

**CITY PLANNING COMMISSION**  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT</b> Wade McClure, 1026 San Miguel Road, Concord, CA 94518
<b>OWNER</b> Creekside Commercial Association, 3907 Rosemead Bl #200, Rosemead, CA 91770
<b>PLANS BY</b> Bill Moore & Associates, 1057 Solano Avenue, Albany, CA 94706
<b>FILING DATE</b> 10-23-90 <b>ENVIR DET</b> Categorical Exemption 15311 (a) <b>REPORT BY</b> DTH
<b>ASSESSOR'S PCL. NO.</b> 118-0290-002-0000

- APPLICATION:**
- A. Variance to allow a third attached sign in the Neighborhood Commercial (C-1) zone - Creekside Village Planned Unit Development {PUD}.
  - B. Variance to allow one attached sign oriented towards the freeway to exceed the allowable height from 20 feet to 23.5 ± feet.

**LOCATION:** 7778 La Mancha Way

**PROPOSAL:** The applicant is requesting the necessary entitlements to allow a third attached sign in the Neighborhood Commercial (C-1) zone and to allow an attached sign to exceed the allowable 20 ft. height limit by 3.5 additional feet.

**PROJECT INFORMATION:**

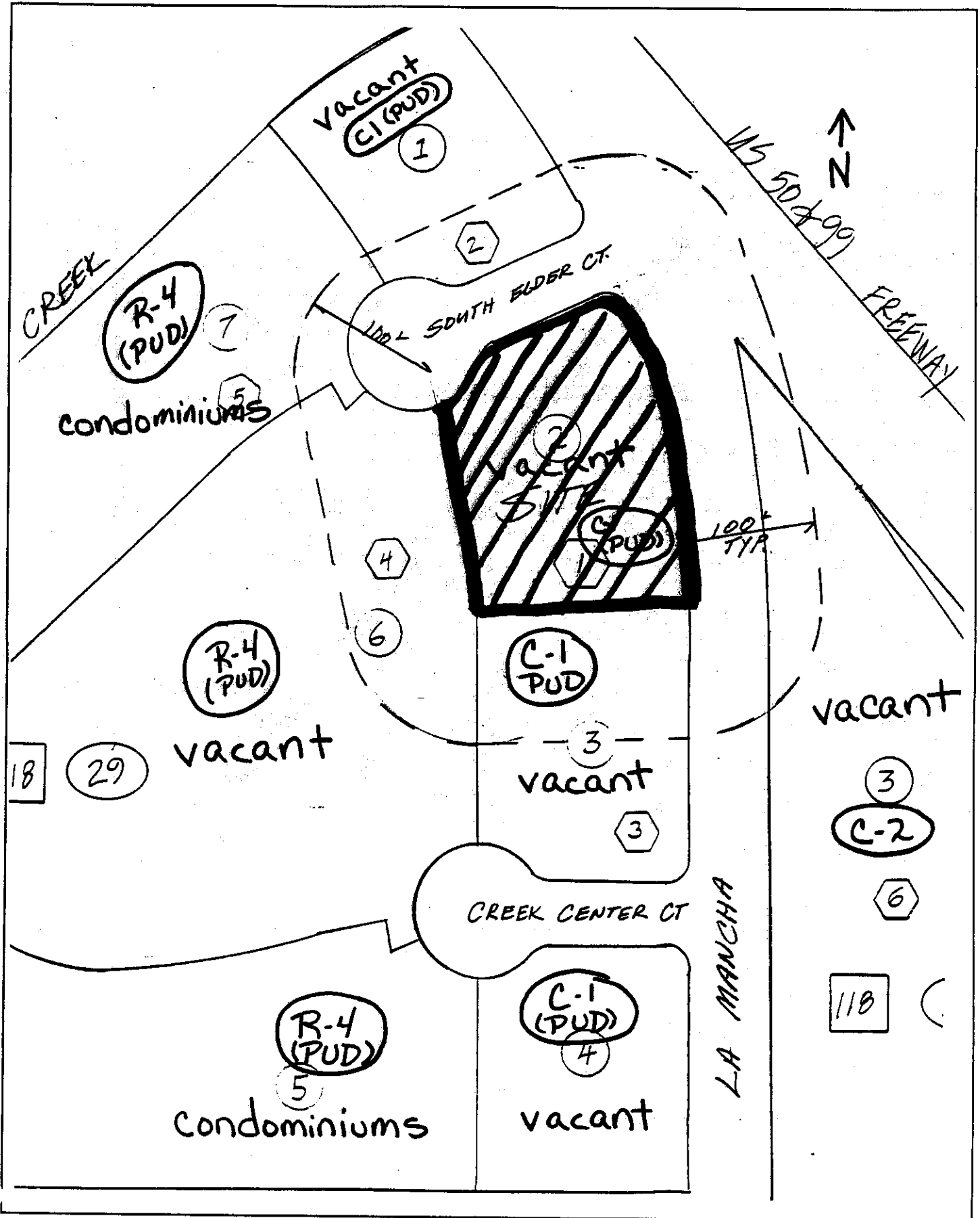
1988 General Plan Designation: Community/Neighborhood Commercial & Offices  
1986 South Sacramento Community  
Plan Designation: General Commercial  
Existing Zoning of Site: Neighborhood Commercial - Planned Unit Development (C-1{PUD})  
Existing Land Use of Site: Vacant

**Surrounding Land Use and Zoning:**

North: Vacant and Elder Creek: C-1 {PUD} & R-1  
South: Vacant: C-1 {PUD}  
East: Freeway and Vacant: C-2  
West: Seniors' Apartments: R-4 {PUD}

Property Dimensions:	178.75± x 273.82±
Property Area:	.98± acres
Height of Building:	One Story (35 ft. to top of tower)
Square Footage of Restaurant:	5,200 sq. ft.
Approved Seating Capacity:	180
Sign Dimensions:	5'4" x 8' (all 3 signs)
Sign Area:	42.6± sq. ft. (each sign)
Sign Materials:	Plexiglass
Sign Colors:	Red, White and Green

- b. allowing signage to exceed the maximum allowed number and height in the Creekside Village PUD would set a precedence for the surrounding retail/commercial uses.
  - c. uses with similar circumstances have not been granted variances for increased height and number of signs.
3. Granting the variance would be detrimental to the public welfare in that it would encourage further variance requests for additional signs and signs which exceed the allowable height limit which are not necessary for identification purposes.



**LAND USE & ZONING MAP**