

CITY 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:rt
ASSESSOR'S-PCL. NO.	117-0120-30, 26		

- APPLICATION
- A. Variance to allow an off-site detached identification sign.
 - B. Variance to exceed the maximum 16 square foot sign limitation by eight feet for two detached signs.
 - C. Variance to exceed the six foot height limit by two feet for two detached signs.
 - D. Variance to erect two freeway visible signs within 660 feet of a freeway.
 - E. Variance to allow two detached signs to be erected in the required 25 foot building setback area.

LOCATION: 7601 Timberlake Way

PROPOSAL: The applicant is requesting the necessary entitlements to erect two detached identification signs.

PROJECT INFORMATION:

1974 General Plan Designation:	Hospital
1968 Valley Hi Community Plan Designation:	Hospital
Existing Zoning of Site:	H-PUD
Existing Land Use of Site:	Medical Office

Surrounding Land Use and Zoning:

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

Property Dimensions:	Irregular
Property Area:	3.87± 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 sites were part of a larger application to expand the existing 17 acre hospital-PUD, to provide for development guidelines for the PUD and to designate a variety of land use. The abandonment of Stockton Boulevard was included as a condition of approval of the application (P84-095). Stockton Boulevard was subsequently abandoned by the City Council.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of two lots totalling 3.87+ acres which are zoned Hospital-Planned Unit Development (H-PUD). The General Plan and the 1986 South Sacramento Community Plan both designate the site for hospital uses. The site is located within the Methodist Hospital-PUD and is surrounded by a variety of hospital/medical related facilities.
- B. The applicant is proposing two, eight foot high, 24 square feet identification signs for the site occupants. Staff has reviewed the request and offers the following observations:
 1. The Methodist Hospital PUD Sign Guidelines are intended to complement the City Sign Ordinance. In all cases, the most restrictive requirements shall apply (pg. 15 PUD Guidelines). In this case the Sign Ordinance is more restrictive and only the following would be allowed in the H zone.
 - a. One identification sign for each developed parcel not exceeding 16 square feet (sec 3.63(a)).
 - * Applicant is requesting two signs each of which are 24 square feet in size.
 - * One of the signs would be located on a parcel which developed with a parking area and not an actual use which the sign is intended to identify.
 - b. Sign shall not exceed six feet in height nor project into any required building setback area (Sec. 3.63 (b)).
 - * Both signs would be eight feet high.
 - * Both signs would be located within the required 25 foot building setback area.
 - c. No off-site identification signs are allowed in the H zone (Sec. 3.66(b)).
 - * One sign is allowed on a separate lot.

d. No off-site or on-site detached signs are allowed if located within 660 feet of a freeway (Sec. 3.191 and 3.192).

* Both signs would be located within 660 feet of Highway 99 (Existing 200± feet; Proposed 70± feet).

2. The existing detached sign was issued a sign permit (S-12004); however, the sign was erected within the building setback area and exceeds both the height and square footage regulations for signs in the H zone (see Exhibit A).

C. The applicant has indicated that the additional signage is necessary to adequately identify and to provide direction to the subject site. The existing sign would comply with the PUD Sign Guidelines if stricter Sign Ordinance regulations were not applicable and staff has no objections to the present location, size or height of this sign. The request for a similar sign on the adjacent lot is tantamount to having two identifications signs on-site which both the Sign Ordinance and the PUD Guidelines prohibit. If it is the purpose of the applicant to provide direction, then directional signs should be erected at the driveway entrances. Staff cannot recommend in favor of the additional freeway oriented 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 detached sign based upon Findings of Fact which follow;
- B. Approve the variance to exceed the maximum sign square footage for one detached sign, subject to conditions and based upon Findings of Fact which follow;
- C. Approve the variance to exceed the maximum height limit for one detached sign, subject to conditions and based upon Findings of Fact which follow;
- D. Approve the variance to erect one detached freeway oriented sign subject to conditions and based upon Findings of Fact which follow;
- E. Approve the variance to allow one detached sign in the required 25 foot building setback subject to conditions and based upon Findings of Fact which follow.

Conditions - Approval: (Square footage, height limit, freeway oriented and 25 foot setback)

1. Only one detached sign shall be permitted on the site (existing sign).
2. The off-site detached sign shall not be permitted.

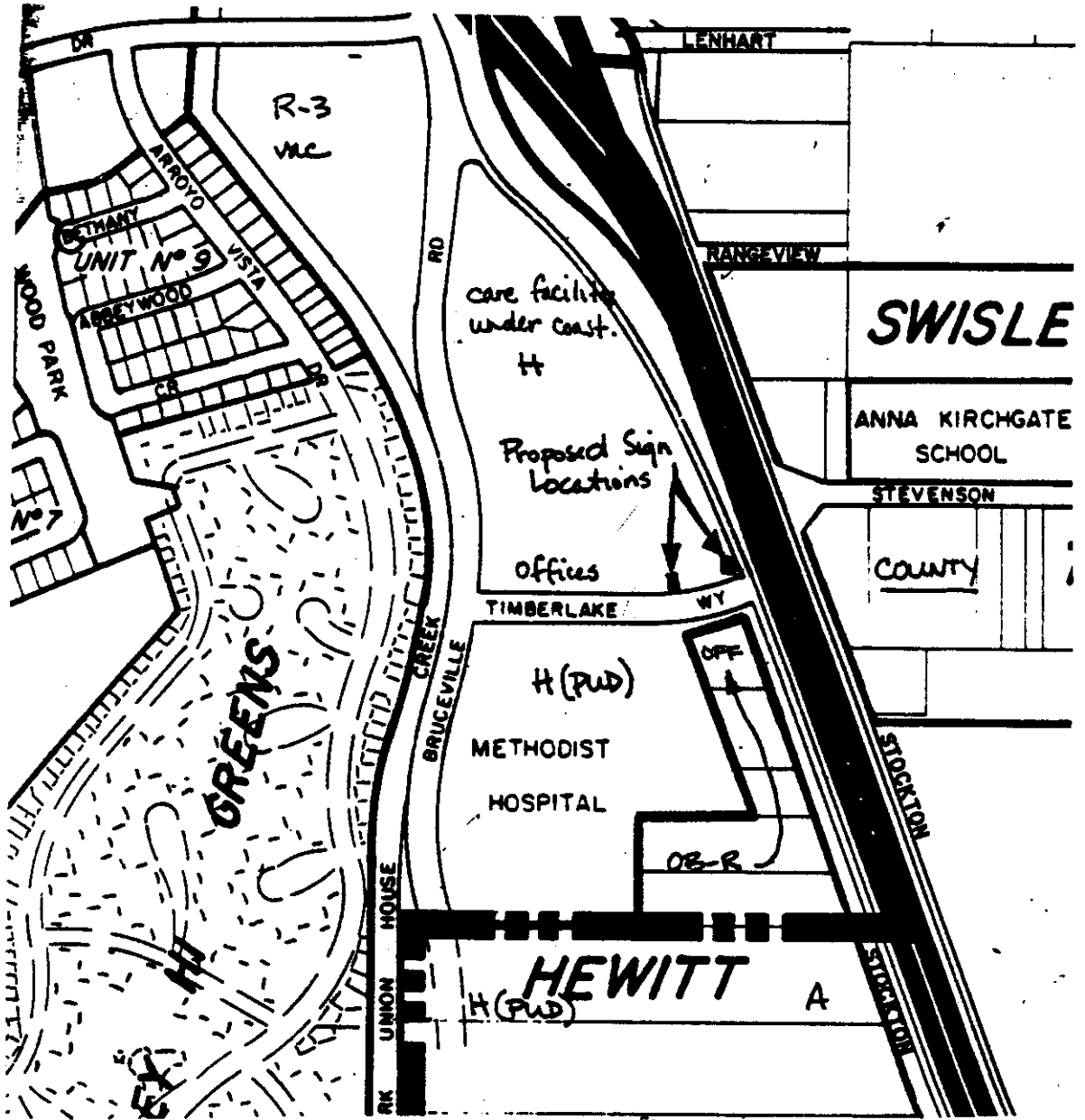
Findings of Fact - Approval:

1. Granting the variance does not constitute a special privilege extended an individual property owner in that there are similar identification signs located in the setback areas which exceed height and square footage regulations.
2. Granting the request does not constitute a use variance in that signs are permitted in the Hospital (H) zone.
3. Granting the variance will not result in injury to public welfare nor to property in the vicinity in that the proposed sign will not be located in an area which would obstruct the view and motorists.
4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for hospital uses in the 1986 South Sacramento Community Plan and the proposed sign conforms with the plan designation.

Findings of Fact - Denial:

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."



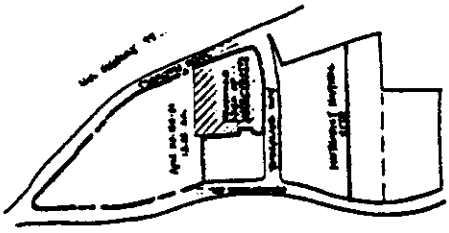
VICINITY - LAND USE - ZONING

P86-214

8-14-86 9-11-86

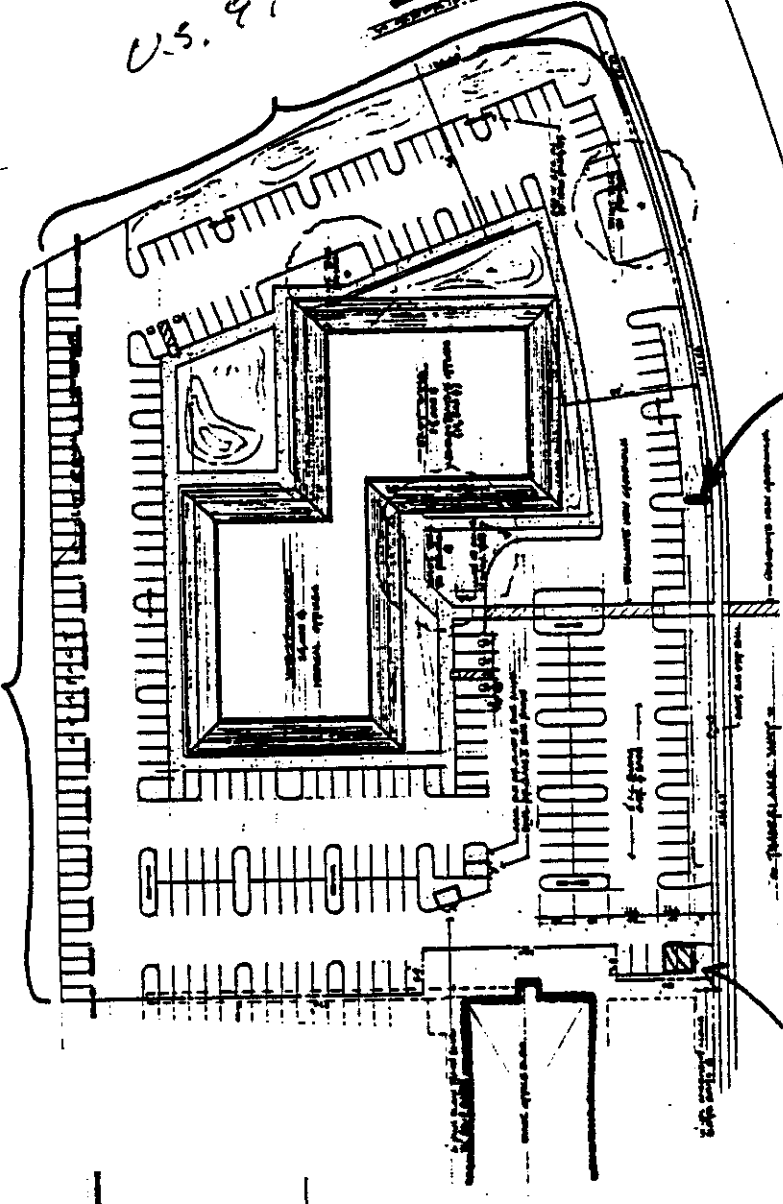
Item 4

Exhibit A



1. Sign shall be constructed of aluminum extrusion with a powder coated finish.
 2. Sign shall be illuminated with fluorescent lighting.
 3. Sign shall be mounted on a steel structure.
 4. Sign shall be maintained in good condition at all times.

U.S. 99
 Proposed Sign

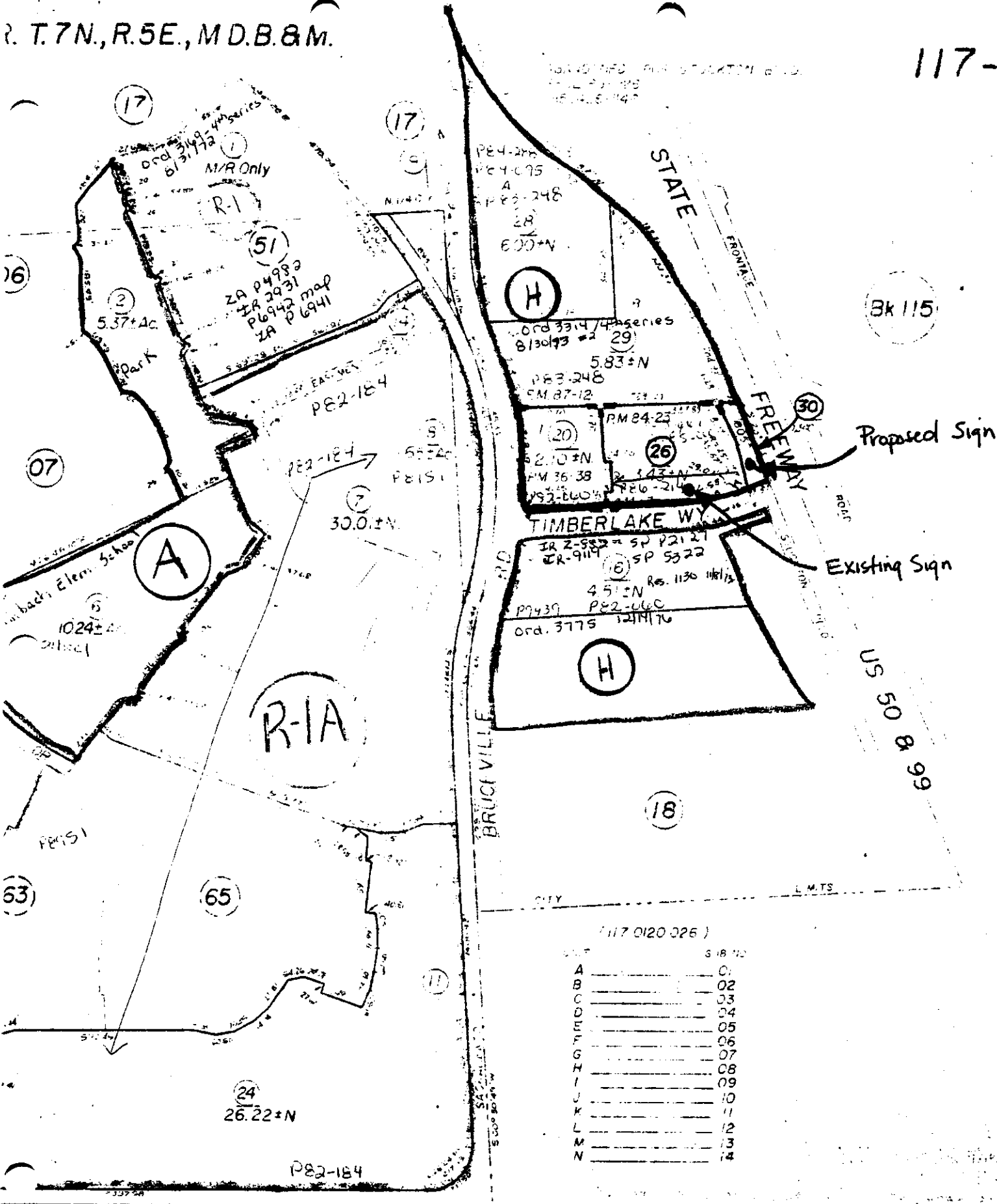


Existing Sign



R. T. 7N., R. 5E., M.D.B. & M.

117-1



(117 0120 026)

LOT	S 18 1/2
A	01
B	02
C	03
D	04
E	05
F	06
G	07
H	08
I	09
J	10
K	11
L	12
M	13
N	14

14 P86-214
 2M R4 R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12 R13 R14 R15 R16 R17 R18 R19 R20 R21 R22 R23 R24 R25 R26 R27 R28 R29 R30 R31 R32 R33 R34 R35 R36 R37 R38 R39 R40 R41 R42 R43 R44 R45 R46 R47 R48 R49 R50 R51 R52 R53 R54 R55 R56 R57 R58 R59 R60 R61 R62 R63 R64 R65 R66 R67 R68 R69 R70 R71 R72 R73 R74 R75 R76 R77 R78 R79 R80 R81 R82 R83 R84 R85 R86 R87 R88 R89 R90 R91 R92 R93 R94 R95 R96 R97 R98 R99 R100

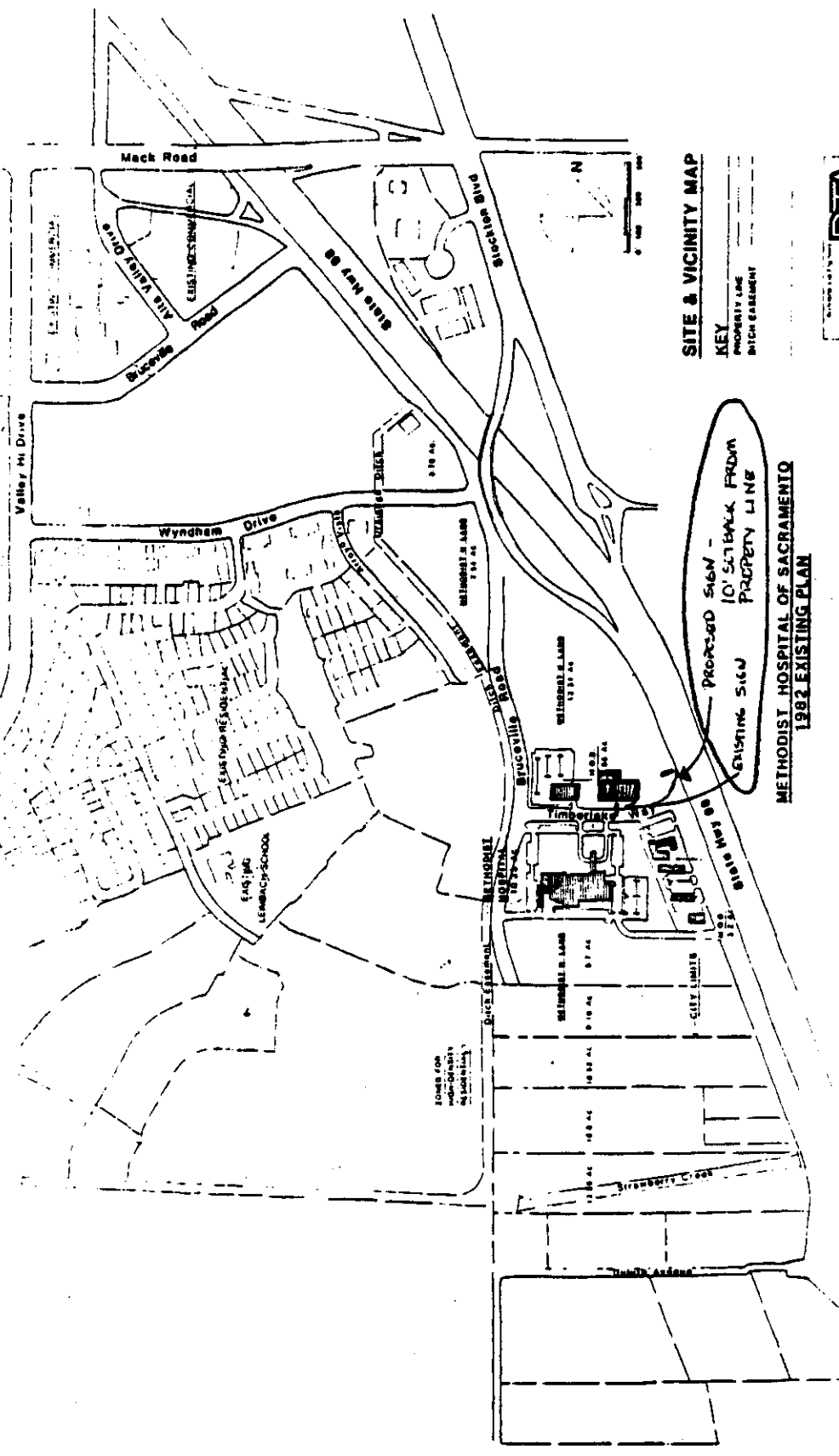
9-11-86

CITY OF SACRAMENTO
 Assessor's Map Bk. 117, Pg. 4



Plate 2

P 86214

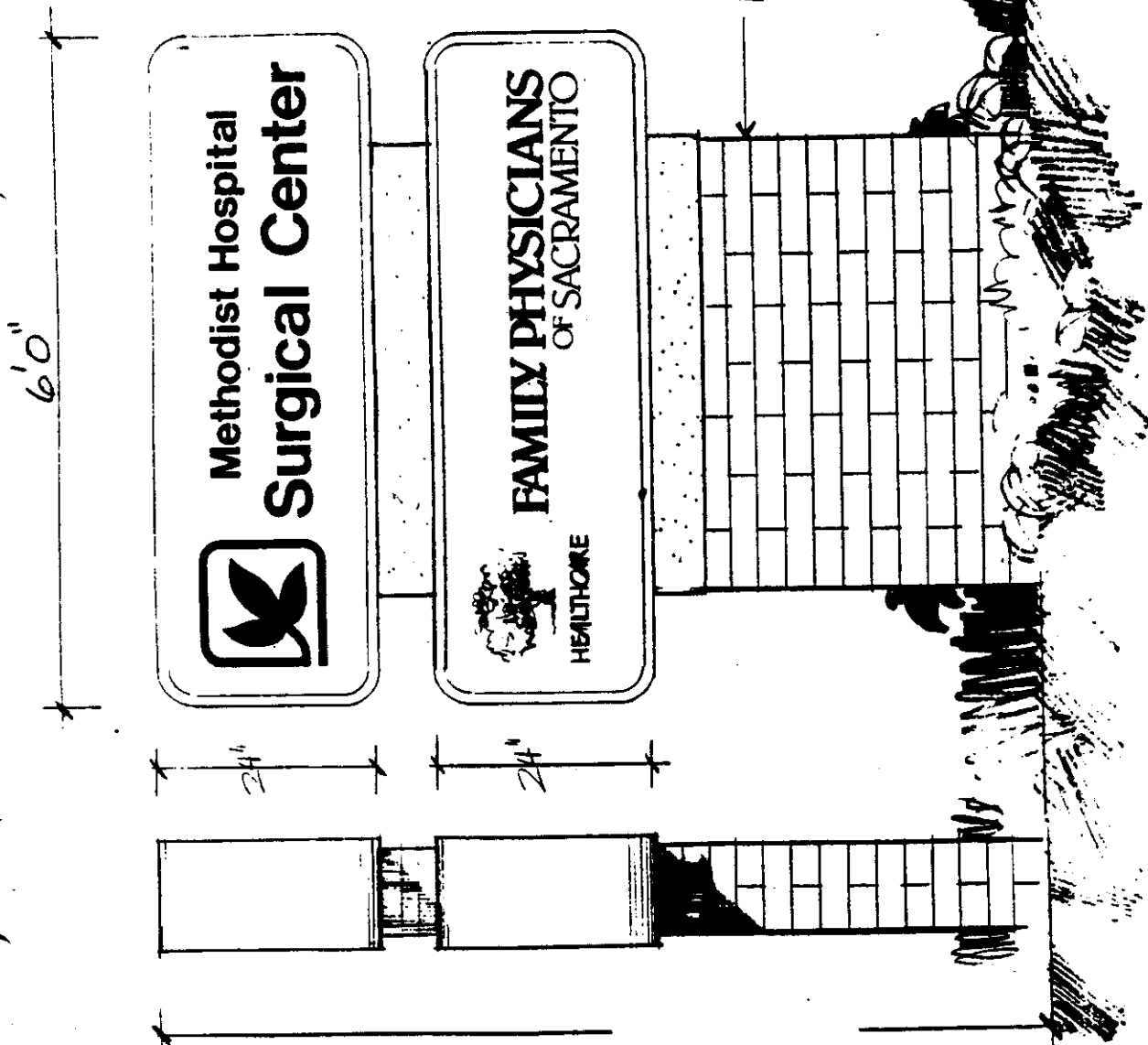


P86-214

B-14-86
9-11-86

Item 4

Proposing / Existing Sign



ONE DOUBLE FACE INTERIOR ILLUMINATED SIGN
LEXAN FACES

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

FAMILY PHYSICIANS = CLEAN WHITE DECORATED COPY & LOGO

P86-214

11018

8-14-86
9-11-86

Item 4

P 86214