

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

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.

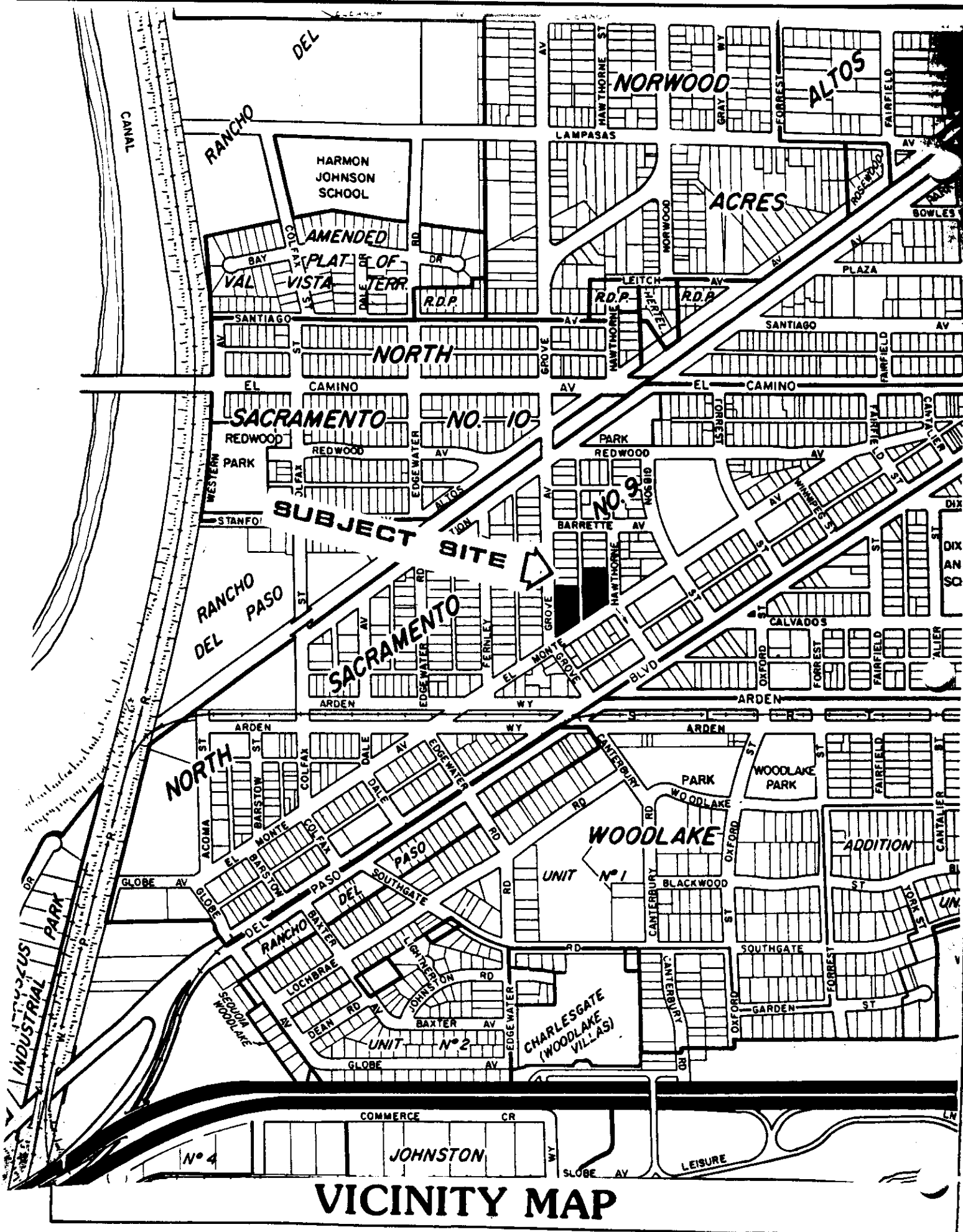
RECOMMENDATION: Staff recommends that the Planning Commission approve the special permit subject to the condition and based upon findings of fact which follow:

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.

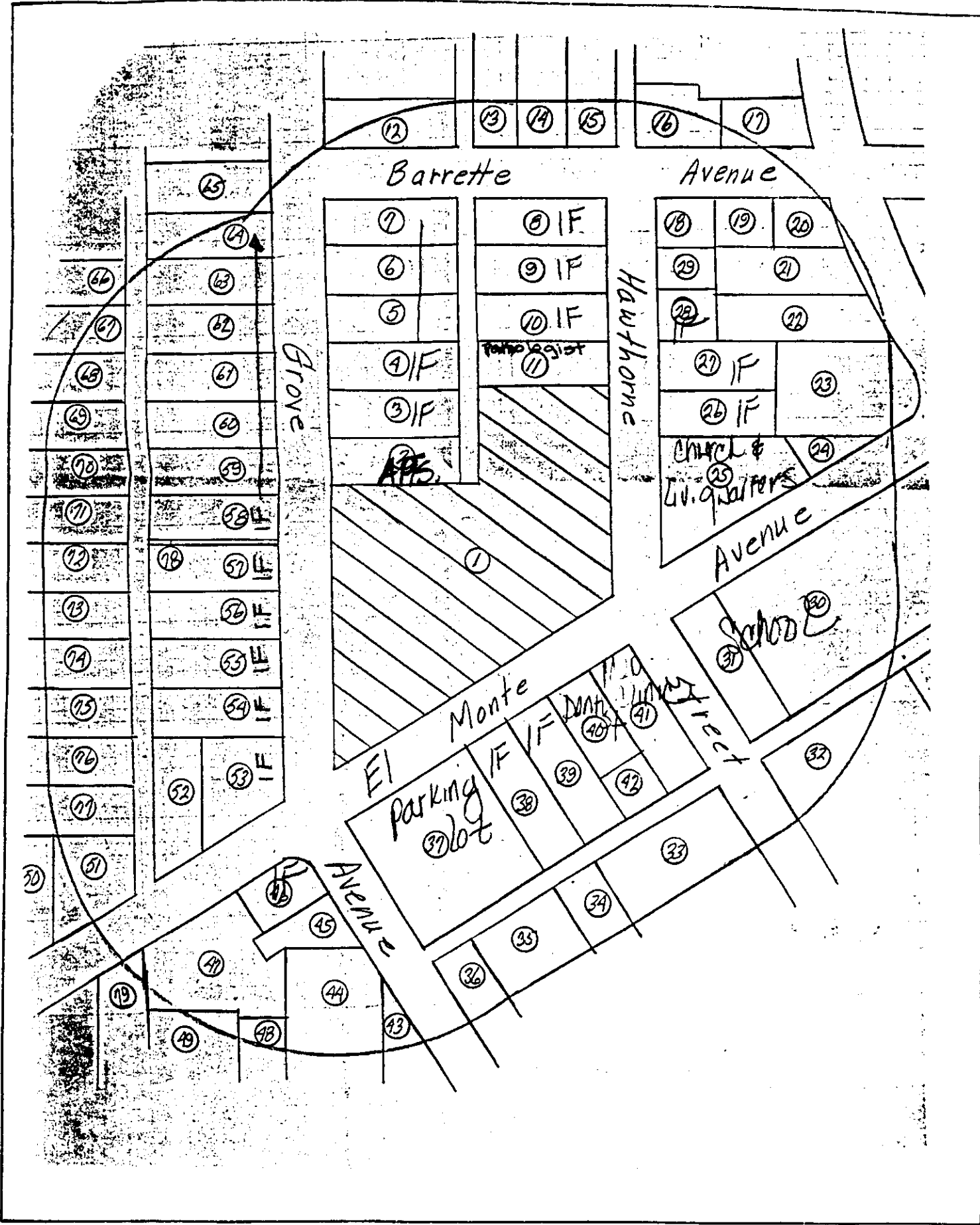


VICINITY MAP

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2-23-89

#19



LAND USE & ZONING MAP

P89-055

2-23-89

#19

EXHIBIT A
SITE PLAN

AP 88-005 K

2251 HAWTHORNE

SCALE: 1/4" = 20'

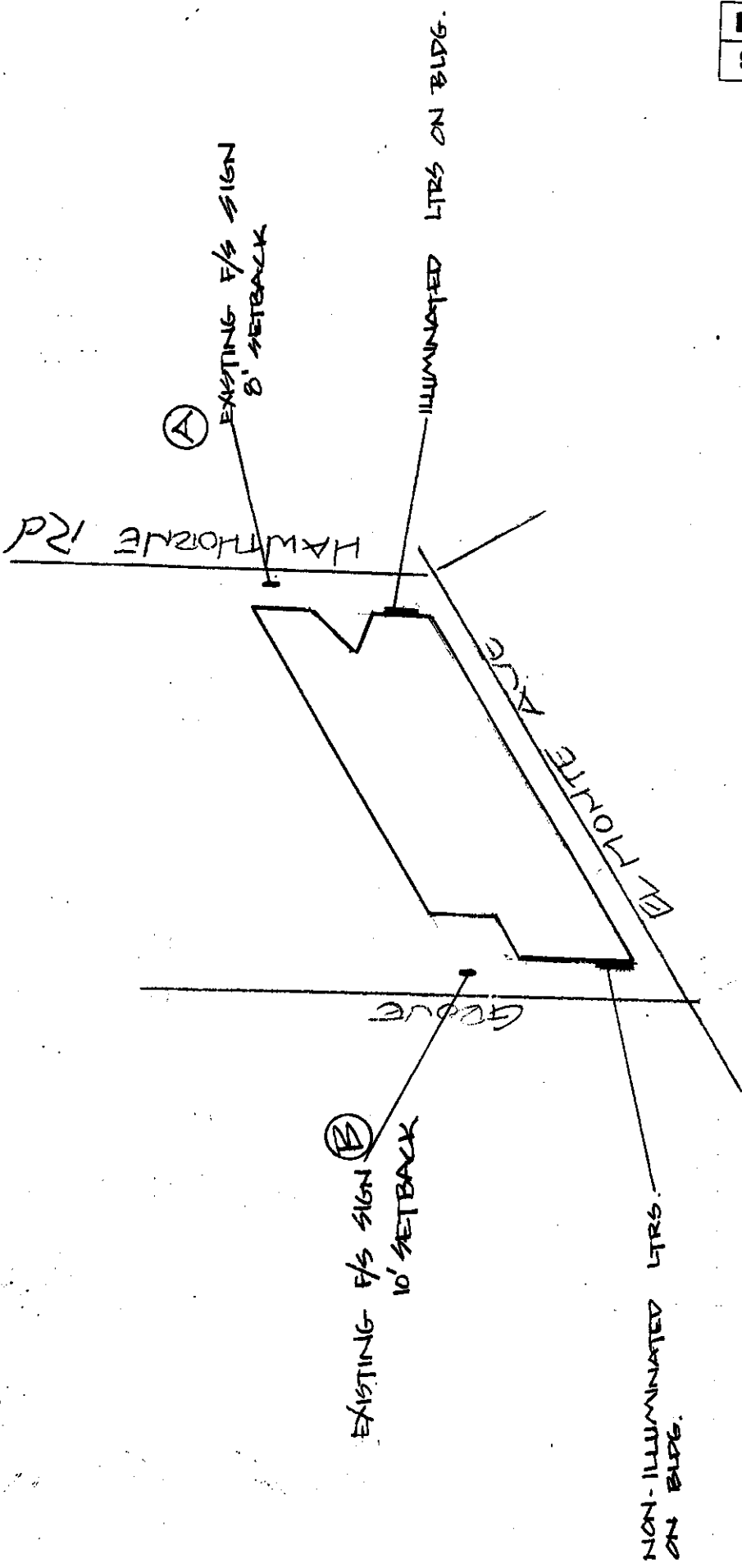
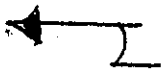
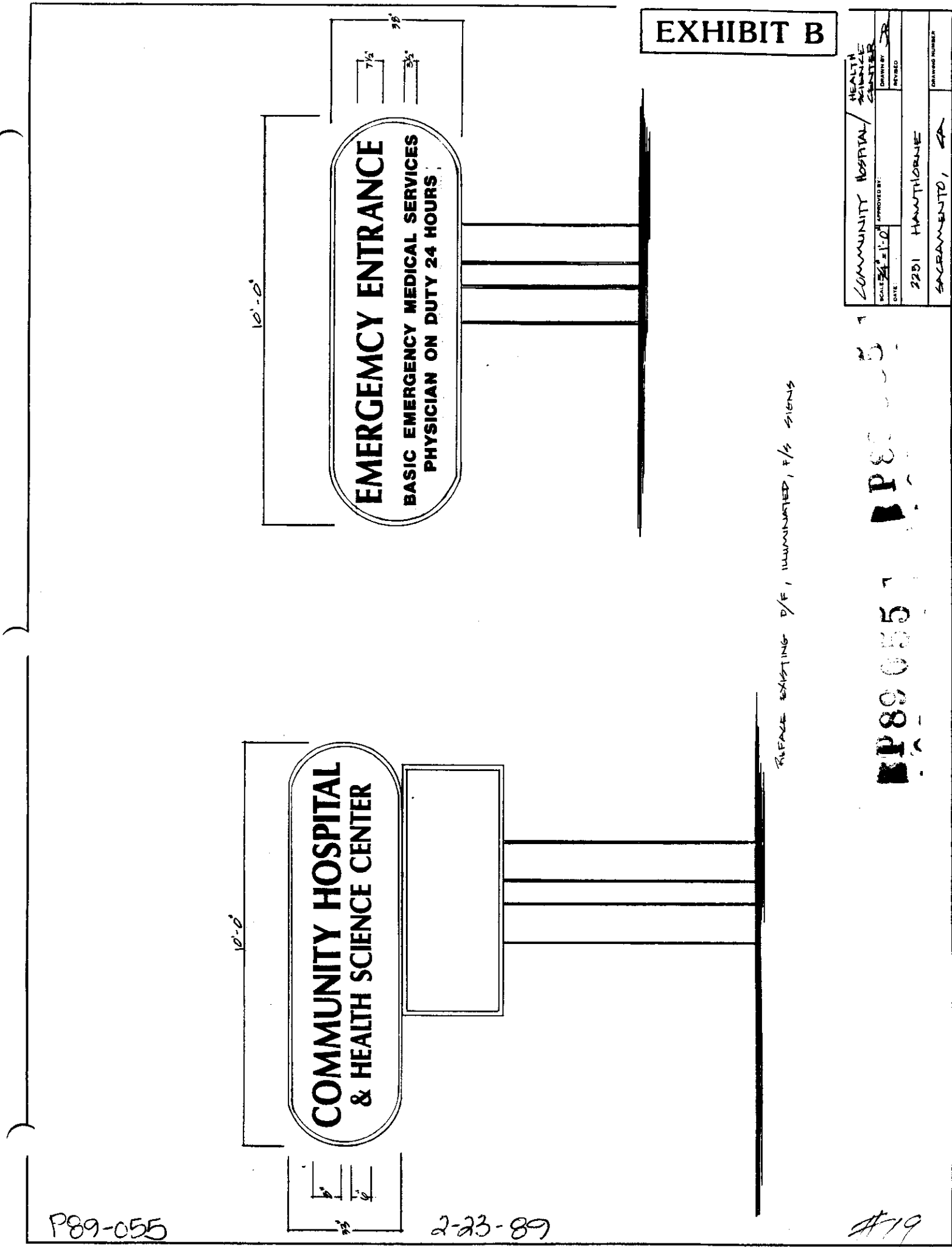


EXHIBIT B



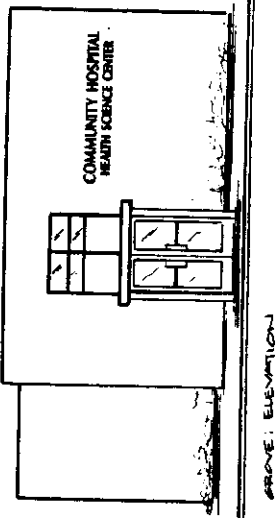
REPLACE EXISTING D/F, ILLUMINATED, F/S SIGNS

HEALTH SCIENCE CENTER	
COMMUNITY HOSPITAL	APPROVED BY: _____
SCALE: 1/4" = 1'-0"	DATE: _____
DATE: _____	REVISED: _____
2251 HAWTHORNE	
SACRAMENTO, CA	
DRAWING NUMBER: _____	

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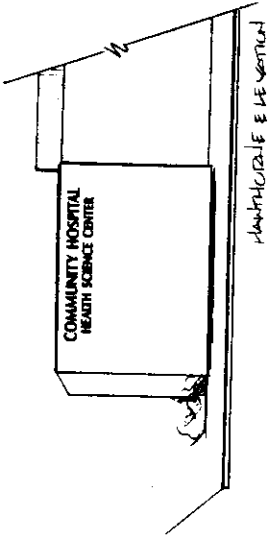
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FRONT ELEVATION

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

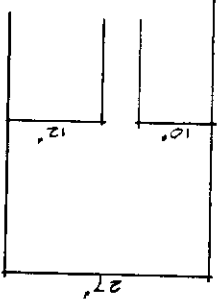


MANICURABLE ELEVATION

18'-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 FLEXIGLAS. OIS WHITE
DETAILS; 1/2" BRONZE ALUMINUM RETIARDS WITH 3/4"
ILLUMINATION; 15 MIL HEAT ILLUMINATION.

OR TAPERED
FRAME, 85% FORCED LENGTH

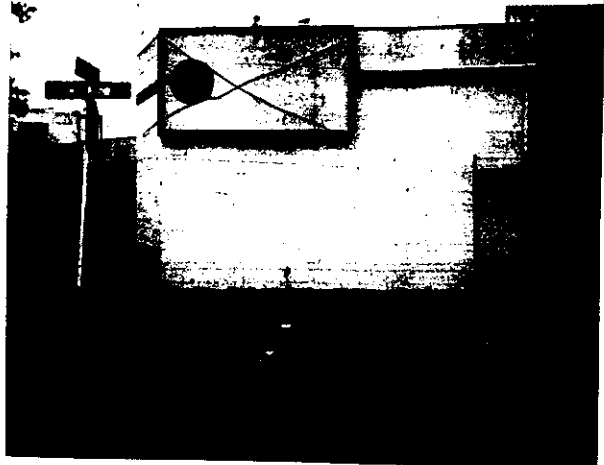
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2-23-89

COMMUNITY HOSPITAL HEALTH SCIENCE CENTER	
SCALE NOTED	APPROVED BY:
DATE 12-05-88	DRAWN BY
	REVISED
3051 KAWTHORNE STREET SACRAMENTO, CA	
	DRAWING NUMBER

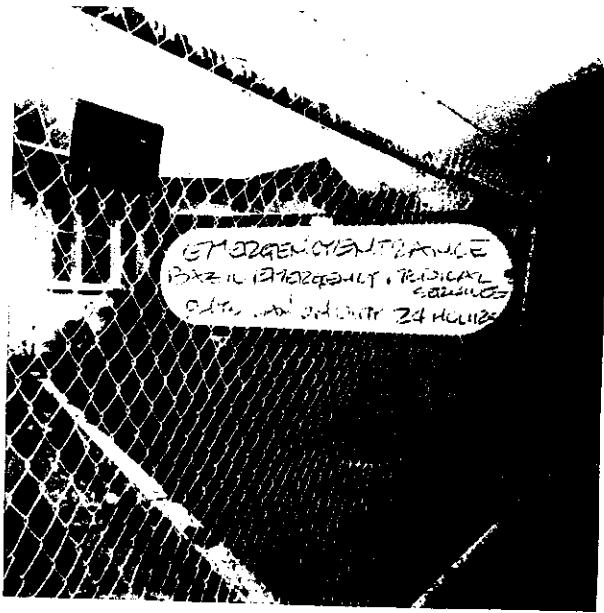
BP

#19



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Handwritten notes in the right margin, possibly describing the location or subject of the photos.



Grove

HAWTHORNE

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