

City Planning Commission
Sacramento, California

Members in Session:

APPLICATION: Variance to exceed the total on-site sign area allowed from 16 to 24± square feet;
Variance to permit an on-site detached monument sign within the required building setback.

LOCATION: 7210 Greenhaven Drive (Lakecrest Village PUD)

BACKGROUND INFORMATION: On February 9, 1984 the Planning Commission denied variance requests to allow the erection of one six-foot high, 16± square foot detached monument sign and one 20± square foot attached sign for an office building located on the subject site (see attached staff report). The applicant subsequently appealed the Commission's decision to the City Council. The Council heard the appeal at their April 3, 1984 meeting and referred the project back to the Planning Commission as the applicant stated that he would be submitting a revised sign design. The applicant has revised the sign program for the subject site, eliminating the attached sign, and is requesting the necessary entitlements to allow a 24± square foot detached monument sign in the required building setback (Exhibit 1).

STAFF EVALUATION OF THE REVISED DESIGN:

1. The original request was to erect a monument sign, 16 square feet in the setback area and erect an attached sign with 20 square feet in area.

The current proposed sign is a six-foot high, 24± square foot detached monument sign that would identify three tenants located in the office building on the subject site. Sign colors are blue and white, with a sheet metal base covered with ivory stucco. The applicant proposes to locate the sign 10 feet from the eastern property line in the required 25-foot building setback area.

2. As noted in the previous staff report, the intent of the Sign Ordinance and the Lakecrest Village PUD Guidelines is to prevent the proliferation of signs in the Office Building zone, especially in the required building setback areas. A 16 square foot detached monument sign, similar to the one proposed, could be located outside of the required building setback area and still be visible from Greenhaven Drive. This revised sign would adequately identify the office building located on the subject site and be in conformance with the City Sign Ordinance and Lakecrest Village PUD Guidelines. Staff can find no hardship or unusual circumstances relative to the subject site which necessitate the placement of a 24± square foot monument sign in the required building setback and recommends denial of the variance requests.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Denial of the variance to exceed the total one-site sign area allowed from 16 square feet to 24± square feet, based upon Findings of Fact which follow;
2. Denial of the variance to permit an on-site detached monument sign within the required building setback, based upon Findings of Fact which follow.

Findings of Fact

- a. The granting of the requested variances would constitute a special privilege extended to one individual property owner in that no hardship has been demonstrated that would preclude the erection of a sign in conformance with existing sign regulations;
- b. The granting of the requested variances would not be in harmony with the expressed 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 non-residents who come to visit or trade; and which eliminates excessive and confusing sign displays."

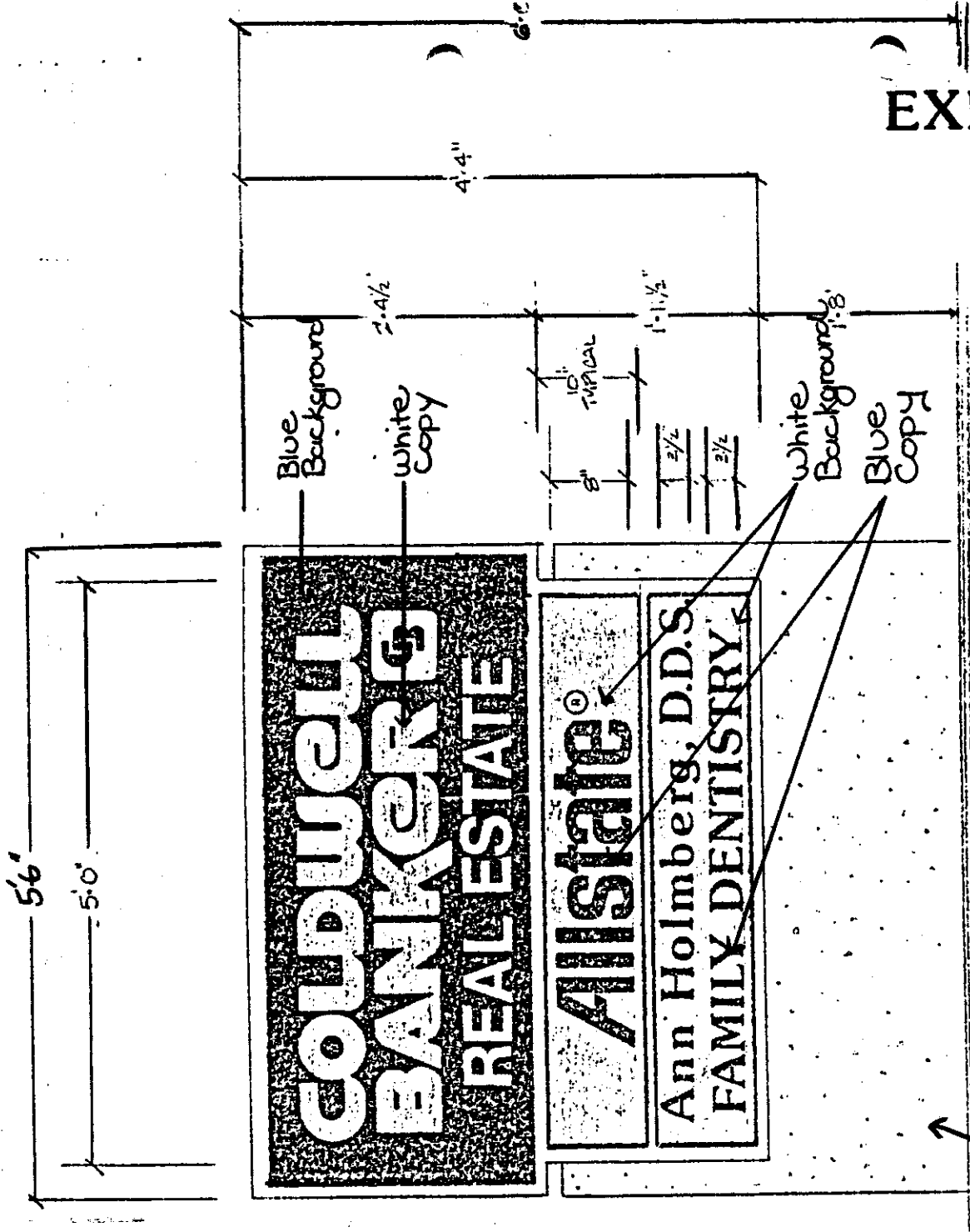
Respectfully submitted,

Wilfred Weitman

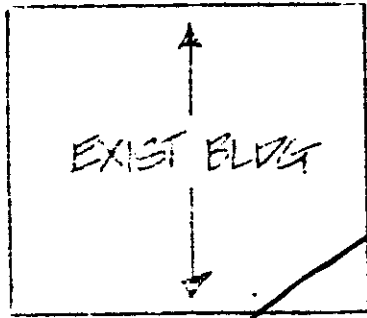
Wilfred Weitman
Senior Planner

JP:bw

EXHIBIT 1



REVISED MONUMENT SIGN



Proposed Sign Location

Entrance to site off of Greenhaven

P84-001

Greenhaven Drive 5/24/84

Item No. 19

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Young Electric Sign Co., 3300 Auburn Blvd., Sacramento, CA 95821		
OWNER	Florin 5 Developers, 615-10th Street, Sacramento, CA 95814		
PLANS BY	Young Electric Sign Co., & Gene S. Porter, 800 Howe Ave., Sacramento, CA		
FILING DATE	1-6-84	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC.	Ex. 15311(a) EIR	ASSESSOR'S PCL. NO.	031-430-0500

- APPLICATION:
1. Variance to increase the number of permitted on-site signs from one to two signs
 2. Variance to exceed the total permitted on-site sign area from 16 to 36± square feet
 3. Variance to permit an on-site detached monument sign within the required building setback area in the Office Building Review (OB-R) zone. (Sign Ord., Sec. 3.63 & Lakecrest Village PUD Guidelines Sec. V-D-5)

LOCATION: 7210 Greenhaven Drive

PROPOSAL: The applicant is requesting the necessary entitlements to erect one six-foot high, 16± square foot detached monument sign and one 20± square foot attached sign for an office building located in Lakecrest Village PUD.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices
1978 South Pocket Community
Plan Designation: Business and Professional Offices
Lakecrest Village PUD: Office
Existing Zoning of Site: OB-R
Existing Land Use of Site: Office Building

Surrounding Land Use and Zoning:

North: Security Pacific Bank; OB-R
South: Office Building: OB-R
East: Lakecrest Village Shopping Center; SC-PUD
West: Office Building: OB-R

Property Area: 24,040 square feet
Square Footage of Building: 6,014

Type of Signs:	Detached Monument Sign	Attached Tenant Identification Sign
Size of Signs:	16± square feet	20± square feet
Sign Colors:	Blue and white with brown base	Blue and brown copy, white and earth red face, brown cabinet
Sign Materials:	Aluminum, sheet metal, plastic-Aluminum and plexiglas	
Height of Detached Sign:	6 feet	

APPLC. NO. P84-001

MEETING DATE February 9, 1984

CPC ITEM NO. 20

5/24/84

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Findings of Fact

- a. The granting of the requested variances would constitute a special privilege extended to one individual property owner in that no hardship has been demonstrated that would preclude the erection of a sign in conformance with existing sign regulations;
- b. The granting of the requested variances would not be in harmony with the expressed 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 non-residents who come to visit or trade; and which eliminates excessive and confusing sign displays."

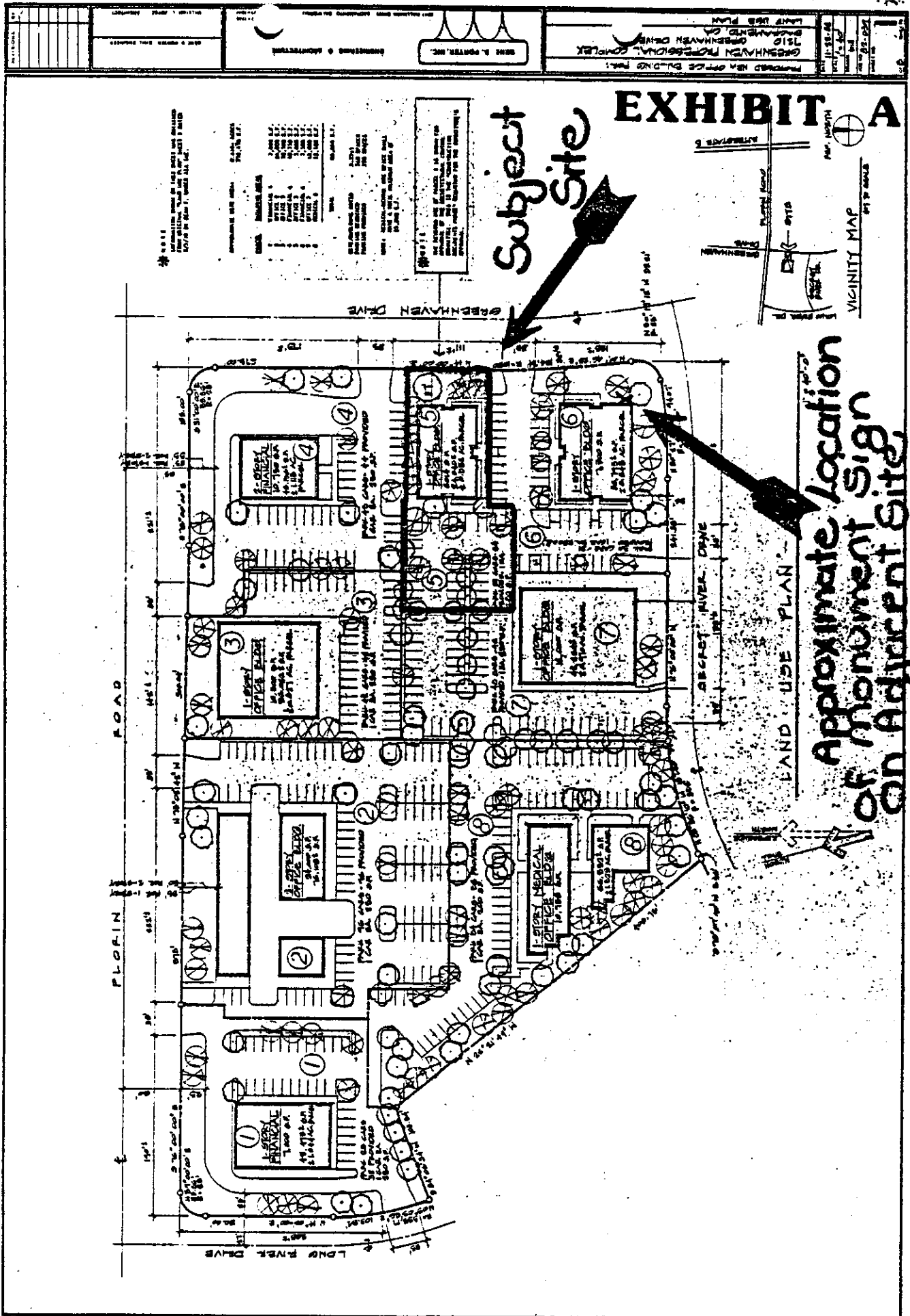
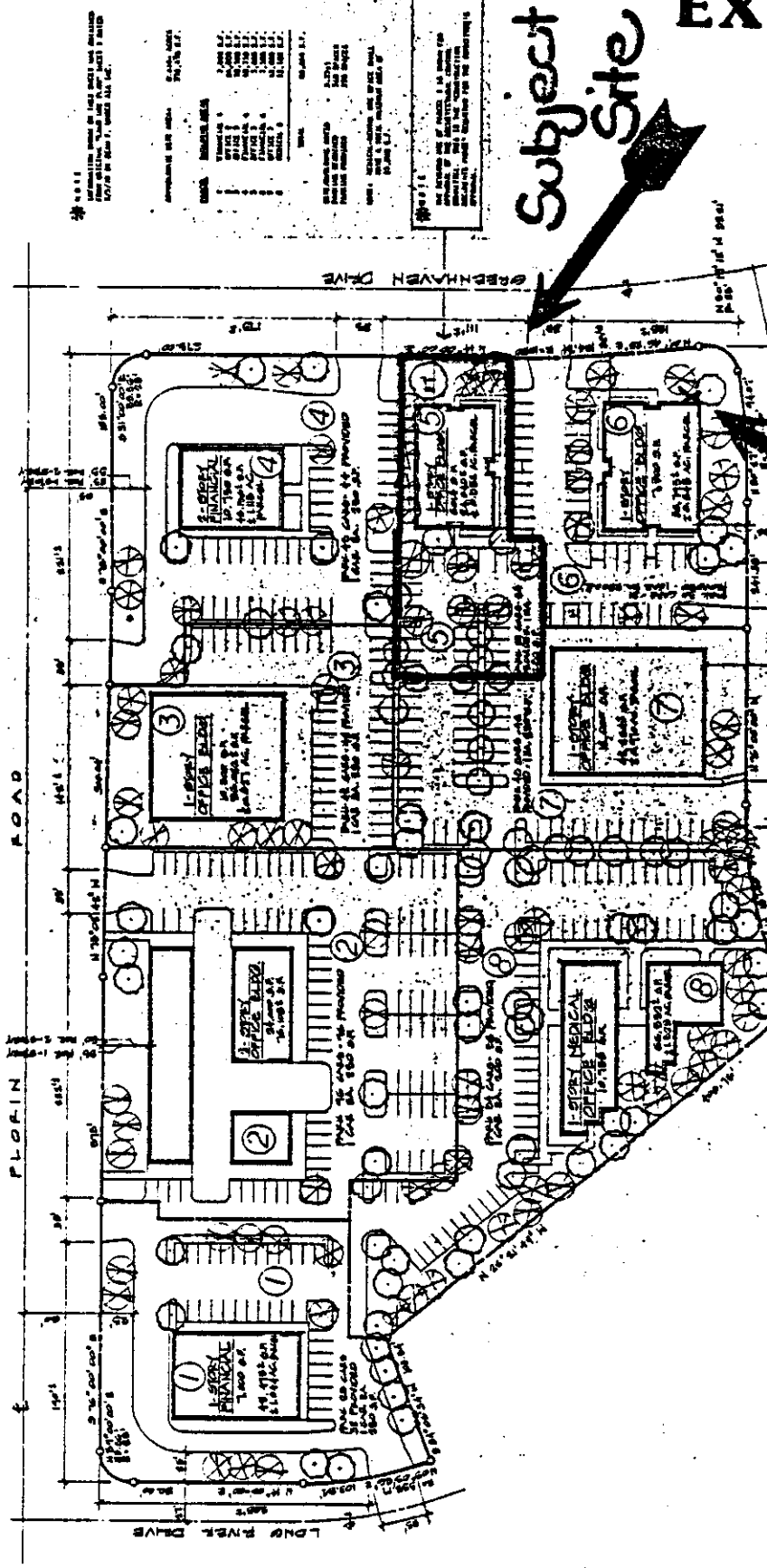
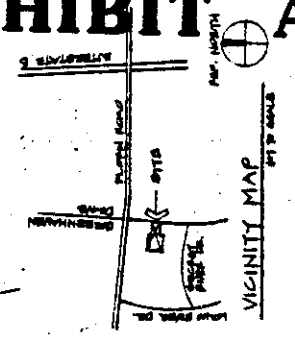


EXHIBIT A

Subject Site

Approximate Location of Monument Sign on Adjacent Site



P84-001

2-9-84
5/24/84

No. 19

AD

**PROFESSIONAL
COMPLEX**

Alstate®

**Ann Holmberg, D.D.S.
FAMILY DENTISTRY**

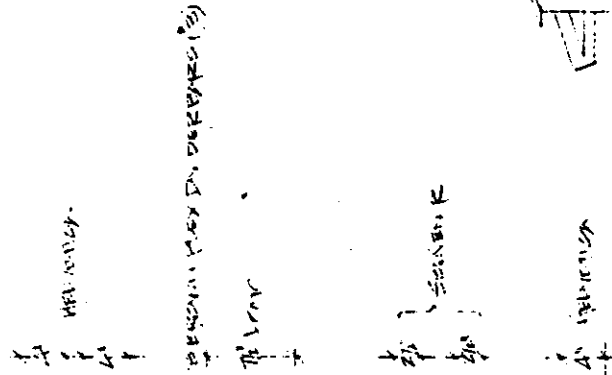
7210

PLATE 12.10

PROJET DE TRAVAIL - EASTMAN, BRUIT DE BRONNIN
COURT INTERIEUR PROPOSEMENT AS PROD.

11.10.1988 INTERIEUR

PROJET DE TRAVAIL - VEGET DE BRONNIN - FRONT TESSLO EASTMAN
(EXISTANT NUMERIQUE RUE TESSLO RENNO)



SEE
TRAVAIL
SOUTH

TRAVAIL DE BRONNIN

TRAVAIL DE BRONNIN EN BRONNIN

**South.
Elevation**

EXHIBIT D

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5/24/84

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