

PLANNING DIRECTOR'S SPECIAL PERMIT

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

APPLICANT Mina-Tree Signs, Inc. P O Box 8406, Stockton, CA 95208
OWNER Ags/Sacramento Investors, Ltd. 1341 West Robinhood Drive, Stockton, CA 95207
PLANS BY Mina- Tree Signs, Inc. - P O Box 8406, Stockton, CA 95208
FILING DATE 2/10/88 **ENVIR. DET.** 15311 (a) **REPORT BY** JC/vf
ASSESSOR'S-PCL. NO. 277-0274-004

APPLICATION: Planning Director's Special Permit for a project identification sign.

LOCATION: 1481 Exposition Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to construct a monument type project identification sign for Innsbrook Village.

PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential 16-29 du/ac
Existing Zoning of Site:	R3(R) (PUD)
Existing Land Use of Site:	Apartments

Surrounding Land Use and Zoning:

North: Residential and Office; R3R/OB(PUD)
South: Cal Expo; APC
East : Office; OB (R) (PUD)
West : Restaurant, Office; OB (R)/SC (R) (PUD)

Property Dimensions:	Irregular
Property Area:	20.17+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Height of Sign:	4.0'
Sign Materials:	Aluminum to be texcoated beige/ivory

STAFF EVALUATION: Staff has the following comments:

- A. The site is a 20.17 acre lot zoned R-3 PUD and is located within the Point West Planned Unit Development. The General Plan designates the site as multiple family residential. The surrounding land uses are residential and commercial to the north, Cal Expo to the south, commercial to the east and west.
- B. The applicant proposes to erect a non-illuminated double-faced monument project identification sign. The proposed sign will be 4' high and 7'3" wide. The actual sign area, excluding logo, will be 4+ sq. ft. the sign materials will be aluminum texcoated beige/ivory.

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- C. The Sign Ordinance allows for one project identification sign at each major entrance into the development, however, the Point West PUD Guidelines allow only one monument sign per parcel. The Ordinance and PUD Guidelines further state that the primary materials of the monument base shall be decorative masonry such as brick, split face concrete block, stucco or similar material which compliments the design of the main buildings. The proposed plans do not indicate such a base. Staff recommends a redesign of the base prior to issuance of sign permits.

Upon site review of this project, staff noted three signs already in place at this development. Staff recommends all signs be removed prior to issuance of sign permits.

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

RECOMMENDATION: Staff recommends approval o the Planning Director's Special Permit subject to conditions and based upon findings of fact which follow:

Conditions

1. The applicant shall adhere to the Point West PUD Guidelines;
2. The applicant shall submit plans approved and stamped by the Point West Architectural Review Committee.
3. The applicant shall redesign the base of the sign using decorative masonry, split face, concrete, brick or stucco. The revised plan shall be reviewed and approved by the Planning Director prior to issuance of sign permits.
4. All other existing identification signs shall be removed prior to issuance of sign permits.
5. The sign shall be located a minimum of 20 ft. from the property line as indicated on the submitted plan.

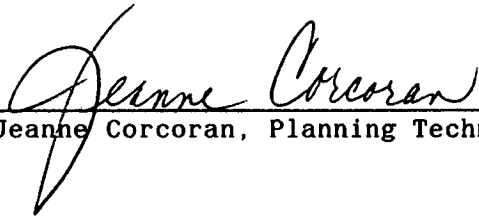
Findings of Fact

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 and welfare, nor result in the creation of a nuisance in that adequate setback is provided so as not to obstruct motorist's vision.

3. The proposal, as conditioned, is consistent with the General Plan in that the site is designated multi-family residential and the proposed identification sign conforms to the plan designation.

Report Prepared By:

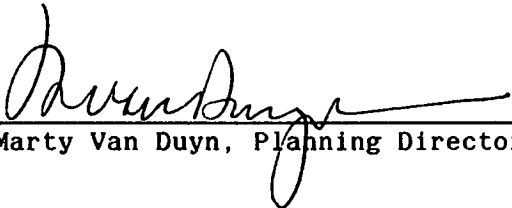


Jeanne Corcoran, Planning Technician II

3/22/88

Date

Recommendation Approved By:



Marty Van Duyn, Planning Director

3/23/88

Date

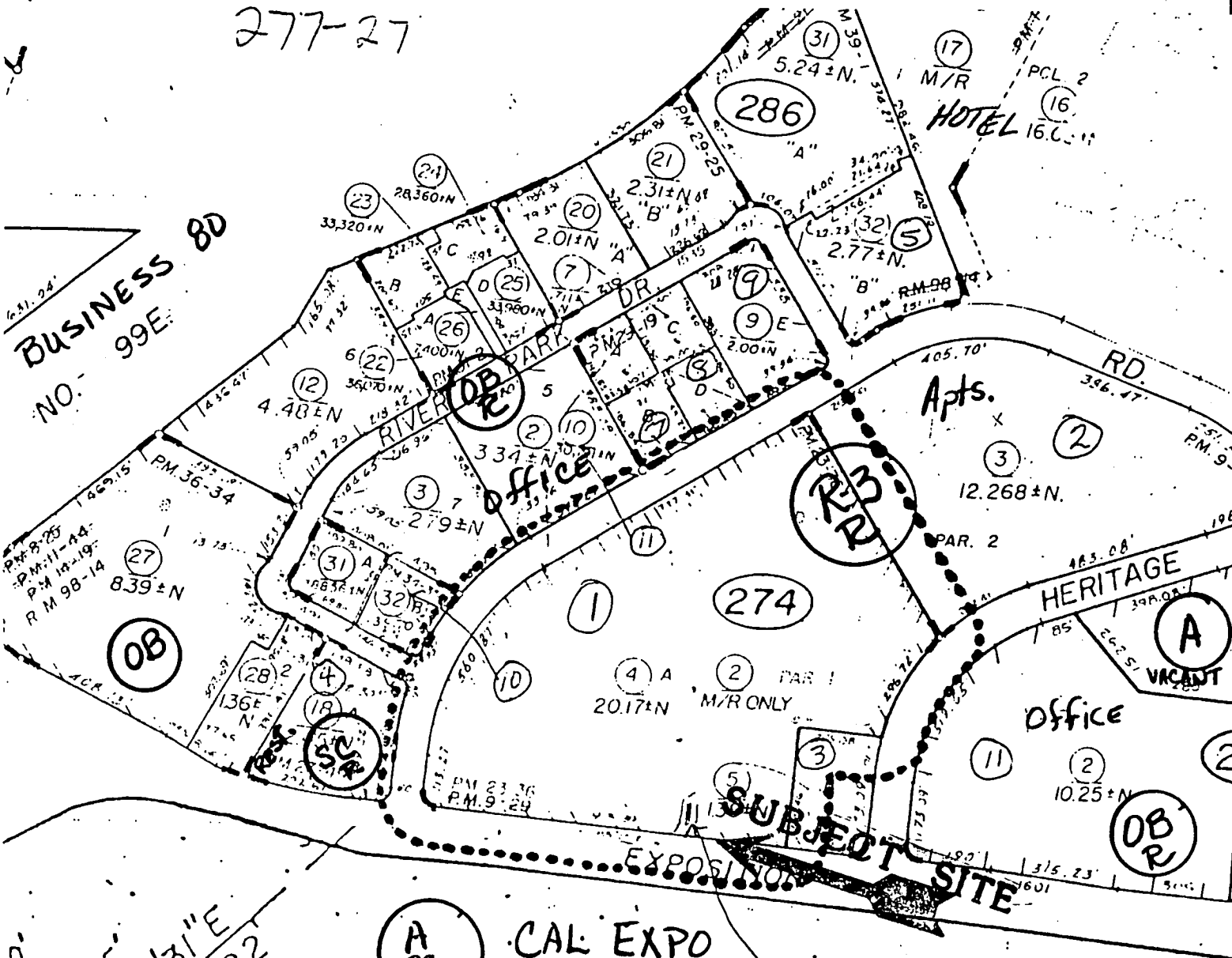
MVD:JC:vf
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BUSINESS 80
NO. 99E



58°W. 63.15"
N 53°058'31"E
1992.22

A
R

CAL EXPO

11

20' from property line

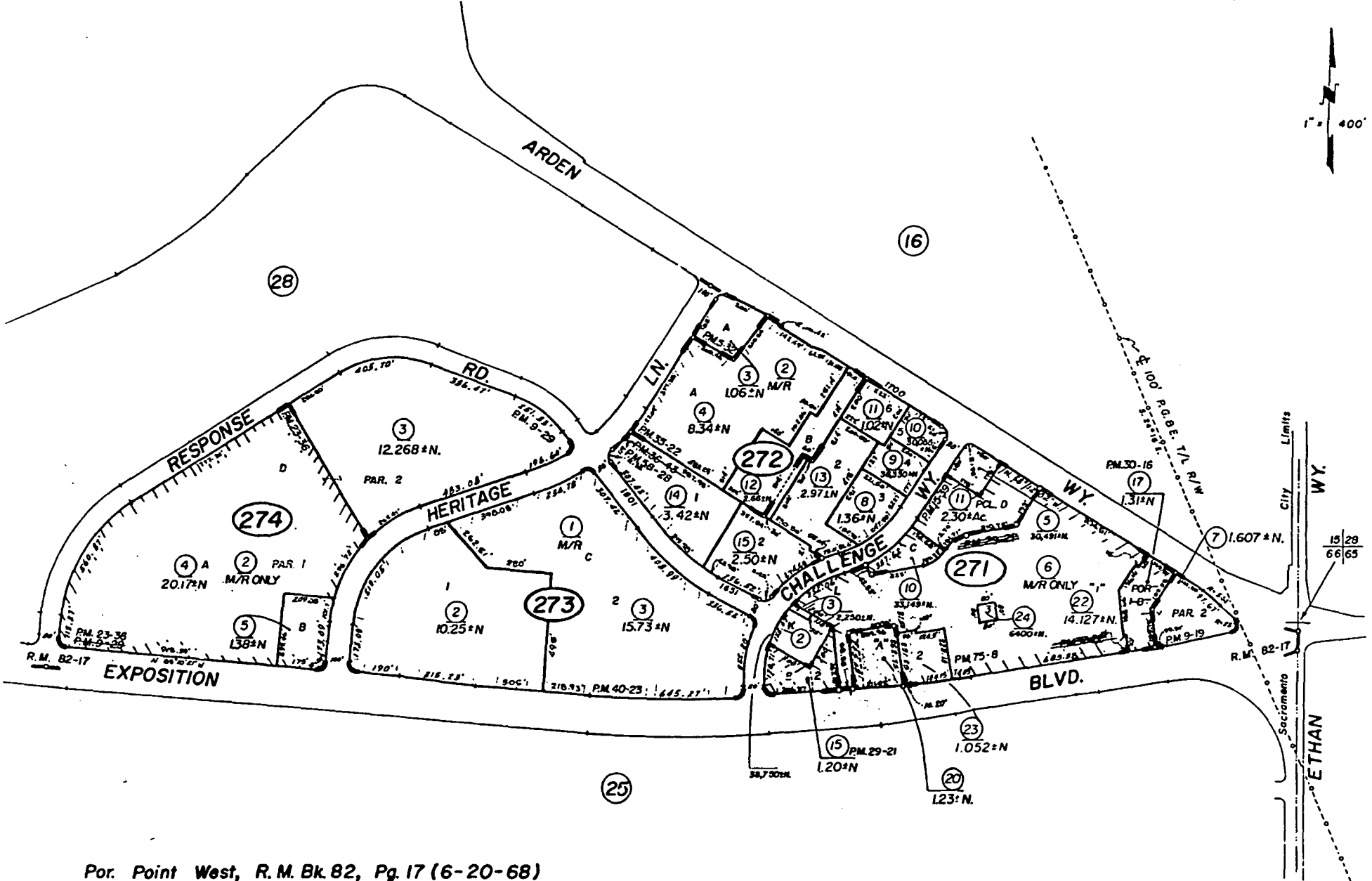
Cal-Expo

277-250-018

VICINITY - LAND USE - ZONING

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Por. Point West, R.M. Bk. 82, Pg. 17 (6-20-68)
 Parcel Map, Bk. 5 Pg. 32 (5-31-72)

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