

PLANNING DIRECTOR'S SPECIAL PERMIT

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

APPLICANT M. A. JARVIS CO., P O Box 975, Yuba City, CA 95992
OWNER Rivergate Investors, 8849 S. Henry Road, Farmington, CA 95230
PLANS BY M. A. Jarvis Co., P O Box 975, Yuba City, CA 95992
FILING DATE 6/17/87 **ENVIR. DET.** 15331 a **REPORT BY** DTH:vf
ASSESSOR'S-PCL. NO. 031-0400-025-0000

APPLICATION: Planning Director's Special Permit to construct two apartment project identification signs on 16.4+ developed acres in the Multi-Family Review (R-2B-R) zone.

LOCATION: Northwest corner of Rivergate Way and Gloria Drive

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

PROJECT INFORMATION:

1974 General Plan Designation:	Medium Density Residential
1976 South Pocket Community Plan Designation:	Low Density Multi-Family
Existing Zoning of Site:	R-2B-R
Existing Land Use of Site:	Apartments

Surrounding Land Use and Zoning:

North: Single Family Residential, R-1
South: Vacant and Single Family Residential; R-2B-R/R-1A
East : Apartments; R-2B-R
West : Single Family Residential; R-1A

Property Dimensions:	Irregular
Property Area:	4.063+ acres
Topography:	Flat
Street Improvements:	Existing
Sign Dimensions:	Height: 6 ft. Length: 4 ft.
Exterior Sign Materials:	Plywood
Sign Colors:	Grey and Blue
Illumination:	Spotlights
Sign Area:	6.44 sq. ft.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and zoning

The subject site is a 4.063+ acre parcel developed with a 76 unit apartment complex located in the Multi-Family Review (R-2B-R) zone. The site is

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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 single family to the north, vacant multi-family land and single family to the south, single family to the west and apartments to the east.

B. Project Description

The applicant proposes to construct two six foot high monument signs to identify the existing Riverview Apartment complex. The signs are to be located at two major entrances to the north of Rivergate Way, one on Gloria Drive, north of Rivergate Way and one on Rivergate Way west of Gloria Drive.

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 sq. ft. 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 6.44± sq. ft. and the signs will be set back ten feet from the public right-of-way. The design, colors and materials of the sign complement the main buildings. Staff, therefore, has no objections to the proposed signs.

Staff inspected the site and found signs similar to the proposed signs but not on a monument base. These were put up without permits. The signs, which are on berms, exceed six feet in height. These signs must be reduced in height or relocated to comply with the height regulations.

ENVIRONMENTAL DETERMINATION: Staff recommends approval of the special permit request subject to Conditions and based on the Findings of Fact which follow:

Conditions

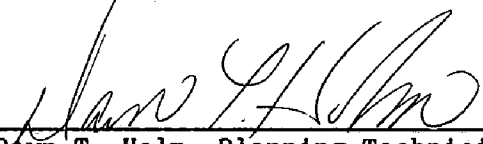
1. The existing Riverview signs on Gloria Drive and Rivergate Way shall be redesigned to comply with the height and material requirements.
2. The signs shall be setback ten feet from any property line or driveway.
3. The signs shall be no more than six feet in overall height measured from the sidewalk, including height of berm under the signs.
4. The applicant shall obtain the necessary sign permits from the City.

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 set back 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:

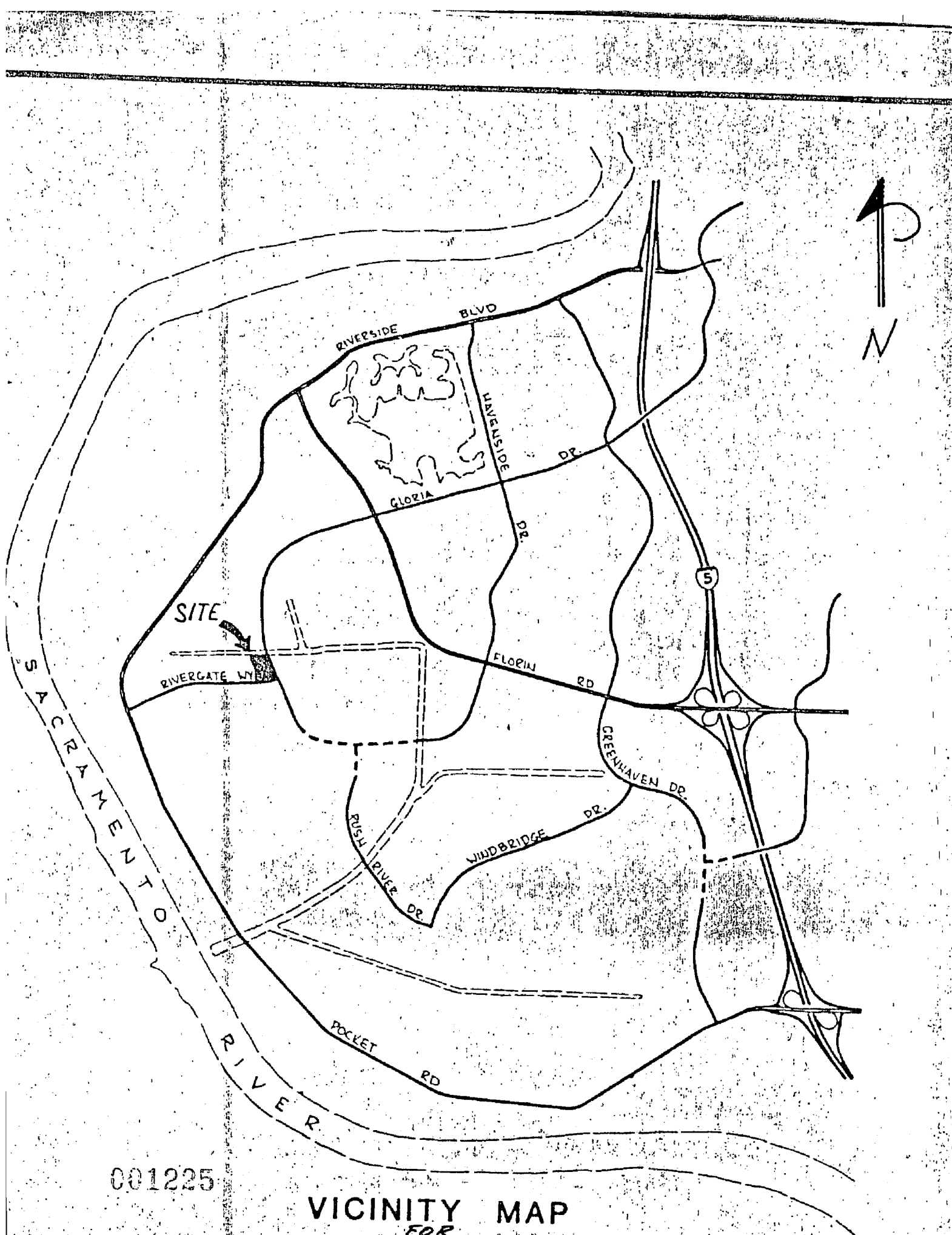

Dawn T. Holm, Planning Technician II

8-11-87
Date

Recommendation Approved:


Marty Van Duyn, Planning Director

8/14/87
Date



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VICINITY MAP
FOR

RIVERVIEW APARTMENTS
445 RIVERGATE WAY

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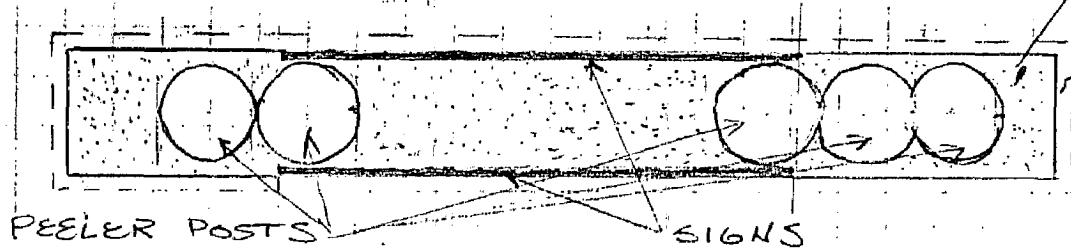
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RIVERVIEW APARTMENTS SIGNS 445 RIVERGATE WAY

TWO DOUBLE FACED SIGNS
ONE ON GLORIA AVE
ONE ON RIVERGATE WAY

TOP VIEW



STUCCO
BASE

CONC.
FOOTING

3.25'

DOUBLE
FACED

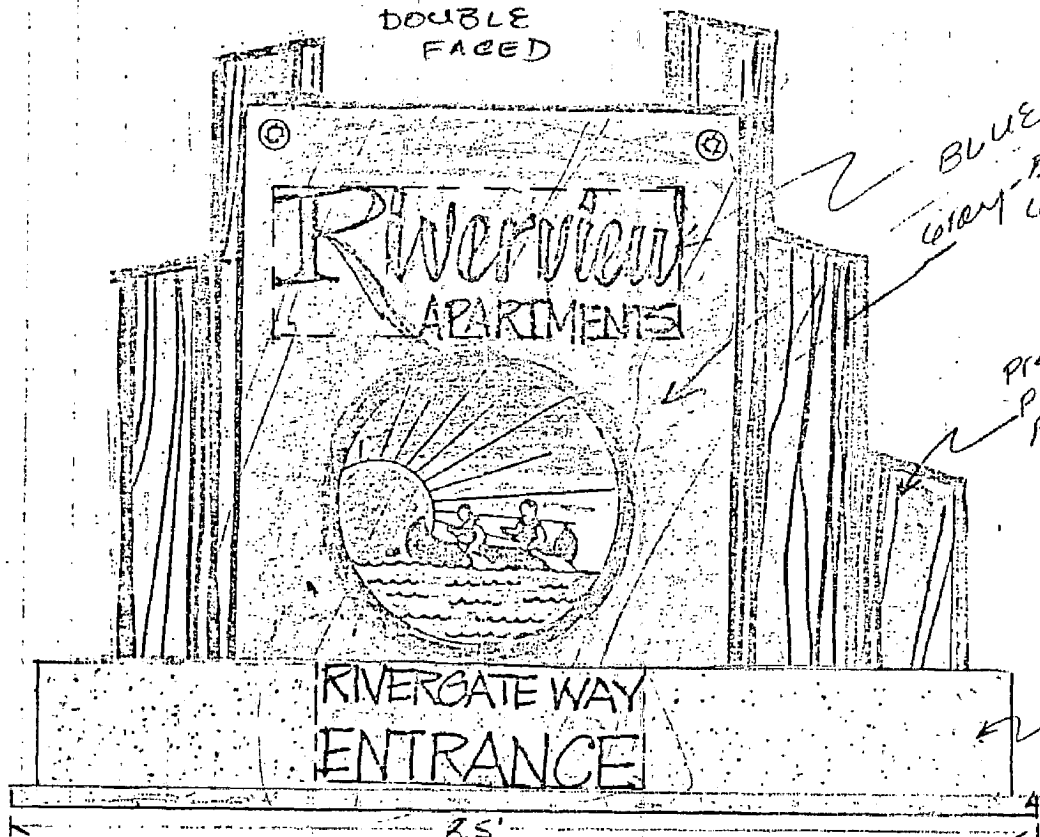
BLUE LETTERING
GRAY-BLUE BACK-
GROUND

PRESS. TREATED
PEELER
POSTS
PAINTED TO
MATCH BLDG

STUCCO
COLOR COAT
TO MATCH
BLDG'S
CONCRETE
FOOTING

1.1 FT

5.8'
4.6'
1.0'



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8.5'
8.0'
4.0'
3.5'

P87282 SQ FT OF
LETTERING
6.44 #

SCALE 5/8" = 1 FT.

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