

CITY PLANNING COMMISSION

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

APPLICANT	Ellis & Ellis Sign Display, 2401 Manning Street, Sacramento, CA 95815				
OWNER	M. J. Brock & Sons, 3350 Watt Avenue, Sacramento, CA 95821				
PLANS BY	Ellis & Ellis Sign Display, 2401 Manning Street, Sacramento, CA 95815				
FILING DATE	9-6-83	50 DAY CPC ACTION DATE		REPORT BY:	PB:bw
NEGATIVE DEC.	Exempt 15111	EIR		ASSESSOR'S PCL. NO.	225-633-08.09

APPLICATION: Special Permit to locate two 11 ft. x 1-ft.6 in. on site, non-illuminated temporary subdivision signs.

LOCATION: Northern terminus of Topam Court at San Juan Road

PROPOSAL: The applicant is requesting the necessary entitlement to allow two existing subdivision signs on a one-fourth acre model home lots in the Single Family (R-1) zone serving a 40 acre subdivision.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1980 South Natomas Community
Plan Designation: Residential (4-21 du/ac.-7 average)
Existing Zoning: R-1
Existing Land Use: Model homes

Surrounding Land Use and Zoning:

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

Property Dimensions: Varies
Property Area: 11,000 square feet (2 parcels)
Height of Structures: Three feet
Street Improvements/Utilities: Existing
Sign Dimensions: 11' long, 1½' high lettering & logo on 3+' x 22' long wall
Setback: Varies - 8 to 16 feet (wall is curved)

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

1. On February 10, 1983 the Commission approved a Special Permit (P83-020) to construct a three model home complex on this site. Signage was not approved at that time.
2. The applicant has erected two 11' x 16' on-site, non-illuminated, temporary subdivision signs; each is a 3 foot high by 22 foot long curved slump stone wall facing San Juan Road for Larchmont Bridgeport Subdivision. Model homes for Larchmont Bridgeport are located at the terminus of Topam Court at San Juan Road in the Single Family (R-1) zone.
3. 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 1) the sign must comply with all applicable setback requirements for the zoning district in which the property is located and 2) the time limit for the sign is for one year.

APPLC. NO. P83-295

MEETING DATE October 13, 1983

CPC ITEM NO. 20

002305

4. Staff inspection of the site revealed a third, wood, non-illuminated sign stating "x" number of Sacramentians have come home to Larchmont living. Four tall flagpoles with "Larchmont" logo flags line San Juan Road. These illegal signs should be removed prior to issuance of the special permit or receipt of a sign permit.

As approved, subdivision signs are required to be temporary; all signs must be removed within one year from special permit approval unless a one-year extension is granted by the Commission.

5. Staff has no objection to the sign request in that the signs do not obstruct visibility to motorists and the signs are temporary in nature.

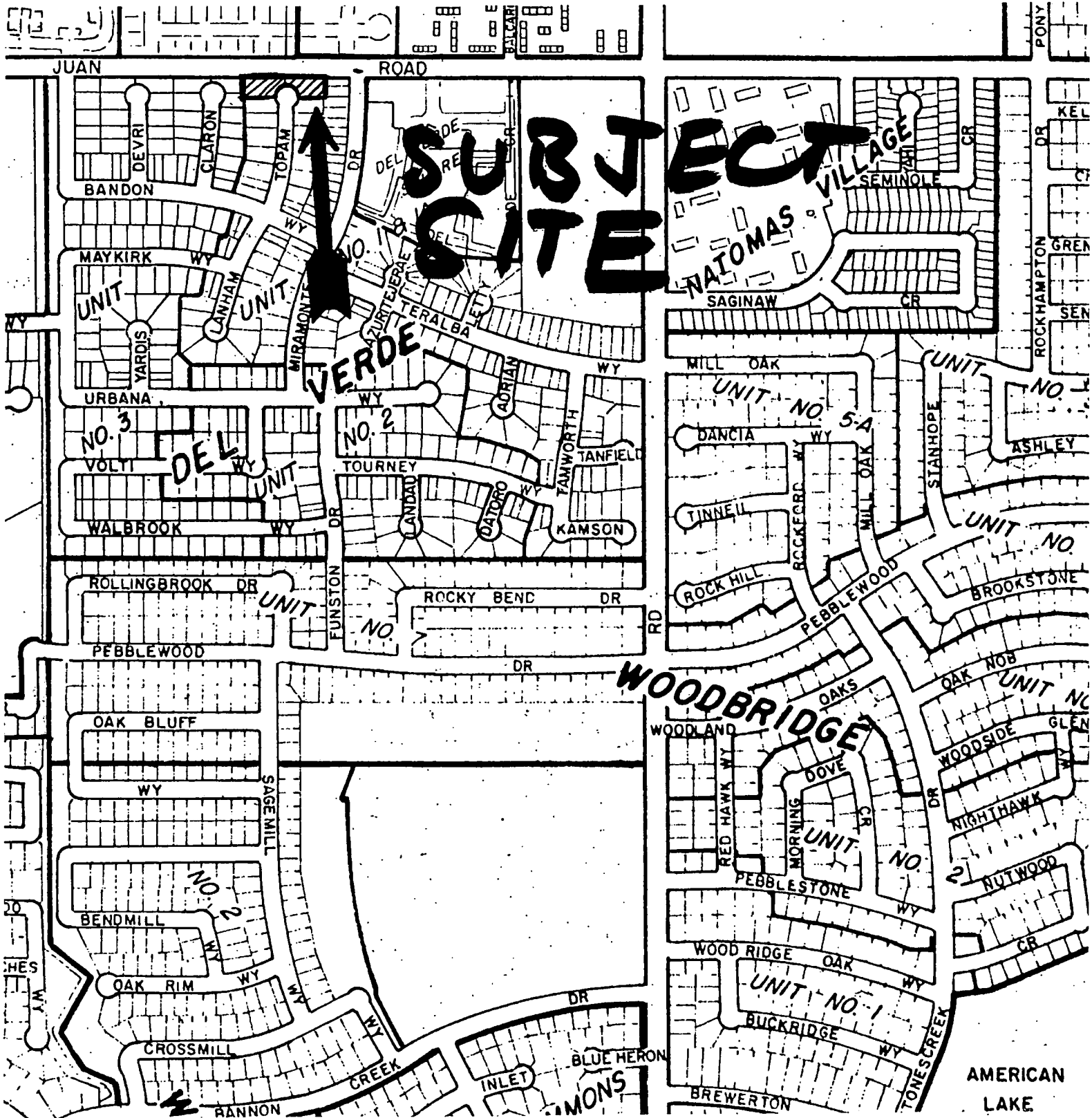
STAFF RECOMMENDATION: Staff recommends approval of the special permit, subject to conditions and based on Findings of Fact which follow.

Conditions

- a. The special permit shall expire within one year from the date of approval (October 13, 1984). Upon written application, the Commission can renew the special permit for an additional one year period.
- b. All existing non-conforming signs, flags and flagpoles shall be removed from the subject subdivision before issuance of this special permit or sign permits.
- c. The signs shall be no closer than five feet from the side property line (along San Juan 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 be located on a major street;
 - 3) 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 1980 South Natomas Community Plan in that the plans designate the subject site for residential use. Subdivision signs are permitted in any zone, subject to approval of a special permit by the Planning Commission.



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P-83-295

13 Oct 83

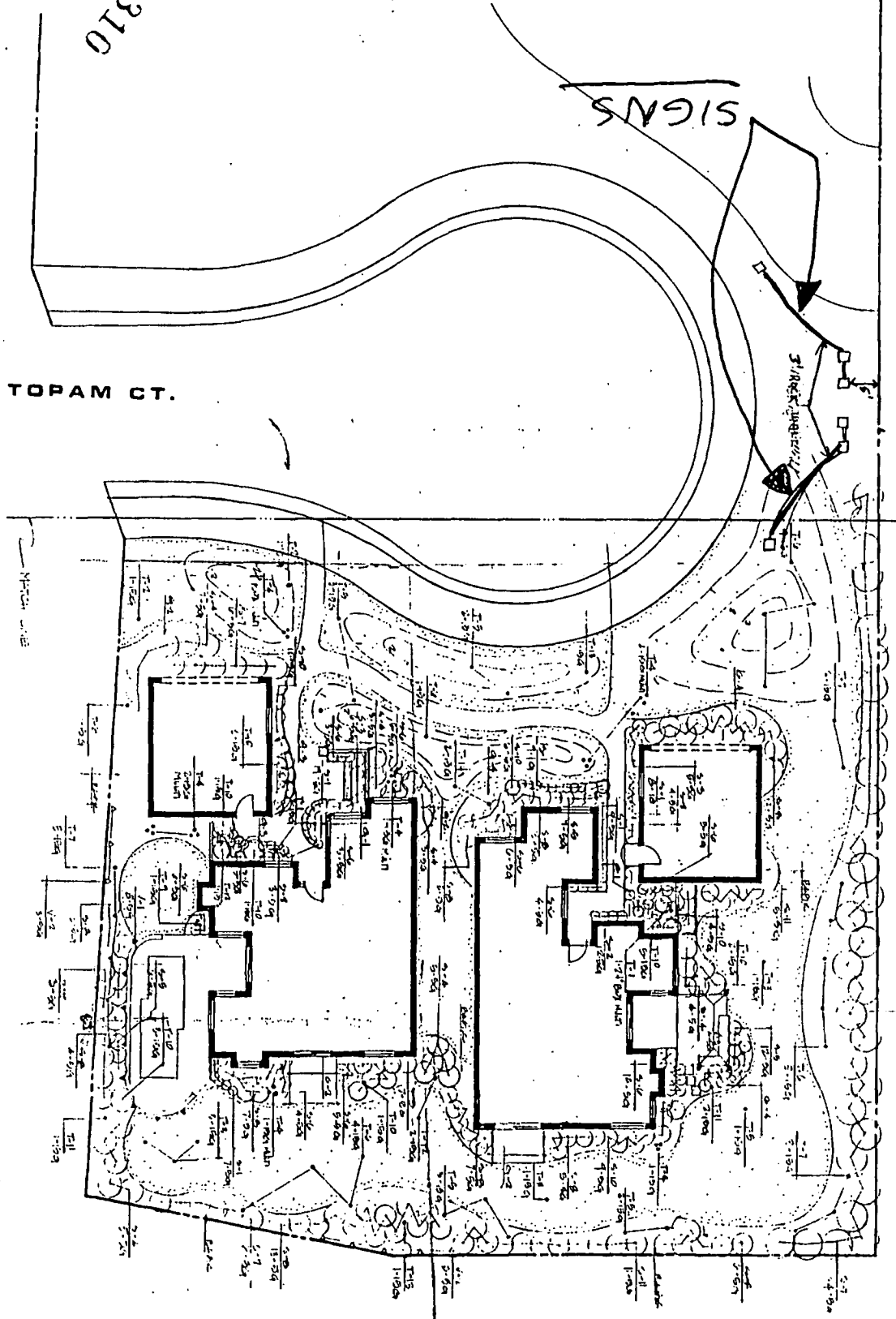
No. 20

002310

SIGNS

TOPAM CT.

SAN JUAN ROAD



<p>PLANTING</p> <p>date: _____ revision: _____ sheet title: _____</p>	<p>LARCHMONT BRIDGEPORTE</p> <p>project: _____</p>	<p>job Captain: _____ drawn by: _____ checked by: _____ scale: _____ landscape architect: _____</p>	<p>imai-wang assoc. landscape architects - planners 2432 loma vista drive sacramento california 95825 phone (916) 971-9313</p>
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P83-295

130483



002311

ELLIS & ELLIS
SIGNS / DISPLAYS
2401 Manning Street
Sacramento, CA 95815

No. 20



ELLIS & ELLIS SIGNS/DISPLAYS

WHITE PAINTED BRICK WALL

ALUMINUM CUT OUT LETTERS & LOGO

ANODIZED BLACK

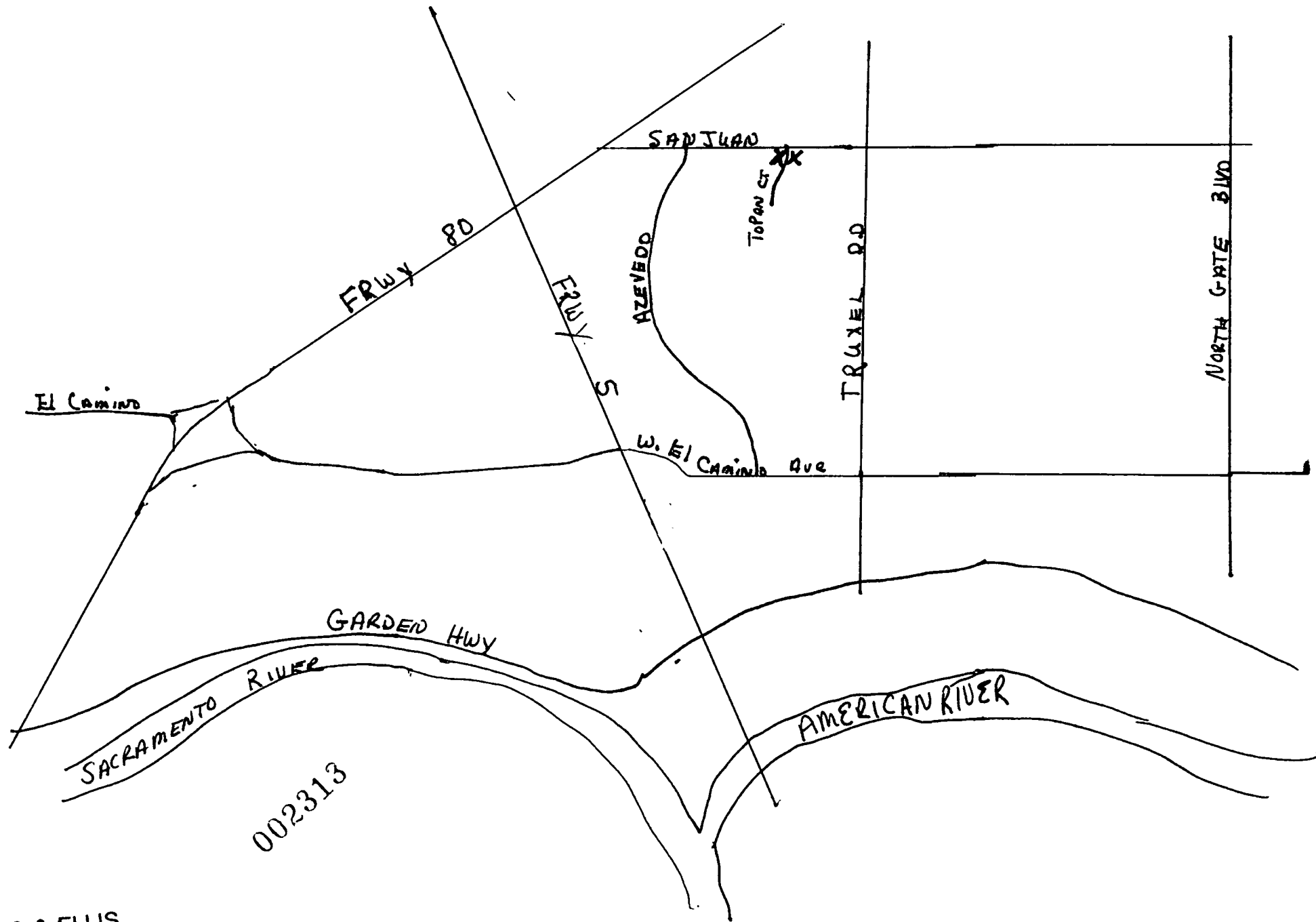
TOTAL SIGN AREA 16'-6" (SQ. FT.)

SCALE 1/2" = 1'

002312

ELLIS & ELLIS
 SIGNS / DISPLAYS
 2401 Manning Street
 Sacramento, CA 95815

Sacramento, Area Map, not to scale



ELLIS & ELLIS
SIGNS / DISPLAYS
2401 Manning Street
Sacramento, CA 95815

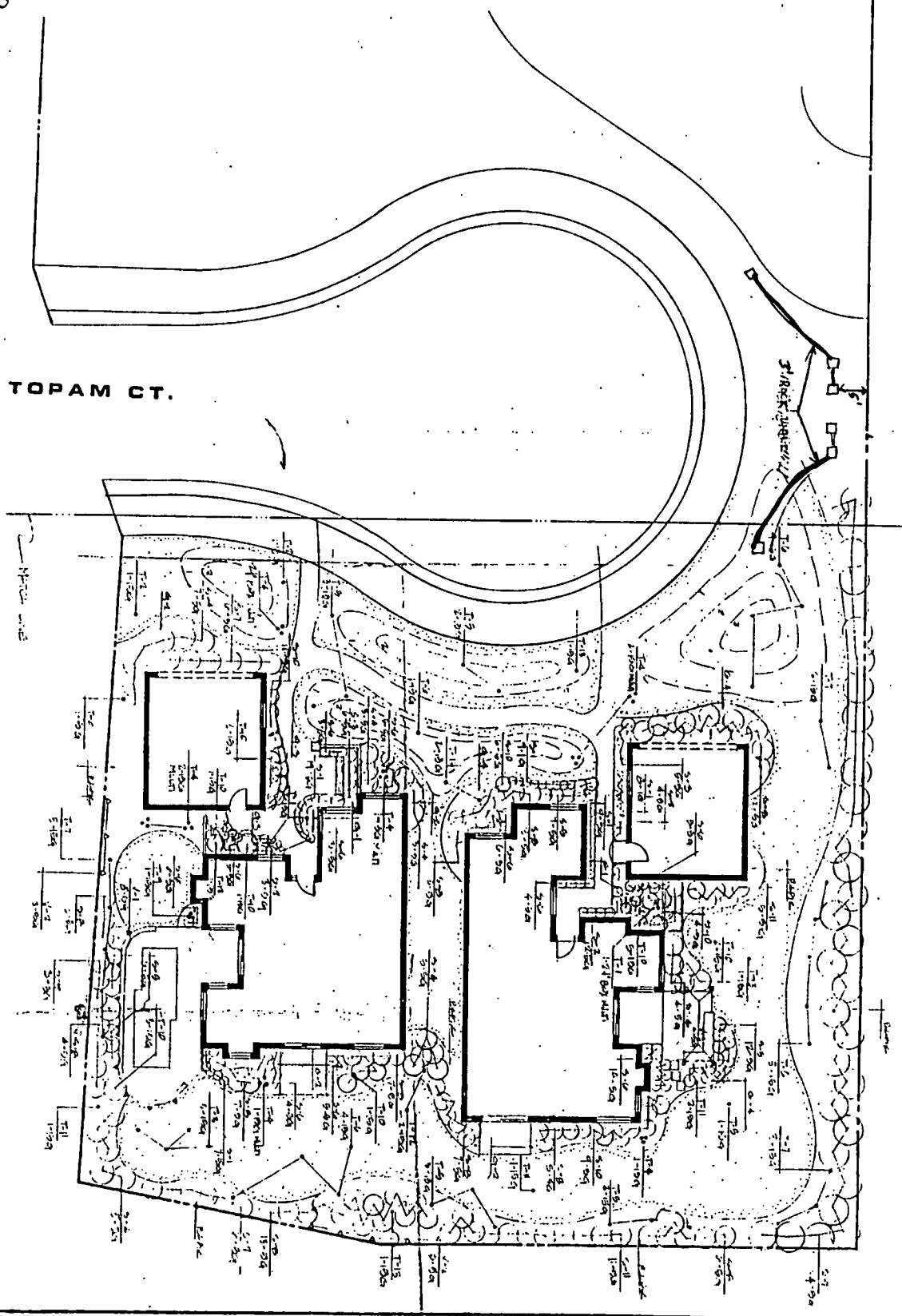
X Sign Larchmont Bridgeport

Larchmont Bridgeport

SAN JUAN ROAD

TOPAM CT.

002315



PLANTING

LARCHMONT BRIDGEPORTE

job captain _____
 drawn by _____
 checked by _____
 scale _____
 landscape architect



imai-wang assoc.
 landscape architects - planners
 2432 loma vista drive sacramento
 california 95825 phone (916) 971-8313

sheet 0010

project

P83-020

95

xxxxx
Sacramento families
come home to
Larchmont
drivg.

Delite Bristle sign
~~part of~~
sign post
from sign for
An. Hwy,

Larchmont
Bridgeport

North
↑

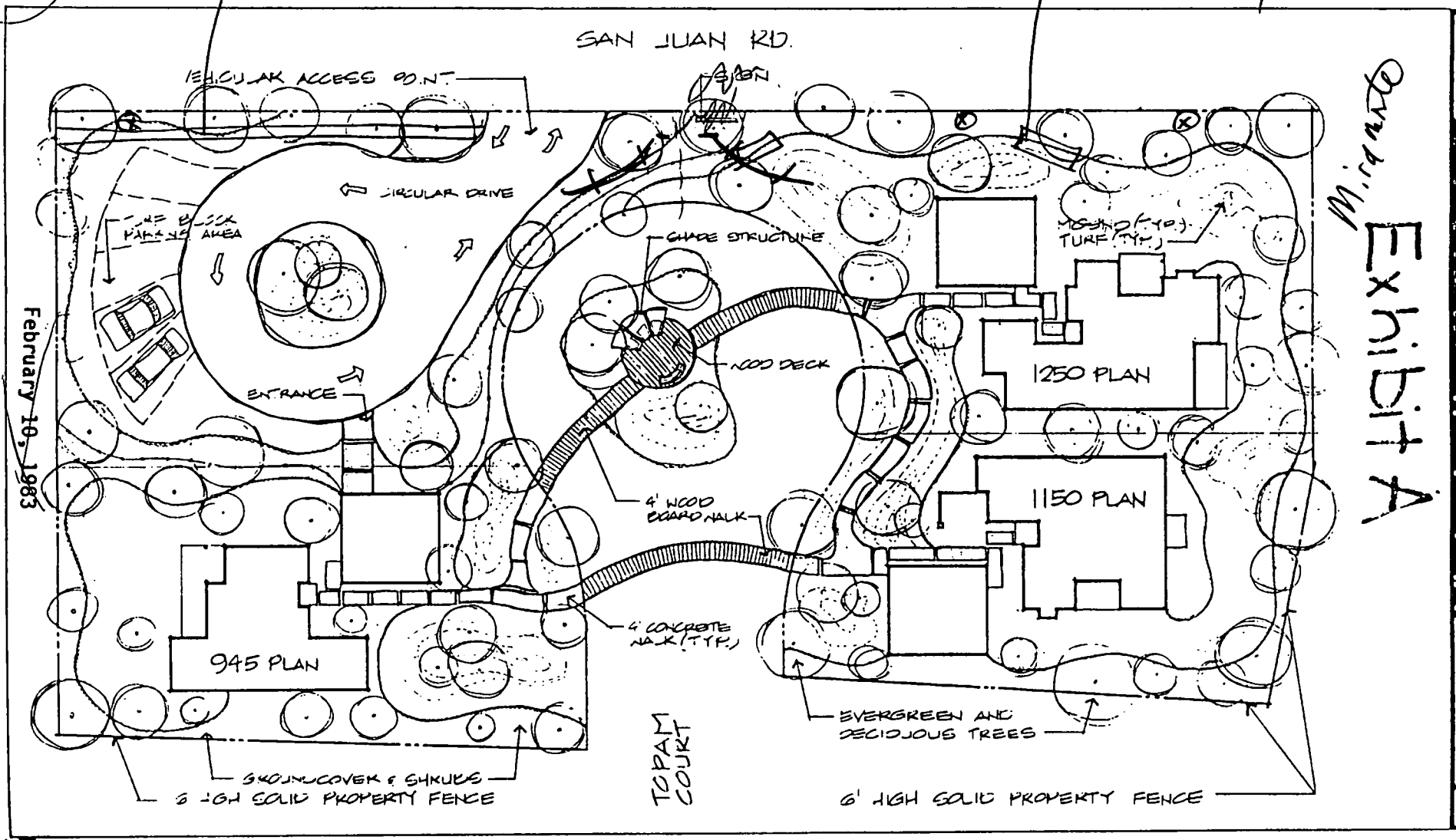


Exhibit A

February 10, 1983

Item 13

talbert-packowski
5800 Jameson Ct. Suite 8 Carmichael, Ca. 95608 Tel (916) 484-7526

Copy
F. J. D.

002314