



## TITLE

Oat Hill / Domaine Apartments Sign Program

## RECOMMENDATION

Approve a Sign Program for nine directional and monuments for the Domaine Apartments at 100 Opus Lane and 100 Chennault Way, APNs 058-380-018 and 058-320-018 (File no. SP25-0001)

## CONTACT

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## BACKGROUND & ANALYSIS

**Table 1: Site Information**

General Plan Designation	High Density Residential (RH-1) and Medium Density Residential (RM)
Zoning District	RH-1 and RM
Site Size	20 acres
Present Use	Under Construction
Surrounding Zoning and Uses	North: Light Industrial w/ Commercial Overlay (LI:CS)/ Napa Junction Mini Storage South: Residential Estate (RE) / vacant site East: RM / Single-family homes West: LI:CS / vacant site
Access	Napa Junction Rd

The Oat Hill Multifamily Residential project, known as The Domaine at Napa Junction, is a 20-acre development located on the eastern slope of Oat Hill. Approved in 2021, the project includes 291 residential units, two recreation buildings, pools, and leasing offices. Construction began in June 2024.

The Applicant proposes nine monument signs (five for Parcel A apartments on Opus Lane and four

for Parcel B apartments on Chennault Way). The monument signs range from 11.7 square feet (SF) to 33.8 SF, will be 5'-8" to 6'-4" tall. The monument signs are constructed of stone-clad concrete masonry blocks (CMU) with metal features. The monument signs will include exterior spotlighting. The draft resolution with exhibits is in Attachments 1, 2, and 3. A location map is available as Attachment 4.

### *Sign Details*

The nine signs are divided into three types:

- Type 1 (1 sign): A 10'-4" wide 6'-4" tall, two-sided monument with a 33.8 SF sign displaying "The Domaine at Napa Junction, "100," and a graphic logo.
- Type 2 (7 signs): A 2'-6" wide by 5'-8" tall monument with a 11.7 SF sign. The content includes building ranges ("Buildings A-D, J-L, Buildings E-I"), and the Domaine graphic logo.
- Type 3 (1 sign): A 10'-4" wide by 6'-4" tall monument with an 33.8 SF sign displaying the "Domaine at Napa Junction," and "Leasing Center Next Entrance."

All signs are black with white lettering and logos. The monument signs feature cultured stone cladding and spot lighting. The materials are consistent with the Domaine apartment buildings.

### *Sign Program Approval Process*

According to the American Canyon Municipal Code (ACMC) Chapter 19.23, signs for apartment complexes require Planning Commission approval of a sign program. Because the monuments are over 4 feet tall, a building permit is also required under the California Building Code. The spotlights will need an electrical permit. If the Planning Commission approves the Domaine Sign Program, the applicant can proceed to apply for building permits.

The exact sign placement will be adjusted to avoid underground utilities. A condition of approval requires each sign placement to be clear of underground utilities prior to the issuance of the building permit.

### *Public Outreach*

City outreach occurred between August 8, 2025, to August 21, 2025. A copy of the public notification addresses and map is included in Attachment 5. Throughout the period, staff did not receive any public comments. Specific events are outlined below.

Aug. 8, 2025 – Project posted on website

Aug. 14, 2025 – Public Hearing Notice mailed to property owners and residents within 500 feet

Aug. 15, 2025 – GovDelivery Notice of Public Hearing Bulletin sent to email subscribers list (4,340 + people)

Aug. 16, 2025 – Public Notice of Planning Commission Meeting published in newspaper.

Aug. 21, 2025 – Staff report published and GovDelivery Notice of public review workshop sent to e-mail subscribers list (4,340 +/-)

Aug. 26, 2025 – GovDelivery Notice Reminder of Planning Commission meeting sent to email subscribers list (4,340 +/-)

Aug. 28, 2025 – Planning Commission Meeting

## **COUNCIL PRIORITY PROGRAMS AND PROJECTS**

Economic Development and Vitality: "Attract and expand diverse business and employment opportunities."

## **FISCAL IMPACT**

The project included a developer deposit for review and processing of this sign program.

## **ENVIRONMENTAL REVIEW**

The proposed Sign Program is exempt from CEQA under Categorical Exemption, Class 1 (Section 15301) – Existing Facilities and Class 3 (Section 15303) – New Construction or Conversion of Small Structures.

## **ATTACHMENTS:**

1. [Oat Hill Domaine Sign Program - Resolution](#)
2. [Exhibit A - Sign Program Plans](#)
3. [Exhibit B - Confirmation of Conditions of Approval](#)
4. [Domaine Sign Program - Location Map](#)
5. [Domaine Sign Program - Public Outreach](#)