

P94-048 - PANATTONI SIGN VARIANCE

REQUEST: Variance to increase the number of monument signs from two signs to three signs on a 4.51 ± parcel in the Heavy Industrial (M-2S) zone.

LOCATION: 8395 Jackson Road
079-0130-039
East Broadway
Sacramento Unified School District
Council District 6

APPLICANT:	Pacific Neon Company, 927-0527 1576 Silica Avenue, Sacto., CA. 95815
OWNER:	Panattoni Development, 381-5195 8401 Jackson Rd., Sacto., CA. 95826
PLANS BY:	Pacific Neon Company, 927-0527 1576 Silica Avenue, Sacto., CA. 95815
APPLIC. FILED:	4-22-94
STAFF CONTACT:	Lisa Burke, 264-7129

SUMMARY/RECOMMENDATION: There are currently two monument signs located on the project site. The applicant is proposing to erect an additional monument sign. Staff recommends approval of the project. This recommendation is based upon principles of planning and the projects consistency with the General Plan.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial or Warehouse
Existing Land Use of Site: Developed with 46,077 sq.ft. of office (4 buildings)
Existing Zoning of Site: Heavy Industrial (M-2S)

Surrounding Land Use and Zoning:

North: Sacramento Regional Transit; M-2S
South: Vacant, Mining Pit; M-2S
East: Office/Warehouse; M-2S
West: Multi-Family, Industrial; M-2S

Property Area: 4.51 ± acres
Property Dimensions: Irregular
Number of Existing Monument Signs: Two signs
Number of Proposed Monument Signs: Three signs
Square footage of the Proposed Signs: 42 sq.ft. with copy
Topography: Flat
Street Improvements: Existing
Utilities: Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

Permit**Agency****Sign Permit****City of Sacramento Building Division**

BACKGROUND INFORMATION: The project is located within the Perkins Center. The Perkins Center was constructed prior to the enactment of current zoning regulations which limit the amount of office space in industrial zones to 25 percent. On November 7, 1989, the City Planning Director approved a Special Permit to convert 10,000 sq.ft. of warehouse space in Building D to office use (P89-349) (See Exhibit C-1). The approval resulted in an increase in office space from 35% to 57% for the entire complex. On February 14, 1991, the Planning Commission approved a Special Permit to add 1,200 sq.ft. of office space and to convert an additional 8,000 sq.ft. of warehouse space in Building C to office use (P90-460). The approval resulted in an allowance of 75% office use in the complex. On July 8, 1993, the Planning Commission approved the applicant request to have the Perkins Center become 100% office use.

STAFF EVALUATION: Staff has the following comments:

A. **Policy Considerations**

The existing office development is consistent with the Heavy Commercial or Warehouse designation in the General Plan. The Center is also in conformance with the Zoning Ordinance since Special Permits have been obtained for the office development.

The signage being proposed for the site is an additional detached monument sign. There are currently two monument signs on the site, one in front of Building C and in the front of Building B. The monument sign in front of Parcel C has been there prior to the Sign Ordinance. The sign ordinance states that one monument sign is allowed for each parcel in the M-2 zone. Since all four buildings are on one parcel the applicant is requesting a Variance to allow an additional monument sign.

B. **Site Plan Design/Zoning Requirements**

1. **Setbacks**

There are no proposed increases in the total building square footage. This proposal will not result in changes to existing setbacks. Additional parking is not required because the subject proposal does not involve a change in the type of use.

2. Signage

Currently, Buildings B and C each have a monument sign. The applicant requests a Variance so that Building A can have a monument sign as well. Building D is located behind Building B and cannot be seen from Jackson Road. The text of the monument sign for Building A will be the tenants of that building and the tenant of Building D (see Exhibit C-2).

One alternative to the Variance is to divide the property into three(3) parcels whereby allowing three monument signs. The applicant however has indicated the owner, Mr. Tom Perkins, has no desire to split the property. The additional monument sign will not detract from the visual appearance of the streetscape. The proposed sign will provide necessary identification to the rear office building.

The proposed signs will be required to be located a minimum of 10 feet from all property lines and 5 ft. from any driveway. In addition , the sign area that contains the text will not exceed the maximum detached signage area of 48 sq.ft. Furthermore, the monument sign will not exceed the maximum height limit of six feet as defined by the City of Sacramento Sign Ordinance. In summary staff recommends approval of the Variance to allow an additional detached monument sign.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to the California Environmental Quality Act, Categorical Exemption Section 15311(a).

B. Public/Neighborhood/Business Association Comments

There are no neighborhood associations within the vicinity of the project, therefore no comments were received.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. No comments were received.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the Variance. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

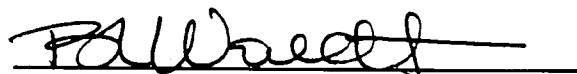
- A. Adopt the attached Resolution (Attachment C) approving the Variance to allow three monument signs on one 4.61 \pm acre parcel.

Report Prepared By,

Report Reviewed By,



Lisa Burke, Planner



Barbara L. Wendt, Senior Planner

Attachments

Attachment A
Attachment B
Attachment C
Exhibit C-1
Exhibit C-2

Vicinity Map
Land Use and Zoning Map
Resolution Approving Variance
Site Plan
Sign Text

ATTACHMENT A

P94-048

JULY 14, 1994

ITEM # 7
PAGE 6



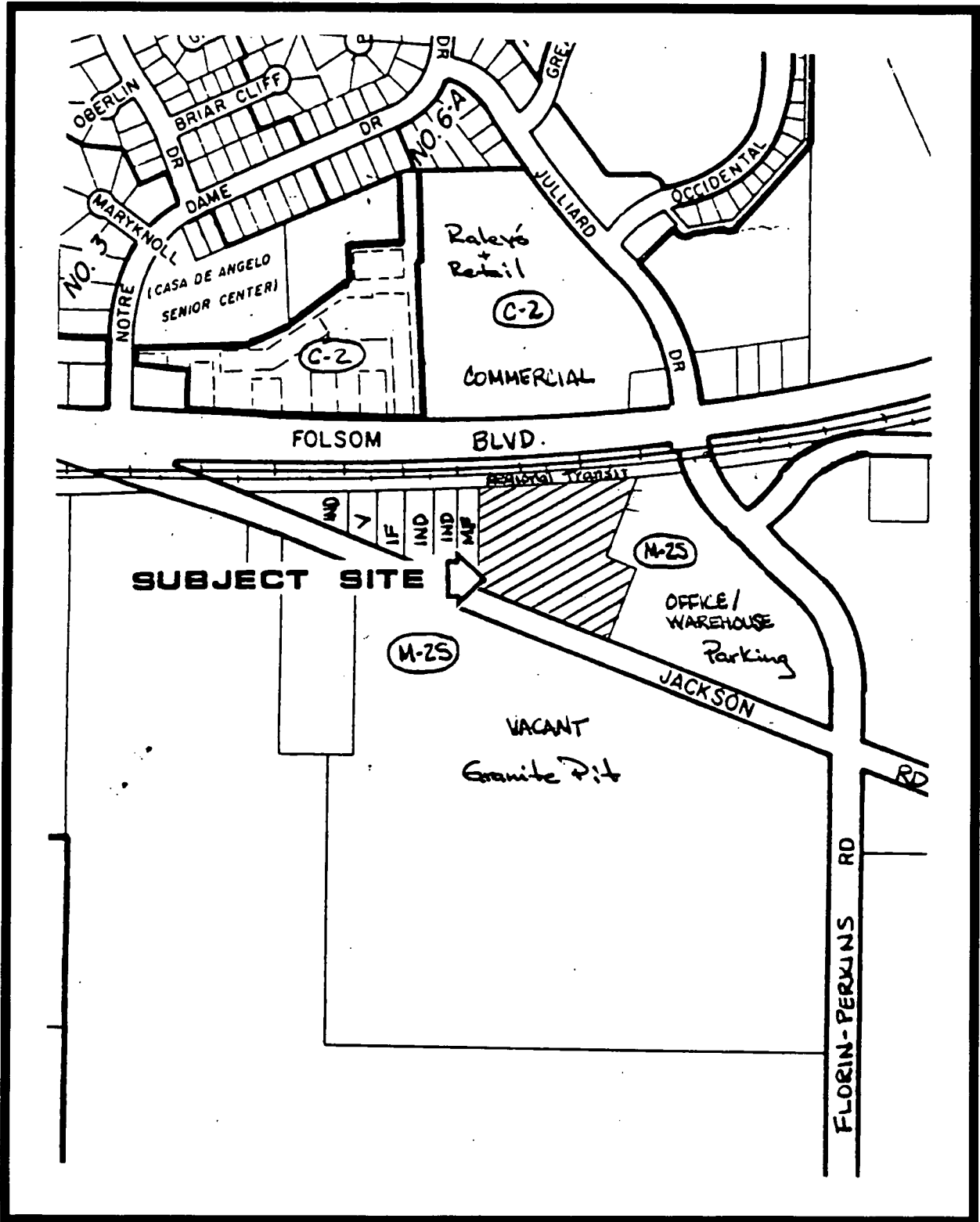
VICINITY MAP

ATTACHMENT B

P94-048

JULY 14, 1994

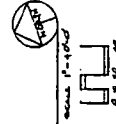
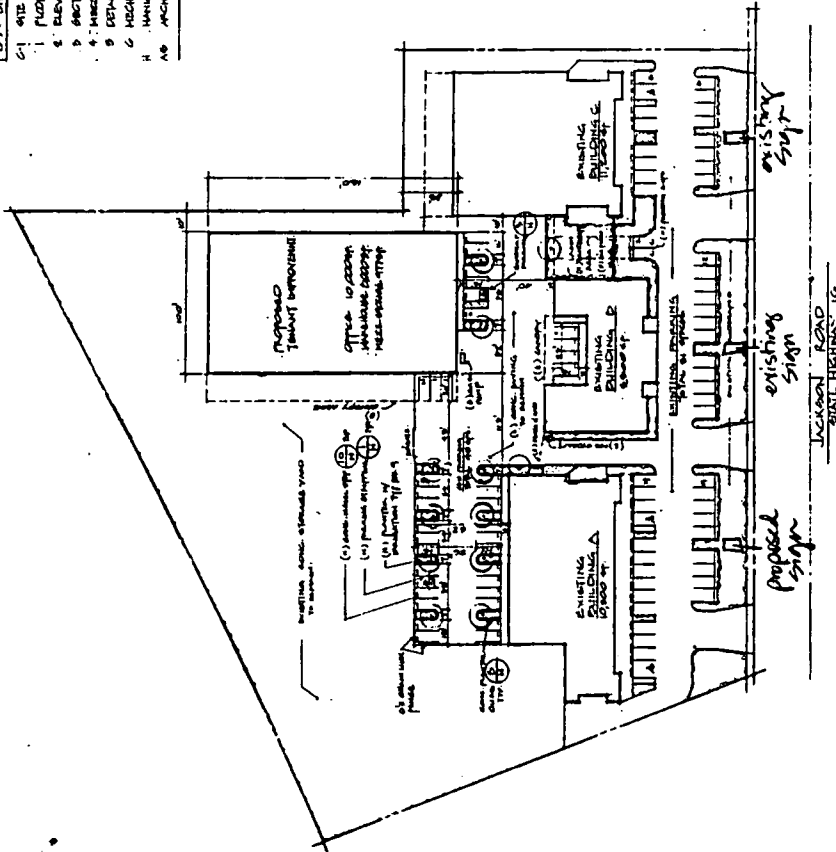
ITEM # 7
PAGE 7



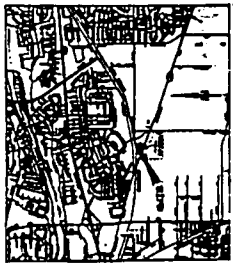
LAND USE AND ZONING MAP

EXHIBIT C-1

- PLAN LIST**
- 01 SITE PLAN
 - 02 FLOOR PLAN
 - 03 ELEVATIONS
 - 04 SECTION, EXHAUST MECHANICAL PLAN
 - 05 MECHANICAL PLAN, FRESH AIR PLAN
 - 06 EXHAUST
 - 07 MECHANICAL UNIT MOUNT
 - 08 MECHANICAL EQUIPMENT
 - 09 ARCHITECTURAL ELEVATIONS



SITE PLAN



LOCATION PLAN

PROPOSAL DATA:

PROJECT NAME: [illegible]

OWNER: [illegible]

DESIGNER: [illegible]

DATE: [illegible]

PROJECT ADDRESS: [illegible]

PROJECT AREA: [illegible]

PROJECT TYPE: [illegible]

PROJECT DESCRIPTION: [illegible]

PROJECT STATUS: [illegible]

PROJECT ADDRESS: [illegible]

PROPOSAL DATA:

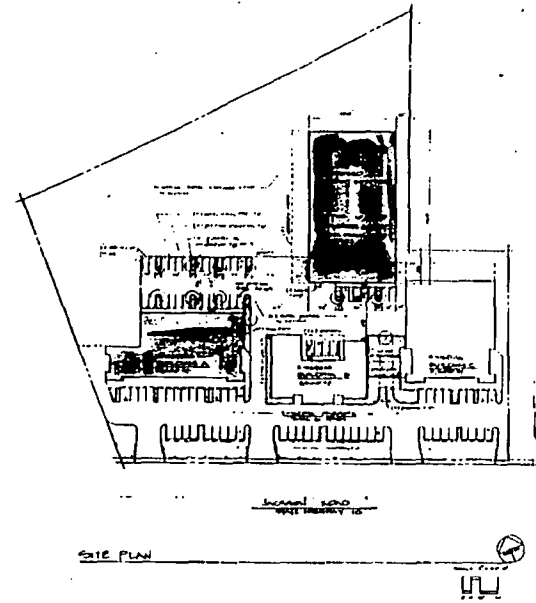
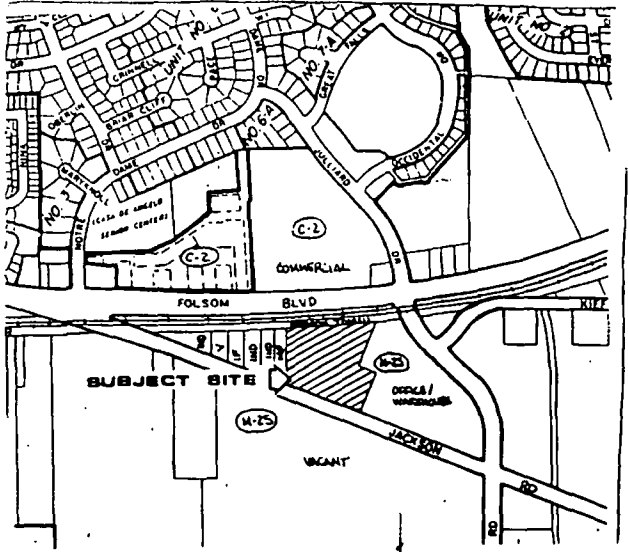
PROPOSAL AREA	AREA	TYPE	STATUS
(1) BUILDING A	7,000 sq. ft.	Office	Existing
(2) BUILDING B	8,000 sq. ft.	Office	Existing
(3) BUILDING C	5,000 sq. ft.	Office	Existing
Proposed Improvement	10,000 sq. ft.	Office	Proposed
Total	20,000 sq. ft.		

PROPOSAL DATA:

PROPOSAL AREA	AREA	TYPE	STATUS
(1) BUILDING A	7,000 sq. ft.	Office	Existing
(2) BUILDING B	8,000 sq. ft.	Office	Existing
(3) BUILDING C	5,000 sq. ft.	Office	Existing
Proposed Improvement	10,000 sq. ft.	Office	Proposed
Total	20,000 sq. ft.		

PROPOSAL DATA:

PROPOSAL AREA	AREA	TYPE	STATUS
(1) BUILDING A	7,000 sq. ft.	Office	Existing
(2) BUILDING B	8,000 sq. ft.	Office	Existing
(3) BUILDING C	5,000 sq. ft.	Office	Existing
Proposed Improvement	10,000 sq. ft.	Office	Proposed
Total	20,000 sq. ft.		



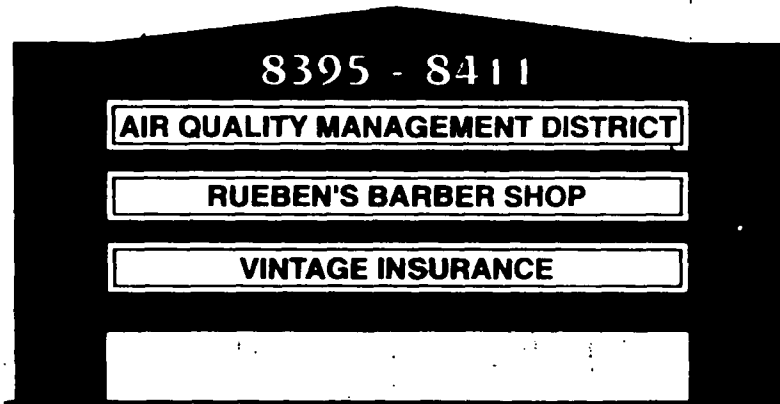
10'-6"

7'-9"



9" TYP

5'-6"



P/F NON ILLUM TENANT DISPLAY

SCALE 3/4" = 1'-0"

- FAB ALUM CABINET & SUPPORT STRUCTURE
- PANELS PAINTED WHITE W/BLACK INSET LINE
- TENANT NAMES = BLACK V.VYL
- NUMERALS = WHITE VINYL

← Text of the proposed sign