

# CITY PLANNING COMMISSION

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

APPLICANT	RGH Outdoor (Graphicom) - 749 Chestnut Street, San Jose, CA				
OWNER	First American Title - P.O. Box 266, Woodland, CA 95695				
PLANS BY	RGH Outdoor (Graphicom) - 749 Chestnut Street, San Jose, CA				
FILING DATE	10-26-84	50 DAY CPC ACTION DATE		REPORT BY:	JP:sg
NEGATIVE DEC	Ex. 15311a	EIR		ASSESSOR'S PCL NO.	225-230-41

**APPLICATION:** Special Permit for an on-site subdivision directional sign (Sign Ordinance, Section 3.194)

**LOCATION:** Southwest corner of San Juan Road and Truxel Road

**PROPOSAL:** The applicant is requesting the necessary entitlement to locate a 144+ square foot, 15 foot high, double-faced, temporary non-illuminated subdivision sign for use by various subdivisions in the South Natomas Community Plan area.

**PROJECT INFORMATION:**

1974 General Plan Designation: Residential  
1978 South Natomas Community  
Plan Designation: Residential - 22-29 dwelling units/acre  
Existing Zoning of Site: SC-R  
Existing Land Use of Site: Vacant

**Surrounding Land Use and Zoning:**

North: Multiple family condominiums; R-2B(PUD)  
South: Halfplex development; R-1A  
East: Multiple family apartments; R-2B(PUD)  
West: Multiple family apartments; R-2B

002301

Property Area: 9.5+ acres  
Sign Dimensions: 8' x 18'  
Sign Area: 144 square feet  
Sign Height: 15 feet  
Sign Materials: Wood  
Sign Colors: Colors to match themes of various subdivisions

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

A. **Land Use:** The subject site is a 9.5+ acre parcel located in the Shopping Center (SC(PUD)) zone. Surrounding land uses include multiple family residential developments to the north, east and west and a halfplex development to the south. The site is currently vacant except for the subject subdivision sign, which has been located on the site for several years without the required permits. The site is adjacent to Truxel Road and San Juan Road, two major streets in the South Natomas area.

B. **Sign Design and Location:** The sign is a 8' x 18' (144 square feet), 15 foot high non-illuminated, double-faced subdivision sign. Each face of the sign has the capacity of advertising four subdivisions, allowing a maximum of eight subdivisions to be advertised on a sign at one time. Specific colors and graphics match the themes of the subdivisions advertised. A lattice-work element is located below the sign face adjacent to the posts to enhance the design of the sign. The sign itself is located approximately 50 feet from San Juan Road and Truxel Road.

- C. Staff has no objections to the applicant's request. The proposed sign is similar in size and materials to previously approved multi-faced subdivision directional signs. The South Natomas Community has a problem regarding the proliferation of illegal subdivision directional signs. The placement of this sign adjacent to San Juan Road and Truxel Road, two major streets, assists in reducing the need for individual subdivision directional signs. The sign is adequately set back from San Juan Road and Truxel Road and does not obstruct the visibility of motorists. Staff, therefore, recommends approval of the special permit request.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15311a).

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

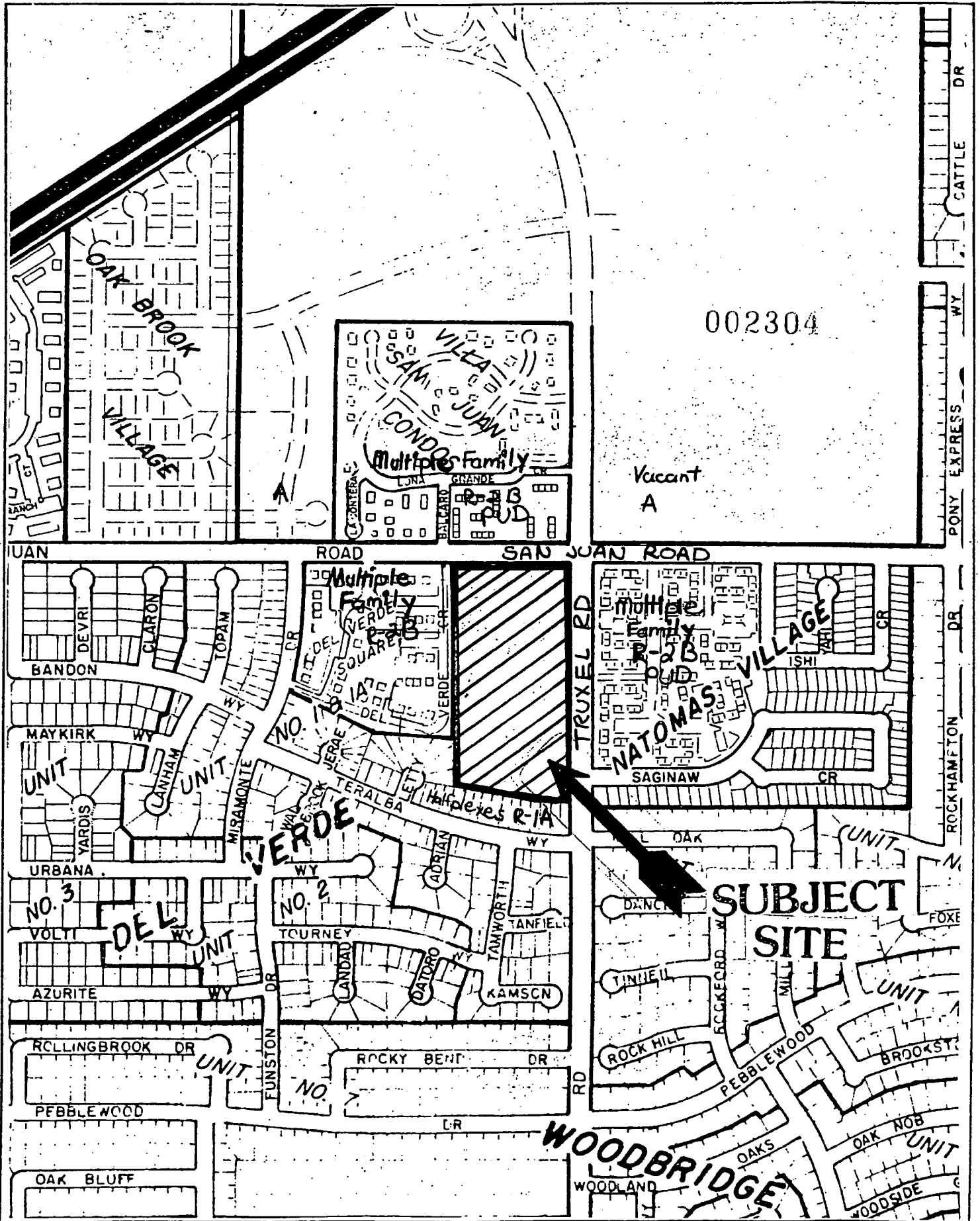
Conditions

1. The special permit shall expire one year from the date of approval, or December 13, 1985. Upon written application, the Commission can renew the permit for additional one year periods.
2. The sign shall remain a minimum of 25 feet from San Juan Road and Truxel Road right-of-ways.
3. The sign is to be used for the purpose of advertising subdivisions only. The advertisement of apartment complexes is not permitted.

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 will be located on a major street; and
  - c. the sign will be compatible with the surrounding area.
2. The proposed sign, as conditioned, is not injurious to the public, in that:
  - a. the proposed sign will 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 residential uses. Subdivision signs are permitted in any zone, subject to approval of a special permit by the Planning Commission.

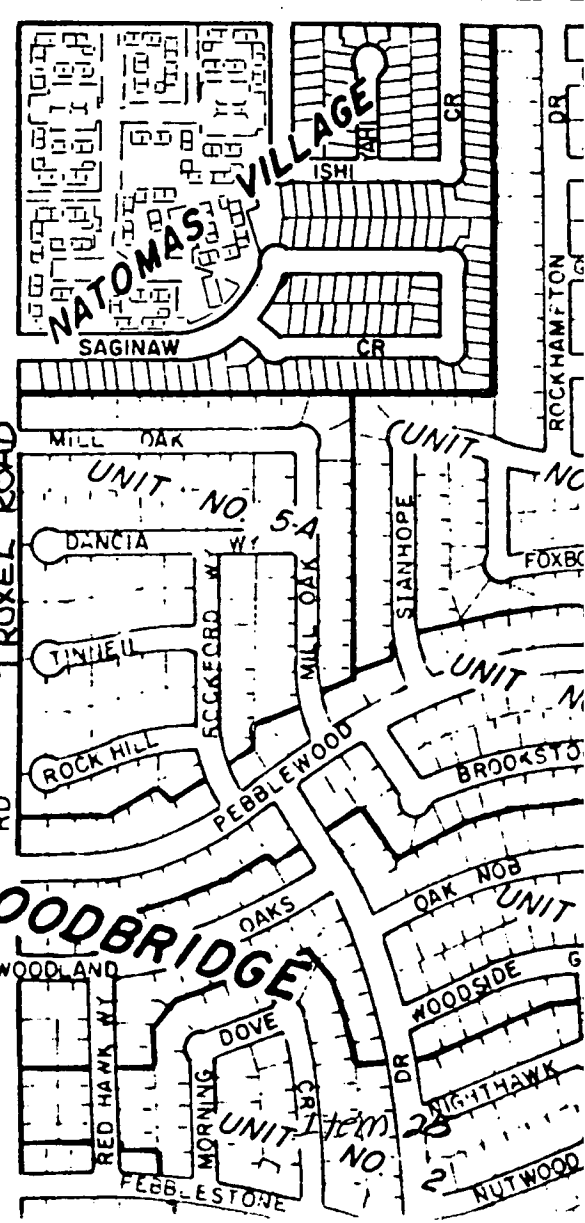
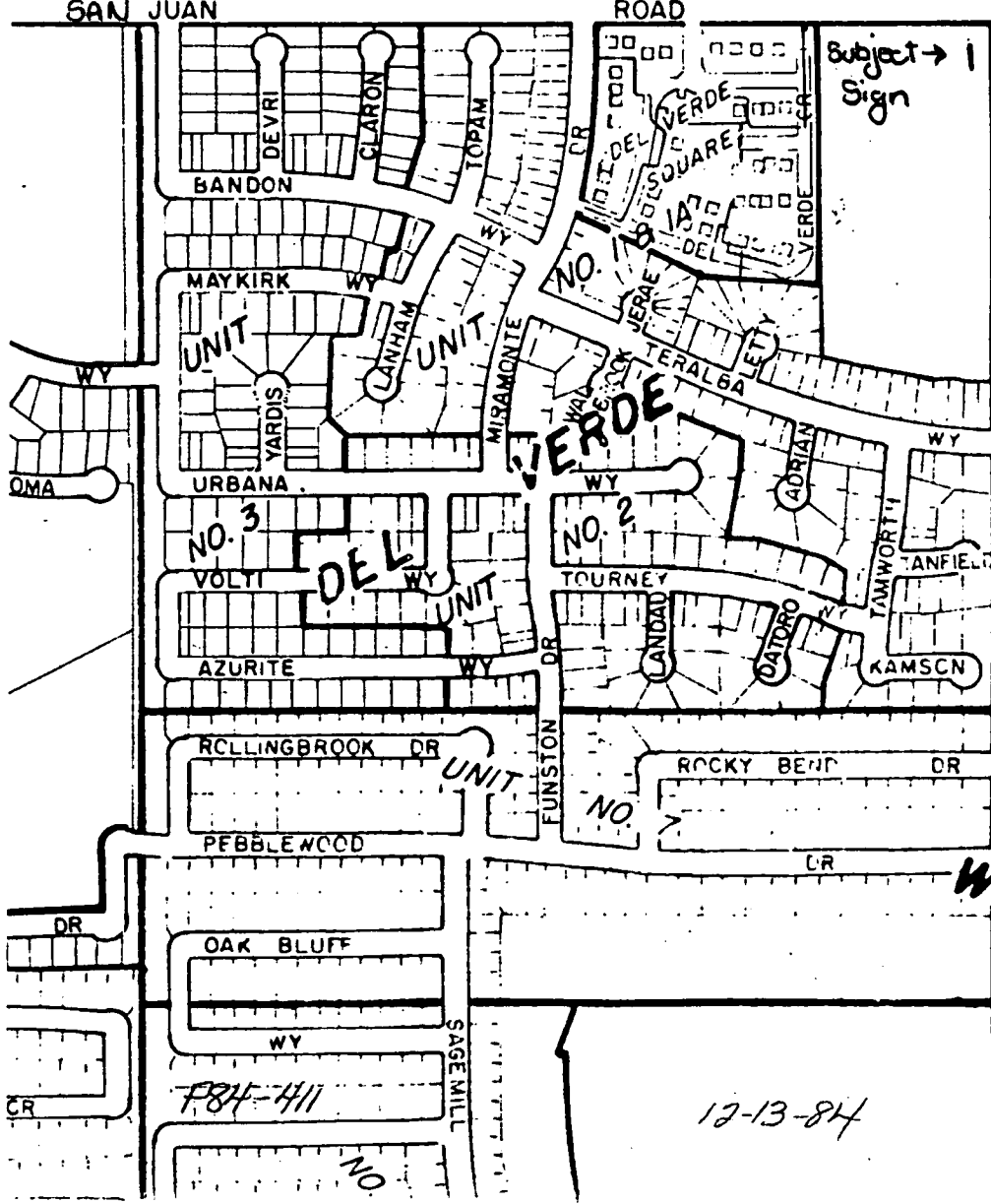
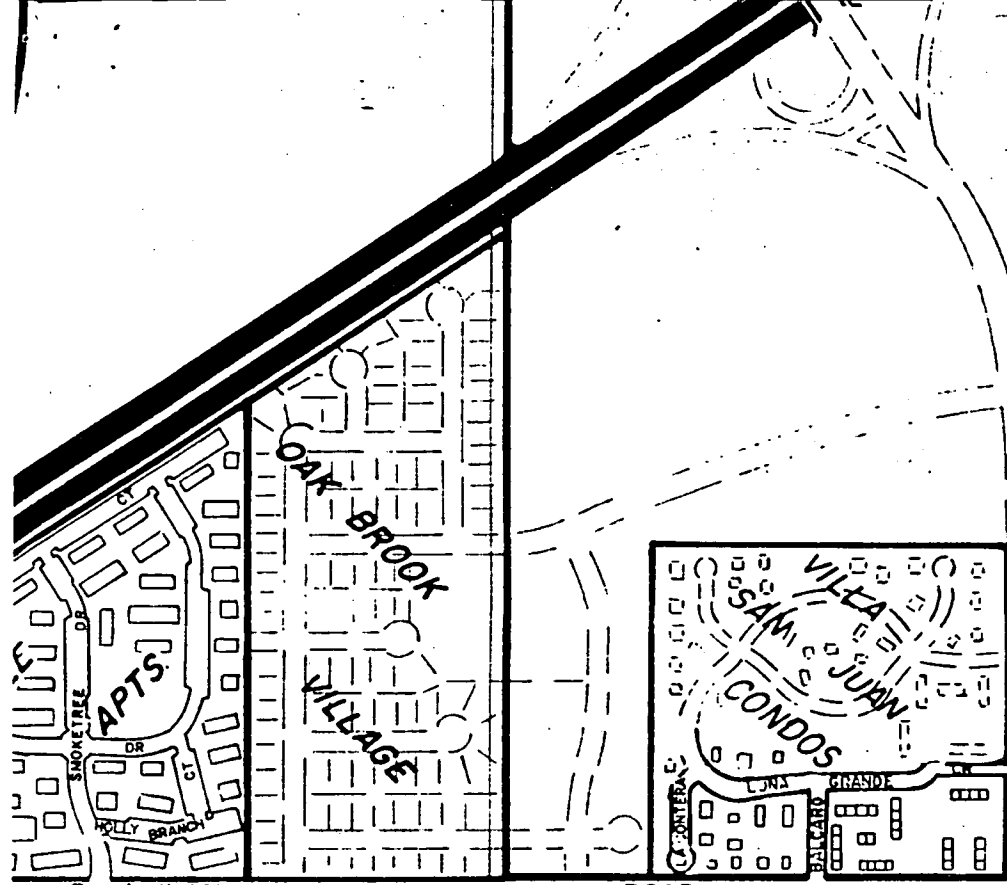
002302



VICINITY - LAND USE - ZONING

# EXHIBIT A SITE PLAN

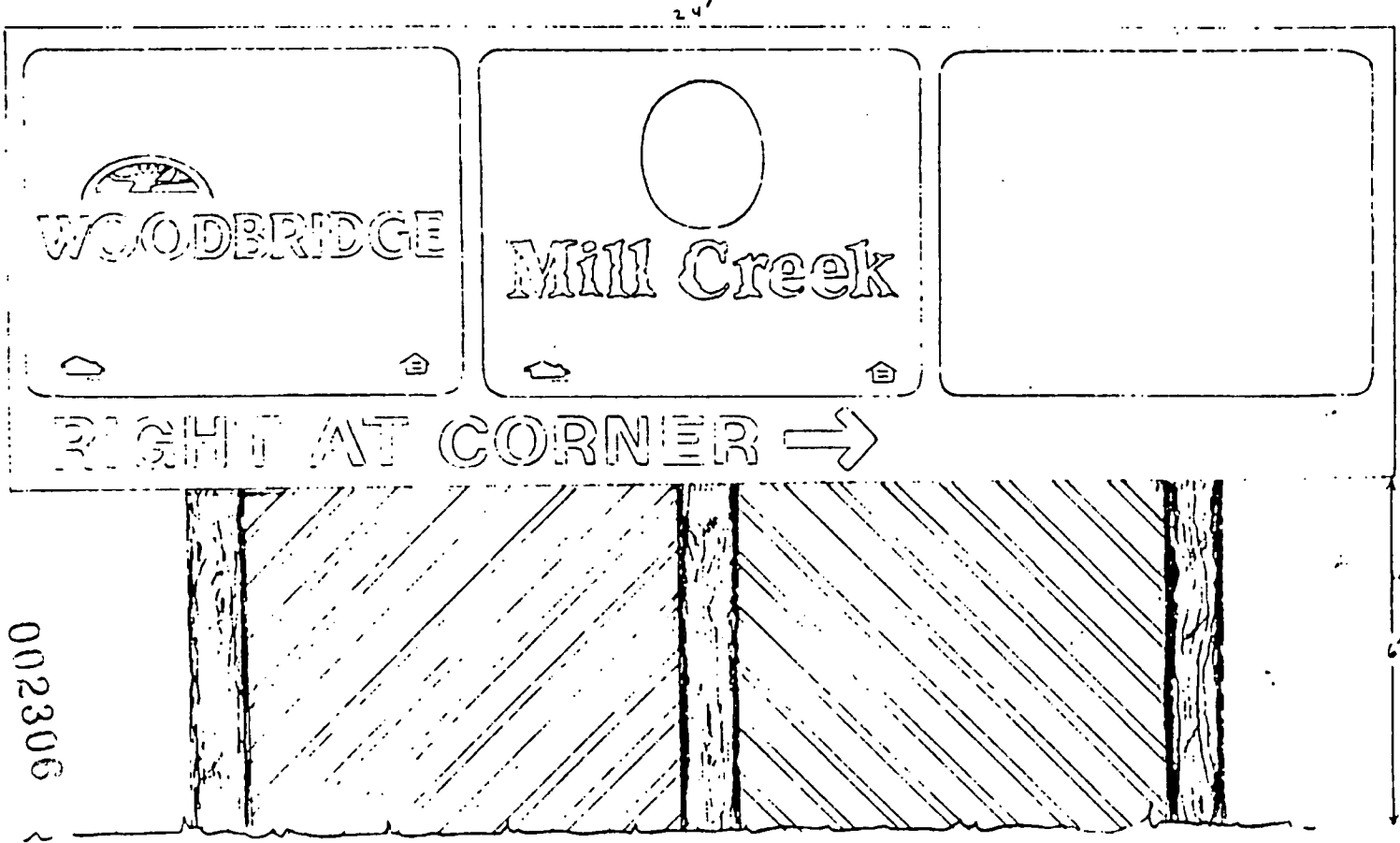
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P84-411

12-13-84

Item 25



002306

3/4" = 1'0"



Graphicom, Inc.

P8306 P8307

ACCOUNT NO.	LINE NO.	JOB NO.
LOCATION	CITY	
QUANTITY	DESCRIPTION	
CUSTOMER APPROVAL	DATE	

DATE	BY	CUSTOMER APPROVAL
SALES REPRESENTATIVE		

QUANTITY	MATERIALS

EXHIBIT B  
ELEVATION