

CITY PLANNING COMMISSION

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

APPLICANT	S. K. Brown Construction, 1540 River Park Drive, #105, Sacto., CA 95815		
OWNER	Peter Paulsen Co., 1565 Riverside Drive, Sacramento, CA 95815		
PLANS BY	Peter Paulsen, 4000 Moorpark Ave., San Jose, CA		
FILING DATE	7/22/83	50 DAY CPC ACTION DATE	8/25/83
REPORT BY:	SC:bw		
NEGATIVE DEC	Exempt 15111	EIR	ASSESSOR'S PCL. NO. 277-286-32

APPLICATION: Variance to erect a second attached 16 square foot identification sign in the Office Building-Review (OB-R) zone. (Section 3.63) (P83-245)

LOCATION: 1561 Response Road

PROPOSAL: The applicant is requesting an entitlement to erect an additional 16 square foot identification sign in the Office Building (OB-R) zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Offices
1965 Industrial Park Community Plan Designation:	Point West PUD designation-Office Building
Existing Zoning of Site:	OB-R
Existing Land Use of Site:	Offices
Surrounding Land Use and Zoning:	
North:	Office; OB-R
South:	Residential; R-3-R
East:	Commercial; SC-R
West:	Office & Commercial; OB-R
Property Dimensions:	Irregular
Property Area:	2.7± acres
Square Footage of Sign:	16 sq. ft. attached
Square Footage of Building:	8,100
Sign Colors and Material:	10-inch brushed aluminum letters

STAFF EVALUATION: Staff has the following comments and concerns regarding this request:

1. The subject site consists of a corner lot developed with a single story office structure. The office building is divided between two tenants each with separate street frontage. At the present time there is an attached sign on the structure facing River Park Drive. The applicant is proposing to add one 16 square foot identification sign on the building face that fronts on Response Road.
2. The Sign Ordinance (Section 3.63) permits only one 16 square foot sign per developed parcel in the Office Building (OB) zone. Since the parcel already contains the maximum allowable signage for this zone, the proposed identification sign would be contrary to the Sign Ordinance.
3. At one time the subject site contained two separate 16 square foot signs. The previous tenant was issued a building permit in error by the Building Division and the applicant is requesting a variance to replace this sign.

STAFF RECOMMENDATION: Staff recommends denial of the variance to exceed the 26 square foot minimum of allowable sign area in the OB-R zone, based upon the following Findings of Fact:

APPLC. NO. P83-245

MEETING DATE August 25, 1983

CPC ITEM NO. 24

003569

Findings of Fact

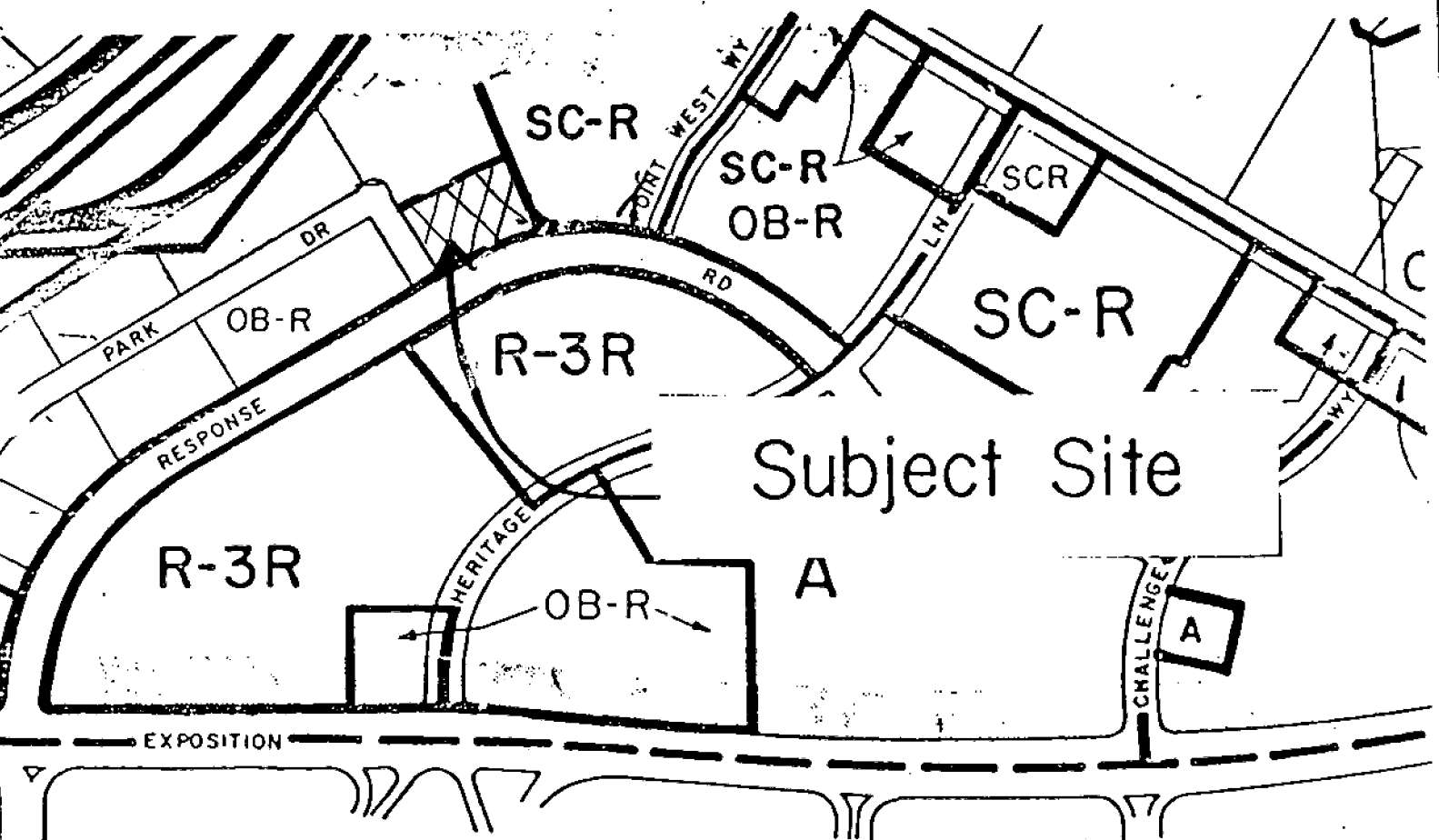
- a. The granting of this variance would constitute a special privilege extended to one property owner in that there is no hardship to justify granting an exception to the Sign Ordinance;
- b. Granting this variance would be contrary to the purpose of the Sign Ordinance which discourages excessive and confusing sign displays.

AMERICAN RIVER

ARP-F

3

27



A (PC)

003571

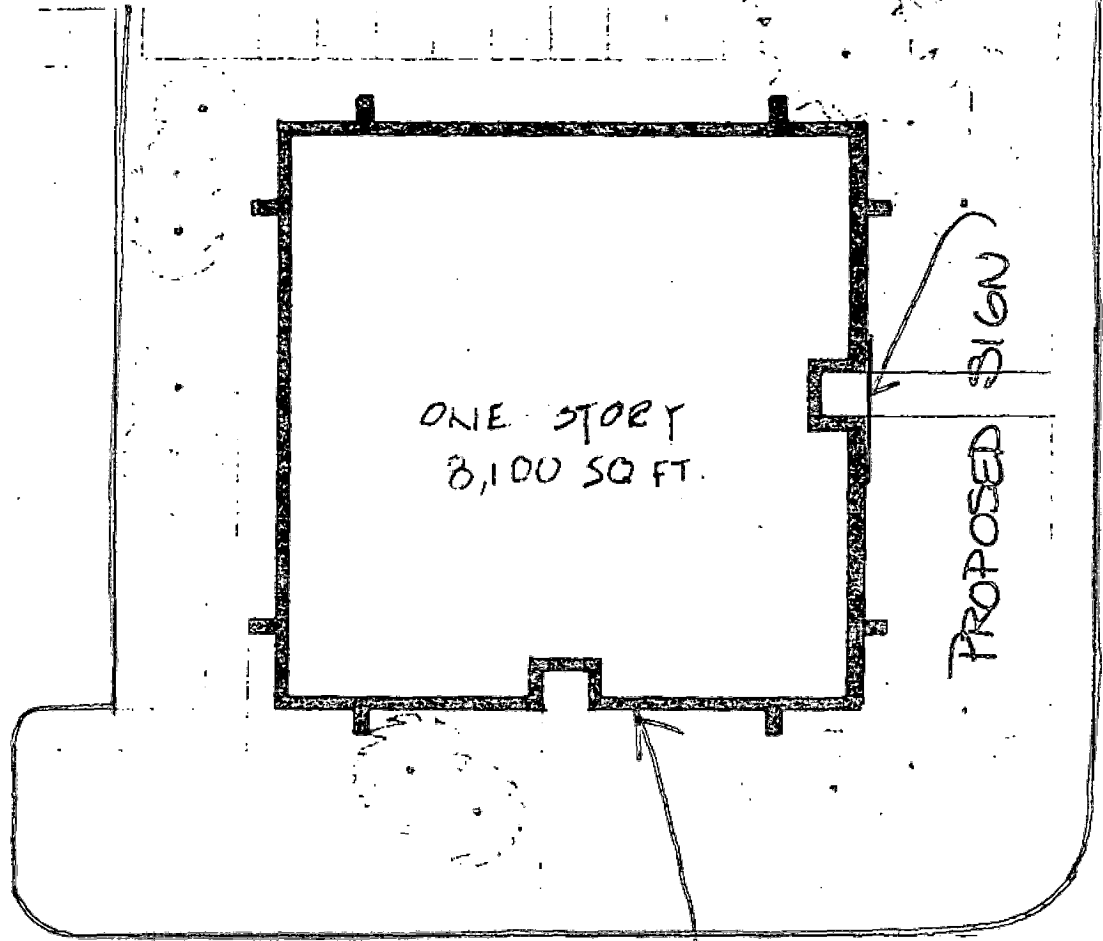
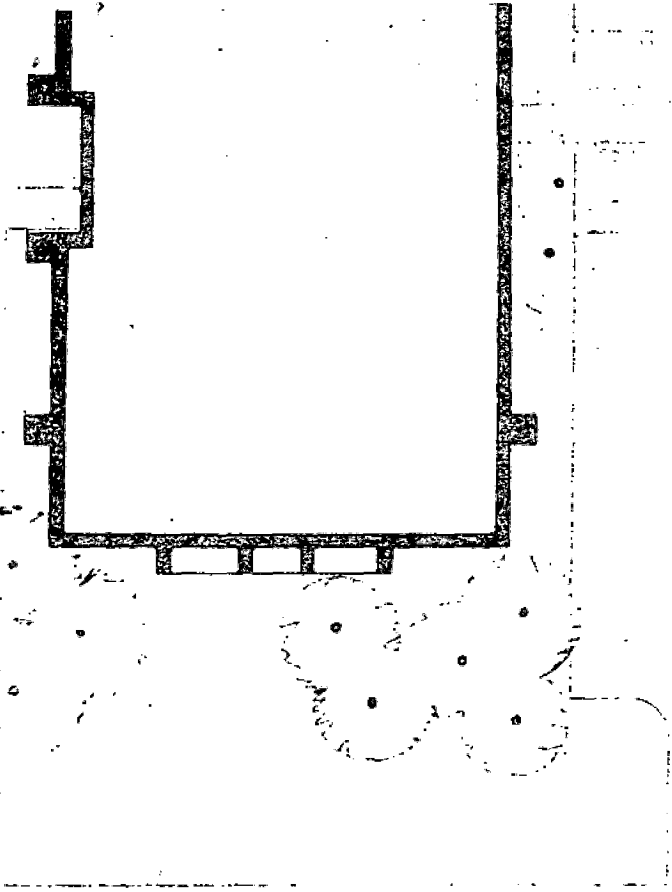
CAL - EXPO

P-8727

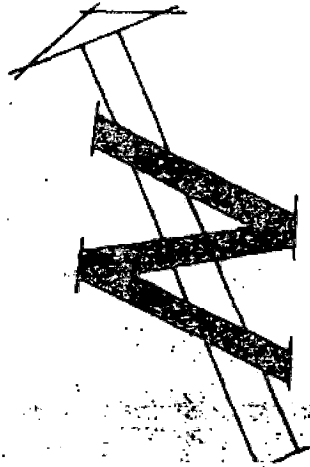
~~P-8727~~
P-83-245

~~9-13-79~~
8-25-83

no.24



RIVERPARK DRIVE



003572

EXISTING
SIGN

PROPOSED SIGN

RESPONSE WAY

P 83-245

8-25-83

NO. 27

referred to herein is described as follows:

D E S C R I P T I O N

All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California, described as follows:

Parcel B as said Parcels are set forth on that certain Parcel Map recorded in the office of the County Recorder of Sacramento County on April 12, 1978, in Book 39 of Parcel Maps, at page 1.

TOGETHER WITH a non-exclusive easement appurtenant thereto for driveway and access purposes over that portion of adjoining Parcel B as said parcel is set forth on that certain Parcel Map entitled "Parcel Map No. P- 764 Lot 2 Point West Office Park" recorded in the office of the County Recorder of Sacramento County in Book 29 of Parcel Maps, at page 25, as reserved in deed recorded August 24, 1977, in Book 7708-24, page 57, Official Records of Sacramento County, described as follows:

Beginning at the most easterly corner of said Parcel B thence from said point of beginning along the boundary of said parcel B the following two (2) courses and distances: (1) North $31^{\circ} 51' 10''$ West 347.31 feet and (2) Southwesterly, curving to the right on an arc of 1550.00 feet radius, said arc being subtended by a chord bearing South $47^{\circ} 15' 03''$ West 15.28 feet; thence South $31^{\circ} 51' 10''$ East 282.42 feet; thence South $12^{\circ} 30' 19''$ East 58.15 feet to a point on the Southeasterly boundary of said Parcel B; thence along said boundary curving to the right on an arc of 75.00 feet radius, said arc being subtended by a chord bearing North $69^{\circ} 54' 34''$ East 35.00 feet to the point of beginning.

EXCEPTING AND RESERVING THEREFROM all deposits of minerals, including oil and gas, lying below the depth of five hundred feet, without, however, the right to drill or mine through the surface thereof as contained in Quitclaim Deed executed by the State of California recorded June 30, 1971 in Book 71 06 30, page 525 of Official Records.

RESERVING AND EXCEPTING TO GRANTOR, its successors and assigns, all mineral rights, not heretofore otherwise conveyed or reserved by Grantor, including without limitation, all oil, coal, gas, hydrocarbon, and similar rights and all water, water rights, geotherma steam and steam power, within or underlying the real property hereby conveyed, together with the perpetual right of development thereof; provided, however, that the rights herein reserved and excepted do not include the right to enter upon the surface and the top 500 feet of the subsurface of the real property hereby conveyed.

Dljo/4/mw

003567

P 83245

1x6 RDWD SHIP LAP 5 FT
GLASS - SOLAR BRONZE
RDWD PANELING

S.K. BROWN CONSTRUCTION, INC.

2x8 RDWD
CEMENT PLASTER

FRONT ELEVATION
RIGHT ELEVATION IDENTICAL

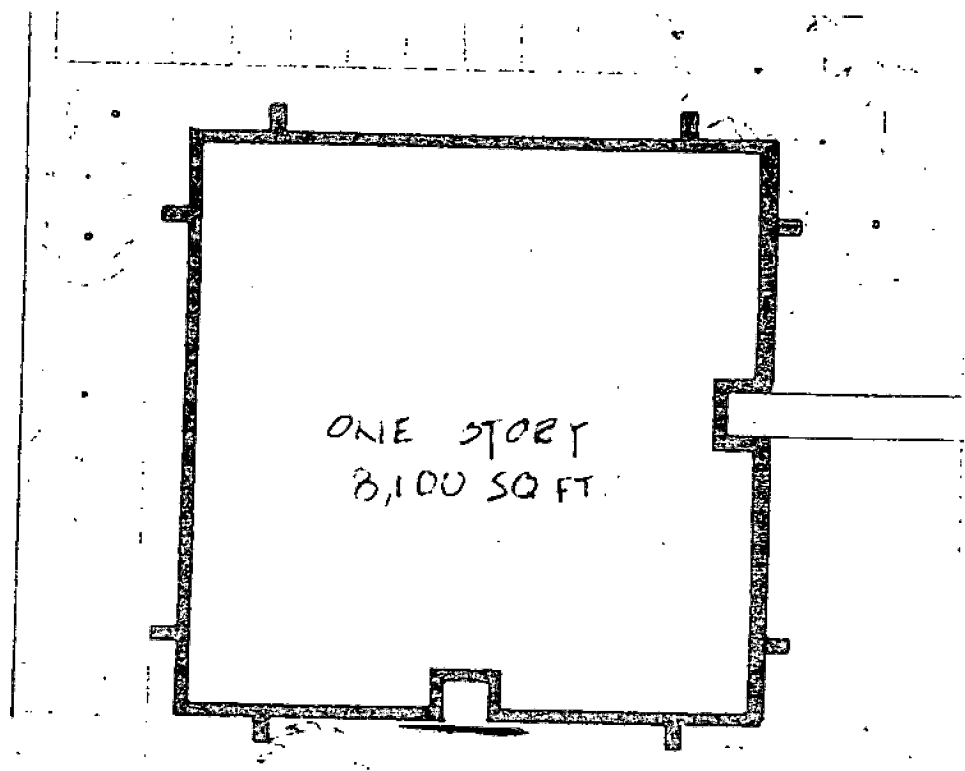
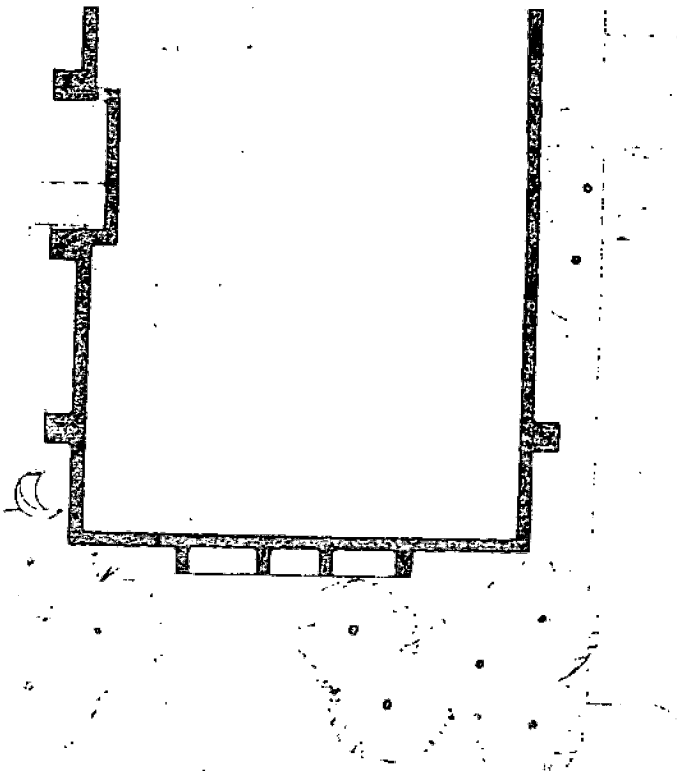
003573

POINT
WEST

ARCHITECTURAL
REVIEW COMMITTEE

APPROVED BY: Walter R. Kohn

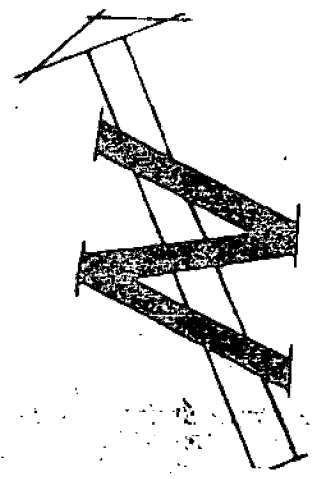
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RESPONSE WAY

RIVERPARK DRIVE

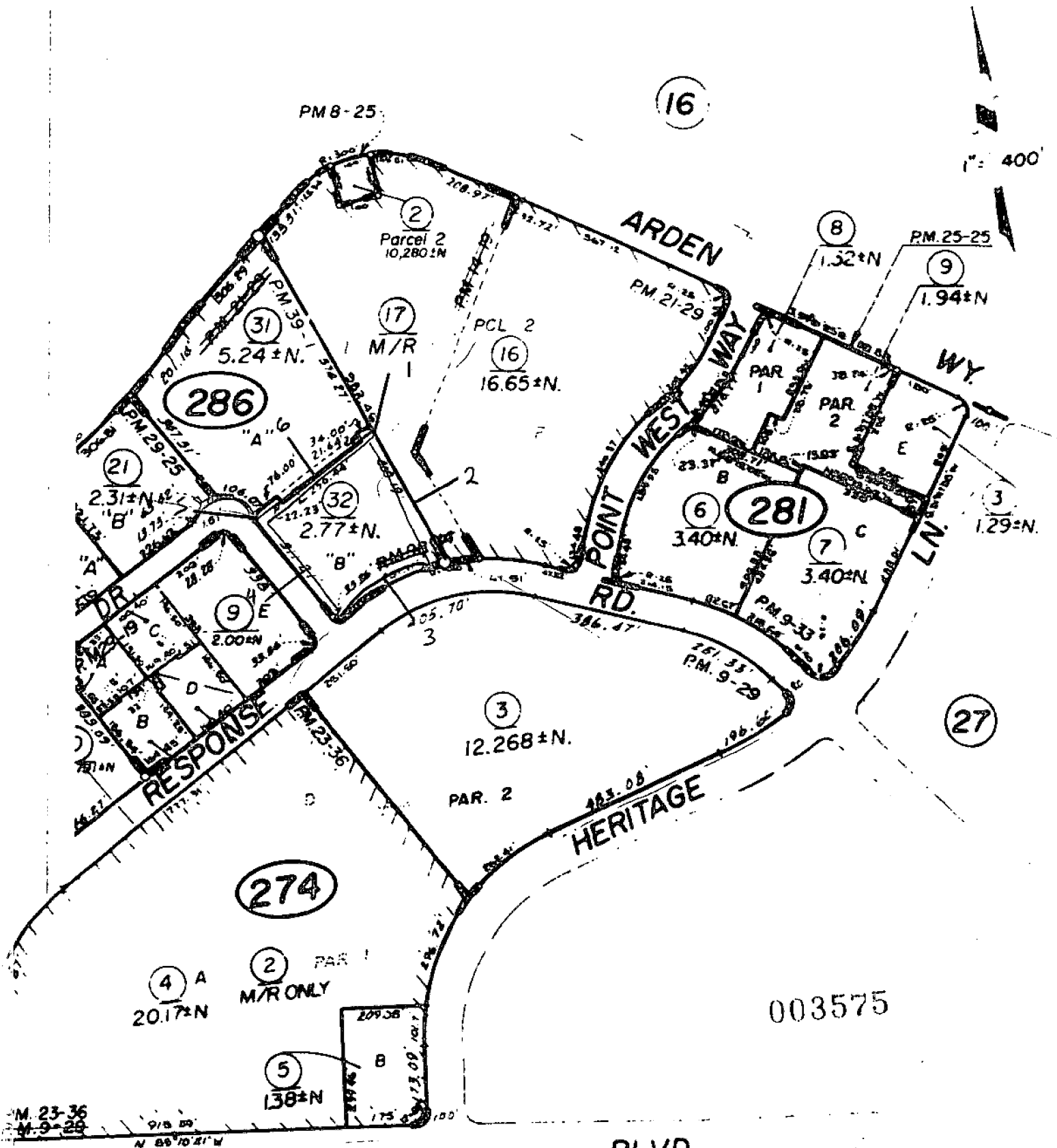
003574



POINT WEST	ARCHITECTURAL REVIEW COMMITTEE
	APPROVED BY: <i>Walter K. Roman</i>
DATE:	<i>8/19/83</i>

RANCHO DEL PASO

277-286



003575

POSITION

BLVD.

P83-245

1-6 RDWD SHI PLAST 5 FT
GLASS SOLAR BRONZE
RDWD PANELING

No. 10

S.H. BROWN CONSTRUCTION, INC.

8-25-83

FRONT ELEVATION
RIGHT ELEVATION IDENTICAL

2x8 RDWD
CEMENT PLASTER

P83-245