

PLANNING DIRECTOR'S SPECIAL PERMIT

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

APPLICANT	Ellis & Ellis Signs, 2401 Manning St., Sacramento, CA 95815				
OWNER	California Apartment Properties, 1764 San Diego Ave., San Diego, CA 92110				
PLANS BY	Ellis & Ellis Signs				
FILING DATE	12/24/86	ENVIR. DET.	EX 15303(e)	REPORT BY	CV:kh
ASSESSOR'S-PCL. NO.	117-011-41				

APPLICATION: A. Planning Director's Special Permit to allow an off-site Subdivision Marketing Sign (P87-036)

LOCATION: Southwest corner of Summersdale Drive and Mack Road

PROPOSAL: The applicant is requesting the necessary entitlements to allow a 4' x 8' x 8' high off-site Subdivision Marketing sign

PROJECT INFORMATION:

1974 General Plan Designation: Residential 11-29 du/na
1986 South Sacramento Community Plan Designation: Residential 11-29 du/na
Existing Zoning of Site: R-3
Existing Land Use of Site: Apartments

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: R-3, C-2; Church, Apartments	Front:	25'	15'
South: R-1; Vacant	Side (Int):	5'	22'
East: R-3; Apartments	Side (St):	12.5'	15'
West: R-0; Preschool	Rear:	15'	55'

Property Dimensions: 644' x 710'
Property Area: 9.5+ acres
Sign Dimensions: 4' x 8'
Sign Area: 32 sq. ft.
Sign Height: 8'
Sign Colors: White, green, red
Sign Materials: Wood

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use:

The subject site is a 9.5 acre parcel located in the medium density residential (R-3) zone. Surrounding land uses include church and apartments to the north, vacant to the south, apartments to the east, and preschool to the west. The project site is developed with apartments.

B. Sign Design and Location:

The applicant proposes to locate a 8' x 4' (32 square feet) 8' high non-illuminated double-faced off-site subdivision directional sign. The sign will help to market the "McIntosh" subdivision located to the south of Summersdale Drive and Mack Road. The Aspen Park Apartments are located on both sides of Summersdale Drive. The applicant

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indicates there is no undeveloped property near enough to the corner of Mack Road and Summersdale to provide the proper location for advertising the "MacIntosh" subdivision. Staff notes that the parcels in the vicinity of the corner of Summersdale Drive and Mack Road are developed.

The applicant has stated the temporary proposed off-site subdivision marketing sign will be replaced with a permanent monument identification sign for Aspen Park Apartments. The applicant should be aware that a proposed future monument identification sign for the apartments requires a Planning Director's Special Permit.

Staff notes the applicant proposes to locate the proposed subdivision sign 15 feet from the front property line. The required front set back is 25 feet. The sign ordinance requires subdivision signs to be located behind the required set backs. Staff recommends the proposed sign be located 25 feet behind the front property line adjacent to Summersdale Drive.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15303(e)).

STAFF RECOMMENDATION: It is recommended the special permit be approved, subject to conditions and based upon findings of fact which follow:

Condition

1. The special permit shall expire one year from the date of approval. Upon written request, the Planning Director can renew.
2. The sign shall be located a minimum of 25 feet from the front property line.
3. The sign is to be used for advertising subdivisions only. Any future identification sign for the Aspen Apartments shall require a Planning Director's Special Permit.

Findings of Fact

1. The proposal, as conditioned, is based upon sound principles of land use, in that:
 - a. the sign will be located on the site for a temporary period;
 - b. the sign will be located on a major street; and
 - c. the sign will be compatible with the surrounding area.
2. The proposed sign, as conditioned, is not injurious to the public, in that:
 - a. the proposed sign will be adequately set back from the street so as not to obstruct the visibility of motorists; and
 - b. the proposed sign would not be a public nuisance to surrounding properties.