

PLANNING DIRECTOR'S SPECIAL PERMIT

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Vicom/Dick Bush, 4600 Hillwood Drive, Shingle Springs, CA 95682				
OWNER	Dino Stefani, 18 Honey Bee Court, Sacramento, CA 95826				
PLANS BY	Vicom, 4600 Hillwood Drive, Shingle Springs, CA 95682				
FILING DATE	4/9/87	ENVIR. DET.	15303 (e)	REPORT BY	DTH:vf
ASSESSOR'S-PCL. NO.	078-0022-029				

APPLICATION: Planning Director's Special Permit to erect a double face, 4 ft. by 8 ft. subdivision directional sign (P87-187).

LOCATION: 8745 Folsom

PROPOSAL: The applicant is requesting the necessary entitlements to erect a double faced, 4 ft. by 8 ft., off-site subdivision directional sign.

PROJECT INFORMATION:

1967 College Greens Community
Plan Designation: Commercial
Existing Zoning of Site: Commercial
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Residential, Church; R-1
South: Plant Nursery; M-2S
East: Vacant, Commercial; C-2/OB-R
West: Offices; C-2

Property Dimensions: 265 ft. x 471 ft.
Property Area: 4,735+ acres
Square Footage of Sign: 32 sq. ft. per face
Topography: Flat
Street Improvements: Existing
Sign Material: Plywood

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is a 4.735+ acre lot which is zoned General Commercial and is an unimproved lot. The 1967 College Greens Community Plan designates the site for commercial land uses. The subject site is surrounded by single family residential and a church to the north, commercial to the south, offices to the west and vacant and commercial to the east.
- B. The applicant proposes to construct a 4 ft. by 8 ft. double face subdivision directional sign. The sign would direct people to the Villa Royale Subdivision located at Franklin Boulevard south of Mack Road. Staff has no objections to the location of the sign on the subject site in that it is temporary and located on a major street.

C. The adjacent property owners have been notified of the proposed project. No adverse comments have been received.

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

RECOMMENDATION: Staff recommends that the Planning Director's Special Permit be approved subject to conditions and based upon findings of fact which follow:

Conditions

1. The applicant shall obtain the necessary sign permits from the City.
2. The subject special permit shall expire one year from the date of approval by the Planning Director. The applicant may apply for one-year extension of the special permit thirty (30) days before it expires.
3. The sign shall be set back 25 feet from the front property line on Folsom Boulevard.

Findings of Fact

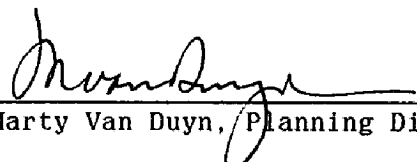
1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed sign is compatible with the adjacent uses which consist of offices and retail uses and is located on a major street.
2. The proposed project, as conditioned, will not be detrimental to the public health, safety or welfare nor result in the creation of a nuisance, in that adequate setback is provided so as not to obstruct motorist's vision and the sign is temporary in nature.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for General Commercial uses in the 1967 College Greens Community Plan and the proposed subdivision sign conforms with the plan designation:

REPORT PREPARED BY:


Dawn T. Holm, Planning Technician II

5-26-87
Date

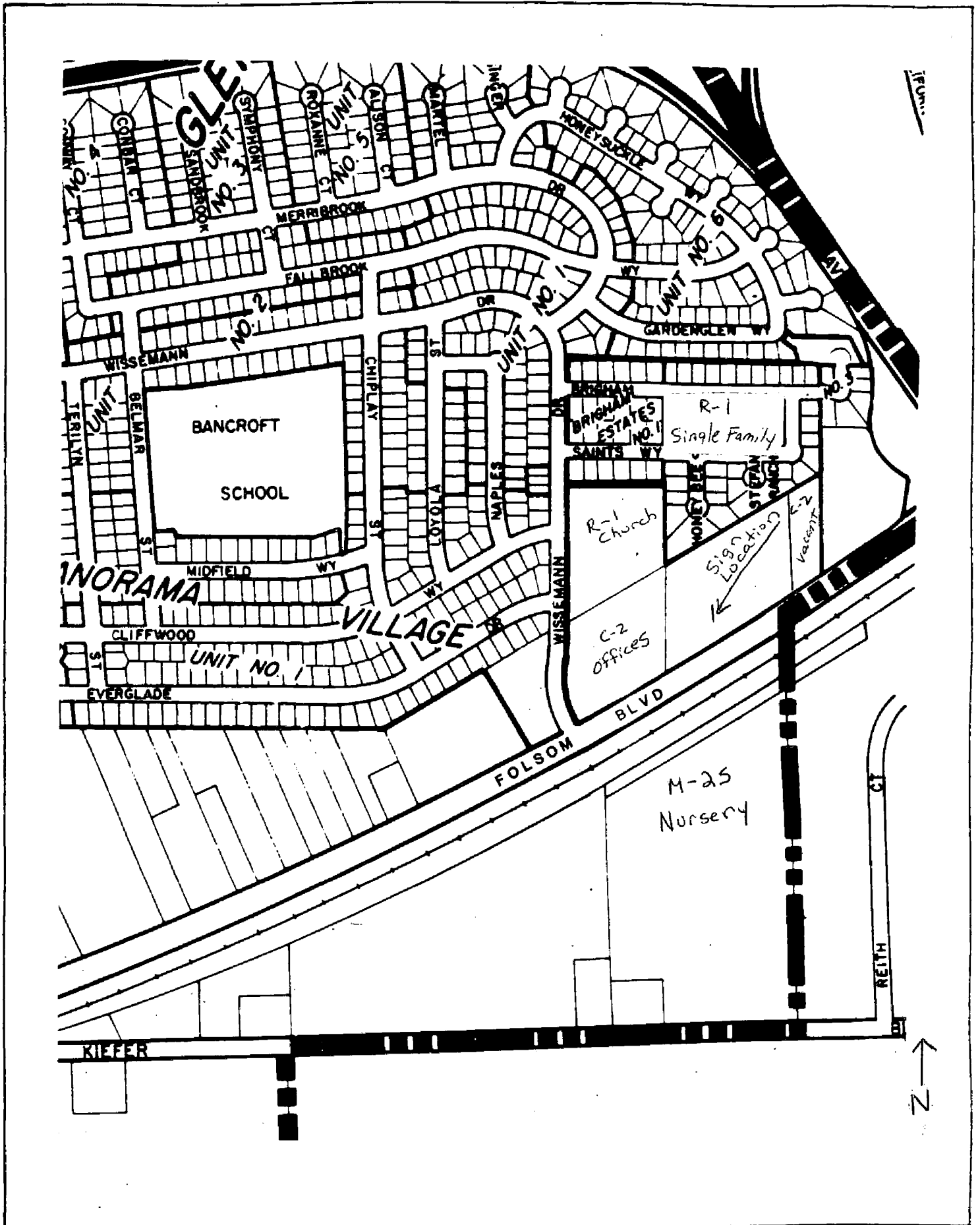
RECOMMENDATION APPROVED BY:


Marty Van Duyn, Planning Director

5/26/87
Date

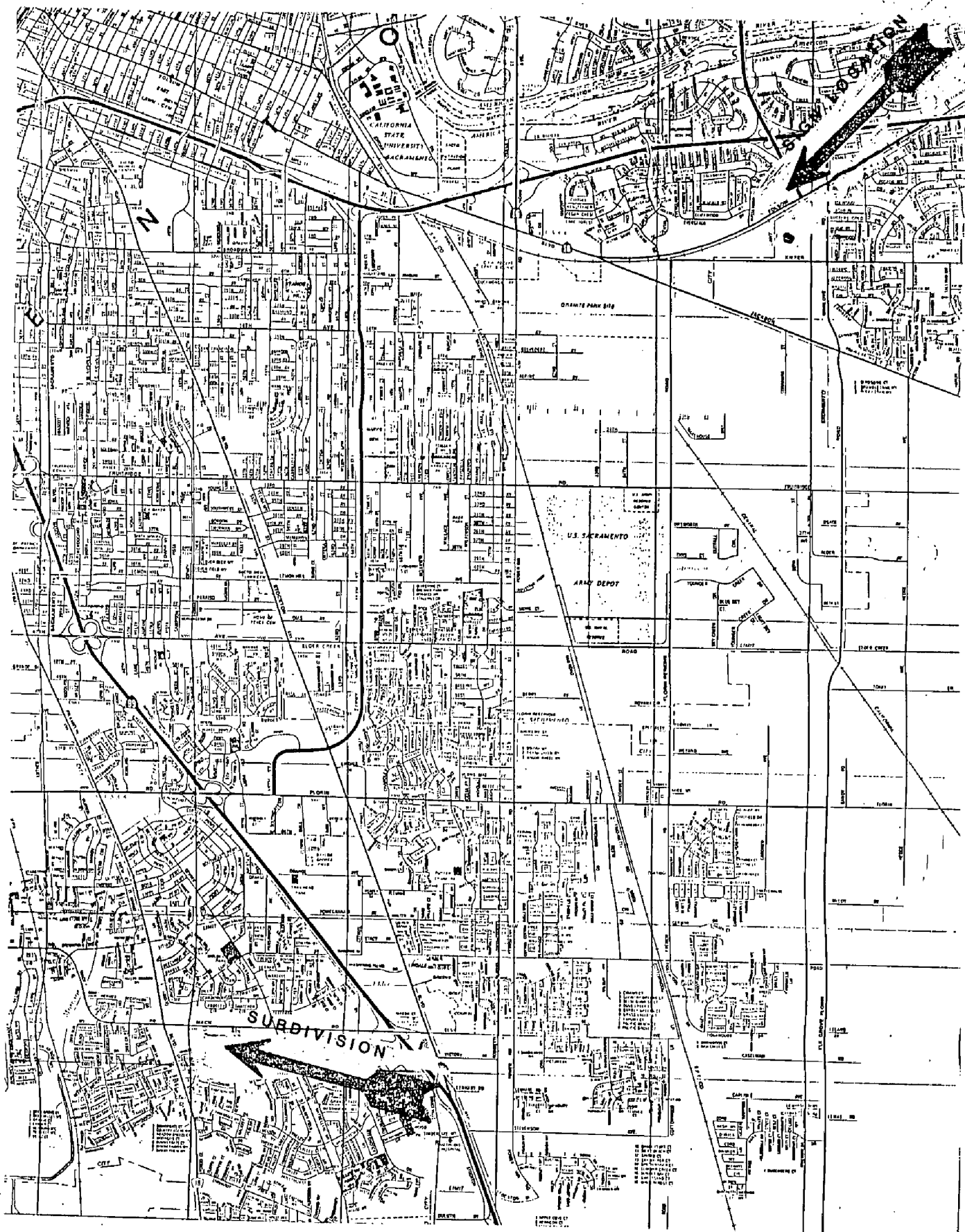
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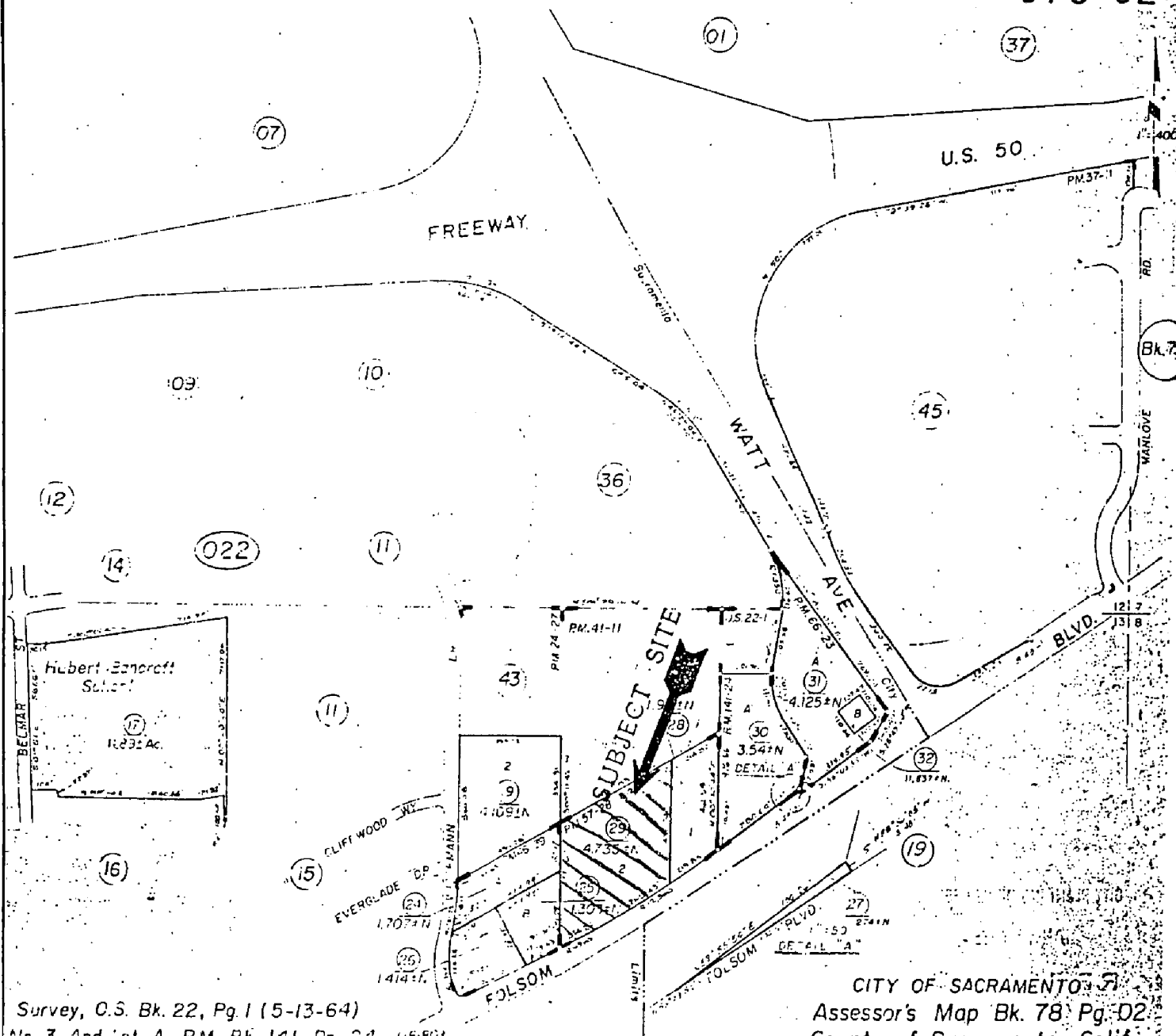
002259 VICINITY - LAND USE - ZONING

P87 187



POR. 1.8N., R.5E., M.D.B.8M.

078-02



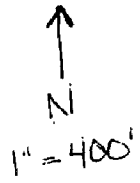
Survey, C.S. Bk. 22, Pg. 1 (5-13-64)
Map 7 and lot A, PM 41-11, Pg. 24

CITY OF SACRAMENTO
Assessor's Map Bk. 78 Pg. 02
County of Sacramento, Calif

VICINITY MAP

U.S. 50

FREEWAY



10

45

36

11

WATT AVE

SUBJECT SITE

43

19

28

31

30

32

19

WOOD WY

EMANN

ERGLADE DR

24

26

FOLSOM

Sign Location

FOLSOM

CITY OF SACRAMENT
Assessor's Map Bk. 78
County of Sacramento,

2412-8-80