

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Schools Federal Credit Union - P.O. Box 41439, Sacramento, CA 95841				
OWNER	Schools Federal Credit Union - P.O. Box 41439, Sacramento, CA 95841				
PLANS BY	Sharon Unciano				
FILING DATE	3-10-89	ENVIR. DET.	Exempt 15301(a)	REPORT BY	BW:sg
ASSESSOR'S PCL. NO.	025-033-031.020				

APPLICATION: Variance to reface an existing 26' high, 75+ sq. ft. off-site pole sign on 1.6+ developed acres in the General Commercial (C-2) zone.

LOCATION: 1631 Claudia Drive

PROPOSAL: The applicant is requesting the necessary entitlements to replace an existing pole sign for the identification of Schools Federal Credit Union.

PROJECT INFORMATION:

General Plan Designation:	Community Neighborhood Commercial & Office
Existing Zoning of Site:	C-2(EA-4)
Existing Land Use of Site:	Existing pole sign for credit union & Burger King restaurant

Surrounding Land Use and Zoning:

North: Mobil gas; C-2
South: 1st National Bank; C-2
East: Commercial; C-2
West: Credit union/residential; C-2

Property Dimensions:	Irregular
Property Area:	1.6+ acres
Square Footage of Sign:	8'3-1/4" x 9'11"
Height of Sign:	26' high
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Sign Materials:	Illuminated/light gray, dark taupe & burgundy

PROJECT INFORMATION: Staff has the following information:

A. Land Use and Zoning

The subject site consists of one parcel totaling 1.6+ developed acres in the General Commercial (C-2) zone. A Burger King restaurant and the proposed 26' high pole sign are located on the subject site (APN: 025-033-020). Surrounding land uses and zoning include: a mobile gas station to the north, 1st National Bank to the south, commercial to the east and a vacant parking lot and the Schools Federal Credit Union to the west. The surrounding area is zoned General Commercial (C-2). The General Plan designates the site for Community Neighborhood Commercial and Office.

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B. Applicant's Proposal

The applicant is proposing to reface an existing non-conforming pole sign to identify the Federal Credit Union located to the rear of the proposed sign. Currently the credit union is situated on parcel 31 and the proposed sign is located on parcel 20 (see Exhibit A). The proposed sign is approximately 26' in height and is 75 sq. ft. (8'3-1/4" x 9'11"). "Schools Federal Credit Union" is currently identified on the pole sign.

C. Staff Analysis

The applicant is requesting a variance to reface an illegal non-conforming sign. The sign is a pre-existing sign located on Freeport Boulevard. The sign has been advertising the Federal Credit Union business for over a year. The Federal Credit Union currently occupies the building. Crossroads Twin Cinemas previously occupied the building and the existing pole sign identified that use.

The proposed sign is visible for those vehicles traveling north and south on Freeport Boulevard. Existing commercial businesses along Freeport Boulevard are also identified on individual pole signs. There are no detached signs on the subject site which the Credit Union building is located. In addition, the business has no frontage off of Freeport Boulevard (see Exhibit A). Staff, therefore, feels that the proposed sign is necessary since the use does not have street frontage.

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 to work and as an attraction to non-residents who come to visit and trade." The proposed off-site sign does not exceed the maximum square footage (300 sq. ft.) nor the maximum height limit (35' high) required by the sign ordinance. The proposed sign will not alter the characteristics of an off-site pole sign. Staff, therefore, recommends approval of the variance request.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301(a)).

RECOMMENDATION: Staff recommends that the Planning Commission approve the variance subject to conditions and based upon findings of fact which follow:

Conditions

1. Any future refacing of the pole sign shall be reviewed and approved by the Planning Director prior to issuance of sign permits.
2. The applicant shall obtain a sign permit from the Planning and Development Department.

Findings of Fact

1. The variance requests will not constitute a special privilege extended to one property owner in that:

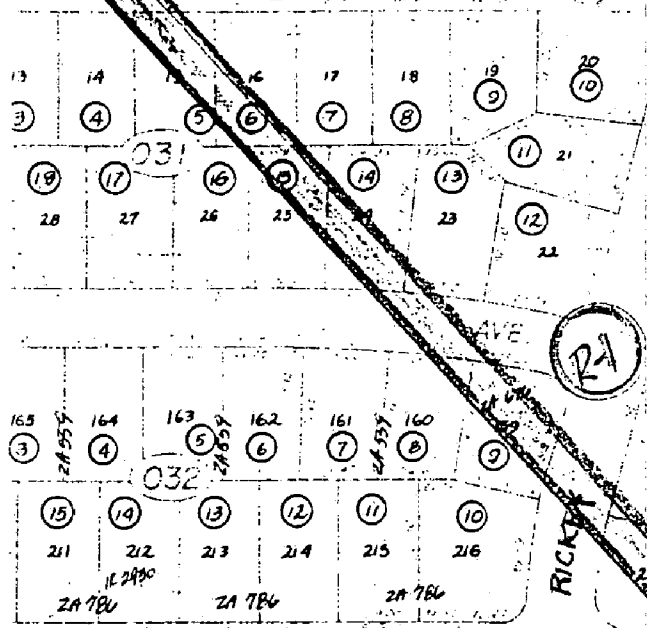
any other property owner facing similar circumstances would be granted a variance.
2. The variance requests will preserve and improve the appearance of the city, in that the proposed off-site pole sign will be visually attractive; and the proposed sign is in accordance with the sign ordinance.
3. The variance is 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 to work and as an attraction to nonresidents who come to visit and trade."

FOR CITY & CORUM VILLAGE
Bk 17

RD

EAA

FRUITRIDGE



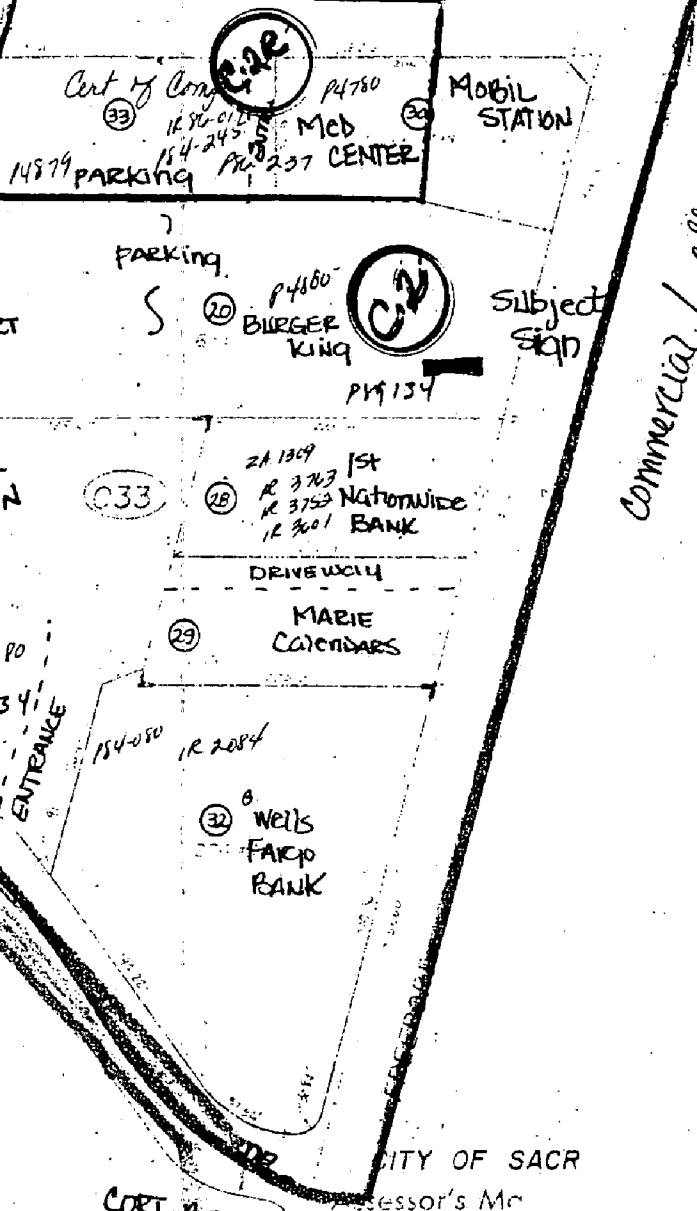
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office

CLAUDIA
RESIDENTIAL



Commercial

CITY OF SACR
Assessor's Map
County

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LAND USE & ZONING MAP

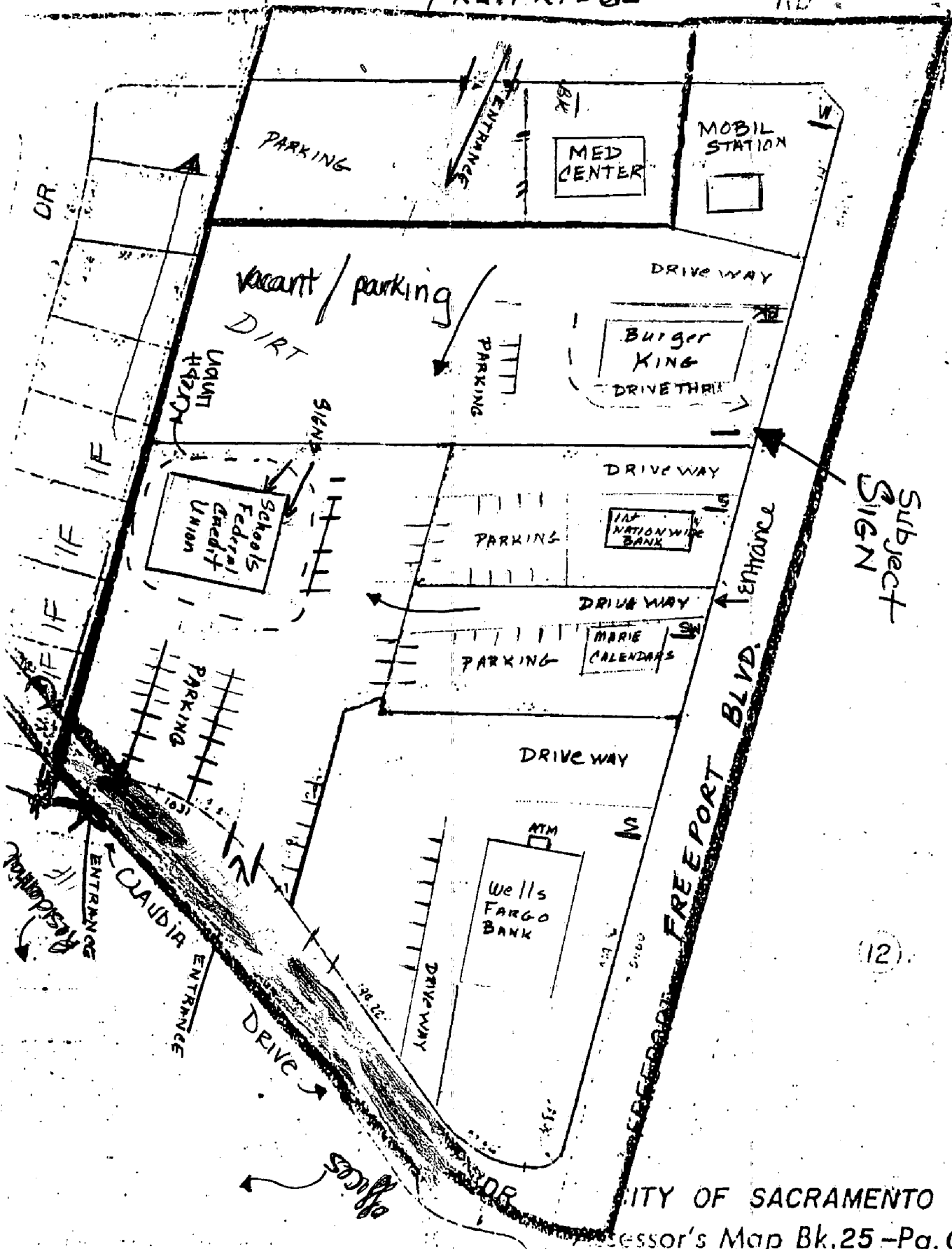
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8

FRUIT RIDGE RD

RD



Subject SIGN

CITY OF SACRAMENTO
Assessor's Map Bk. 25 - Pg. 03

(12)

SCHOOLS
FEDERAL
CREDIT
UNION

CHARTERED IN 1933 AS THE ORIGINAL
SACRAMENTO TEACHERS CREDIT UNION

8'-3/4"

1 1/2"
1 1/2"

7'-11"

NEW FACES FOR
EXISTING POLE SIGN

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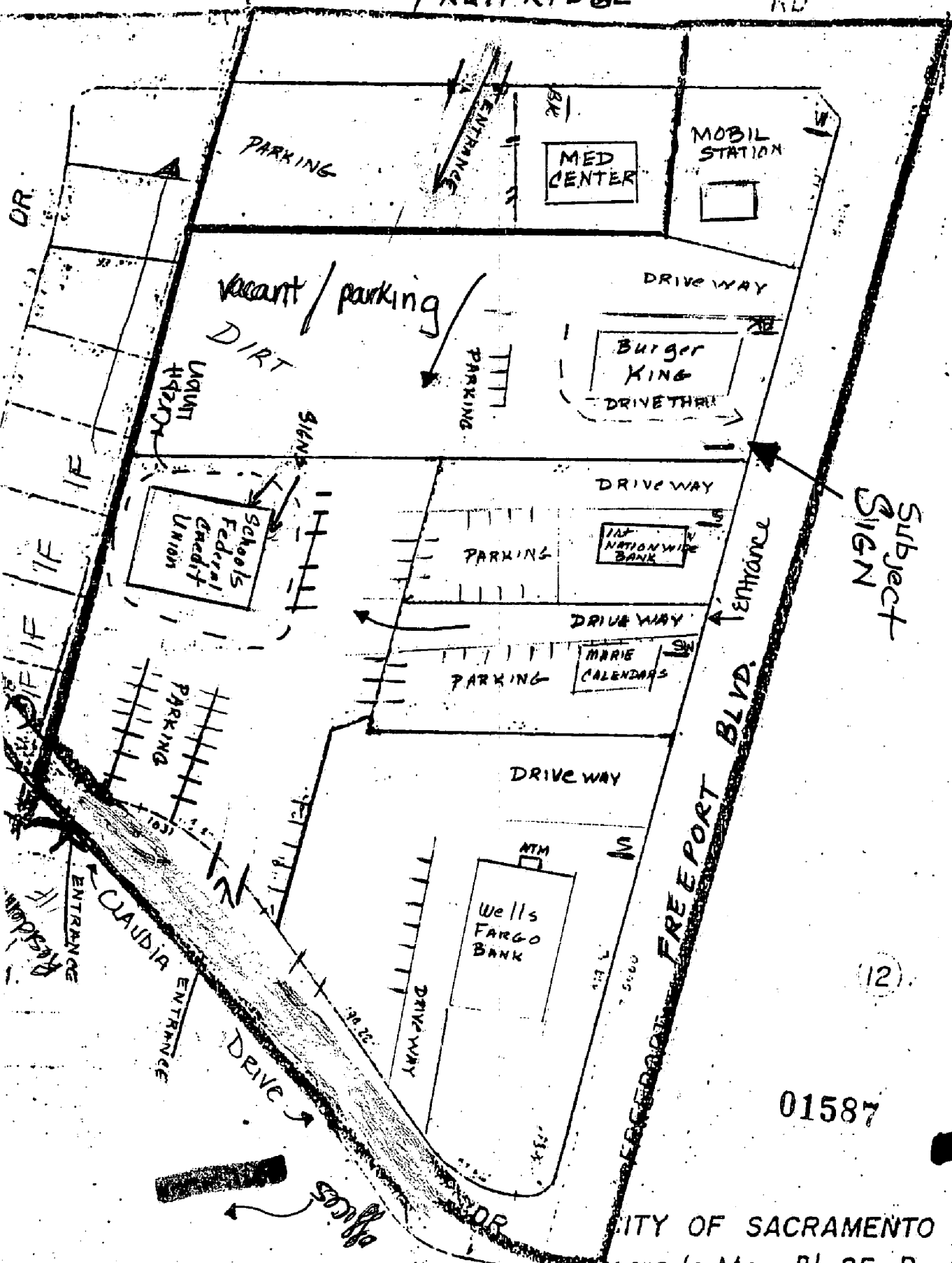
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WESTERN SIGN CO.
7500 GREEN VALLEY ROAD

FRUIT RIDGE RD



Subject SIGN

(12)

01587

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County of Sacramento, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.