

# CITY PLANNING COMMISSION

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

APPLICANT	Diamond Signs, Inc., 2001 Tarob Court, Milpitas, CA 95035		
OWNER	Jay Edelstein et al, #9 Brentwood Cir., Sacramento, CA 95823		
PLANS BY	Diamond Signs, Inc., 2001 Tarob Court, Milpitas, CA 95035		
FILING DATE	3-9-83	50 DAY CPC ACTION DATE	REPORT BY: SC:bw
NEGATIVE DEC.	Ex. 15103(e) EIR	ASSESSOR'S PCL. NO.	117-131-18

APPLICATION: Special Permit to erect an off-site non-illuminated 4' x 8' x 12' tall temporary subdivision directional sign on 13.5 acres of vacant land in the single family (R-1) zone.

LOCATION: North side of Ehrhardt Avenue, opposite Lockborne Drive

PROPOSAL: The applicant is requesting a special permit to erect an off-site subdivision directional sign for the Monarch Point Village subdivision.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

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

Parking Required: None  
Parking Provided: None  
Property Dimensions: Irregular  
Property Area: 13.5± acres  
Sign Dimensions: 4' x 8'  
Height of Sign: 12 feet  
Topography: Flat  
Sign Colors: Yellow, gold, rust and white with black accent

BACKGROUND INFORMATION: The proposed off-site sign will be used for marketing information and directions for the Monarch Point Village subdivision, which is located west of Center Parkway at Calvine Road.

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

1. The site of the proposed off-site directional subdivision sign is presently vacant and is located opposite the Ehrhardt Estates subdivision. The Monarch Point Village subdivision is located southeast of the proposed sign in the Summerfield Unit No. 7 subdivision.

000486

2. The Sign Ordinance allows temporary off-site marketing and directional signs for new subdivisions provided the Commission grants a special permit for the use. This permit is valid for a one-year period at which time the sign shall be removed or an extension has been granted for an additional period of time.
3. The proposed sign is located in a residential zone and therefore the sign must be located at least 25 feet from the front property line.
4. Staff has no objections to the proposed sign since other similar signs are not located on the subject site and the sign will be used on a temporary basis.

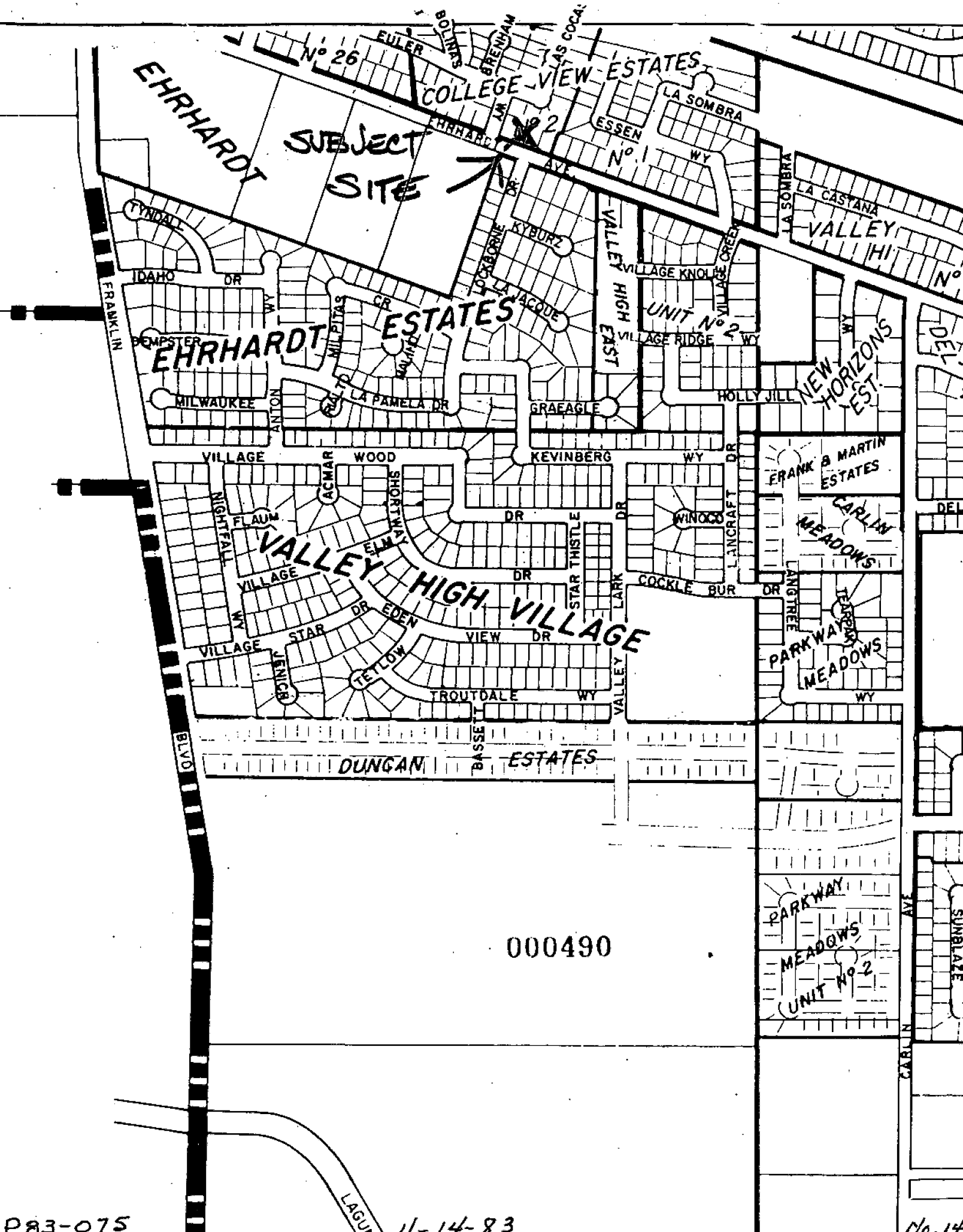
STAFF RECOMMENDATION: Staff recommends approval of the special permit, subject to conditions and based upon Findings of Fact to follow:

Conditions - Special Permit

1. The sign shall be removed one year from the date of special permit approval, April 14, 1984, in accordance with the Sign Ordinance unless an extension request is approved by the Commission.
2. The sign shall be set back at least 25 feet from the front property line along Ehrhardt Avenue.

Findings of Fact

1. The proposal, as conditioned, is based upon sound principles of land use in that the sign will be located in the single family residential zone and will be set back a minimum of 25 feet from the front property line.
2. The project, as conditioned, will not be injurious to surrounding property in that the design and color scheme of the sign are acceptable and will not have an adverse effect on the visual quality of the area.
3. The sign is temporary and will be removed in one year unless the permit is extended.
4. The proposed sign is consistent with the Sign Ordinance which allows subdivision development signs in any zone, subject to the issuance of a special permit.



SUBJECT SITE

EHRHARDT

COLLEGE VIEW ESTATES

EHRHARDT

ESTATES

VALLEY HIGH VILLAGE

DUNCAN ESTATES

000490

VALLEY HILLS

NEW HORIZONS EST.

FRANK B MARTIN ESTATES

CARLIN MEADOWS

PARKWAY MEADOWS

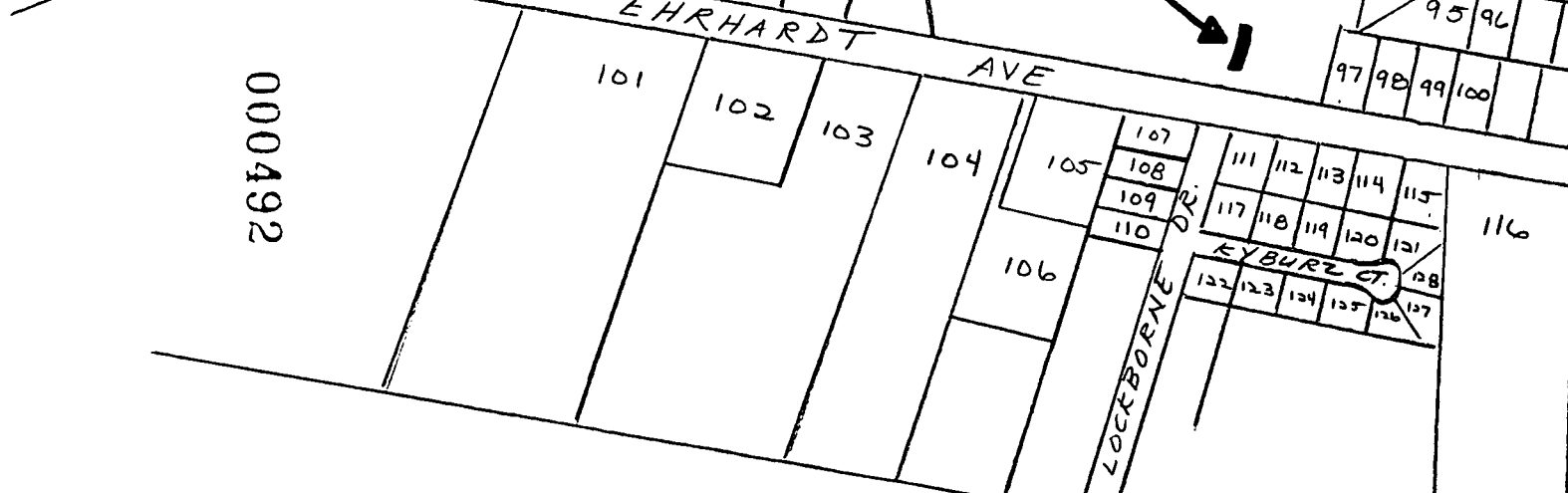
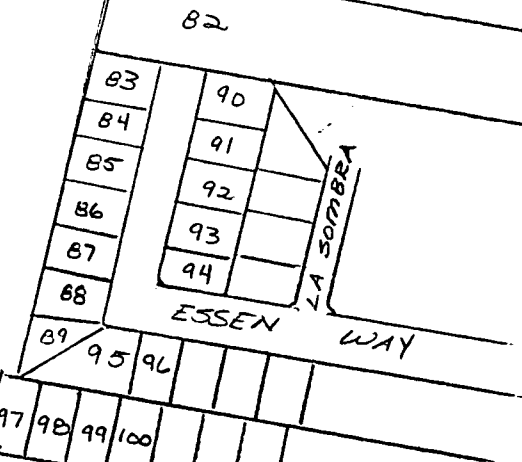
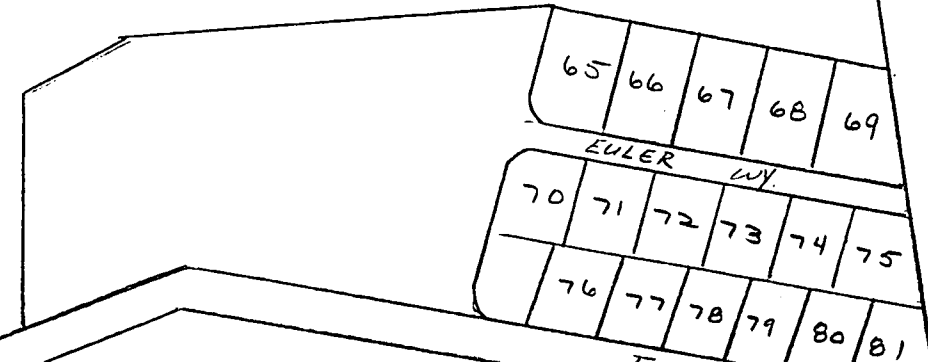
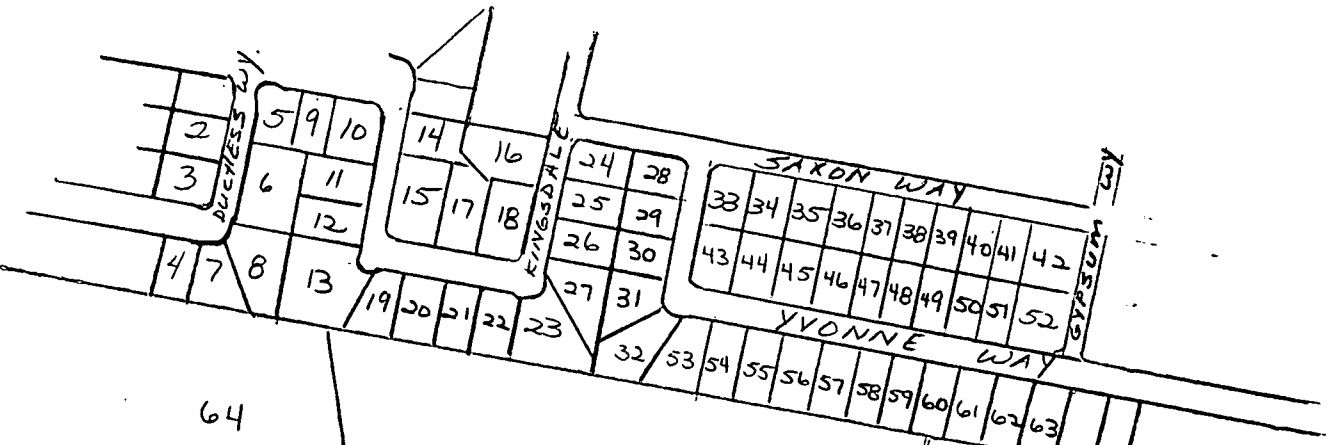
PARKWAY MEADOWS (UNIT No 2)



P83-075

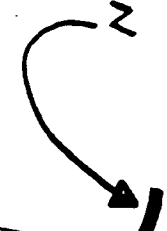
4-14-83

No. 14



000492

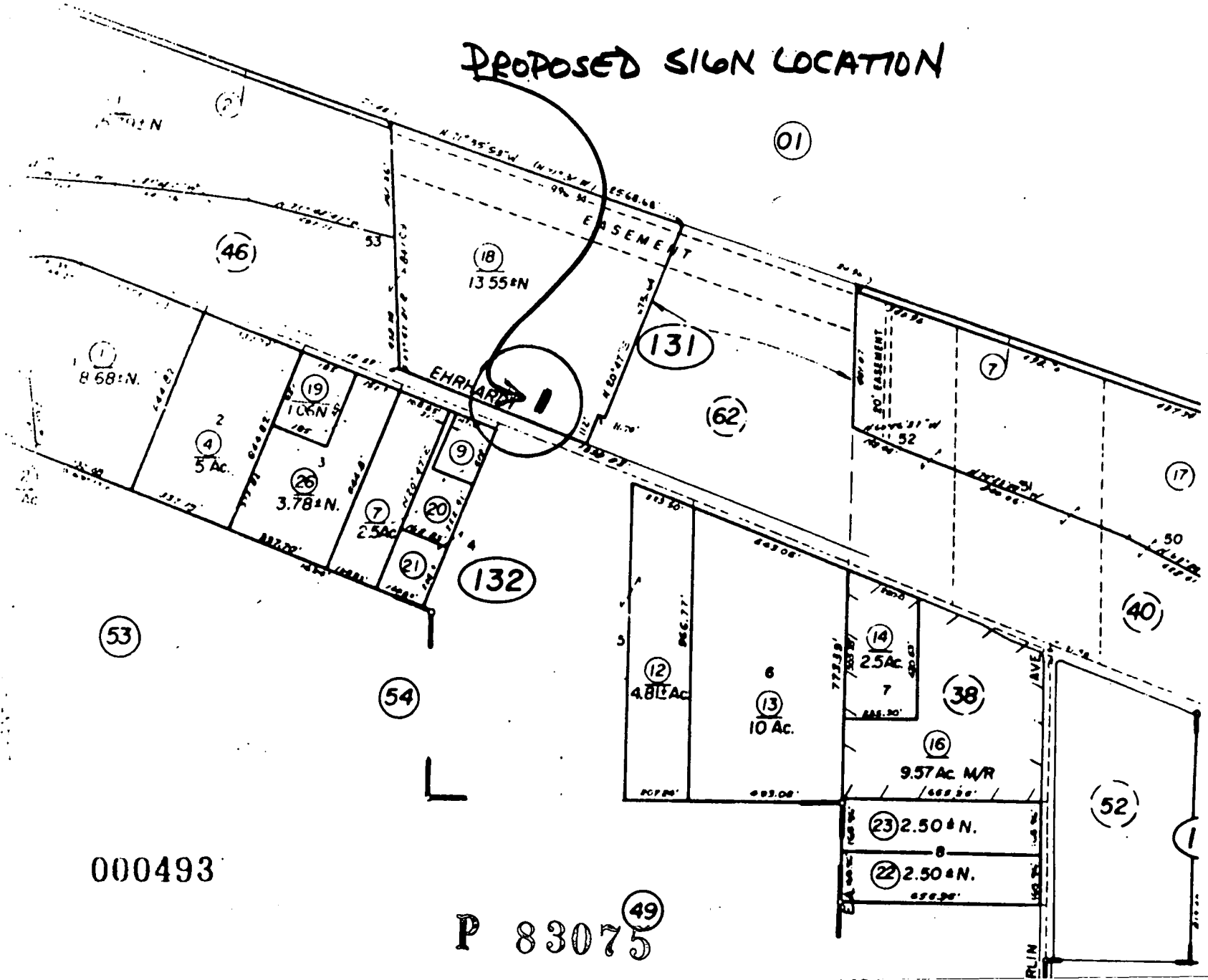
PROPOSED SIGN



P 83075



# PROPOSED SIGN LOCATION



000493

P 83075 <sup>49</sup>

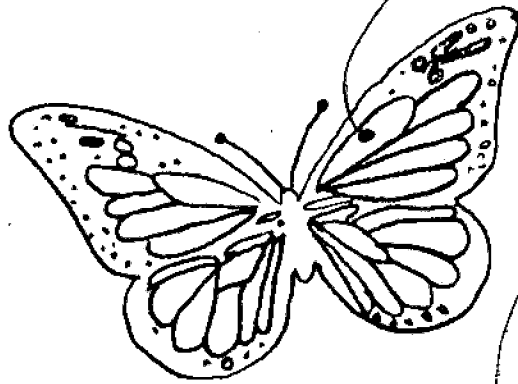


PANTONE 137C  
GOLD

PANTONE 127C

LEMON YELLOW

BLACK



# Monarch Point Village

HOMES by PACIFIC SCENE INC. 

## LEFT AT SIGNAL

4' x 8'

WHITE



PANTONE 180C

RUST

000494

P 83075

8'

4'

3/8" MDO  
SIGN FACE

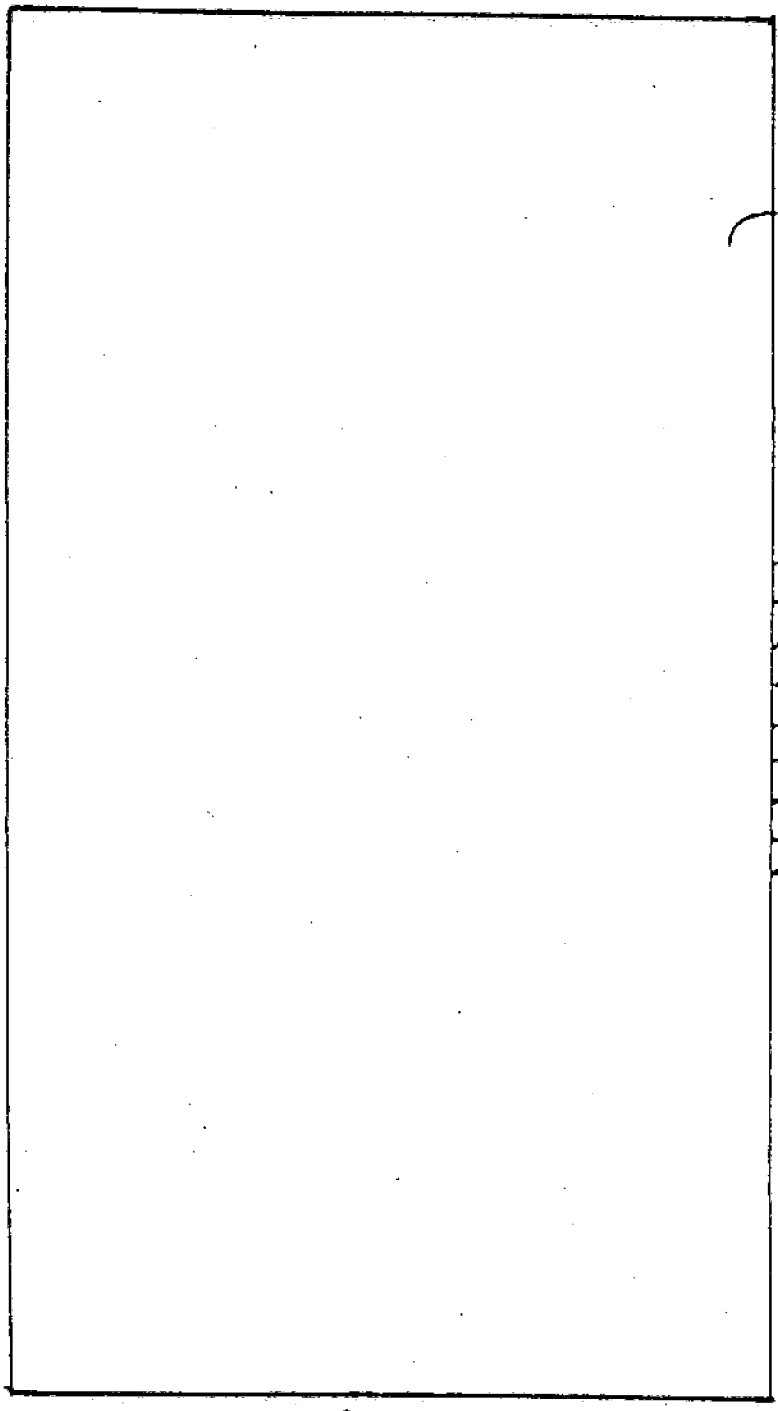
8'

2' x 6' x 7/8" PLY

LOGO

000495

5' FOOTING

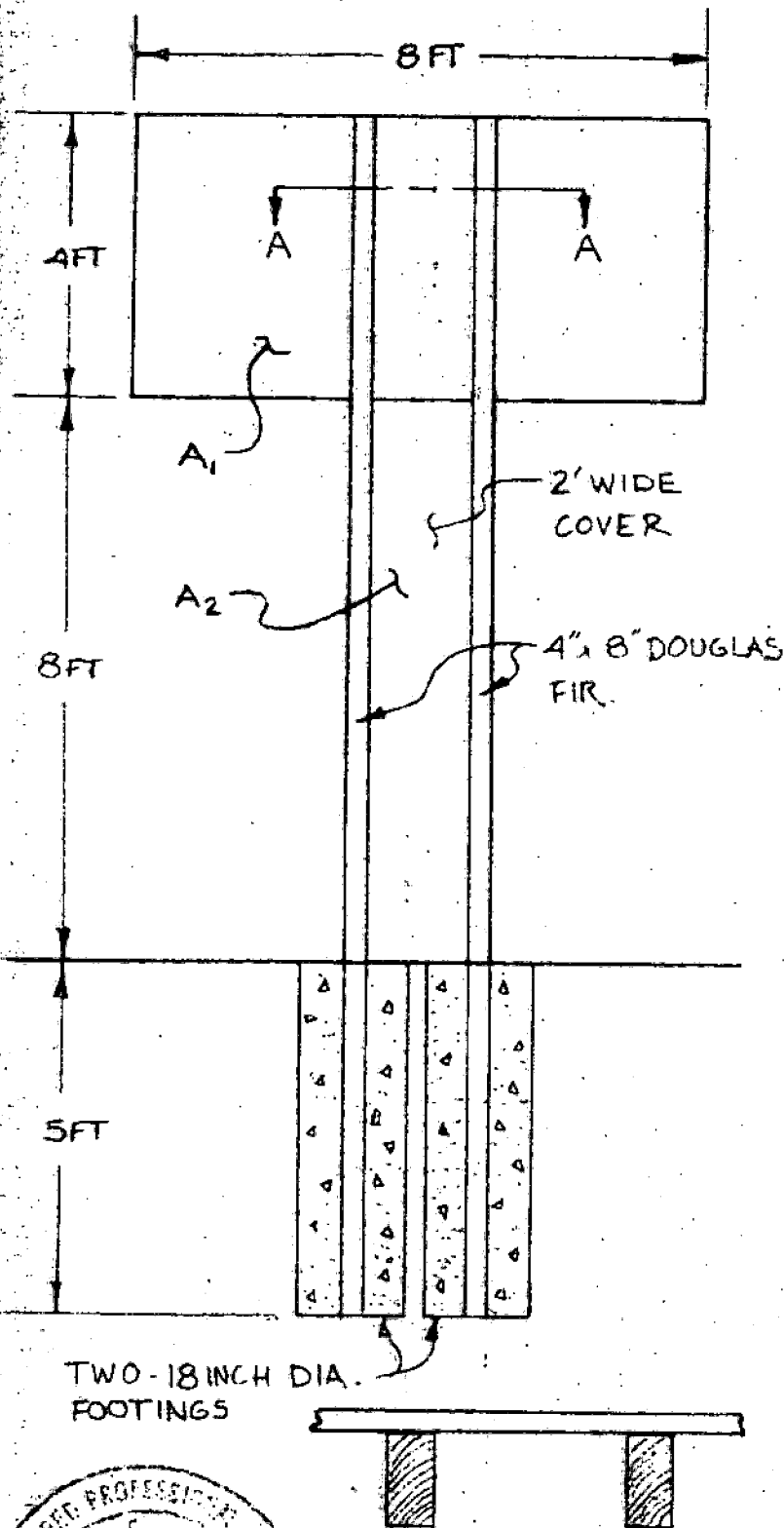




CLIENT DIAMOND SIGNS, INC.

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

$M = 32\text{ FT}^2 \times 20\text{ LB/FT}^2 \times 10\text{ FT}$

$+ 16\text{ FT}^2 \times 20\text{ LB/FT}^2 \times 4\text{ FT} = 7680\text{ LB-FT}$

ALLOWABLE BENDING LOAD PER U.B.C. CH. 25

DOUGLAS FIR No. 1 VISUALLY GRADED

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

33 1/3% INCREASE ALLOWED FOR WIND LOAD

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

STRESS IN EACH OF TWO 4" x 8" MEMBERS

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

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

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

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

ACCEPTABLE

$\therefore$  USE VISUALLY GRADE DOUGLAS FIR

No. 1 4" x 8" S&S 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,  $P = \left[ (32\text{ FT}^2 + 16\text{ FT}^2) \times 20\text{ LB/FT}^2 \right] / 2 = 480\text{ LB}$

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

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

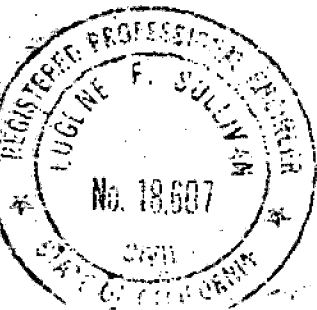
ASSUME  $d = 5\text{ FT}$  DEEP  $b = 1.5\text{ FT}$  DIA.

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

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

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

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



SECTION A-A

000496