

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Pacific Neon, 1576 Silica Avenue, Sacramento, CA 95815		
OWNER	Methodist Hospital, 7500 Timberlake Way, Sacramento, CA		
PLANS BY	Pacific Neon, 1576 Silica Avenue, Sacramento, CA 95815		
FILING DATE	9-21-84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC.	10-4-84	EIR	ASSESSOR'S PCL NO. 117-120-16; 117-170-32

- APPLCATION:**
- A. Negative Declaration
 - B. Special Permit to allow two 16 sq. ft., 7 foot high detached on and off-site directional signs.
 - C. Special Permit to exceed the 8-foot height limit for detached signs in the Methodist Hospital PUD by 4 feet for a 24-hour pharmacy sign.
 - D. Variance to locate an off-site directional sign in the front setback area in the Light Density Multiple Family (R-3A) zone.

LOCATION: SW corner of Bruceville Road & Wyndham Drive; SE cor. of Bruceville Road & Timberlake Way; and south side of Timberlake Way.

PROPOSAL: The applicant is requesting the necessary entitlements to permit detached on and off-site directional signs for Methodist Hospital.

PROJECT INFORMATION:

1974 General Plan Designation:	Hospital
1965 Valley Hi community Plan Designation:	Hospital/Methodist Hospital PUD
Existing Zoning of Site:	H and R-3
Existing Land Use of Site:	Vacant and developed

Surrounding Land Use and Zoning:

North: Vacant, offices; OB-R
South: Vacant; H
East: Vacant and Highway 99; TC and H(PUD)
West: Vacant; R-1A, R-2

Property Dimensions:	Irregular
Property Area:	45 acres
Height of Signs:	Two: 7 ft.; One 12 ft.
Topography:	Flat
Street Improvements:	Existing
Exterior Sign Colors:	Ivory, green, red, white, bronze
Exterior Sign Materials:	Aluminum post, panel construction, decorated Lexan faces, brick

BACKGROUND INFORMATION: On January 12, 1965, the Planning Commission approved the necessary entitlements (P-2127) to allow the development of the hospital complex as a planned unit development. Subsequent to this action, numerous expansions and office proposals were approved for the subject site and adjacent properties. On April 12, 1984 the Commission approved various land use entitlements to allow the expansion of the Methodist Hospital Planned Unit Development.

PROJECT EVALUATION:

- A. The applicant's proposal involves the construction of two detached directional signs (7 ft.high; 16 sq. ft.), one to be located on site and the other to be off site. In addition, the applicant is requesting to exceed the eight-foot height limit for an existing detached sign by four feet. The sign locations are designated for hospital purposes on both the General Plan and the Valley Hi Community Plan, and are zoned H (Hospital) and R-3 (Light Density Multiple Family).
- B. The following comments and recommendations are offered regarding the three proposals:
1. Off-Site Sign-Bruceville & Wyndham (Exhibit B). The size and height of this sign complies with the provisions of the City Sign Ordinance. The site is not included within the boundaries of the Methodist Hospital PUD. The sign will consist of a 16 square foot, seven foot high structure. The sign will be non-illuminated, single-faced. In order to provide adequate visibility at the intersection, the sign should not be located in any public right-of-way (Exhibit D). The site is in the Light Density Multiple Family (R-3A) zone, and the sign would be located in the front yard setback area 10 feet from the property line.
 2. On-Site Sign-Timberlake & Bruceville (Exhibit B). This proposed sign is located within the Methodist Hospital PUD sign guidelines. The sign would be the same as the one to be erected at Bruceville & Wyndham except that this sign would be double-faced and illuminated. This sign would be located on Methodist property (Exhibit E).
 3. Existing Emergency Sign-Hospital Entrance (Exhibit C). The subject sign provides direction to the hospital's emergency entrance. The sign is 10 feet high and 36+ square feet in size (double faced, illuminated). The applicant proposes to increase the height from 10 feet to 12 feet by placing a two-foot high sign atop the existing sign. The addition would indicate that a 24-hour pharmacy is located in the hospital lobby. Plans indicate that the existing sign base should be enclosed with brick.

The PUD sign guidelines limit the height of a sign of this type to eight feet. It would appear that the existing 10-foot high sign was constructed prior to the adoption of the PUD sign guidelines. The sign provides basic directional information for emergency situations; however, the addition of the pharmacy sign would violate the PUD guidelines. The 24-hour pharmacy will be noted on the two proposed directional signs. Staff recommends that the request to exceed the height limit be denied.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends that the Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit to allow two 16 square feet, seven feet high detached on and off-site directional signs, subject to conditions and based upon Findings of Fact which follow;
- C. Deny the Special Permit to exceed the eight-foot height limit for detached signs in the Methodist Hospital PUD by four feet, based upon the Findings of Fact which follow;
- D. Approve the Variance subject to conditions, to allow the off-site directional sign in the front yard setback in the R-3A zone, based upon Findings of Fact which follow.

Conditions-(Directional Signs)

1. Off-site sign (SW cor. Wyndham & Bruceville) shall be single-faced and non-illuminated. The sign shall be located on private property no less than 20 feet from the end of the intersection radius and 10 feet from property line as shown on Exhibit D.
2. On-site sign (SE cor. Timberlake & Bruceville) shall be located on private property as shown on Exhibit E.

Condition - Variance

The off-site directional sign (SW corner Wyndham & Bruceville) shall be removed if the subject site is developed for residential use (non-hospital facility) in the future.

Findings of Fact (On-site/off-site signs)

1. The project is in harmony with the 1974 General Plan and the 1965 Valley Hi Community Plan which designate the site for hospital purposes.
2. The Special Permit, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in creation of a nuisance in that, adequate setbacks are provided.
3. The Special Permit is based upon sound principles of land use, in that the signs provide directions to the hospital and are in close proximity to the hospital facility.

Findings of Fact-(Pharmacy Sign)

1. The Special Permit is not based upon sound principles of land use, in that the proposed sign would violate the Methodist Hospital PUD Sign Guidelines which limit signs of this type of eight feet.
2. The existing sign could be redesigned to comply with the eight-foot height limit and allow additional identification (24-hour Pharmacy).

Findings of Fact - Variance

1. The variance is not a use variance, in that signs are allowed in the R-3 zone.
2. Granting the Variance does not constitute a special privilege extended an individual applicant, in that the site is owned by the Methodist Hospital and is located in an area designated for hospital development on the applicant's master plan and the City's Community Plan.
3. The variance is in harmony with the General Plan and the 1965 Valley Hi Community Plan which designate the site for hospital uses.
4. Granting the variance will not be injurious to public welfare or surrounding property, in that setback and visibility will be maintained at the intersection.

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APPLICATION:

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BACKGROUND INFORMATION: On January 12, 1965, the Planning Commission approved the necessary entitlements (P-2127) to allow the development of the hospital complex as a planned unit development. Subsequent to this action, numerous expansions and office proposals were approved for the subject site and adjacent properties. On April 12, 1984 the Commission approved various land use entitlements to allow the expansion of the Methodist Hospital Planned Unit Development.

APPLC. NO. P84-358

003149

MEETING DATE October 25, 1984

CPC ITEM NO. 15

PROJECT EVALUATION

- A. The applicant's proposal involves the construction of two detached directional signs (7 ft. high; 16 sq. ft.), one to be located on site and the other to be off site. In addition, the applicant is requesting to exceed the eight foot height limit for an existing detached sign by four feet. The sign locations are designated for hospital purposes on both the General Plan and the Valley Hi Community Plan, and are zoned H (Hospital) and R-3 (Light Density Multiple Family).
- B. The following comments and recommendations are offered regarding the three proposals:
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 3. Existing Emergency Sign-Hospital Entrance (Exhibit C). The subject sign provides direction to the hospital's emergency entrance. The sign is 10 feet high and 36+ square feet in size (double faced, illuminated). The applicant proposes to increase the height from 10 feet to 12 feet by placing a two-foot high sign atop the existing sign. The addition would indicate that a 24-hour pharmacy is located in the hospital lobby. Plans indicate that the existing sign base should be enclosed with brick.

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- C. The City Traffic Engineering Division reviewed the proposed project and had the following comments:

"The sign at Wyndham is overdone. A simple 'Methodist Hospital' sign with arrow would be more appropriate. Such sign should be on private property no less than 20 feet from end of radius of intersection. The sign at Timberlake should be on private property no closer to the street than the 25-foot setback."

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends that the Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit to allow two 16 square feet, seven feet high detached on and off-site directional signs, subject to conditions and based upon Findings of Fact which follow;
- C. Deny the Special Permit to exceed the eight-foot height limit for detached signs in the Methodist Hospital PUD by four feet, based upon the Findings of Fact which follow:

Conditions-(Directional Signs)

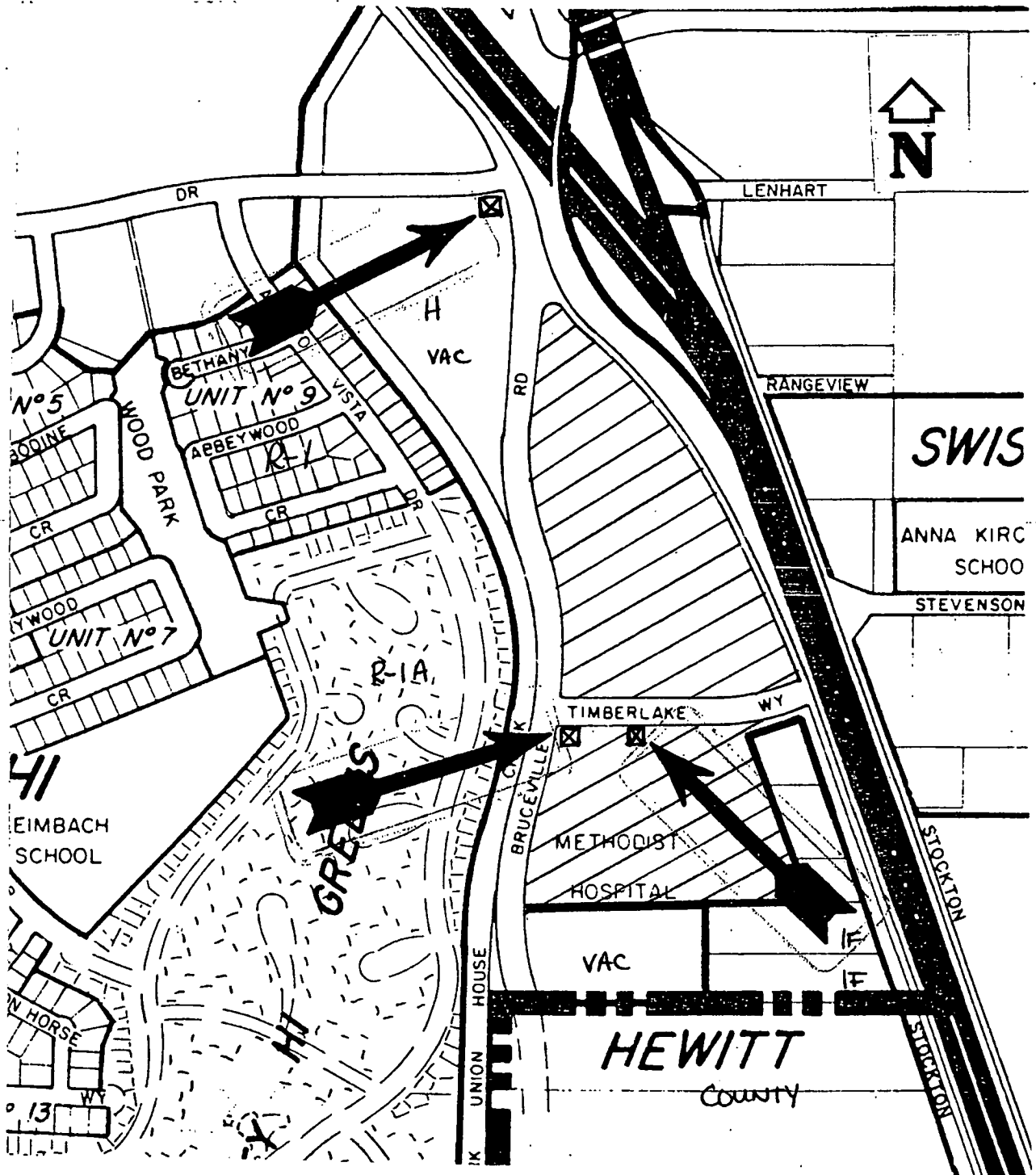
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2. On-site sign (SE cor. Timberlake & Bruceville) shall be located on private property no closer than 25 feet from the street side property line.

Findings of Fact

1. The project is in harmony with the 1974 General Plan and the 1965 Valley Hi Community Plan which designate the site for hospital purposes.
2. The Special Permit, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in creation of a nuisance in that, adequate setbacks are required.
3. The Special Permit is based upon sound principles of land use, in that the signs provide directions to the hospital and are in close proximity to the hospital facility.

Findings of Fact-(Pharmacy Sign)

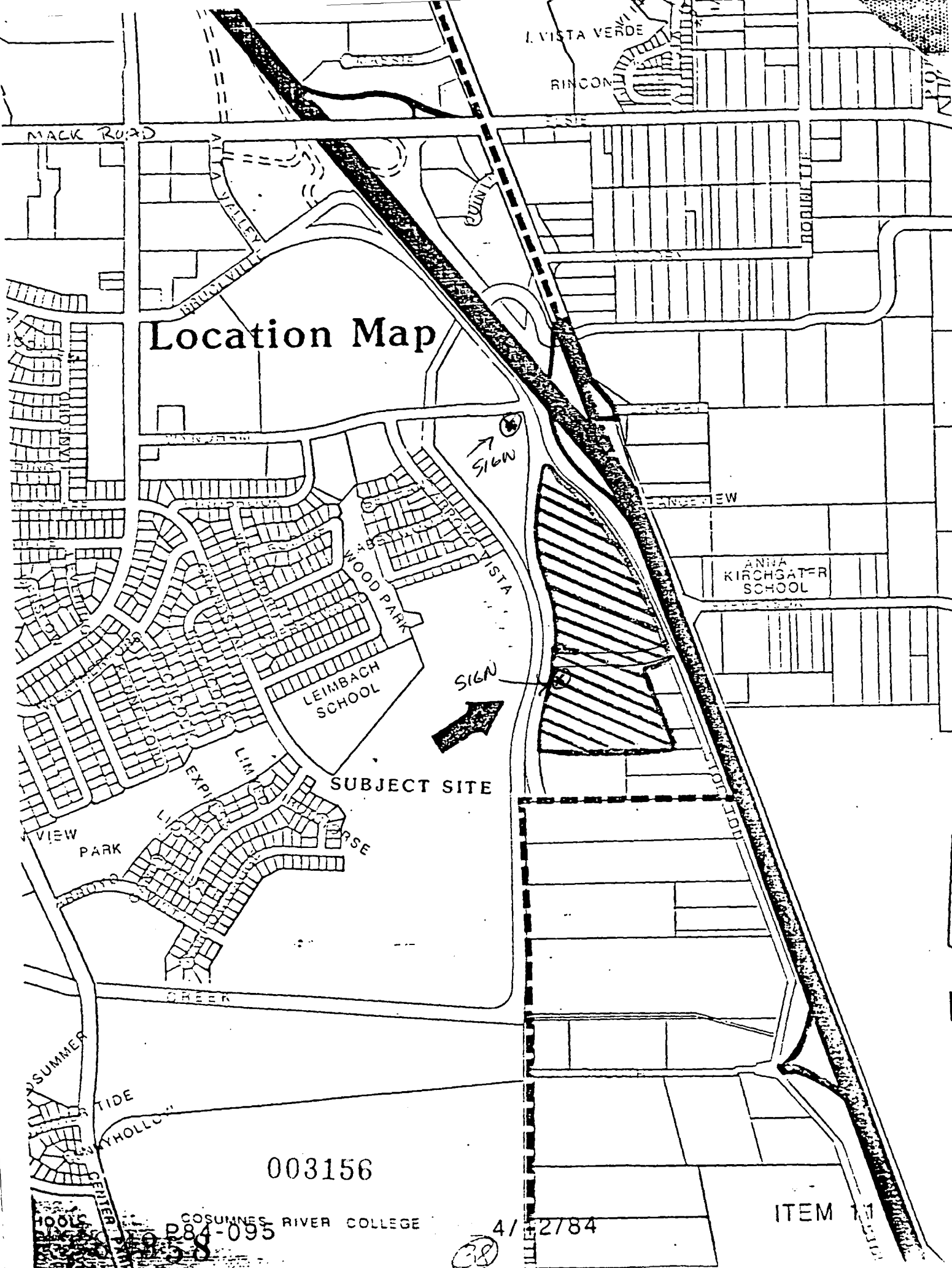
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003155

VICINITY - LAND USE - ZONING

Location Map



003156

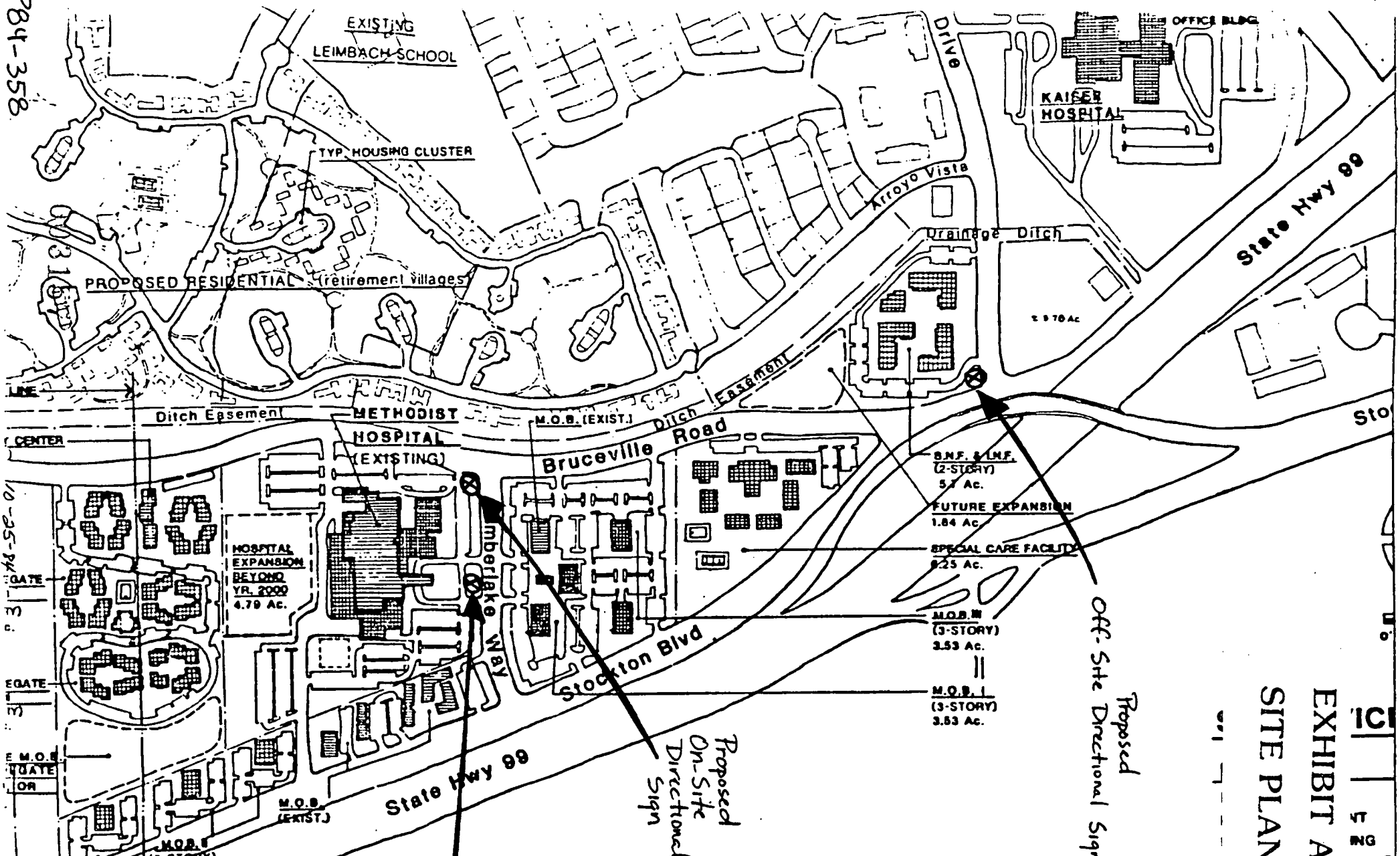
084-095 COSUMNES RIVER COLLEGE

4/2784

ITEM 17

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P84-358



10-25-84
DATE
GATE
GATE
M.O.B. (3-STORY) 3.98 Ac.
OR
No. 15

Existing Directional Sign

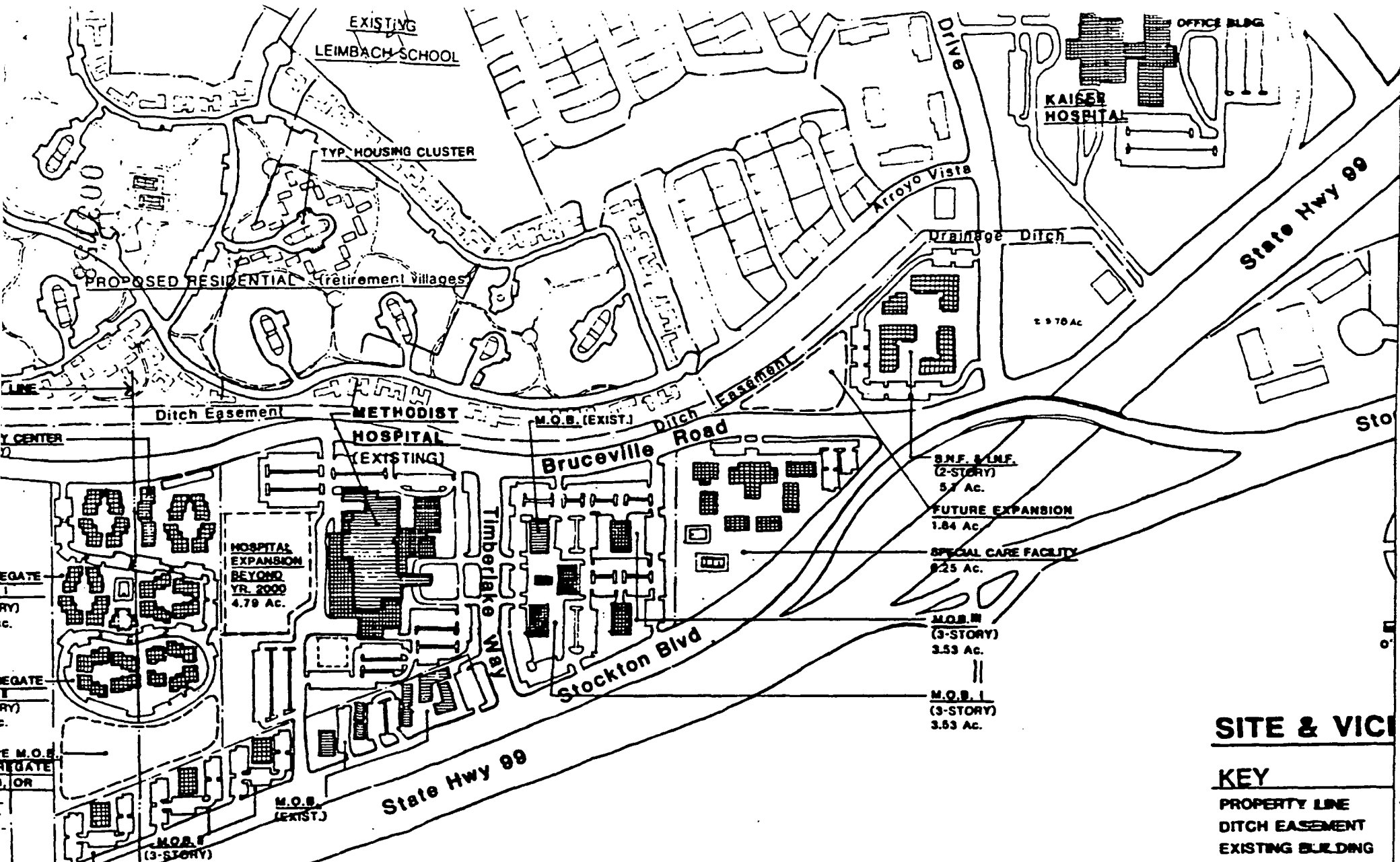
Proposed On-Site Directional Sign

Proposed Off-Site Directional Sign

METHODIST HOSPITAL OF SACRAMENTO 1982 MASTER PLAN

SITE PLAN EXHIBIT A

Reid & Tarr
Associates



**METHODIST HOSPITAL OF SACRAMENTO
1982 MASTER PLAN**

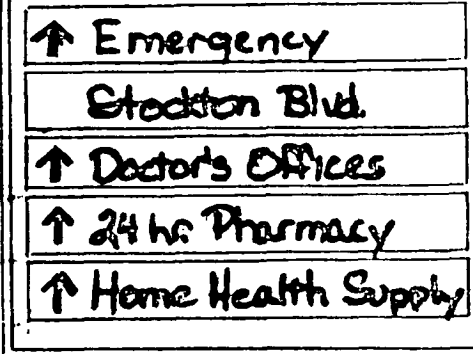
SITE & VICINITY

- KEY**
- PROPERTY LINE
 - DITCH EASEMENT
 - EXISTING BUILDING
 - PROPOSED BUILDING

Reid & Taric
Associates

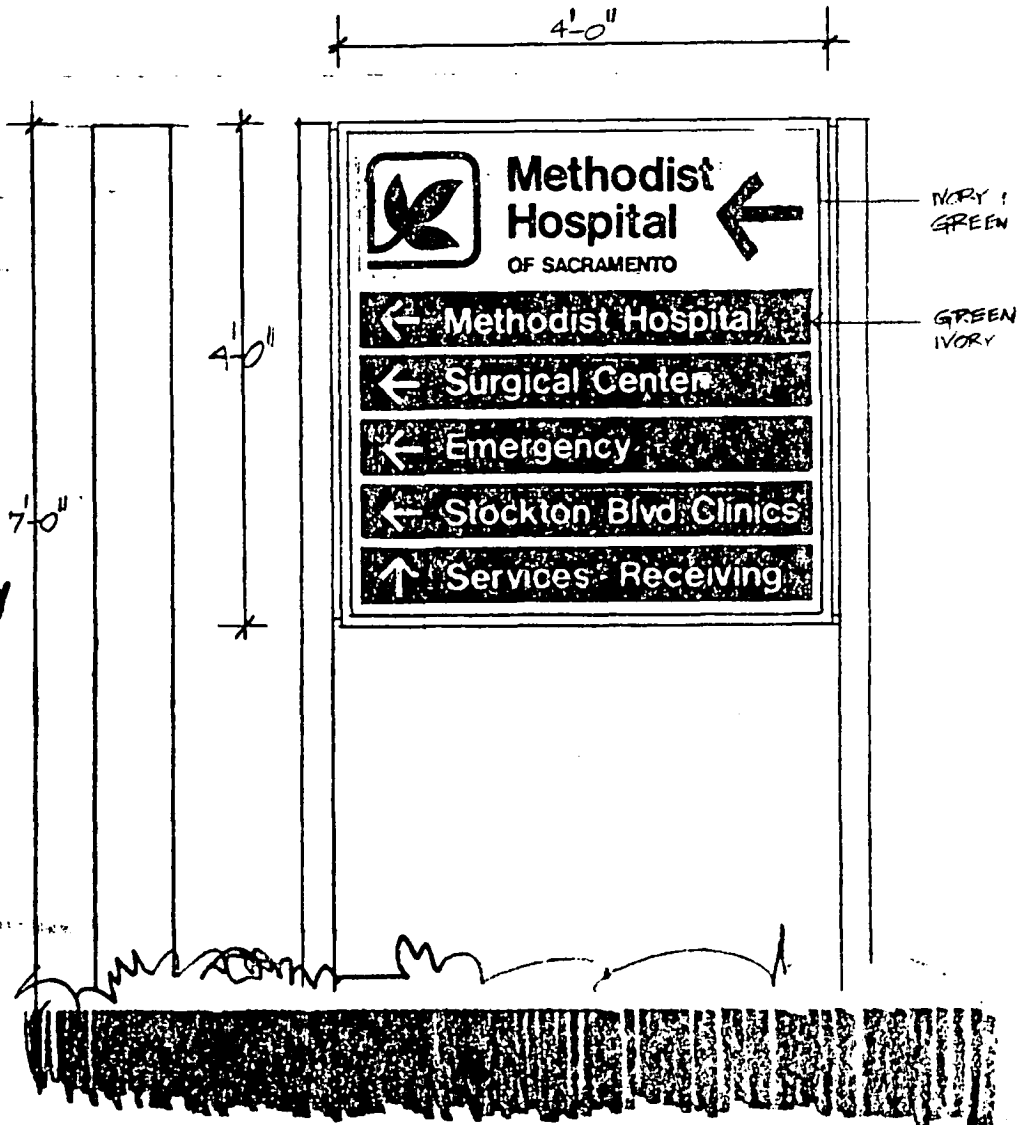
Bruceville
& Windham (Off. Site)

EXHIBIT B
ELEVATIONS



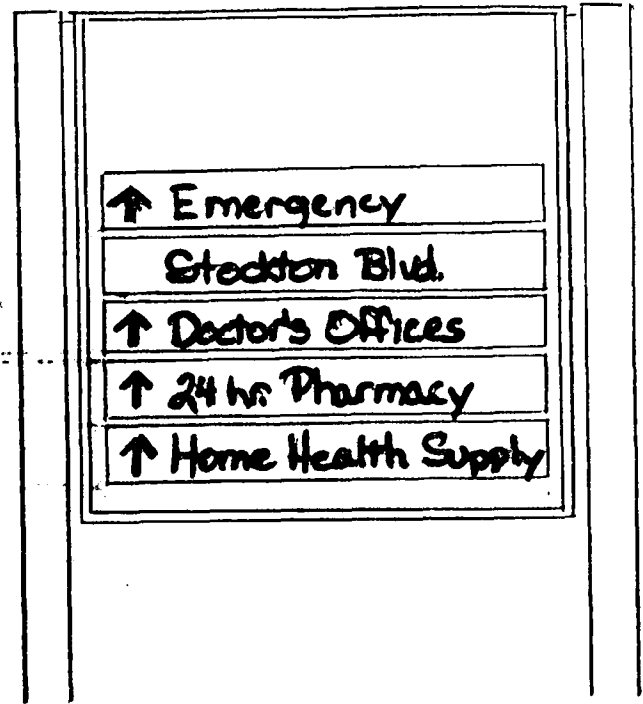
(On-Site)
Bruceville
& Timberlake

← Emergency
Stockton Blvd
← Doctor's Offices
← 24 Hr. Pharmacy
← Home Health Supply



003159

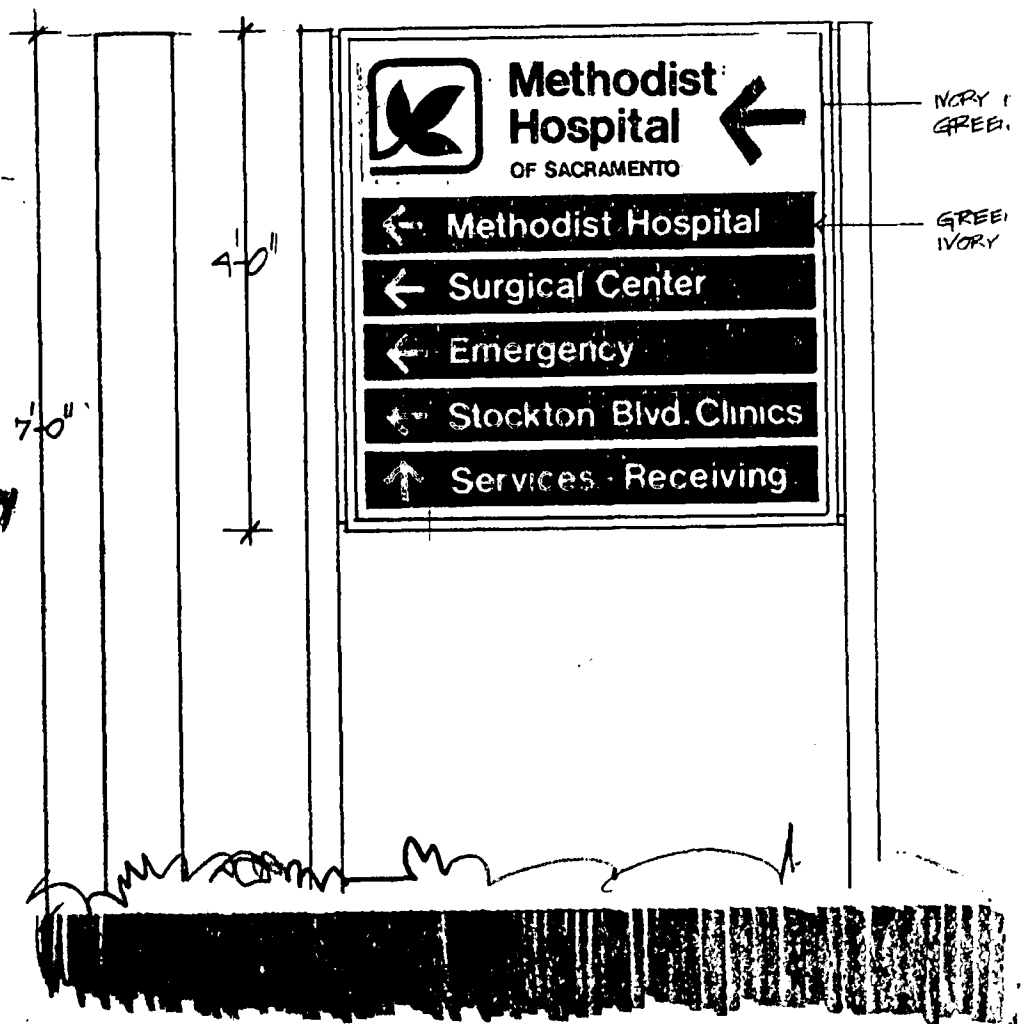
Bruceville
& Windham



4'-0"

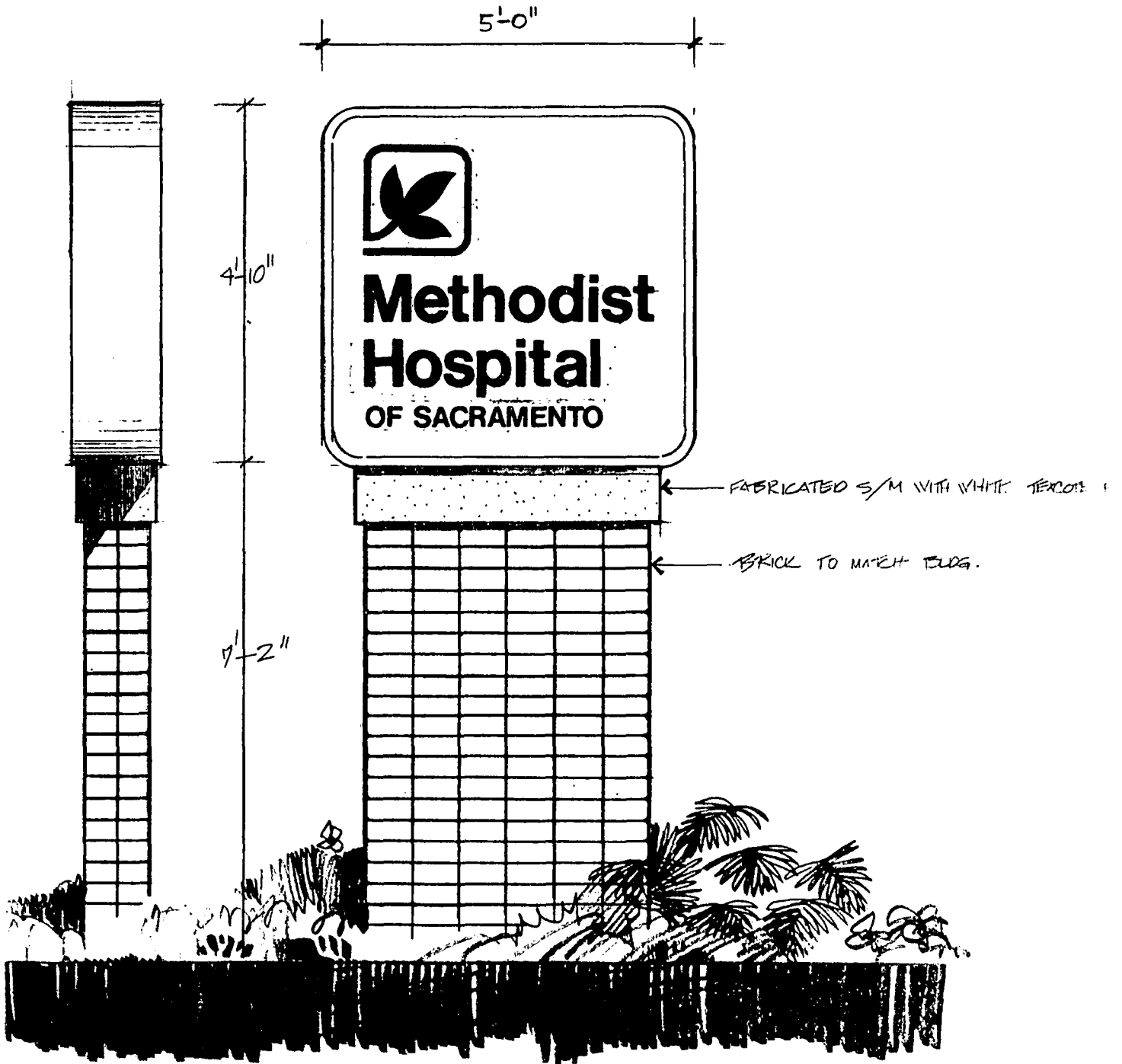
Bruceville
& Timberlake

← Emergency
Stockton Blvd
← Doctor's Offices
← 24 Hr Pharmacy
← Home Health Supply



003160

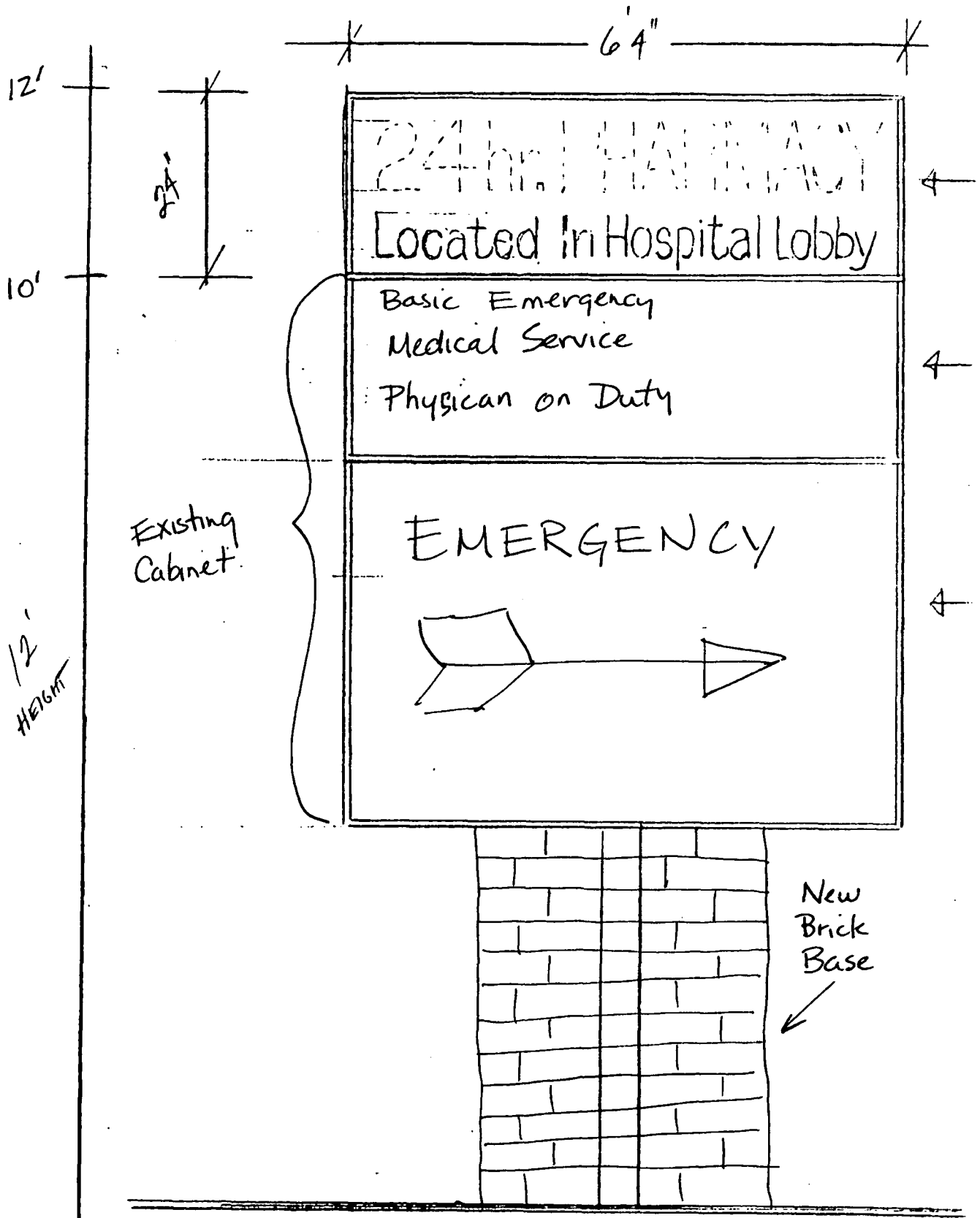
TWO DOUBLE FACE INTERIOR ILLUMINATION



ONE DOUBLE FACE INTERIOR ILLUMINATED SIGN
 DECORATED LEXAN FACE
 COLORS •• IVORY BACKGROUND
 GREEN COPY & LOGO AS PER CUSTOMERS SPECS

003161

EXHIBIT C
ELEVATIONS

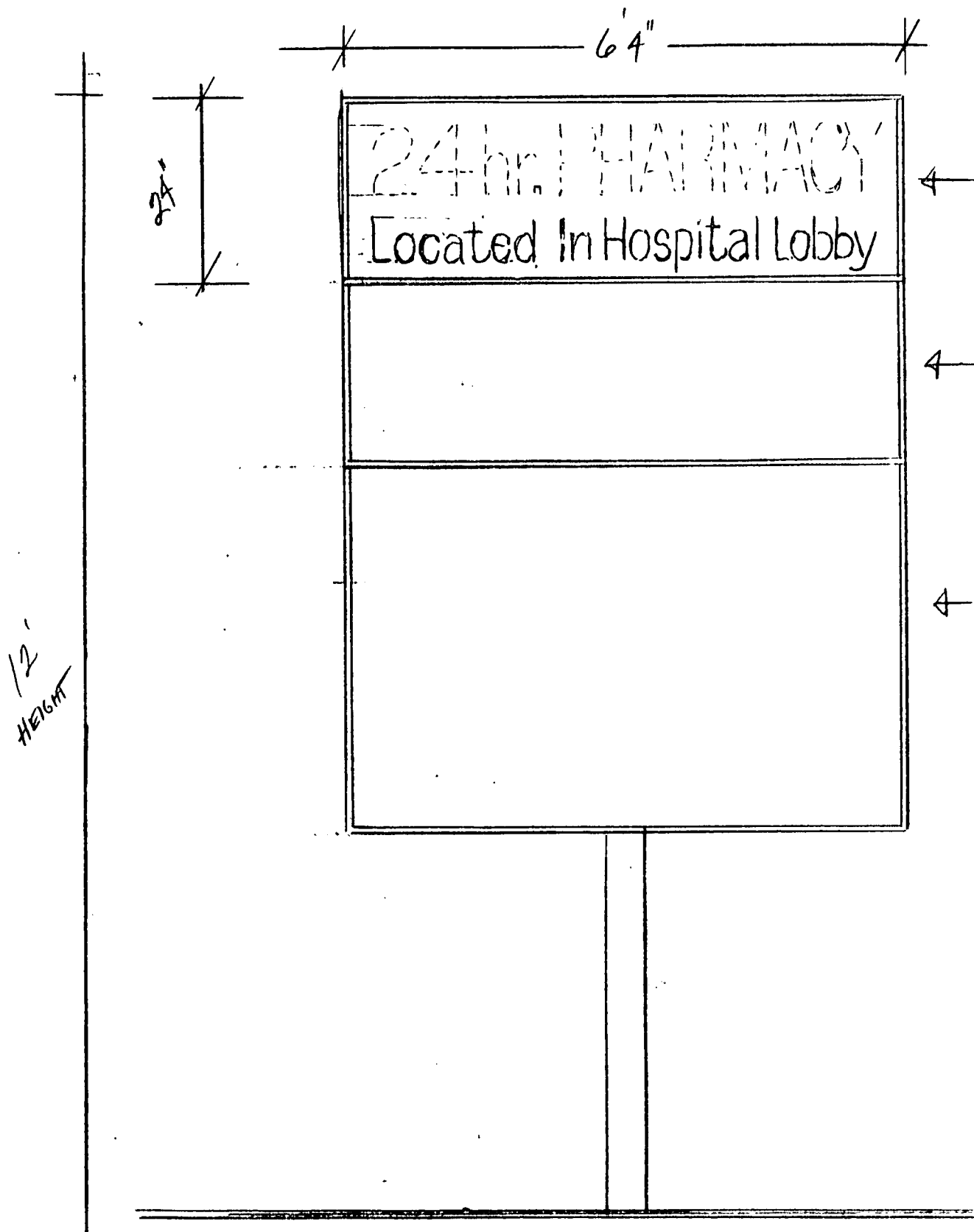


003162

P84-358

10-25-84

No. 15



003163