

In the matter of the decision of the)
City Planning Commission to approve a)
variance to add a third wall sign for)
a department store in the C-2 zone)
located at 6051 Mack Road (P87-425))

NOTICE OF DECISION AND
FINDINGS OF FACT

At its regular meeting of November 12, 1987, the City Planning Commission indicated an intent to approve the above entitlement, subject to conditions and based upon findings of fact due December 3, 1987. Based upon documentary and oral evidence at the public hearing, the Planning Commission approved the variance request based upon conditions and findings of fact which follow:

Condition

The subject sign shall adhere to the submitted plans.

Findings of Fact

1. The granting of the variance request is not a special privilege granted to one individual property owner in that there are other similar identification signs in the Mack Road area.
2. The granting of the variance request will not be injurious to the surrounding properties in that:
 - (a) the proposed sign will not significantly change the characteristics of the area; and
 - (b) the proposed sign is to be located 400± ft. from the Mack Road frontage and therefore, any visual impacts will be diminished and the proposed sign is compatible with other signage in the Mack Road area.
4. The granting of the variance will be in harmony with the expressed purpose of the City's Sign Ordinance to: "eliminate potential hazards to motorists and pedestrians" in that the proposed sign will enable the public to quickly locate the "Garden Center."
5. The variance does not constitute a use variance in that commercial uses are allowed in the C-2 zone.
6. The project is consistent with the 1986 South Sacramento Community Plan which designates the site for general commercial use.

Approved by the CPC on December 3, 1987
for the November 12, 1987, CPC Meeting

Chairperson