

PLANNING DIRECTOR'S SPECIAL PERMIT

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

APPLICANT	Vicom; 4600 Hillwood Drive, Shingle Springs, CA 95682				
OWNER	Ollie Baily; 5220 Ehrhardt, Sacramento, CA 95823				
PLANS BY	Vicom, 4600 Hillwood Drive, Shingle Springs, CA 95682				
FILING DATE	8/22/88	ENVIR. DET.	Exempt 15311 A	REPORT BY	DTH:pe
ASSESSOR'S-PCL. NO.	117-0132-001-0000				

APPLICATION: Planning Director's Special Permit to erect a temporary 8' x 16', double face, regional off-site directional sign (P88-375)

LOCATION: Southeast corner of Ehrhardt and Franklin Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to erect a subdivision directional sign.

PROJECT INFORMATION:

1974 General Plan Designation: Low Density Residential (4-15 du/ac)
1986 South Sacramento Community Plan Designation: Residential (7-15 du/ac)
Existing Zoning of Site: Agricultural (A)
Existing Land Use of Site: Barn

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential/R-1 & R-2A(R)	Front:	25'	25'
South: Residential/R-1/A	Street Side:	12-1/2'	25'
East :	Residential/A		
West :	Vacant, County Land/A		

Property Dimensions: 506' x 644'
Property Area: 8.68+ acres
Square Footage of Sign: 128 sq. ft.
Height of Sign: 14'
Sign Materials: Wood
Topography: Flat
Street Improvements: Existing
Utilities: Existing

003505

STAFF EVALUATION: Staff has the following comments:

- A. The site is an 8.68+ acre lot which is developed with an old barn and is zoned Agricultural (A). The site is designated for low density residential uses in the General Plan and the 1986 South Sacramento Community Plan. Surrounding land uses include single family residential to the north and south, vacant land to the west and a church 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 as proposed will meet all residential setbacks. The sign is to identify and direct motorists to the following subdivisions:
1. Laguna Greens
 2. Partridge Glen
 3. Lochnivar and
 4. Laguna Park
- 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 sign shall be located 25' off of Franklin Boulevard and at least 12-1/2' off of Ehrhardt Avenue.

3. The subject special permit shall expire one year from approval by the Planning Director. The applicant may apply for a one-year extension of the special permit.

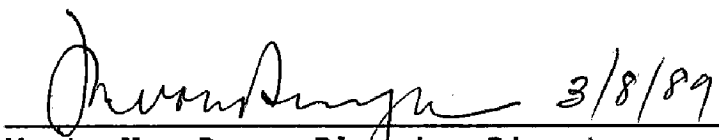
Findings of Fact

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 motorists' vision.
3. The proposed sign, as conditioned, is consistent with the General Plan and 1986 South Sacramento Community Plan in that the site is designated low density residential and the proposed sign conforms to the plan designation.

REPORT PREPARED BY:


Dawn T. Holm, Planning Technician II

APPROVED BY:


Marty Van Duyn, Planning Director

003507

