

P94-035 - Creekside Oaks Sign Variance Project

- REQUEST:
- A. Variance(from the City's Sign Ordinance which allows one attached sign per parcel) to allow one additional attached sign for a building in the Creekside Oaks PUD *at 1740 Creekside Oaks Drive.*
 - B. Variance(from the Creekside Oaks PUD Guidelines which allow one attached sign per street frontage) to allow one additional attached sign *at 1740 Creekside Oaks Drive.*
 - C. Variance(from the City's Sign Ordinance) to allow one additional attached sign *at 1750 Creekside Oaks Drive.*
 - D. Variance(from the Creekside Oaks PUD Guidelines) to allow one additional attached sign *at 1750 Creekside Oaks Drive.*

LOCATION: 1740 and 1750 Creekside Oaks Drive
APN: 274-0410-014, & -013
South Natomas Community Plan Area
Grant Joint Union School District
Council District 1

APPLICANT:	Pacific Neon Gary Yuke (916) 927-0527 P.O. Box 15100 Sacramento, CA 95851
OWNER:	1740 and 1750 Creekside Oaks Investors c/o KCS Properties Inc. 7919 Folsom Boulevard #300 Sacramento, CA 95826
APPLICATION FILED:	March 29, 1994
STAFF CONTACT:	Hilary Perry, 264-5698

SUMMARY/RECOMMENDATION: The Pacific Neon Company has submitted an application to the City of Sacramento for the necessary entitlements to bring the signs associated with 1750 Creekside Oaks Way into compliance and for an additional sign to be allowed at 1740 Creekside Oaks Way. The building located at 1750 has two existing signs; Nolte and Associates has a sign located on the northeast corner of the building, while Accordia has a sign located on the northwest corner of this building. Both of the signs at 1750 Creekside Oaks Drive face Creekside Oaks Drive. Presently MCI has a sign on the east side of 1740 Creekside Oaks Drive facing Creekside Oaks Drive and Honeywell would like to have a sign located on the west side of the building facing Truxel Road.

Staff recommends approval of the project. The structure at 1750 Creekside Oaks Drive is very long and the building facade is varied which gives the building the appearance of being more than one building. At 1740 Creekside Oaks Drive, the proposed additional sign (for Honeywell) will be located on the opposite side of the building from the existing MCI sign. Two signs are allowed on corner parcels that have two frontages and two accesses. In essence, the building is on a corner lot, however access is only available from Creekside Oaks Drive. The size of the proposed additional signage is not in excess of what is allowed by the PUD Guidelines. Staff recommends approval of the project based upon the above discussed facts.

PROJECT INFORMATION:

General Plan Designation:	Community Neighborhood Commercial and Offices
Community Plan Designation:	Office/Office Park
Existing Land Use of Site:	Office building development
Existing Zoning of Site:	OB-PUD (Creekside Oaks)

Surrounding Land Use and Zoning:

North: Residential; R-3-PUD
 South: American River Parkway; ARP-F
 East: Multi-family Residential; R-2A-PUD
 West: Office; OB-PUD

Property Dimensions:

Property Area:

02116

Irregular

1740 Creekside Oaks Drive/3.5± net acres
 1750 Creekside Oaks Drive/3.8± net acres

Height of Existing Offices:

2 stories

Number of Existing Signs:

1750 - Two attached

1740 - One attached

Number of Proposed Signs:

One Additional Attached - 1740 Creekside Oaks Drive

Square Footage of Proposed Sign:	60 square feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED:

In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Sign Permit	Building Division

BACKGROUND INFORMATION:

On December 18, 1984, the City Council adopted the Creekside Oaks Planned Unit Development Guidelines (P83-124). A total of 430,000 square feet of office space was approved. On August 22, 1989, the City Council approved the entitlements to allow the construction of one office buildings at 1740 and one office building at 1750 Creekside Oaks Drive (P89-162). On October 5, 1992, the Planning Director approved a Special Permit to reduce the minimum allowable lease space (2,500 sq. ft.) for three individual office tenants (P92-256).

Currently, the building at 1750 Creekside Oaks Drive has two attached signs and the building at 1740 Creekside Oaks Drive has one sign. The existing signs provide the tenant names. The subject variances propose to bring the second existing attached sign at 1750 Creekside Oaks Drive into conformance and to add an additional attached sign on the structure at 1740 Creekside Oaks Drive.

STAFF EVALUATION:**A. Policy Considerations**

The existing office development conforms to the General Plan designation of Regional Commercial and Offices. In addition, the site is designated for office use within the Creekside Oaks Planned Unit Development (PUD). The applicant's request is to allow additional signage on two developed parcels within the PUD.

The number of signs existing at 1750 Creekside Oaks Drive and being proposed by the applicant

to be associated with 1740 Creekside Oaks Drive is not in conformance with the Creekside Oaks PUD Guidelines or with the City of Sacramento Sign Ordinance. Therefore, Variances are required for both addresses.

The existing attached (MCI) sign on 1740 Creekside Oaks Drive is only visible from Creekside Oaks Drive and the proposed additional signage will only be visible from Truxel Road. The PUD Guidelines allow for 248 square feet of signage on the building at 1740 Creekside Oaks Drive. The MCI sign is 27 square feet in area and the proposed Honeywell sign is 60 square feet in area. With approval of the variance for an additional sign, the total sign square footage at 1740 Creekside Oaks Drive will be 87 square feet. Therefore, the size of the proposed additional sign and the existing signs together (87 square feet) is consistent with the Creekside Oaks PUD sign guidelines (which allow a maximum of 248 square feet of sign area) and the City of Sacramento Sign Ordinance (which allows a maximum of 300 square feet of sign area). Two signs, one for Nolte and Associates and one for Accordia, presently exist on the building at 1750 Creekside Oaks Drive. However, the structure at 1750 Creekside Oaks Drive is very long and the building facade is varied which gives the building the appearance of being more than one building.

B. Site Plan Design/Zoning Requirements

1. Setbacks

There are no proposed increases in the total building square footage. This proposal will not result in changes in existing setbacks. Additional parking is not required because the subject proposal does not involve a change in the type of use.

2. Signage

Currently, 1750 Creekside Oaks Drive has two existing attached signs. At 1740 Creekside Oaks Drive there is one existing attached sign and the applicant is proposing an additional attached sign. The existing signs provide and the proposed sign will provide the tenant names. The existing attached signage for 1750 Creekside Oaks Drive is for Nolte and Associates and Accordia. This signage is visible from Creekside Oaks Drive. The applicant is requesting two variance to bring this signage into conformance with the PUD Sign Guidelines and the Sign Ordinance. At 1740 Creekside Oaks Drive there is an existing sign for MCI which is visible from Creekside Oaks Drive. The applicant is proposing to erect a sign for Honeywell that will face and be visible only from Truxel Road.

Staff supports the Variance to allow the additional attached signage for the following reasons:

- The proposed signage is located inside the "upper sign area";
- The height of the proposed signage will not exceed 10 percent of the "upper sign area" nor will the length exceed 30 percent of the length of the linear building face on which it is affixed;
- The proposed signage will only consist of a company name;
- It is proposed that the signage be reverse pan channel to create a halo back lighted effect and will not produce a glare on other properties in the vicinity;
- The source of light for the sign will not be visible from the adjacent properties or public streets.

PROJECT REVIEW PROCESS:

A. Environmental Determination

This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15311{a}).

B. Public/Neighborhood/Business Association Comments

The proposed project application packet was sent to the surrounding land owners within a 500 foot radius of the project site and to the Natomas Community Association. No comments were received.

C. Summary of Agency Comments

The proposal was routed to the City's Traffic Engineer, Engineering Development Services Section, Building Division, and Utility Department. No comments were received.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny the requested Variances. The decision of the Planning Commission may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

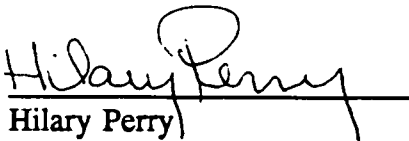
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RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

- A. Adopt the attached Resolution approving the Variances to allow additional attached signage on two parcels in the Office Building Planned Unit Development (OB-PUD) zone.

Report Prepared By,


Hilary Perry
Assistant Planner

Report Reviewed By,


Scot Mende
Senior Planner

Attachments

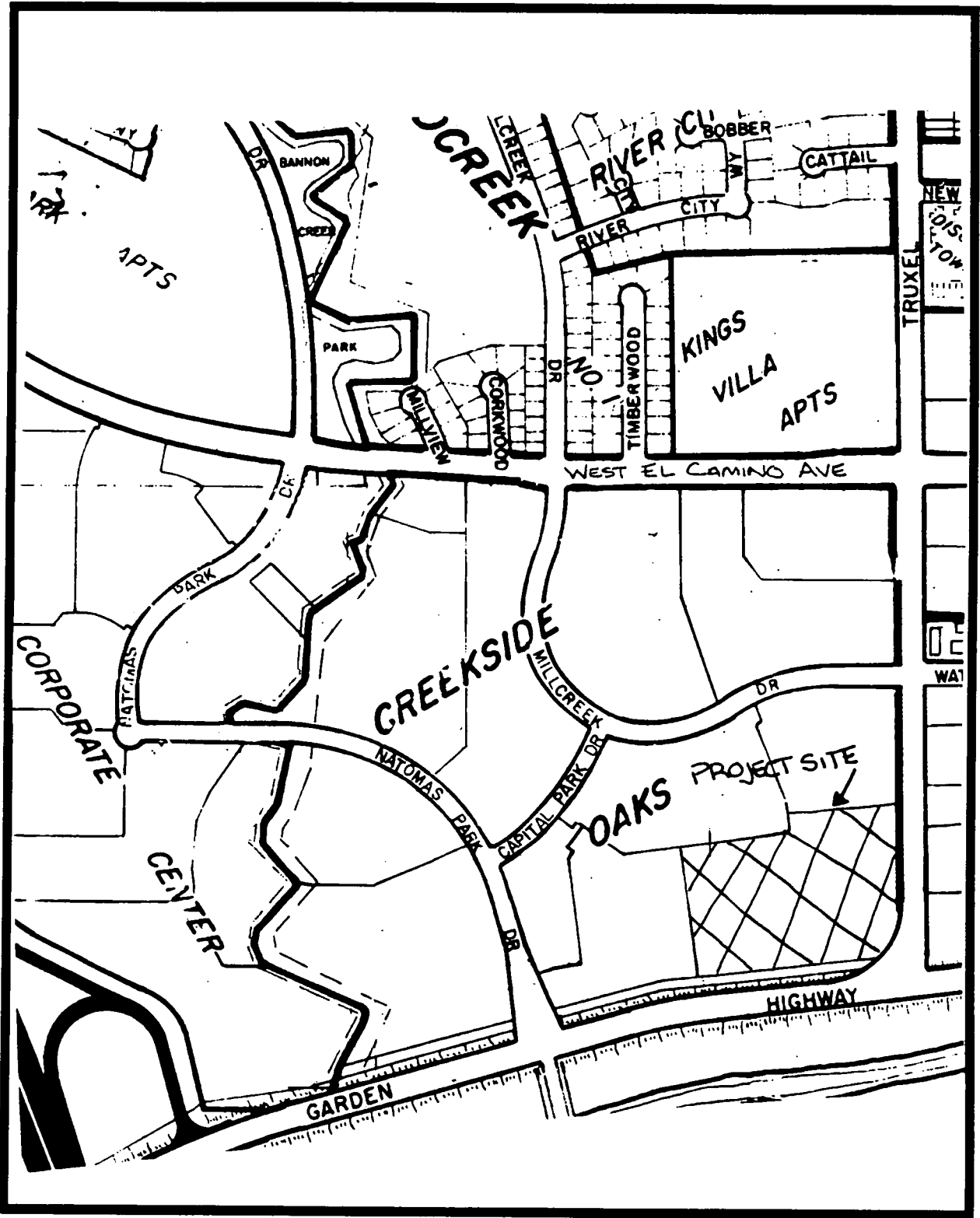
Attachment 1	Vicinity Map
Attachment 2	Land Use and Zoning Map
Attachment 3	Resolution Approving the Variances
Exhibit 3-A	Site Plan
Exhibit 3-B	Sign Detail

ATTACHMENT 1

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VICINITY MAP

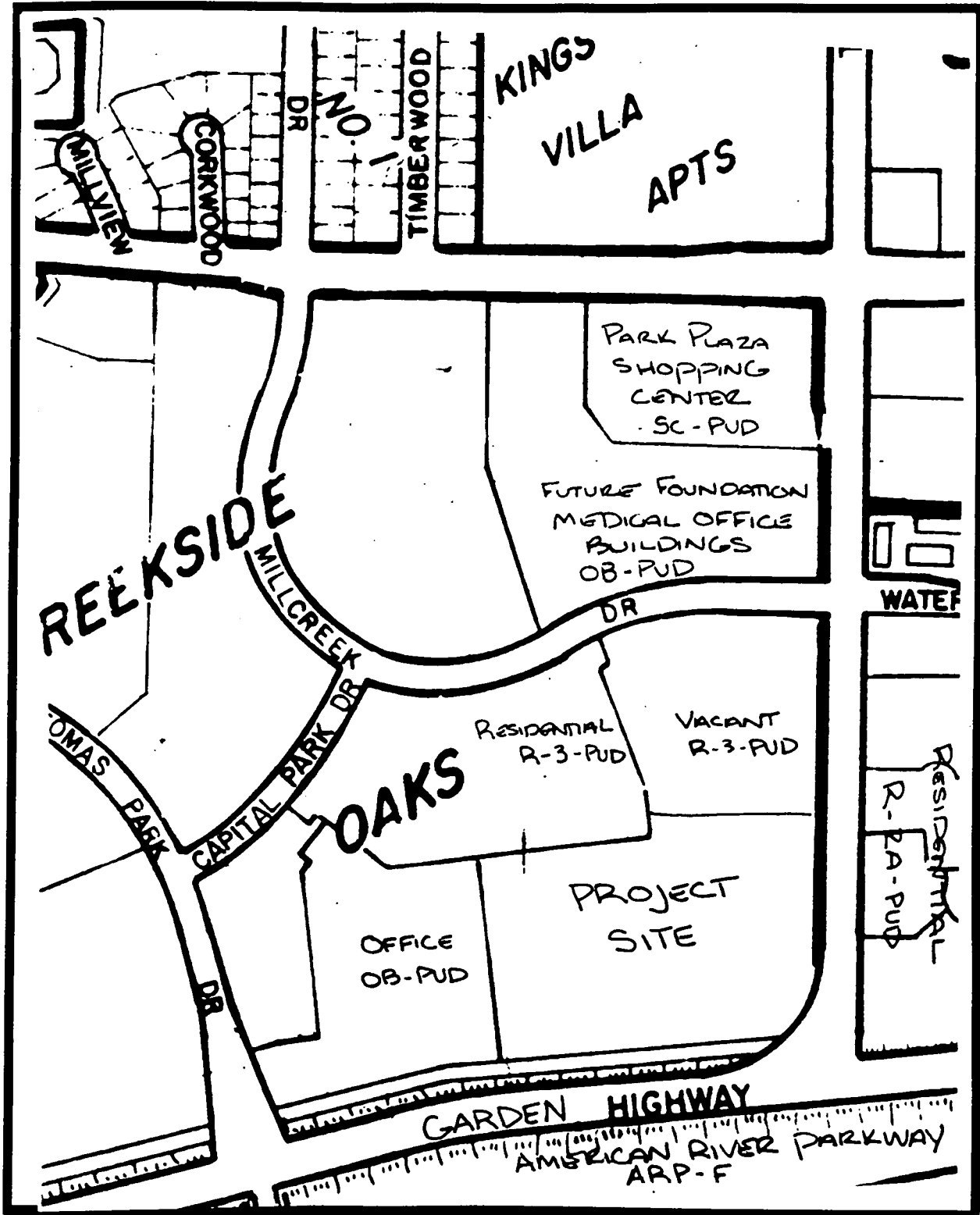
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ATTACHMENT 2

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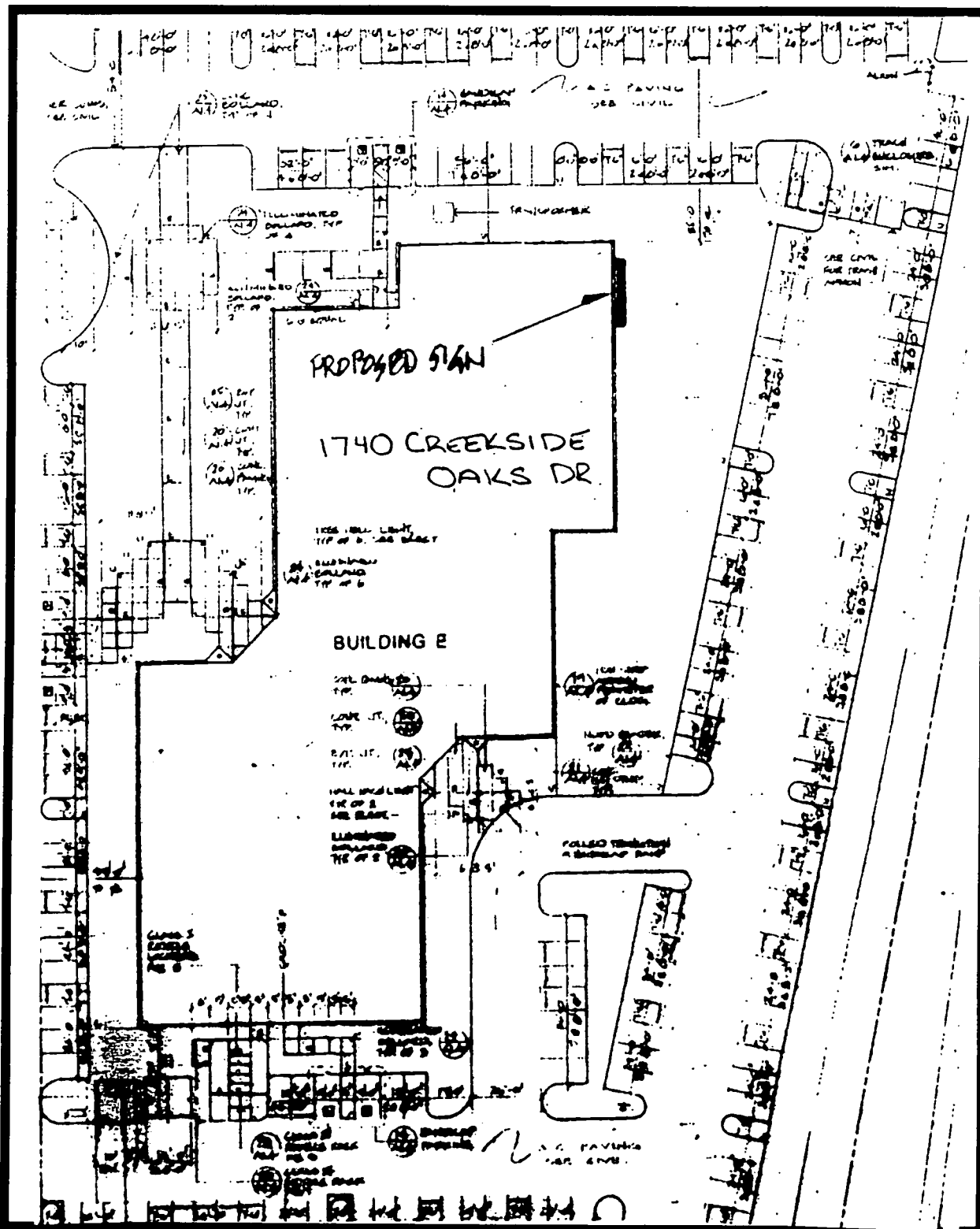
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LAND USE AND ZONING MAP

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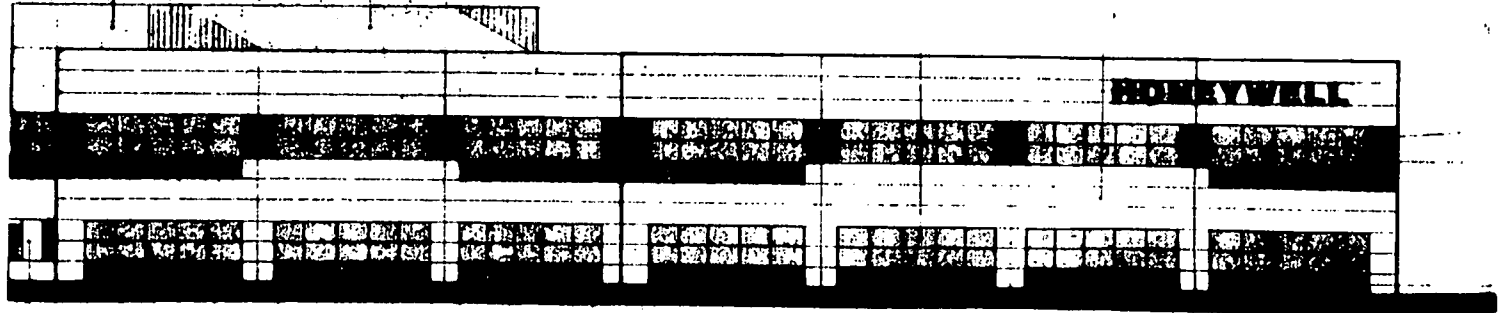
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SITE PLAN

30'-0"

HONEYWELL

REVERSED PAN CHANNEL LETTERS, WITH HALO LIGHTING.
FINISH SEMI GLOSS BLACK TRANSFORMERS AND RACEWAY BEHIND WALL



02124

SIGN DETAIL