

CITY PLANNING COMMISSION

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

APPLICANT River City Signs, 2419 Sellers Way, Sacramento, California 95691
OWNER John & Mary Kassis, 1430 22nd Street, Sacramento, California 95816
PLANS BY River City Signs, 2419 Sellers Way, Sacramento, California 95691
FILING DATE 1/9/89 ENVIR. DET. Exempt 15311 REPORT BY BW:vf
ASSESSOR'S PCL. NO. 275-0850-013

APPLICATION: Special Permit to allow two attached and two detached identification signs on one developed parcel totaling 1.9+ acres in the Office Building (OB) zone.

LOCATION: 2251 Hawthorne Street

PROPOSAL: The applicant is requesting the necessary entitlements to replace four existing signs identifying Community Hospital.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial Offices
1984 North Sacramento	
Community Plan Designation:	Retail General Commercial
Existing Zoning of Site:	OB
Existing Land Use of Site:	Community Hospital

Surrounding Land Use and Zoning:

North: Pathologist; R-1
South: Medical Clinic, Dentist office; Residential; OB, C-2, R-1
East : Church and Residential; R-1
West : Residential; R-1

Property Dimensions: Irregular

Square Footage of Signage: Grove Avenue
32 sq. ft./detached - 26 sq. ft./attached
11 ft. height/detached

Hawthorne Road
30 sq. ft./detached - 26 sq. ft./attached
7.5' height

Height of Building:	20'
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Illuminated & Non-illuminated

003069

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of one developed parcel totaling 1.9+ acres in the Office Building (OB) zone. The General Plan designates the site for Community/Neighborhood Commercial Offices and the 1984 North Sacramento Community Plan designates the site for Retail General Commercial. Surrounding land uses and zoning include a pathologist use to the north, zoned R-1; a medical clinic, dentist office and residence to the south, zoned OB, C-2 and R-1; and a church and residential to the east and west, zoned R-1. The Community Hospital site is currently vacant.

B. Applicant's Proposal

The applicant is requesting a Special Permit to allow two attached and two detached identification signs which exceeds 16 sq. ft. in area. The applicant is requesting that one of the signs on Grove Street be non-illuminated and one of the signs on Hawthorne Road be illuminated. The applicant intends to reface the two existing freestanding signs and two existing attached signs by improving the signs with new letters and face.

C. Staff's Analysis

Staff observed two existing attached signs and two existing detached signs on the subject site. Both attached signs exceed the required 16 square feet in area. The current Sign Ordinance requires a special permit for signage in excess of 16 square feet in area. Currently, the proposed freestanding identification sign located on Grove Avenue is approximately 32 sq. ft., 11 ft. high and the attached sign is approximately 26 sq. ft. The detached sign on Hawthorne Road is approximately 30 sq. ft., 7.5 ft. high; and the attached sign is 26 sq. ft. in area.

Staff has no objections to the proposed attached signage or detached signage located on the subject site. The existing signs are non-conforming signs which existed prior to this area becoming a part of the City limits. The hospital has been closed for approximately one year and the applicant wishes to reopen the facility. The same hospital use known as Community Hospital will operate on the subject site. The same signage will be refaced with Community Hospital lettering and will actually be an improvement to the previous signage.

Since the hospital facility is reopening, and the existing signs will remain, and be improved, staff is not opposed to the applicant's request for a special permit to exceed the required 16 sq. ft. in area.

Planning staff finds that the applicant's request will be in harmony with the purpose of the City's Sign Ordinance to: "preserve and improve the appearance of the City as a place in which to live and work and as an attraction to nonresidents who come to visit and trade." The proposed signage on the site will not create a clutter of signs in the area nor be a visual distraction. Finally, the proposed signage will not alter the characteristics of an identification sign or a pole sign.

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

AGENCY COMMENTS: The project was routed to Del Paso Heights (PAC) for review. No comments were received.

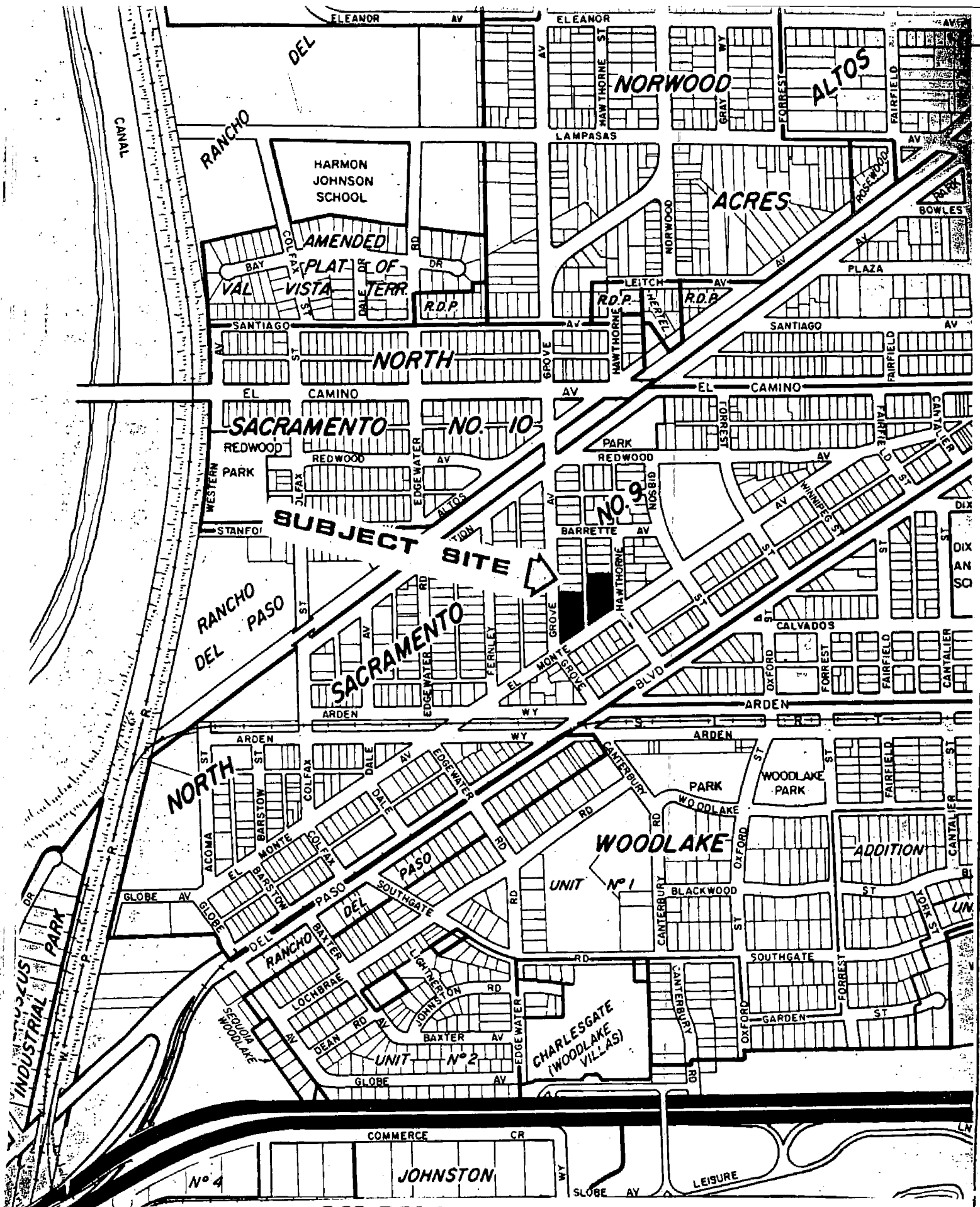
RECOMMENDATION: Staff recommends that the Planning Commission approve the special permit subject to the condition and based upon findings of fact which follow:

Condition

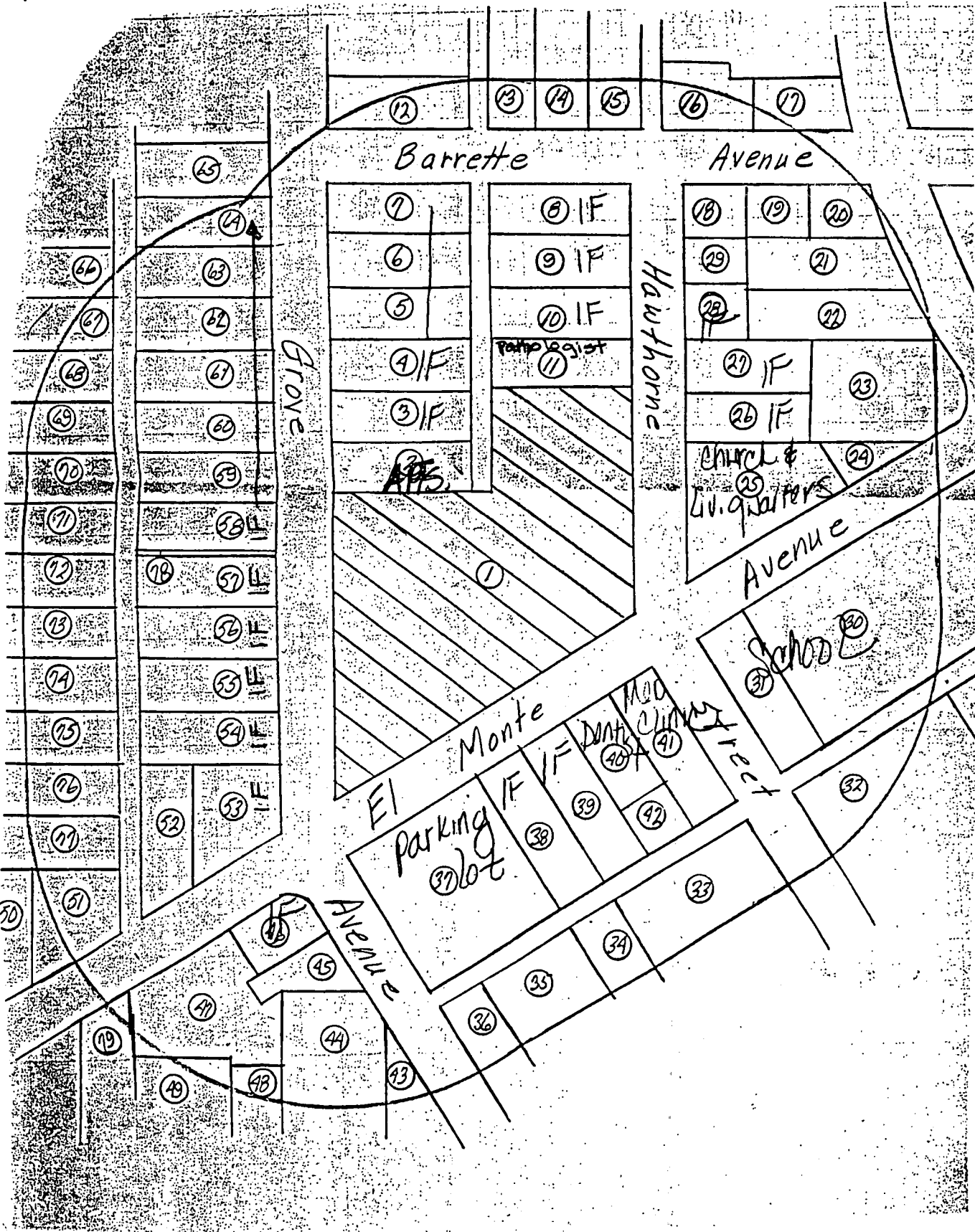
The sign shall be re-faced per the submitted sign plans.

Findings of Fact

1. The project is consistent with the purpose of the City's Sign Ordinance, in that the proposed signage will preserve and improve the appearance of the City as a place in which to live and work as an attraction to nonresidents who come to visit and trade.
2. The proposed signage will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that:
 - a. the signage does not create a clutter of signs in the area; and
 - b. the signs are existing non-conforming signs that will be improved to visually enhance the hospital building.
3. The proposed signage is compatible with the surrounding signs in the area and will not alter the characteristics of an identification sign or pole sign.



VICINITY MAP

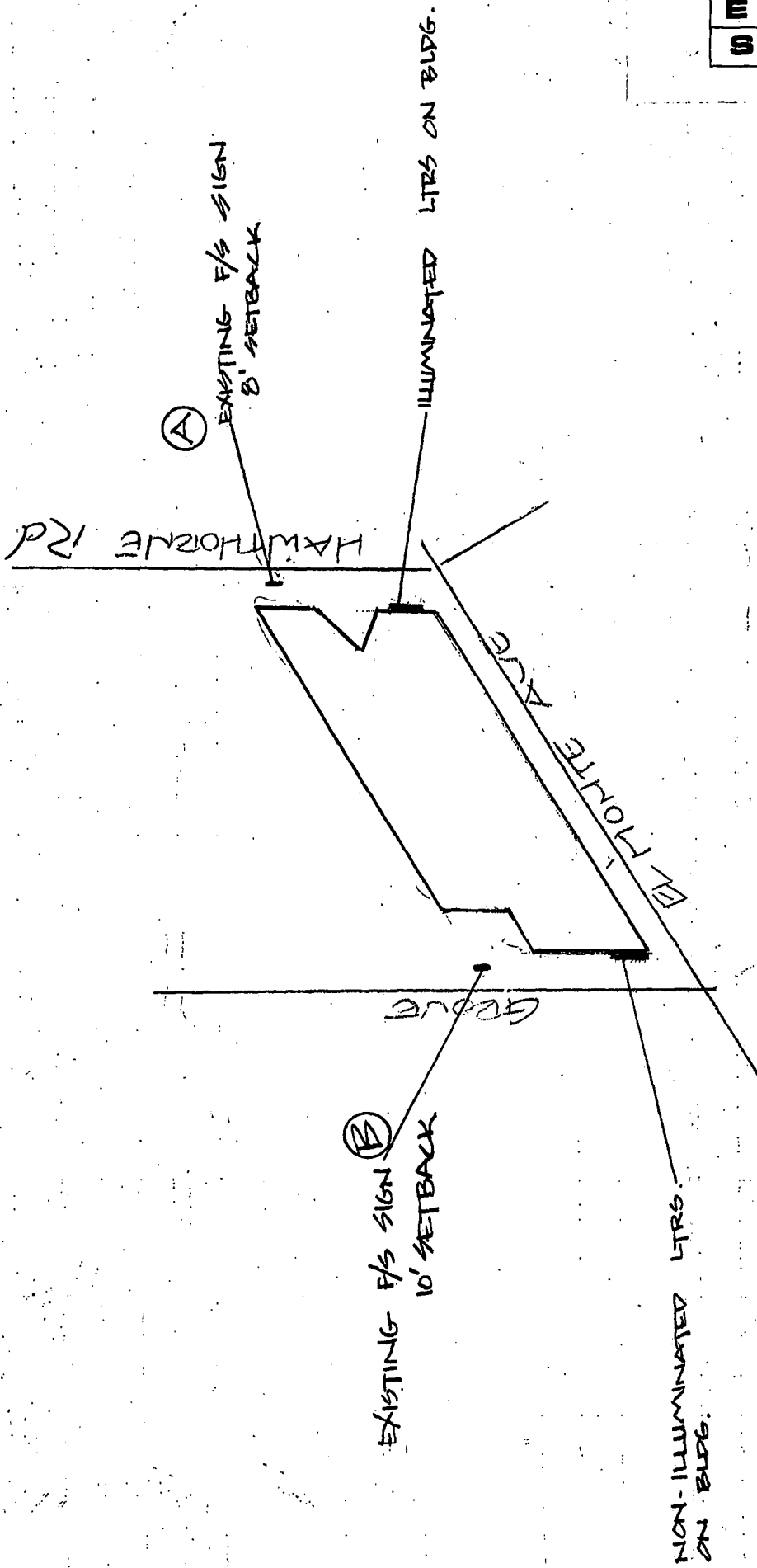


LAND USE & ZONING MAP

2251 HAWTHORNE

SCALE: 1/4" = 20'

EXHIBIT A
SITE PLAN



P890551

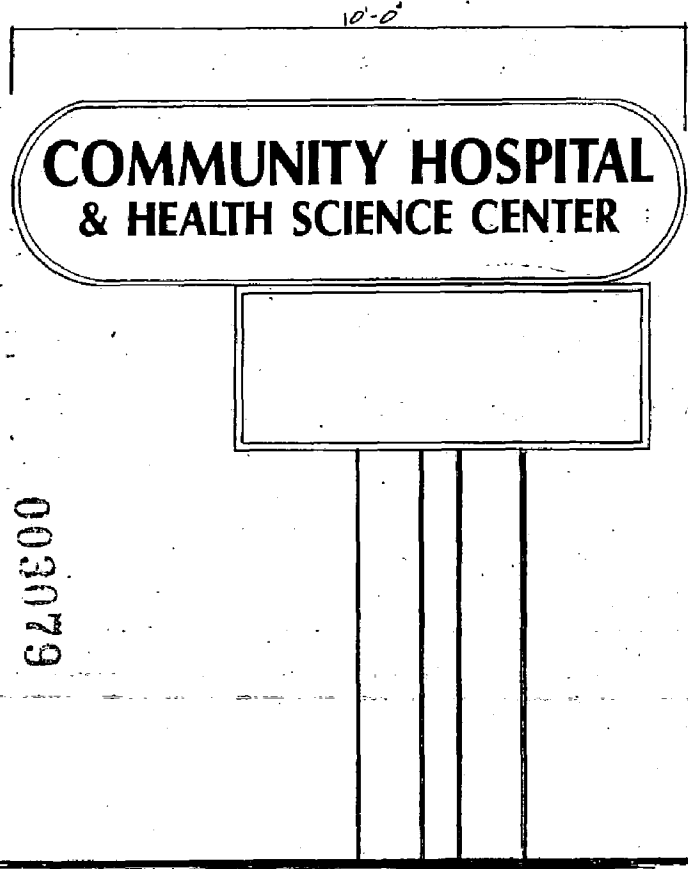
P89-055

2-23-89

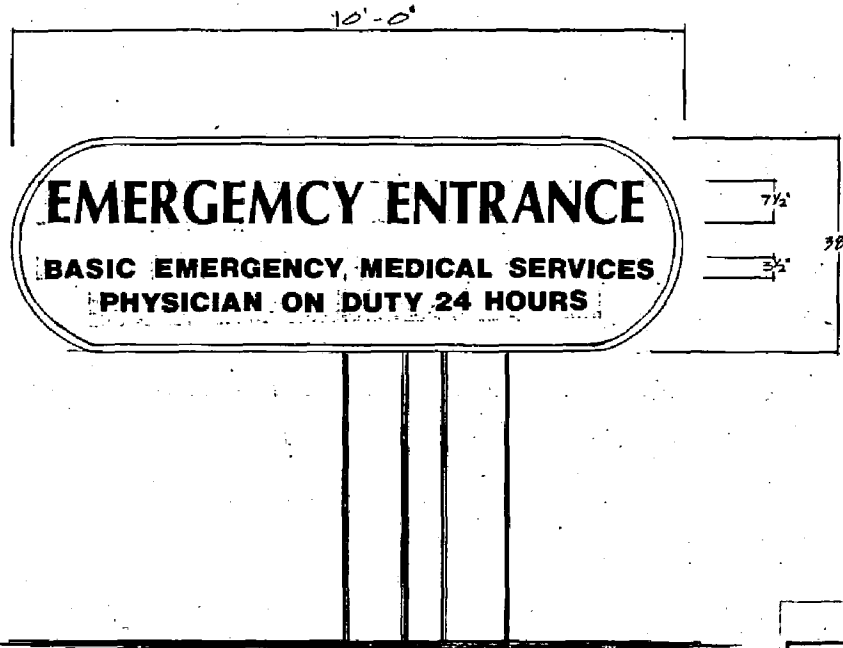
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2-23-89



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REFACE EXISTING D/F, ILLUMINATED, F/S SIGNS.

EXHIBIT B

P89 055

P89 055

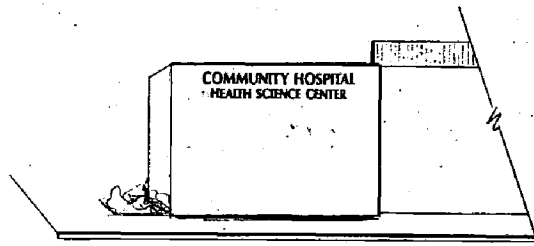
COMMUNITY HOSPITAL / HEALTH SCIENCE CENTER		DATE: 2-23-89	APPROVED BY: [Signature]	DRAWN BY: [Signature]
2251 HAWTHORNE		REVISIONS		DRAWING NUMBER
SACRAMENTO, CA				

P89-055



ARCADE ELEVATION

SCALE: 1/8" = 1'-0"

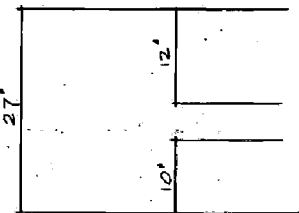


HAWTHORNE ELEVATION

13'-9"

12'-3"

COMMUNITY HOSPITAL HEALTH SCIENCE CENTER



FABRICATE AND INSTALL (2) SET INDIVIDUAL CHANNEL LETTERS (1) SET ILLUMINATED, (1) SET NON-ILLUMINATED.
 FACES: 3/16" WHITE PLEXIGLAS OIS WHITE
 RETICULUS: 1/2" BRONZE ALUMINUM RETICULUS WITH 3/16" BRONZE TRIM
 ILLUMINATION: IS MILKHEAD ILLUMINATION.

3/8" BATTERY
 1/2" SPACE, 85% FORCED LENGTH

2-23-89

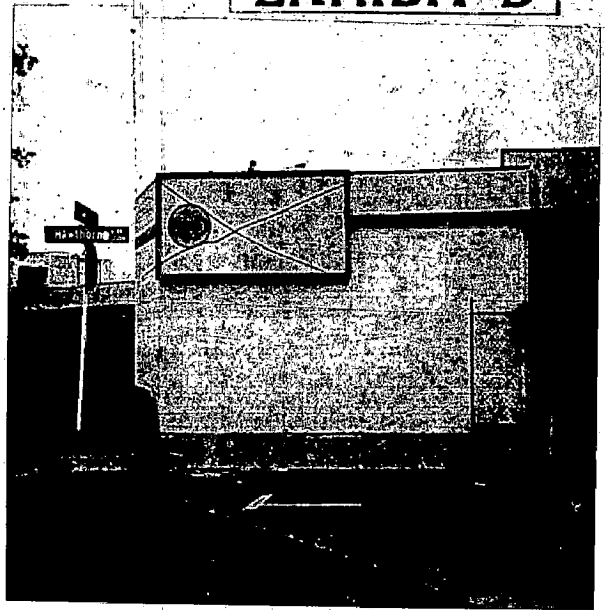
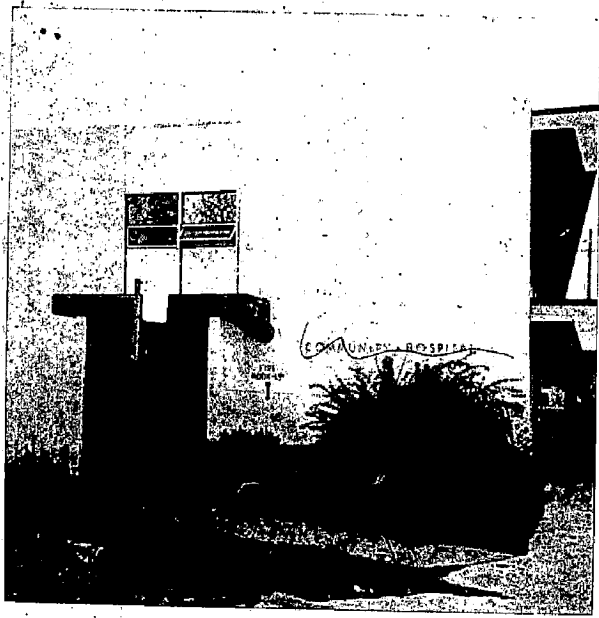
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EXHIBIT C

P89 055

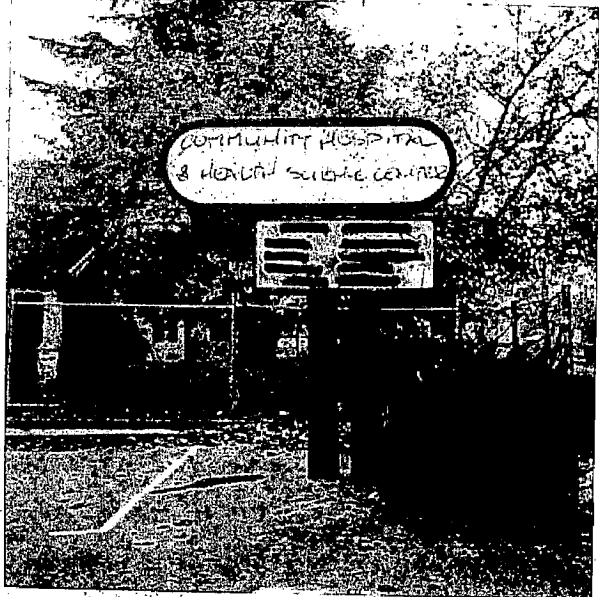
COMMUNITY HOSPITAL HEALTH SCIENCE CENTER	
SCALE: NOTED	APPROVED BY:
DATE: 12-05-88	DRAWN BY:
2251 HAWTHORNE STREET SACRAMENTO, CA	
REVISED:	DRAWING NUMBER:

#119



NON ILLUMINATED LETTERS
GRAVE ELEVATION

ILLUMINATED LETTERS
HAWTHORNE ELEVATION
THIS SIGN WILL BE REMOVED



Grove

HAWTHORNE

D/K...
3 X 10
0 X 6-2
white
blue
white

P89 055

3008080 DIE

P89-055

2-23-89

#19

CLIENT REQUESTS TO SEE ME
THAT SHE CAN'T SIGN



180300