

CITY PLANNING COMMISSION

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

APPLICANT Richard A. Weirich, 910 Florin Road, Suite 211, Sacramento, CA 95831
OWNER West Coast Investments, P.O. Box 2990, Newport Beach, CA 92660
PLANS BY House of Signs
FILING DATE 4-23-86 **ENVIR. DET.** _____ **REPORT BY** CV:bw
ASSESSOR'S-PCL. NO. 117-0011-024

APPLICATION: A. Variance to allow two existing apartment project identification signs less than 10 feet from the public right-of-way on 16+ acres developed with an apartment complex.

B. Special Permit to allow two project identification signs.

LOCATION: 7826 Center Parkway

PROPOSAL: The applicant is requesting the necessary entitlements to locate two existing project identification signs eight feet from the property line.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1968 Valley High Community Plan Designation: Medium Density Residential
Existing Zoning of Site: R-2B-R
Existing Land Use of Site: Apartments

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Multiple Family; R-3	Front:	10'	5'
South: Single Family; R-1	Side(St):	10'	9'
East: Multiple Family, Church; R-3			
West: Multiple Family, Single Family; R-3A, R-1			

Property Dimensions: Irregular
Property Area: 15.2+ acres
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Materials: Stucco, T1-11 siding

Sign:
Heights: 4'+
Size: Copy: 2' x 6'; Copy & base= 4'+ x 6'+
Materials: Copy: Pantone peg, texcoat finish, brick base
Color: White copy
Illumination: Floodlights

PROJECT EVALUATION: Staff has the following comments:

A. **Land Use/Zoning:** The subject site is zoned Garden Apartment-Review (R-2B-R). Surrounding land uses include multiple family residential to the north, multiple family residential and church to the east, multiple family residential and single family residential to the west and single family residential to the south.

- B. Proposed Signage: The applicant is requesting a variance to allow two existing apartment identification signs to be located less than 10 feet from the property line. One sign is located five feet from the property line along Mack Road, while the other sign is located nine feet from the property line along Center Parkway.
- C. Proposed Signage - Staff Comments: On March 14, 1986, a notice of violation was issued by Code Enforcement for these two identification signs because they did not have sign permits. Staff has also explained to the applicant what is required by the Sign Ordinance for multiple family project identification signs. The applicant has chosen not to comply.

Staff inspected the subject site and notes that there is adequate area to place both existing project identification signs behind the required 10-foot setbacks. Staff surveyed other apartment complexes in the vicinity of the subject site and found that the majority of their project identification signs are located more than 10 feet from the property lines. The applicant has not demonstrated any unusual circumstances or hardship to warrant approval of the project signs. Staff therefore recommends the applicant relocate the signs to comply with the Ordinance.

Staff has reviewed the design and building materials for the two existing project signs and finds them to be consistent with the Sign Ordinance with respect to height, square footage and building materials.

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

RECOMMENDATION: Staff recommends the following action:

- A. Denial of the Variance, based upon Findings of Fact which follow.
- B. Approval of the Special Permit to allow two project identification signs, subject to conditions and Findings of Fact which follow.

Conditions - Special Permit

1. The two project identification signs shall be located a minimum of 10 feet from the property line.
2. A revised site plan shall be submitted for review and approval of the Planning Director prior to issuance of sign permits.

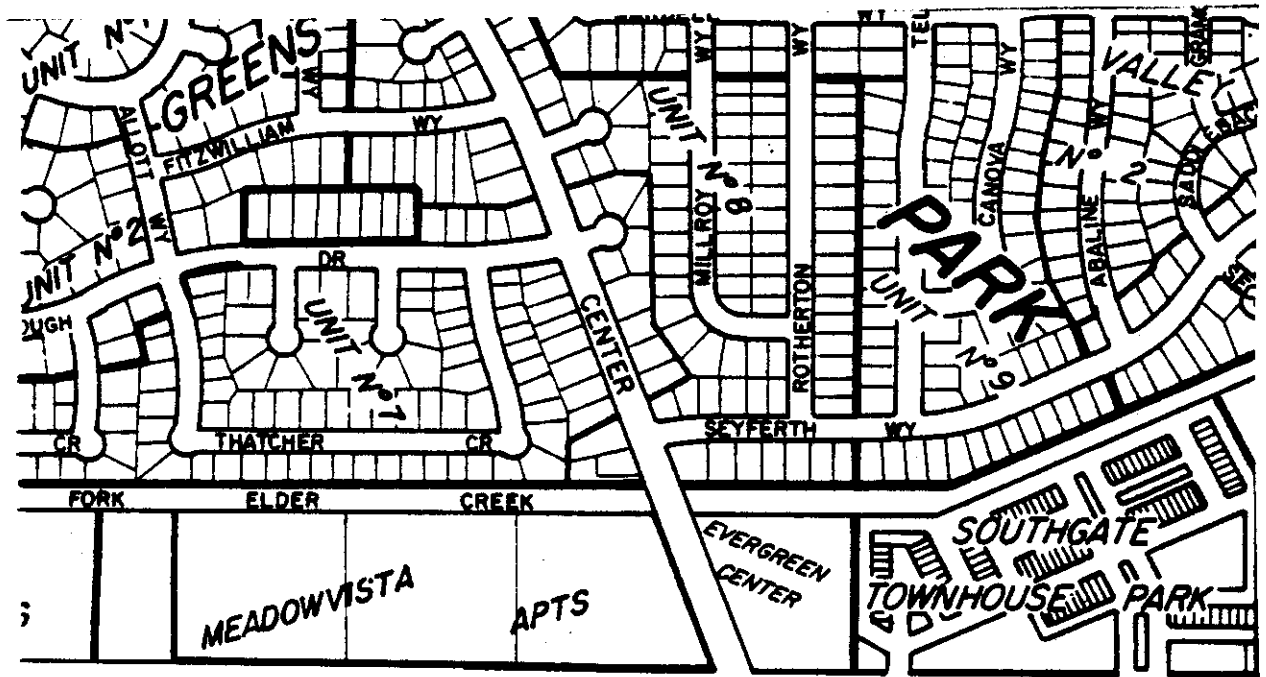
Findings of Fact - Denial

1. The project is not based upon sound principles of land use, in that the proposed signage is not located behind the required 10-foot setback.
2. The applicant has not demonstrated that any extraordinary circumstances exist which limit the applicant's ability to locate the monument signs behind the 10-foot setback.

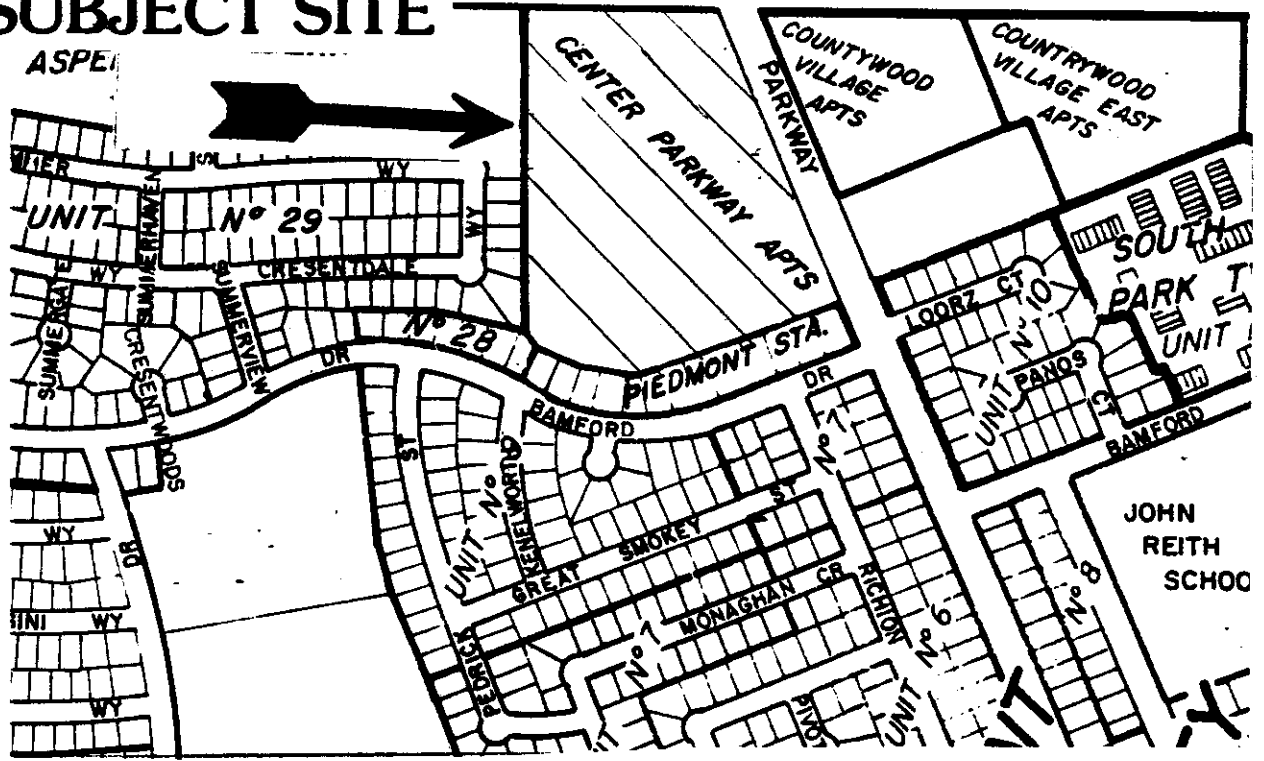
3. The granting of the variance would constitute a special privilege being extended to one property owner, in that other apartments in the vicinity have located their project identification signs behind the required 10-foot setback.

Findings of Fact - Special Permit

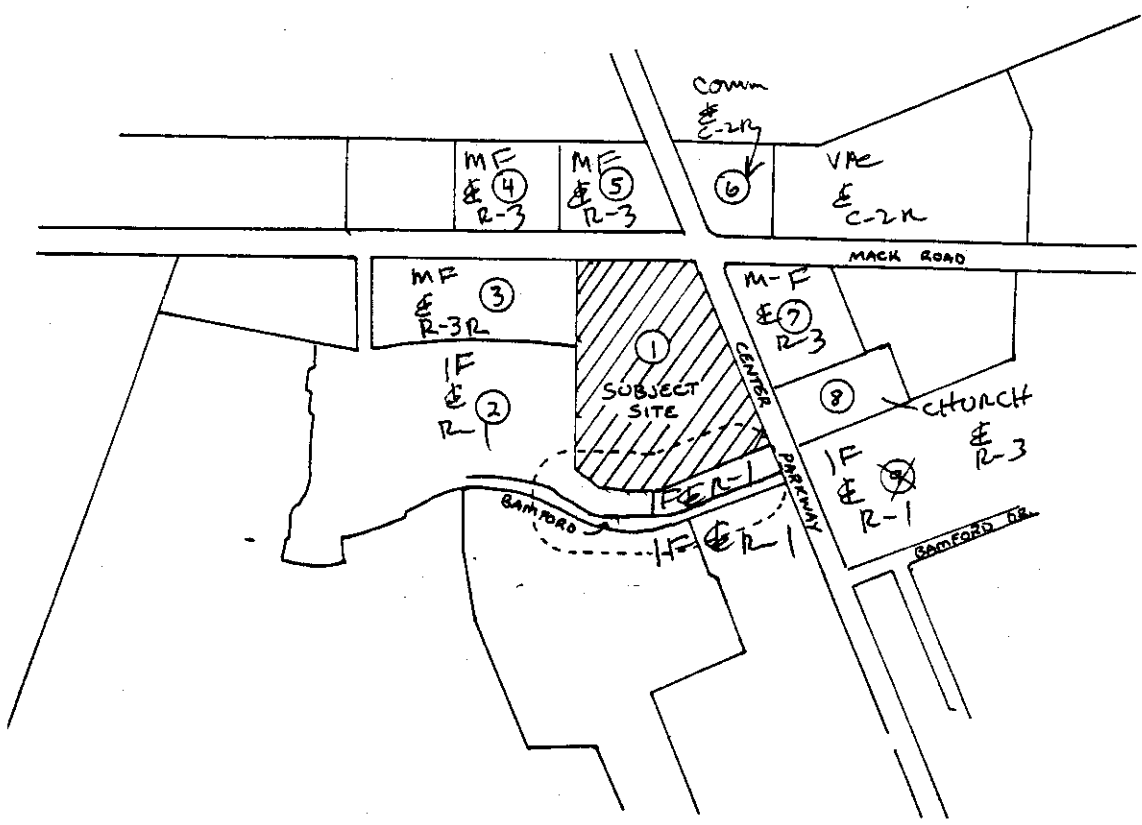
1. The project, as conditioned, is based upon sound principles of land use, in that the existing sign is compatible with surrounding residential development.
2. The project, as conditioned, will not be detrimental to the public health, safety, or welfare, or result in the creation of a nuisance because adequate setbacks and landscaping will be provided.
3. The proposed project, as conditioned and with a special permit, is consistent with the City's Discretionary Interim land Use Policy, in that the site is designated for residential use by the 1974 General Plan and the proposed project conforms to this plan designation.



SUBJECT SITE



VICINITY MAP



LAND USE & ZONING MAP

SITE PLAN

REVISIONS	DATE	BY

RIGHTS

CONSULTANT

ARCHITECT



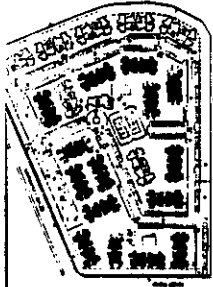
VICINITY MAP

NAME
PROJECT
CENTER PARKWAY
APARTMENTS
ADDRESS
MACE ROAD & CENTER
PARKWAY SACRAMENTO, CA 95811
OWNER
CAMEO HOMES / JACAR
DEVELOPMENT
P.O. BOX 1800
MIDWAY PLACE, CA 95811

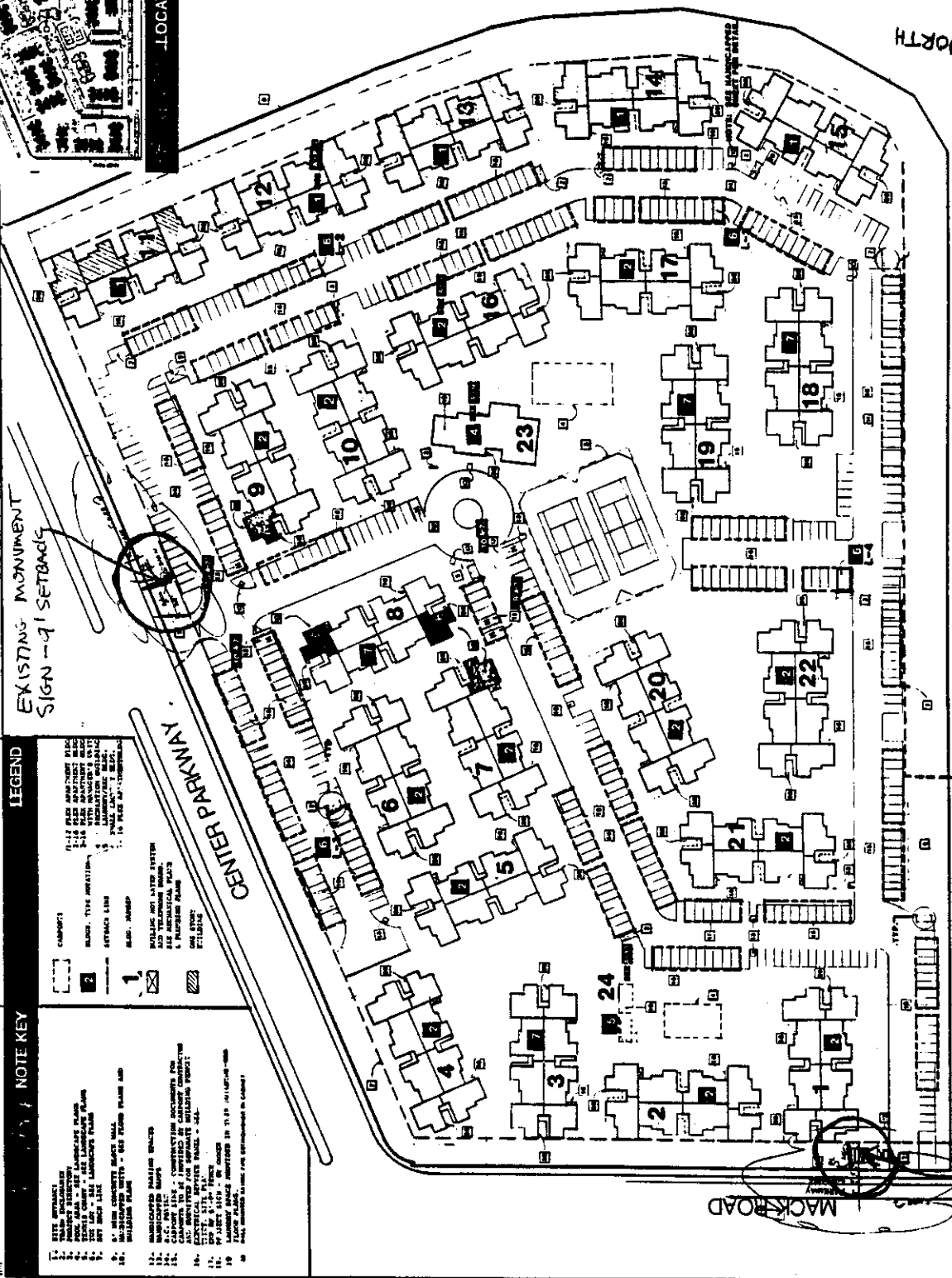


SHEET NO.

A-1



LOCATION MAP



LEGEND

- 1. 1-1/2" BOLD LINE: EXISTING MONUMENT SIGN - 9' SETBACKS
- 2. 1-1/2" BOLD LINE: EXISTING MONUMENT SIGN - 5' SETBACK
- 3. 1-1/2" BOLD LINE: EXISTING MONUMENT SIGN - 5' SETBACK
- 4. 1-1/2" BOLD LINE: EXISTING MONUMENT SIGN - 5' SETBACK
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NOTE KEY

- 1. 1-1/2" BOLD LINE: EXISTING MONUMENT SIGN - 9' SETBACKS
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