

In the matter of the decision of the City )  
Planning Commission to approve a variance )  
to allow two existing apartment project )  
identification signs less than 10 feet )  
from the public right-of-way on 16+ acre )  
lot in the Garden Apartment-Review (R-2B-R))  
zone located at 7826 Center Parkway P86-165)

NOTICE OF DECISION  
AND  
FINDINGS OF FACT

At its regular meeting of June 12, 1986, the City Planning Commission indicated an intent to approve one sign, subject to conditions and based upon findings of fact due June 26, 1986. Based upon oral and documentary evidence at the public hearing, the Commission approved the variance for one sign, subject to conditions and based upon findings of fact which follow:

Conditions

1. The existing sign, located nine feet from the property line along Center Parkway, shall remain in its present location.
2. The existing sign, located five feet from the property line along Mack Road, shall be relocated behind the 10-foot setback as required by the Sign Ordinance.

Findings of Fact

1. Granting the variance will not be injurious to public welfare nor to property in the area, in that allowing the existing sign located on Center Parkway will not alter the character of the neighborhood significantly.
2. Granting the variance does not constitute a use variance, in that apartment identification signs are allowed in the R-2B-R zone.
3. The project, as conditioned, does not constitute a special privilege to one individual property owner, in that under similar circumstances the request would also be warranted.
4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential use by the draft 1986 South Sacramento Plan, and the existing apartment identification sign along Center Parkway conforms with the plan designation.

Approved by the Planning Commission  
June 26, 1986 for the June 12, 1986  
City Planning Commission meeting

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CHAIR