

# CITY PLANNING COMMISSION

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

**APPLICANT** Rob Miller, 839 Riske Lane, West Sacramento, CA 95691  
**OWNER** Moore & Jackson II, c/o Jackson Properties, 5691 'A' Power Inn Rd., Sacto, CA  
**PLANS BY** Young Electric Sign Company, 839 Riske Lane, West Sacramento, CA 95691  
**FILING DATE** 5/29/86 **ENVIR. DET.** Cat. Ex. 15305(a) **REPORT BY** DH:bw  
**ASSESSOR'S-PCL. NO.** 038-0302-007

**APPLICATION:** Variance to construct a double-face time and temperature 4' x 6' monument sign 10 feet from the public right-of-way on 1± developed acre in the Heavy Manufacturing (M-2(S)) zone.

**LOCATION:** 6161 Power Inn Road

**PROPOSAL:** The applicant is requesting the necessary entitlement to construct a 4' x 6' monument time and temperature sign, business identification sign.

**PROJECT INFORMATION:**

1974 General Plan Designation: Industrial  
Florin/Perkins Community Plan Designation: Industrial  
Existing Zoning of Site: M-2(S)  
Existing Land Use of Site: Warehouse, Commercial

**Surrounding Land Use and Zoning: Setbacks: Required**

North: Warehouse, Commercial; M-2(S))	Front:	25'
South: Morrison Creek Drainage; M-2(S))	Side(Int):	0
East: Warehouse; M-2(S)	Side(St):	25'
West: School and Playground; R-1	Rear:	0

Property Dimensions: 220' x 200'  
Property Area: 1.0± acre  
Topography: Flat  
Street Improvements/Utilities: Existing  
Sign Height: 6', 6"  
Sign Dimensions: 3', 8" x 6'  
Type of Sign: Double-face cabinet, Plexiglass face  
Color: Cabinet: Stucco finish, off-white;  
Background: White, red and blue copy and logo; red face time and temperature unit.

**PROJECT EVALUATION:** Staff has the following comments:

- A. **Land Use/Zoning:** The subject site is zoned Heavy Industrial (M-2(S)) and is designated for industrial uses on the 1974 General Plan and 1965 Florin-Perkins Community Plan. Surrounding land uses include warehouse, industrial and supporting offices to the north and west, with a school playground located to the west across Power Inn Road, and Morrison Creek Drainage Canal to the south. The subject site contains a concrete tilt-up warehouse shell, parking and landscaping. Twin sets of PG&E high voltage transmission towers pass through the subject site. The proposed sign location is directly under the western power lines.

**APPLC. NO.** P86-220 **MEETING DATE** June 26, 1986 **ITEM NO** 25

- B. The applicant is requesting a variance to locate a 4' x 6' double-faced time and temperature monument sign with logo for a radiator shop to be located in the 25-foot landscape setback area. An attached 4' x 10' sign advertising the radiator shop will be located on the face of the building. The sign requirements of the M-2(S) zone state that no sign structure shall be located within the 25-foot landscape setback. The purpose of the landscape setback area is to provide a visually pleasing landscaped area between the roadway and industrial uses and provide a minimum building setback greater than that allowed in the M-2 zone. The east side of Power Inn Road adjacent to the subject site to the north has established a 25-foot landscaped area. This area also coincides with the PG&E transmission power line corridor. No legal signs have been approved within this 25-foot setback area off Power Inn Road. Several illegal post signs are present which do not have sign permits.

The applicant proposes to locate the sign 10 feet back of the right-of-way from Power Inn Road and Industrial Parkway. The applicant states that for the monument sign to be visible, it must be located at the proposed site. Staff observes that other businesses located north of the subject site do not have monument signs and that approval of the request would be contrary to the purpose and intent of the M-2(S) setback and Sign Ordinance; therefore, staff recommends denial of the variance.

- C. The City Traffic Engineer and PG&E have reviewed the request. Following are their comments:

City Traffic: The lower portion of the sign is the only portion which would be obstructed by the bridge. The lower portion carries the time/temperature message which is not an important public service warranting a variance. This sign should not be allowed in the 25-foot setback. A change in the north-south placement could overcome visibility problems.

PG&E: "The only restriction we require is that the top of the sign not exceed nine feet above the sidewalk."

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)).

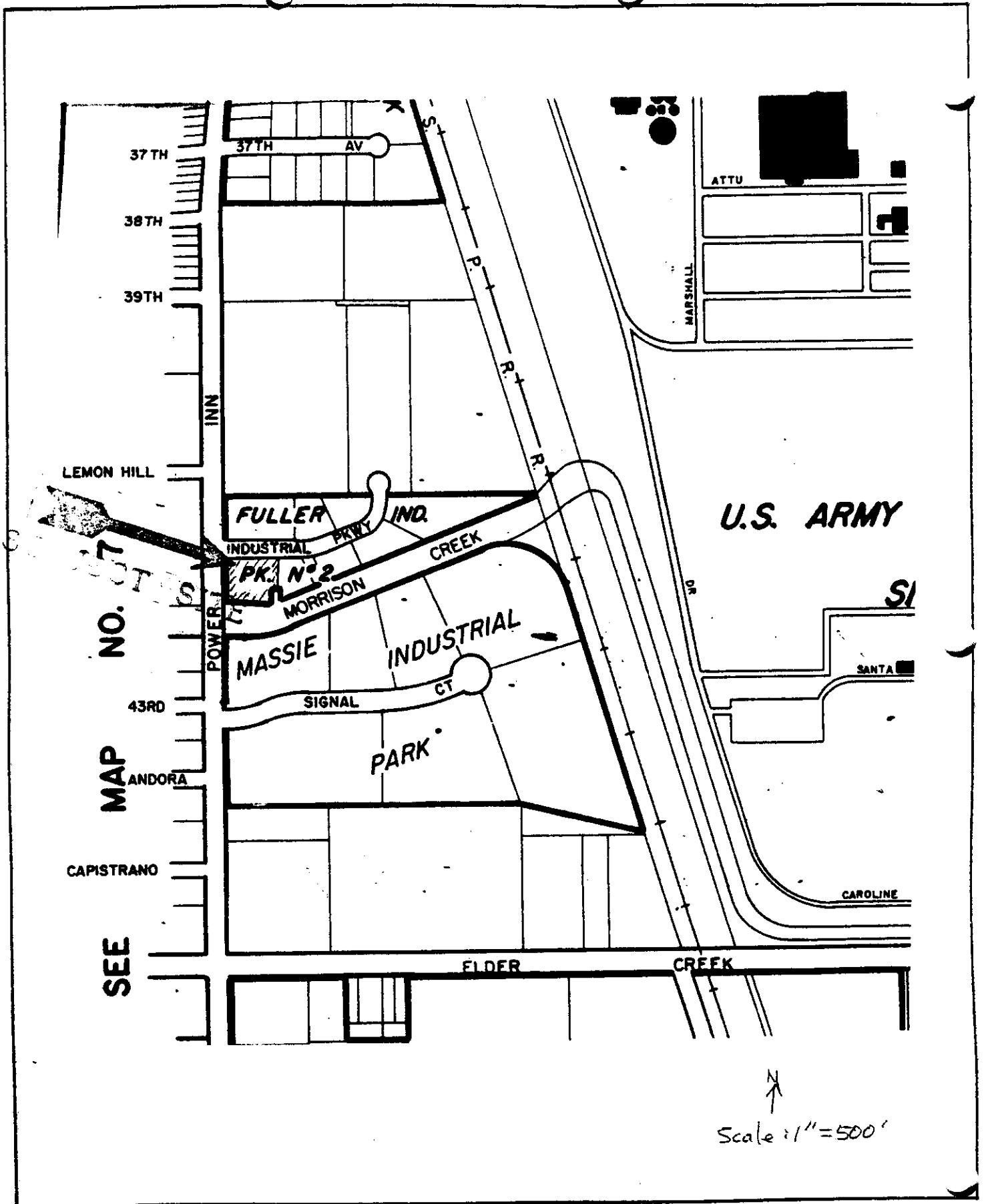
RECOMMENDATION: Staff recommends the following action:

Denial of the variance to construct a double-face time and temperature monument sign located within the 25-foot landscape setback area in the M-2(S) zone, based upon findings of fact which follow.

Findings of Fact - Denial

1. The project is considered a special privilege extended to one property owner when all similarly zoned properties observe the 25-foot landscape setback.
2. The proposed variance is a use variance, in that monument signs are considered structures which are not allowed in the 25-foot front yard setback, and the proposed monument use is not allowed.

3. Granting the variance would be injurious to the public health, safety and welfare in creating a visual impairment at the intersection of two streets and being a distraction in providing an animated display.
  
4. This proposal is not consistent with the City Sign Ordinance purpose "to eliminate potential hazards to motorists and pedestrians; to encourage signs which, by their good design, are integrated with and harmonious to the buildings and sites which they occupy, and which eliminate excessive and confusing sign displays; 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 or trade; to safeguard and enhance property values; to protect public and private investment in buildings and open spaces; to supplement and be a part of the regulations imposed and the plan set forth under the Comprehensive Zoning Ordinance of the City of Sacramento; and to promote the public health, safety and general welfare."

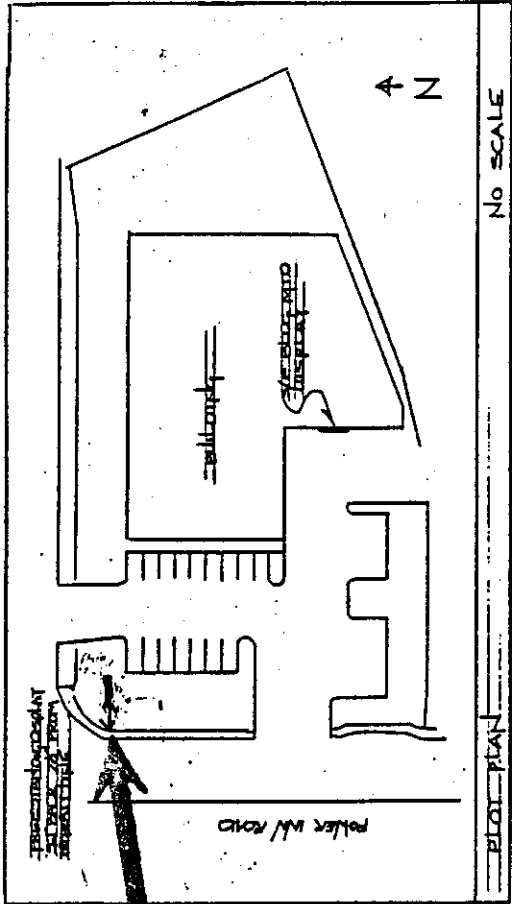


SEE MAP NO. 17

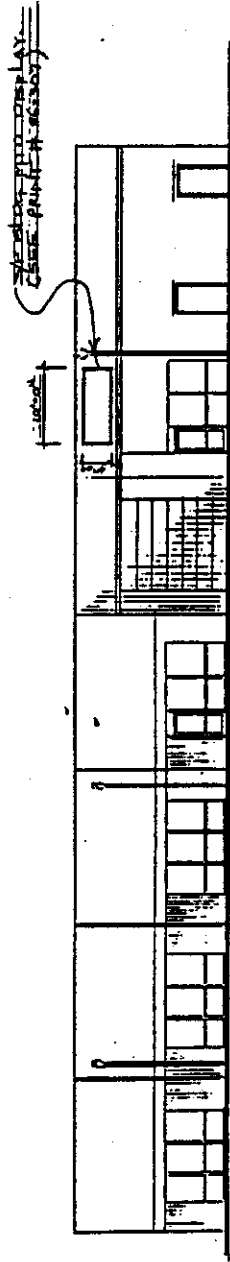
# VICINITY MAP



P 86220



Sign Location

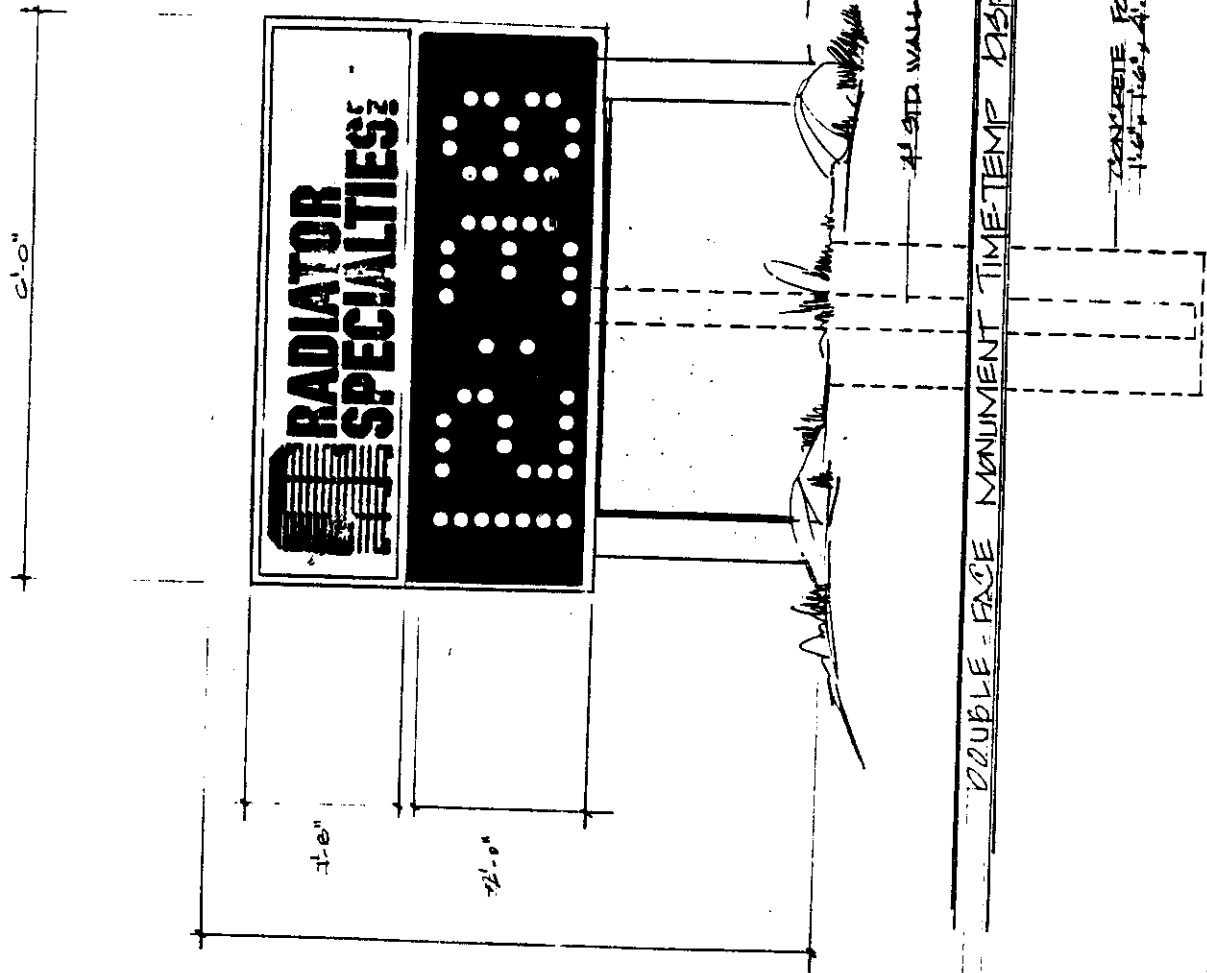


FIRST FLOOR ELEVATION  
SCALE 1/8"

**Sheet**

**THE ROATOR SPECIALTIES**  
 1111 ALTAIR BLVD. SUITE 100  
 SACRAMENTO, CA 95833  
 PHONE: (916) 486-1111  
 FAX: (916) 486-1112  
 TELEX: 153275  
 CABLE: ROATOR

838 Ricks Lane West Sacramento, Ca 95831 916/378-8100  
 HUNDA ELECTRIC SIGN COMPANY/SACRAMENTO BRANCH



DOUBLE-FACE CABINET  
 STUCCO FINISH-OFF WHITE  
 PLEXI FACE-  
 BKGD. WHITE  
 COPY and LOGO - CUT OUT VINYL  
 COPY. PRD# 3630-73  
 LOGO - BLUE #3630-36

DOUBLE-FACE FED TIME/TEMP UNIT  
 18\"/>

PYLON COVER-  
 SMT METAL MUST  
 STUCCO FINISH-OFF WHITE

4\"/>

CONCRETE FOOTING  
 12\"/>

REQUIRED

DOUBLE-FACE MONUMENT TIME-TEMP DISPLAY 48\"/>

NOTE: THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY YOUNG ELECTRIC SIGN CO. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY YOUNG ELECTRIC SIGN CO. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, REPRODUCED, COPIED OR EXHIBITED IN ANY FORM.

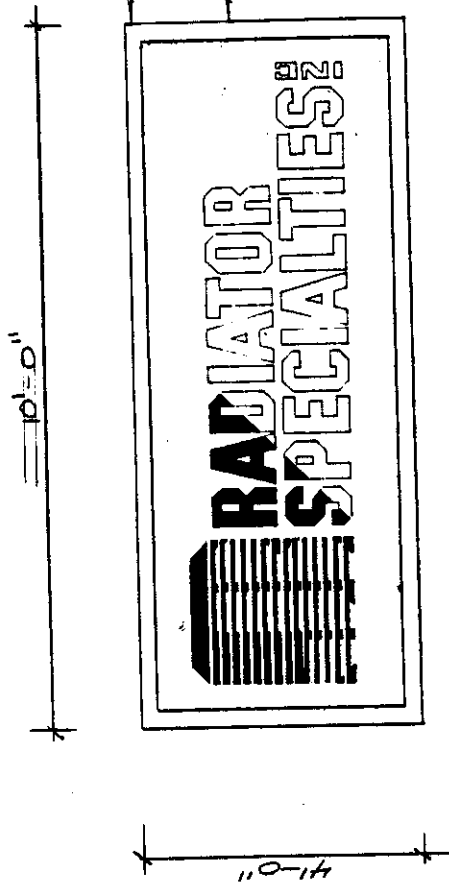
CUSTOMER APPROVAL: June 26, 1986 DATE

DESIGNER: J. W. J. W. SALESMAN: R. M. W.

FIRM: JB RADIATOR SPECIALTIES  
 ADDRESS: PO BOX 28618  
SEASIDE, CA  
 DATE: 2-21-86 SCALE: NOTED DRAWING NO: 86-178-1  
 SHEET NO: 25



P 86220



EXISTING CABINET

#7328 WHITE PLEX PAN FORMED FACE  
 BKGD. WHITE  
 LOGO - #3630-36 BLUE VINYL  
 LETTERS - 11/2" #3630-73 DARK  
 RED VINYL

SCOPE OF WORK

FABRICATE & INSTALL NEW ID  
 FACE INTO EXISTING CABINET  
 INSTALL DISPLAY ONTO BUILDING

NOTE: VERIFY EXISTING CABINET  
 DIMENSIONS BEFORE FABRICATION

NEW ID FACE FOR EXISTING DISPLAY

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CUSTOMER APPROVAL: June 26, 1986 DATE: \_\_\_\_\_

FIRM: JEB RADIATOR SPECIALTIES  
 ADDRESS: 6161 POWER INN ROAD  
SACRAMENTO, CA  
 DATE: 4-8-86 SCALE: 3/4"=1'-0" DESIGN NO: 86-307  
 DESIGNED BY: ADAMS SALESMAN: MILLS W.O. # 25

sheet

YOUNG ELECTRIC SIGN COMPANY/Sacramento Branch  
 18 Rieke Lane West Sacramento, Ca 95691 6/372-8100



P-86-200



