

# PLANNING DIRECTOR'S SPECIAL PERMIT

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

<b>APPLICANT</b> VICOM, 4600 Hillwood Dr. Shingle Springs, CA 95682
<b>OWNER</b> Moss Land Company, 711 J Street, Sac., CA 95814
<b>PLANS BY</b> Vicom, 4600 Hillwood Drive, Shingle Springs, CA 95682
<b>FILING DATE</b> 12/2/88 <b>ENVIR. DET</b> Ex. 15303 e <b>REPORT BY</b> CL:vf
<b>ASSESSOR'S-PCL. NO.</b> 250-0121-022

**APPLICATION:** Planning Director's Special Permit to construct a 4' x 8' off-site subdivision directional sign for a period of one year in the Multiple Family (R-2A) zone.

**LOCATION:** East side of Northgate Boulevard, 130 feet north of West Silver Eagle.

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a 4' x 8' off-site subdivision directional sign.

**PROJECT INFORMATION:**

General Plan Designation:	Medium Density Residential (16-29 du/na)
Existing Zoning of Site:	R-2A
Existing Land Use of Site:	Vacant

**Surrounding Land Use and Zoning:**

North: Single family; mobile home; R-2A  
South: Restaurant; vacant; C-2  
East : Single family; mobile home; R-1  
West : Vacant; H(PUD)

Property Dimensions:	237' x 256'
Property Area:	2.16+ acres
Square Footage of Sign:	32 sq. ft. (4' x 8')
Height of Sign:	8 ft.
Sign Material:	Plywood and Douglas Fir post

**PROJECT EVALUATION:** Staff has the following comments:

- A. The subject site consists of 2.16+ vacant acres in the Multiple Family (R-2A) zone. The General Plan designates the site Medium Density Residential (16-29 du/na). The surrounding land uses and zoning are single family and mobile homes (R-2A) to the north, restaurant and vacant (C-2) to the south, single family and mobile homes (R-1) to the east, and a vacant (H(PUD)) parcel to the west.
- B. The applicant proposes to locate an off-site directional sign on Northgate Boulevard, 249 feet north of West Silver Eagle Road. The sign shall be set back 25 feet from the property line on Northgate Boulevard in order to comply with the Sign Ordinance requirement that signs be located outside the required setback area of the zoning district in which it is located.

- C. The sign will be no higher than eight feet and have an area no greater than 32 square feet (4' x 8'). The sign material will be plywood with Douglas Fir posts. The sign copy advertises the location of Northpointe Subdivision.

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

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

Conditions

1. The sign shall be located outside the required 25 foot setback area along the property line at Northgate Boulevard;
2. The sign shall not exceed eight feet in height and 32 square feet of sign area; and
3. The special permit will expire one year from the date of approval. Upon written request, the Planning Director may renew the permit for additional one year periods.

Findings of Fact

1. The project, 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; and
  - b. the sign will be compatible with the surrounding area and land uses.
2. The project, as conditioned, will not be injurious to the public health, safety or welfare in that:
  - a. the sign will be adequately set back from the street so as not to obstruct the visibility of the motorist; and
  - b. the sign will not be a public nuisance to surrounding properties.

3. The project, as conditioned, is consistent with the General Plan designation which designates the site as residential in that:

a regional subdivision sign is permitted in any zone, subject to approval of a special permit by the Planning Director.

REPORT PREPARED BY:

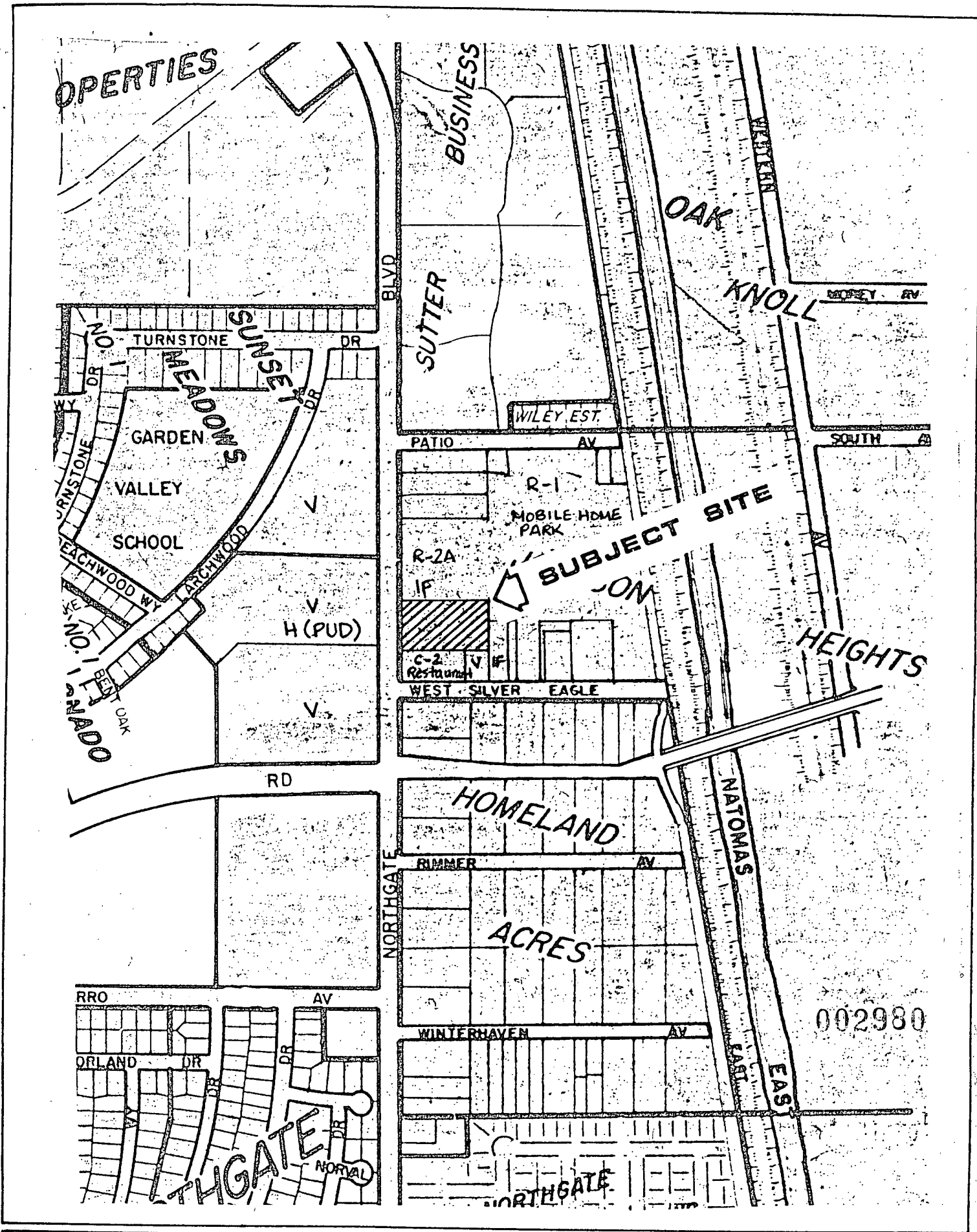
Cindy Lauchland  
CINDY LAUCHLAND, PLANNER

12/9/88  
Date

RECOMMENDATION APPROVED BY:

Marty Van Duyn  
MARTY VAN DUYN, PLANNING DIRECTOR

12/9/88  
Date



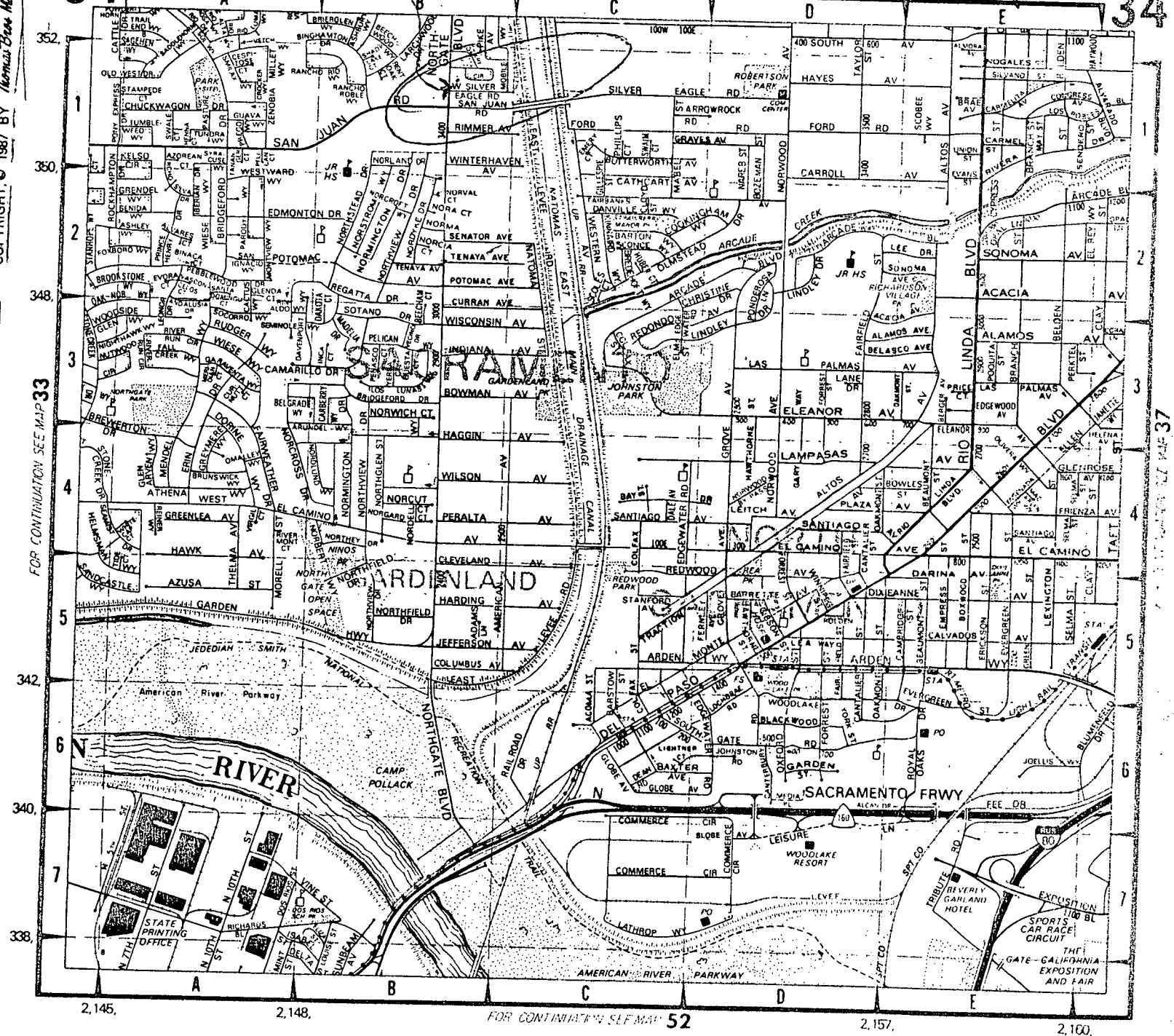
VICINITY - LAND USE - ZONING

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34 *Sign location*

FOR CONTINUATION SEE MAP 32

*Vicinity Map*



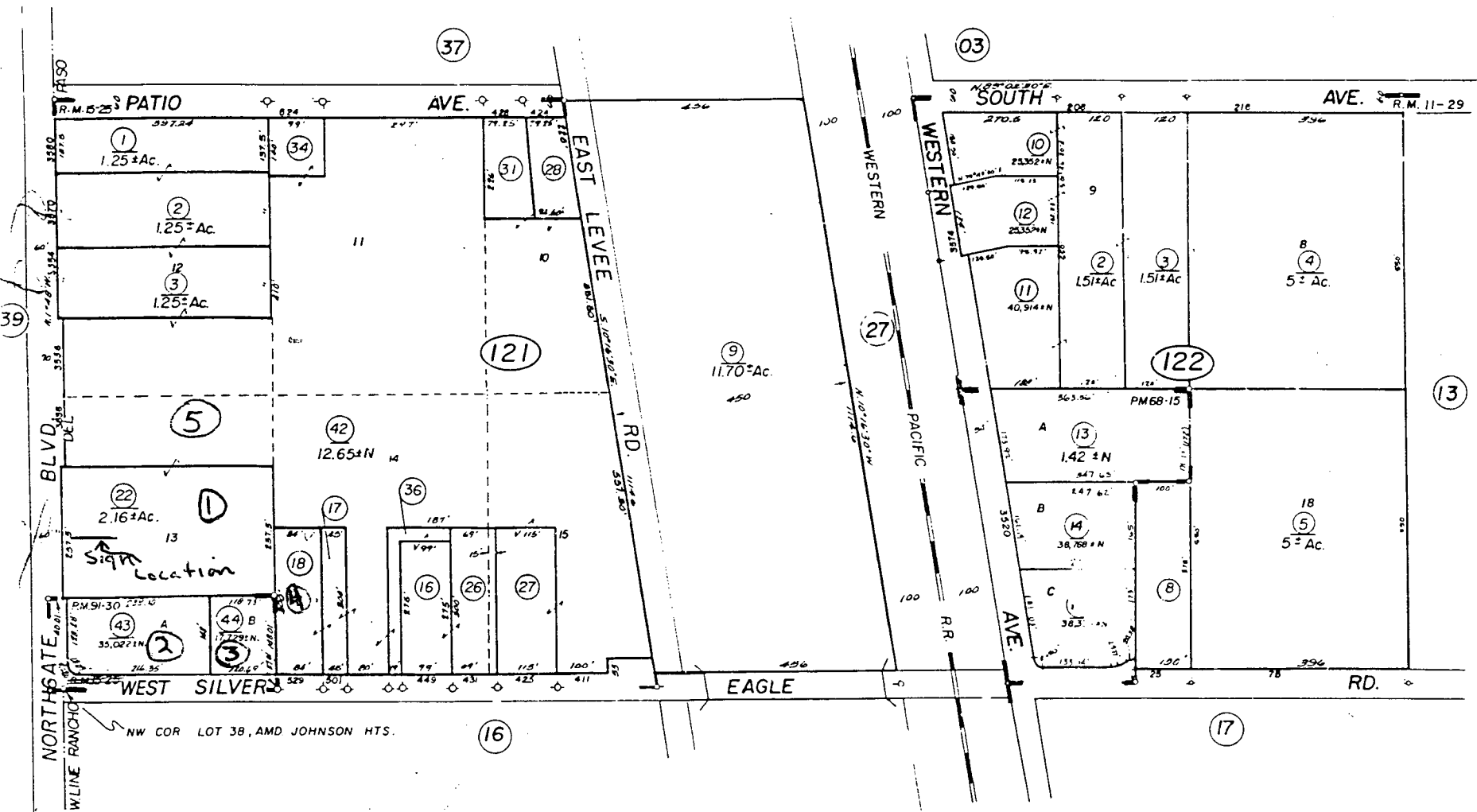
FOR CONTINUATION SEE MAP 33

FOR CONTINUATION SEE MAP 52

37

186200

P 88461



002982

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Johnson Heights, R.M. Bk. 11, Pg. 29  
Johnson Heights, Amended Plat, R.M. Bk. 15, Pg. 25

NOTE—Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

CITY OF SACRAMENTO  
Assessor's Map Bk 250—Pg. 12  
County of Sacramento, Calif.





P88-461



Northgate Blvd

237'

250-121-022  
2.16 Ac.

002990



"sign to be set in center of Lot."

119' north of south boundary + 119' south of Northbound.  
15' east of Northgate Blvd. right of way

256'