

PLANNING DIRECTOR'S SPECIAL PERMIT

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

APPLICANT	Ellis & Ellis Signs, 2401 Manning Street, Sacramento, CA 95815				
OWNER	The Waterford Group, One Oakhallow Drive, Santa Ana, CA 92705				
PLANS BY	Ellis & Ellis Signs, 2401 Manning Street, Sacramento, CA 95815				
FILING DATE	10-9-87	ENVIR. DET.	EX 15311(a)	REPORT BY	JC:sc
ASSESSOR'S-PCL. NO.	031-1170-001				

APPLICATION: Planning Director's Special Permit to erect a double faced monument project identification sign for Waterford Cove Apartments

LOCATION: 7650 Windbridge Drive

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North: Vacant, Apartments; SC-R, R-2B-R
South: Drainage Canal, Vacant; R-1
East: Vacant; R-2B
West: Single Family; R-1A

Property Area: 9.56 + acres
Square Footage of Sign: 12 sq. ft.
Height of Sign: 4'3"
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Sign Materials: Grooved masonite and river rock

STAFF EVALUATION: Staff has the following comments:

- A. The site is currently being developed as a 192 unit apartment complex in the R-2B-R zone. The 1974 General Plan designates the site as residential. The 1976 South Pocket Community Plan designates the site as low density multiple family residential. The surrounding land uses are apartments and proposed shopping center to the north, single family to the west, drainage canal and vacant to the south, proposed apartments to the east.
- B. The applicant is proposing to erect a double faced project identification sign mounted in a river rock planter base. The sign will be 4'3" high with 12 sq. ft. of sign area (see Exhibit A). The materials used will be grooved masonite with blue printed aluminum logo and brass letters. The sign will be located 12'6" from the property line and 10' from the driveway. Staff recommends that the base be widened to be of equal width to the base of the sign. The diagonal cuts on the 2" x 12" trim cap top and bottom should be removed to give the sign a rectangular look (see Exhibit B).

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15311(a)).

RECOMMENDATION: Staff recommends the following action:

Approve the Planning Director's Special Permit to erect a double faced monument project identification sign, subject to conditions and based upon findings of fact which follow:

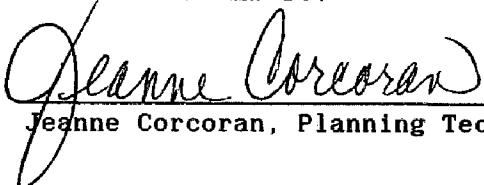
Conditions:

1. The sign shall be located a minimum of 10' from the property line.
2. The base shall be widened to be equal to the base of the sign.
3. Remove diagonal cuts on ends of 2" x 12" trim cap.

Findings of Fact:

1. The proposal, as conditioned, is based upon sound principles of land use in that the proposed sign is compatible with the adjacent land uses.
2. The proposal, as conditioned, will not be detrimental to the public health, safety or welfare nor result in the creation of a nuisance in that adequate setback is provided so as not to obstruct motorists' vision.
3. The proposal, as conditioned, is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential use in the 1976 South Pocket Community Plan and the proposed identification sign conforms to the plan designation.

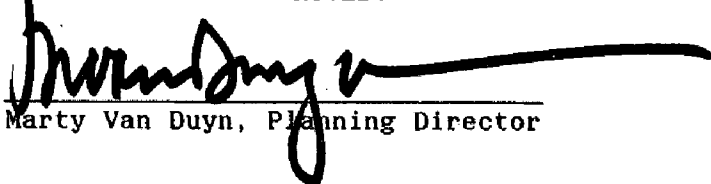
REPORT PREPARED BY:



Jeanne Corcoran, Planning Technician II

10/30/87
Date

RECOMMENDATION APPROVED:



Marty Van Duyn, Planning Director

10/30/87
Date