

PLANNING DIRECTOR'S SPECIAL PERMIT

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

APPLICANT	The Spink Corporation, 2590 Venture Oaks Way, Sacramento, CA 95833				
OWNER	Beard and Hoshaw Development Company, 4121 Westerly Place, Newport Beach, CA 92660				
PLANS BY	The Spink Corporation, 2590 Venture Oaks Way, Sacramento, CA 95833				
FILING DATE	9-24-87	ENVIR. DET.	Exempt 15311(a)	REPORT BY	DTH:sc
ASSESSOR'S-PCL. NO.	031-1030-022				

APPLICATION: Planning Director's Special Permit to construct two apartment project identification signs on 6.7+ acres currently under development in the Multi-Family Planned Unit Development (R-2B{PUD}) zone.

LOCATION: 638 Lakefront Drive

PROPOSAL: The applicant is requesting the necessary entitlements to construct two monument type apartment identifications signs for an apartment complex currently being developed.

PROJECT INFORMATION:

1974 General Plan Designation:	Medium Density Residential
1976 South Pocket Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-2B(PUD)
Existing Land Use of Site:	Apartments (under construction)

Surrounding Land Use and Zoning:

North:	Vacant; R-1(PUD), R-4
South:	Vacant; R-1A(PUD)
East:	Vacant; R-1A(PUD)
West:	Vacant; R-2B-R

Property Dimensions:	Irregular
Property Area:	6.7+ acres
Density of Development:	21.6 d.u. per acre
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Height of Sign:	5'10"
Sign Materials:	Concrete wall, logo lettering with cobble rocks

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 6.7+ acre parcel being developed with a 145 unit apartment complex located in the Multi-Family Planned Unit Development(R-2B{PUD}) zone. The site is designated Medium Density Residential by the 1974 General Plan and Low Density Multi-Family by the 1976 South Pocket Community Plan. the apartment complex is surrounded by vacant single family land to the north, south and east and vacant multi-family land to the west.

B. Project Description

The applicant proposes to construct two six foot high monument signs to identify the 'The Landing Apartment' complex. The signs are to be located at two major entrances to the west of Lakefront Drive, one Lakefront Drive, south of Rush River Drive and one at the southwest corner of Rush River Drive and Lakefront Drive.

C. Consistency with Sign Regulations

Project identification signs for multi-family complexes are permitted at major entrances to the development and may be placed within the landscaped setback areas at street corners. The height of the signs, including berms is not to exceed six feet, and the signs must be located ten feet from the public right-of-way. Twelve square feet of sign area are allowed per sign and the materials used must complement the design of the main buildings.

The two proposed signs will be located at major entrances to the apartment complex. The sign area per sign is 11.45+ square feet and the signs will be setback at least ten feet from the public right-of-way. The design, colors and materials of the sign complement the buildings. Staff, therefore, has no objection to the proposed signs.

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

STAFF RECOMMENDATION: Staff recommends approval of the special permit request subject to conditions and based on the findings of fact which follow:

Conditions

1. The signs shall be setback at least ten feet from any property line or driveway.
2. The signs shall be nor more than six feet in overall height measured from the sidewalk, including height of berm under the signs.
3. The applicant shall obtain the necessary sign permits from the City Building Division.

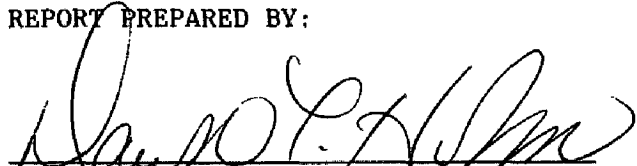
Findings of Fact

1. The proposed project, as conditioned, is based on sound principles of land use in that:

the signs conform with the applicable sign regulations relating to size, height, location, setback and design.
2. The proposed signs, as conditioned, will not be detrimental to the public health, safety and welfare, nor result in the creation of a nuisance in that:
 - a. the signs will be adequately setback from the street and will be limited in height so as not to obstruct the visibility of motorists; and
 - b. the signs are compatible in design with the apartment complex buildings.

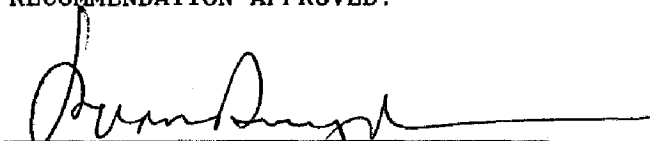
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for apartment use by the 1976 South Pocket Community Plan and the proposed apartment complex identification signs are consistent with the plan designation.

REPORT PREPARED BY:


Dawn T. Holm, Planning Technician II

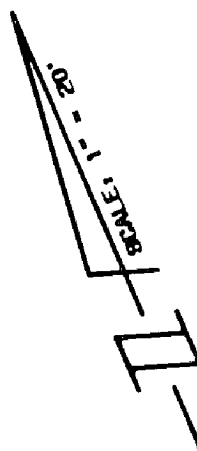
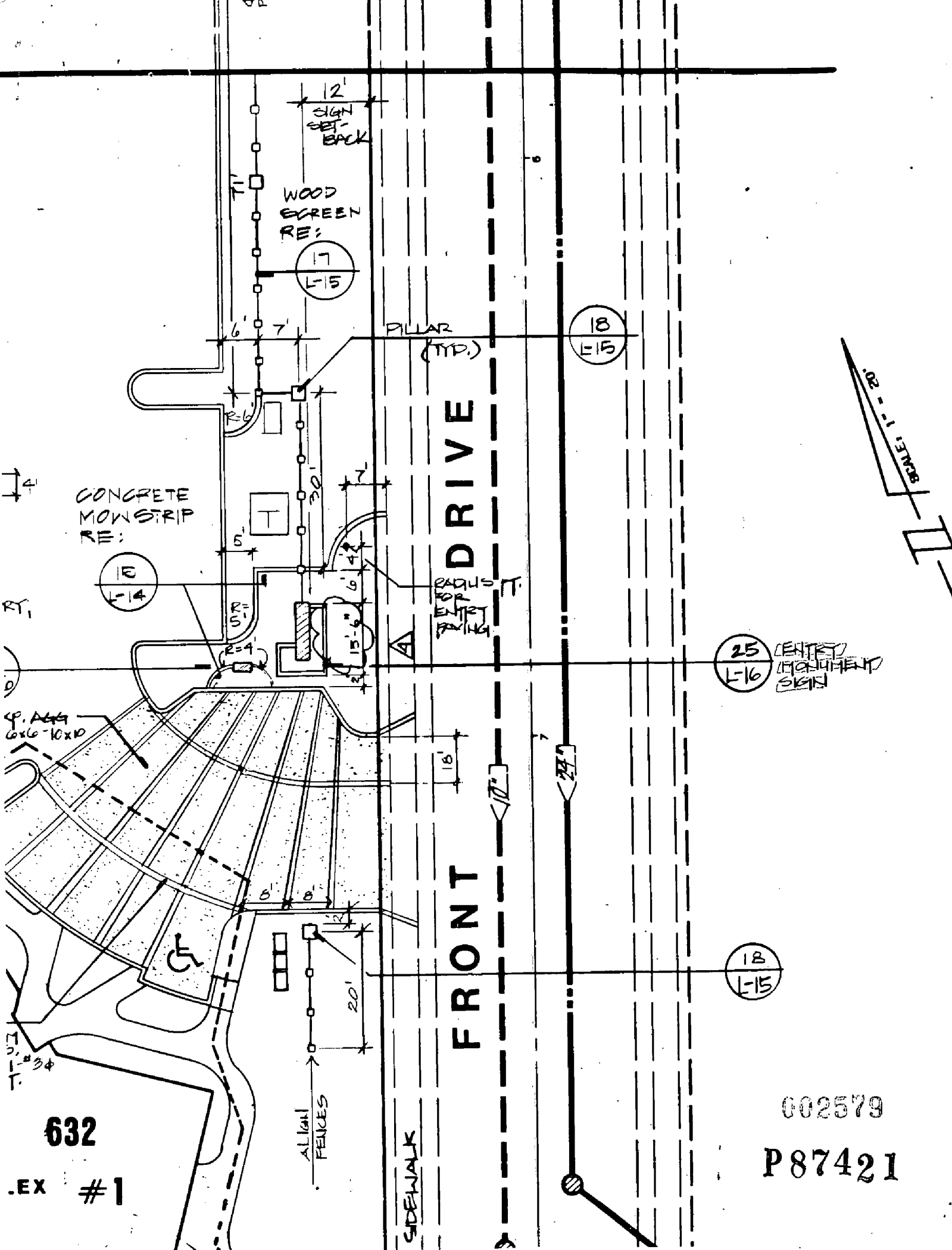
10-27-87
Date

RECOMMENDATION APPROVED:


Marty Van Duyn, Planning Director

10/28/87
Date

002576



632

EX #1

002579

P87421

RIVER

24'
PLAIN
SIDEWALK

ELECT. PULLBOX

DRIVE

616

#14

CORNER MONUMENT
SIGN

WALL-SEE
CIVIL DWGS.

CONCRETE
MOW STRIP RE.

BBQ (38)
TYP. (L-18)

TRANSFORMER

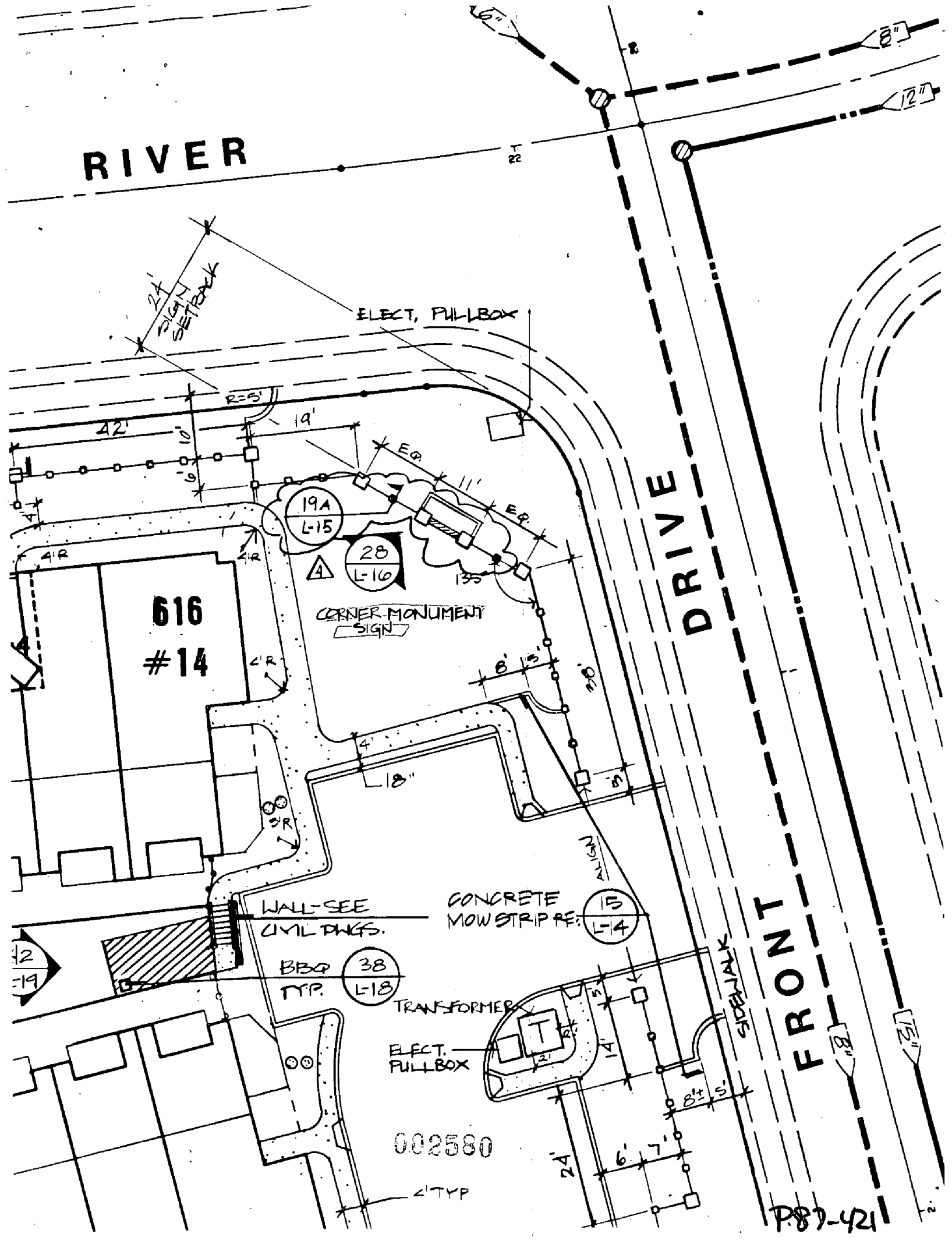
ELECT.
PULLBOX

002580

4" TYP

FRONT

P.87-421



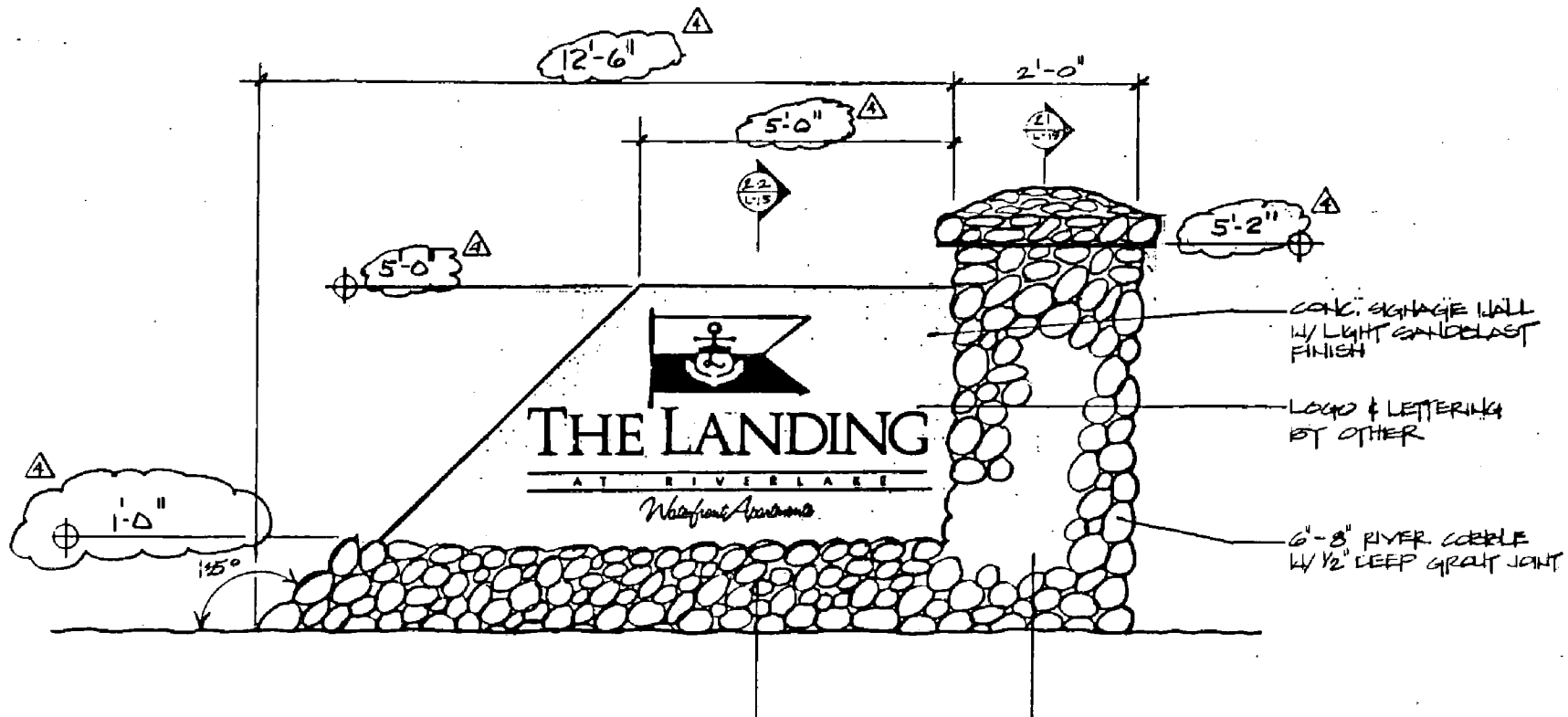
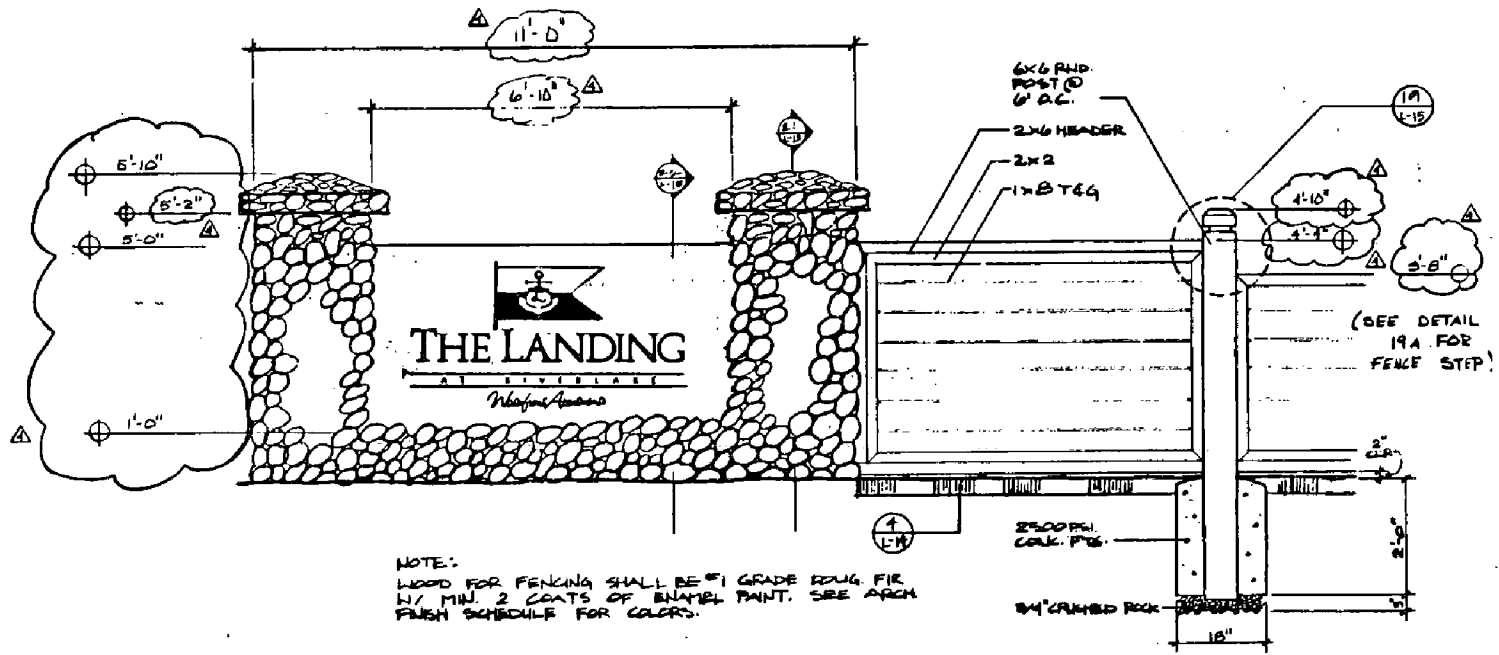


EXHIBIT A

20 ENTRY MONUMENT SIGN
 L-15 N.T.S.

P87-421

002582

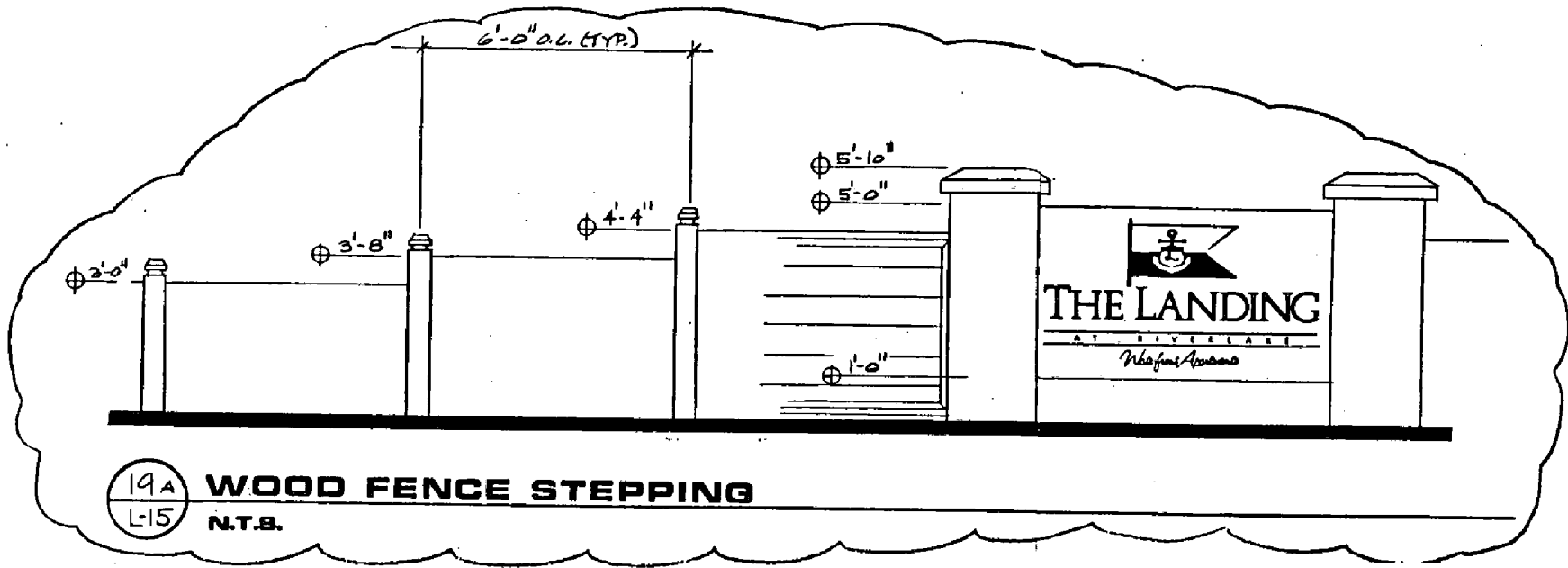


17 CORNER MONUMENT SIGN & WOOD SCREEN
 L-15 N.T.S.

P87-421

002581

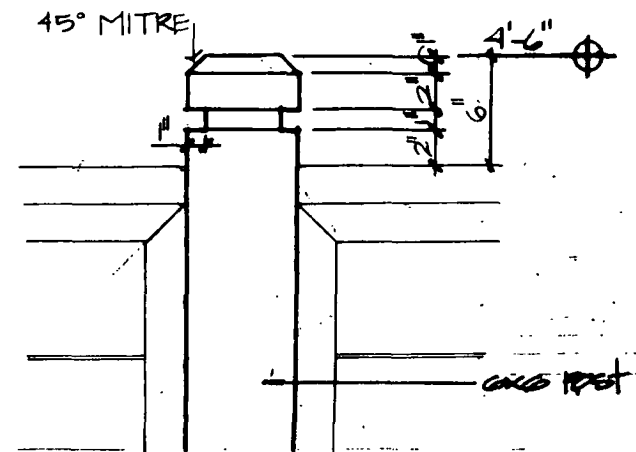
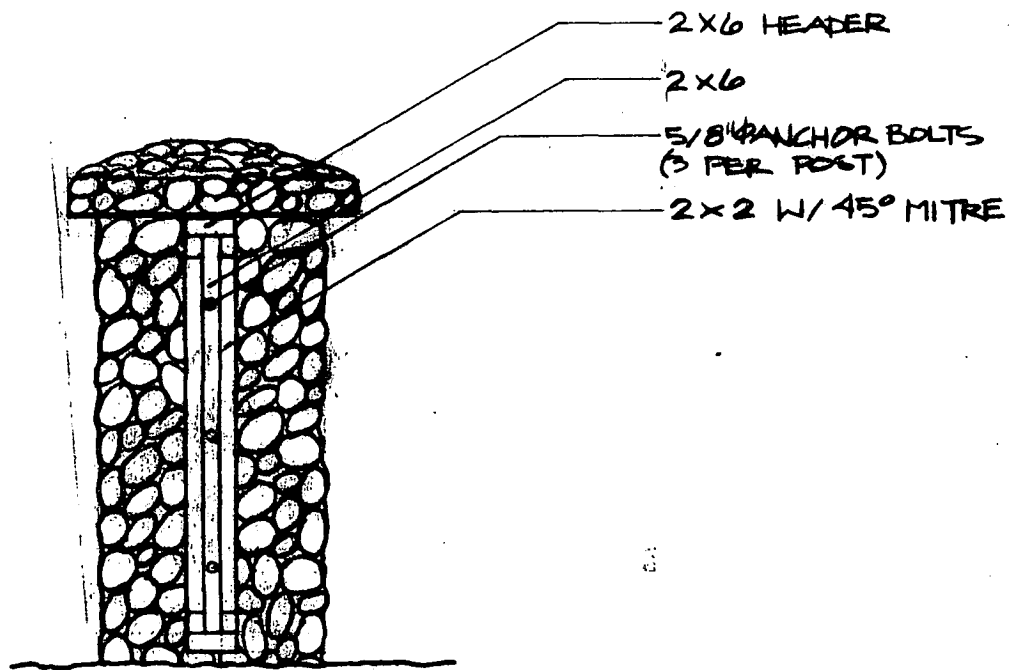
002583



19A
L-15

WOOD FENCE STEPPING

N.T.S.



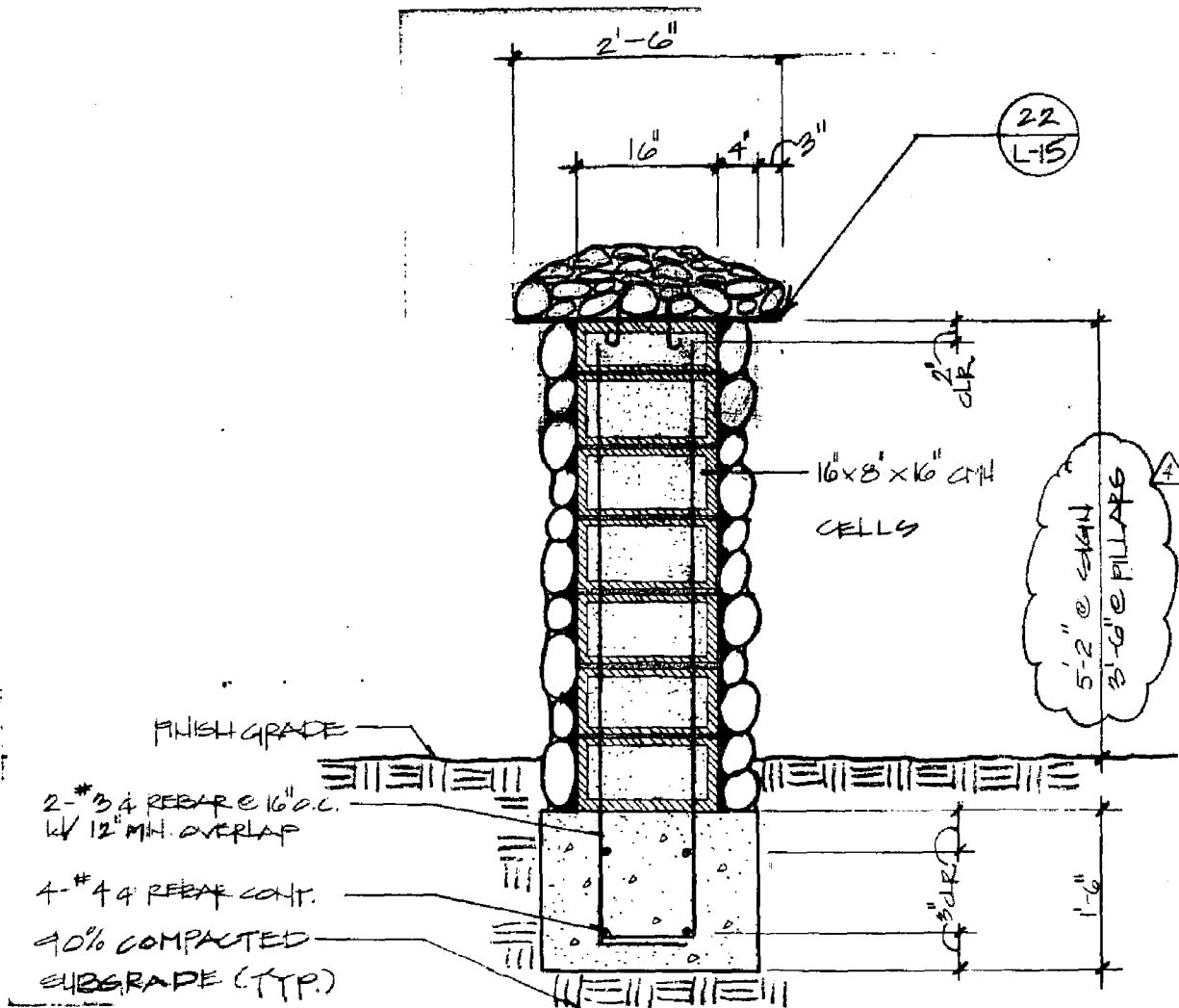
18
 L-15

**COBBLE PILLAR WITH
 WOOD SCREEN CONNECTION**
 N.T.S.

19
 L-15

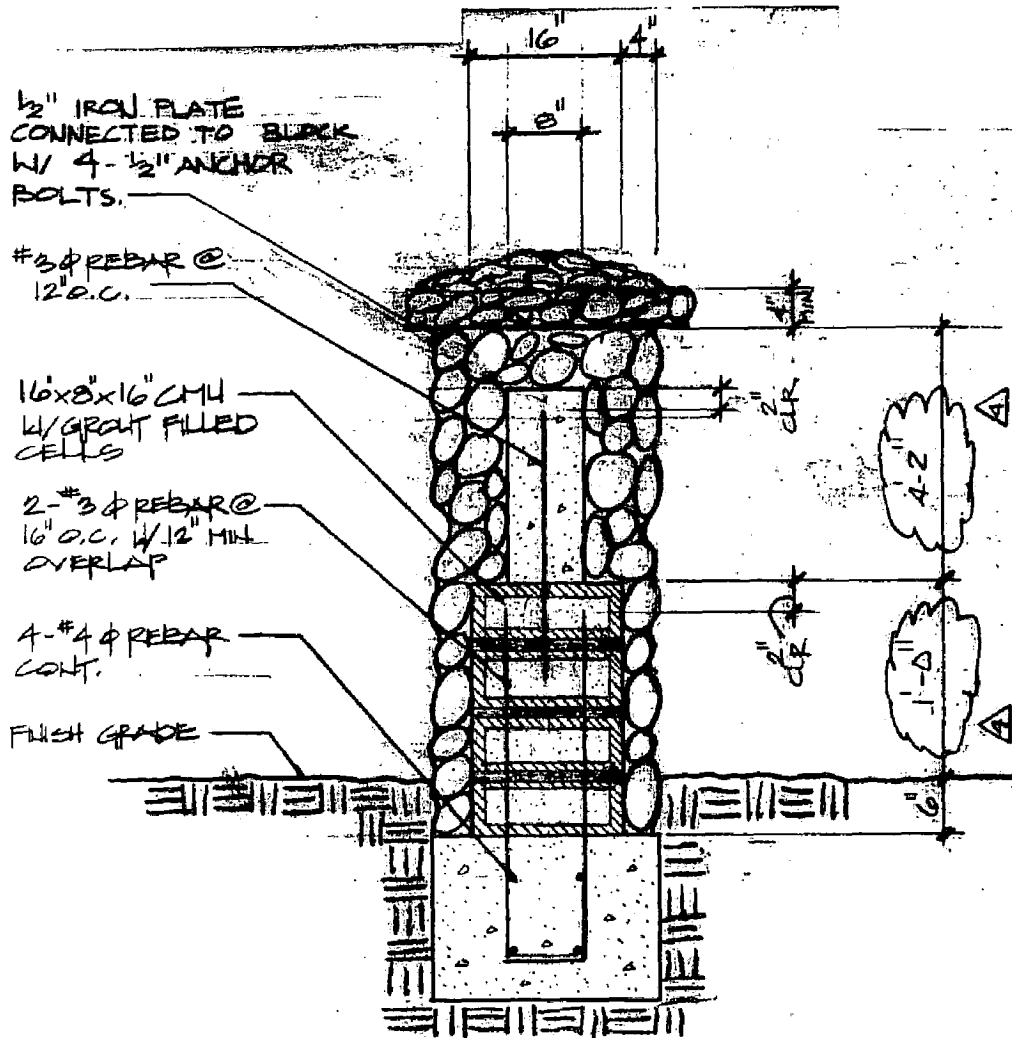
POST CAP
 N.T.S.

002584



21
L-15

COBBLE PILLAR SECTION
N.T.S.



22 CONCRETE SIGN SECTION
L-15 N.T.S.

002586