

PLANNING DIRECTOR'S SPECIAL PERMIT

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

APPLICANT	Ellis and Ellis Signs, 2401 Manning Street, Sacramento, CA 95815				
OWNER	Stoddard, Buehler, Etal, P.O. Box 100, Roseville, CA 95661				
PLANS BY	Ellis and Ellis Signs, 2401 Manning Street, Sacramento, CA 95815				
FILING DATE	9-25-87	ENVIR. DET.	EX 15311(a)	REPORT BY	DTH:sc
ASSESSOR'S-PCL. NO.	266-0031-015				

APPLICATION: Planning Director's Special Permit to construct an apartment identification sign in the Light Density Multiple Family (R-3) zone.

LOCATION: 3181 Howe Avenue

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
Existing Zoning of Site: R-3
Existing Land Use of Site: Apartments

Surrounding Land Use and Zoning:

North: Mobile Home Park and Motel; C-2
South: Apartments and Single Family Residential; R-3, R-1
East: Apartments; County
West: Single Family Residential; R-1

Property Dimensions: Irregular
Property Area: 1.65+ acres
Topography: Steep slope
Street Improvements: Existing
Utilities: Existing
Height of Sign: 3'11"
Sign Materials: Redwood face with a concrete block base; beige and green copy

PROJECT EVALUATION: Staff has the following comments:

A. **Land Use and Zoning**

The subject site is a 1.65+ acre parcel developed with an apartment complex, located in the Light Density Multiple Family (R-3) zone. The site is designated Medium Density Residential by the General Plan. The apartment complex is surrounded by apartments to the east, apartments and single family to the south and west, and a motel and mobile home park to the north.

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B. Project Description

The applicant proposes to construct a 3'11" high monument sign to identify the existing Timberwalk apartment complex. The sign is to be located at the entrance of the complex which is off of Howe Avenue, south of Auburn Boulevard.

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 corner. 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 square feet 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 Howe Avenue. 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 Building Division.
2. The sign shall be setback ten feet from any property line or driveway.
3. The sign shall be no more than six feet in overall height measured from the parking lot, including height of berm under the sign.

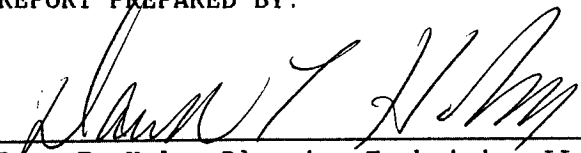
Findings of Fact

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 setback 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.

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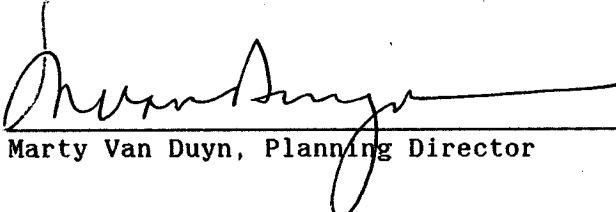
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for apartment use by the General Plan and the proposed apartment complex is consistent with the plan designation.

REPORT PREPARED BY:


Dawn T. Holm, Planning Technician II

10-27-87
Date

RECOMMENDATION APPROVED:


Marty Van Duyn, Planning Director

10-28-87
Date

002606

9140 JACKSON ROAD
SACRAMENTO, CA 95826

POLLY POOLS

CONT. LIC. NO. 308258-C53
PHONE 362-9218

153 (10)	6 (11)	87	578	517	576	597
154 (9)	7 (12)	88 (14)	579	518	577	598
155 (8)	8 (13)	89 (15)	580	519	578	599
0	ST.	90 (16)	581	520	579	600
156 (7)	9 (14)	91 (17)	582	521	580	601
157 (6)	10 (15)	92 (18)	583	522	581	602
158 (5)	11 (16)	93 (19)	584	523	582	603
159 (4)	12 (17)	94 (20)	585	524	583	604
160 (3)	13 (18)	95 (21)	586	525	584	605
161 (2)	14 (19)	96 (22)	587	526	585	606
162 (1)	15 (20)	97 (23)	588	527	586	607
		98 (24)	589	528	587	608
		99 (25)	590	529	588	609
		100 (26)	591	530	589	610

GENERAL SPECIFICATIONS

Pool Area 222^{sq} Depth 3' to 6'
 Length 24' Width 12' Per. 614.4 FT
 Capacity 7,500 GAL Shape SCANDINAVIAN
 Liner Design CLEAR BLUE
 Filter STA RITE Size 20TE Rate 70 GPM
 Pump STA RITE Size 2HP Rate 70 GPM
 Turnover Time 1 HR 45 MIN.
 Wall Structure 32" Treated Wood YES

EXCAVATION

Access Width 6' Walkout 10'
 Concrete Removal YES Sewer NO
 Pre Grade NO
 Easements 5' PUE BACK
 Tree Removal NO No. - Size -
 Ramp Side SHALLOW
 Fence Removal NO Replace NO
 Extra -

PLUMBING

P.V.C. Schedule 1", 1 1/2" M"
 Skimmer Location DEEP
 Return Location DEEP
 Anti-Siphon Valve YES
 Gas Line Footage -
 Pool Cleaner Plumbing PUMP ONLY
 Extra -

ELECTRICAL

Time Clock(s) 1
 Sub - Panel Change -
 U.W. Light YES
 Overhead Electrical YES
 Switch Locations ON FILTER PAD
 G.F.I. IF NEEDED
 Electrical Run (Panel to equip.) 23' 6 1/4 FT
 Extra Sylvania 100 AMP

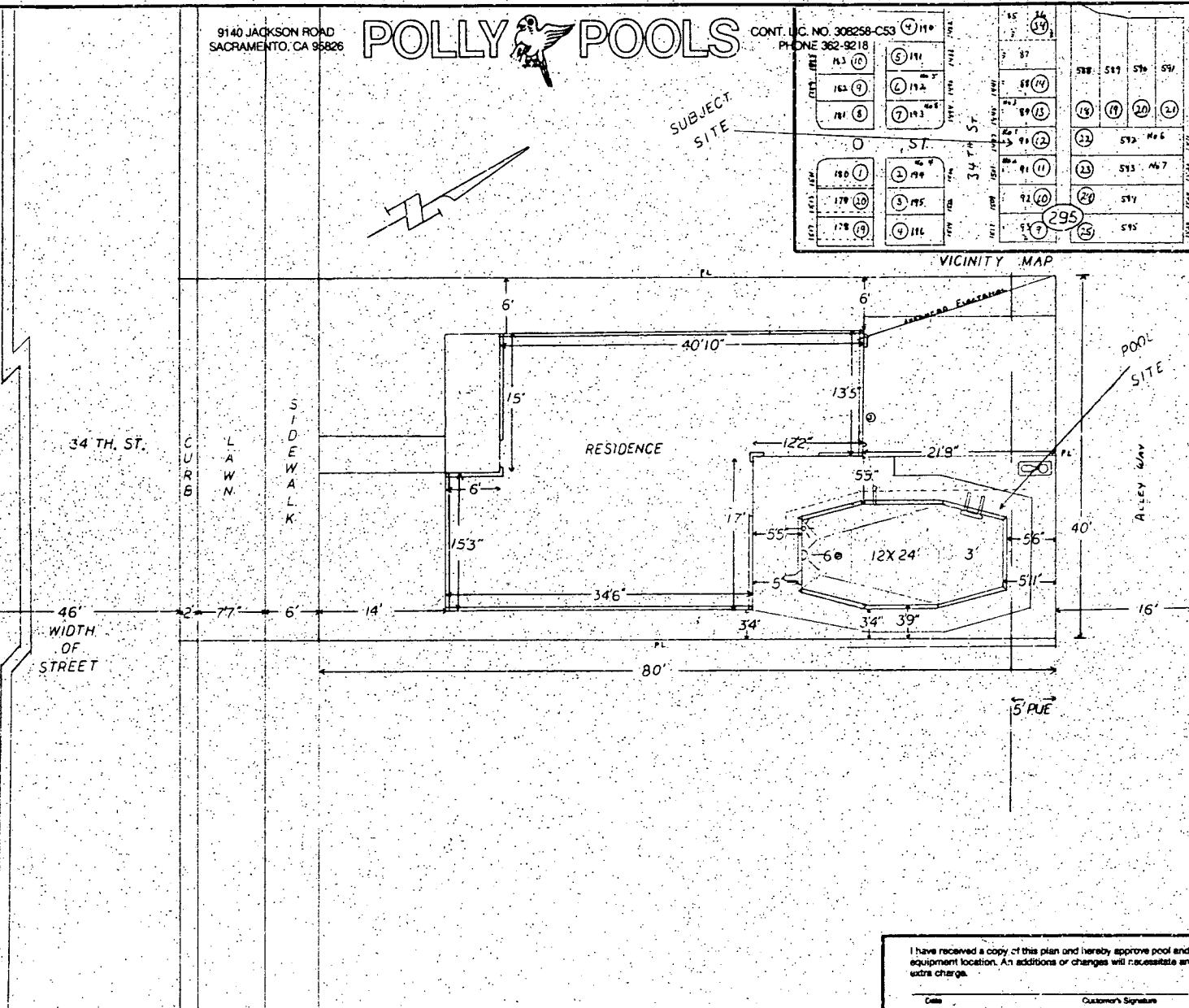
DECKING

Deck Area 303^{sq} Type EMERALD POOL GRASS
 Deck Color NATURAL Expansion BLACK
 Cantilever ON PAWL Steps -
 Piers - Footings -
 Decodrain 28.5 LN FT
 Extra 333^{sq} BRAM FINISH FOR DRAINAGE

REROUTES

Overhead Wires -
 Underground Electric -
 Water Lines BY CUSTOMER
 Gas Lines BY CUSTOMER
 Sewer Lines BY CUSTOMER
 Sprinkler System -
 Extra -

SITE PLAN



SUBJECT SITE

POOL SITE

VICINITY MAP

RESIDENCE

S' PUE

I have received a copy of this plan and hereby approve pool and equipment location. An additions or changes will necessitate an extra charge.
 Date _____ Customer's Signature _____

DESIGNED FOR

CURD C. SMITH
 Address 1497 34TH ST.
 City SACRAMENTO CA Zip Code 95814
 Home Phone 331-1111 Business Phone 335-5550
 Nearest Cross Street 0 ST
 Salesman JAY CAMPBELL License No. 2215673
 Lot No. _____ Tract No. _____ Map No. 52 C5
 Job No. PARCEL # 007-23X-012

OWNER

1. Pool area to be fenced per county or city ordinance, gates to be self-closing and self-latching prior to filling the pool with water.
2. Do not turn pool light on before pool is filled with water.
3. Do not turn off fill water or vacuum before water level is to return lines.
4. Do not swim in pool for 48 hours after pool has been filled with water.
5. Keep animals contained during construction of swimming pool.
6. It shall be the owner's responsibility to notify the dealer prior to any pool draining to determine if it can be drained without damage.

NOTES

SCALE 1/4" = 1' APPROX.

ACCESSORIES

Diving Board - Pool Cleaner PUMP ONLY
 Ladder - Slide - Curve -
 Heater - Size - Type -
 Solar - No. of panels -
 Solar Blanket YES Chlorinator -
 Rope Anchors - Type Spa -
LEGEND:
 Skimmer Fill Line
 Return Line Light
 Auto Pool Cleaner Ladder
 J-Box Electric Box
 Gas Meter
 Home Box