

PLANNING DIRECTOR'S SPECIAL PERMIT

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

APPLICANT	Vicom, 4600 Hillwood Drive, Shingle Springs, CA 96682				
OWNER	Anthony Caruso, 2639 Bridgeport Way, Sacramento, CA 95826				
PLANS BY	Vicom, 4600 Hillwood Drive, Shingle Springs, CA 96682				
FILING DATE	4/9/87	ENVIR. DET.	Ex 15303 e	REPORT BY	JC/vf
ASSESSOR'S-PCL. NO.	040-0154-015				

APPLICATION: Planning Director's Special Permit to erect an 8' x 16', double face, regional off-site directional sign (P87-189).

LOCATION: West side of Power Inn Road; 400+ ft. north of 53rd Avenue.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1986 South Sacramento Community Plan Designation:	Residential 7-15 d.u. per acre
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Residential; R-1
South: Residential; R-1A
East : Heavy Industrial; M-2(S)
West : Residential; R-1

Property Dimensions:	873' x 290'
Property Area:	5.8+ acres
Square Footage of Sign:	128 sq. ft./face
Height of Sign:	8 feet
Topography:	Flat
Street Improvements:	Existing
Sign Materials:	Pressure treated wood

STAFF EVALUATION: Staff has the following comments:

- A. The site is a vacant 5.8+ acre lot which is zoned low density residential (R-1). The 1974 General Plan and the 1986 South Sacramento Community Plan designates the site residential. Surrounding land uses include residential to the north, south and west and industrial to the east.
- B. The applicant is proposing to construct a double faced, 8' x 16' subdivision directional sign. The sign would be 14 ft. high and constructed of plywood and pressure-treated post. The sign would identify and direct motorists to the Villa Royale Subdivision model homes. Staff has no objections to the location of the sign on the site.

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- 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).

RECOMMENDATIONS: 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 approval by the Planning Director. The applicant may apply for one-year extension of the special permit.
3. The sign shall not be placed in the required 25' front setback area.

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.
2. The proposed project, as conditioned, will not be detrimental to the 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.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential uses in the 1986 South Sacramento Community Plan and the proposed subdivision sign conforms with the plan designation.

REPORT PREPARED BY:

Jeanne Corcoran
Jeanne Corcoran, Planning Technician

9/26/87
DATE

RECOMMENDATION APPROVED BY:

Marty Van Duyn
Marty Van Duyn, Planning Director
P87-189

9-29-87
DATE

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