

# PLANNING DIRECTOR'S SPECIAL PERMIT

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

<b>APPLICANT</b>	CA Place Partners, 6633 Valley Hi Drive, Sacramento, CA 95823		
<b>OWNER</b>	CA Place Partners, 6633 Valley Hi Drive, Sacramento, CA 95823		
<b>PLANS BY</b>	Advertising Graphic Signs, 1137	Stockton, CA 95204	
<b>FILING DATE</b>	4/23/87	<b>ENVIR. DET.</b>	Exempt 15311 (a)
<b>ASSESSOR'S-PCL. NO.</b>	117-0012-021-0000		
		<b>REPORT BY</b>	DTH:vf

**APPLICATION:** Planning Director's Special Permit to construct an apartment identification sign on 7.0+ developed acres in the Light Density Multiple Family Planned Unit Development (R-3-PUD) zone.

**LOCATION:** 6633 Valley Hi Drive

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a monument-type apartment project identification sign for an existing apartment complex.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Medium Density Residential
1986 South Sacramento Community Plan Designation:	Medium Density Residential
Existing Zoning of Site:	R-3 (PUD)
Existing Land Use of Site:	Apartments

**Surrounding Land Use and Zoning:**

North: Commercial; C-2  
South: Single Family and Commercial; R-1/C-2-PUD  
East : Commercial; C-2  
West : Townhouse; R-1A-R

Property Dimensions:	Irregular
Property Area:	7.0+ acres
Topography:	Flat
Street Improvements:	Existing
Sign Dimensions:	Height: 4' Length: 5'.8" 23.2 sq. ft.

Sign Area:	12 sq. ft.
Exterior Sign Materials:	Plywood
Sign Illumination:	Not Illuminated
Sign Colors:	Blue and Grey

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PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 7.0+ acre parcel developed with a 211 unit apartment complex, located in the Light Density Multiple Family - Planned Unit Development (R-3-PUD) zone. The site is designated Medium Density Residential by the General Plan, the 1986 South Sacramento Community Plan and the Centrum Planned Unit Development. The apartment complex is surrounded by commercial to the north, single family and commercial to the south, commercial to the east and townhouses to the west.

B. Project Description

The applicant proposes to construct a four foot high monument sign to identify the existing California Place apartment complex. The sign is to be located at the entrance of the complex which is off of Valley Hi Drive, north of Bamford 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 sign is not to exceed six feet, and the signs must be located ten feet from the public right-of-way. Twelve sq. ft. of sign area are allowed per sign, and the materials used must complement the design of the main buildings. The proposed sign is to be located at the major entrance of the complex off of Valley Hi Drive. The sign will be placed on a one foot bed of rock which will increase the overall height of the sign to five ft. The design colors and materials of the sign complement the main buildings. Staff, therefore, has no objections to the proposed sign.

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 applicant shall obtain the necessary sign permits from the City.
2. The sign shall be set back ten feet from any property line or driveway.

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3. The sign shall be no more than six feet in overall height measured from the sidewalk, including height of berm under the sign.

Findings of Fact

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

the sign conforms with the applicable sign regulations relating to size, height, location, setback and design.

2. The proposed sign will not be detrimental to the public health, safety and welfare, nor result in the creation of a nuisance, in that:

- a. the sign will be adequately set back from the street and will be limited in height so as not to obstruct the visibility of motorists.

- b. the sign is compatible in design with the apartment complex buildings.

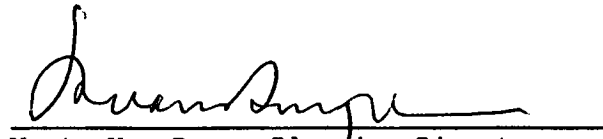
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for apartment use by the 1986 South Sacramento Community Plan and the proposed apartment complex identification sign is consistent with the plan designation.

REPORT PREPARED BY:

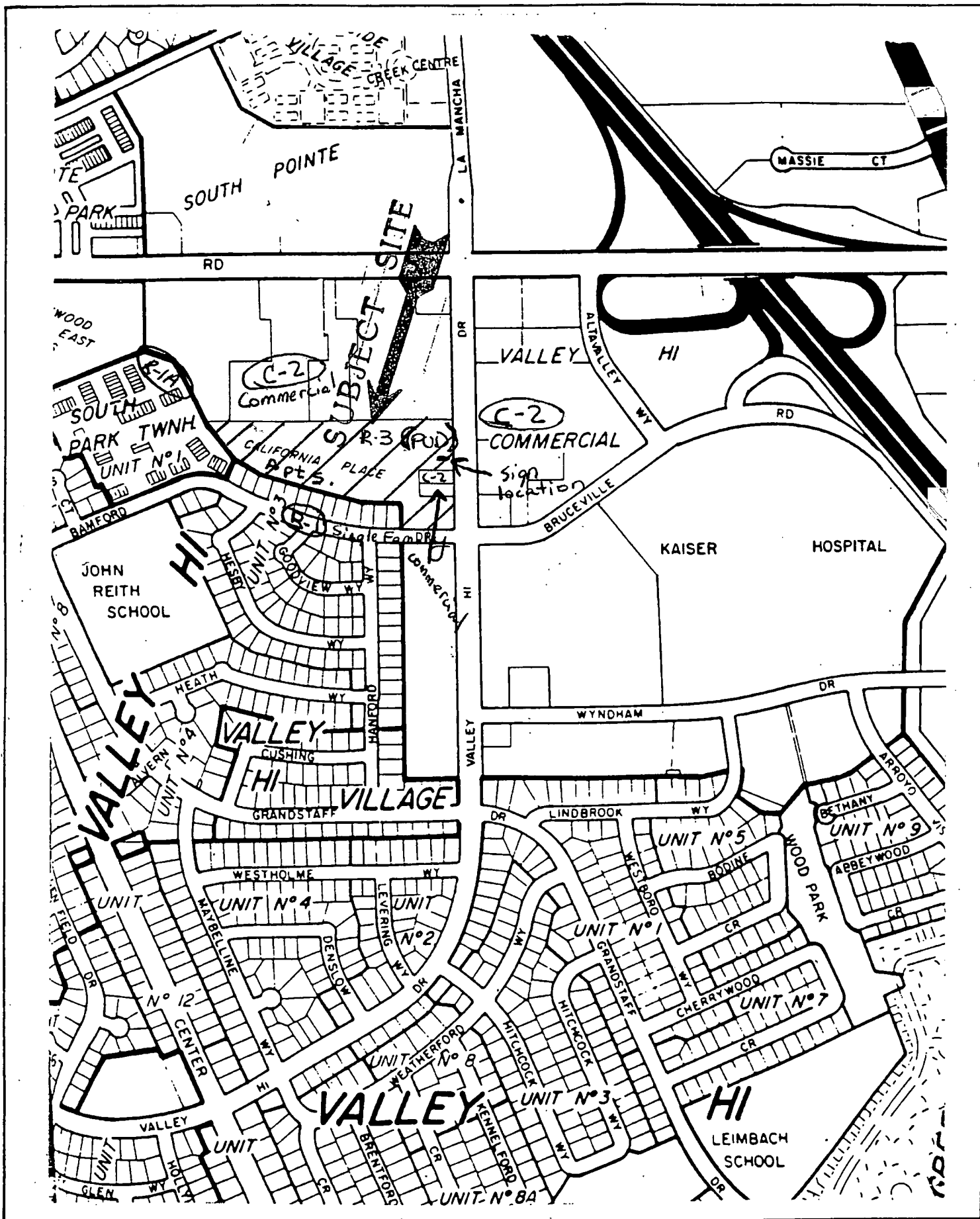
  
Dawn T. Holm, Planning Technician II

6-12-87  
DATE

RECOMMENDATION APPROVED:

  
Marty Van Duyn, Planning Director

6-12-87  
DATE



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