

PLANNING DIRECTOR'S SPECIAL PERMIT

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

APPLICANT	Progressive Image, 4046-M Wayside Lane, Carmichael, CA 95608		
OWNER	CIP Southgate Associates, 9701 Fair Oaks Boulevard, Fair Oaks, CA 95628		
PLANS BY	Progressive Image, 4046-M Wayside Lane, Carmichael, CA 95608		
FILING DATE	5/8/87	ENVIR. DET.	Exempt 15311 a
ASSESSOR'S-PCL. NO.	118-0120-042	REPORT BY	JC/vf

APPLICATION: Planning Director's Special Permit to erect a double faced monument project identification sign for existing townhouse development.

LOCATION: 5901 Mack Road

PROJECT INFORMATION:

1974 General Plan Designation:	Residential, 11-27 d.u. per acre
South Sacramento Community Plan Designation:	Residential, 11-29 d.u. per acre
Existing Zoning of Site:	R-3
Existing Land Use of Site:	Townhouses

Surrounding Land Use and Zoning:

North: Single Family Residence; R-1
South: Apartments; R-3
East : Shopping Center; C-2
West : Vacant; R-3

Property Area:	6.45+ acres
Square Footage of Sign:	12 sq. ft.
Height of Sign:	6 ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Sign Materials:	Stucco

EVALUATION: Staff has the following evaluation:

- A. The site is a developed 6.45+ acre lot which is zoned R-3. The 1974 General Plan and the South Sacramento Community Plan designate the site multiple family residential. The surrounding land uses are single family to the north, apartments to the south, shopping center to the east and vacant to the west.
- B. The applicant is proposing to erect a double faced monument project identification sign to replace an existing sign. The sign will be six feet high with 12 sq. ft. of sign area and constructed on a stucco base. The sign will be located 10 feet back from the property line. Staff recommends that the center panel be scaled back four inches to be in alignment with the base and upper panel.

001988

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

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 10 feet from the property line.
2. The center panel shall be reduced four inches to be in alignment with the base and upper panel.

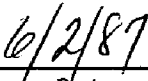
Findings of Fact

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 1986 South Sacramento Community Plan and the proposed identification sign conforms to the plan designation.

Report Prepared By:

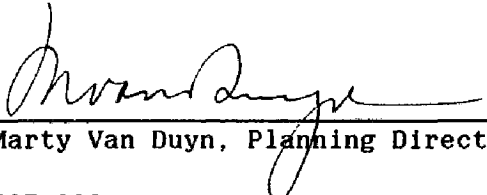


Jeannie Corcoran, Planning Technician II

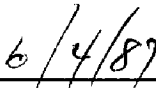


Date

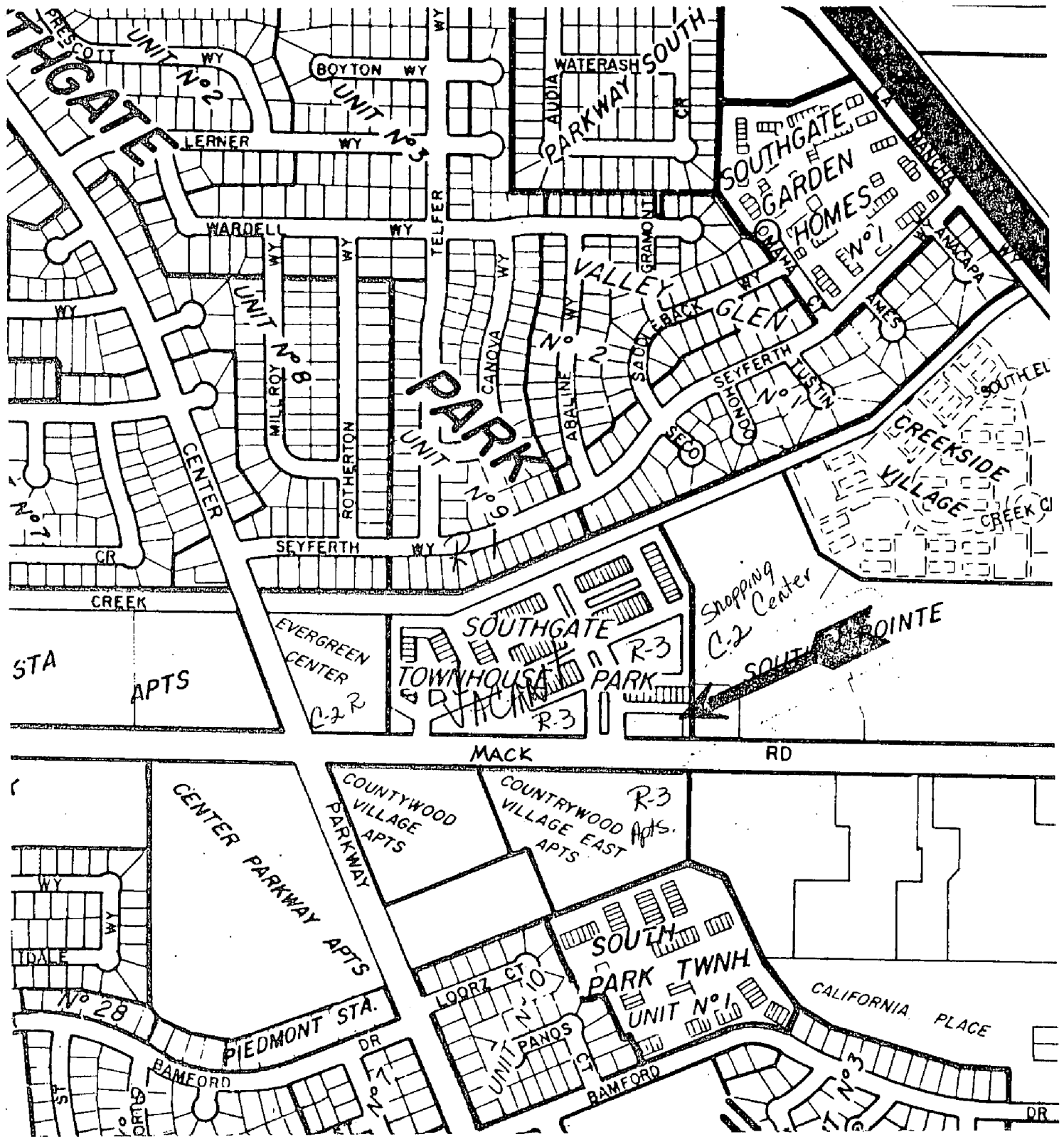
Recommendation Approved:



Marty Van Duyn, Planning Director



Date

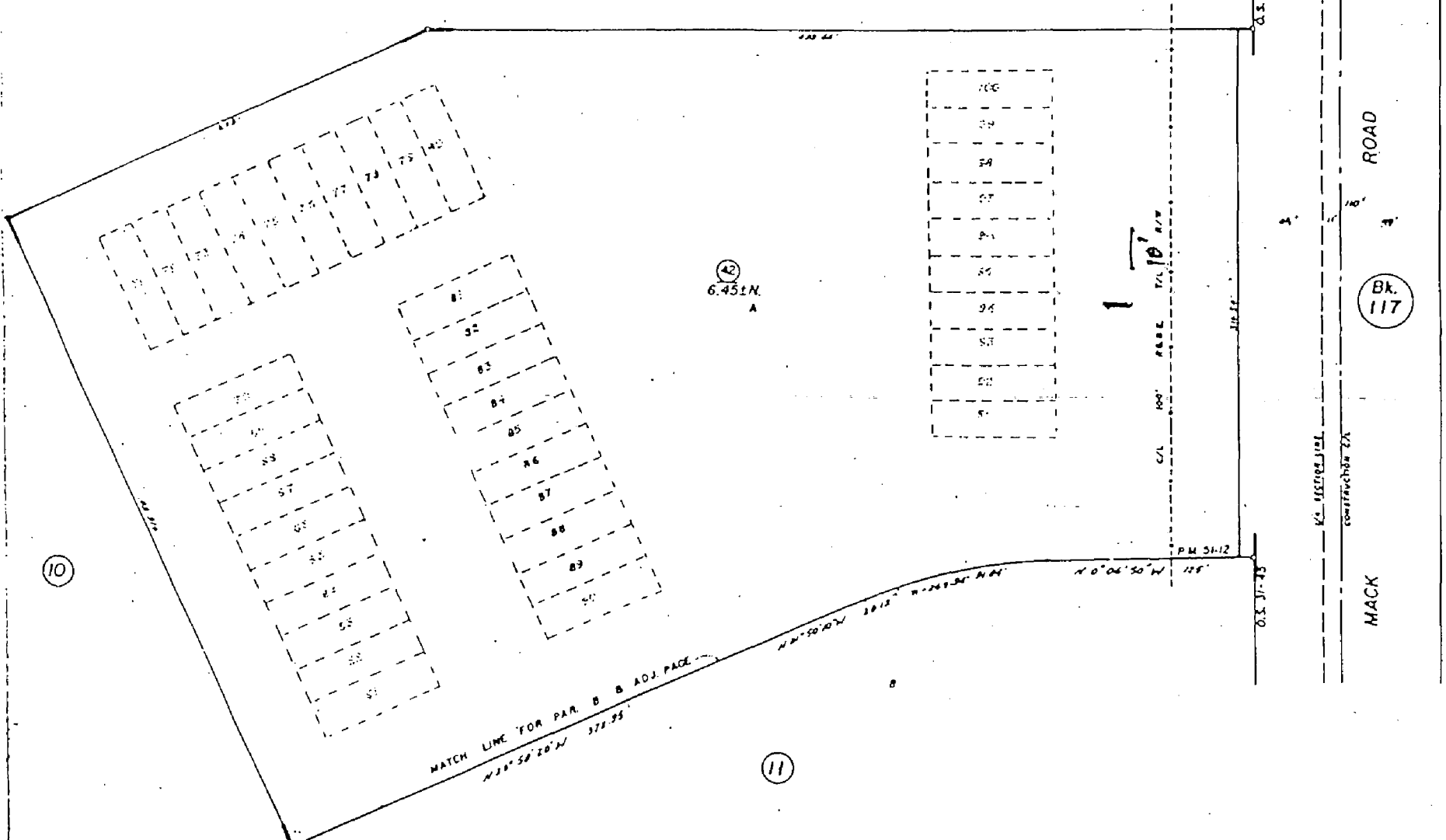


VICINITY - LAND USE - ZONING

POR: SEC. 9, T7N., R5E., M.D. 9. & M.

118-12

(10)



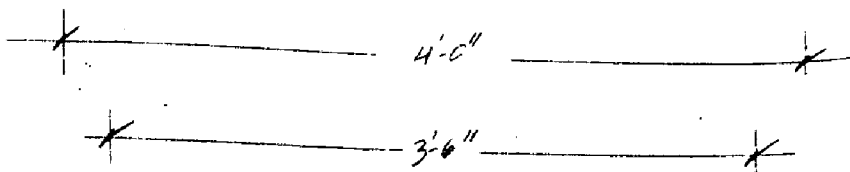
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O.S. Bk. 31, Pg. 45 (Mack Rd.) (8-4-75)
Por. Southgate Townhouse Park R.M. Bk. 77, Pg. 28 (8-23-65)

CITY OF SACRAMENTO
Assessor's Map Bk. 118 Pg. 12
County of Sacramento, Calif.

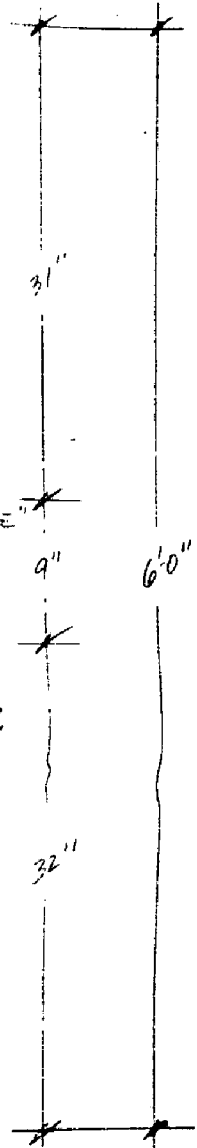


3 & 2 Bdrm • 2 Pools
Private Patio • 2 Pools • Tennis Courts

Reduce
by
4"
to
Align
with
Base

*CHANGE
TO READ:
"2 CAR GARAGE"

Reduce
by
4"

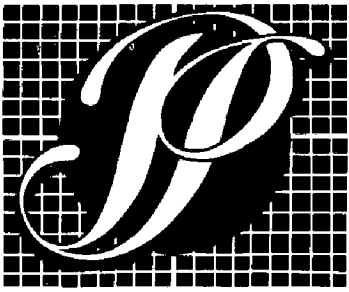


#44-37A SCALE 1/2" = 1'-0"

DE ADPT ILLUMINATED MOUNTING SIGN
S/M ("PAINT GR") CONSTRUCTION AND FINISH TO BE DETERMINED BY
T/DA. STEEL PIPE CENTER LIGHT
BASE TEX-COAT PAINT TANK GRIP (R) 30"
UPPER PANEL PUELS (1) - 4" x 1" CHANNEL W/ 1/4" x 1/4" x 1/4" CAP
CENTER PANEL LT. GREY ALUMINUM CHANNEL 2 1/2" x 3/4" x 1/4" CAP

11.75

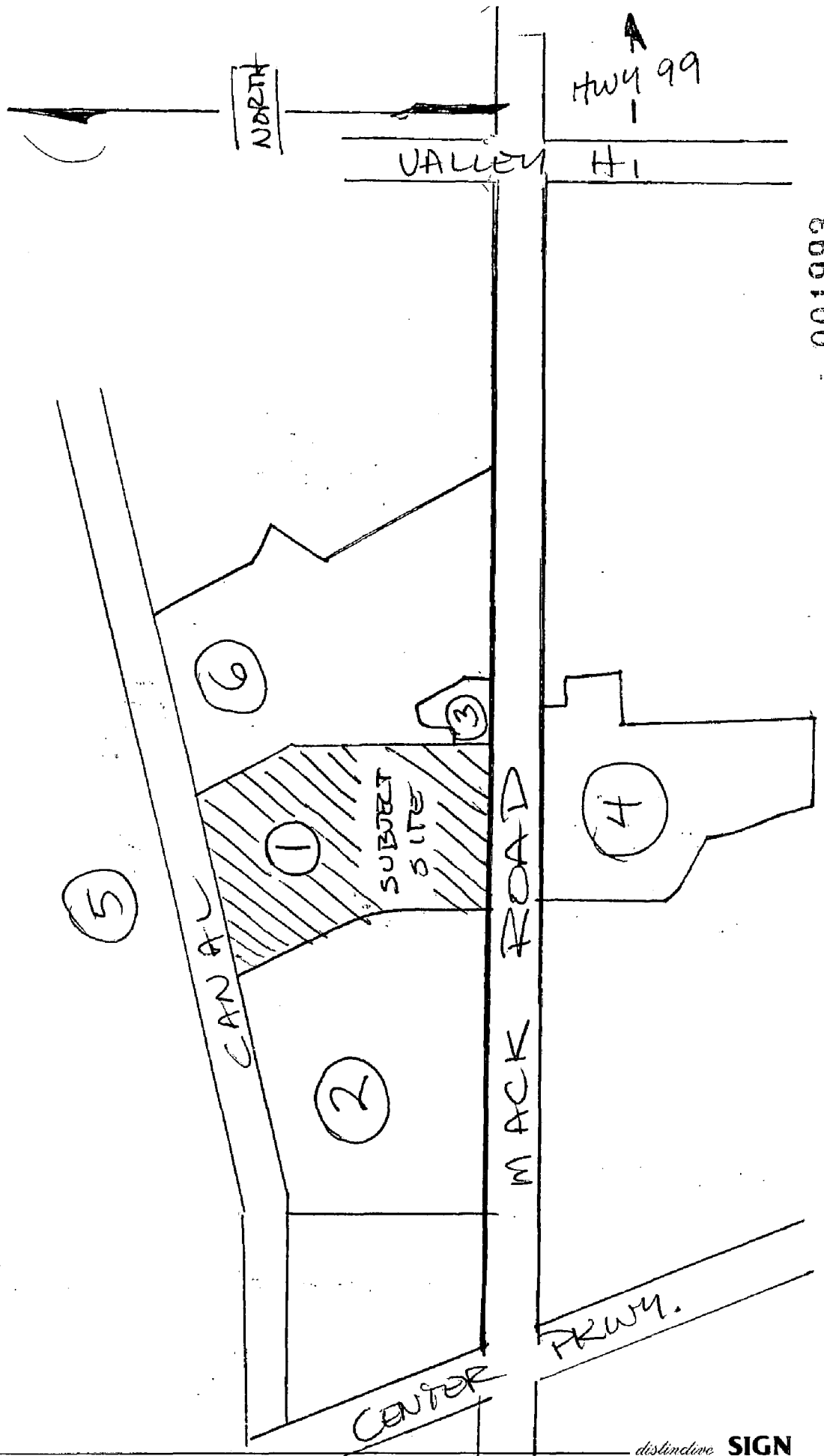
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Progressive
Image

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PROPERTY OWNERSHIP MAP



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distinctive SIGN
& DESIGN