

CITY PLANNING COMMISSION

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

APPLICANT: <u>College Greens Shopping Center, 4112 Pennsylvania Ave. Fair Oaks, CA 95628</u>
OWNER: <u>Applicant</u>
PLANS BY: <u>Applicant</u>
FILING DATE: <u>6-12-92</u> ENVIR. DET.: <u>Cat. Ex. 15303(e),15305(a)</u> REPORT BY: <u>Mike Dale</u>
ASSESSOR'S PCL. NO.: <u>079-0182-018</u>

APPLICATION: Variance to increase the square footage of a monument sign from 52 square feet to 100 square feet in the Shopping Center (SC) zone.

LOCATION: 8383 Folsom Boulevard
(City Council District #6)

PROPOSAL: The property owner is seeking the necessary entitlement to exceed the maximum allowable square footage for a monument sign.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial & Offices
Existing Zoning of Site:	General Commercial (C-2)
Existing Land Use of Site:	Shopping Center With Parking

Surrounding Land Use and Zoning:

North:	Shopping Center: C-2
South:	Folsom Boulevard, Commercial: C-2
East:	Shopping Center: C-2
West:	Shopping Center: C-2

Property Dimensions:	Irregular
Lot Size:	1.45 acres
Proposed Sign Size:	100 square feet
Allowed Sign Size:	52 square feet
Topography:	Flat
Street Improvements & Utilities:	Existing
Proposed Sign Materials:	Tex-Coat (Stucco) Base, Sheet Metal, Plexi-Glass, and Tile
Proposed Sign Colors:	Green and White

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The sign is proposed to be situated upon an existing 9'x 35' median located in the entrance of the College Greens Shopping Center (see Site Plan). The 315 square foot median is located on a 1.45± acre parcel in the General Commercial (C-2) zone. The median is surrounded by

commercial uses to the north, east, and west; and Folsom Boulevard to the south. The General Plan designation for the parcel is Community/Neighborhood Commercial & Offices.

B. Applicant's Proposal

The applicant is proposing to locate a 100 square foot monument sign on an existing 315 square foot median located in the entrance of the College Greens Shopping Center. The sign will be internally illuminated and consist of green sheet metal, plexi-glass, and tile.

C. Staff Evaluation

In the Shopping Center zone, the City's Sign Ordinance (Section 3.64) allows no more than one square foot of sign area per lineal foot of street frontage abutting the subject parcel. Approximately 52 feet of Folsom Boulevard frontage abuts the subject parcel. The property owner is therefore entitled to a monument sign of no more than 52 square feet.

The subject parcel constitutes 1.45 acres, but is irregularly shaped, and thus poses a hardship for the property owner in that only 52 feet of street frontage is visible along the public right of way. Development on the site is located toward the rear of the parcel and is generally not visible from Folsom Boulevard. Staff believes that the hardship stems more from inefficient utilization of the entire shopping center grounds than from unusual circumstances. Frequently, parcels smaller than the subject parcel have more than 52 feet of street frontage. Staff therefore does not support the variance to exceed the allowable square footage based solely on the limited amount of street frontage available.

Staff recognizes, however, that the parcel located to the west of the subject site (parcel 24) is presently undeveloped and will likely require signage once it is developed. Parcel 24 is owned by the applicant, is located adjacent to the subject parcel, and has only 23 feet of public street frontage. Parcel 24 can accommodate a monument sign of only 23 square feet. If the signage rights of parcel 24 and the subject parcel were combined, the resulting allowable signage would be approximately 75 square feet (23 square feet + 52 square feet). Staff recommends that the signage rights for parcel 24 and the subject parcel be combined so as to permit a 75 square foot monument sign subject to the condition that detached signage would not be permitted on parcel 24.

Other detached monument signs are located in or near the College Greens Shopping Center (i.e. Dairy Queen, Arby's, and Sizzler). Each of these signs is located on a parcel abutting Folsom Boulevard. The Dairy Queen and Arby's monument signs were approved subject to the condition that they be no taller than nine feet as viewed from Folsom Boulevard. The Sizzler monument sign was approved, as proposed, to be five feet and eight inches tall. None of these signs exceed the allowable square footage based on the amount of street frontage abutting their parcel.

A small tree is presently located on the 315 square foot median. Staff recommends that the tree be properly transplanted and maintained.

D. Agency Comments

The application and plans were routed to the City's Department of Public Works (Transportation

Division Traffic Engineering Section and Engineering Division Development Section), Building Inspections Division, Fire Department, and to the College Glen Homeowners Association. The Building Inspections Division indicated that a sign permit would be required.

ENVIRONMENTAL DETERMINATION: The project is found to be categorically exempt from further environmental review by the Environmental Coordinator pursuant to sections 15303(e) and 15305(a) of the California Environmental Quality Act Guidelines.

RECOMMENDATION: Staff recommends approval of the variance subject to the following Conditions and based on Findings of Fact which follow:

Conditions:

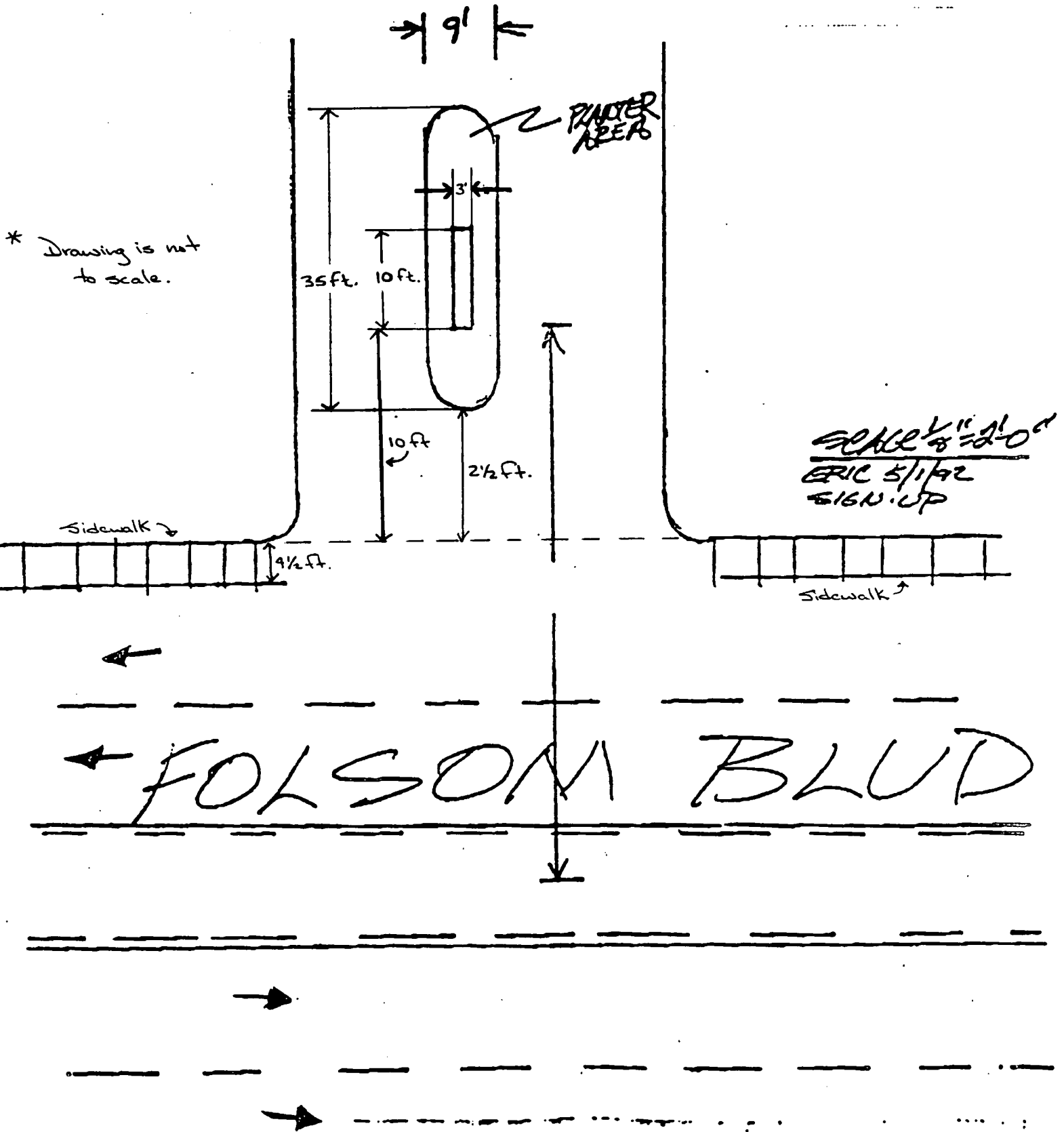
1. A detached monument sign no larger than 75 square feet shall be permitted on the subject site.
2. A sign permit shall be obtained by the applicant as required by the Building Inspections Division.
3. Prior to issuance of the sign permit, the applicant shall submit to the Building Inspections Division the deed for parcel 079-0182-024. The deed shall indicate that no detached signage is allowed on that parcel.
4. The small tree located on the 315 square foot island shall be transplanted to a new location within the boundaries of the College Greens Shopping Center. The tree shall be properly maintained.

Findings of Fact:

- Cond. re. Sign conveyance notification*
1. The variance, as conditioned, does not result in a special privilege extended to one individual property owner in that:
 - a) the subject parcel has limited public street frontage;
 - b) the City is requiring that the sign rights of the adjacent parcel be waived; and
 - c) the circumstances are such that the same variance would be appropriate for other property owners having limited public street frontage.
 2. The proposal does not constitute a use variance in that monument signs are allowed in the SC zone.
 3. The proposal, as conditioned, will not be injurious to the public welfare nor to property in the vicinity of the applicant in that:
 - a) the location of the proposed sign is not within the public right of way.
 - b) the applicant will be utilizing an existing median to locate the sign.

- c) the applicant must obtain a sign permit prior to installation of the sign.
 - d) the applicant must properly transplant the existing tree presently located on the median. The tree must be properly maintained thereafter.
4. The variance is consistent with the General Plan and Community Plan in that the subject site is designated for commercial use.

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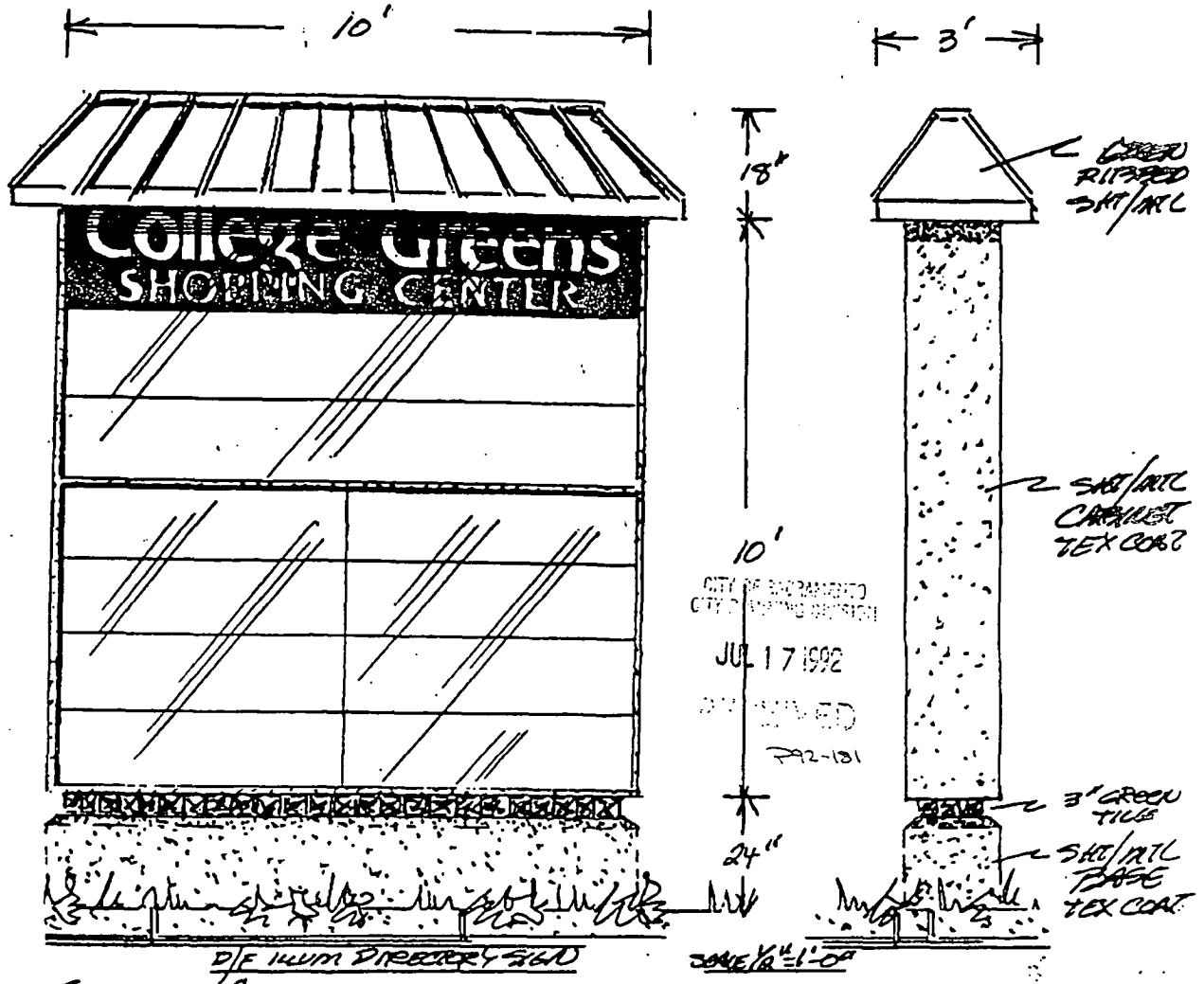


* Drawing is not to scale.

SCALE 1/8" = 1'-0"
ERIC 5/1/92
SIGN UP

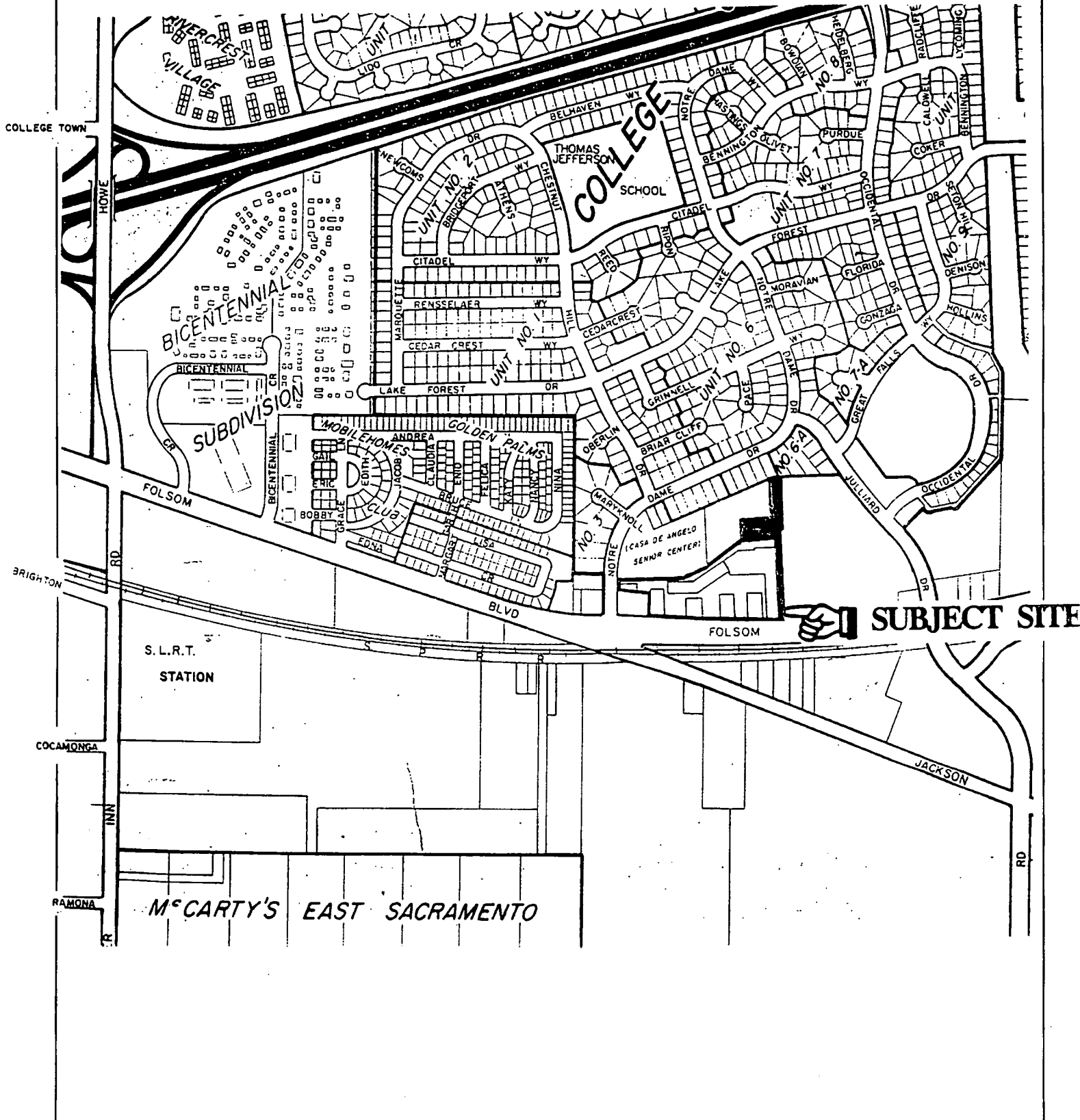
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Exhibit B
Sign Profile



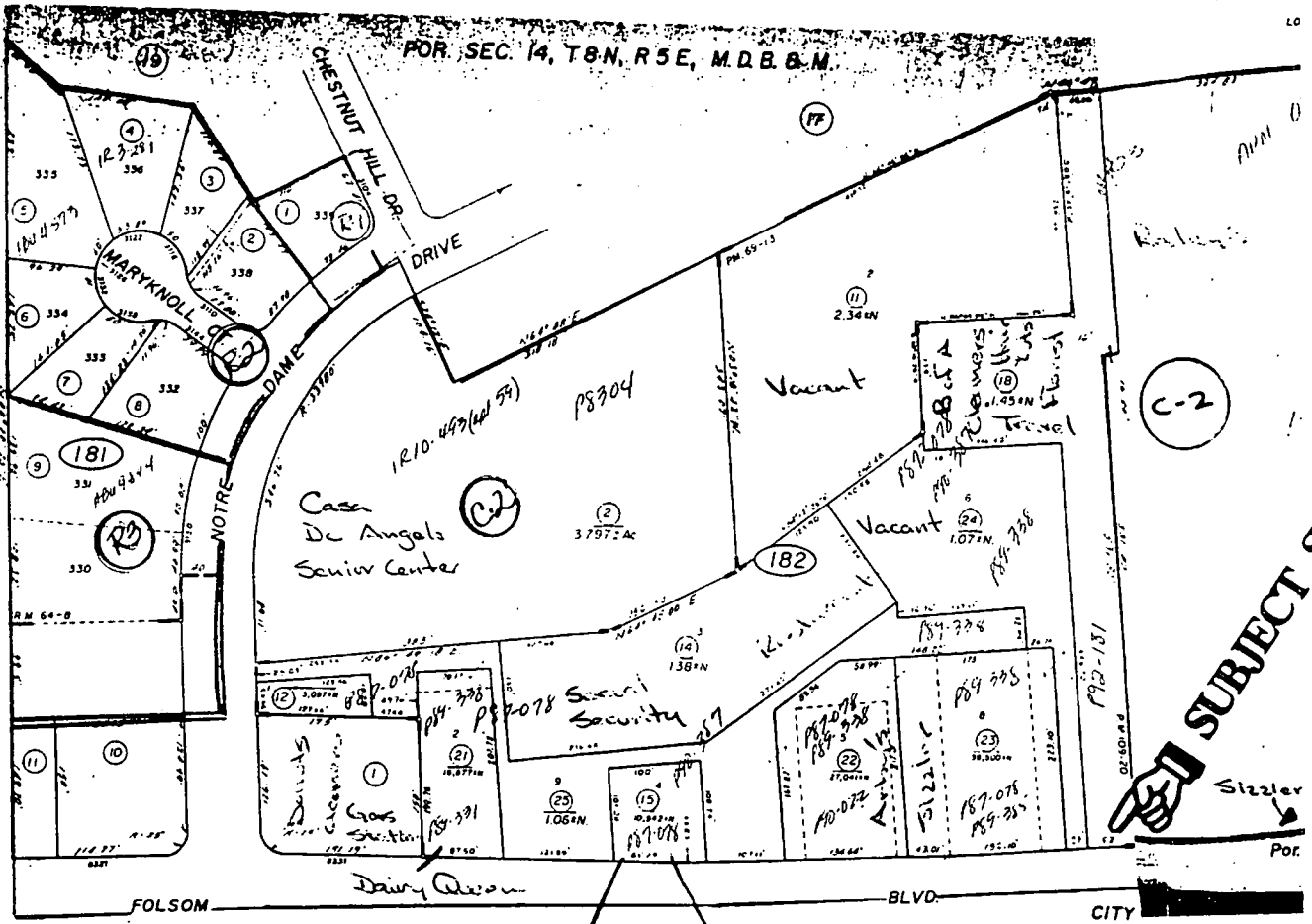
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6 ~~APR 20~~



VICINITY MAP

002289

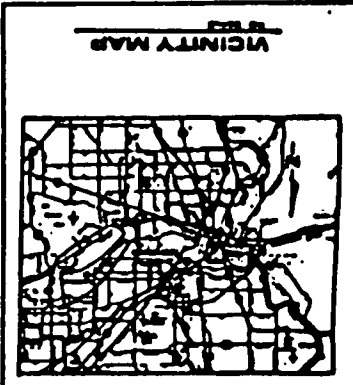
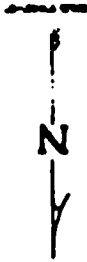
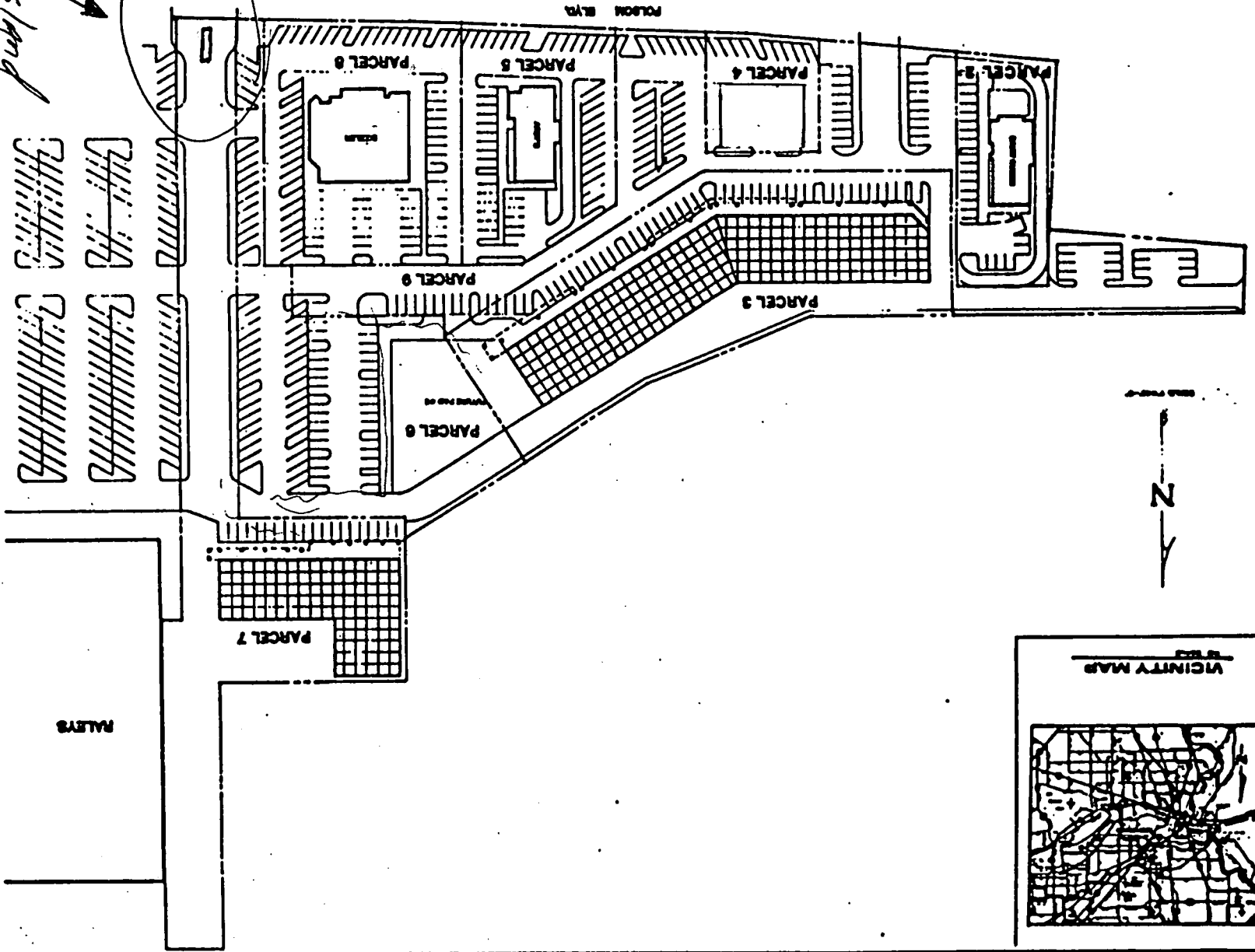


LAND USE AND ZONING MAP

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COURSE GREENS PUZZLE

Island
for
Sign

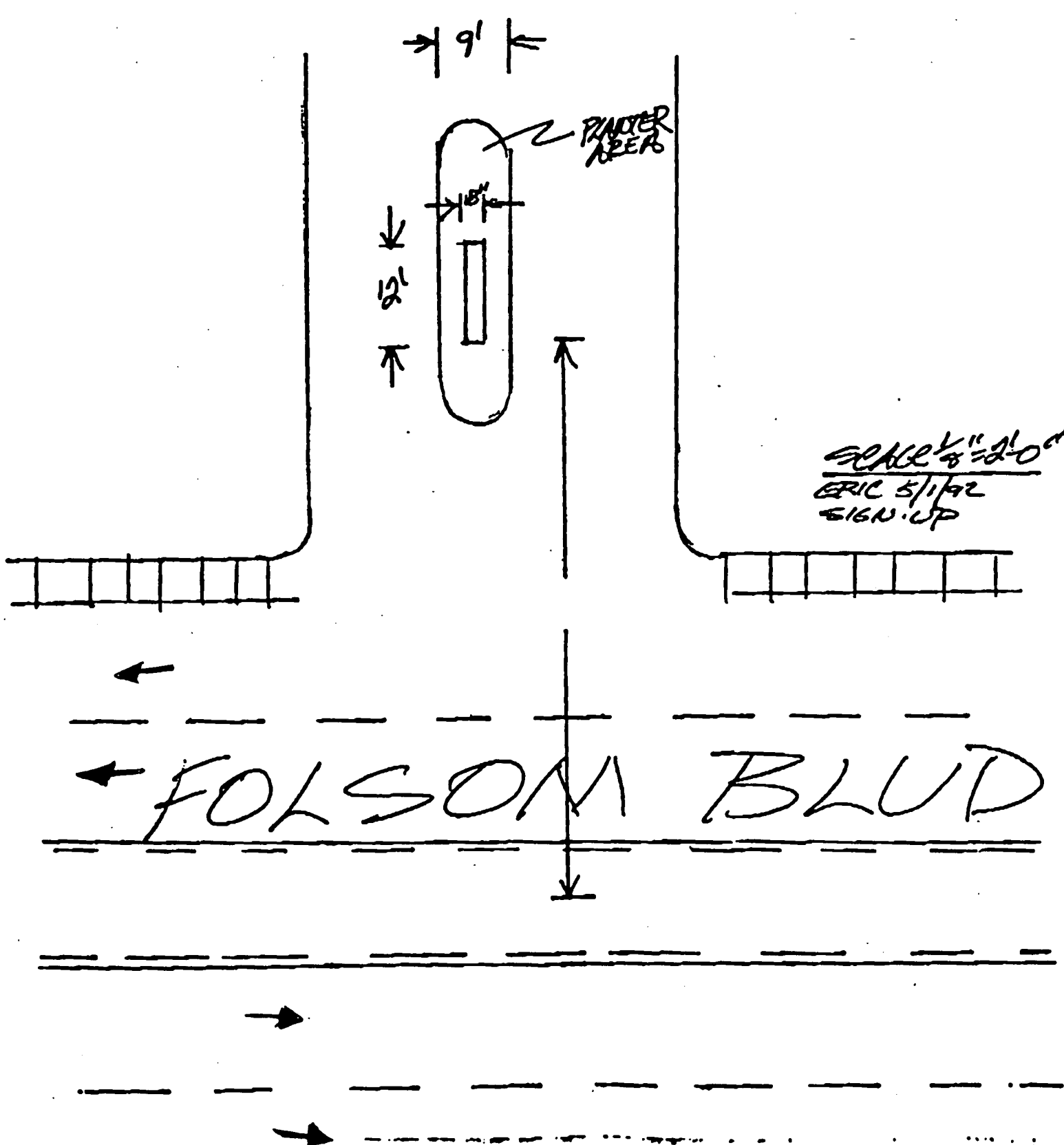


RAILS

00 2292

COLLEGE GREENS

ALLIED BUILDERS
INC. NO. 478500



9'

PRINTER AREA

22'

15'

SCALE 1/8" = 2'-0"
 ERIC 5/1/92
 SIGN UP

FOLSOM BLVD

002291



D/E ILM DIRECTORY 260

← 3' →

18"



10'

CITY OF SACRAMENTO
CITY PLANNING DIVISION

JUL 17 1992

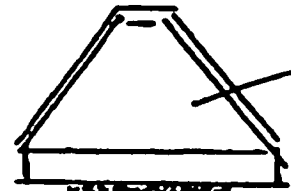
RECEIVED

792-181

24"



30x12" = 1'-0"



2 GREEN
RIPPLED
SH/MCL

2 SH/MCL
CARPET
TEX COAT

2 3" GREEN
TILE

2 SH/MCL
BASE
TEX COAT

0022-93