

PLANNING DIRECTOR'S SPECIAL PERMIT

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

APPLICANT	Gary Mazur/Reynen, Barids & Winn, 9985 Folsom Blvd., Sacto., CA 95827				
OWNER	Reynen, Bardis & Winn, 9985 Folsom Blvd., Sacramento, CA 95827				
PLANS BY	Faulkner Architectual Company, 4825 J Street, NO. 220, Sacto, CA 95819				
FILING DATE	7/15/88	ENVIR. DET.	Ex 15311(a)	REPORT BY	SDee:pe
ASSESSOR'S-PCL. NO.	031-1170-002				

APPLICATION: Planning Director's Special Permit to develop one monument sign for an approved 78 unit condominium project currently under construction, known as Lakeview apartments.

LOCATION: Located on the southwest corner of the intersection of Windbridge Drive and Rush River Drive.

PROPOSAL: The applicant is requesting the necessary entitlements to develop a monument type project identification sign at the main entry of an existing apartment complex.

PROJECT INFORMATION:

1988 General Plan Designation: Medium Density Residential 11-29 du/net ac.
1988 Pocket Community
Plan Designation: Medium Density Residential 16-29 du/ac.
Existing Zoning of Site: R-2B-R
Existing Land Use of Site: Units under construction

Surrounding Land Use and Zoning:

North: Shopping Center; SC-R
South: Single Family; R-1
East: Vacant; R-2B (PUD)
West: Multi Family; R-2B-R

Property Area: 4.5+ acres
Square Footage of Sign: 10.7 sq. ft.
Height of Sign: 5 feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Sign Materials: Redwood

Staff Evaluation:

1. On April 23, 1987 the Planning Commission approved plans to develop a 78 unit apartment complex on the subject site under an R-review application (P87-149). Construction of the apartments is nearly complete.

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2. The applicant is proposing to erect a monument type project identification sign. The sign is in compliance with height and area standards of the City of Sacramento Sign Ordinance, Section 3.61(g). The proposed monument sign would be located at the major entrance of the complex off Windbridge Drive. Secondary access is provided off Rush River Drive. Directory signs will be located 65 and 35 feet from the public right-of-way respectively and do not require a special permit.

The applicant proposes the monument sign be constructed of redwood. The lettering and logo would be sandblasted and the sign painted a teal, burgundy, white, beige and light beige to conform with the color scheme of the buildings. The sign area is approximately tensquare feet in size, five feet in height, and a minimum of ten feet from the public right-of-way which conforms with Section 3.61 for the City's Sign Ordinance. However, the proposed sign includes a wooden base at grade. A concrete or masonry base is a requirement of the City Sign Ordinance. Electrical lighting is not part of the subject application and will be reviewed during the sign permit review process.

ENVIRONMENTAL DETERMINATION: Categorically exempt pursuant to Section 15311(a) for the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION: Staff recommends the following action:

Approve the Planning Director's Special Permit to erect a double faced monument project identification sign, subject to conditions and based upon the findings of fact which follow:

Conditions:

1. The sign shall be located no less than ten feet form the property line.
2. The base of the sign shall be constructed of concrete or masonry material no less than 12 inches above grade.

Findings of Fact:

1. The proposal, as conditioned, is based upon sound principles of land use in that the sign is in compliance with the City of Sacramento's Sign Ordinance and the use is compatible with adjacent land uses.
2. The proposal, as conditioned, will not be detrimental to the public health, safety, or welfare nor result in the creation of a nuisance, because the sign will have adequate setback and will not obstruct motorist's vision.
3. The proposal, as conditioned, is consistent with the City's General Plan because the site is designated for residential use in the 1988 Pocket Community Plan.



Report Prepared By:

Steve Dee
Steve Dee, Associate Planner

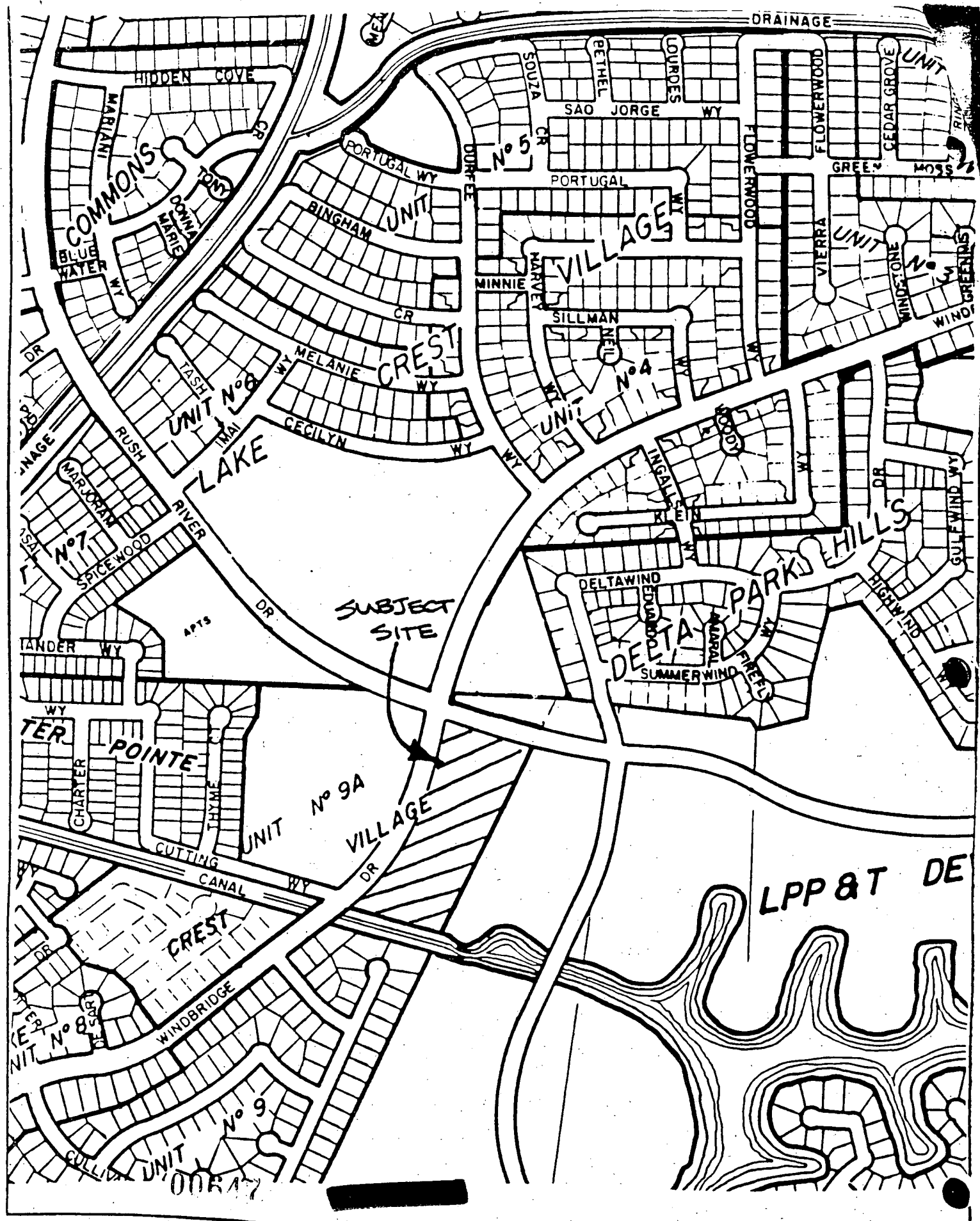
9/7/88
Date

Recommendation Approved:

Marty Van Buyn Senior Planner 9-9-88
Marty Van Buyn, Planning Director Date

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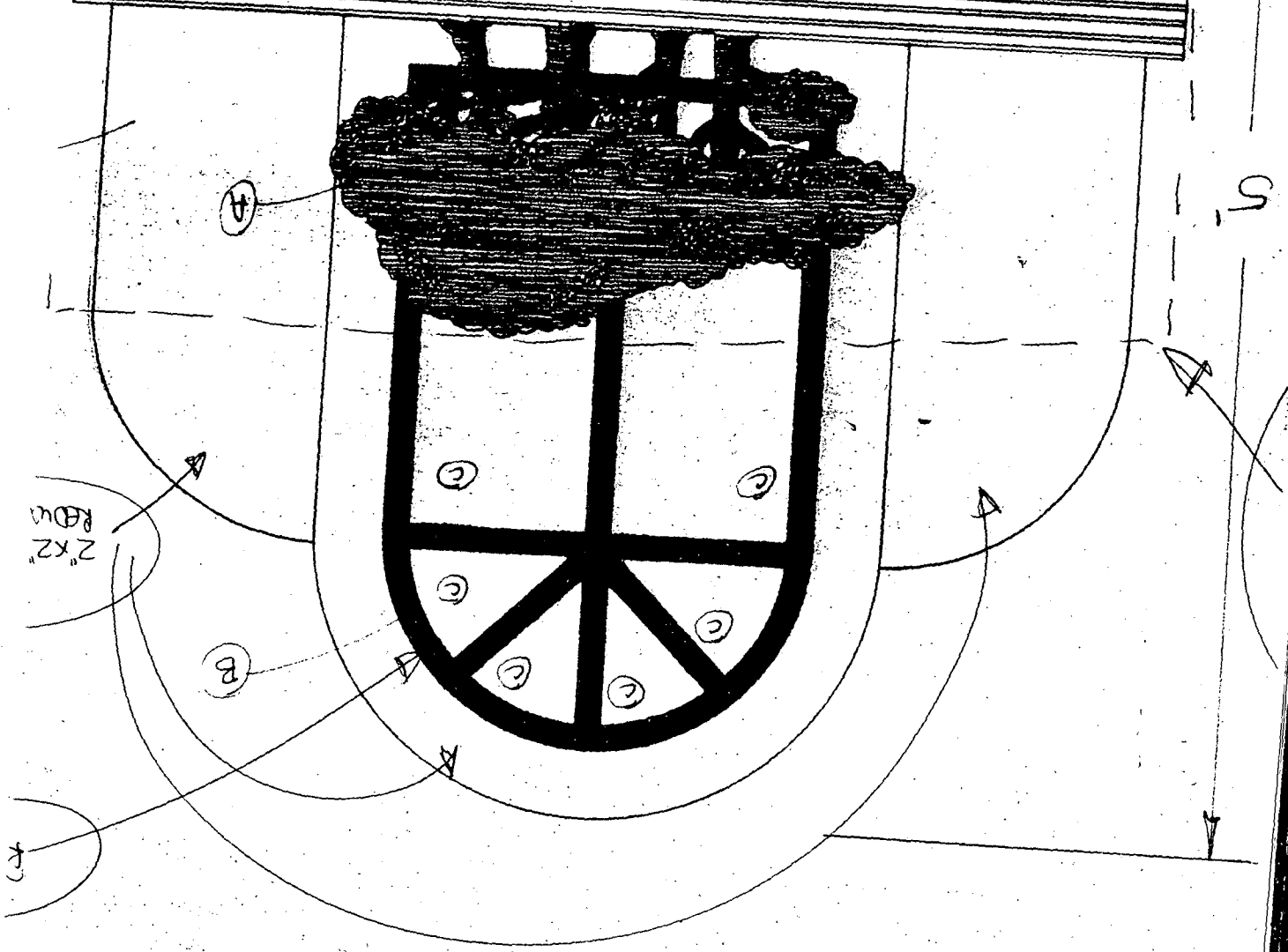


VICINITY MAP

00615

garden condominium

LARKVIEW



2"x2"
RDM