

STAFF REPORT AMENDED 8-23-84
CITY PLANNING COMMISSION

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

APPLICANT	Danco Graphics - 757 Commercial Street, San Jose, CA 95112			
OWNER	Angelo Tsakopoulos, 7700 College Town Dr., Sacramento, CA 95826			
PLANS BY	Danco Graphics - 757 Commercial Street, San Jose, CA 95112			
FILING DATE	7-16-84	50 DAY CPC ACTION DATE		REPORT BY:JP:sg
NEGATIVE DEC	Ex. 15304(e)	EIR		ASSESSOR'S PCL NO. 274-060-23

APPLICATION: Special Permit for off-site subdivision directional sign (Sign Ordinance Section 3.194).

LOCATION: Southwest corner of West El Camino Avenue and Truxel Road

PROPOSAL: The applicant is requesting the necessary entitlement to locate a 50 square foot, 11 foot high temporary non-illuminated subdivision directional sign for the Sierra Skyline subdivision.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1978 South Natomas Community
Plan Designation: Residential (11-21 du/ac)
Existing Zoning of Site: R-2B-R
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Apartment complex & single family; R-3-R & R-1
South: Vacant; A
East: Shopping center, multi-family (under construction); SC-R, R-3-R
West: Vacant; R-2A

Property Dimensions: Irregular
Property Area: 37+ acres
Sign Dimensions: 5' x 10'
Sign Area: 50 sq. ft.
Sign Height: 11'
Sign Colors: Black & yellow
Sign Materials: Wood

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

A. **Land Use:** The subject site is a 37+ acre parcel located in the Garden Apartment-Review (R-2B-R) zone. The site is currently vacant except for the placement of three subdivision directional signs on the parcel. These signs do not have special permits and are, therefore, illegal. The applicant proposes to locate a five foot by 10 foot (50 square foot), 11 foot high, subdivision directional sign for the "Sierra Skyline" subdivision on the subject parcel (Exhibits A and B). This subdivision is located on Turnstone Drive, west of Northgate Boulevard.

Besides the directional sign proposed for the subject parcel, the applicant proposes four additional signs to be located in the South

Natomas Community Plan area to provide direction to the "Sierra Skyline" subdivision (Exhibit C). Two of the signs are proposed to be located near the intersection of San Juan Road and Northgate Boulevard and two near the intersection of West El Camino Avenue and Truxel Road. This number of signs is contrary to the purpose and intent of the Sign Ordinance to "eliminate excessive and confusing sign displays" and "to preserve and improve the appearance of the city as a place in which to live and to work and as an attraction to nonresidents who come to visit or trade." The subject site is one of two locations near the intersection of West El Camino Avenue and Truxel Road. The applicant has indicated, at staff's request, that the sign proposed for the subject site is of a higher priority than the other sign proposed near this intersection (P84-272). Staff, therefore, has no objection to the placement of the proposed sign on the subject site as long as a second sign for the "Sierra Skyline" subdivision is not located in the area of this street intersection.

- B. Sign Design and Location: The subdivision directional sign is proposed to be a non-illuminated, 11 foot high detached sign with 50 square feet of display area. Proposed colors are black and yellow to match the theme of the "Sierra Skyline" subdivision. Previous off-site subdivision directional signs approved by the Planning Commission have been limited to a maximum sign area of 40 square feet. Staff recommends that the area of the proposed sign be reduced in size from 50 to 40 square feet.

The Sign Ordinance requires subdivision signs to comply with all applicable setbacks for the zone in which they are located. The proposed sign, therefore, must be a minimum of 25 feet from both West El Camino Avenue and Truxel Road.

- C. Subdivision Sales Office and Model Home Complex Special Permit: The Zoning Ordinance requires that temporary real estate sales offices used in connection with the marketing of a new subdivision obtain a special permit from the Planning Commission (Section 2-G-7). Currently, a sales office housed in a portable trailer and an on-site subdivision identification sign are located at the northwest corner of Northgate Boulevard and Turnstone Drive for the purpose of marketing the "Sierra Skyline" subdivision. This sales office does not have the required special permit. A special permit application for the "Sierra Skyline" sales office complex, including any proposed model homes and on-site signs must be reviewed and approved by the Planning Commission before the proposed off-site directional sign is allowed to be erected on the subject site.

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

Conditions

1. The special permit shall expire one year from date of approval or August 23, 1985. Upon written application, the Commission can renew the permit for additional one year periods.
2. The sign shall comply with the setback requirements of the R-2B zone.
3. All illegal subdivision directional signs shall be removed from the subject site before the "Sierra Skyline" sign is erected, *or appropriate permit be obtained. (CPC added)*
4. An approved special permit shall be obtained for the Sierra Skyline sales office and model home complex prior to placement of the proposed directional sign on the subject site.
5. *The area of the sign shall be reduced to 40 square feet. (CPC added)*

Findings of Fact

1. The proposal, as conditioned, is based upon sound principles of land use in that:
 - A. the sign would be located on the site for a temporary period;
 - B. the sign would conform to the setback limitations set forth in the Zoning Ordinance;
 - C. the sign would be located on a major street; and
 - D. the sign would be compatible with the surrounding area.
2. The proposed sign, as conditioned, is not injurious to the public in that:
 - A. the proposed sign would 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.

County Assessor
Division of Standard Assessment
700 H Street, Room 2640
Sacramento, California 95814

RE: APN 274-060-23 (\$ 65862 GOVERNMENT CODE)

Dear Mr. Lynch:

Pursuant to section 65862 of the Government Code of the State of California you are hereby notified that the following action was taken by the City of Sacramento with respect to the above-numbered property:

Rezoned from _____

to _____

Special Use Permit granted permitting construction of
temporary non-illuminated development sign in R-2B-R zone.

Variance from § _____ Ordinance No. 2550,

Fourth Series granted. Permitting _____

Very truly yours,

P-84-273

Suzanne Glimstad

Suzanne Glimstad,
Sec. to Planning Commission

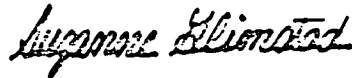
September 12, 1984

001907

To the owner of record of Parcel No. 274-060-23

You are hereby notified pursuant to Government Code Section 6863.5 that the County Assessor has been notified of the granting of a zoning change, variance, or conditional use permit respecting your property.

Very truly yours,



Suzanne Glimstad,
Sec. to Planning Commission

P- 84-273

September 12, 1984

001908



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

PLANNING DIRECTOR'S SPECIAL PERMIT TIME EXTENSION

APPLICANT: Danco Graphics
ADDRESS: 757 Commercial Street, San Jose, California 95112
SUBJECT ENTITLEMENT(S): Special Permit for one off-site subdivision
directional sign.

LOCATION: Southwest corner of West El Camino Avenue and Truxel Road
ASSESSOR'S PARCEL NUMBER: 274-060-23
FILE NUMBER: P84-273
EXPIRATION DATE OF PREVIOUS PERMIT: August 23, 1985

PROJECT HISTORY:
The City Planning Commission conditionally granted the above request on
August 23, 1984, and the applicant has complied with the conditions of approval.

RECOMMENDATION: The Planning Director has determined the Special Permit shall
be extended for one year to August 23, 1986, subject to the same conditions of
approval. In addition, the applicant should be aware that the subject property
has been dedicated to the City to establish a Park. Therefore, a 30-day notice to
remove the sign can be given at such time the park is developed.

EFFECTIVE DATE OF ACTION: 8/13/85
NEW EXPIRATION DATE: August 23, 1986

Marty Van Duyn
Marty Van Duyn,
Planning Director

By: Carl Vandagriff, Assistant Planner *Carl Vandagriff*
Attachment: P84-273 Commission Staff Report (amended)

cc:

001909

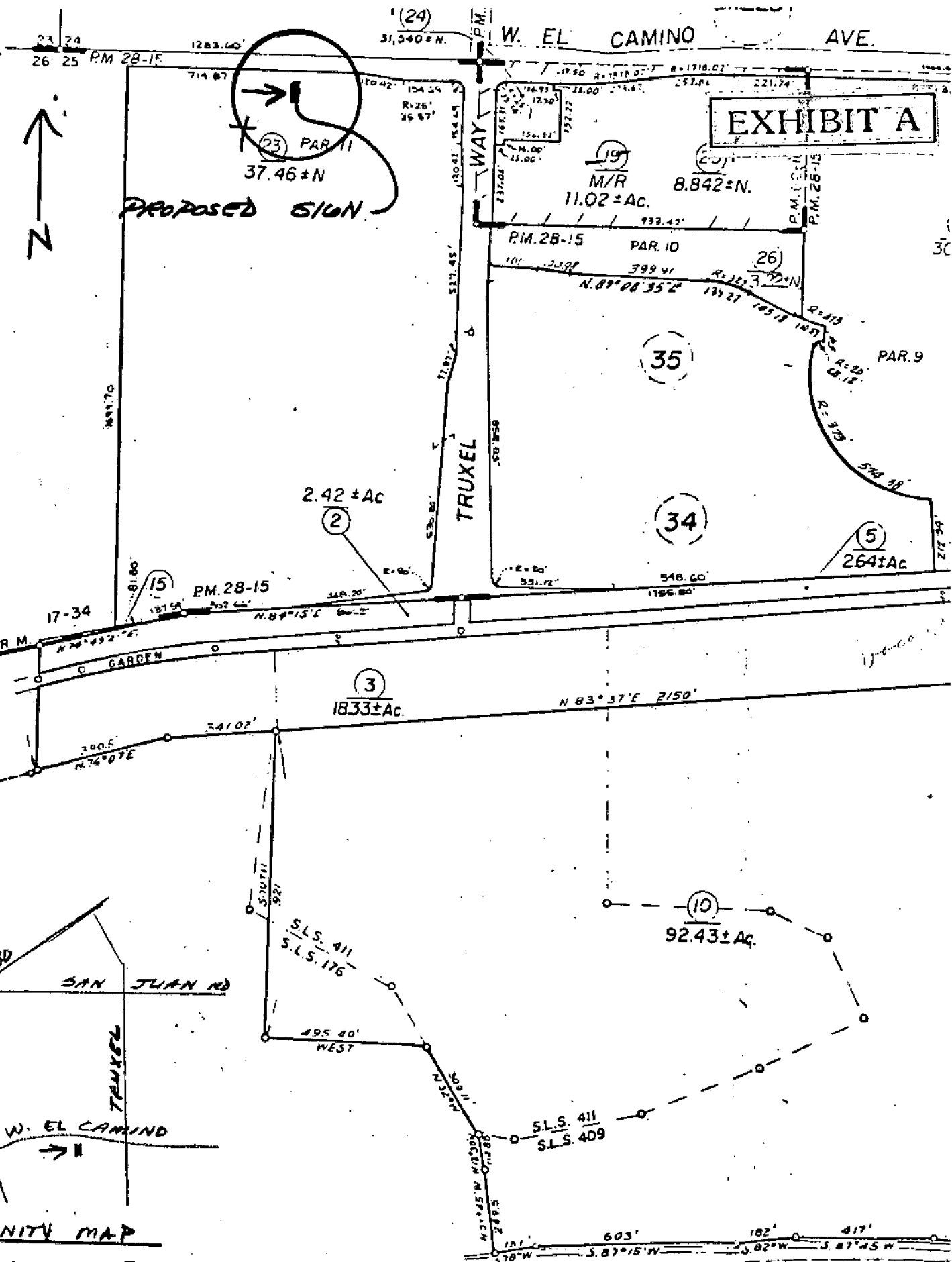


EXHIBIT A

PROPOSED SIGN

04

23 PAR 11
37.46±N

19
M/R
11.02±Ac.

20
8.842±N.

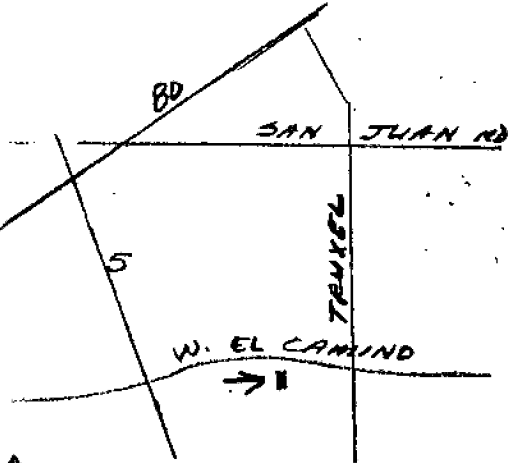
35

34

5
264±Ac

3
1833±Ac.

10
92.43±Ac.



Natomas East Side Sub. No. 1, R.M. Bk. 17, Pg. 34

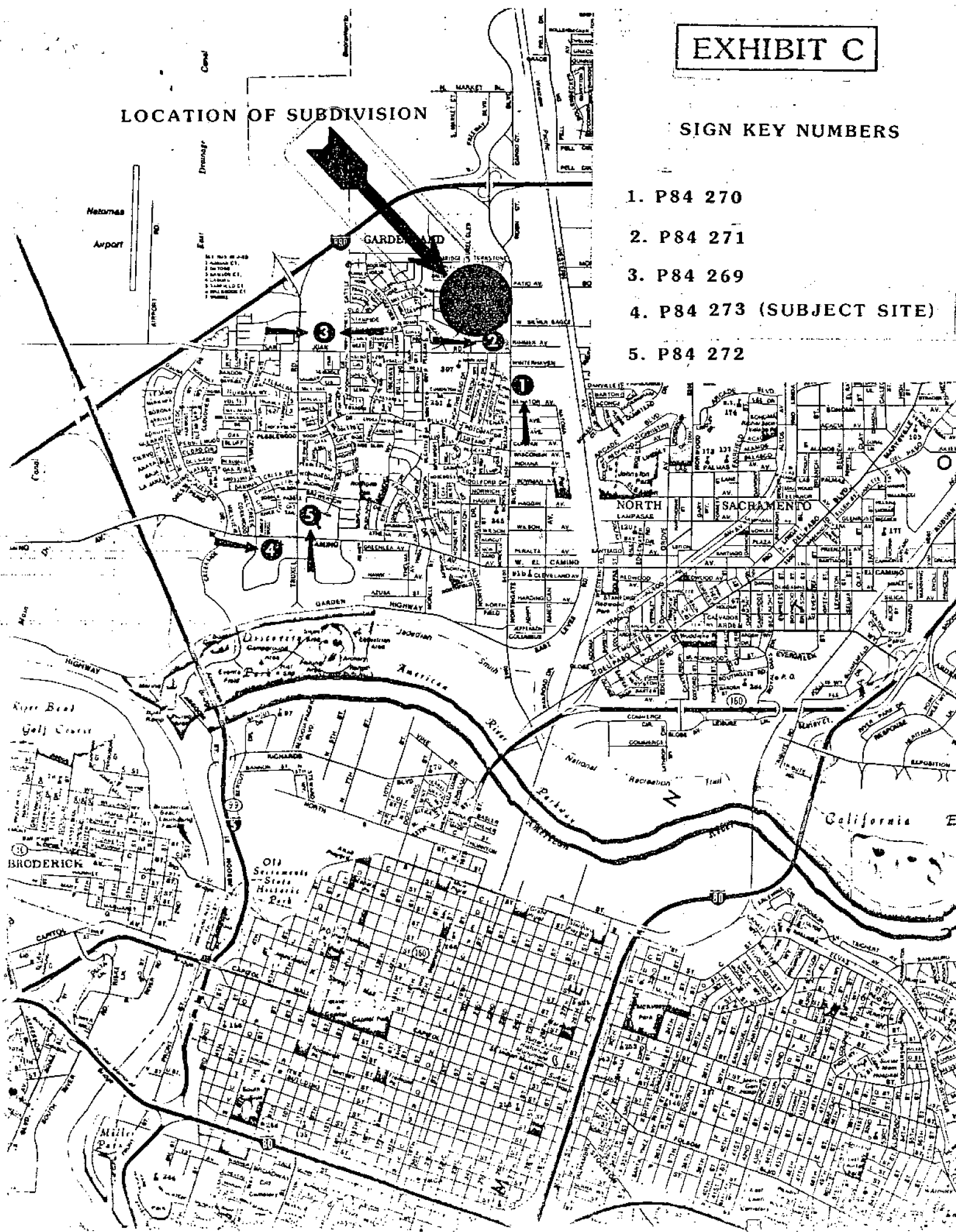
NOTE - American River City Limits

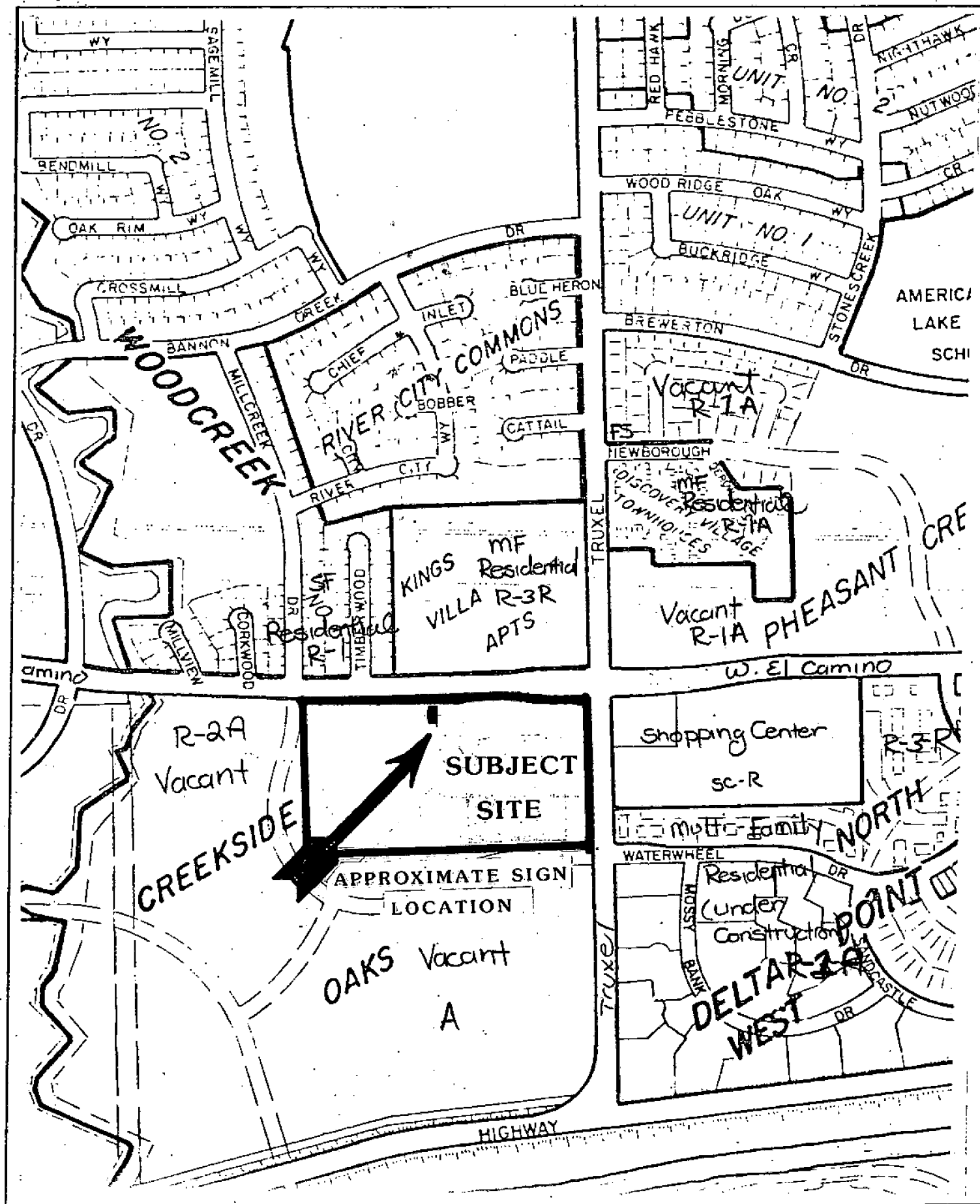
EXHIBIT C

LOCATION OF SUBDIVISION

SIGN KEY NUMBERS

1. P84 270
2. P84 271
3. P84 269
4. P84 273 (SUBJECT SITE)
5. P84 272





VICINITY - LAND USE - ZONING

EXHIBIT B

