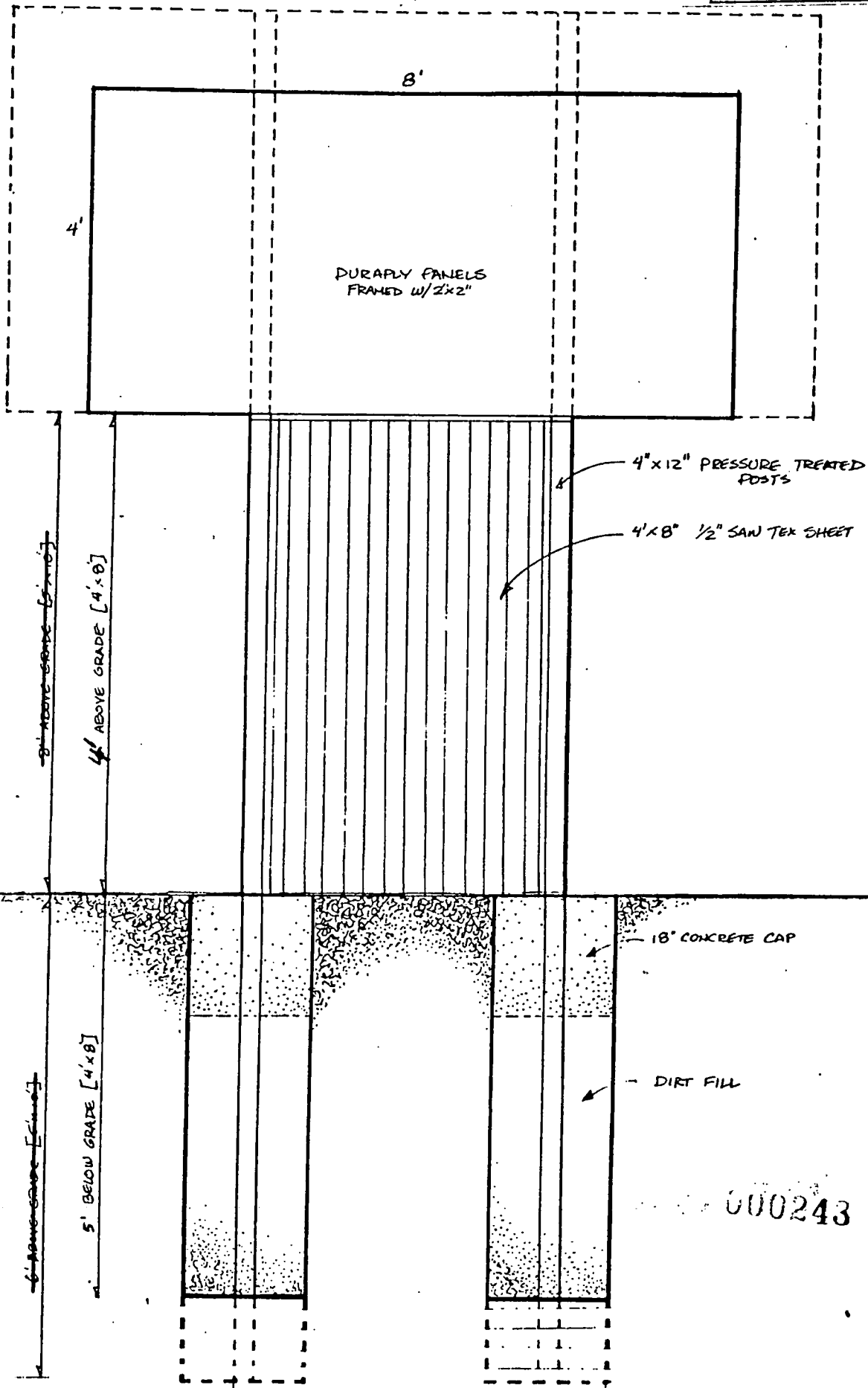
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EXHIBIT A



VICINITY - LAND USE - ZONING

EXHIBIT B



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