

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Bohannon, R.K./V.C. & Sunquist, O.L./B., P.O. Bx. 7276, Sacto, CA 95826		
OWNER	Bohannon, R.K./V.C. & Sunquist, O.L./B., P.O. Bx. 7276, Sacramento, CA 95826		
PLANS BY	_____		
FILING DATE	12/5/84	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC.	Ex. 15311(a)	EIR	ASSESSOR'S PCL. NO. 079-222-37

APPLICATION: Variance to locate 4' x 6' detached sign in the 25-foot landscape setback area on 1.7 \pm developed acres in the Heavy Industrial (M-2(S)) zone.

LOCATION: 7324 Folsom Boulevard

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1967 College Greens Community Plan Designation: Industrial
Existing Zoning of Site: M-2(S)
Existing Land Use of Site Two: Two buildings (warehouses)

Surrounding Land Use and Zoning:

North: Folsom Boulevard & Highway 50; TC
South: Industrial; M-2(S)
East: Commercial; M-2(S)
West: Retail Warehouse; M-2(S)

Property Area: 1.7 acres
Square Footage of Buildings: Two warehouse buildings (19,200 & 11,989 sq. ft.)= 31,189
Height of Structures: 22 \pm feet
Topography: Flat
Street Improvements: Existing
Exterior Building Color: Cream
Exterior Building Materials: Concrete block
Height of Sign: 6 feet
Size of Sign: 24 sq. ft. double-faced

BACKGROUND INFORMATION: The subject site is a 1.7 \pm acre parcel located in the southeast quadrant of Freeway 50 and Folsom Boulevard. The site is zoned M-2(S) and developed with two multi-tenant warehouse commercial buildings.

History of Site Regarding Signage

Prior to the adoption of the Sign Ordinance amendment regulating signs within 660 feet of a freeway (Sign Ord., Sec. 3.192) in 1981, the site contained a detached pole sign 35 feet high, 200 square feet in area. After adoption of this ordinance, the sign became non-conforming.

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In early 1984, the owner of the property requested a variance to maintain the existing sign when a change in the major tenant of the complex occurred (The Bedroom to Sacramento Waterbeds). The City Planning Commission denied the variance request; the applicant appealed and the City Council ruled in the applicant's favor. Recently, the Sacramento Waterbeds terminated business at this site and the owner has removed the non-conforming pole sign.

Applicant's Proposal:

The current request is to locate a 6' x 6' (36 sq. ft.) double-faced monument type detached sign within the 25-foot front yard landscape setback area. The sign contains eight small panels to identify individual tenants located in the complex.

The Sign Ordinance does not permit detached signs in the required front yard setback area, which is 25 feet in the M-2(S) zone. The applicant is requesting a variance to waive this restriction.

PROJECT ANALYSIS: Staff has the following comments regarding this proposal:

- A. The applicant wishes to provide tenant identification visible from Folsom Boulevard. From a street visibility standpoint, the subject site is constrained, due to the location of buildings relative to the elevated section of Highway 50 freeway as it crosses over Folsom Boulevard (refer to Exhibit A).
- B. Based upon site constraints of the development relative to visibility of buildings from Folsom Boulevard, the staff has no objection to erection of a detached monument-type sign to be located within the 25-foot landscape setback area.

However, in order to maintain clear visibility of oncoming traffic along Folsom Boulevard, the proposed sign shall be set back 15 feet from the inside edge of the sidewalk.

RECOMMENDATION: Staff recommends approval of the variance, subject to conditions and based upon Findings of Fact which follow:

Conditions

- 1. The proposed detached monument sign shall be set back 15 feet from the inside edge of the existing sidewalk.
- 2. The base of the sign shall be of adobe slumpstone or split face concrete material compatible to the main industrial buildings. The panels shall be light brown or beige in color.

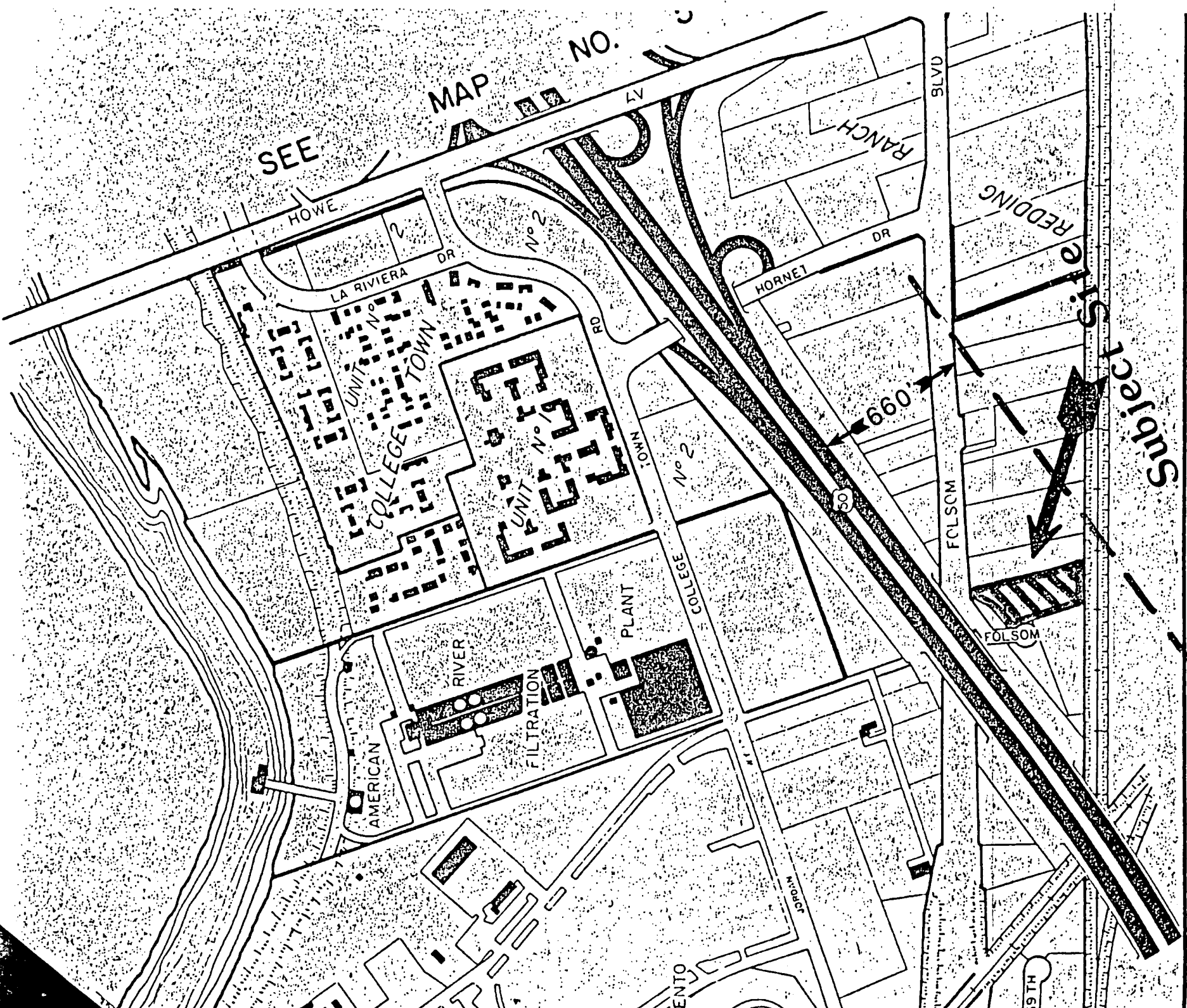
Findings of Fact

- 1. The granting of the variance is not a special privilege, in that the visibility of the buildings located on the subject site are partially constrained by the elevated section of Freeway 50 and the same variance would be appropriate for any other property owner facing a similar circumstance.

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2. The granting of the variance, as conditioned, will not be injurious to the public welfare, nor to property in the vicinity, in that the subject sign is set back sufficiently to maintain an obstructed traffic visibility.
- X 3. The project is consistent with the General Plan and Community Plan, in that the site is designated for industrial uses.

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SEE

MAP NO.

000836

P 85-005

1-10-85
1-12-84

VICINITY MAP

NO. 34

Subject Site

69 TH

REDDING

FOLSOM

FOLSOM

SLVUD

RANCH

HORNET

1500 FT

COLLEGE

PLANT

FILTRATION

RIVER

AMERICAN

LA RIVIERA

HOWE

99

99

No 2

No 2

UNIT No 1

COLLEGE TOWN

UNIT No 2

UNIT No 3

UNIT No 4

UNIT No 5

UNIT No 6

UNIT No 7

UNIT No 8

UNIT No 9

UNIT No 10

UNIT No 11

UNIT No 12

UNIT No 13

UNIT No 14

UNIT No 15

UNIT No 16

UNIT No 17

UNIT No 18

UNIT No 19

UNIT No 20

UNIT No 21

UNIT No 22

UNIT No 23

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UNIT No 31

UNIT No 32

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UNIT No 35

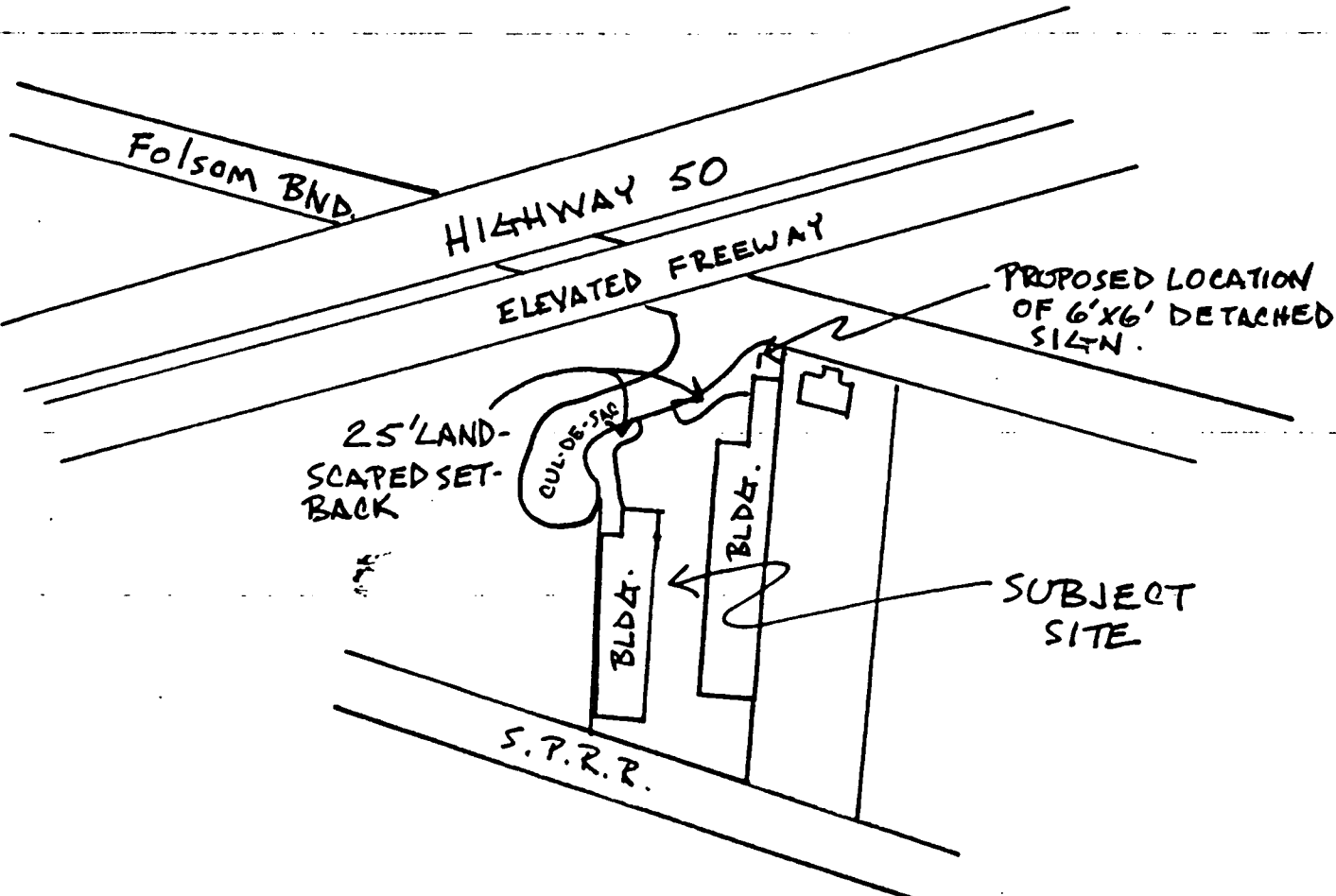
UNIT No 36

UNIT No 37

UNIT No 38

UNIT No 39

UNIT No 40



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EXHIBIT A

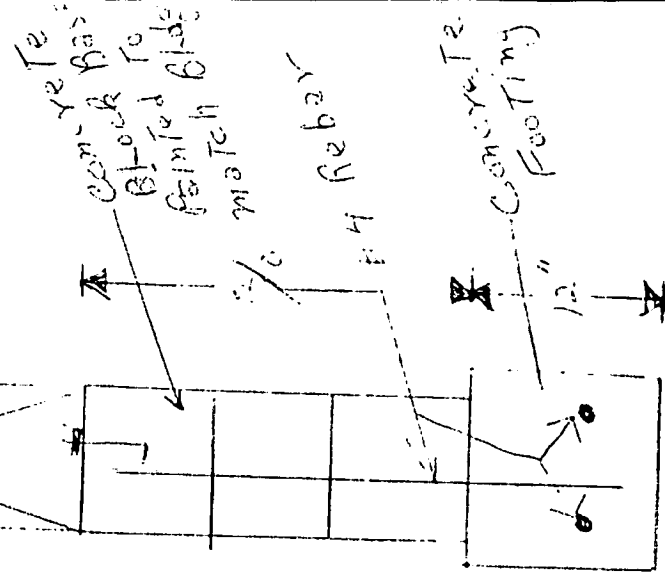
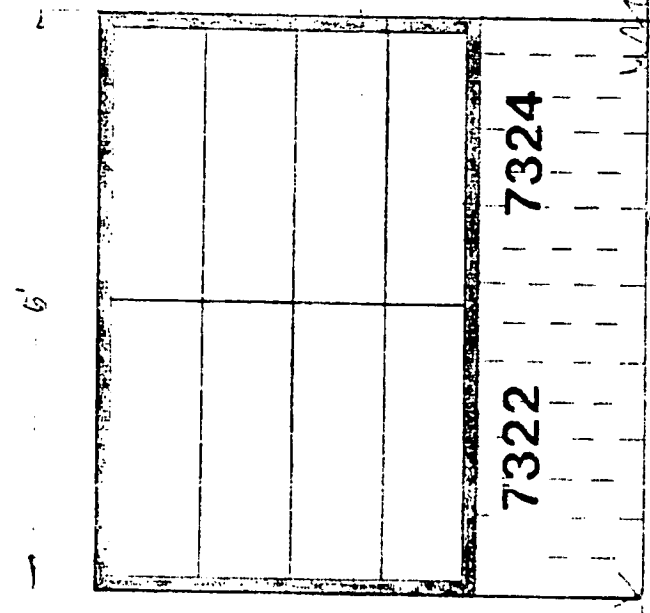
B & S Development
 7322-24 Folsom Blvd.
 Directory Sign

4/10 cabinetry
 sign

P 85005

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1-10-85



12"

Base Detail

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 THE SIGN FACTORY

EXHIBIT B

P85-005

No. 24