

CITY PLANNING COMMISSION

927-10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Pacific Neon, P.O. Box 15100, Sacramento, CA 95851		
OWNER	North Sacramento Land Company, 400. Slobé Avenue, Sacramento, CA 95815		
PLANS BY	Pacific Neon, P.O. Box 15100, Sacramento, CA 95851		
FILING DATE	1-22-82	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC.	Exempt 15111(a)EIR	ASSESSOR'S PCL. NO.	275-240-59

APPLICATION: Variance to exceed the 200 square foot area requirement of detached signs within 660 feet of a freeway by 97 square feet

LOCATION: 1900 Canterbury Road

PROPOSAL: The applicant is requesting a variance to erect a 34-foot tall, 297 square foot sign which exceeds the maximum allowable area as permitted in Section 3.192(b)(c) of the Sign Ordinance by 97 square feet.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial-Office
1965 Woodlake-Norauto Community
Plan Designation: Shopping-Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Motor Hotel

Surrounding Land Use and Zoning:

North: Residential; R-1
South: Route 160 and Light Industrial; TC and M-1
East: Vacant, Commercial; C-2
West: Vacant; C-2

Property Dimensions: Irregular
Property Area: 3.30+ acres
Height of Proposed Sign: 34 feet
Area of Proposed Sign: 297 square feet (33' x 9')

PROJECT BACKGROUND: On August 6, 1981, the City Council adopted a series of Sign Ordinance amendments relating to on-site signs within 660 feet of the exterior right-of-way line of a freeway or proposed freeway. The amendments which pertain to this site are as follows:

1. Detached signs shall have a maximum area of 200 square feet;
2. Detached signs shall have a maximum height of 35 feet;
3. Detached signs shall be constructed in a style and out of materials compatible to the structure located on the same site and shall be located within a landscaped planter of at least a four-foot radius measured from the perimeter of the sign;
4. One detached sign for each developed parcel not exceeding one square foot of sign area for each lineal foot of street frontage abutting the developed portion of said parcel.

The applicant's request pertains to item one, which limits the maximum square footage to 200 square feet.

APPLC. NO. 82-014

MEETING DATE February 25, 1982

CPC ITEM NO. 18

002414

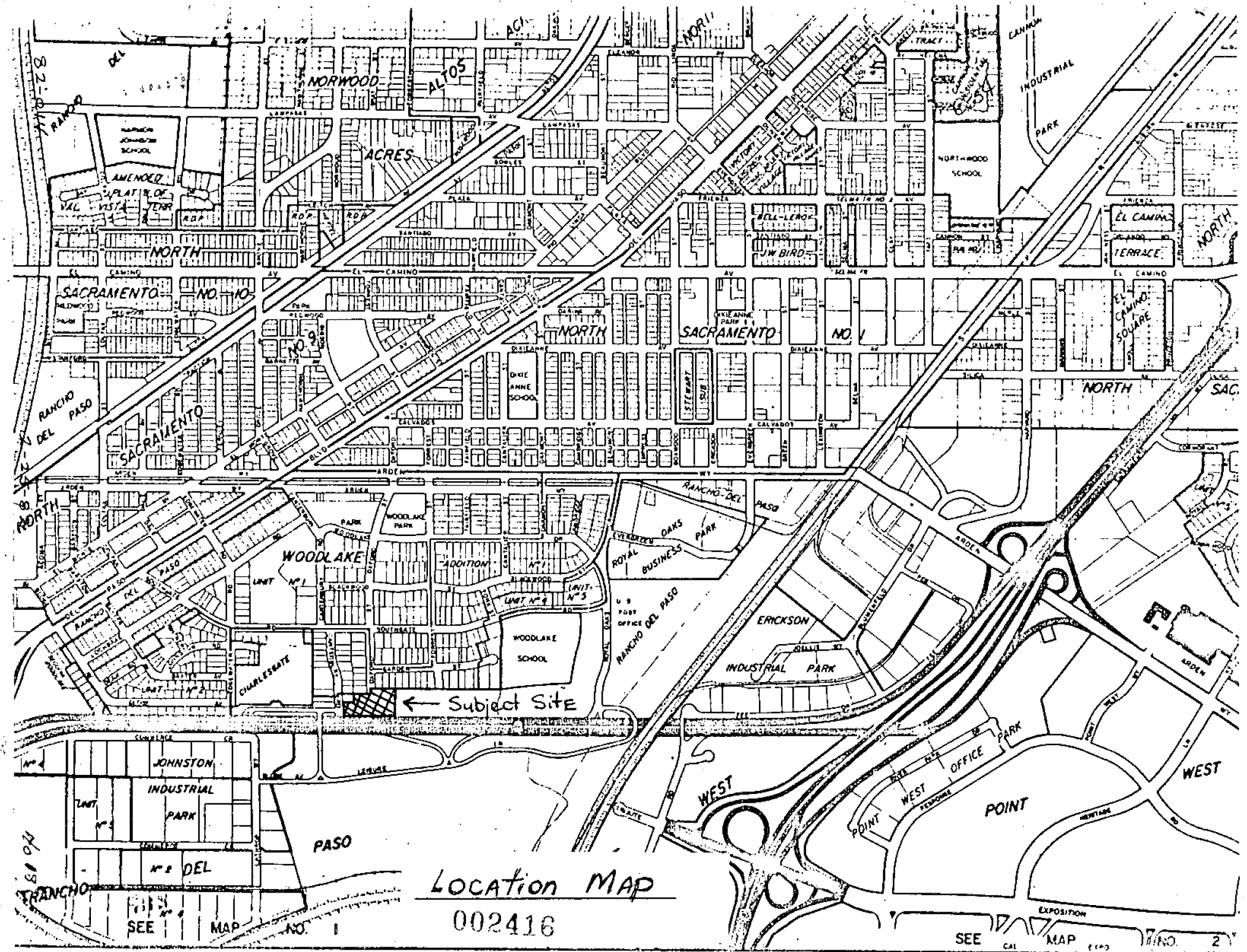
STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The recently adopted Sign Ordinance amendments were the result of considerable investigation, lengthy public hearings and the involvement of sign company representatives. The granting of a variance to allow a sizable increase in the permitted square footage would be precedent setting and would encourage similar requests.
2. During the latter public hearings on the amendments, staff recommended a maximum area of 150 square feet per pole sign. A representative of Pacific Neon requested that this maximum be increased to 200 square feet to allow greater design flexibility. The requested variance exceeds this 200 square foot requirement by 97 square feet - almost half again as large.
3. The Sign Ordinance requires certain showings or findings for the granting of a variance. These findings are as follows:
 - a. That exceptional or extraordinary circumstances or conditions apply to the case referred to in the application which do not apply generally in the same district and the enforcement of the regulations of this article would have an unduly, harsh result upon the utilization of the subject property.
 - b. That the variance will not result in a special privilege to one individual property owner and the circumstances are such that the variance would be appropriate for any property owner facing similar circumstances.
 - c. That the requested variance will not materially and adversely affect the health and safety of persons residing or working in the neighborhood, and will not be materially detrimental to the public welfare or injurious to property and improvements in the neighborhood.

Staff cannot find any justification for the granting of the variance. There are no exceptionally or extraordinary conditions which would unduly affect the utilization of the subject site. In addition, if granted, the variance would constitute a special privilege extended to one individual property owner.

STAFF RECOMMENDATION: Staff recommends that the requested variance be denied based upon the following findings of fact:

1. There are no exceptional or extraordinary conditions relative to the subject site which require signage in excess of the 200 square foot requirement. The requirement of 200 square foot maximum sign area does not have an unduly harsh result upon the utilization of the subject property.
2. The granting of the requested variance would constitute a special privilege extended to one property owner in that there are not any circumstances that are particular to this site that are different from any other normal site adjacent to a non-elevated portion of a freeway.

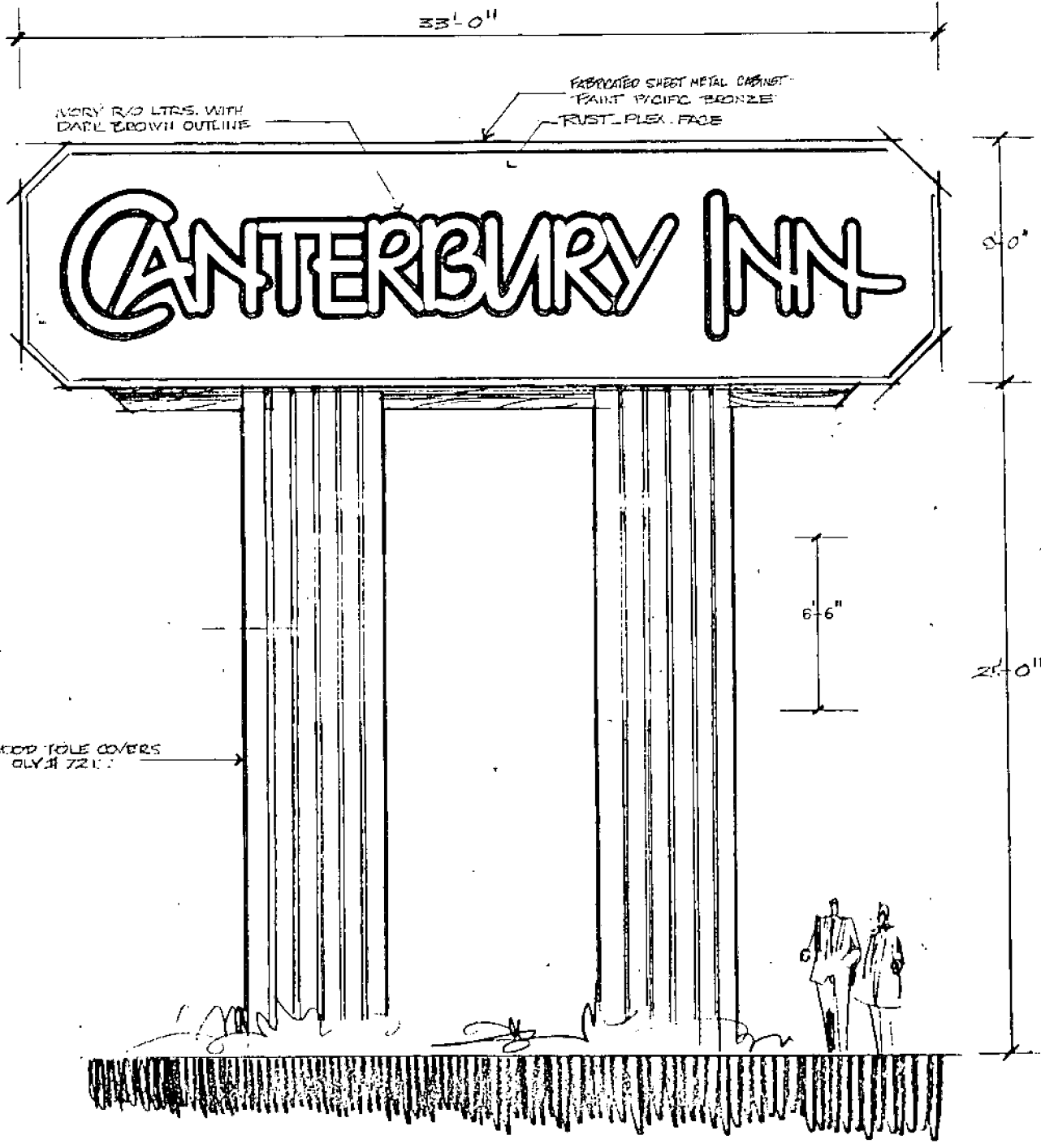


LOCATION MAP

002416

SEE MAP NO. 1

SEE MAP NO. 2



CUSTOMER	CANTEBURY INN	THIS DESIGN AND ENGINEERING IS SUBMITTED AS OUR PROPERTY AND IS TO REMAIN OUR PROPERTY BY AGREEMENT UNTIL ACCEPTED AND APPROVED BY PURCHASER.
ADDRESS	SACRAMENTO	
SALESMAN	LEE FAMEY	
DATE	01/21/81	



DESIGNER	LF	APPROVED BY
SCALE	3/4" = 1'-0"	
QUANTITY		
CHECKED BY		

002418

CANTERBURY INN

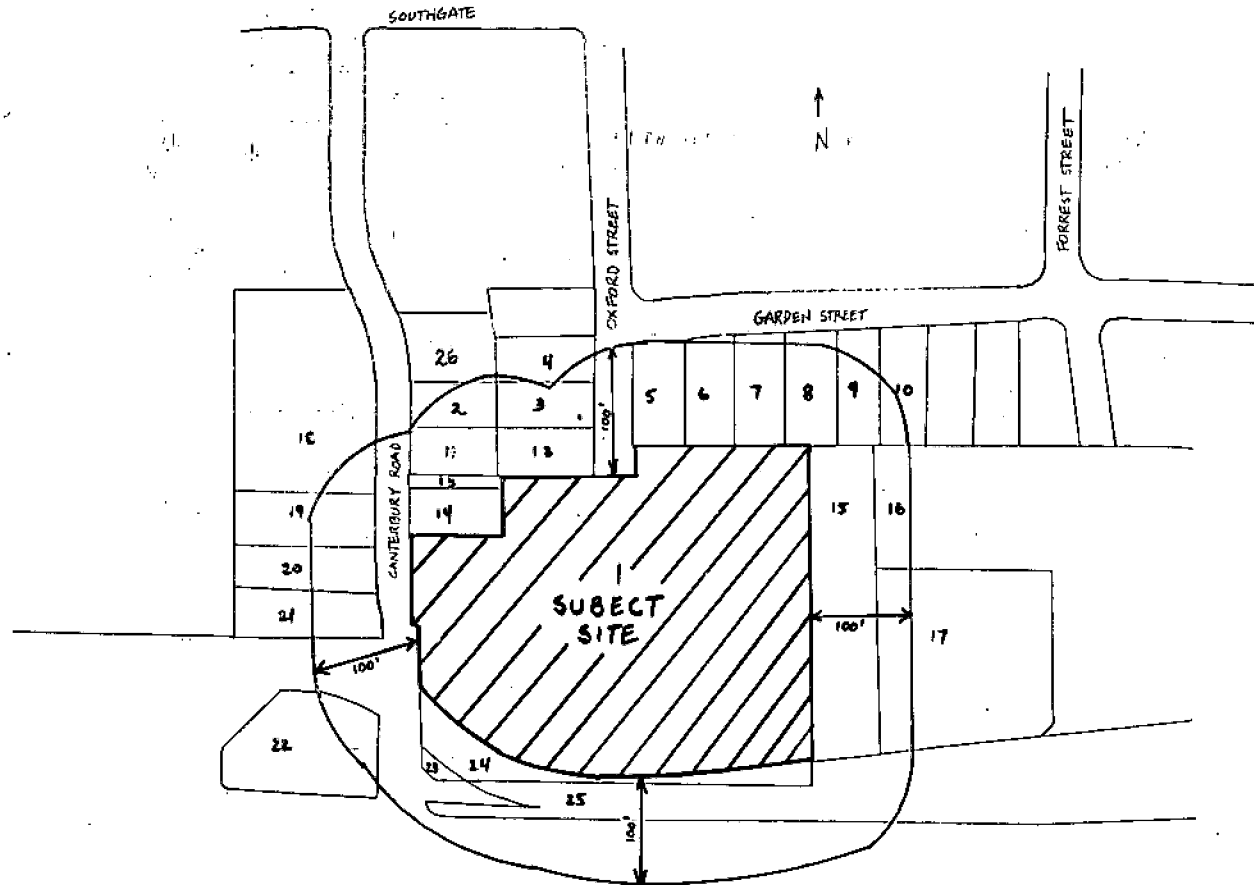
SCALE: 1" = 100'

CUSTOMER	CANTERBURY INN
ADDRESS	1980 CANTERBURY RD
SALESMAN	KE KAVLEY
DATE	11-8-82

THIS DESIGN AND ENGINEERING IS SUBMITTED AS ONE PROJECT, AND IS TO REMAIN ONE COMPLETE AND UNCHANGED SET OF DRAWINGS AND APPROVED AS SUCH.



DESIGNER	J. DAVLEY	APPROVED BY
SCALE	1" = 100'	
QUANTITY		
CHECKED BY		



002438

U.S. HIGHWAY 160

82-014

2-25-82

CANTERBURY ROAD

OXFORD STREET

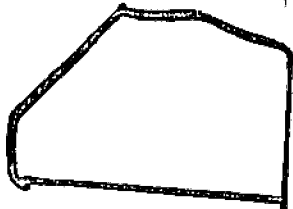
GARDEN STREET

FORREST STREET

CANTERBURY INN
1900 CANTERBURY ROAD
SACRAMENTO, CA 95815
PARCEL # 275-240-5900
ZONE: C-2

EXISTING OFFICE
BLDG, RESTAURANT,
& ROOMS

PROPOSED FREESTANDING
SIGN SITE



U.S. HIGHWAY 160

No. 18

002417