

RESOLUTION NO. 1922

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF MARCH 14, 1996

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A VARIANCE FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF NORWOOD AND JESSIE AVENUES

(P95-124) (APN: 237-010-035)

WHEREAS, the City Planning Commission on March 14, 1996, held a public hearing on the request for approval of a variance to locate an off-site sign for property located at the above described location;

WHEREAS, this project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15311);

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

WHEREAS, the Planning Commission adopts the following findings of fact for the variance:

1. Granting the variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances.
2. Granting the variance would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. the off-site signage will be shared with an existing pole sign and will minimize sign clutter and excessive signage;
 - b. the off-site signage will be in scale and balance with the existing pole sign and compatible with the overall sign design; and
 - c. the off-site signage will be in lieu of a monument sign on the commercial site.

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3. Granting the variance does not constitute a use variance in that off-site signs are allowed in the General Commercial (C-2) zone.
4. The project is consistent with the General Plan and North Sacramento Community Plan which designate the site for commercial uses.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The variance for the proposed off-site sign is hereby approved, subject to the following conditions:
 - a. Interim use of the off-site sign shall be prohibited by the existing McDonald's Restaurant use and any short term activity at the vacant site.
 - b. Monument signs shall be prohibited on the vacant commercial lot (APN: 237-010-036). If the off-site sign is not pursued, the future commercial tenant may place a monument sign on the C-1 parcel subject to compliance with the City's Sign Ordinance for signage in the C-1 zone.
 - c. The off-site sign shall be limited to the identification of one tenant and/or the name of the commercial center.
 - d. The proposed off-site sign materials, size and location shall comply with the approved elevations and site plan attached as Exhibits C-1 & C-2.
 - e. Sign permits shall be obtained for the off-site sign and any future on-site signage on the commercial (C-1) zoned parcel.


CHAIRPERSON

ATTEST:


SECRETARY TO PLANNING COMMISSION