

FILL IN ALL SPACES

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	<u>V. WATERBURY 1910 OLYMPIC BLVD #333 WALNUT CREEK 94596</u>		
OWNER	<u>FLORIN LTD PARTNERS SAME AS APPLICANT</u>		
PLANS BY	<u>PACIFIC NEON</u>		
FILING DATE	<u>3/3/83</u>	50 DAY CPC ACTION DATE	<u>4/14/83</u> REPORT BY: <u>SC</u>
NEGATIVE DECE	<u>EX 15103(e)</u>	EIR	ASSESSOR'S PCL. NO. <u>35-352-17-18</u>

APPLICATION: *variance to alter a nonconforming offsite shopping center sign located in the General Commercial (C-2) zone on a 1.6± acre parcel developed with medical office structures and a neighborhood shopping center*

LOCATION: *1379-1399 Florin Rd*

PROPOSAL: *The applicant is requesting entitlements necessary to modify an existing shopping center identification sign. commercial + office*

PROJECT INFORMATION:

1974 General Plan Designation: *shopping - commercial*  
 1965 airport Community Plan Designation: *shopping - commercial*  
 Existing Zoning of Site: *C-2*  
 Existing Land Use of Site: *neighborhood shopping center + office*  
 Surrounding Land Use and Zoning:  
 North: *single family Res - R-1*  
 South: *Church + Residential - R-1*  
 East: *single family Res - R-1*  
 West: *medical office comply - C-2*

Parking Required: *NA*  
 Parking Provided: *NA*  
 Property Dimensions: *irregular*  
 Property Area: *1.6 acres*  
 Density of Development: *NA*  
 Square-Footage of ~~lots~~ *sign 232 sq ft*  
 Square-Footage of Building(s):  
 Height of Structure *27'6"*

Significant Features of Site:  
 Topography:  
 Street Improvements:  
 Utilities:  
 Exterior Building Colors: *sign color brown + ivory*  
 Exterior Building Materials: *sign materials plastic + redwood.*

000413

FILL IN P#

APPLC. NO. P-83-073 MEETING DATE \_\_\_\_\_ CPC ITEM NO. \_\_\_\_\_

## Background Information

The subject sign is to be used for the purpose of identifying a neighborhood shopping center and the tenants located in this complex. The shopping center and existing signs have been in use for approximately 20 years. It is the intent of the property owners to remodel the existing center and bring it up to current shopping center standards. The applicant has indicated that part of the remodeling effort will be to upgrade all on-site and off-site signs used in conjunction with the center and bring them up to current code. At the present time signage for this center consists of an off-site pole sign with a number of appendages representing the various businesses in the shopping complex and illuminated box signs on the

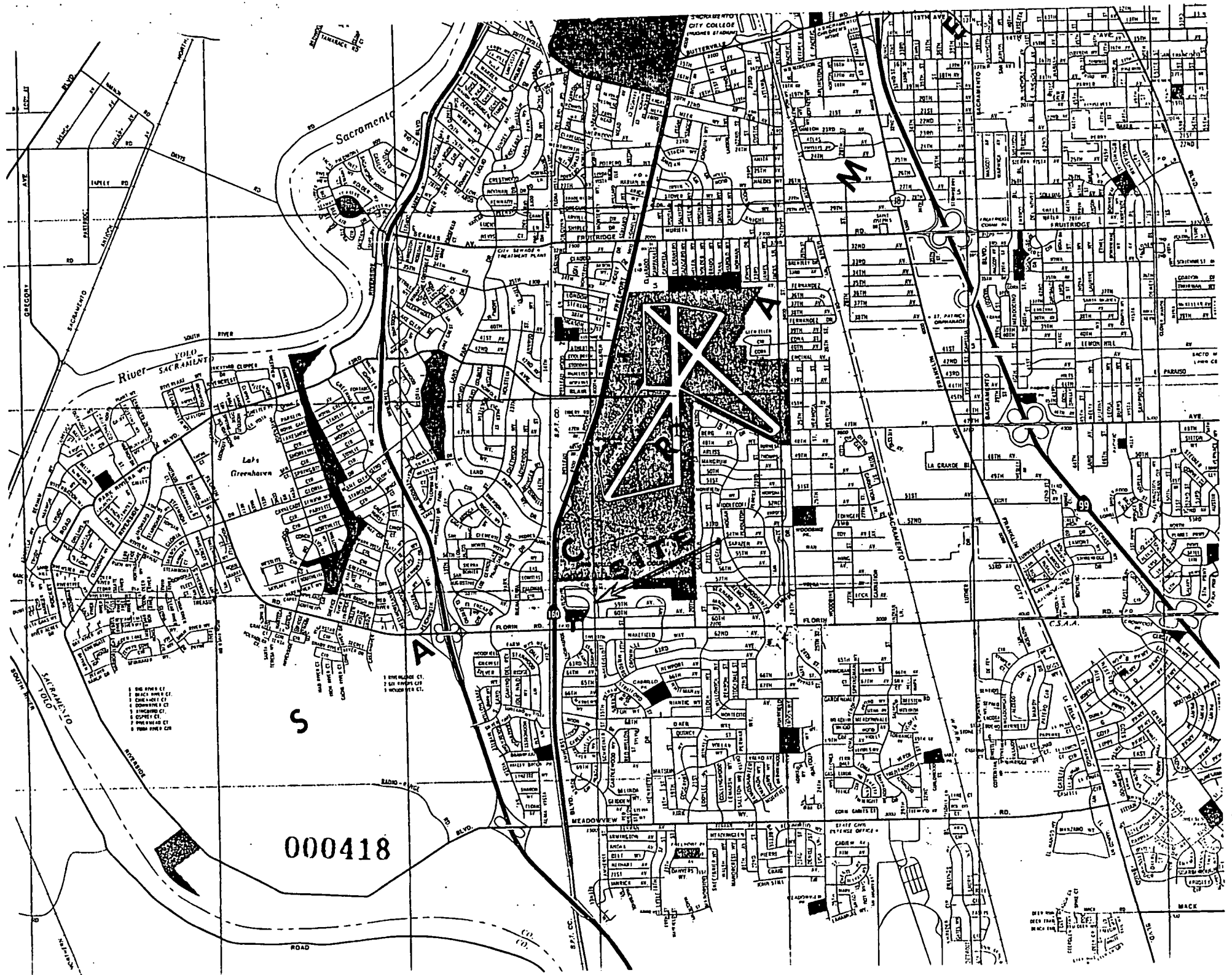
000414

overhead parapet along the store front.

Staff evaluation: Staff has the following comments regarding the applicants request:

1. The sign ordinance prohibits off-site signs in the General Commercial (C-2) zone which has left the existing pole sign for the shopping center in non-conformance with required codes. It is the intent of the sign ordinance that all non-conforming signs be eliminated with in time.

000415



000418

- 1 8th Street Ct.
- 2 10th Street Ct.
- 3 12th Street Ct.
- 4 14th Street Ct.
- 5 16th Street Ct.
- 6 18th Street Ct.
- 7 20th Street Ct.
- 8 22nd Street Ct.

- 1 1st Street Ct.
- 2 3rd Street Ct.
- 3 5th Street Ct.

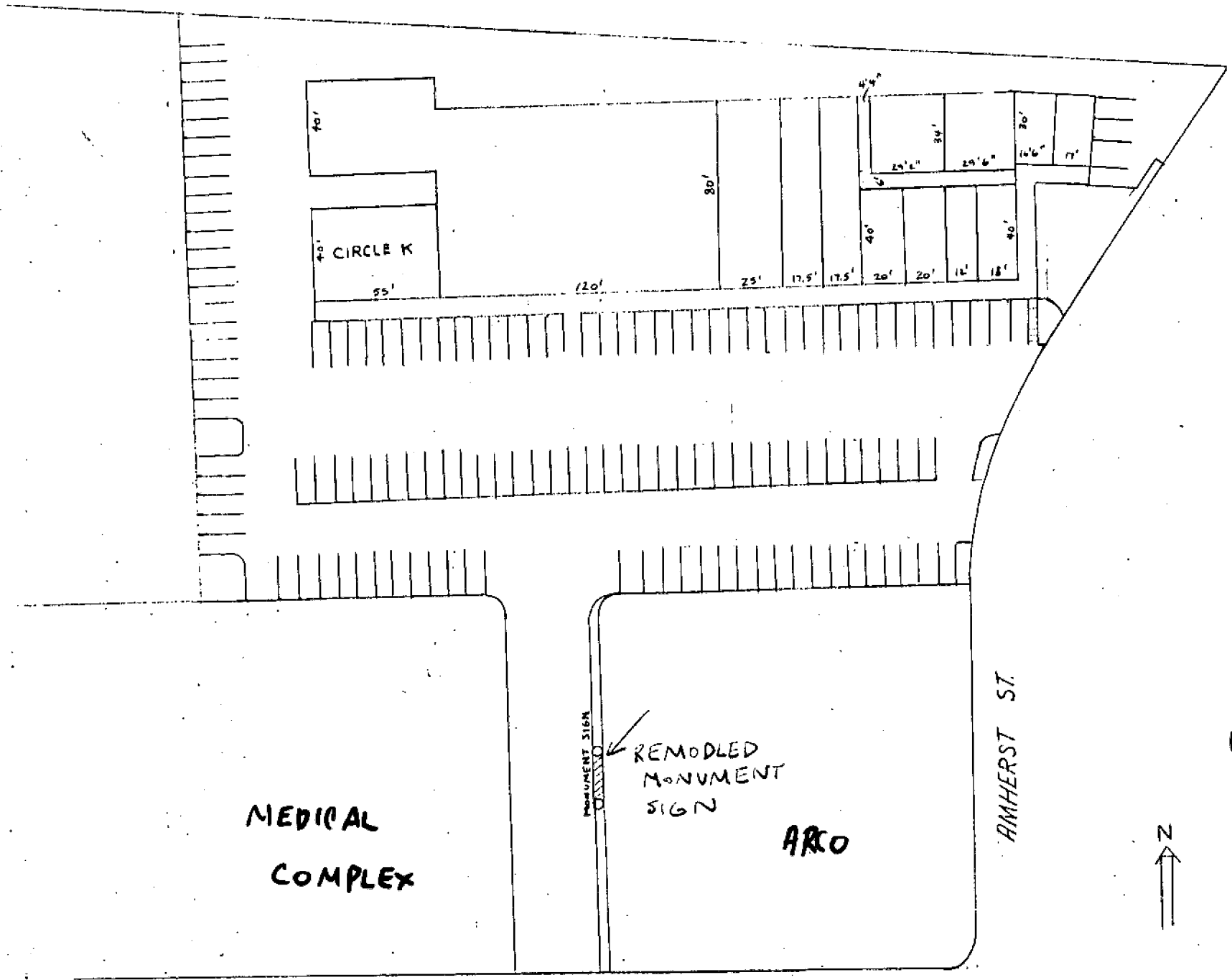
S

A

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M

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000419



FLORIN AMHERST CENTER  
SACRAMENTO

1" = 30'

FLORIN ROAD

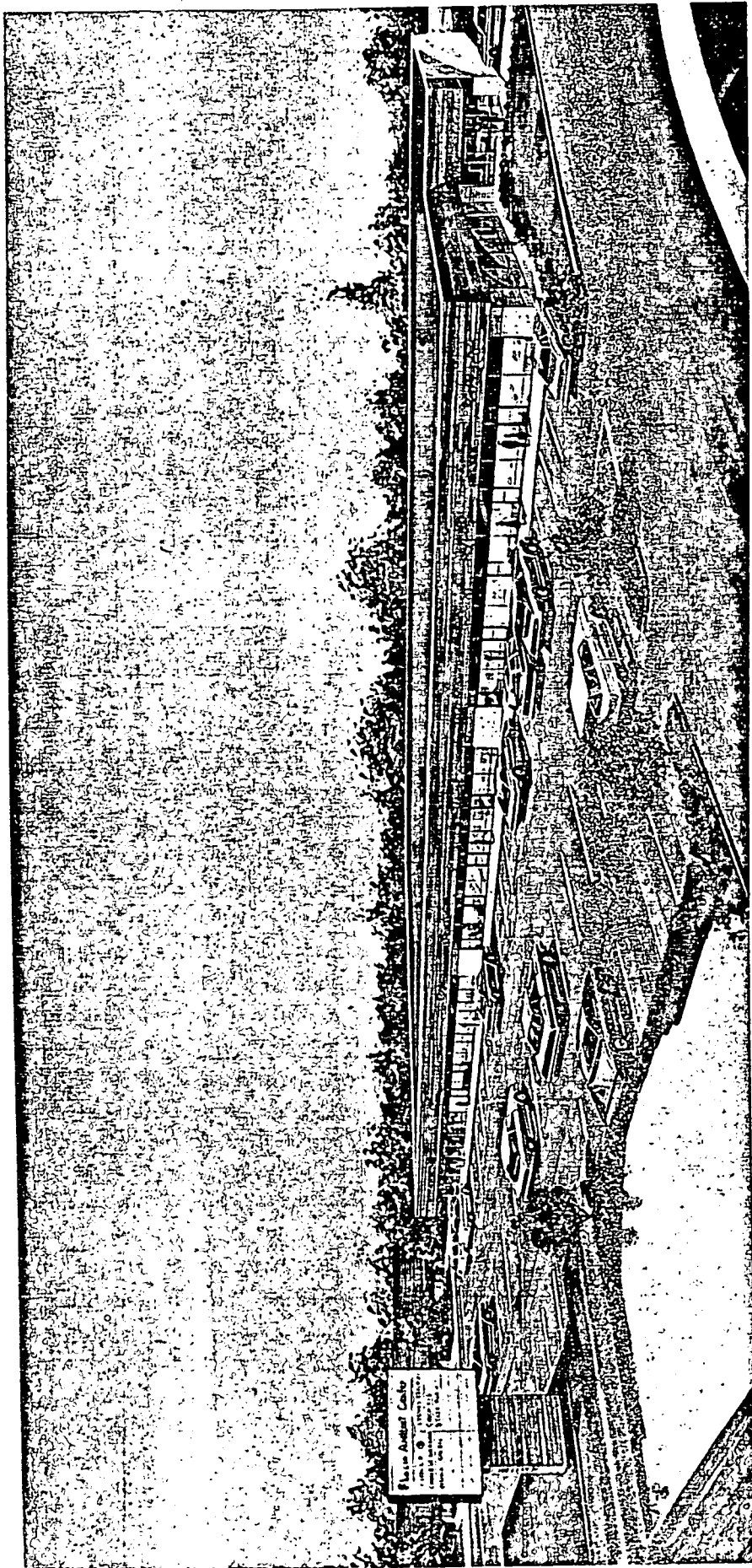
AMHERST ST.

MEDICAL  
COMPLEX

REMODLED  
MONUMENT  
SIGN

ARCO

CIRCLE K

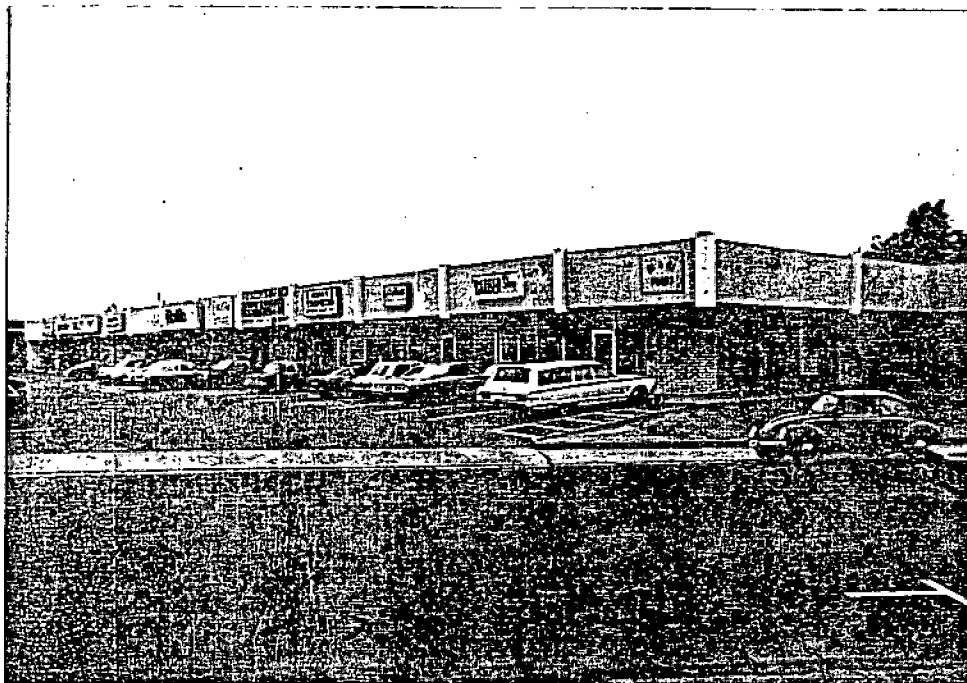


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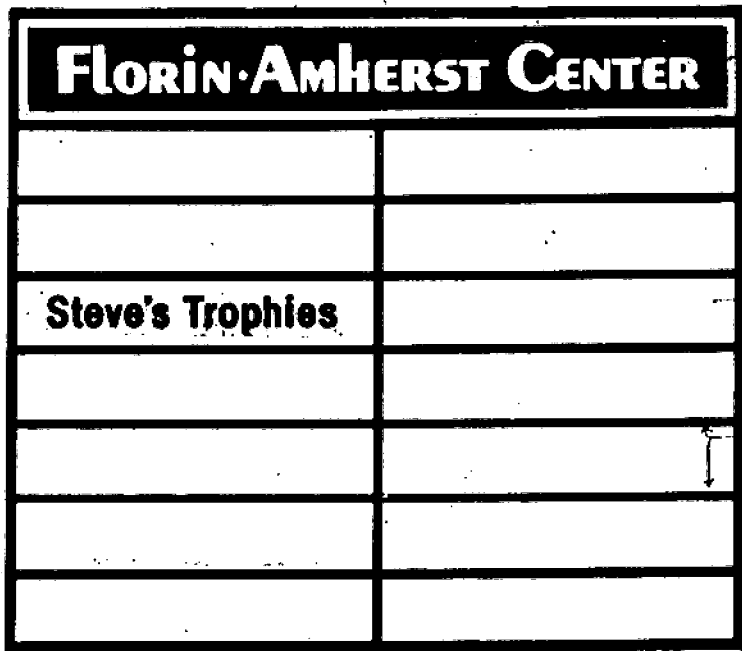


# WATERBURY PROPERTIES, INC.

1910 Olympic Blvd., Suite 333 • Walnut Creek, CA 94596 • (415) 932-5300



000421



**FLORIN-AMHERST CENTER**

**Steve's Trophies**

DECORATED DATA PANELS WITH NOVEL LETTERS AND SYMBOLS

NOVEL PLASTIC SLIP-IN PANELS WITH P.G.O. BROWN LETTERS

SHEET METAL DIVIDERS

CABINET PAINTED PACIFIC BRONZE

INTERIOR ILLUM ADDRESS NOVEL BLDG F.C.O. BROWN SYMBOLS

**1379 · 1399**

PAIRED REDWOOD PLYWOOD STAINED TO MATCH BLDG

13'-0"

000422



CUSTOMER	WATERBURY PROPERTIES INC.	THIS DESIGN AND ENGINEERING IS SUBMITTED AS OUR PROPERTY AND IS TO REMAIN YOUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASER
ADDRESS	FLORIN / AMHERST	
SALESMAN	RAY HERNES	
DATE	1/31/83	



DESIGNER	RS	APPROVED BY
SCALE	1/2" = 1'-0"	
QUANTITY		
CHECKED BY		