

# CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Gardner-Feusi Company, 2532 Garfield Avenue, Carmichael, CA 95604		
OWNER	Harman Management Corp., 3119 Broadway, Sacramento, CA 95817		
PLANS BY	Gardner-Feusi Company, 2532 Garfield Avenue, Carmichael, CA 95604		
FILING DATE	11/20/84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC	EX. 15302(b) / EIR	EX. 15311(a)	ASSESSOR'S PCL. NO. 010-303-05

APPLICATION Variance to relocate an on-site sign within 660 feet of a freeway to another on-site location.

LOCATION: 3119 Broadway

PROPOSAL: The applicant is requesting the necessary entitlements to move an existing on-site sign to another on-site location.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial/offices
1963 Oak Park Community Plan Designation:	Shopping/commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Restaurant

Surrounding Land Use and Zoning:

North:	Vacant; R-4
South:	Commercial, residential; C-2
East:	Commercial, residential; C-2
West:	Commercial, residential; C-2

Property Dimensions:	Irregular
Property Area:	5,600 square feet
Height of Structure: (sign)	29 feet
Significant Feature of Site:	Existing restaurant
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Square Footage of Sign:	49

PROJECT EVALUATION:

- A. The subject site is zoned General Commercial (C-2) and is designated for commercial uses on both the 1974 General Plan and the 1963 Oak Park Community Plan. The site is developed with a fast food restaurant (Kentucky Fried Chicken).
- B. The applicant is requesting to relocate the existing pole sign from one on-site location to another. The existing pole sign is non-rotating, 49 square feet in size, with a maximum height of 29 feet. The sign is also located within 660 feet of a freeway which requires a variance.

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- C. The reason for the relocation of the sign is so that the restaurant can be remodeled. At its present location, the sign would obstruct the remodeling and therefore needs to be moved. The move would not create a traffic hazard or violate the Sign Ordinance; and the sign would be exactly the same as is presently located on site.
- D. The proposed sign relocation has been reviewed by the Traffic Engineering and Building Inspections Divisions. No comments were received.

ENVIRONMENTAL DETERMINATION: The proposed variance is exempt from environmental review, pursuant to State CEQA Guidelines (Section 15302(b) and 15311(a)).

STAFF RECOMMENDATION: Staff recommends the Commission take the following action:

Approve the Variance, subject to conditions and based upon Findings of Fact which follow.

Conditions

- 1. The applicant shall obtain the necessary sign permits from the Building Inspections Division.
- 2. The applicant shall comply with all applicable provisions of the Sign Ordinance.

Findings of Fact

- 1. The project is compatible with the 1974 General Plan and the 1963 Oak Park Community Plan.
- 2. The project, as conditioned, is based upon sound principles of land use, in that:
  - a. the sign shall comply with all applicable provisions of the Sign Ordinance;
  - b. the proposed use is compatible with surrounding land uses which consist of commercial and residential uses.
- 3. The project, as conditioned, will not be detrimental to property in the vicinity, in that:
  - a. signs are allowed in the C-2 zone;
  - b. the relocated sign will not significantly alter the character of the neighborhood.

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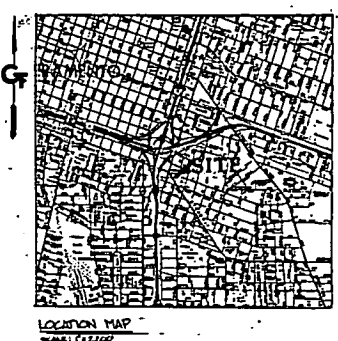
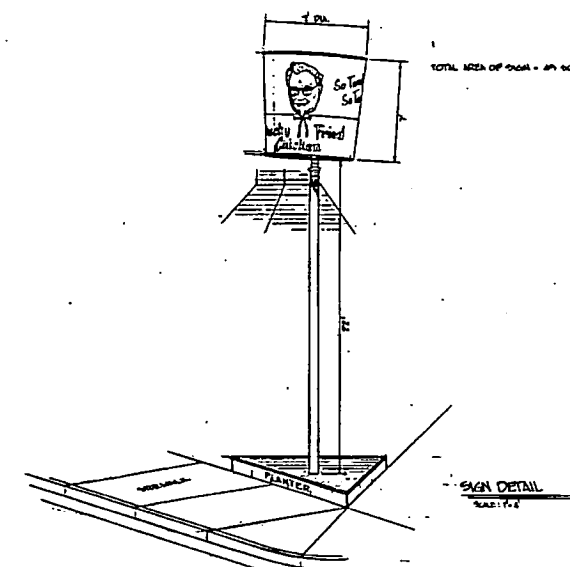
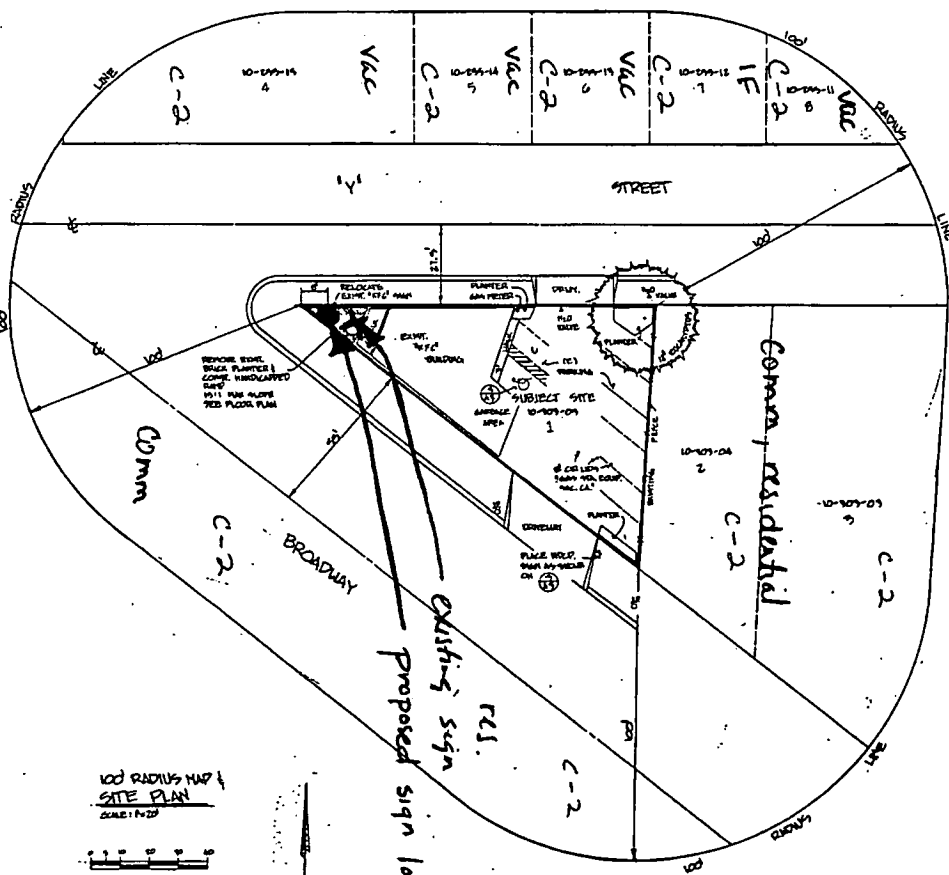
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# VICINITY MAP

P84-438

1-10-85

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NO.	REVISIONS

BENCHMARK	ELEV. NO.
NOT AVAILABLE	

HORIZ. SCALE: AS SHOWN	DRAFTED BY: EPL/S.
VERT. SCALE: 1"=10'	DESIGNED BY: L.W./M.
SURVEYED BY: G. BROWER	CHECKED BY: J. WATTS
FIELD BOOK NO. 106	DATE: 1-14-85
APP. NO. 10-107-06	FILE: M8744 62-47

(916) 482-5177  
2532 Cortfield Avenue  
Carmichael, CA 95608

**KENTUCKY FRIED CHICKEN**  
3119 BROADWAY  
SACRAMENTO, CALIFORNIA

SHEET	1 OF 1
PLAN NO.	
DATE	1-14-85

No. 2