

P93-158 - SACRAMENTO/RED LION INN SIGN VARIANCE

REQUEST: A. *Variance* to allow an increase in sign area from 200 square feet to 260 square feet in the General Commercial (C-2) zone. (Exempt)

LOCATION: 1401 Arden Way, Arden Way and Business 80
APN 277-0160-002
Arden Arcade/Arden
Council District 3

BACKGROUND:

On January 27, 1994, the Commission supported the staff recommendation to approve a variance to allow the applicant to construct a sign 45 feet in height for the Sacramento Red Lion Inn. Staff recommended, however that the Commission deny the request for a variance to allow an increase in sign area from 200 square feet to 260 square feet. After testimony from the applicant and staff, the Commission made an intent motion to approve the proposed sign area variance. Attached is a resolution which includes findings of fact to approve the sign area variance.

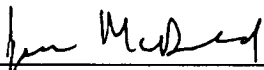
RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

A. *Adopt the attached resolution to approve the variance* to allow an increase in sign area from 200 square feet to 260 square feet in the General Commercial (C-2) zone. (Exempt)

Report Prepared By,

Report Reviewed By,



Jim McDonald, Associate Planner



Scot Mende, Senior Planner

Attachments

Exhibit A-1 Resolution Approving the Sign Area Variance

P93-158F.CPC

#5

RESOLUTION NO. 1529

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF _____

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A VARIANCE FOR PROPERTY LOCATED AT 1401 ARDEN WAY - SACRAMENTO RED LION INN

(P93-158) (APN: 277-0160-002)

WHEREAS, the City Planning Commission on January 27, 1994, held a public hearing on the request for approval of a variance to allow an increase in sign height from 35 feet to 45 feet for property located at the above described location;

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15311(a)).

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

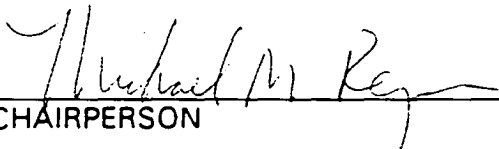
WHEREAS, the Planning Commission adopts the following findings of fact for the variance:

1. Granting the variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances.
2. Granting the variance would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. The 45 foot sign height will not appear greater than the 35 feet in relation to passing traffic on the elevated freeway/interchange adjacent to the project site;
3. Granting the variance does not constitute a use variance in that detached signs are allowed in the General Commercial (C-2) zone.
4. The project is consistent with the General Plan which designates the site for Regional Commercial and Offices.

ITEM #5

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The variance for the proposed detached sign height increase is hereby approved, subject to the following conditions:
 - a. The total sign height shall not exceed 45 feet.
 - b. No additional message or banner sign area will be allowed.


CHAIRPERSON

ATTEST:


SECRETARY TO PLANNING COMMISSION

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JM/jm:P93-158A.RES