

PLANNING DIRECTOR'S SPECIAL PERMIT

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

APPLICANT	ELLIS & ELLIS SIGNS/DISPLAYS, 1111 Joellis Way, Sac, CA 95815				
OWNER	Rush River Investors Ltd. 965 University Avenue #100, Sac., CA 95825				
PLANS BY	Ellis and Ellis Signs/Displays, 1111 Joellis Way, Sac, CA 95815				
FILING DATE	4/26/88	ENVIR. DET.	Cat. Ex. 153II(a)	REPORT BY	DH:vf
ASSESSOR'S-PCL. NO.	031-0020-093				

APPLICATION: Planning Director's Special Permit to allow one double faced apartment identification sign for a 68 unit apartment complex on 3.46+ acres in the R-2B-R Zone.

LOCATION: Northeast corner Rush River and Windbridge Drives

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 36 square foot monument with a 12 sq. ft. apartment identification sign.

PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential (16-29 du/ac)
Pocket Community Plan Designation:	Medium Density-Residential (16-29 du/ac)
Existing Zoning of Site:	R-2B-R
Existing Land Use of Site:	Apartments under construction

Surrounding Land Use and zoning:

North: Single Family; R-1
South: Multiple family under construction
East : Single Family; R-1A
West : Future Shopping Center; SC-R

Property Dimensions:	Irregular
Property Area:	3.46+ acres
Square Footage of Sign:	12 sq. ft. sign 36 sq. ft. monument base
Height of Sign:	4-1/2 ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Sign Material:	Monument base - stucco, ceramic tile Mounted sign - sandblasted copy on ceramic tile, cut out aluminum letters for address.
Sign Colors:	Green, white, plum ceramic tile.
Sign Dimensions:	2 ft. high by 6 ft. long
Sign Copy:	Park Promenade and address

BACKGROUND INFORMATION: The site has been approved for the development of a 68 unit apartment complex as part of Phase II approval of 194 units for Rush River Apartments Phase II. Construction is underway (P84-348)

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site contains 3.46+ acres with apartments under construction in the Multiple Family-Review (R-2B-R) zone. The 1988 General Plan designates the site for residential medium density 16 to 29 du/acre.

B. Project

The applicant proposes to construct a monument base four and one-half feet high and eight feet long with a two foot high and six foot long sign for "Park Promenade" at the intersection of Rush River and Windbridge Drives. The sign is proposed to be constructed of materials similar to materials used in the apartments. Stucco with tile, ceramic tile, paint accent and aluminum cut out letters are proposed. Staff finds the design of the sign compatible with the apartment complex. The signs will comply with all the locational criteria set forth in the sign ordinance. Staff notes that a similar sign is proposed at the 126 unit portion of Phase II located along the backside of the future shopping center at the entrance off Windbridge Drive. Staff recommends approval of the application.

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

RECOMMENDATION: Staff recommends the project be approved, subject to conditions and based upon Findings of Fact which follow:

Conditions

1. The signs shall be incorporated into the monument base as shown.
2. The signs shall be no higher than six feet.
3. The signs shall be located a minimum of 10 feet from the public right-of-way and shall adhere to the visibility requirements of Section 3-D-7(d) of the Zoning Ordinance, Clear Zone-Corner Lots).
4. The sign's area shall be a maximum of 12 sq. ft. per sign.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:

The proposed signs are compatible with the architecture of the apartment buildings.

2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that the proposed signs will have adequate setbacks.
3. The proposed project is found to be consistent with the General Plan in that apartment uses are consistent with the 16 to 29 unit per acre density allowed and identification signs are allowed subject to securing a Planning Director's Special Permit.

REPORT PREPARED BY:

Dan Hendrycks

Dan Hendrycks, Associate Planner

May 25, 1988

Date

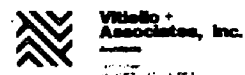
RECOMMENDATION APPROVED BY:

Michael Abiter Senior Planner

For Marty Van Duyn, Planning Director

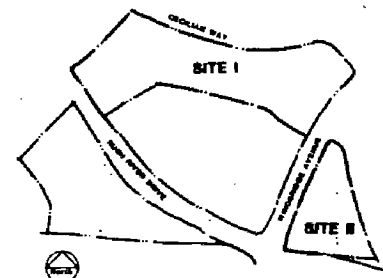
May 26, 1988

Date



Vittello + Associates, Inc.

* INCORPORATE A BREAK OR BREEZEWAY IN BLDG

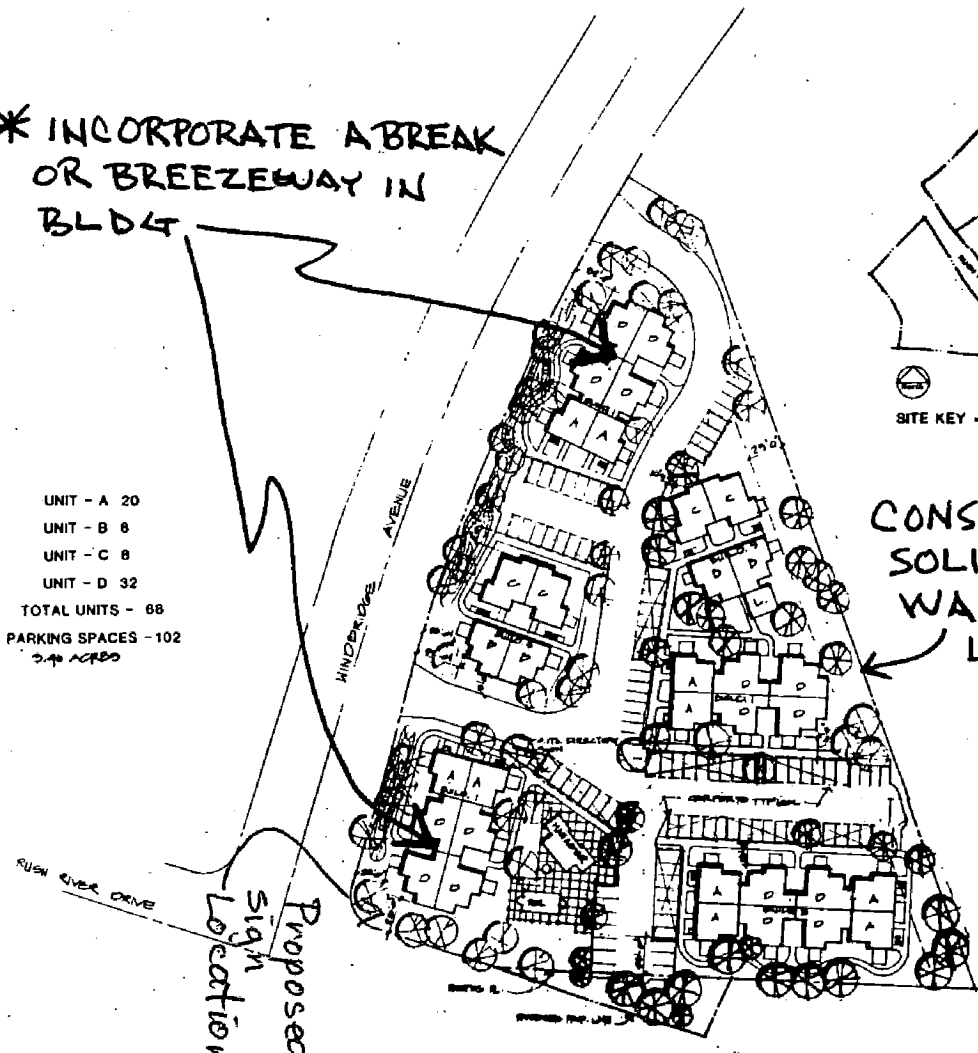


- UNIT - A 20
- UNIT - B 8
- UNIT - C 8
- UNIT - D 32
- TOTAL UNITS - 68
- PARKING SPACES - 102
- 2.49 ACRES

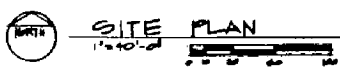
CONSTRUCT 6' HIGH SOLID MASONRY WALL ON PROPERTY LINE.

RUSH RIVER APTS. PHASE II

GBF - JMA CORP. JOINT VENTURE



Proposed sign location



SITE II

RUSH RIVER APTS. PHASE II
GBF - JMA CORP.

SITE 2

SITE PLAN

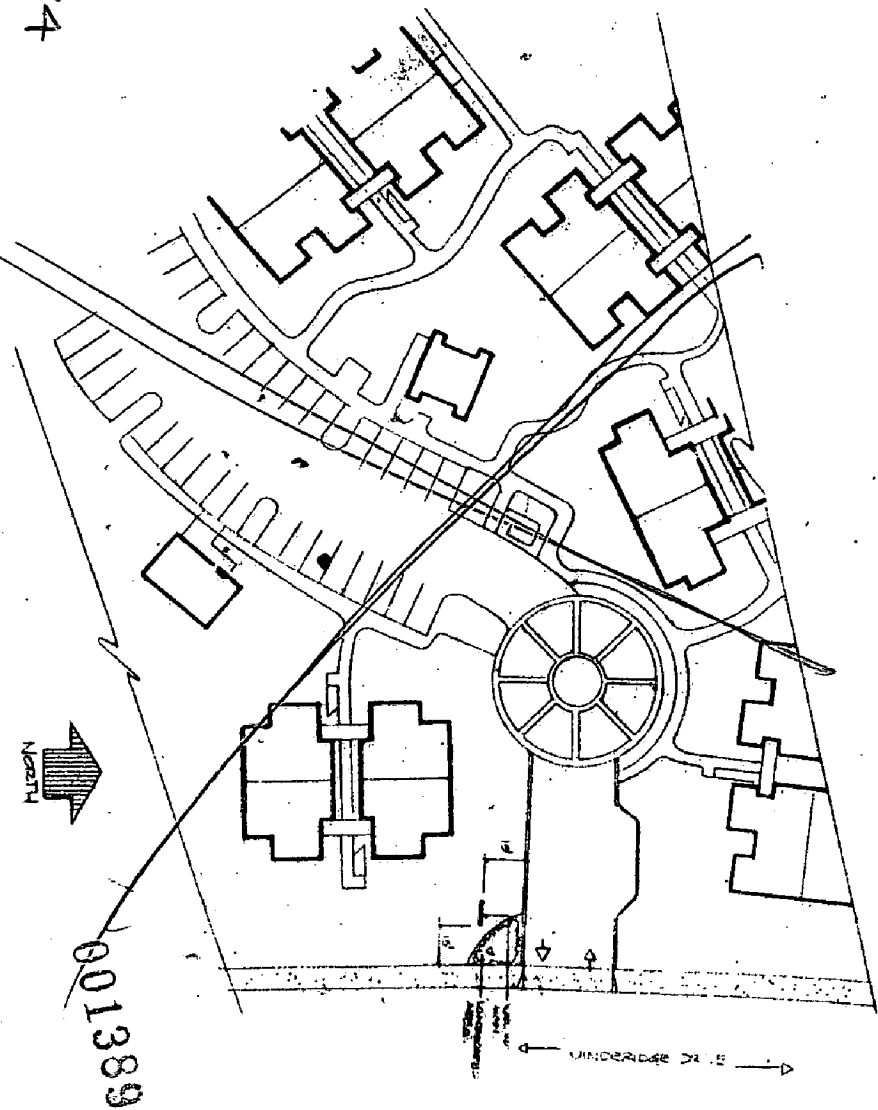
SITE 2

EXHIBIT C

101387

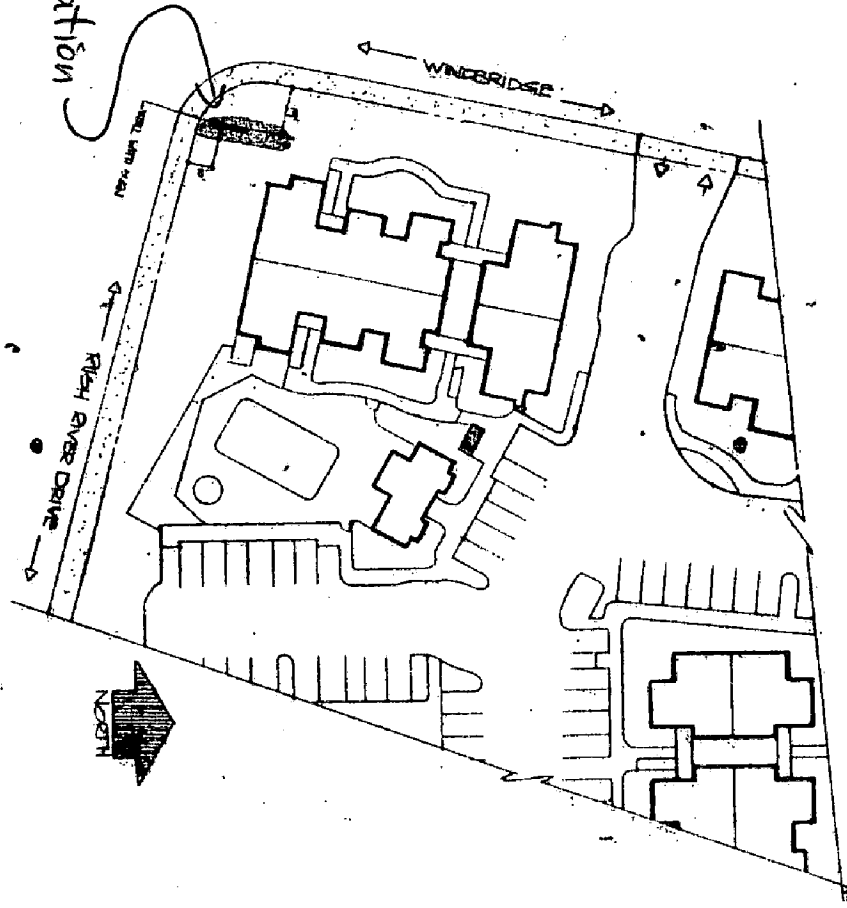
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Sign Location

SITE PLAN



SIGN LOCATION

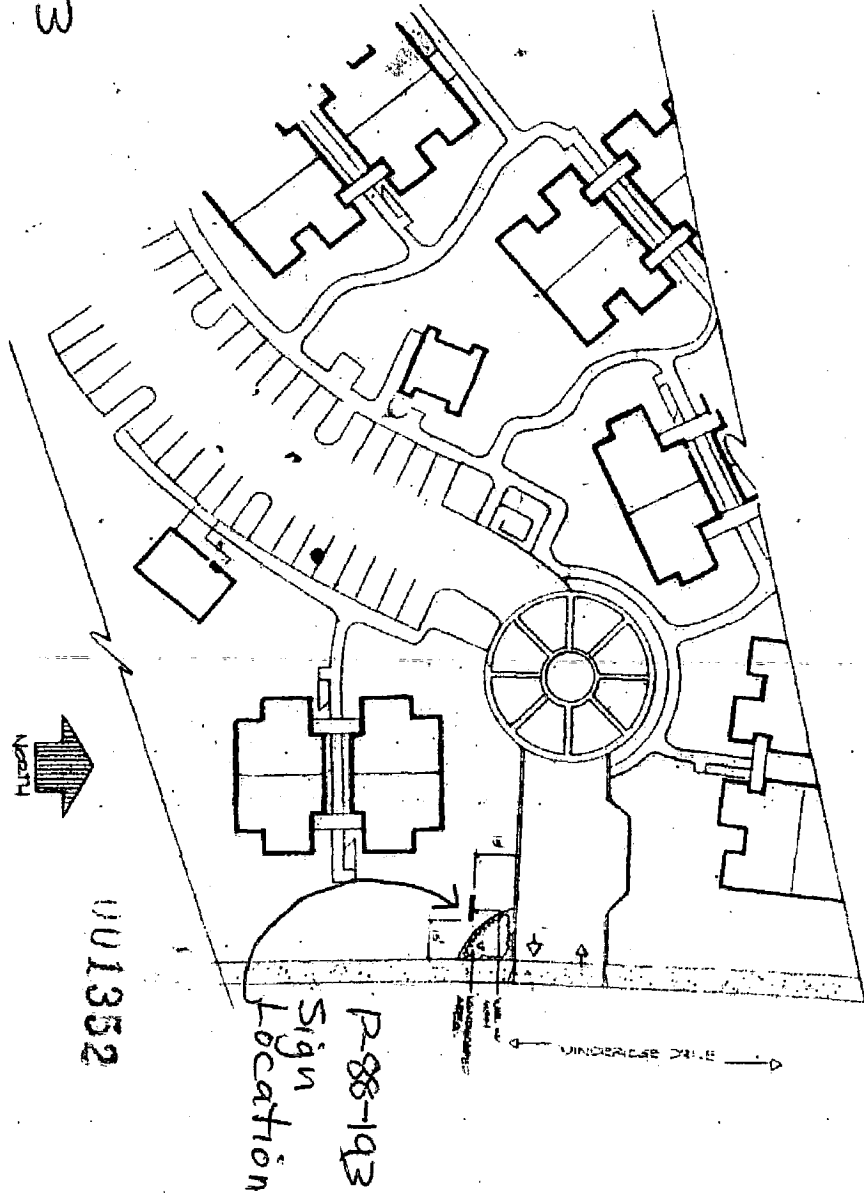


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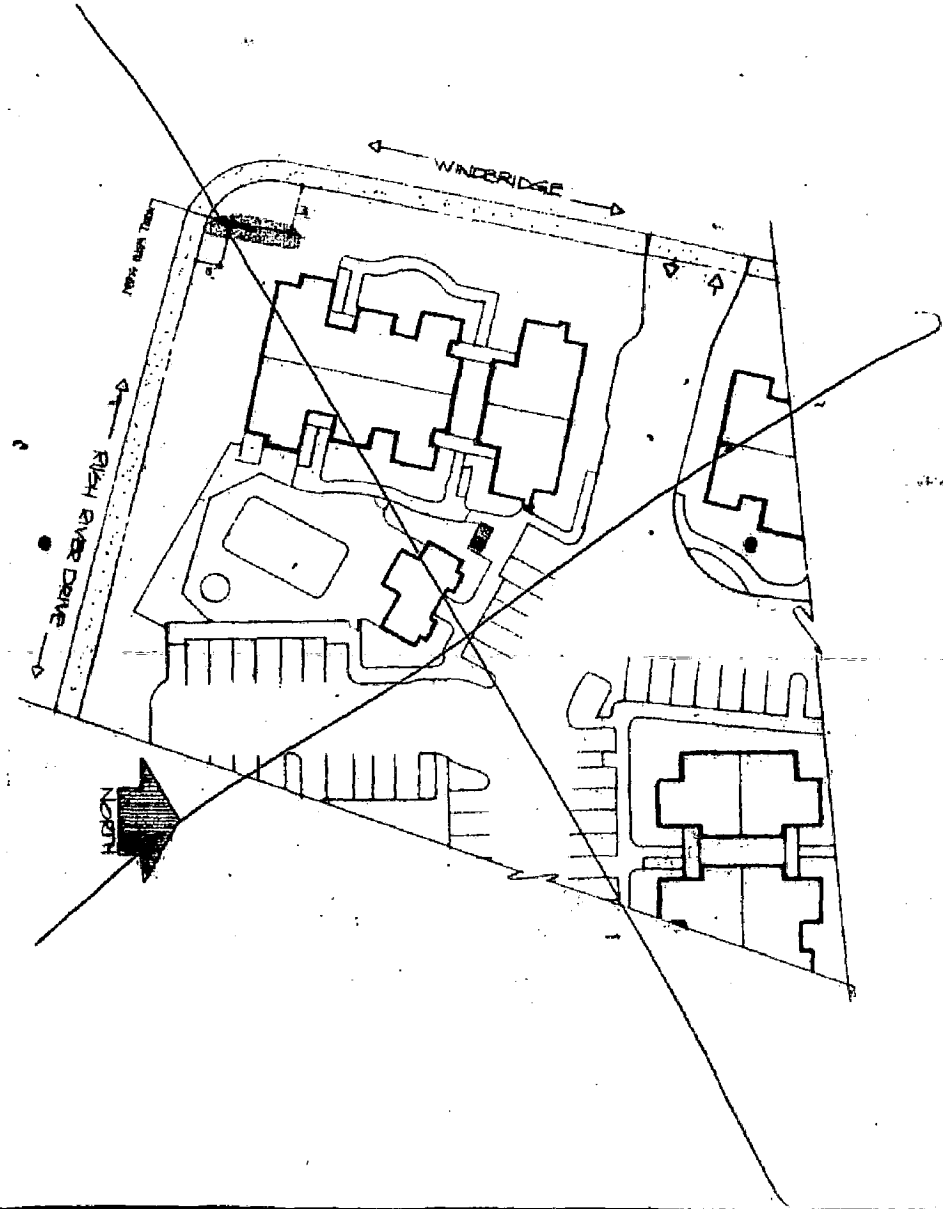
Sacto. (916) 924-1936

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SITE PLAN



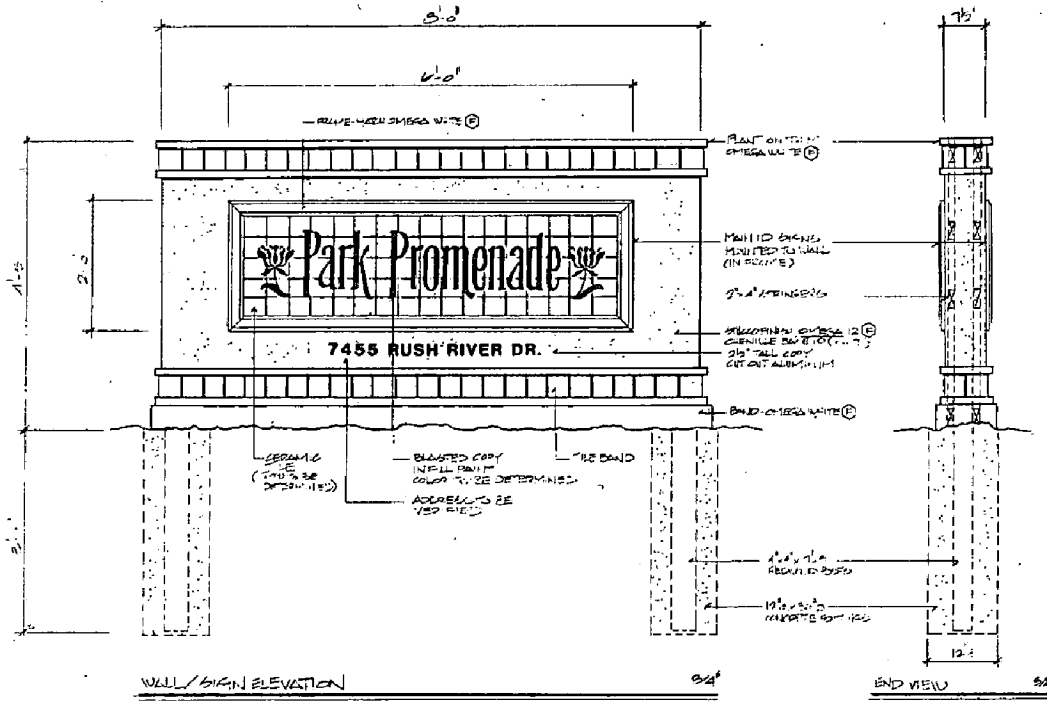
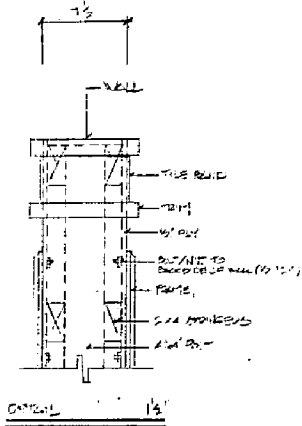
SIGN LOCATION



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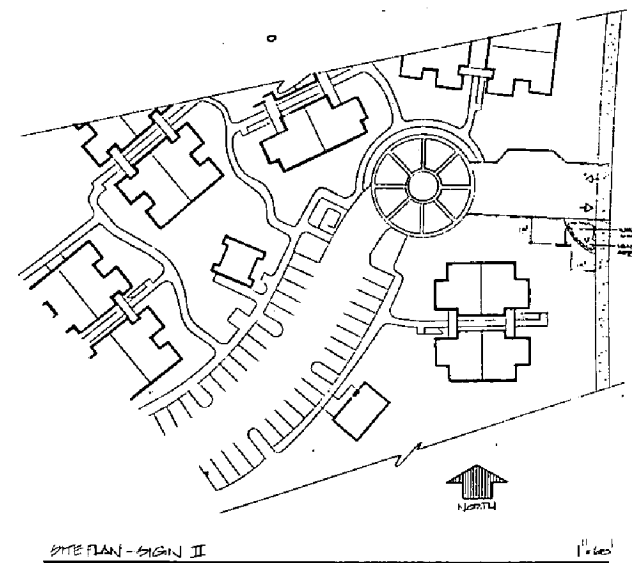
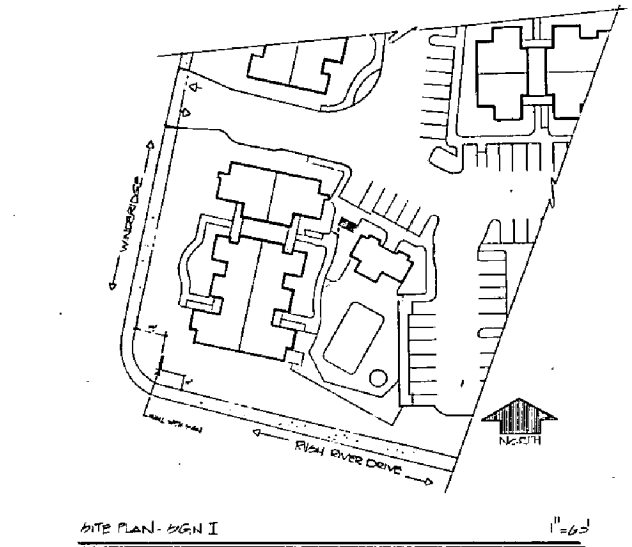
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WALL / SIGN ELEVATION 8'-0"

PROTECT WALL W/ PROTECTED ID. SIGNS FLUSH MOUNTED TO EACH SIDE
 (S) WALLS REB'D (SEE SITE PLANS FOR LOCATION)

END VIEW 8'-0"



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