

CITY PLANNING COMMISSION

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

APPLICANT The Spink Corporation, 720 F Street, Sacramento, CA 95814
OWNER LPPT, 6355 Riverside Blvd., Suite C, Sacramento, CA 95831
PLANS BY The Spink Corporation, 720 F Street, Sacramento, CA 95814
FILING DATE 8-12-86 **ENVIR. DET.** Ex. 15311(a) **REPORT BY** CV:ldc
ASSESSOR'S-PCL. NO. 031-0103-001,002,006,007,008,011; 031-0060-007; 031-0111-006;

031-0112-011

APPLICATION: Special Permit for 18 Neighborhood Identification Signs
LOCATION: South of Rush River Drive, West of Greenhaven Drive, North and South Sides of Pocket Road
PROPOSAL: The applicant is requesting the necessary entitlements to construct 18 monument type subdivision neighborhood identification signs for the Riverlake, Dutra Bend and Cobble Shores Subdivisions in the LPPT (PUD).

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1976 South Pocket Community Plan Designation: LPPT (PUD)
Existing Zoning of Site: R-1(PUD); R-1A(PUD); R-3(PUD); C-1(PUD)
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-1, R-3, R-4	Front:	Subject to	See
South: Vacant; Agriculture	Side(Int):	approval	Exhibit B
East: Multi-family Res.; R-1(PUD), R-1A(PUD), R-3(PUD)	Side(St):	of Planning	
West: Vacant, Multi-family Res.; R-1, R-2B-R	Rear:	Commission	

Property Dimensions: Irregular
Property Area: 358+ acres
Topography: Flat
Street Improvements & Utilities: Existing
Signs: See Exhibits A and B

PROJECT EVALUATION: Staff has the following comments:

- A. **Land Use/Zoning:** The site is presently vacant and is zoned Single Family Residential Planned Unit Development (R-1-PUD), Townhouse Planned Unit Development (R-1A-PUD), Light Density Multiple Family Residential Planned Unit Development (R-3-PUD), Limited Commercial Planned Unit Development (C-1-PUD). Surrounding land uses are vacant to the south and west, residential to the north and east.
- B. **Proposal:** The applicant is proposing to develop a total of 18 monument signs advertising the entire project area (Riverlake), Cobble Shores Subdivision and Dutra Bend Subdivision, and four unnamed Subdivisions I, II,

III, IV. See Exhibits A and B. The signs proposed for Pocket Road (G, H, M, N, O) will provide directions to motorists traveling east or west. Signs proposed adjacent to Rush River Drive include two entry way signs (A, P) and three signs to be located for the private entrances to Subdivision I (B, Q, R). Signs proposed for Lake Front Drive include all type III signs for private entrances to Subdivisions I, II, III, IV (B, C, D, E, F, I, J, K, L).

Staff has reviewed the total number of proposed signs, setbacks, size and sign materials and has no problems with the signs as proposed.

- C. Interdepartmental Review: This project was reviewed by the City Department of Traffic Engineering and no comments were received.
- D. Environmental Determination: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15311(a)).

RECOMMENDATION: Staff recommends the following actions:

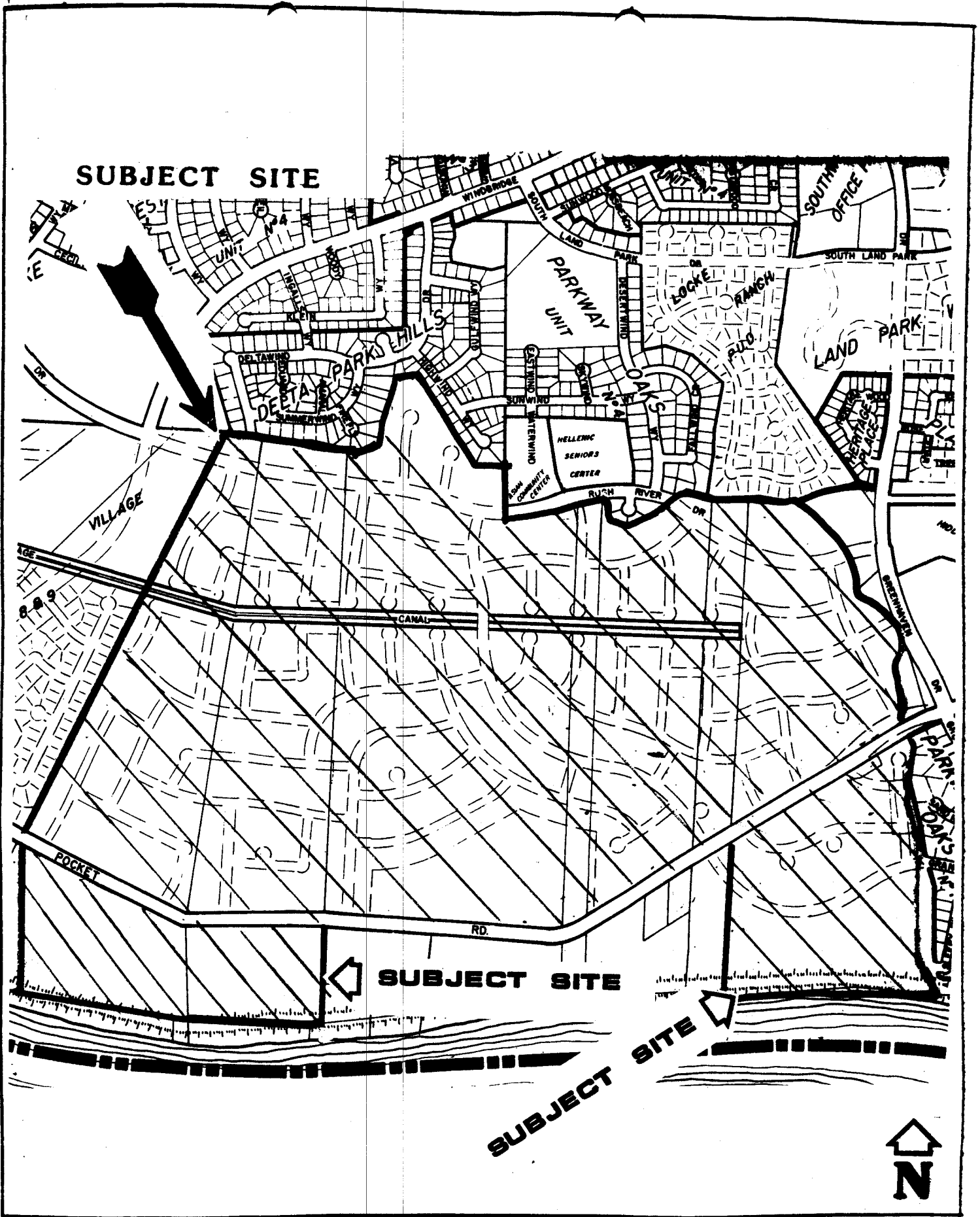
Approve the special permit subject to conditions and based upon Findings of Fact which follow.

Conditions - Special Permit:

Signs proposed for construction shall be the same as those submitted by the applicant.

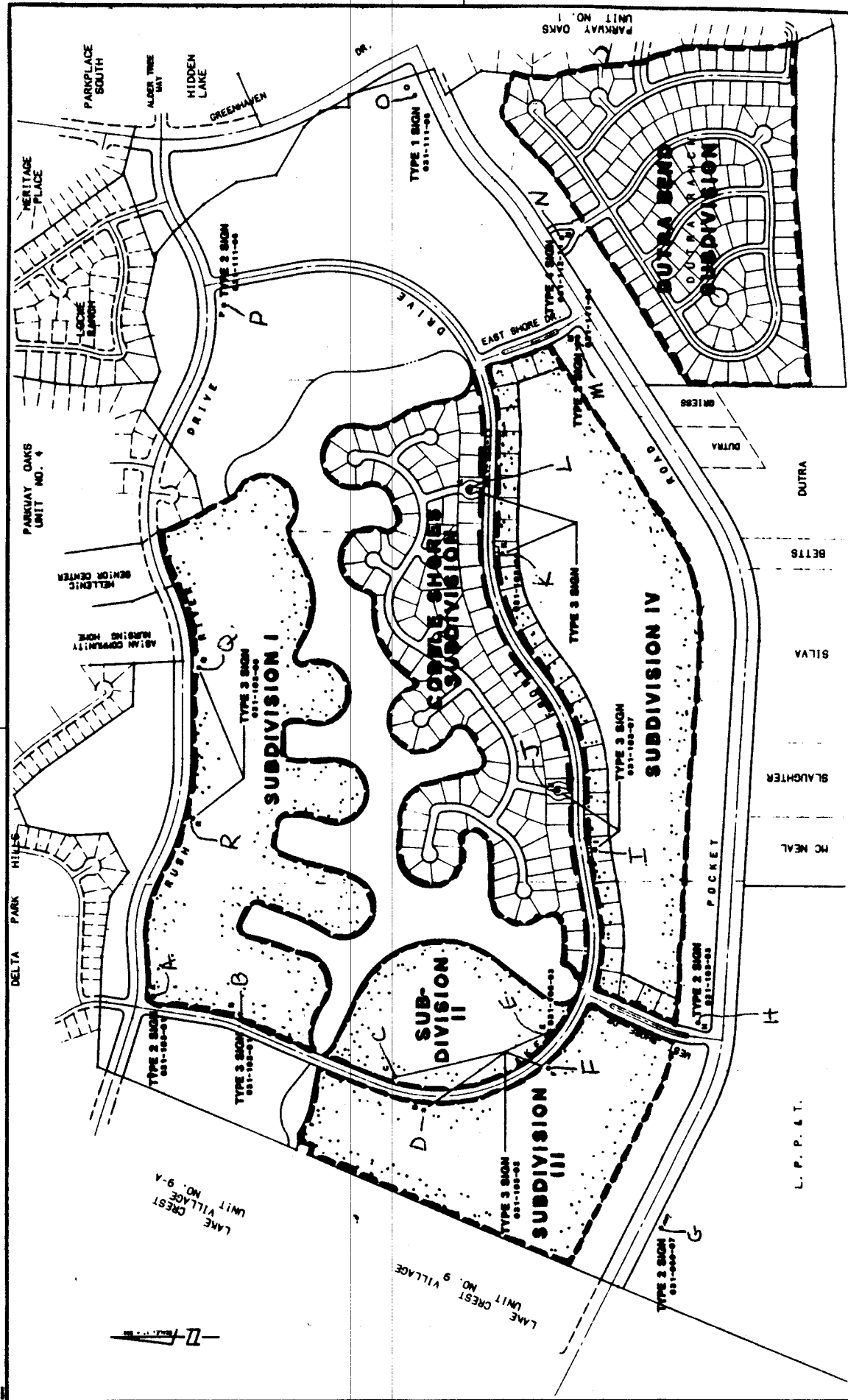
Findings of Fact - Special Permit:

1. The project, as conditioned, is based upon sound principles of land use in that:
 - the proposed use will not alter or disturb the residential character of the neighborhood.
2. The proposed signs, as conditioned, are not injurious to the public in that:
 - a. the proposed signs would be adequately set back from the street so as not to obstruct motorists' visibility; and
 - b. the proposed signs would not be a public nuisance to surrounding properties.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential and commercial uses in the 1976 South Pocket Community Plan and the proposed monument sign use conforms with the plan designation.



VICINITY MAP

SITE PLAN



REVISIONS NO. DESCRIPTION DATE BY		FIELD BOOK SCALE		BENCH MARK ELEV. DESCRIPTION	
CITY OF SACRAMENTO ENGINEERING DEPARTMENT		DRAWN BY: _____ CHECKED BY: _____ DATE: _____		APPROVED BY: _____ P. E.	
RIVERLAKE SIGN LOCATION MAP				THE SPARK CORPORATION 1000 J STREET, SACRAMENTO, CALIF. 95811 PHONE: 554-1111	
SHEET NO. 8				PROJECT NO. 100-100-01	

P86-322

P86-322

RIVERLAKE SIGNAGE
SACRAMENTO, CALIFORNIA

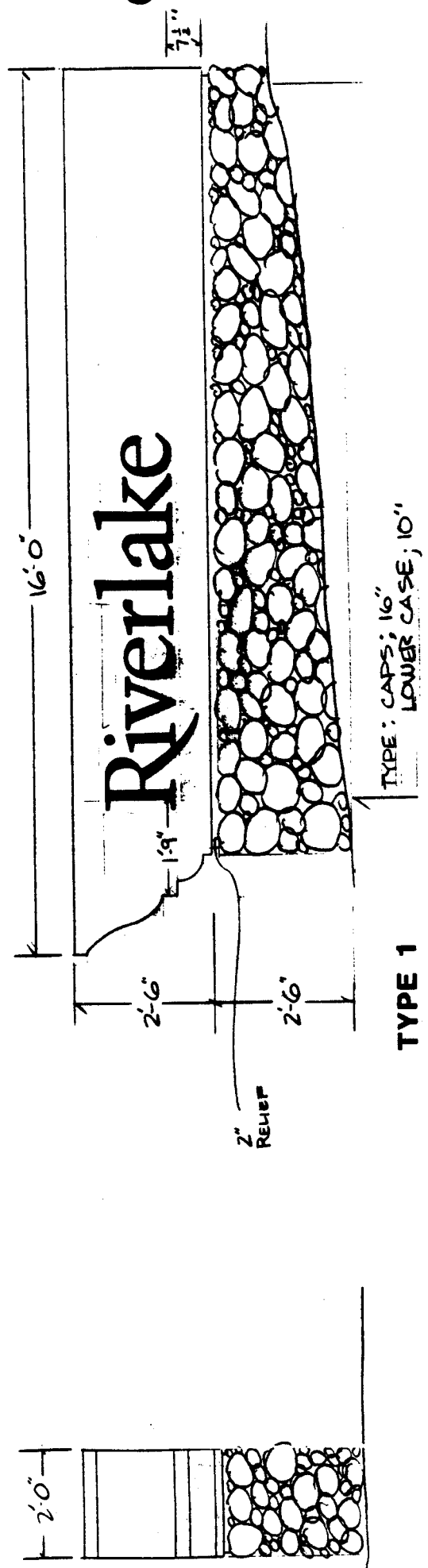
PARCELS WITH PROPOSED SIGN LOCATIONS

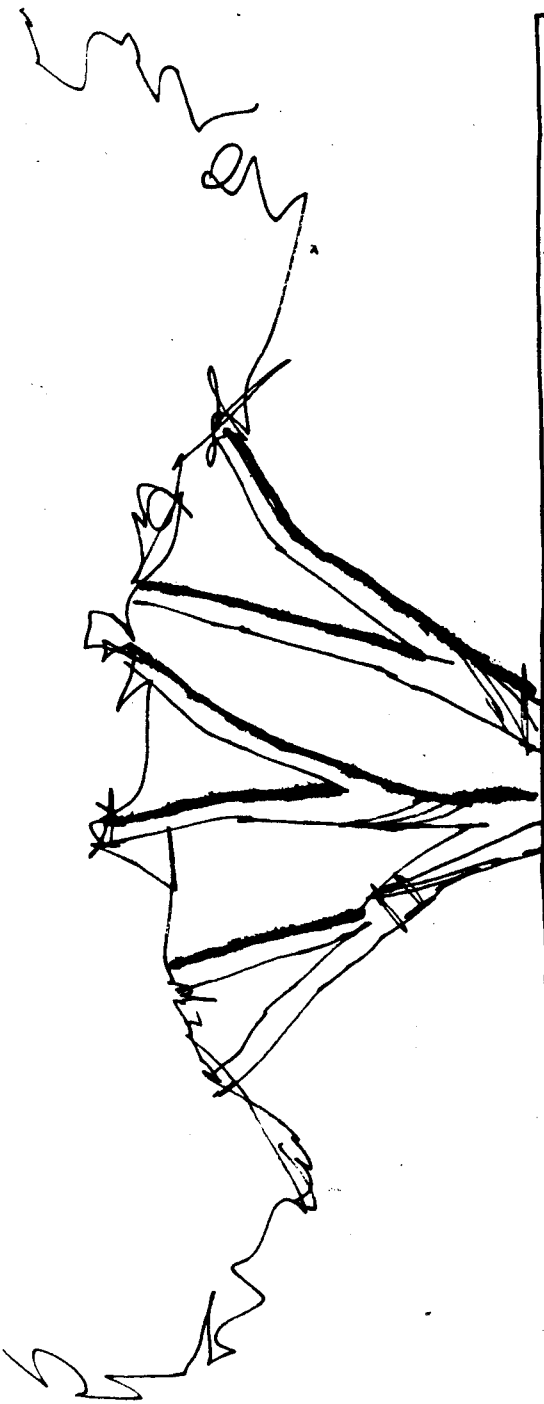
<u>SUBDIVISION</u>	<u>ZONING</u>	<u>KEY</u>	<u>A.P.N.</u>
I	R-1A (PUD)	A	031-103-01
I	R-1A (PUD)	B	031-103-01
II	R-1A (PUD)	C	031-103-02
III	R-1A (PUD)	D	031-103-02
II	R-1A (PUD)	E	031-103-03
III	R-1 (PUD)	F	031-103-02
	R-1A (PUD)	G	031-060-07
	R-1A (PUD)	H	031-103-03
IV	R-1 (PUD)	I	031-103-07
Cobble Shores	R-1 (PUD)	J	031-103-07
IV	R-1 (PUD)	K	031-103-08
Cobble Shores	R-1 (PUD)	L	031-103-11
	R-1A (PUD)	M	031-111-06
Dutra Bend	R-1A (PUD)	N	031-112-11
	C-1 (PUD)	O	031-111-06
	R-3 (PUD)	P	031-111-06
I	R-1 (PUD)	Q	031-103-06
I	R-1 (PUD)	R	031-103-06

PROPOSED GNS

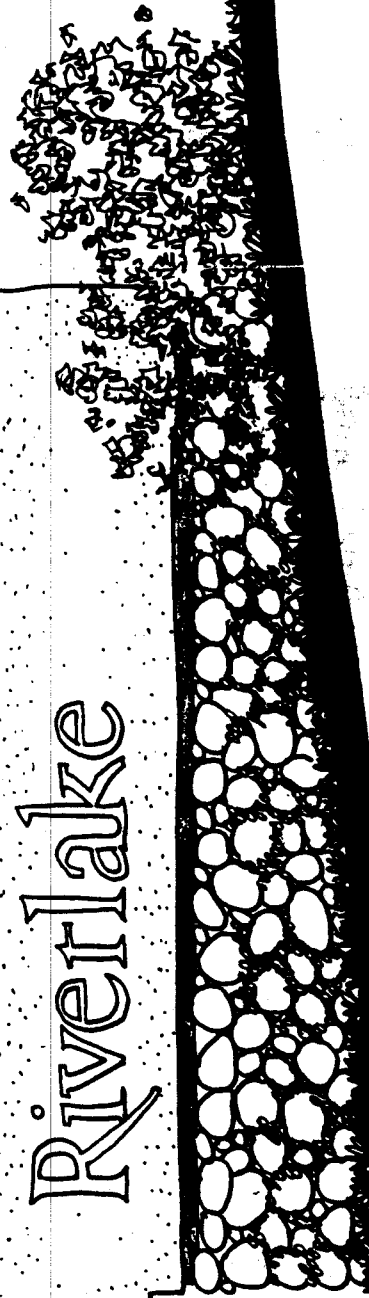
<u>Type</u>	<u>Illuminated</u>	<u>Height/Length</u>	<u>Setback</u>	<u>Lettersize/Materials</u>	<u>Material/Color</u>
I	Yes	5' / 16'	Pocket Road: 18'	Caps: 16" Lowercase: 10" Copper coated Metal letters	Cobblestone Concrete/tan
II	Yes	4' / 13'	Pocket Road: 23', 25' East Shore Drive: 20'	Caps: 12" Lowercase: 18" Copper coated Metal letters	Cobblestone Concrete/ta
III	Yes	3'6"/13'	Lake Front Drive: 13' Rush River Drive: 23' Lake Front Drive: 18' Rush River Drive: 18'	Caps: 12" Lower Case: 8" Copper Coated Metal letters	Cobblestone Concrete/tan
IV	Yes	4' / 34'	Pocket Road: 38'	Caps: 12" Lowercase: 8" Copper coated Metal letters	Cobblestone Concrete/tan

RIVERLAKE MONUMENT SIGN



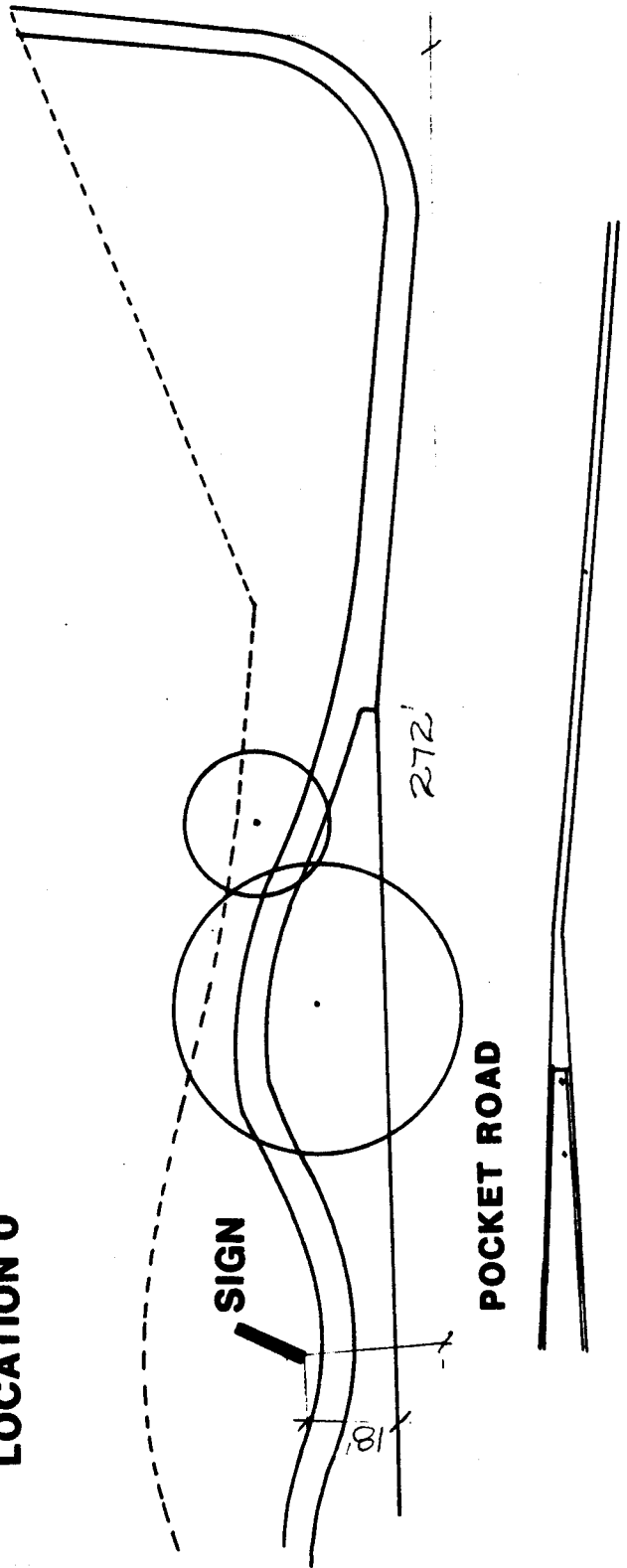


Riverlake

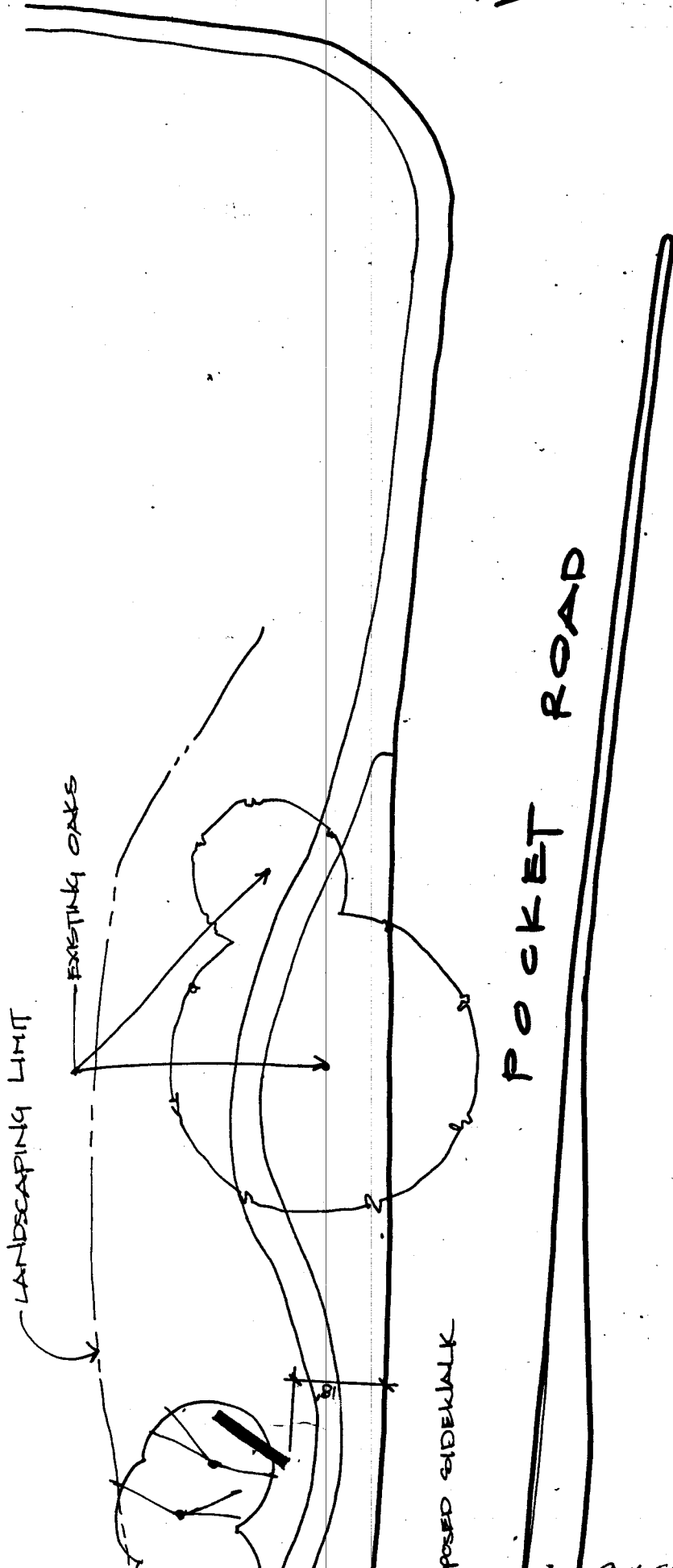


TYPE # 2 + TYPE # 1
RIVERLAKE ENTRY SIGN
- MAIN ENTRY SIGN -

**RIVER LAKE MONUMENT
TYPE 1 SIGN
LOCATION 0**

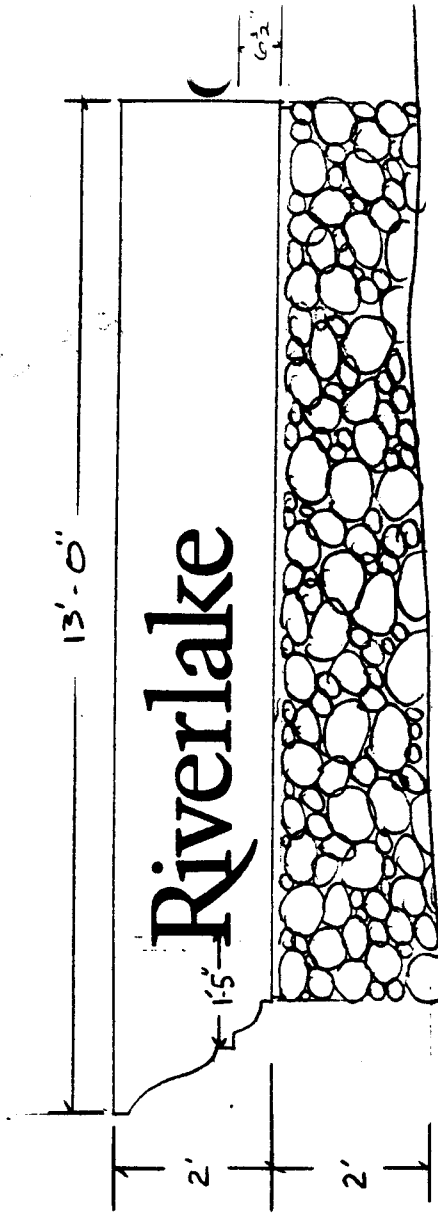
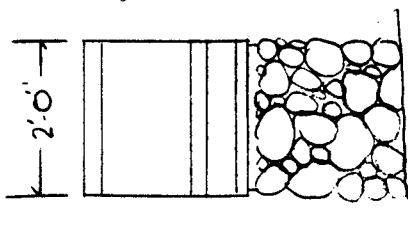


GREENHAVEN DRIVE



TYPE # 1
MAIN RIVERLAKE SIGN

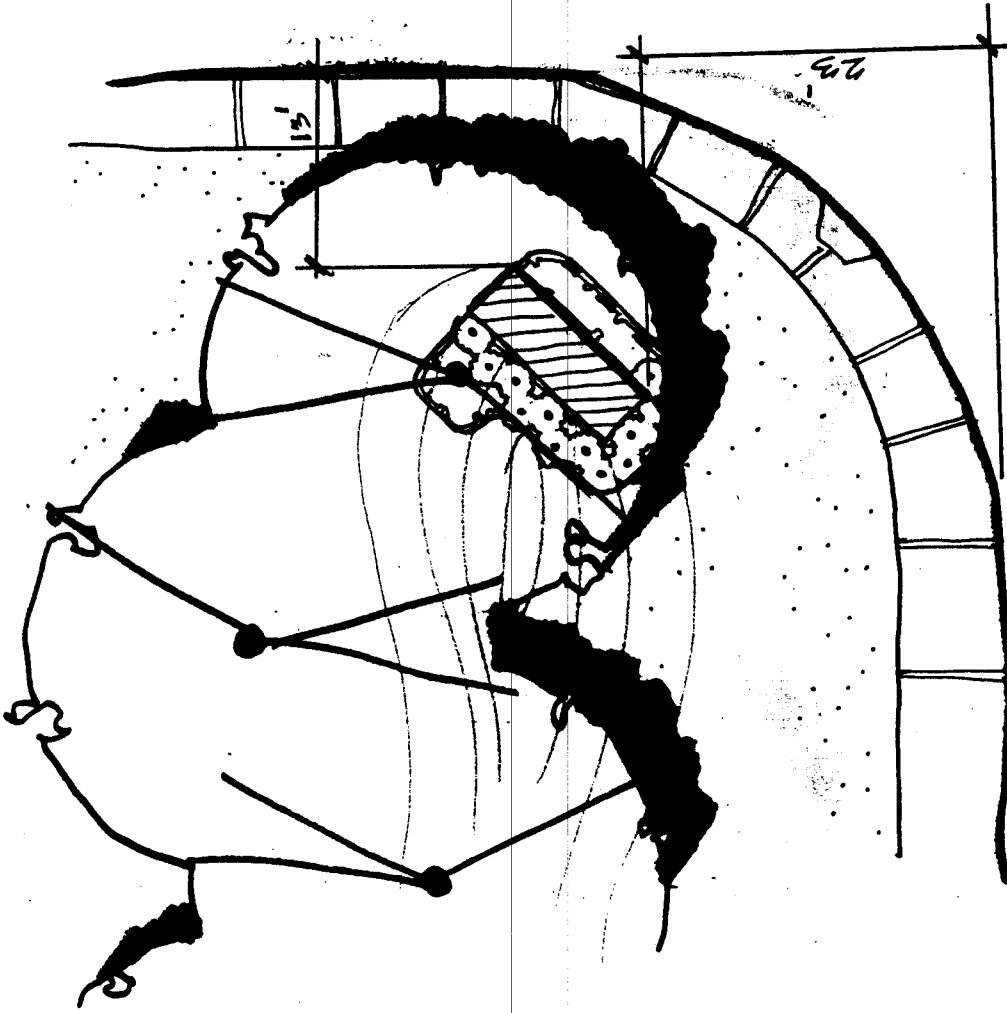
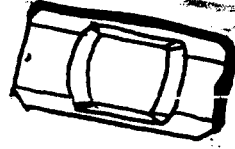
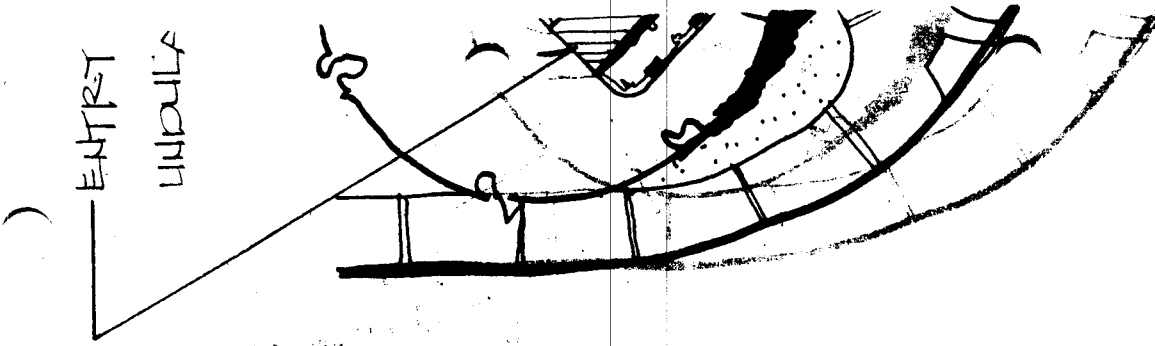
RIVERLAKE ENTRY WAY SIGN



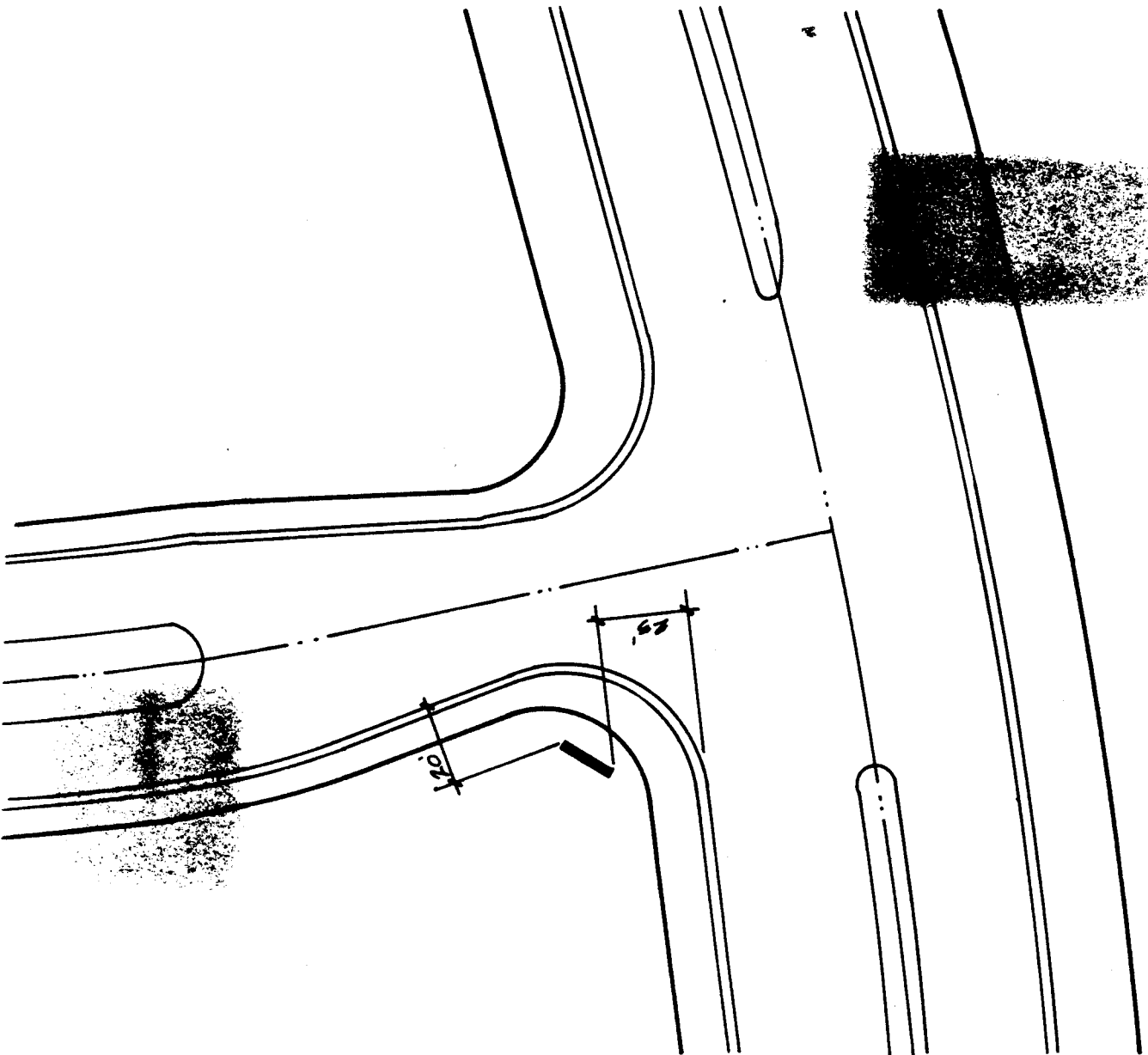
TYPE: CAPS: 12"
LOWER CASE: 8"

TYPE 2

ENTRY
LINDOLA

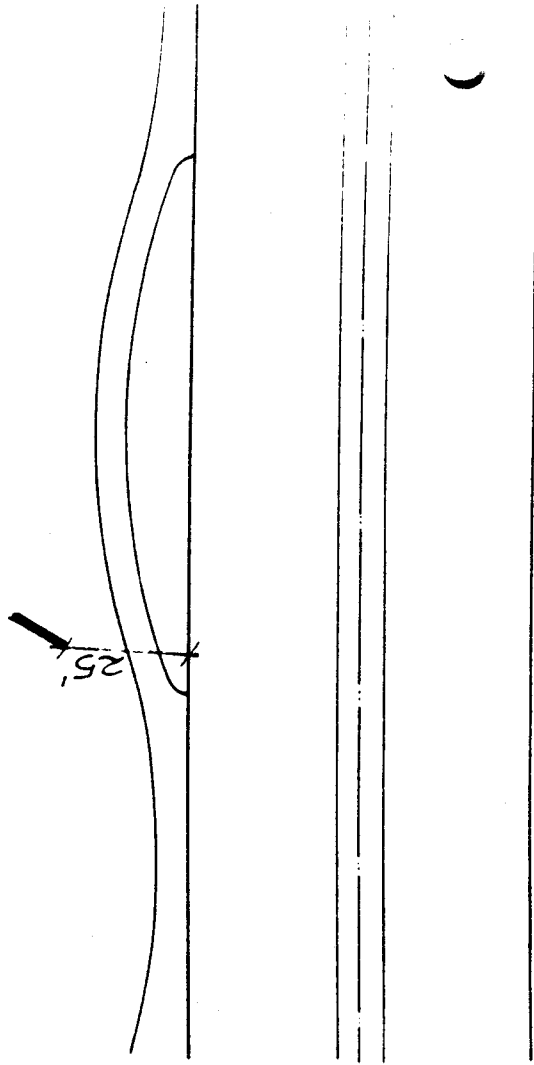


TYPE # 2
RIVERLAKE ENTRY SIGNS

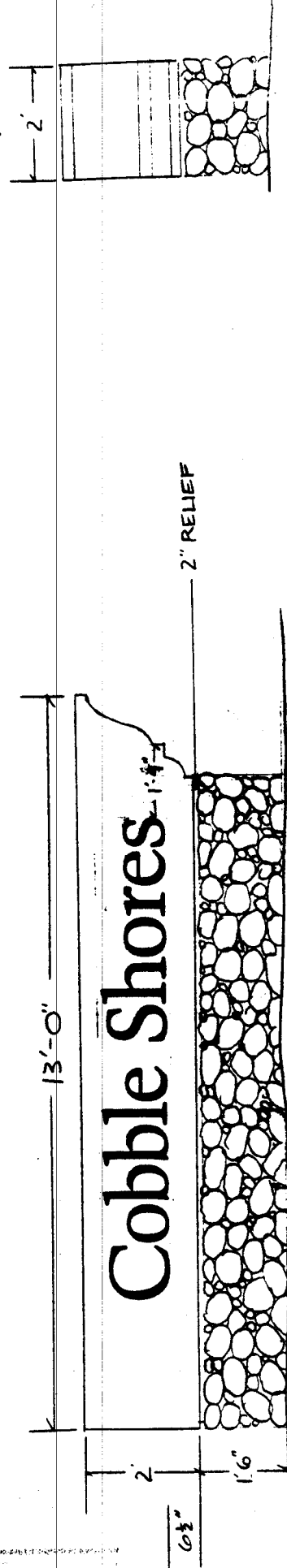


**RIVERLAKE ENTRY SIGN
TYPE 2 SIGN
LOCATIONS H & M**

**RIVERLAKE MONUMENT SIGN
TYPE 2 SIGN
LOCATION G**



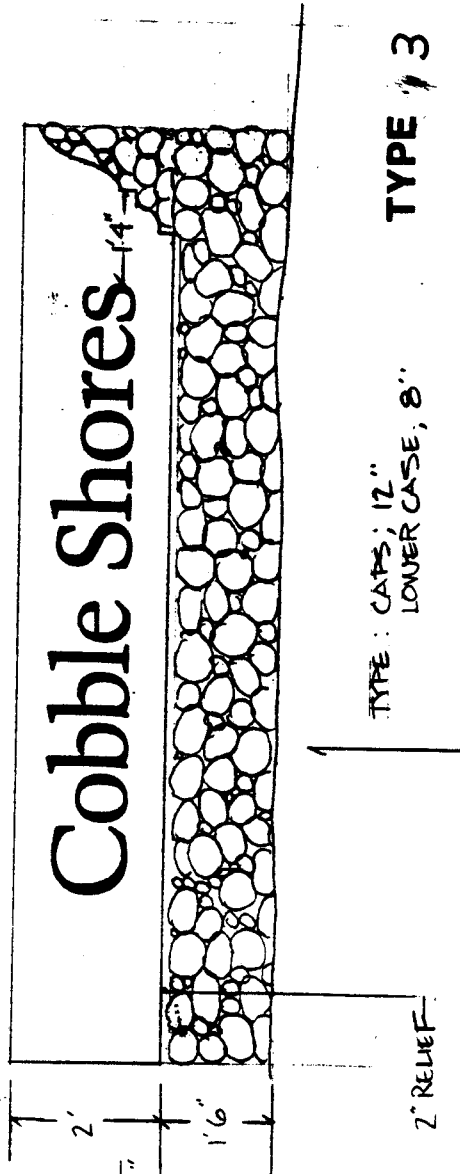
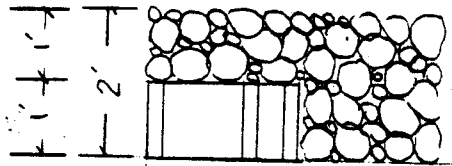
COBBLE SHORES "B"

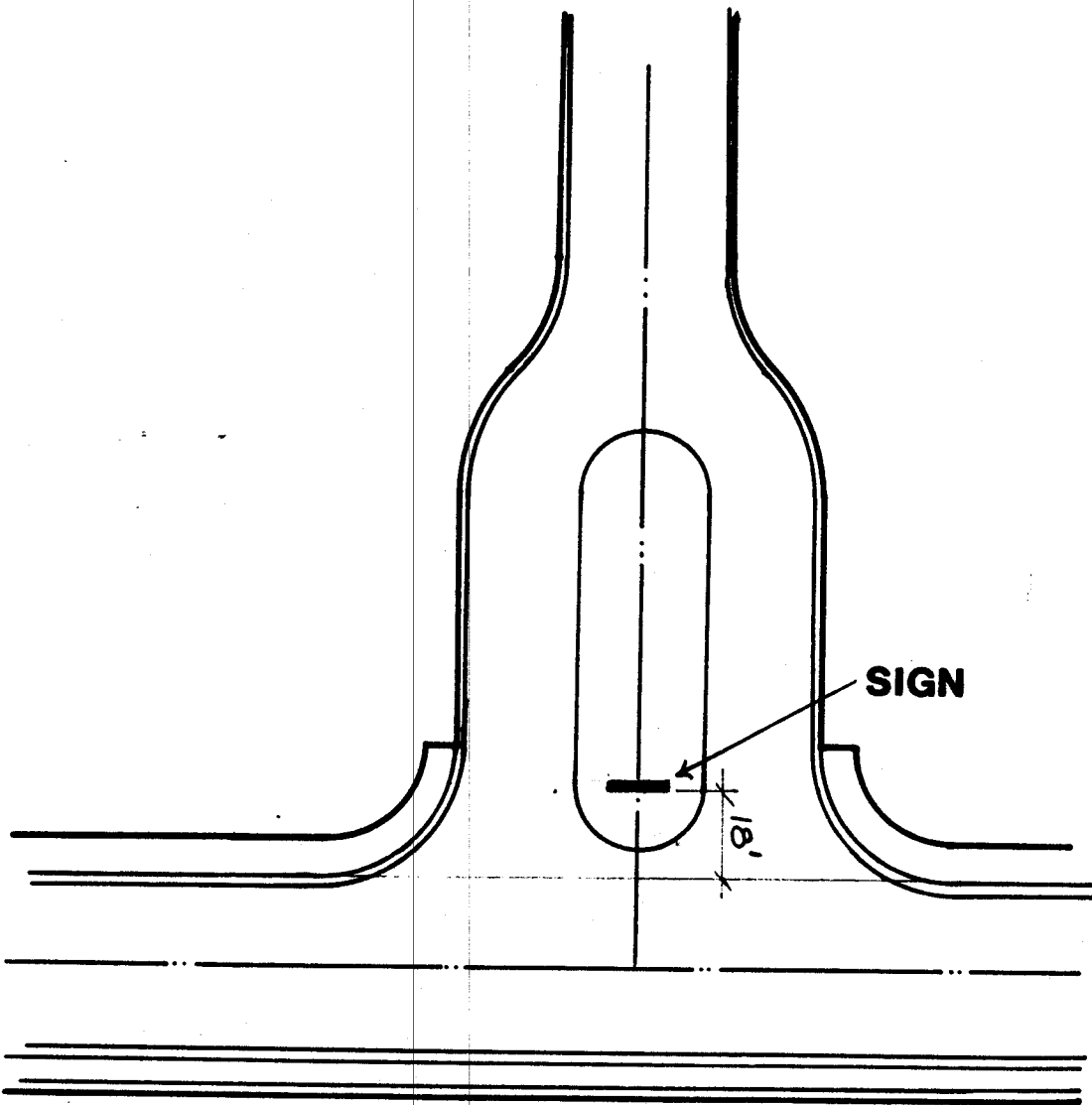


TYPE 3

TYPE: CAPS 12"
LOWER CASE Ø

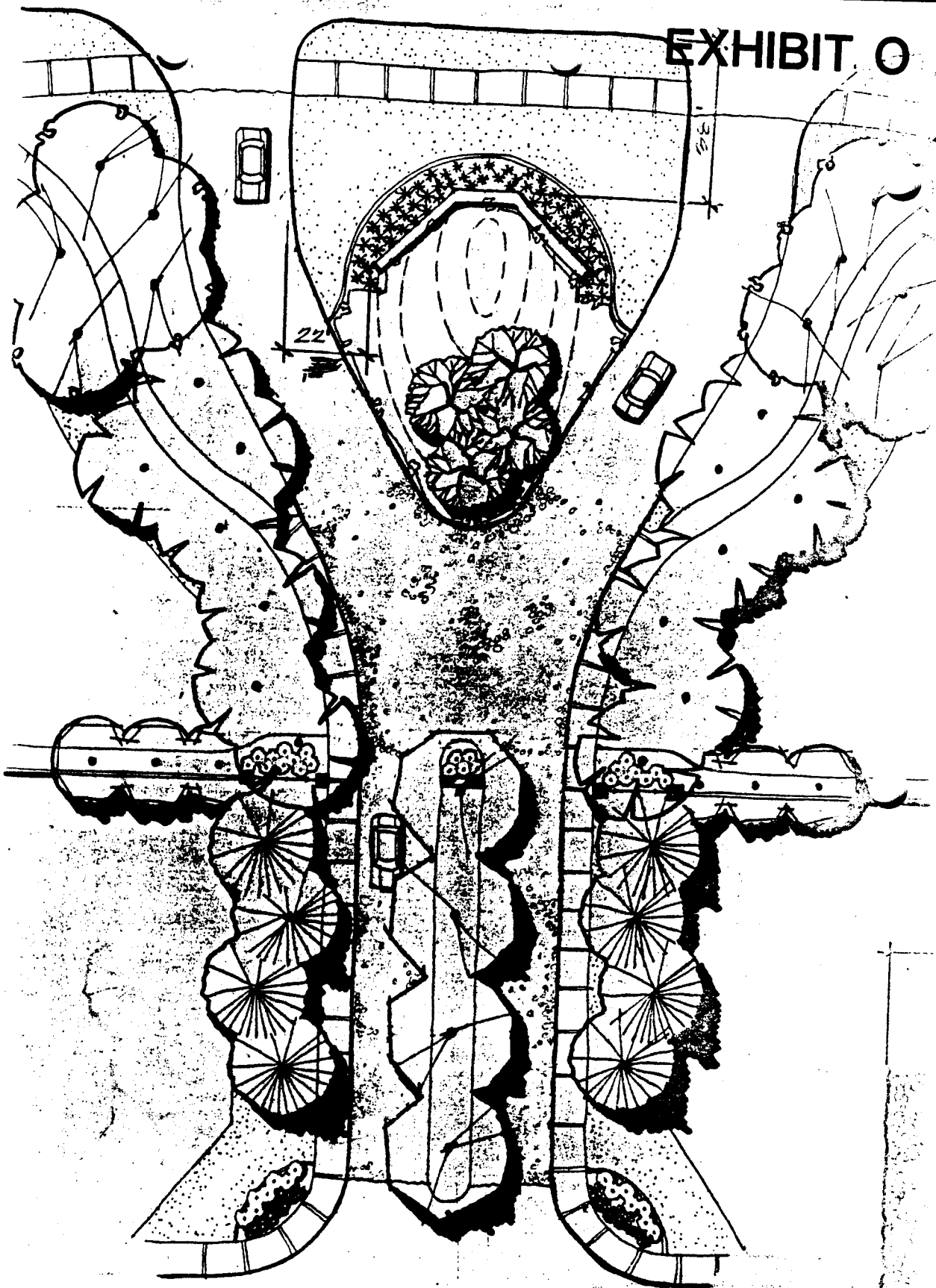
COBBLE SHORES "A"





PRIVATE ENTRY (TYPICAL)
TYPE 3 SIGN
LOCATIONS B,C,D,E,F,I,J,K,L,Q,R

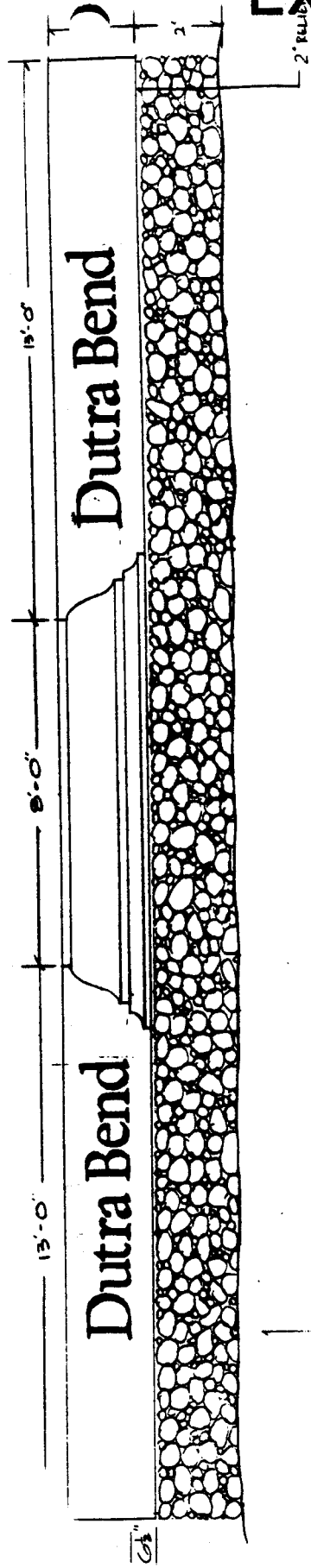
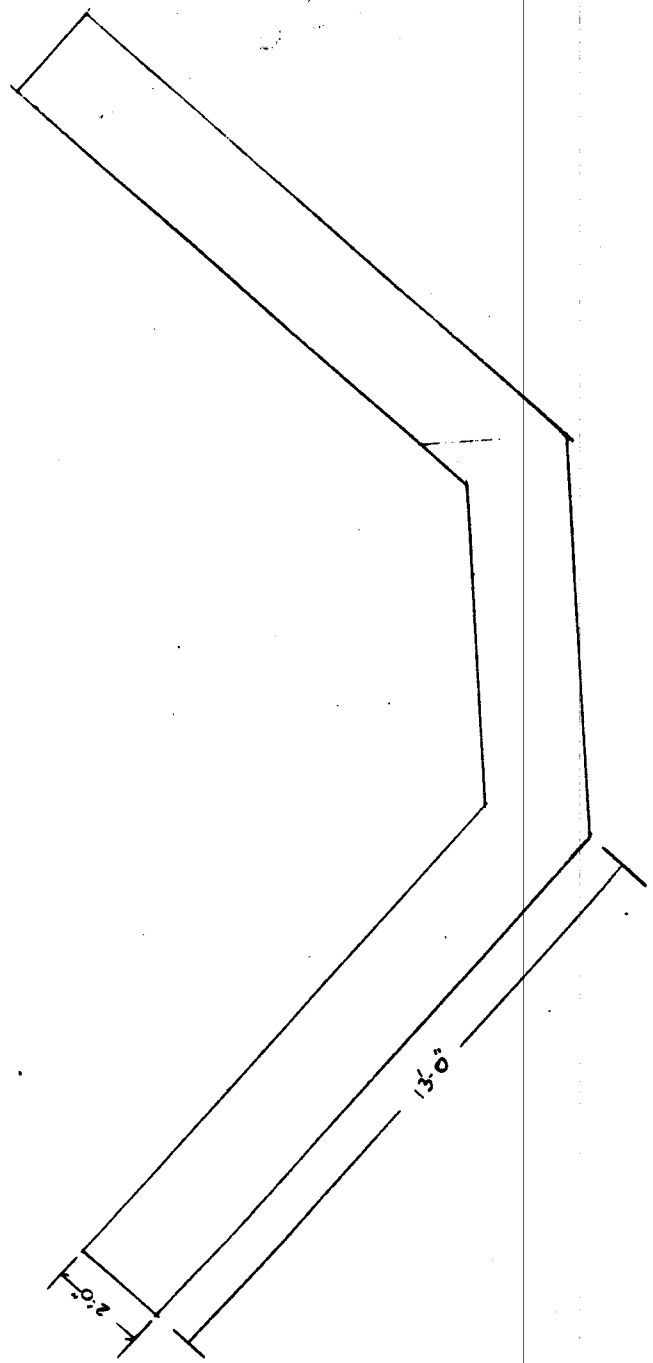
EXHIBIT O



2 DUTRA BEND ENTRY.

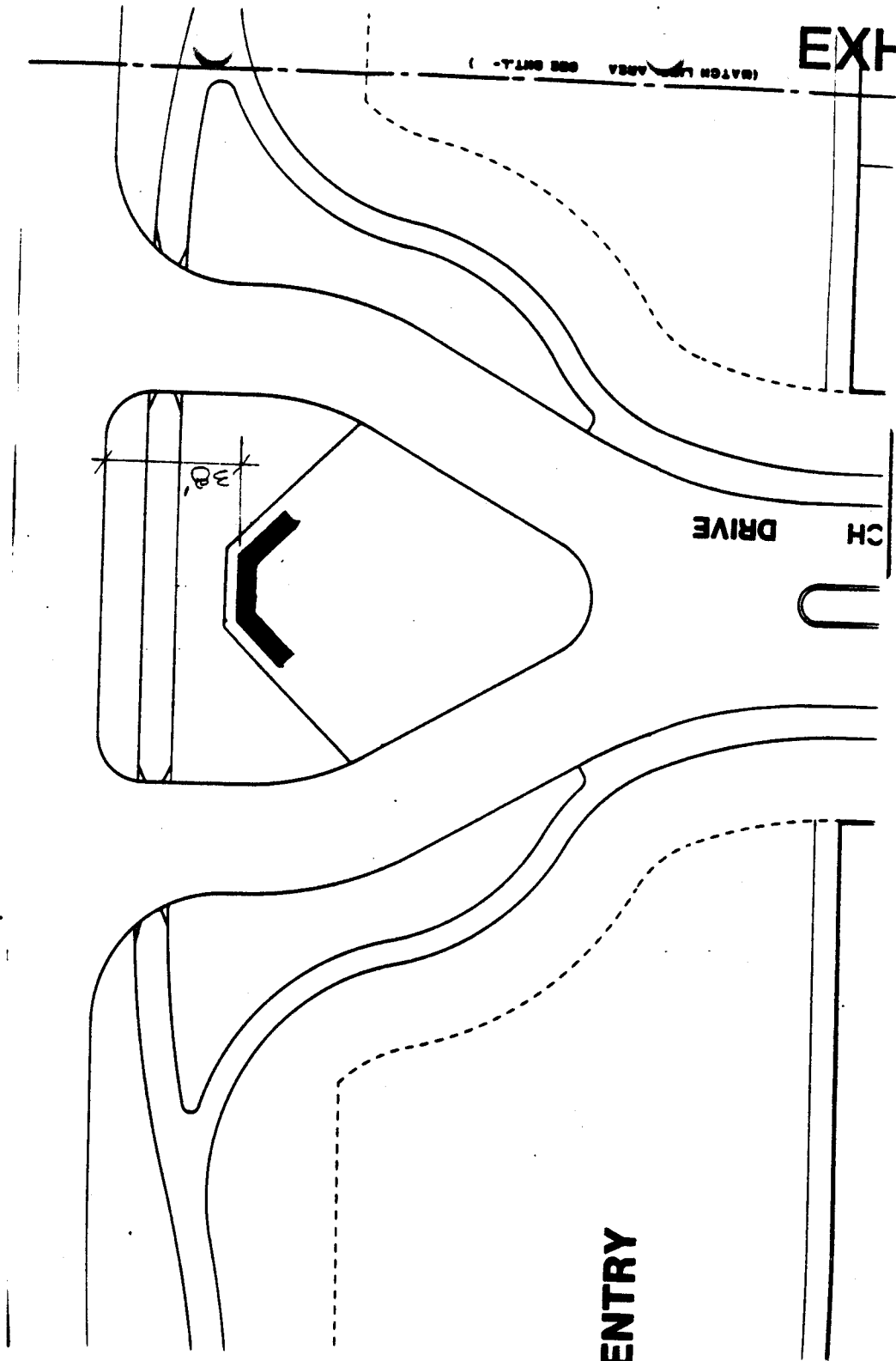
TYPE # 3 SIGN

DUTRA BEND

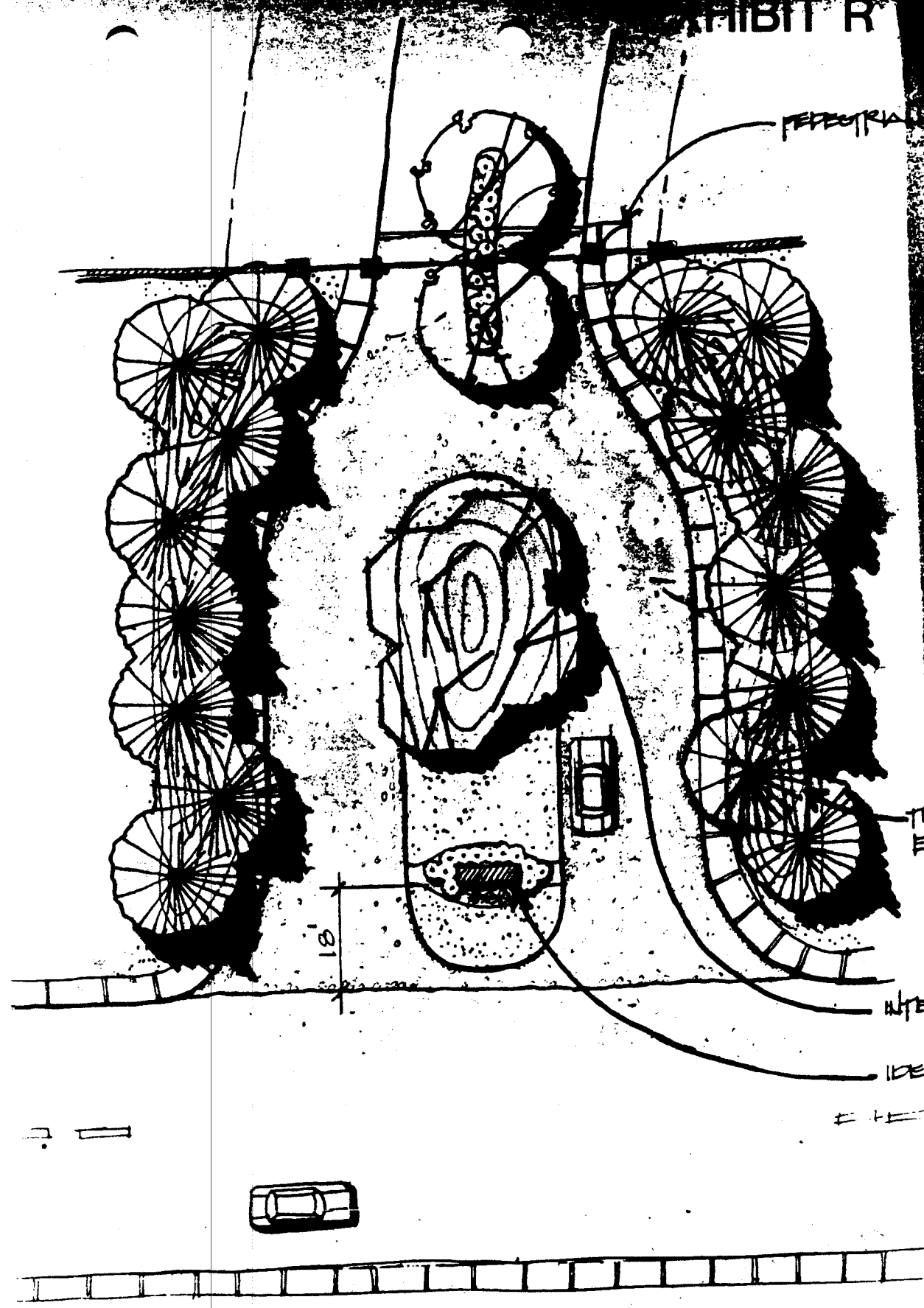


TYPE: 12" CAPS
8" LOWERCASE TYPE 4





**DUTRA BEND ENTRY
TYPE 4 SIGN
LOCATION N**



PRIVATE ENTRY (TYPICAL)

TYPE # 4

ENTRY SIGNS