

CITY PLANNING COMMISSION

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

APPLICANT Ellis & Ellis Signs and Displays - 2401 Manning, Sacramento, CA 95815
OWNER Transamerica Title (for Citation Homes) - 2777 Alvarado St., San Leandro, CA 94577
PLANS BY Ellis & Ellis Signs and Displays - 2401 Manning, Sacramento, CA 95815
FILING DATE 3-7-85 50 DAY CPC ACTION DATE _____ REPORT BY: DHFG:sg
NEGATIVE DEC CatEx 15303e EIR _____ ASSESSOR'S PCL NO. 225-622-38

APPLICATION: Special Permit to retain one existing 5' x 10' off-site subdivision directional sign on a vacant 0.14 acre parcel in the Single Family (R-1) zone

LOCATION: 2814 Azevedo drive

PROPOSAL: The applicant is requesting the necessary entitlements to retain one 5' x 10' off-site subdivision sign for the Pebblewood Subdivision.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1978 South Natomas Community
Plan Designation: Residential 4-21 du/acre, 7 du/acre minimum
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single family residence; R-1
South: Single family residence; R-1
East: Single family model home; R-1
West: Vacant; R-1

Property Dimensions: 60' x 100'
Property Area: 6,000 square feet - 0.14 acres
Height of Sign: 8 feet
Significant Features of Site: Vacant
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Size of Sign: 5' x 10' double-faced

BACKGROUND INFORMATION: On February 27, 1985, the applicant was notified by the Division of Building Inspections that the subject sign had been illegally erected on the lot, therefore, the applicant is requesting a special permit.

PROJECT EVALUATION: Staff has the following comments:

- A. The site is designated on the General Plan and 1978 South Natomas Community Plan for residential use. The site is zoned Single Family (R-1). Subdivision directional signs are allowed in residential zones subject to the granting of a special permit.
- B. The sign is double-faced, 5' x 10' in size, with a minimum 25 foot setback from the public right-of-way. The Traffic Engineering Division reviewed the proposal and had no comment.

- C. The subject sign is one of three signs (see vicinity map) for the Pebblewood model homes which are located along Azevedo Drive. Staff has no problem with the subject sign since it is the first Pebblewood sign off of El Camino Avenue and provides direction to the model homes.

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

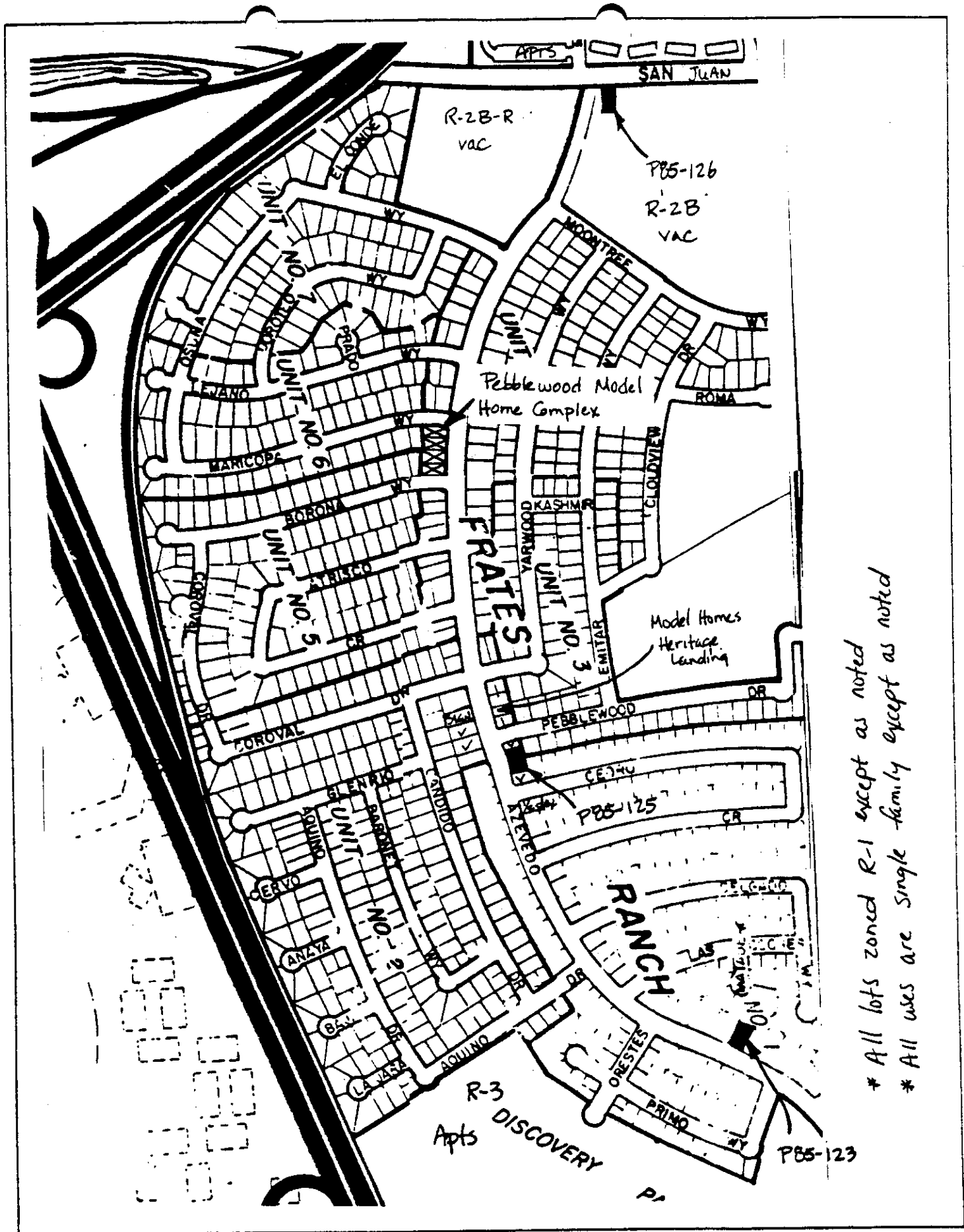
STAFF RECOMMENDATION: The staff recommends that the special permit to retain an existing 5' x 10' subdivision directional sign be approved, subject to conditions and based upon the findings of fact which follow:

Conditions

1. The special permit shall expire one year from the date of approval, or April 11, 1986. Upon written application, the Commission can renew the permit for additional one year periods.
2. The sign shall be used for the purpose of advertising the Pebblewood Subdivision only.

Findings of Fact

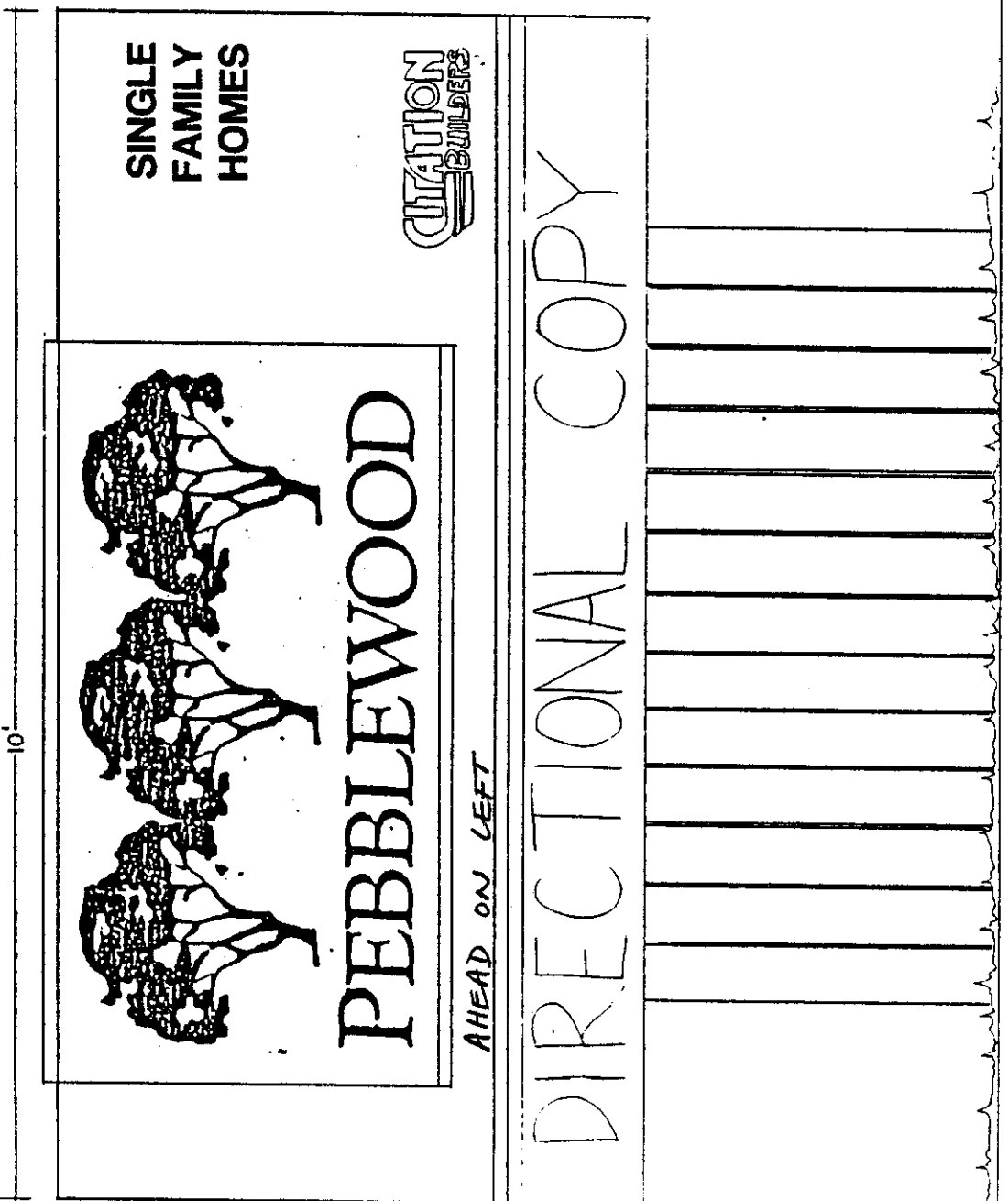
1. The proposal, as conditioned, is based upon sound principles of land use in that:
 - a. the sign will be located on the site for a temporary period;
 - b. the sign will be located on a major street;
 - c. the sign will be compatible with the surrounding land uses in the area;
2. The proposal, as conditioned, 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 1978 South Natomas 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.



* All lots zoned R-1 except as noted
 * All uses are single family except as noted

VICINITY - LAND USE - ZONING

P 85123
P 85120
5'



5'-0" x 10'-0" DIRAPLY OFFSITE BOARD WITH 42 x .75" DIRAPLY PLANT-ON
 LAY COPY 1 LOGO - WHITE WITH DARK GREEN BACKGROUND; 1 PINK STRIPES
 DIRECTIONAL COPY - WHITE WITH DARK GREEN BACKGROUND
 PINK COPY - SINGLE FAMILY HOMES
 3' x 6" BASE

P85-123

4-11-85

Item 26