

CITY PLANNING COMMISSION

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

APPLICANT	Gloria Kocal, 2685 Taft Avenue, Santa Clara, Ca. 95051		
OWNER	Dorothy Edwards, 1202 Commons, Sacramento, Ca. 95825		
PLANS BY	Sullivan Engineers, 380 N. First Street, San Jose, Ca. 95112		
FILING DATE	12/7/84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC.	Ex. 15303(e)	EIR	ASSESSOR'S PCL NO. 048-012-07, 08

APPLICATION Special Permit for a temporary subdivision directional sign

LOCATION: Northwest corner 24th Street and Meadowview Road

PROPOSAL: The applicant is requesting the necessary entitlement to locate a temporary *regional* subdivision directional sign in the R-1 zone.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1984 Airport-Meadowview Community
 Plan Designation: Residential (11-21 du/ac)
 Existing Zoning of Site: R-1
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Residential; R-3
 South: Commercial, Residential; C-2, R-1 & R-3
 East: Commercial; C-2
 West: Church; R-1

001305

Property Dimensions: 206' x 670'
 Property Area: 3.1+ acres
 Height of Structure: 10 feet
 Topography: Flat
 Street Improvements: Existing
 Exterior Building Colors: Not determined
 Exterior Building Materials: T-1-11 plywood, Douglas Fir 8' x 16' (128 sq. ft.)
 Size of Sign: 4' x 8' (32 sq. ft.)

PROJECT EVALUATION:

- A. The subject site is a vacant 3.1+ acre lot which is zoned Single Family (R-1) and which is designated for residential use on both the 1974 General Plan and the 1984 Airport-Meadowview Community Plan. Adjacent land uses include both residential and commercial uses.
- B. The applicant proposes to locate a single face ^{8' x 16' (128 sq. ft.) 14} 4' x 8' (32 sq. ft.) 10 foot high non-illuminated, temporary *regional* subdivision directional sign to assist in the marketing of various subdivisions in the Meadowview area. Specific graphics and colors are not indicated, and the applicant does not know which subdivision will be using the sign. The sign would be temporary.

The applicant's plan does not indicate a setback from 24th Street or Meadowview Road. Staff recommends a minimum 25 foot setback from the edge of the right-of-way lines for 24th Street and Meadowview Road so that the proposed sign will not obstruct the vision of motorists traveling on these streets.

C. This project was reviewed by the Traffic Engineering Division. No comments were received.

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

STAFF RECOMMENDATION: Staff recommends the Commission approve the Special Permit, subject to conditions and based upon Findings of Fact which follow.

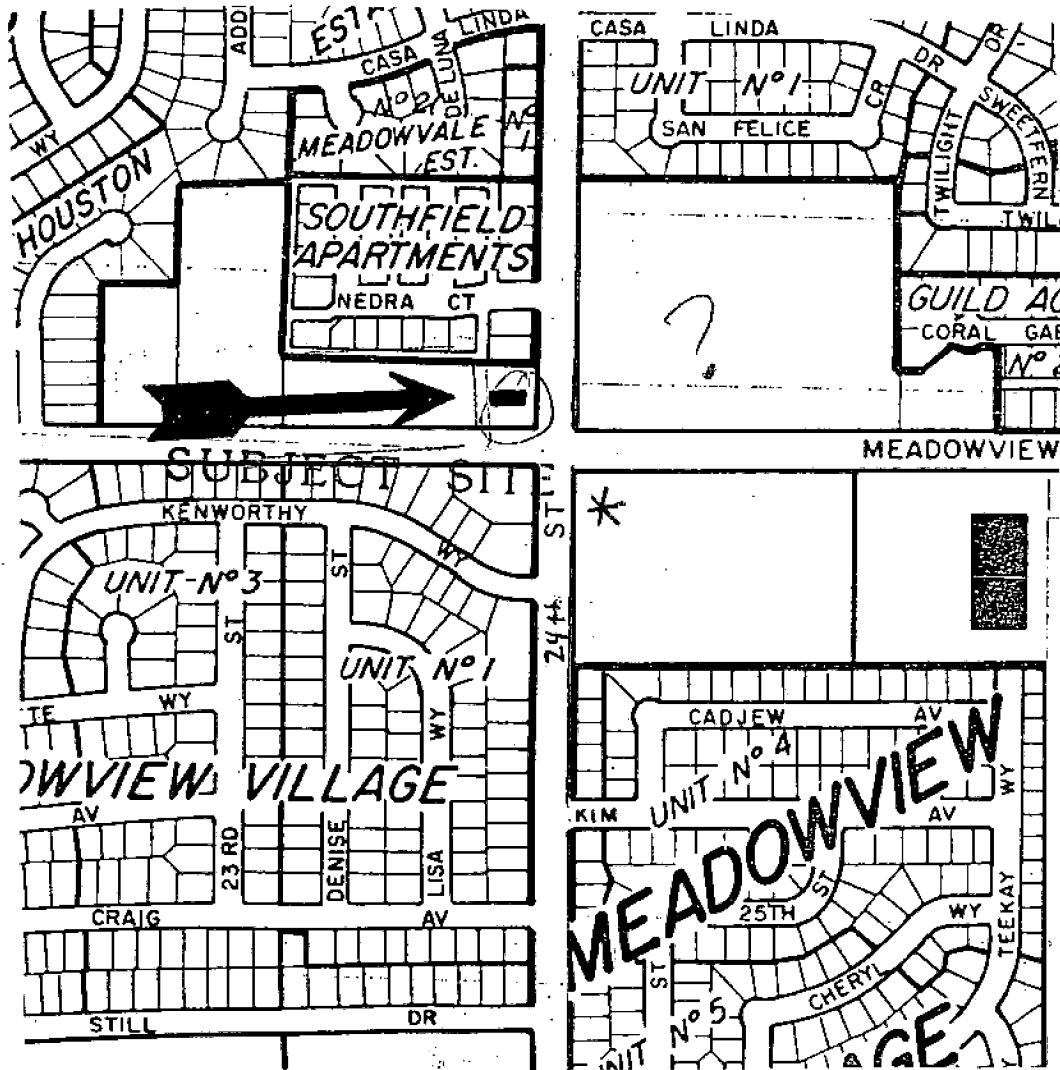
Conditions

1. The special permit shall expire one year from the date of approval, or January 10, 1986. Upon written application, the Commission can renew the permit for additional one-year periods.
2. The sign shall be located a minimum of 25 feet from the edge of the 24th Street right-of-way and 25 feet from the Meadowview Road right-of-way, and a minimum of 25 feet from the north property line.
3. The sign shall be used for the purpose of advertising subdivisions only.
4. The sign shall comply with the provisions of the Sign Ordinance.

Findings of Fact

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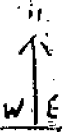
1. The proposal, as conditioned, is based upon sound principles of land use, in that:
 - a. the sign will be located on the site for a temporary period;
 - b. the sign will be located on a major street;
 - c. the sign will be compatible with the surrounding land uses in the area.
2. The proposal, as conditioned, is not injurious to the public, in that:
 - a. the sign will have adequate setbacks from the street so as not to obstruct the vision of motorists;
 - b. the sign would not constitute a public nuisance to surrounding properties.
3. The sign is in conformance with the 1974 General Plan and the 1984 Airport-Meadowview Community Plan which designate the site for residential use.
4. Subdivision signs are permitted in any zone, subject to granting of a special permit by the Planning Commission.



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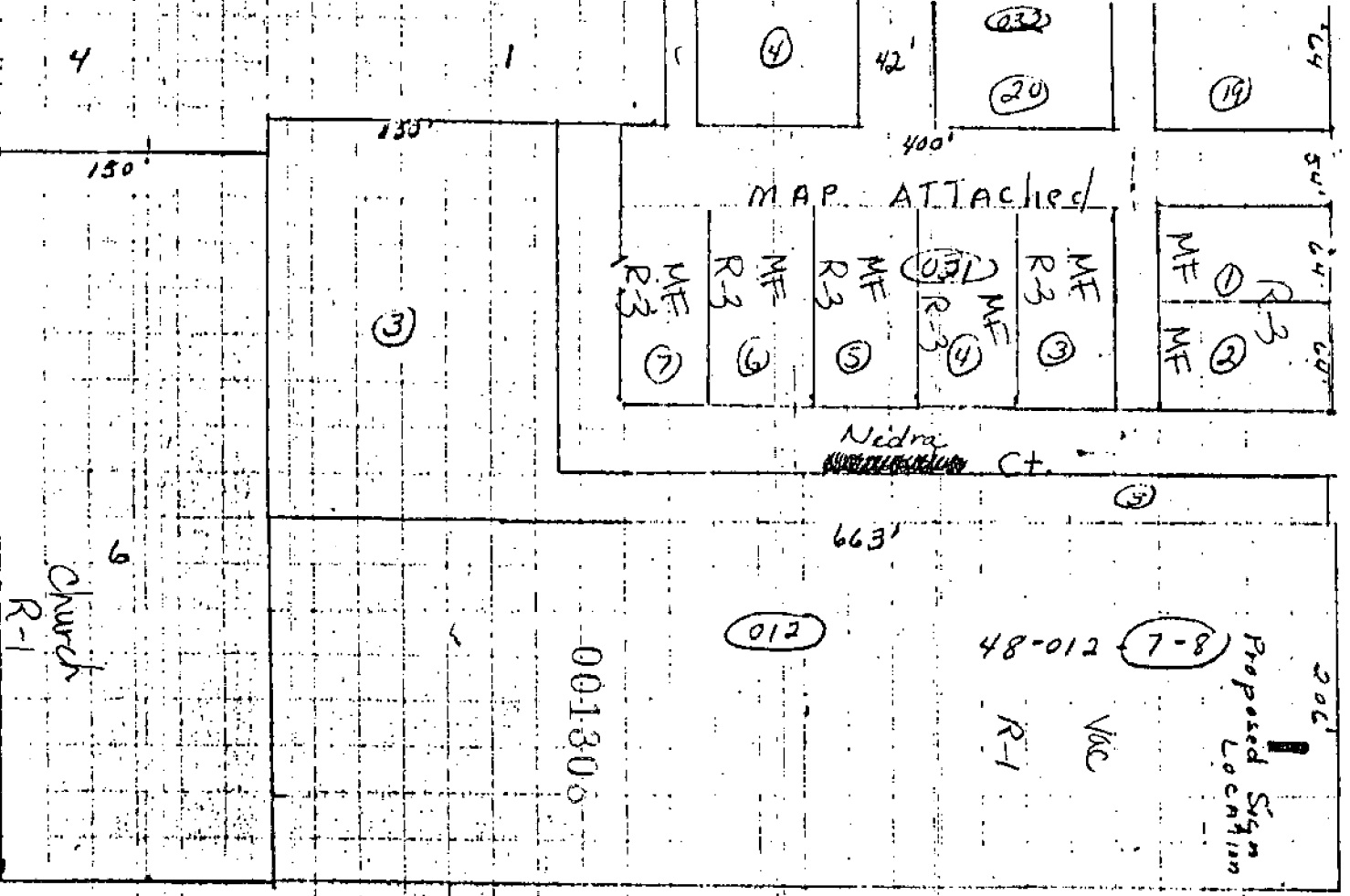
VICINITY - LAND USE - ZONING

LAND USE & ZONING MAP



71	C-2	49-00	49-00	VC	gas station
R-2B	Store				

24th Street



PARS-014

1-10-85

