

PLANNING DIRECTOR'S SPECIAL PERMIT

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

APPLICANT Saratoga Capital Inc. 66 E. Santa Clara Street, San Jose, CA 95113
OWNER Lyles Diversified Inc. P.O.Box 4376, Fresno, CA. 93744
PLANS BY KASE Sign Company
FILING DATE May 18, 1990 **ENVIR. DET.** Cat. Ex. 15311 (a) **REPORT BY** DCS
ASSESSOR'S PCL. NO. 118-0062-014

APPLICATION: Planning Director's Special Permit to allow two monument project identification signs for the Stonegate apartment complex on a 13+ acre developed parcel in the Multiple Family (R-3) zone.

LOCATION: 5417 Mack Road

PROPOSAL: The applicant is requesting the necessary entitlements to construct two monument type project identification signs for an apartment complex.

PROJECT INFORMATION:

General Plan Designation: Medium Density Residential (16-29 du/ac)
1986 South Sacramento
Community Plan Designation: Residential (11-29 du/ac)
Existing Zoning of Site: R-3
Existing Land Use of Site: Developed

Surrounding Land Use and Zoning:

North: Residential; R-1
South: Residential; R-2BR
East: Commercial; C-2R
West: Residential; R-1

Property Dimensions: 1390' X 400'
Property Area: 13+ acres
Square Footage of Signs Sign "A"= 54.6 sq.ft. Sign "B"= 12.3 sq.ft.
Height of Signs Sign "A"= 4'9" Sign "B"= 2'3"
Topography: Flat
Street Improvements: Existing
Utilities: Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of a 13+ developed apartment complex on the northwest corner of Mack Road and Center Parkway. The site is zoned Multi-family (R-3). The General Plan designates the site as Medium Density Residential (16-29 du/ac). The 1986 South Sacramento Community Plan designates the site as Residential (11-29 du/ac). The surrounding land uses and zoning are residential to the north, west and south. A neighborhood shopping center is located to the east.

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B. Applicant's Proposal

The applicant proposes to construct two monument signs along and near the northwest intersection of Mack Road and Center Parkway. The signs will replace an existing wooden sign to identify the project and to direct prospective tenants to the rental office. The sign being replaced is approximately six feet high and four feet wide. The sign proposed for the corner of Mack Road and Center Parkway is 4'9" high and 11' 6" wide. The sign proposed for the Mack Road driveway entrance is 2' 3" high and 5' 6" wide. The proposed signs are to be constructed of stone masonry to match the materials used for the apartment buildings.

C. Staff Evaluation

The proposed signs will be constructed of stone in the same texture and color as the existing apartment buildings. These signs would consist of brown stone with matching concrete (see exhibits C and D). Staff can support this proposal as the new signs will be of a higher quality than the existing signage. The new signs will also be constructed of materials that are compatible with the existing buildings.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15311(a)).

RECOMMENDATION: Staff recommends the Planning Director take the following action:

- A. Approve the Special Permit to allow the construction of two monument signs for the Stonegate apartment complex.

Conditions:

1. Signs shall adhere to the setbacks and visibility requirements of Section 3D7(d) of the Comprehensive Zoning Ordinance.
2. Signs located in the bermed area shall not exceed six feet in height as measured from the sidewalk elevation.
4. Applicant shall obtain a sign permit from the City Neighborhood Services Division.
5. Existing wooden monument sign that is located adjacent to Mack Road shall be removed.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the proposed monument signs will assist directing traffic to the rental office for a previously approved apartment complex; and

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2. The project, as conditioned, will not be detrimental to the public health or safety in that adequate setbacks are provided.
3. The project, as conditioned, is consistent with the City's General Plan and 1986 South Sacramento Community Plan in that the site is designated residential and the signs conform to the plan designation.

Report Prepared By:

Don Smith
Don Smith, Associate Planner

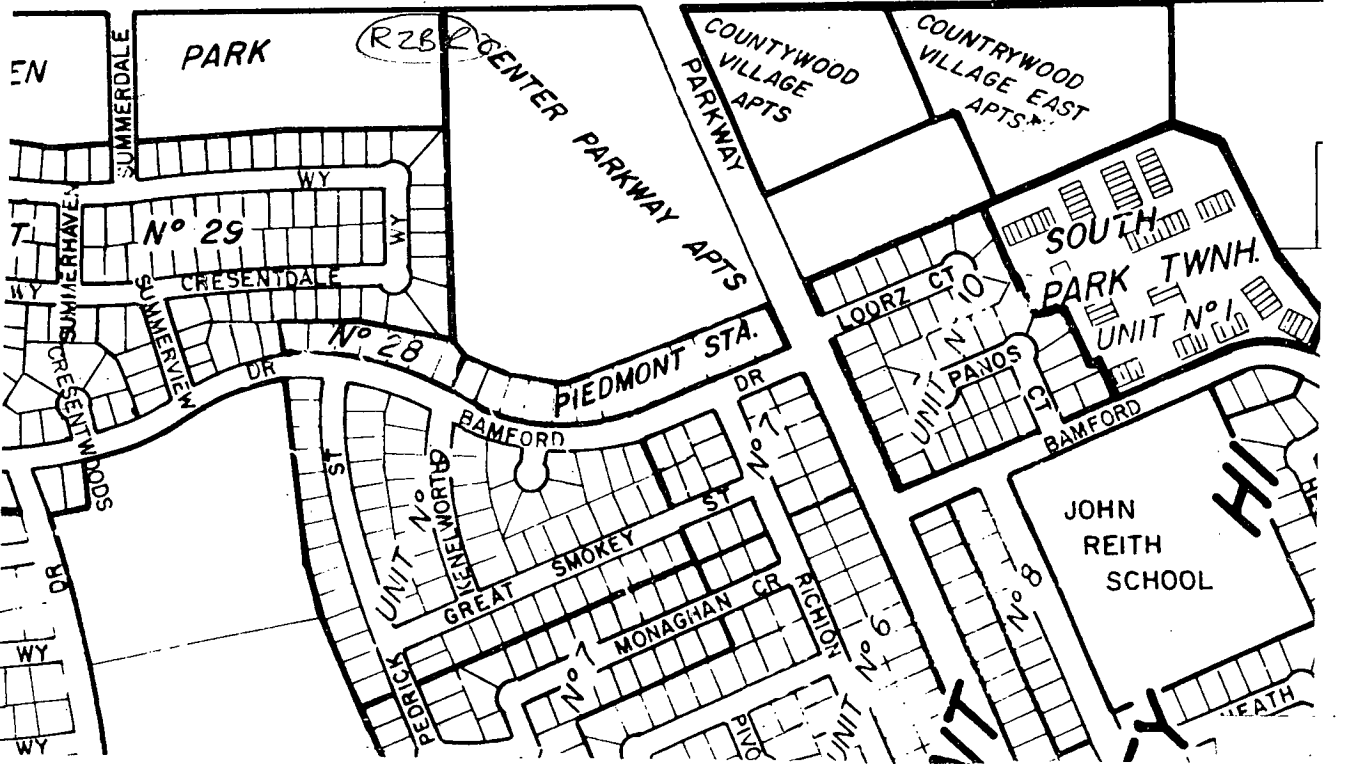
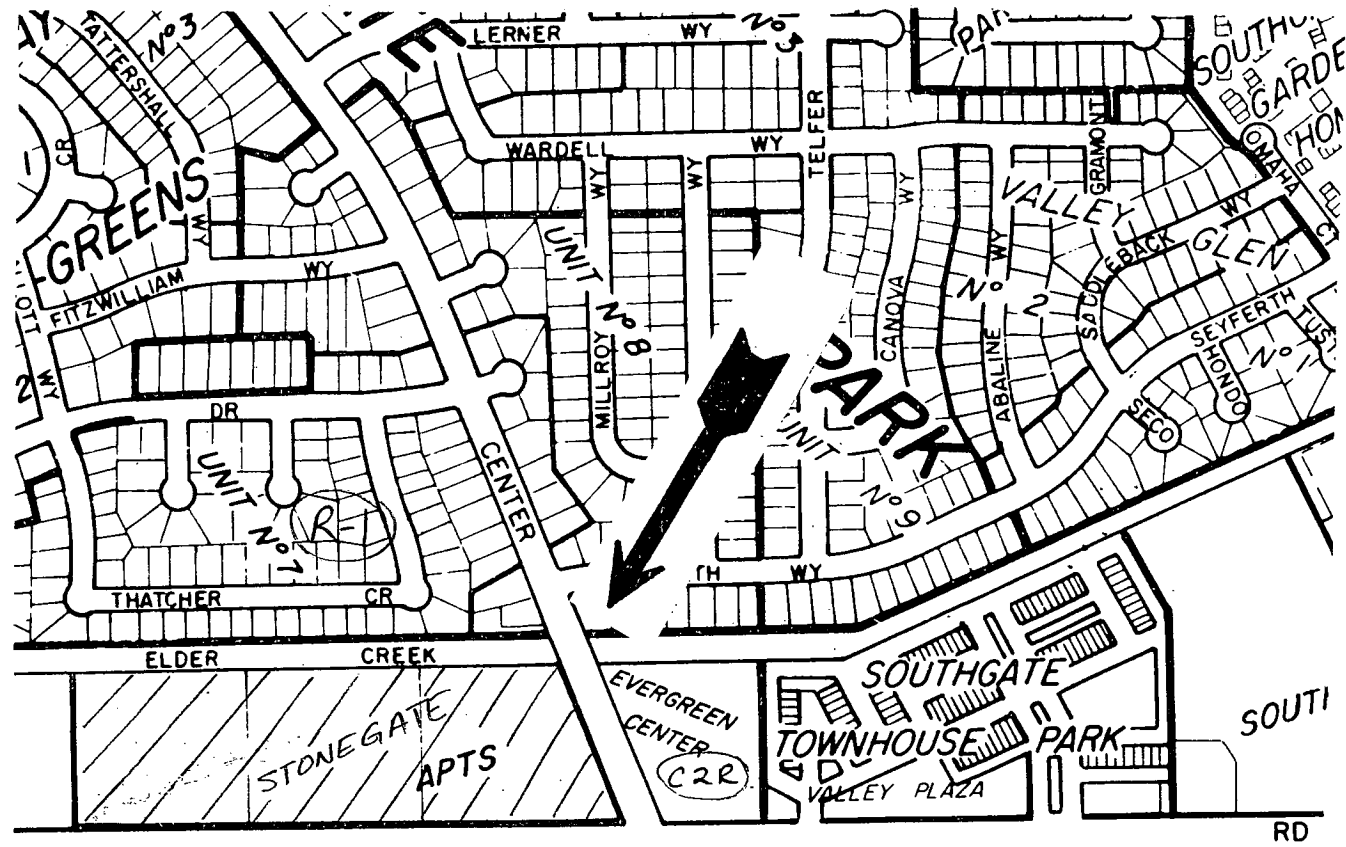
7-31-90
Date

Recommendations Approved By:

Marty Van Duyn
Marty Van Duyn, Planning Director

8-1-90
Date

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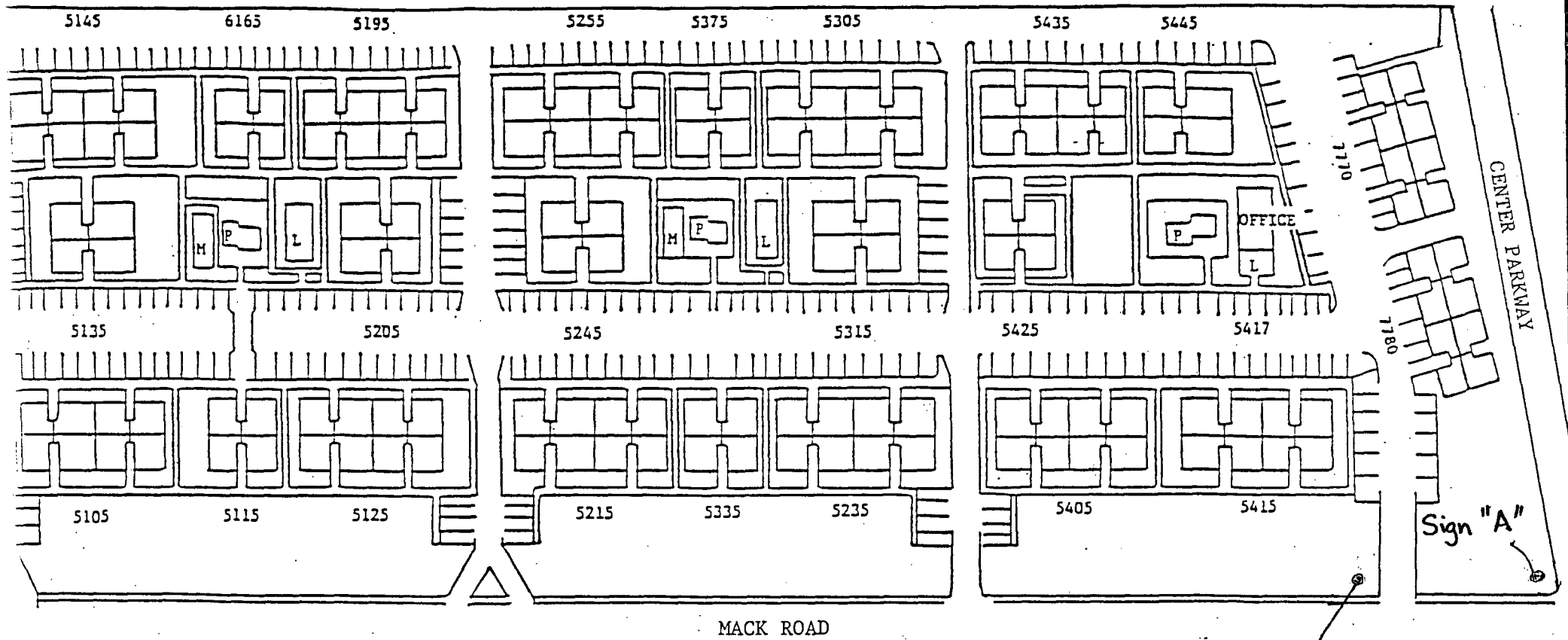
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VICINITY - LAND USE - ZONING

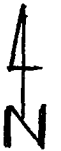
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EXHIBIT A



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Stonegate Apartments
SITE PLAN

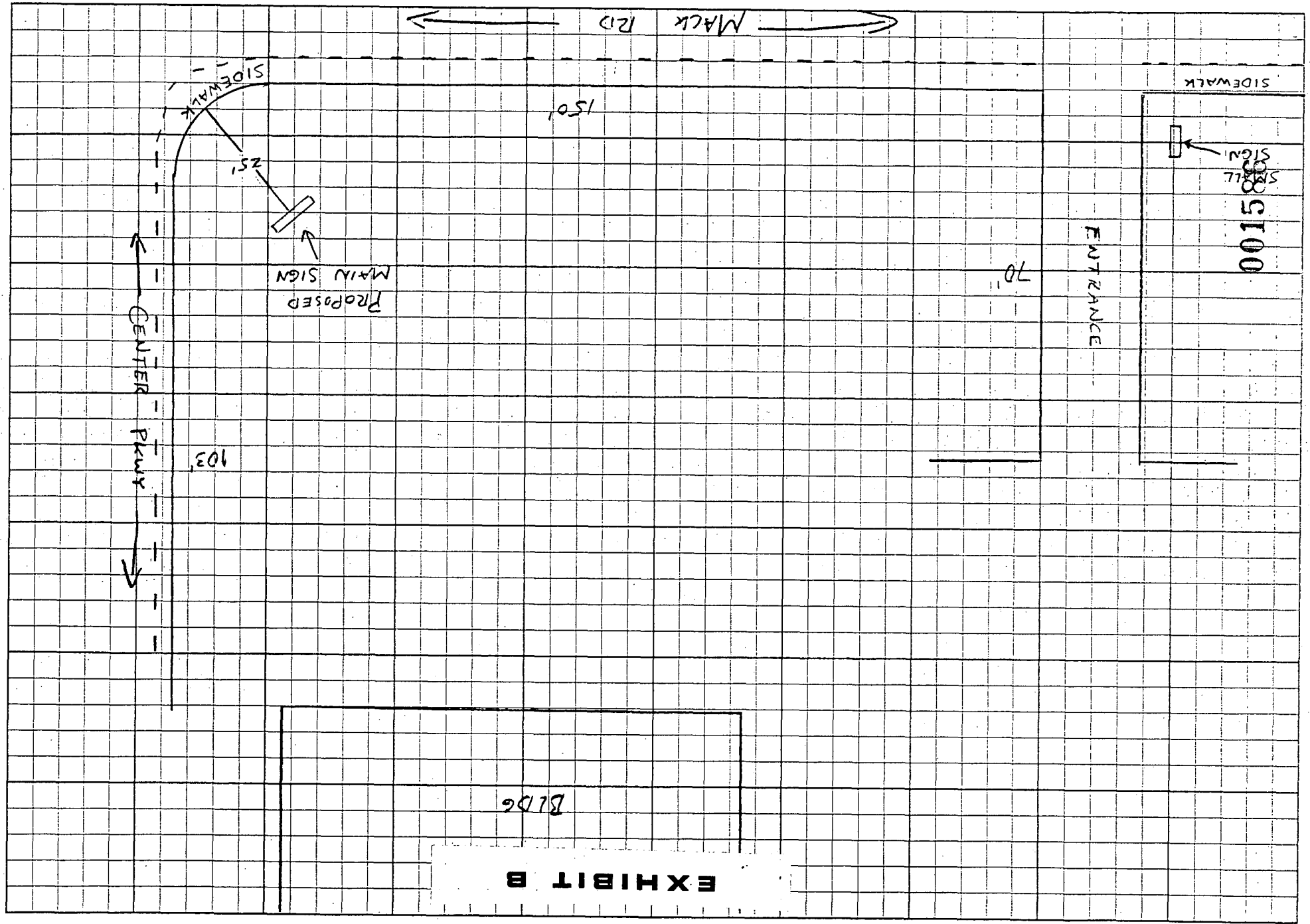


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12-2185

SIGN LOCATION

SCALE 1" = 25'



STONE GATE APTS.
5417 MACK RD.
N ↓

EXHIBIT B

BLDG

103'

CENTER PKWY

PROPOSED
MAIN SIGN

SIDEWALK

150'

70'

ENTRANCE

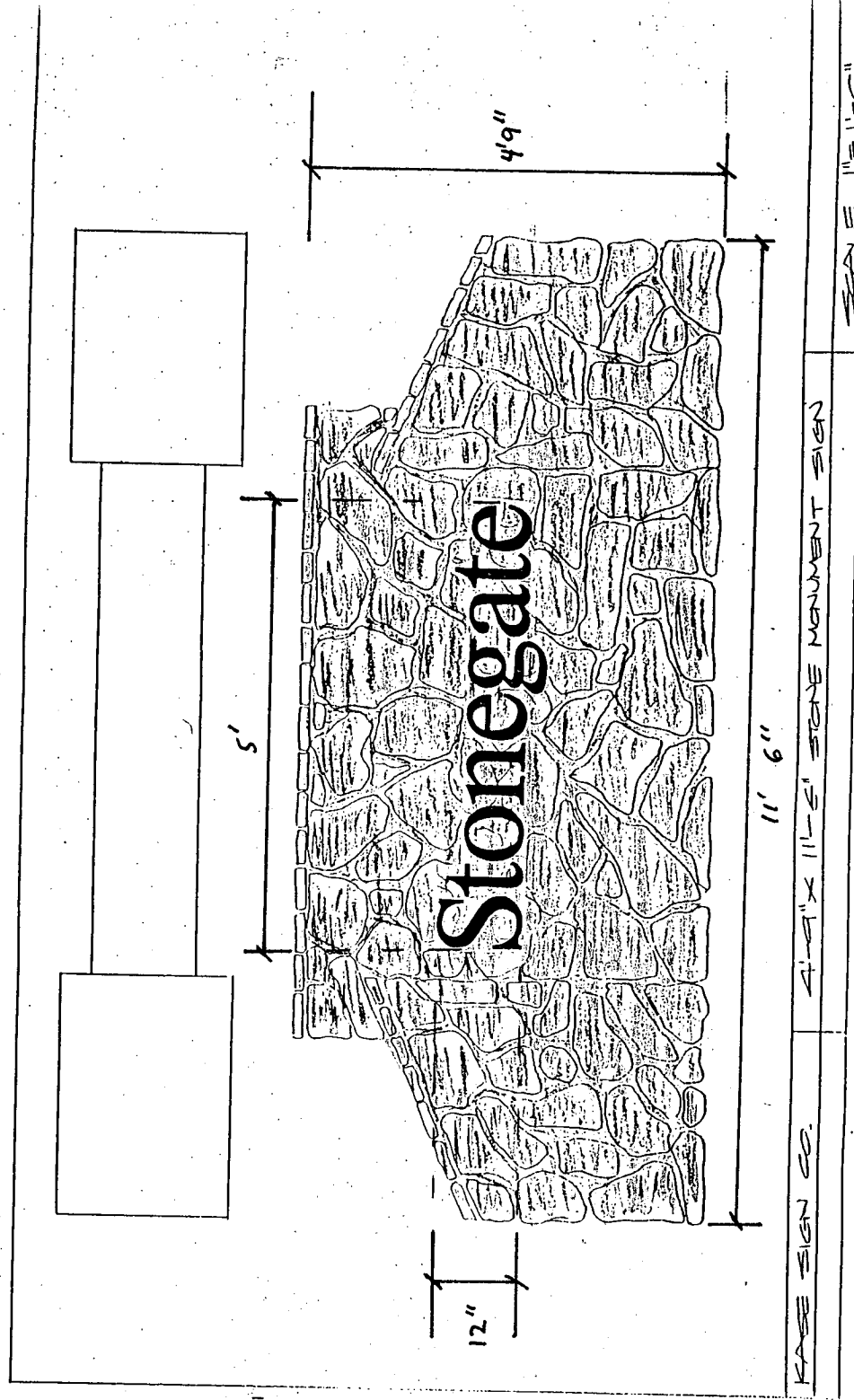
SIDEWALK

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SMALL
SIGN

5 Squares
to the Inch
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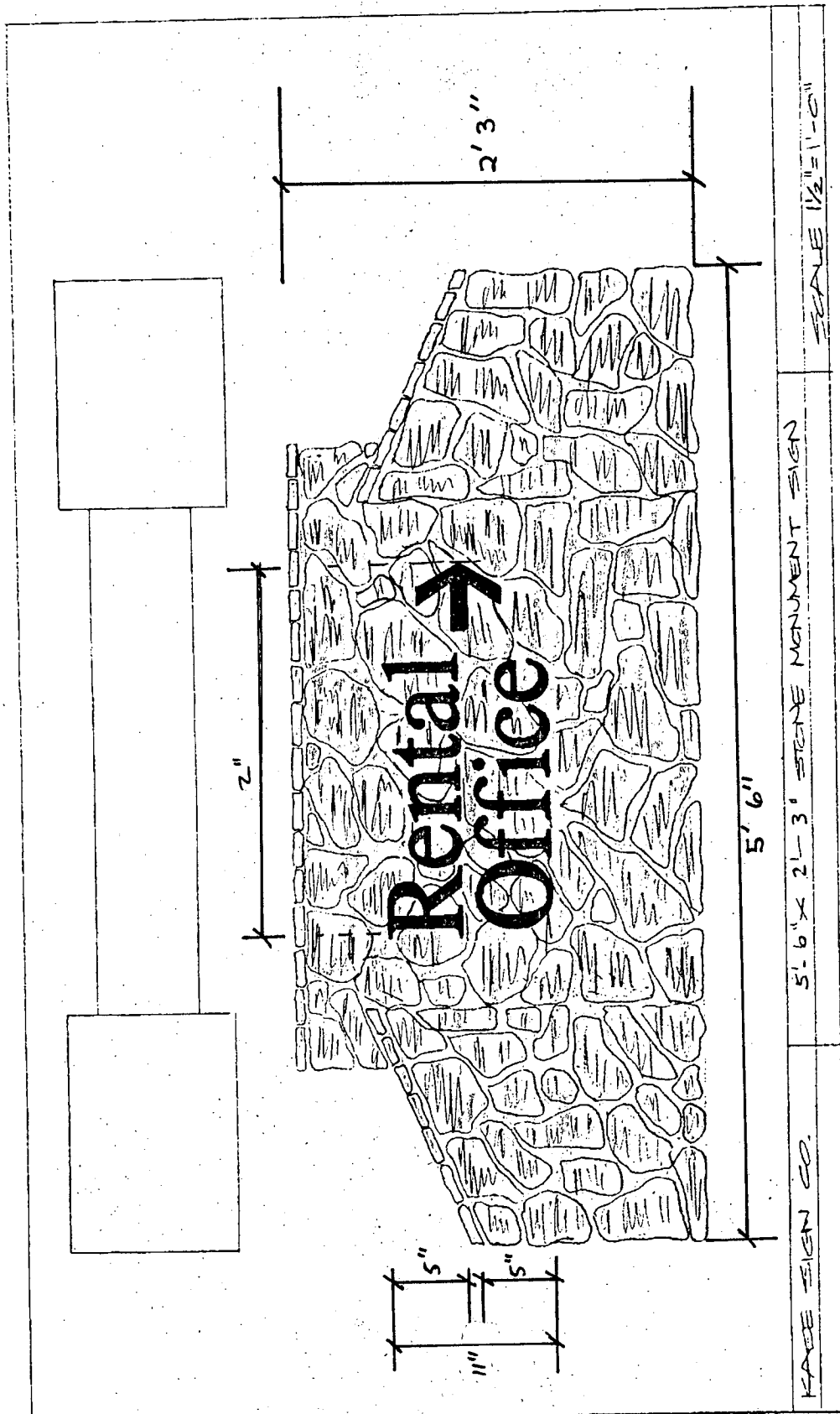
EXHIBIT C



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Project Identification Sign
SIGN "A"

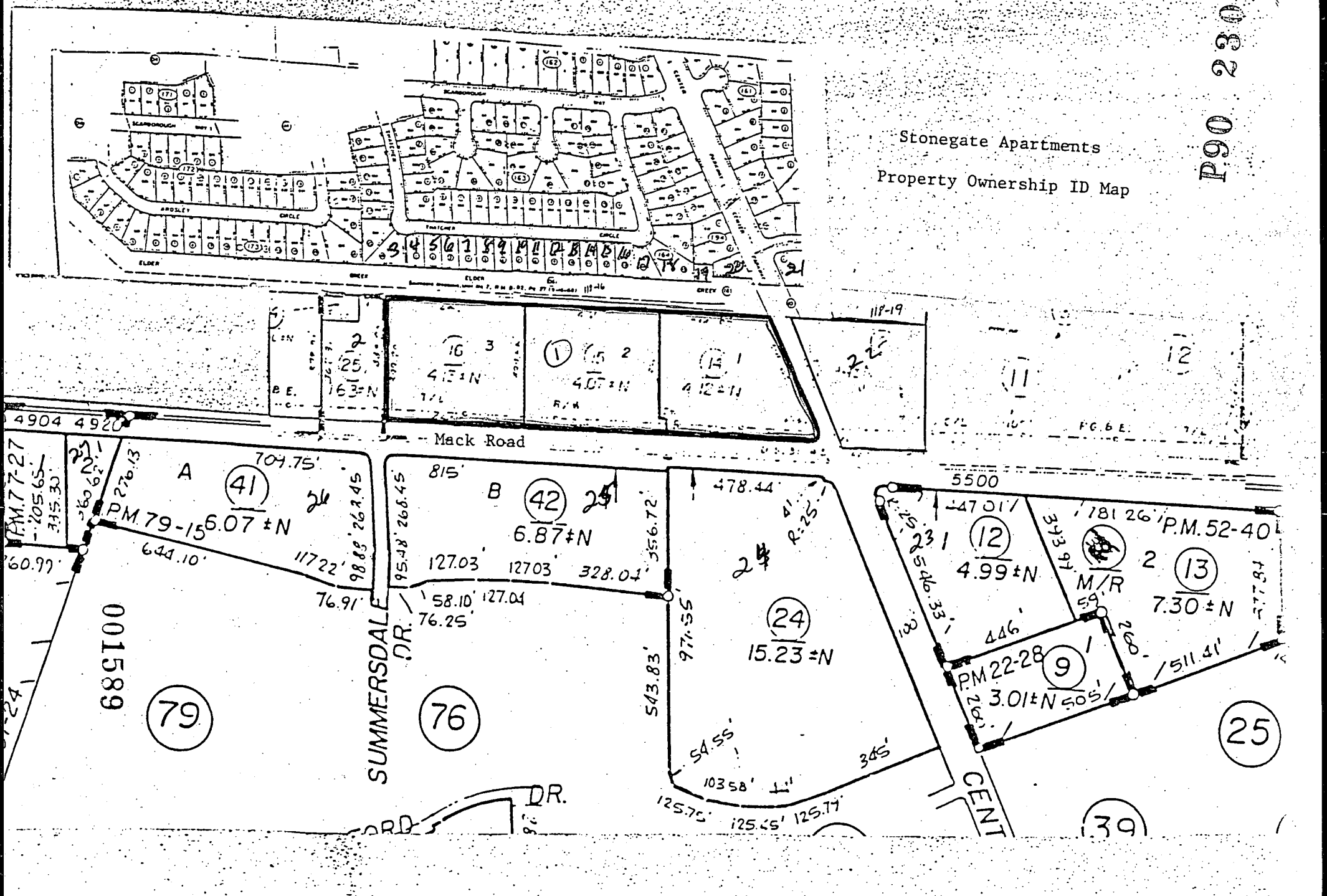
EXHIBIT D

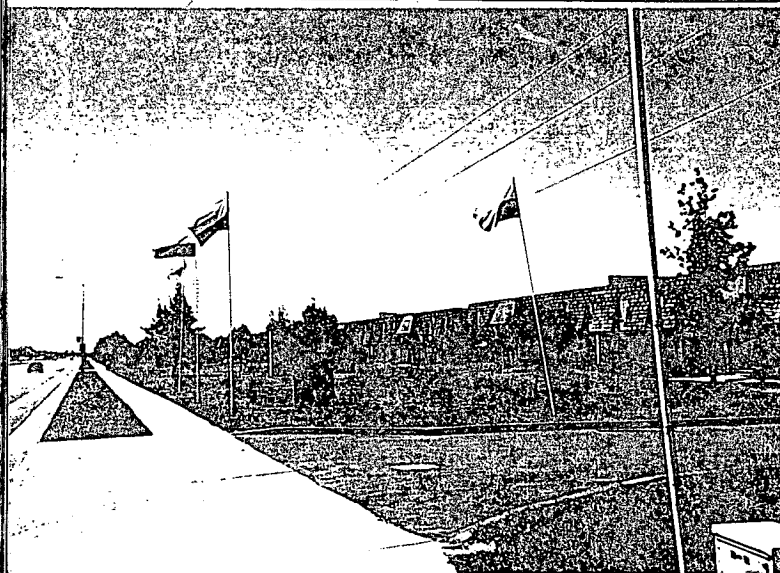
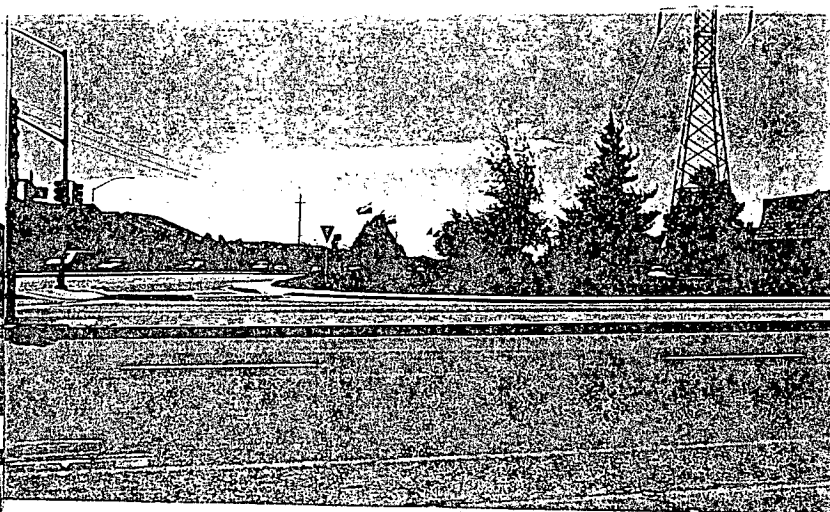
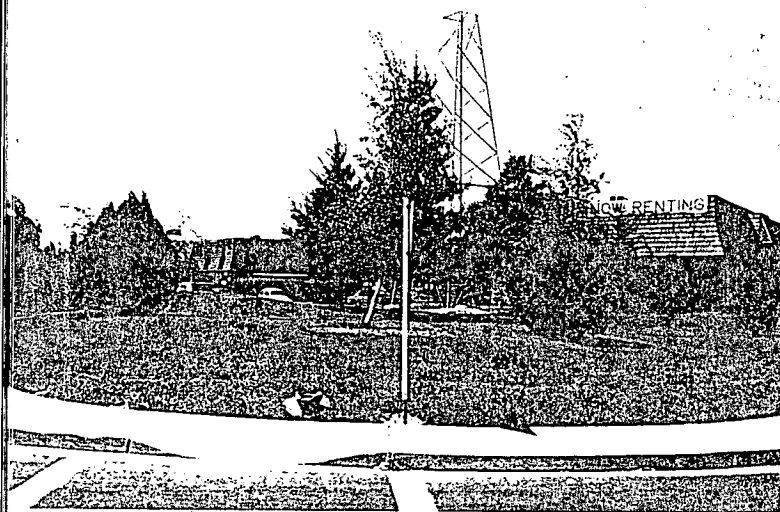


Directional Sign
SIGN "B"

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Stonegate Apartments
Property Ownership ID Map





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