

CIT PLANNING COMMISSION

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

APPLICANT	Pacific Neon, P.O. Box 15100, Sacramento, CA 95851				
OWNER	Methodist Hospital, 7601 Timberlake Way, Sacramento, CA 95823				
PLANS BY	Pacific Neon, P.O. Box 15100, Sacramento, CA 95851				
FILING DATE	5/23/86	ENVIR. DET.	Exempt 15311(a)	REPORT BY	FG:bw
ASSESSOR'S-PCL. NO.	117-0120-30				

- APPLICATION:
- A. Variance to allow an off-site detached identification sign in the OB-R zone.
 - B. Variance to exceed the maximum 16 square foot sign limitation by eight feet;
 - C. Variance to exceed the six-foot height limit for a sign by two feet;
 - D. Variance to erect a freeway visible sign within 660 feet of a freeway.

LOCATION: 7601 Timberlake Way

PROPOSAL: The applicant is requesting the necessary entitlements to erect an identification sign.

PROJECT INFORMATION:

1974 General Plan Designation:	Office
1968 Valley Hi Community Plan Designation:	Hospital
Existing Zoning of Site:	OB-R
Existing Land Use of Site:	Medical office

Surrounding Land Use and Zoning:

North:	Care facility under construction; H
South:	Hospital; H-PUD
East:	Freeway 99; TC
West:	Office, OB-R

Property Dimensions:	Irregular
Property Area:	0.44+ acres
Square Footage of Sign:	22 feet
Height of Sign:	8 feet
Exterior Sign Materials:	Brick base; lexan face, illuminated interior

BACKGROUND INFORMATION: The subject site is a vacant lot which was created when Stockton Boulevard was abandoned as a condition of approval for a psychiatric care facility on the adjacent lot (P84-095).

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of a vacant 0.44+ acre lot which is zoned Office Building-Review-Planned Unit Development (OB-R(PUD)).

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The site is designated for office and hospital use in the General Plan, and the 1968 Valley Hi Community Plan respectively. Surrounding uses consist of a care facility to the north, Methodist Hospital to the south, Freeway 99 to the east and offices to the west.

B. The applicant is proposing to erect an eight-foot high, 24 square foot identification sign which is freeway oriented. Staff has reviewed the request and makes the following observations:

1. The proposed sign would be located on a vacant lot and would identify an existing off-site use. The lot does not have a frontage on a street and is freeway-oriented. The PUD Guidelines only allow signage for developed lots or lots which have a street frontage. The Sign Ordinance does not allow signs which are freeway-oriented and within 660 feet of a freeway.
2. The proposed sign is 24 square feet in size and eight feet high. The Sign Ordinance only allows a 16 square foot, six foot high sign in the OB zone.
3. The applicant has not indicated the nature of the hardship which necessitates the granting of the variances. Staff cannot find any hardship or unusual circumstance which warrants support of the variance.

C. In addition, staff has reviewed the previous applications for sign variances and special permits for signs in the Methodist Hospital PUD. The subject medical office for which the proposed sign is intended to identify presently has a detached sign located on-site, but no variance or special permit was approved for the existing sign. A sign permit (S-12004) was issued for the sign; however, the sign variance which corresponds with the sign permit number was for another location in the Methodist Hospital PUD. The existing sign has not been reviewed by staff and is therefore an illegal sign which must be removed. The City Nuisance Abatement Division has been informed of this illegal sign.

ENVIRONMENTAL DETERMINATION: The proposal is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15311(a)).

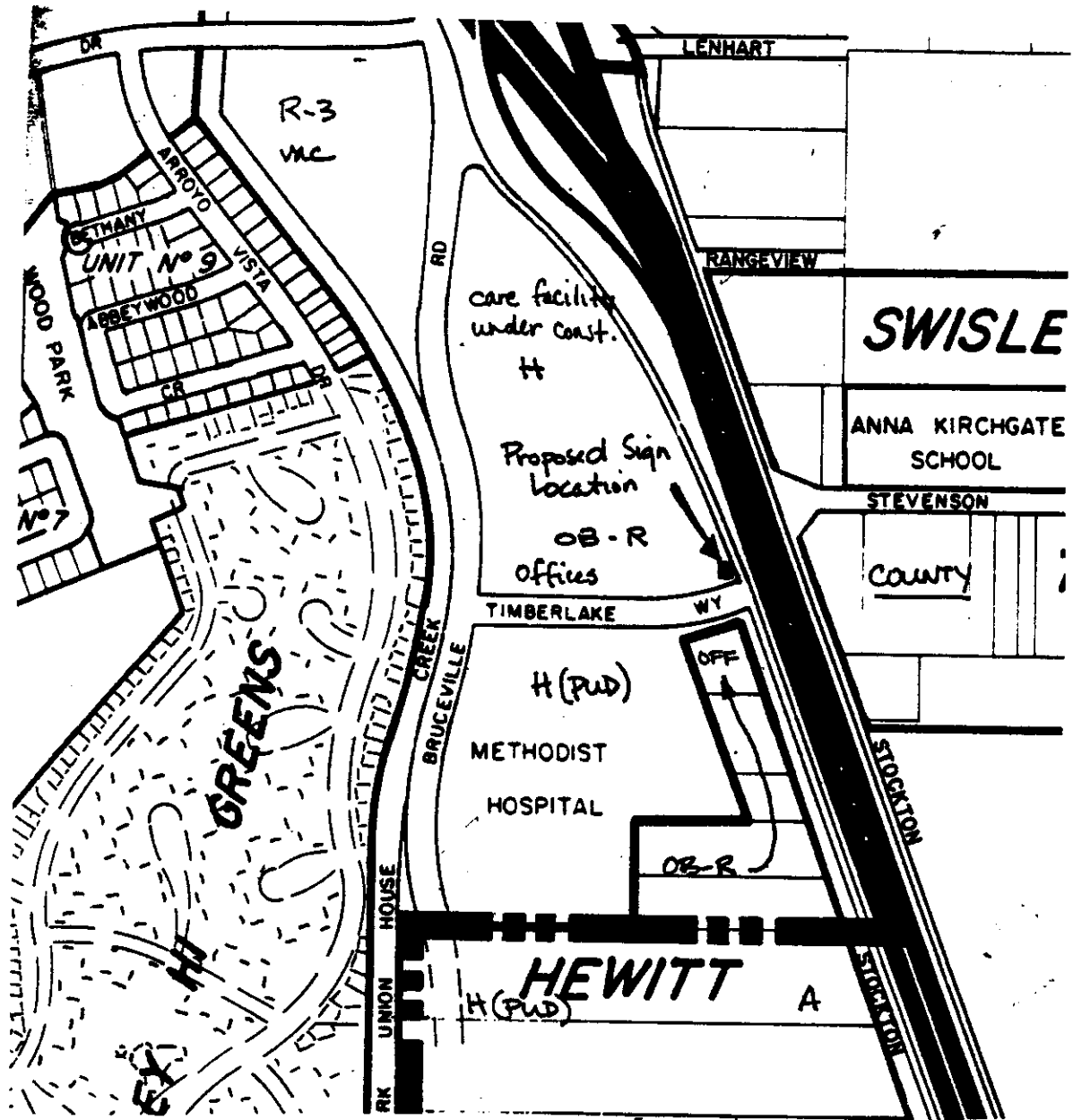
RECOMMENDATION: Staff recommends the following:

- A. Deny the variance to allow an off-site sign, based upon findings of fact which follow;
- B. Deny the variance to exceed the maximum 16 square foot size limitation, based upon findings of fact which follow;
- C. Deny the variance to exceed the six-foot height limit, based upon findings of fact which follow;
- D. Deny the variance to erect a freeway visible sign within 660 feet of a freeway, based upon findings of fact which follow.

Findings of Fact - Variances

1. The granting of the requested variance would constitute a special privilege extended to one individual property owner, in that no hardship has been demonstrated which warrants issuance of a variance.
2. The granting of the requested variance would not be in harmony with the expressed purpose of the City Sign Ordinance to:

"Eliminate excessive and confusing sign displays."



VICINITY - LAND USE - ZONING

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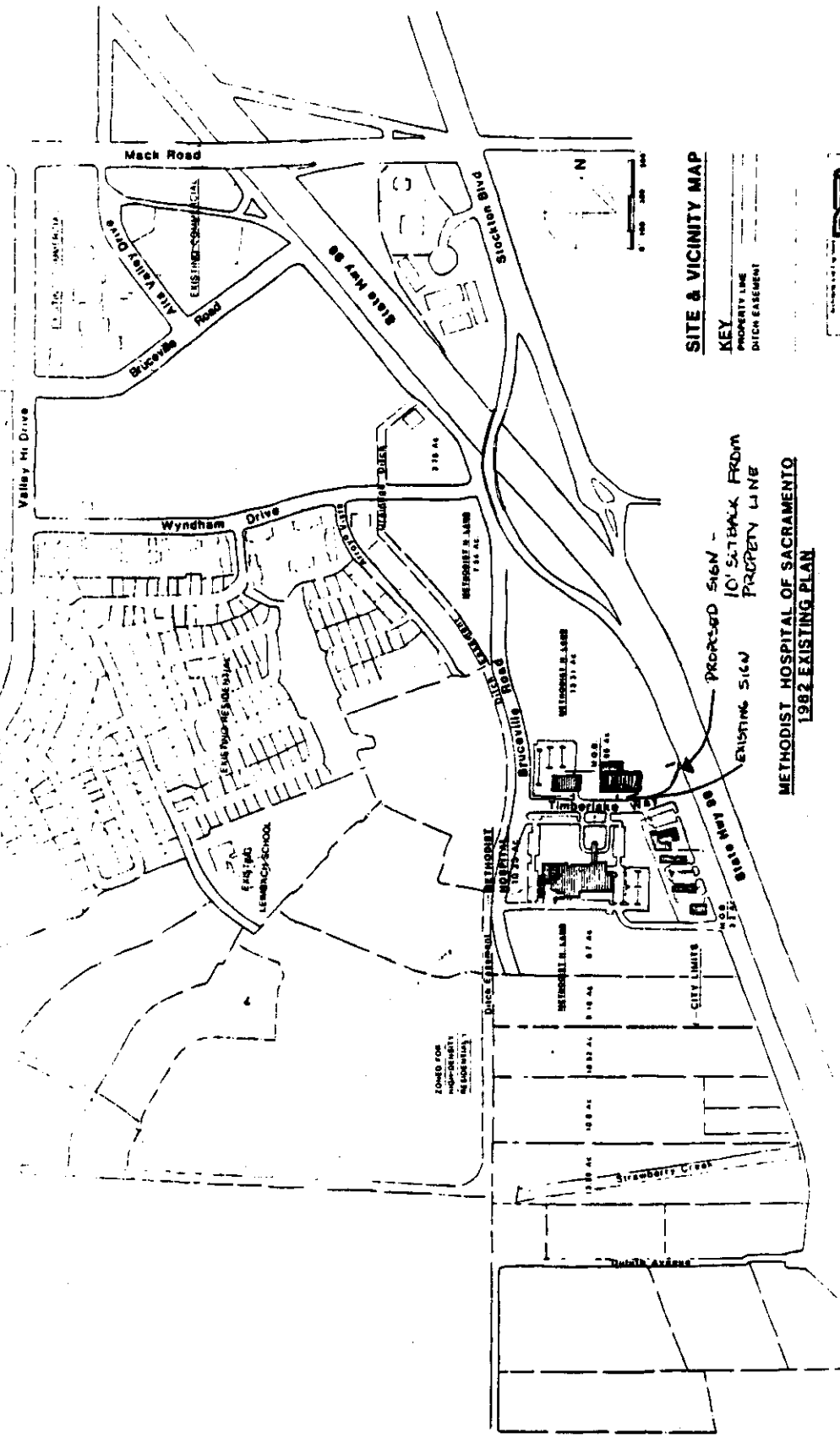
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SITE & VICINITY MAP

KEY

PROPERTY LINE

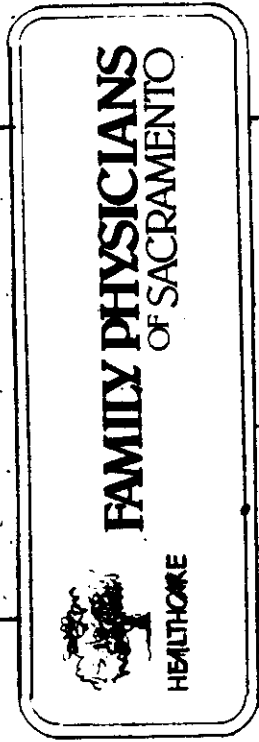
DITCH EASEMENT



Plate 2

METHODIST HOSPITAL OF SACRAMENTO
1982 EXISTING PLAN

6'0"



BACK TO MATCH EXISTING SIGN

ONE DOUBLE FACE INTERIOR ILLUMINATED SIGN
LEXAN FACES

METHODIST HOSPITAL = GREEN VINYL LETTERS & LOGO
LEXAN FACE / PAINT INKRY

FAMILY PHYSICIANS = OCEAN BLUE DECORATED COPY & LOGO

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