

PLANNING DIRECTOR'S SPECIAL PERMIT

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

APPLICANT <u>House of Signs, 4517 Franklin Boulevard, Sacramento, CA 95820</u>
OWNER <u>Riverview Ranch Associates, 3434 Marconi Avenue, West Wing, Sacramento, CA 95821</u>
PLANS BY <u>House of Signs, 4517 Franklin Boulevard, Sacramento, CA 95820</u>
FILING DATE <u>8-14-87</u> ENVIR. DET. <u>Exempt 15311 a</u> REPORT BY <u>DTH:sc</u>
ASSESSOR'S-PCL. NO. <u>274-0030-065</u>

APPLICATION: Planning Director's Special Permit to construct an apartment identification sign on 16.6+ acres in the Multi-Family Planned Unit Development (R-3-PUD) zone.

LOCATION: 2701 River Plaza

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: Residential
Existing Zoning of Site: R-3(PUD)
Existing Land Use of Site: Apartments

Surrounding Land Use and Zoning:

North: Vacant; R-2A(PUD)
South: Vacant; A, R-2B(PUD), R-1A(PUD)
East: Main Drainage Canal and Apts.; F, R-2B(PUD)
West: Single Family; R-1A, A

Property Dimensions: 2,010' x 1,354'
Property Area: 16.6+ acres
Topography: Flat
Street Improvements: Existing
Sign Dimensions: Height: 6'
Length: 12'9"
Sign Area: 10 sq. ft.
Exterior Sign Materials: Brick with porcelain enamel steel
Sign Illumination: Not illuminated
Sign Colors: Yellow background, green logo and white inset line

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 16.6+ acres parcel currently being developed with a 262 unit apartment complex, located in the Multi-Family Planned Unit Development (R-3-PUD) zone. The site is designated residential by the General Plan and the Riverview Planned Unit Development. The apartment complex is surrounded by vacant land to the north and south, single family residential to the west and vacant floodway to the east.

B. Project Description

The applicant proposes to construct a six foot high monument sign to identify the Riverview Ranch apartment complex. The sign is to be located at the entrance of the complex which is off of Oak Landing 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 sign 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 Oak Landing Drive. 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 EIR 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

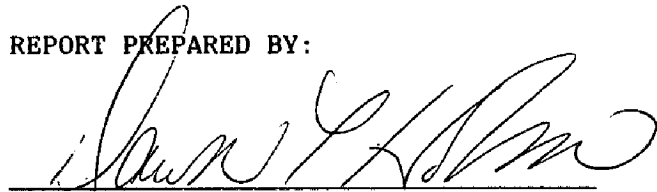
1. The applicant shall obtain the necessary sign permits from the City.
2. The sign shall be set back ten feet from any property line or driveway.
3. The sign shall be no more than six feet in overall height measured from the sidewalk, including height of berm under the sign.

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 residential use by the 1974 General and

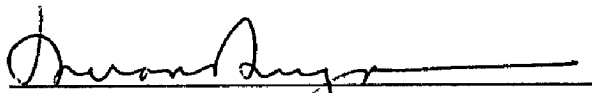
the proposed apartment complex identification sign is consistent with the Plan Designation.

REPORT PREPARED BY:


Dawn T. Holm, Planning Technician II

9-15-87
Date

RECOMMENDATION APPROVED:


Marty Van Duyn, Planning Director

9-16-87
Date

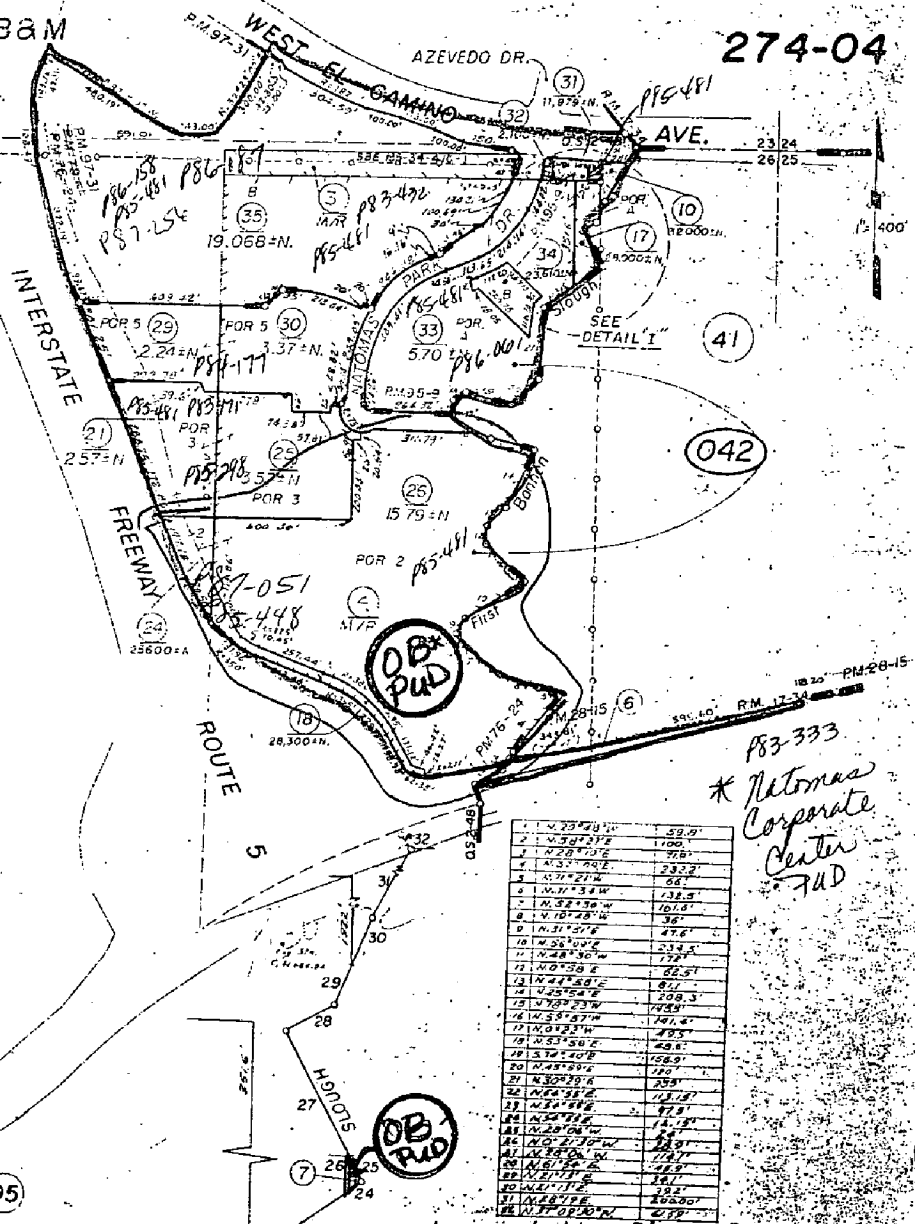
POR. SEC. 26, T.9N, R.4E, M.D.B & M

274-04

Bk. 225

6.71' 51" E
 22.23
 5.87' 24" 30" E
 133.48
 N.W. Cor.
 S.L.S. 237
 C/L 80' 68.8 E 7/8

S.L.S. 184
 S.L.S. 907
 78° 54' 49" N
 19.47 52'



1	N. 22° 00' 00" W	58.0'
2	N. 89° 27' 00" E	100.0'
3	N. 78° 10' 00" E	75.0'
4	N. 55° 00' 00" E	23.2'
5	N. 71° 27' 00" W	58.1'
6	N. 77° 34' 00" W	138.3'
7	N. 82° 58' 00" W	101.0'
8	N. 07° 28' 00" W	36.0'
9	N. 31° 07' 00" E	27.6'
10	N. 58° 00' 00" E	23.8'
11	N. 48° 30' 00" W	17.2'
12	N. 0° 38' 00" E	68.5'
13	N. 45° 58' 00" E	81.1'
14	N. 25° 30' 00" E	259.3'
15	N. 73° 23' 00" W	148.8'
16	N. 33° 27' 00" W	161.2'
17	N. 05° 50' 00" E	49.5'
18	N. 53° 58' 00" E	28.1'
19	S. 74° 40' 00" E	168.9'
20	N. 43° 00' 00" E	100.0'
21	N. 30° 30' 00" E	259.0'
22	N. 45° 30' 00" E	151.9'
23	N. 55° 15' 00" E	17.8'
24	N. 50° 15' 00" E	12.7'
25	N. 10° 30' 00" W	12.9'
26	N. 10° 30' 00" W	12.9'
27	N. 10° 30' 00" W	12.9'
28	N. 10° 30' 00" W	12.9'
29	N. 10° 30' 00" W	12.9'
30	N. 10° 30' 00" W	12.9'
31	N. 10° 30' 00" W	12.9'
32	N. 10° 30' 00" W	12.9'
33	N. 10° 30' 00" W	12.9'
34	N. 10° 30' 00" W	12.9'

* P83-333
 Natomas Corporate Center PUD

Natomas East Side Sub. No. 1, R.M. Bk. 17, Pg. 34
 Katharina Herget, O.S. Bk. 2, Pg. 48

002561

NOTE—Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 274-Pg. 04
 County of Sacramento, Calif.

DETAIL I
 Scale: 1" = 100'

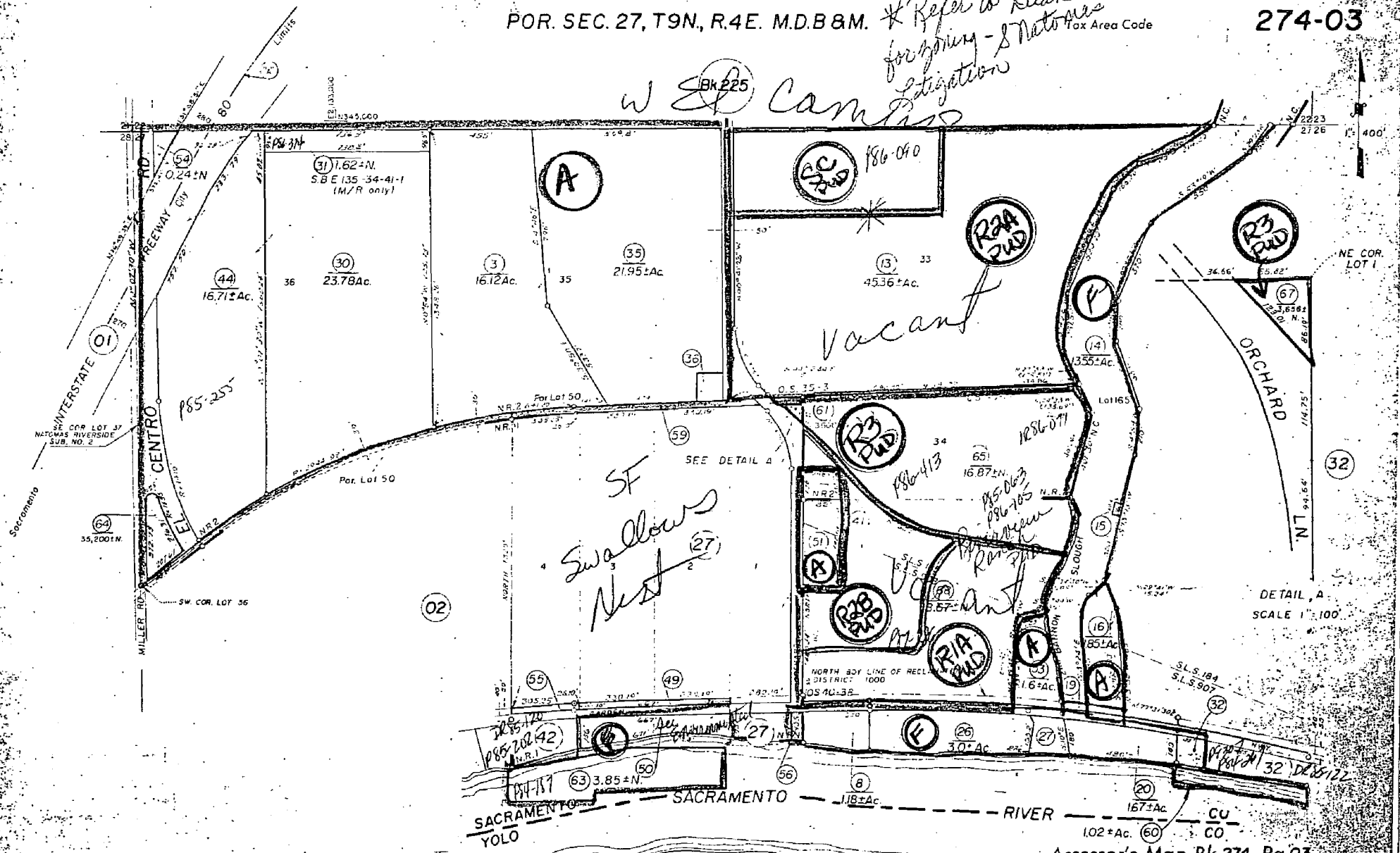
2400 Orchard house

POR. SEC. 27, T9N., R.4E. M.D.B & M.

* Refer to Diana for zoning - Natomas Tax Area Code Litigation

274-03

W & E Camino



Official Survey Bk. 40, Pg. 38 (3-7-86)

Natomas Central Subdivison, R.M. Bk. 16, Pg. 3
Natomas Riverside Sub. No 1, R.M. Bk. 15, Pg. 26
Natomas Riverside Sub. No 2, R.M. Bk. 15, Pg. 41

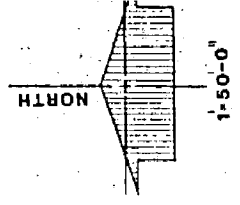
O.S. Bk. 35 Pg. 3 (5-28-80)

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

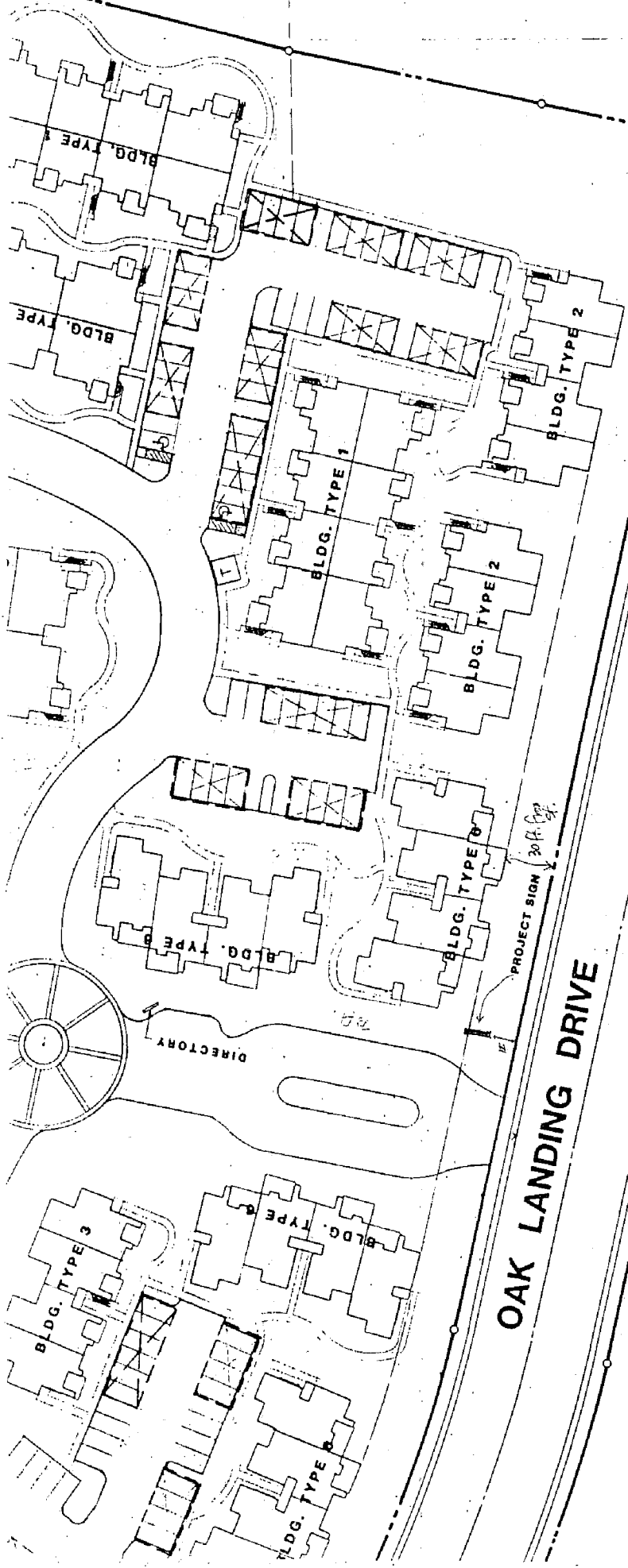
Assessor's Map Bk. 274-Pg. 03
County of Sacramento, Calif.

002562

EXHIBIT A SITE PLAN



2ND BANN



002563 RIVERVIEW RAVETT

Project ▶ RIVERVIEW RANCH

Company ▶ PACIFIC GENERAL

Work Order No ▶

Date ▶ 7.14.87 (F)

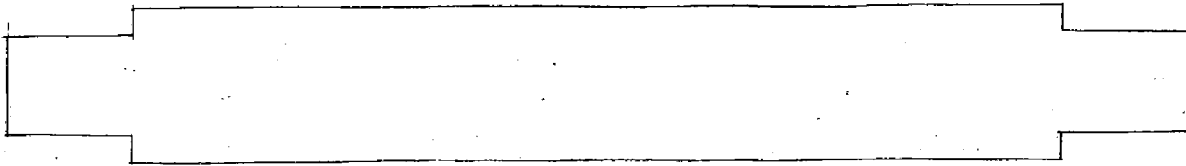
Scale ▶ 3/4" = 1'-0"

Sheet No ▶

Drawn By ▶ MKE

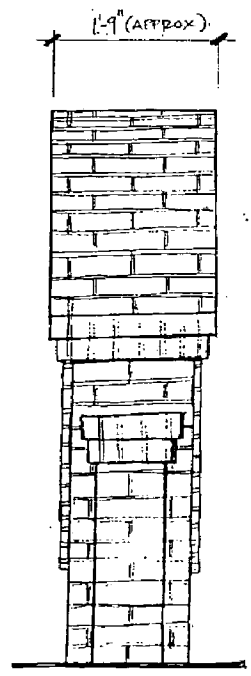
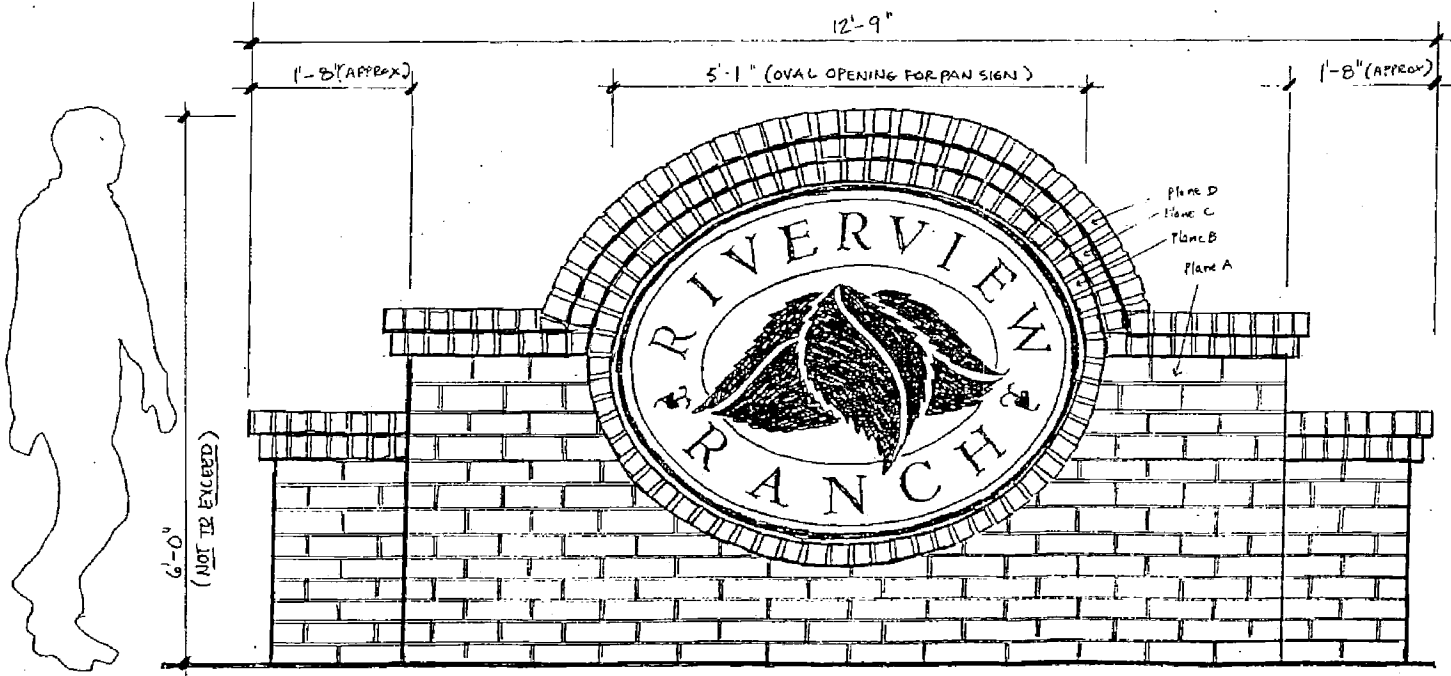
Revisions ▶ 7.23.87

▶ MONUMENT SIGN



PLAN

NOTE:
 SIGN OVAL IS 4'-10" LONG,
 PROVIDING A 1/2"
 CONTINUOUS REVEAL
 BETWEEN OVAL & BRICK



SIDE VIEW

NOTE: Plane B is projecting approx 1" from Plane A
 " C " " " " " " B
 " D " " " " " C

P87-365