

**EL DORADO COUNTY DEVELOPMENT SERVICES
ZONING ADMINISTRATOR
STAFF REPORT**



Agenda of:	April 2, 2008
Item No.:	5.a.
Staff:	Jonathan Fong

SPECIAL USE PERMIT

FILE NUMBER: S07-0028

APPLICANT: Ribiero California, LLC

AGENT: Sign Technology, Inc.

REQUEST: Special Use Permit to allow an off-premise directional sign for residential subdivisions in El Dorado County.

LOCATION: The property is located west side of Latrobe Road 240 feet south of the intersection with Suncastr Lane, El Dorado Hills area, Supervisorial District II (Exhibit A).

APN: 117-230-09

ACREAGE: 2.73-acres

GENERAL PLAN: Research and Development (R&D) (Exhibit B)

ZONING: Research and Development\Design Control (R&D\DC) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Categorically exempt pursuant to Section 15303 of the CEQA Guidelines

SUMMARY RECOMMENDATION: Conditional Approval

STAFF ANALYSIS: Staff has reviewed the project for compliance with County regulations and requirements. An analysis of the permit request and issues for Zoning Administrator consideration are provided in the following sections.

Project Description: A Special Use Permit request to allow an off-premise, north and south facing (double-faced) directional sign at the southwest corner of the Latrobe Road and Suncastr Lane Road.

The proposed directional sign would be 12 feet tall and 10 feet wide, with a blue and green background, white lettered logo and black footings (Exhibit D). The directional sign would be secured by two wooden posts. No lighting is proposed or permitted for the placement of the advertising sign. The height of the advertising sign would not exceed twelve (12) feet.

The directional sign would be consistent with the style and design of existing subdivision directional signs in the El Dorado Hills Area. The top line of the sign would read “El Dorado Home Tour” and would provide directional information to Lessara Townhomes project and the Blackstone Subdivision. The sign would allow for three additional lines of text copy which would be subject to future review and approval by Planning Services.

Site Description: The project site is developed with existing office buildings and associated parking areas. The existing development is located at an elevation slightly below Latrobe Road. The advertising sign would be placed at approximately the same elevation as Latrobe Road.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R&D/DC	R&D	Undeveloped
North	R&D/DC	R&D	Office Space; Light Industrial
South	R&D/DC	R&D	Undeveloped
East	OS	PF	EID Water Treatment Facility
West	R&D/DC	R&D	Office Space; Light Industrial

General Plan: This Special Use Permit request has been reviewed in accordance with the El Dorado County 2004 General Plan policies. The General Plan designates the project site as Research and Development (R&D). The purpose of this land use designation is to provide areas for the location of high technology, non-polluting manufacturing plants, research and development facilities, corporate/industrial offices, and support service facilities in a rural or campus-like setting which ensures a high quality, aesthetic environment. Signs are permitted uses within the R&D land use district.

Zoning: The sign is to be located off-site within the Research and Development/Design Control (R&D/DC) zone district. The proposed signage is permitted by Special Use Permit in the R&D zone district pursuant to **Section 17.35.025 (A)**, uses permitted by Special Use Permit, of the Zoning Code.

Section 17.16.120 – Off-premise signs. In order to approve the use, the Zoning Administrator must consider the location, size, and display of the sign for compliance with the policies of the General Plan Land Use Element. As discussed in this staff report, the proposed off-premise directional sign would be in compliance with applicable policies in the General Plan.

Section 17.35.030 (F) (1) allows one (1) freestanding sign no greater than fifty (50) square feet in area and no greater than twelve (12) feet in height. The proposed sign would be 50 square feet, with a maximum height of 12 feet, thereby complying with Section 17.35.030 (F) (1).

The proposed project meets the applicable standards contained in Section 17.16.120, Section 17.35.025, and Section 17.16.030 of the Zoning Code. As proposed and conditioned, the proposed off-premise directional sign would be consistent with the Zoning Ordinance.

ENVIRONMENTAL REVIEW

This Special Use Permit request has been found to be Categorical Exempt from the requirements of CEQA pursuant to Section 15303 of the CEQA Guidelines which states that “construction and location of limited numbers of new, small facilities or structures” are exempt from further environmental review. Pursuant to Resolution No. 240-93, a \$50.00 proceeding fee is required by the County Recorder to file the Notice of Exemption.

RECOMMENDATION

Staff recommends that the Zoning Administrator take the following action:

1. Certify that the project is Categorical Exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines; and
2. Approve the Special Use Permit S07-0028 subject to the conditions in Attachment 1, based on the findings in Attachment 2.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Vicinity Map
Exhibit B	General Plan Land Use Map
Exhibit C	Zoning Map
Exhibit D	Site Plan
Exhibit E	Sign Plan
Exhibit F	Aerial View
Exhibit G	Project Description from Applicant

ATTACHMENT 1

CONDITIONS OF APPROVAL

File Number S07-0028
April 2, 2008 Zoning Administrator Hearing

El Dorado County Planning Services

1. This Special Use Permit is based upon and limited to compliance with the project description, the Zoning Administrator hearing exhibits marked Exhibits D through F, dated April 2, 2008 and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

A Special Use Permit request to allow an off-premise, double-faced directional sign at the southwest corner of the Latrobe Road and Suncast Lane intersection to advertise new homes in El Dorado Hills. The proposed advertising sign would be 12 feet tall and 10 feet wide. A total of seven lines of copy would be allowed each 12 inches in height and 8 inches wide. The sign background would be brown with white text and green accents. No additional lighting would be installed as part of the project.

The text permitted on the sign shall comply with the sign Plan as shown in Exhibit E of this staff report. The text shall be as follows:

- El Dorado Home Tour
- Lessara
- Lessara
- Blackstone
- Blackstone

All plans must be submitted for review and approval and shall be implemented as approved by the County.

2. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The developer and land owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El

Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Special Use Permit.

The County shall notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense.

3. Prior to issuance of any permits, the applicant shall pay all Development Service fees.
4. The sign design shall adhere to the approved sign plan (Exhibit E)
5. The sign shall be setback 240 feet to the southeast of Suncast Lane and 60 feet southwest of Latrobe Road as shown in the aerial exhibit.
6. No lighting shall be permitted as part of this Special Use Permit.
7. No additional advertising sign copy shall be permitted without prior approval by Planning Services.
8. Prior to issuance of a building permit or commencement of any use authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services prior to issuance of a building permit for verification of compliance with applicable conditions of approval.
9. The applicant shall ensure the sign is properly maintained at all times. Any maintenance problems shall be addressed immediately.

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10. The placement of the proposed sign shall not be placed in the existing right-of-way and shall not restrict sight distance along Latrobe Road or Suncast Lane.

ATTACHMENT 2 FINDINGS

**File Number S07-0028
March 5, 2008 Zoning Administrator Hearing**

Based on the review of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

FINDINGS FOR APPROVAL

1.0 CEQA FINDING

- 1.1 This project has been found to be Categorical Exempt from the requirements of CEQA pursuant to Section 15303 of the CEQA Guidelines pursuant to which states that “construction and location of limited numbers of new, small facilities or structures” are exempt from further environmental review.
- 1.2 The documents and other materials which constitute the record of proceedings upon which the decision is based are in the custody of the Development Services Department-Planning Services at 2850 Fairlane Court, Placerville, CA 95567.

2.0 SPECIAL USE PERMIT FINDINGS

2.1 The issuance of the permit is consistent with the General Plan;

There are no specific policies that apply directly to the proposed project; however, the absence of any policy that would restrict or prohibit the use implies consistency, provided the required findings of Chapter 17.22, Special Use Permits, of the Zoning Code can be made.

2.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood;

This project has been found to comply with the requirements of Chapter 17.22, Special Use Permits, and the proposed use is not considered detrimental to the public health, safety and welfare, nor injurious to the neighborhood, based on the conclusions contained in the staff report.

2.3 The proposed use is specifically permitted by special use permit pursuant to this Title.

The proposed use is specifically by Special Use Permit pursuant to Section 17.35.025(A) of the *El Dorado County Zoning Ordinance* as the required findings detailed above may be made by the Zoning Administrator.

3.0 ADMINISTRATIVE FINDINGS

- 3.1 The proposed use conforms to the Zoning Ordinance because the project meets all development standards for an off-premise sign in the Resource and Development and Design Control (R&D/DC) zone district.