

PLANNING DIRECTOR'S SPECIAL PERMIT

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

APPLICANT	Vicom 4600 Hillwood Drive, Shingle Springs, CA 96682		
OWNER	Community Hospital, Inc., 2251 Hawthorne Street, CA 95813		
PLANS BY	Vicom 4600 Hillwood Drive, Shingle Springs, CA 96682		
FILING DATE	2-19-87	ENVIR. DET.	EX 15303e
		REPORT BY	FG:SC
ASSESSOR'S-PCL. NO.	250-001-70		

APPLICATION: Planning Director's Special Permit to erect a four foot by eight foot double face subdivision directional sign (P87-094).

LOCATION: Northwest corner of San Juan Road and Northgate Boulevard

PROJECT INFORMATION:

1974 General Plan Designation: Commercial/Office
Existing Zoning of Site: H-PUD
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; H-PUD
South: Vacant; SC-PUD
East: Vacant; C-2
West: Apts; R-2B-PUD

Property Dimensions: Irregular
Property Area: 6.6+ acres
Square Footage of Sign: 32 sq. ft./face
Height of Sign: 10 ft.
Topography: Flat
Street Improvements: Existing
Sign Material: Pressure treated wood

PROJECT EVALUATION: Staff has the following comments regarding the project:

- A. The site is a vacant 6.6+ acre lot which is zoned hospital-planned unit development (H-PUD). The 1974 General Plan designates the site for commercial/office use. Surrounding uses include vacant land and apartments (under construction).
- B. The applicant proposes to construct a four foot by eight foot double face subdivision directional sign. The sign would direct people to the Binghamton Drive area (Rancho Natomas Subdivision) model homes. The sign would be 32 sq. ft. per face and stand 10 feet high. The sign would be located at the northwest corner of San Juan and Northgate Boulevard.

The subject site is the future location of the Natomas Community Hospital. A temporary medical office building with parking lot will be constructed approximately 50 feet from the corner of San Juan and Northgate. As proposed, the area between the street frontages and the building would be developed as a landscape strip. This would place the proposed sign in the landscape setback area. Staff would recommend that the sign be removed at the time the property owner obtains a building permit for any structure (temporary or permanent) to be constructed on the subject site. Staff would like to note that the subject sign has already been erected without benefit of the appropriate special permit and sign permit.

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P87-095

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 15303e).

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.
2. The subject sign shall be removed from the site once the property owner has obtained building permit to construct any structure (temporary or permanent) on the site. The sign shall not be relocated to any other location on the site.

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 adjacent commercial and residential uses.
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 motorists' vision.
3. The proposed project is consistent with the City's Discretionary Land Use Policy in that the site is designated for commercial/office uses in the 1974 General Plan and the proposed subdivision sign conforms with the plan designation.

REPORT PREPARED BY:

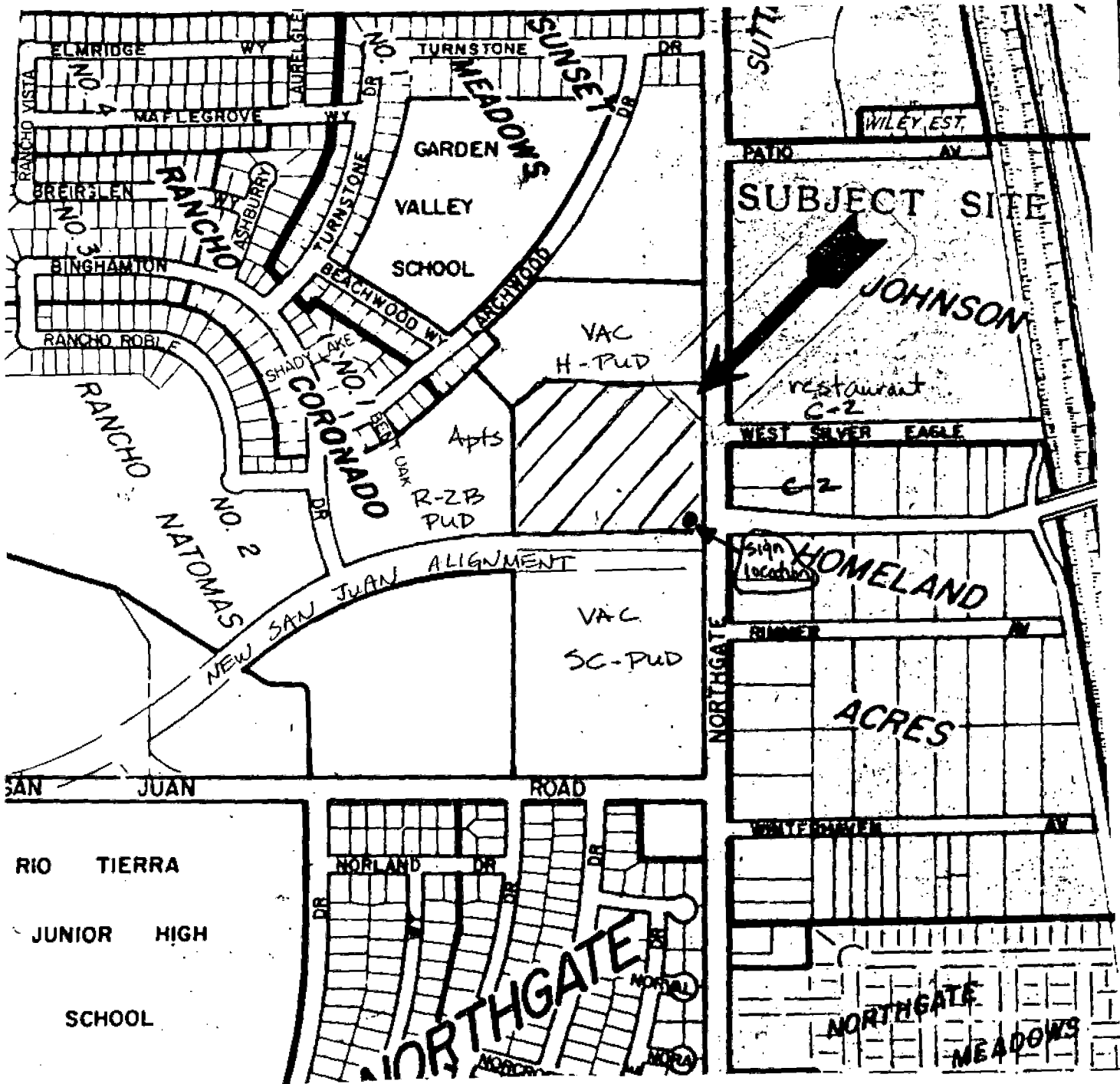

 Fred Goodrich, Associate Planner

4-2-87
 DATE

RECOMMENDATION APPROVED BY:


 Marty Van Duyn, Planning Director

4-2-87
 DATE



VICINITY - LAND USE - ZONING

PLANNING DIRECTOR'S SPECIAL PERMIT

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

APPLICANT	Vicom, 4600 Hillwood Drive, Shingle Springs, CA 95682				
OWNER	Church of Jesus Christ LDS Tax Admin., So. East No. Temple 22 Pl., Salt Lake City UT 84150				
PLANS BY	Vicom				
FILING DATE	2/19/87	ENVIR. DET.	15303(e)	REPORT BY	CV:kh
ASSESSOR'S-PCL. NO.	250-0010-080				

APPLICATION: Planning Director's Special Permit for one off-site subdivision directional sign (P87-095)

LOCATION: West of Northgate Boulevard between Rio Tierra Avenue and San Juan Road

PROPOSAL: The applicant is requesting the necessary entitlements to locate one double face 4' x 8' high off-site subdivision directional sign to advertise Spinnaker Homes subdivision.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1986 South Natomas Community Plan Designation: Medium-High Density Residential 11-21 du/acre

Existing Zoning of Site: R-1A (PUD)
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Apartments; R-28 (PUD)	Front:	25'	580'±
South: Single-Family Residential; R-1	Side (Int):	5'	400'±
East: Vacant; SC-(PUD)			
West: Lutheran Church; Ag.	Rear:	15'	15'

Property Dimensions: Irregular
Property Area: 10.8± acres
Sign Dimensions: 4' x 8'
Sign Area: 32 sq. ft.
Sign Height: 10'
Sign Color: Grey
Sign Material: Plywood

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

A. Land Use

The project site is a 10.8± acre parcel located in the Townhouse Planned Unit Development (R-1A PUD) and is vacant. Surrounding land uses include apartments to the north, single-family residential to the south, vacant to the east and a church to the west.

B. Sign Design and Location

The applicant has already located the proposed off-site subdivision marketing sign on the project site. The sign complies with the area and setback requirements.

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This sign advertises the Spinnaker Homes subdivision located on Rancho Roble Way (see vicinity map). The sign is located so as not to obstruct motorists visibility on San Juan Road (see Land Use/Zoning).

C. Comments

On February 26, 1987, a church was approved for the subject site (P87-066). Staff has no objections to the proposed off-site subdivision marketing sign provided it is removed prior to construction of the proposed church. The sign is adequately setback from both Rio Tierra Avenue and San Juan Road. Staff, therefore, recommends approval of the requested sign.

Plans submitted for the sign indicate the height as 10 feet. The Sign Ordinance requires all subdivision marketing signs to be no higher than eight feet. Staff recommends the sign be reduced in height to eight feet.

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

STAFF RECOMMENDATION: It is recommended the special permit be approved, 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. Upon written application, the Commission can renew the permit for additional one-year periods.
2. The sign is to be used for advertising subdivisions only.
3. The sign shall be removed prior to construction of the proposed church on the project site.
4. The height of the sign shall not exceed eight feet.

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 is located on a major street; and
 - c. the sign is compatible with the surrounding area.
2. The proposed sign, as conditioned, is not injurious to the public, in that:
 - a. the sign is set back adequately from the street so as not to obstruct visibility of motorists; and
 - b. the sign is not a public nuisance to surrounding properties.

3. The project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated as residential by the 1986 South Natomas Community Plan and the sign conforms with this plan designation provided a special permit has been issued.

REPORT PREPARED BY

Carl Vandagriff
Carl Vandagriff, Assistant Planner

3-10-87
Date

RECOMMENDATION APPROVED

Marty Van Duzer
Marty Van Duzer, Planning Director

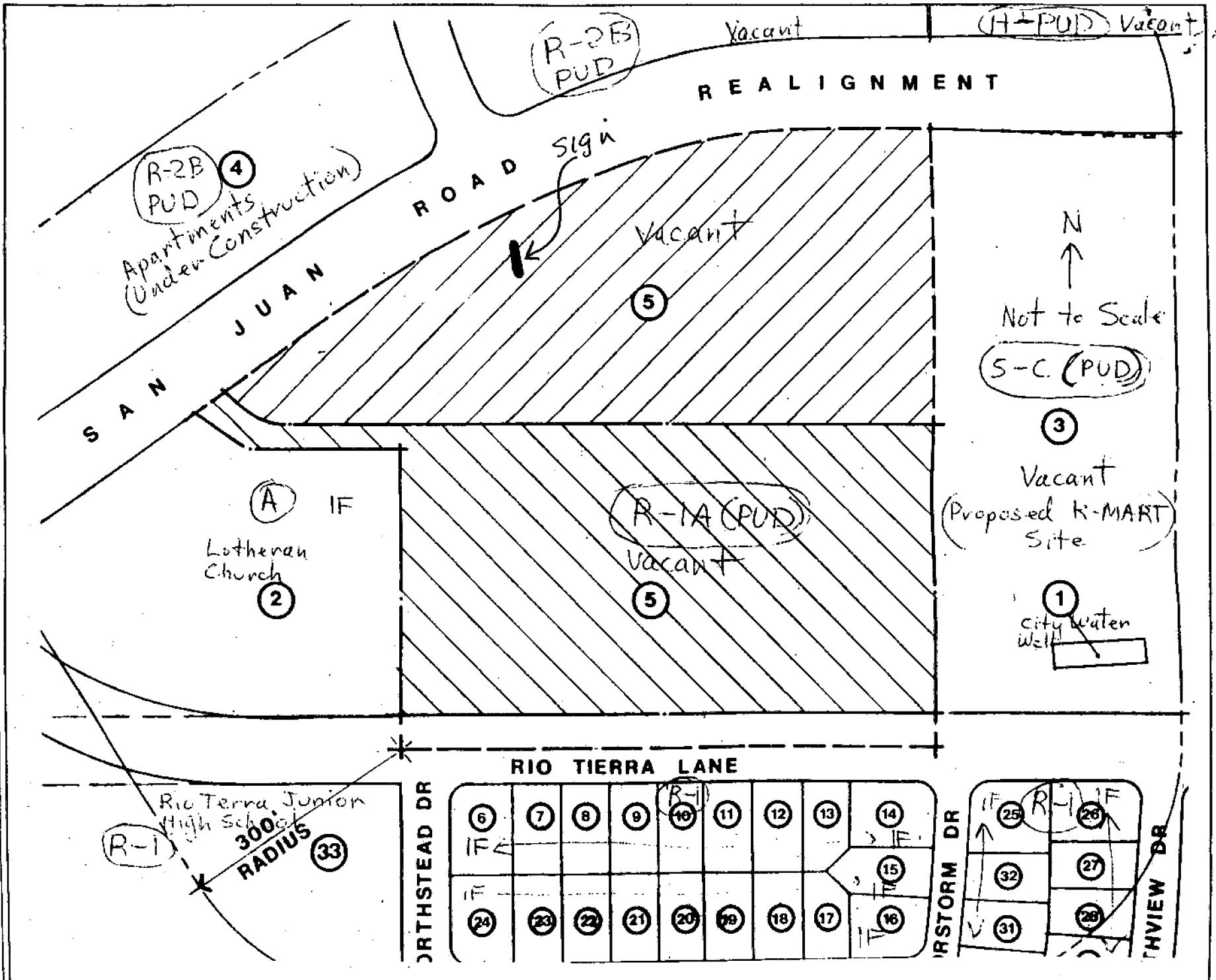
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Date

P-87-666

2-26-87

Item 5

LAND USE & ZONING MAP



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