

CITY PLANNING COMMISSION

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

APPLICANT	Diamond Signs, 2001 Tarob Court, Milpitas, CA 95035		
OWNER	Rumford Life Insurance Company, 10 Dorrance Street, Providence RI 02903		
PLANS BY	Diamond Signs, 2001 Tarob Court, Milpitas, CA 95035		
FILING DATE	2-25-83	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC	Exempt 15103(e)EIR	ASSESSOR'S PCL. NO.	117-011-25

APPLICATION: Special Permit to locate a 4' x 8', 12' high off-site, non-illuminated temporary subdivision directional sign

✓ LOCATION: South side of Mack Road, 600± feet west of Center Parkway

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1968 Valley Hi Community Plan
Designation: Medium Density Residential
Existing Zoning of Site: R-3-R; R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; R-3-R
South: Vacant/Residential; A, R-1
East: Vacant; R-2B-R
West: Vacant; R-3-R, R-1

Site Area: 21.25 acres
Sign Dimensions: 4' x 8'
Sign Height: 12 feet
Setback Required: 25 feet

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

1. The applicant proposes to erect a 32 square foot, 12 foot high off-site, non-illuminated temporary subdivision directional sign for the Monarch Point Village Subdivision on the subject site (see Exhibits A-C). Monarch Point Village is located to the south of the proposed signage in Summerfield Unit No. 17, near the intersection of Calvine Road and Center Parkway. The site is currently vacant.

The Sign Ordinance specifies that the Planning Commission may issue a special permit for a temporary sign in any zone in connection with the marketing of lots or structures in a subdivision. The Ordinance further specifies that said sign must comply with all applicable setback requirements for the zoning district in which the property is located and that the time limit for the sign is one year.

2. Staff inspection of the site revealed that the site is presently vacant except for one real estate sign, located entirely within the property to which it applies.
3. Staff has no objection to the sign request in that the sign does not obstruct visibility to motorists and the sign is temporary in nature.

000327

APPLC. NO. P83-071

MEETING DATE March 24, 1983

CPC ITEM NO. 15

STAFF RECOMMENDATION: Staff recommends approval of the special permit, subject to conditions and based upon the Findings of Fact which follow:

Conditions

- a. The special permit shall expire one year from the date of approval, or March 24, 1984. Upon written application, the Commission can renew the permit for additional one-year periods.
- b. The proposed sign will be placed at least 25 feet from the property line fronting Mack Road.

Findings of Fact

- a. The proposal, as conditioned, is based upon sound principles of land use in that:
 - 1) the sign would be located on the site for a temporary period;
 - 2) the sign would conform to setback limitations set forth in the Zoning Ordinance;
 - 3) the sign would be located on a major street;
 - 4) the sign would be compatible with the surrounding area.
- b. The proposed sign, as conditioned, is not injurious to the public in that:
 - 1) the proposed sign would not obstruct visibility for motorists traveling along Mack Road;
 - 2) the proposed sign would not be a public nuisance to surrounding properties.
- c. The proposal is in conformance with the 1974 General Plan and the 1968 Valley Hi Community Plan in that the plans designate the subject site for residential uses. Subdivision signs are permitted in any zone, subject to approval of a special permit by the Planning Commission.

City Planning Commission
Sacramento, California

Members in Session:

Subject: Section 65402(a) Review: Abandonment of a portion of a public alley
located at the northwest terminus of Del Paso Boulevard and Land Avenue
(M83-071)

SUMMARY: This is a request to abandon a portion of an alley right-of-way which is not needed for public purposes. Section 65402(a) of the State Government Code requires the City Planning Commission to report on conformance of this proposal with the General Plan and applicable community plans.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1966 Hagginwood Community Plan Designation:	Apartments
1984 North Sacramento Community Plan Designation:	Residential (4-8 du/net ac.)
Existing Zoning of Site:	R-1, R-3
Existing Use of Site:	Access to adjacent residential properties

Surrounding Land Use and Zoning:

North:	Single Family; R-1, R-3
South:	Single Family; R-3
East:	Single Family; R-1
West:	Single Family; R-3

Alley Dimensions (portion to be abandoned): 20' x 225'

BACKGROUND INFORMATION: The subject site is the southeastern 225 feet of the alley located at the northwest terminus of Del Paso Boulevard and Land Avenue (Exhibits A, B and C). The two property owners adjacent to this portion of the alley have requested that it be abandoned as it does not provide access through to Marysville Boulevard and is only used by the public to dump garbage in the adjacent drainage canal. The two property owners presently use the alley as access to their adjacent parcels. The owner of the two adjacent parcels to the southwest is also requesting a lot line merger so that the alley abandonment, if approved, will not create a land-locked parcel (P84-106). See Item No. 23 for the lot line merger.

Staff has no objection to the alley abandonment request as the alley has not provided through access for several years, and is a nuisance to adjacent property owners. The proposal has been reviewed by SMUD, PG&E, Pacific Telephone and the City Traffic, Water and Sewer, Building and Engineering Divisions. They had no objections to the proposed alley abandonment. The following conditions of abandonment were received on the proposal from City Divisions:

Traffic Engineering: The owners of the properties adjacent to the alley shall establish a reciprocal access easement to the rear of the parcels to serve the existing garage structure.

M83-071

April 12, 1984

Item No. 1

08E000

000329



Subject Site →

← **SIGN**

000333

PRARIE SCHOOL

PARK SITE

LOCATION MAP EXHIBIT A



000334

NORTH

SACRAMENTO

NO. 3

VISTA
NO. 1

LINDA
SUB.

STRADER
TRACT

SCHMITZ
TRACT

HAGGINWOOD
SCHOOL

PERKTEL
MAURCORA

BROWNING
TRACT

Portion
of alley
to be
abandoned

1183-071

2-9-84

Item 1

MS3-071

SACRAMENTO SUB NO. 8
RM. BK. 13
PG. 49

ASSESSOR'S MAP BK 265

48-6-8

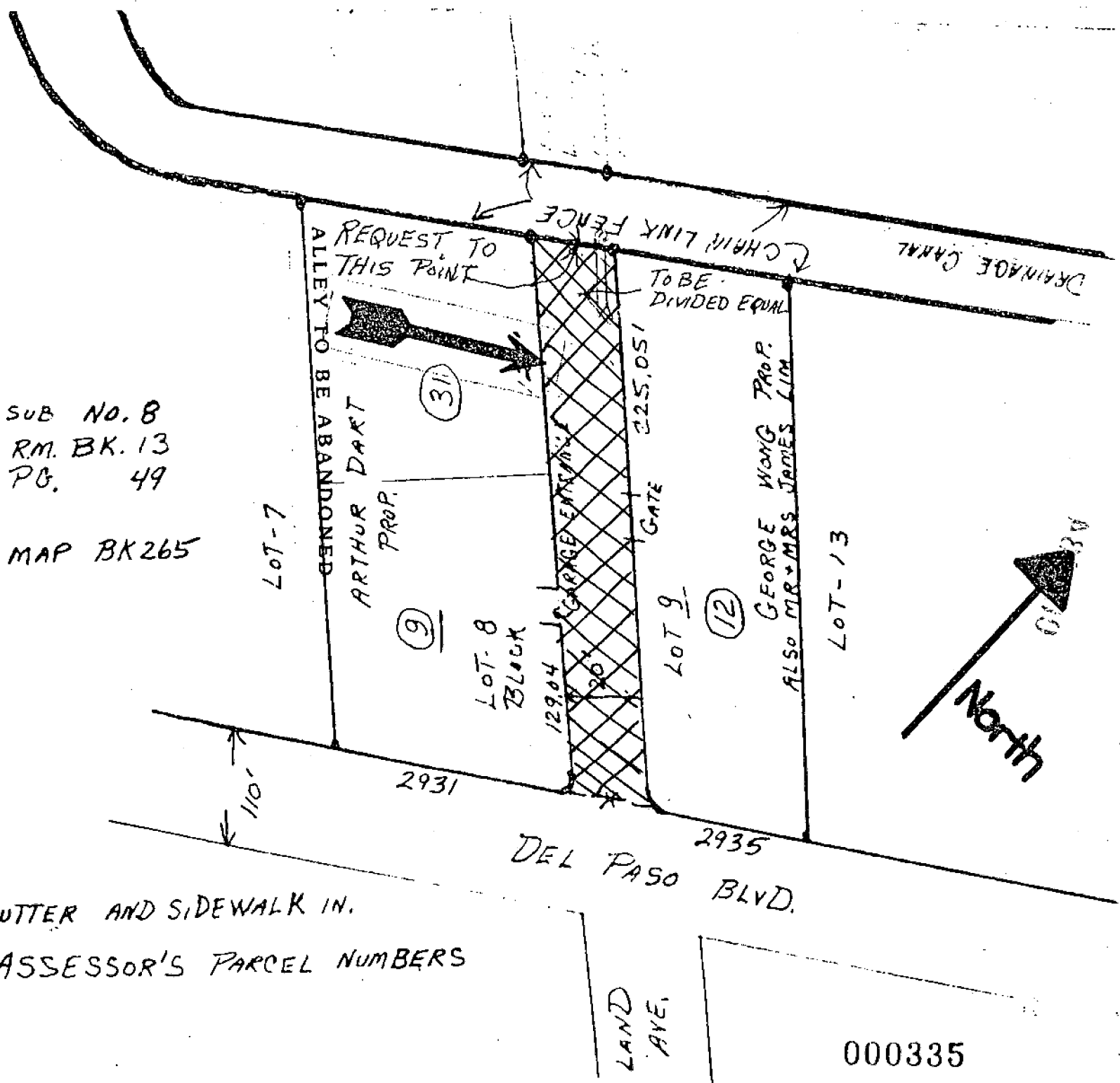


EXHIBIT B

* GUTTER AND SIDEWALK IN.

⑨ ASSESSOR'S PARCEL NUMBERS

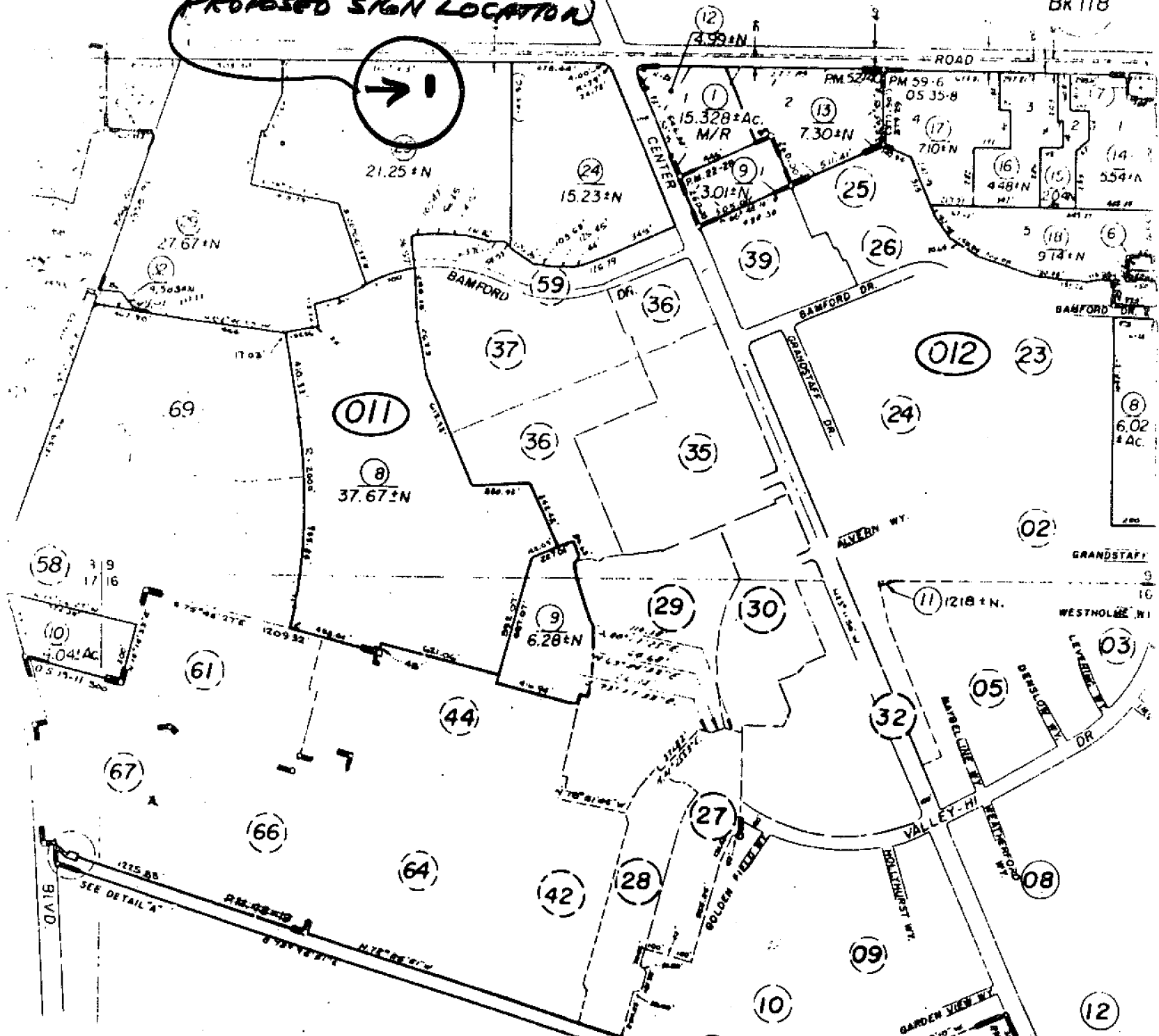
ITEM 1

POR. T.7N., R.5E., M.D.B. & M.

117-01

Bk 118

PROPOSED SIGN LOCATION



D 83071

000336



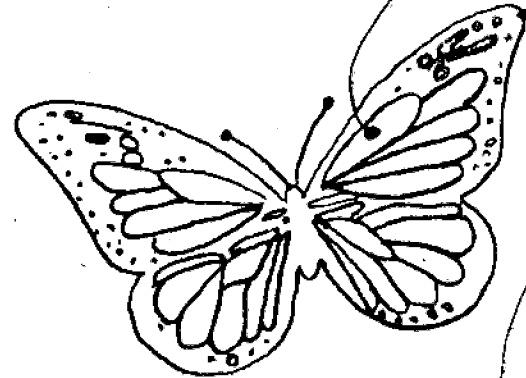
PANTONE 137C

GOLD

PANTONE 127C

LEMON YELLOW

BLACK



Monarch Point Village

HOMES by PACIFIC SCENE INC. 

LEFT AT SIGNAL



PANTONE 180C

RUST

4' x 8'

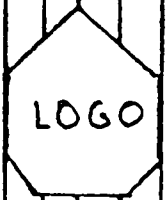
WHITE

000337

8'

4'

2' x 6' x 7/8" PLY



LOGO

3/8" MDO
SIGN FACE

8'

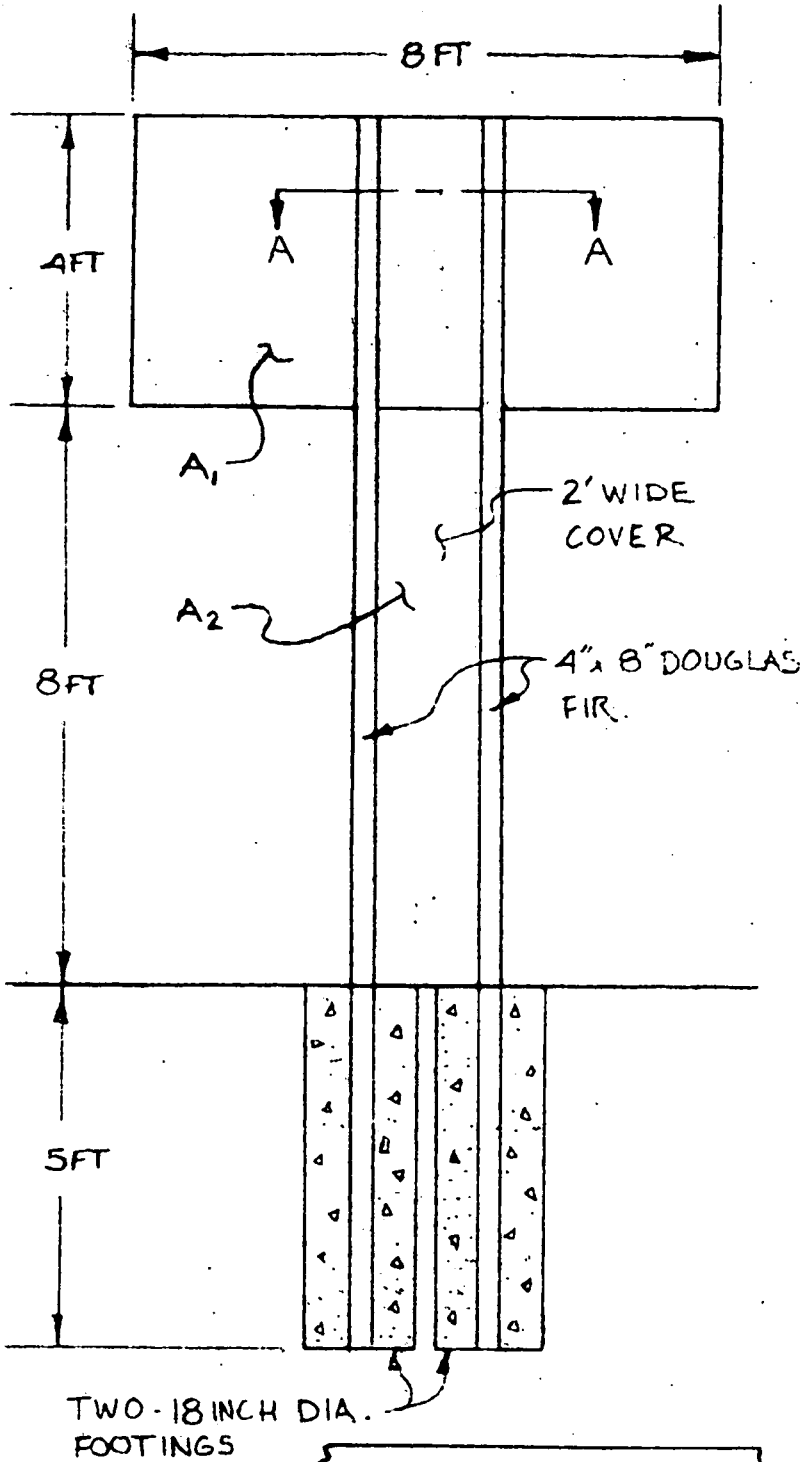
5' FOOTING

000338

CLIENT DIAMOND SIGNS, INC.

JOB _____

DATE 3/24/80 BY RPC SHEET 1 OF 1



BENDING MOMENT

AREAS: $A_1 = 4 \text{ FT} \times 8 \text{ FT} = 32 \text{ FT}^2$

$A_2 = 2 \text{ FT} \times 8 \text{ FT} = 16 \text{ FT}^2$

MOMENT, $M = \text{AREA} \times \text{WIND LOAD} \times \bar{Y}$

$M = 32 \text{ FT}^2 \times 20 \frac{\text{LB}}{\text{FT}^2} \times 10 \text{ FT}$
 $+ 16 \text{ FT}^2 \times 20 \frac{\text{LB}}{\text{FT}^2} \times 4 \text{ FT} = 7680 \text{ LB-FT}$

ALLOWABLE BENDING LOAD PER U.B.C. CH. 25
 DOUGLAS FIR No. 1 VISUALLY GRADED

$F_b = 1500 \frac{\text{LB}}{\text{IN}^2}$ FOR 4" x 8" MEMBER

33 1/3% INCREASE ALLOWED FOR WIND LOAD

$\therefore F_b = 1500 \frac{\text{LB}}{\text{IN}^2} \times 1.333 = 2000 \frac{\text{LB}}{\text{IN}^2}$

STRESS IN EACH OF TWO 4" x 8" MEMBERS

$\sigma = \frac{M Y}{I}$ WHERE: $M = 7680 \text{ LB-FT} / 2$

$y = 7.5 \text{ IN} / 2 = 3.75 \text{ IN}$

$I = \frac{3.5 \text{ IN} \times 7.5 \text{ IN}^3}{12} = 123 \text{ IN}^4$

$\sigma = \frac{(3840 \text{ LB-FT} \times 12 \frac{\text{IN}}{\text{FT}}) \times 3.75 \text{ IN}}{123 \text{ IN}^4} = 1404 \frac{\text{LB}}{\text{IN}^2}$

ACCEPTABLE

\therefore USE VISUALLY GRADE DOUGLAS FIR
 No. 1 4" x 8" S4S PRESSURE TREATED
 FOR GROUND CONTACT.

LATERAL FOOTING LOAD PER U.B.C. CH. 29

DEPTH, $d = \frac{A}{2} \left(1 + \sqrt{1 + \frac{4.36 \bar{Y}}{A}} \right)$

WIND LOAD, $P = \sqrt{(32 \text{ FT}^2 + 16 \text{ FT}^2) \times 20 \frac{\text{LB}}{\text{FT}^2}} / 2 = 480 \text{ LB}$

$\bar{Y} = \frac{(32 \text{ FT}^2 \times 10 \text{ FT}) + (16 \text{ FT}^2 \times 4 \text{ FT})}{32 \text{ FT}^2 + 16 \text{ FT}^2} = 8 \text{ FT}$

$S_1 = \frac{267 d}{3}$ $A = \frac{2.34 P}{S_1 b}$

ASSUME $d = 5 \text{ FT}$ DEEP $b = 1.5 \text{ FT}$ DIA.

$S_1 = \frac{267 \times 5}{3} = 445$

$A = \frac{2.34 \times 480}{445 \times 1.5} = 1.68$

$d = \frac{1.68}{2} \left(1 + \sqrt{1 + \frac{4.36 \times 8}{1.68}} \right) = 4.8 \text{ FT}$

\therefore TWO - 5 FT DEEP BY 1.5 FT DIA.
 FOOTINGS ARE ACCEPTABLE

SECTION A-A

000339

