

STAFF REPORT CORRECTED 1-31-83  
CITY PLANNING COMMISSION

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

APPLICANT	Methodist Hospital of Sacramento, Herman E. Lorenz Jr.		
OWNER	Greenhaven Plaza, A General Partnership, 910 Florin Road, Sacramento, CA		
PLANS BY	Pacific Neon		
FILING DATE	12-16-82	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC	Exempt 15111(a)EIR	ASSESSOR'S PCL. NO.	031-430-01

APPLICATION: Variance to allow a 16 square foot sign within the 25 foot building setback

LOCATION: 900 Florin Road

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Office  
1976 South Pocket Community  
Plan Designation: Business and Professional Office  
Lake Crest Village PUD Schematic  
Plan Designation: Medical Offices  
Existing Zoning of Site: OB-R  
Existing Land Use of Site: Medical Offices

Surrounding Land Use and Zoning:

North: Residential; R-1  
South: Residential; R-1  
East: Office; OB-R  
West: Vacant; R-1

Parking Required: 38 spaces  
Parking Provided: 38 spaces  
Parking Ratio: 1:200  
Property Area: 1.0 acre  
Square Footage of Buildings: 7,644 (total)  
Building Material: Earth tones and brown concrete tile roof  
Building Height: One story; 20 feet to ridge

BACKGROUND INFORMATION: On February 25, 1982 the Commission approved various entitlements necessary to allow the development of a medical office building in the subject site (P82-009). The Commission also considered a variance request to allow a 32 square foot monument sign within the building setback area. The Commission denied this variance request.

STAFF EVALUATION: Staff has reviewed the applicant's request and cannot find any change in circumstances which warrant the granting of the variance. However, staff finds it necessary to address the following issues:

1. The sign regulations, which pertain to the Lake Crest PUD and the OB-R zone, limit identification signs to a total of 16 square feet per street frontage and prohibits monument signs in the front yard setback area.

The PUD Guidelines related to signage were established to prevent a proliferation of large signs in the landscaped setback areas and to allow flat signs placed against the wall of a building.

001909

APPLC. NO. P83-003

MEETING DATE January 27, 1983

CPC ITEM NO. 16

2. Staff has inspected the medical clinic site and has found a poorly constructed, approximately 8' x 8' temporary sign in the front yard setback. The Building Department has been notified that this sign is not permitted.
3. Only one variance request for signage has been approved for the Lake Crest Village PUD. This variance, which was denied by the Commission, but approved on appeal to the Council, concerned a signage for a bank facility located at the northwest corner of Florin Road and Greenhaven Drive (P-9384).

The granted variance was to allow a six-foot tall, 25 square foot monument sign in the front yard setback.

Staff wishes to point out that the approved variance was for a commercial banking facility located across the street from the Lake Crest Shopping Center where detached signs are allowable.

The proposed medical clinic signage is in relation to a medical office use and for an area where no such signage exists. Also, the subject site is surrounded by residential land uses on three sides.

In conclusion, staff cannot find any hardship or unusual circumstances relative to this site and therefore cannot recommend approval of the requested variance.

STAFF RECOMMENDATION: Staff recommends the following action:

Denial of the Variance to allow a 16 square foot sign within the 25-foot building setback, based upon Findings of Fact which follow:

Findings of Fact - Variance

- a. The granting of the requested variance would constitute a special privilege extended to one individual property owner in that no hardship has been demonstrated;
- b. The granting of the requested variance would not be in harmony with the expressed purpose of the City Sign Ordinance to:
  - ✓ 1) "preserve and improve the appearance of the City as a place in which to live and to work and as an attraction to non-residents who come to visit or trade";
  - 2) and which eliminate excessive and confusing sign displays."

001910

City Planning Commission  
Sacramento, California

Members in Session:

SUBJECT: Street Name Changes from Sunblaze Circle to Sunblaze Way and Sun Dial Way;  
from Dayspring Way to Dayburst Way

SUMMARY

This is a request to rename two streets in the Summerfield subdivision on the south side of Calvine Road approximately 230 feet east of Carlin Avenue. All of the parcels fronting the subject streets are owned by Pacific Scene, Inc. The owner has no objection to the proposed name changes.

BACKGROUND INFORMATION

The renaming of these streets is being proposed by the City Fire Department (see Exhibit B). The owner of the properties fronting the subject streets, Pacific Scene, Inc., had no objection to changing the street names and proposed the new names. At present no one is living on the streets and there are no permanent street signs.

The proposed names were reviewed by the City Building, Traffic Engineering, Fire and Planning Departments and the County Surveyor's office. None of the above departments objected to the proposed changes.

RECOMMENDATION

Staff recommends that the City Planning Commission approve the two street name changes in Summerfield Subdivision units 5 and 6 as shown in Exhibit A by adopting the attached resolution.

Respectfully submitted,



Wilfred Weitman  
Senior Planner

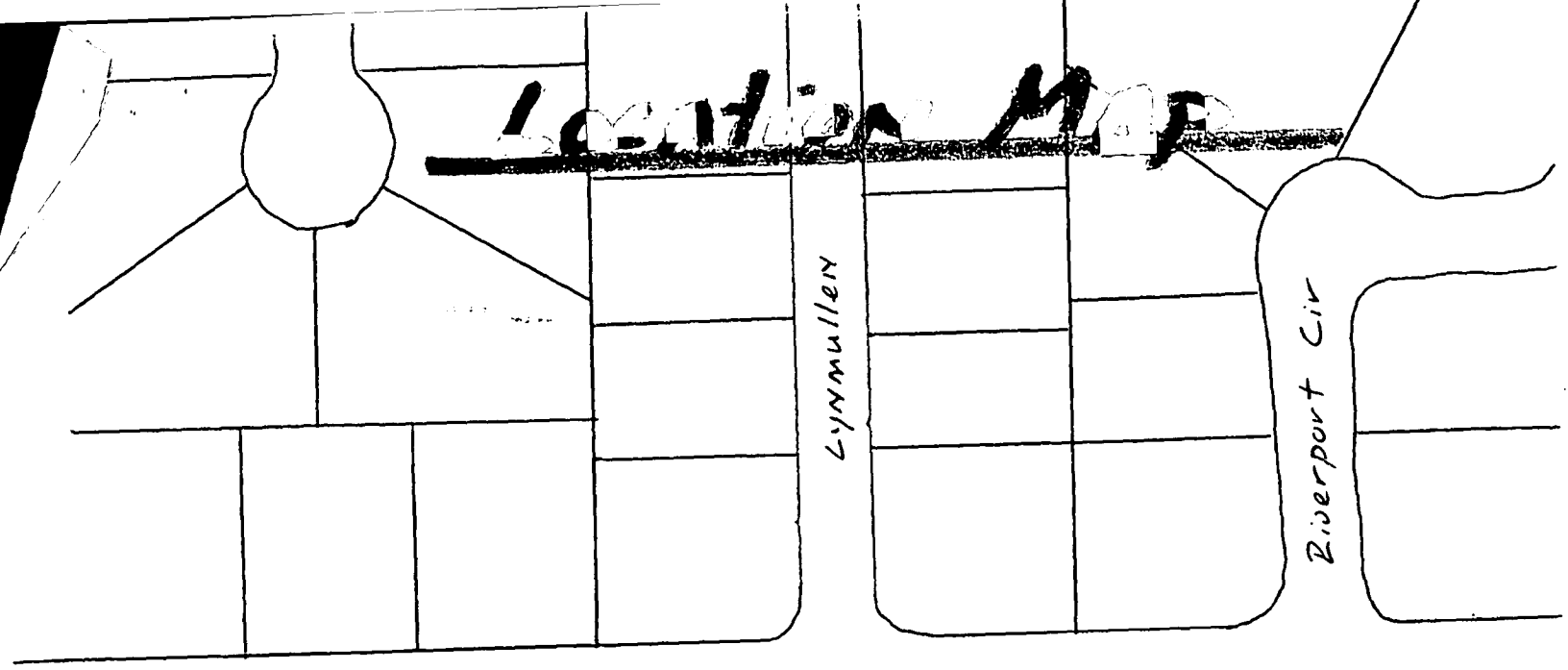
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Attachment

001911



~~Location Map~~

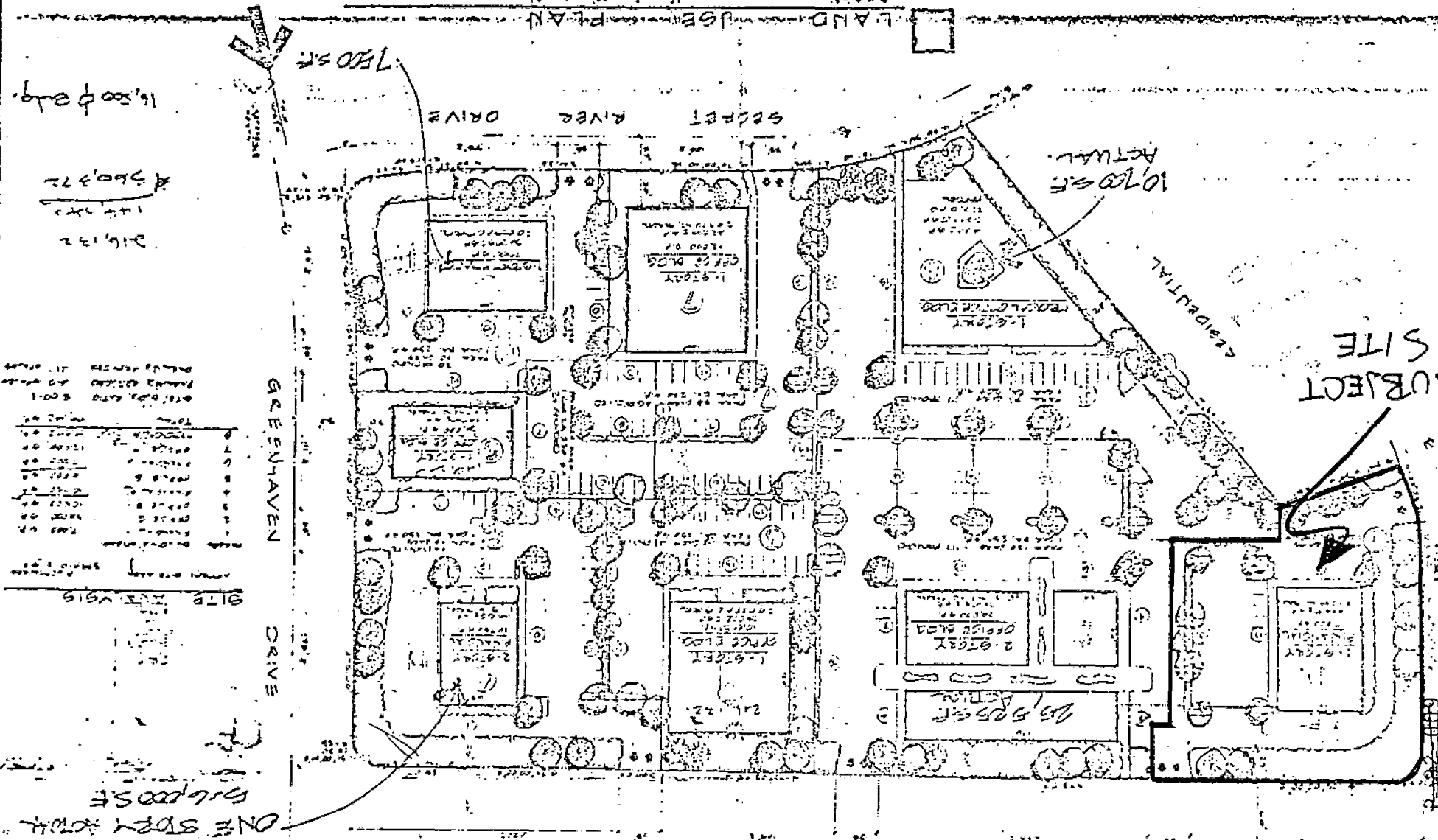


FLORIN Rd.



# APPROVED SCHEMATIC PLAN LAKECREST VILLAGE RD

001915



SUBJECT SITE

25-82  
1-27-83

83-003  
1-27-83

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ONE STORY ACTUAL  
10,700 SF

21,552  
14,525  
5,603.72  
16,500 p 219

LAND USE PLAN

PROJECT INFORMATION

PROJECT NO. 1207A (REV)

DATE: 12/15/83

PROJECT NO. 1207A

NOTES:

1. THIS PLAN IS A REVISION OF THE PREVIOUS PLAN.

2. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND HAS APPROVED IT FOR THE CITY OF CHICAGO.

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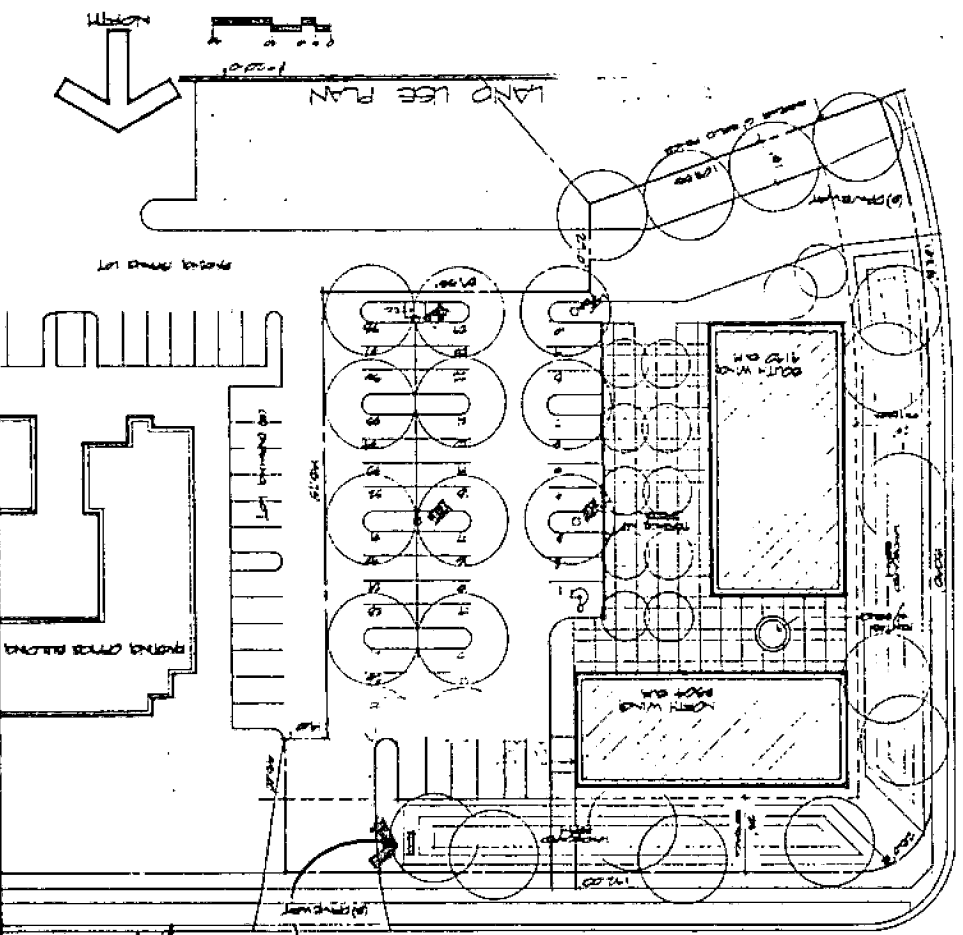
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**PROPOSED SIGN**

001916

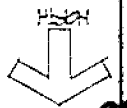
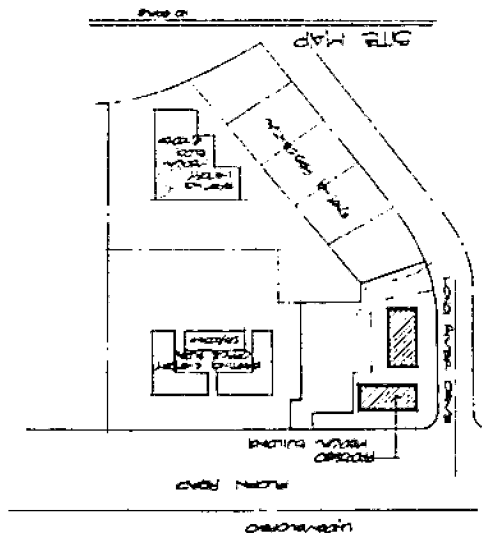


EXHIBIT "A"

P 83003

1-27-83

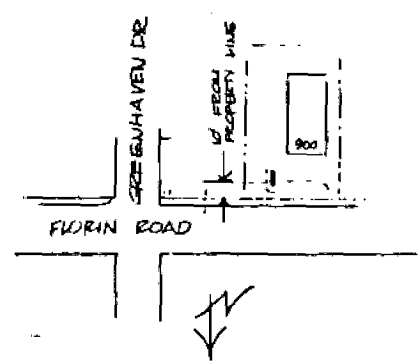
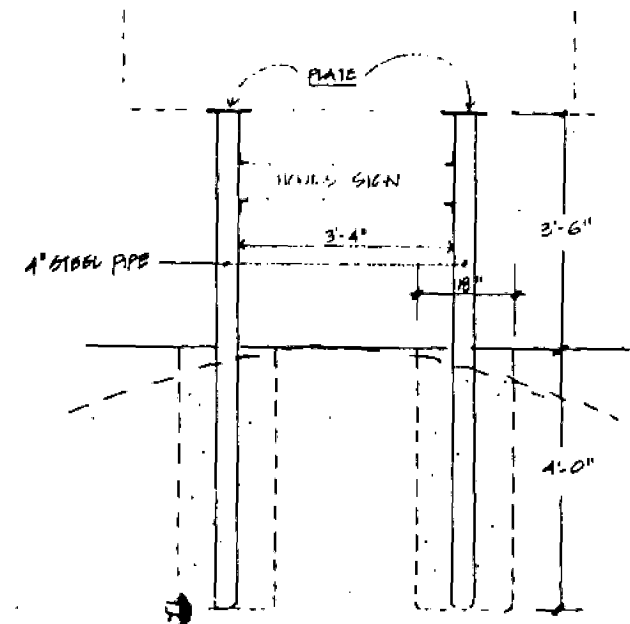
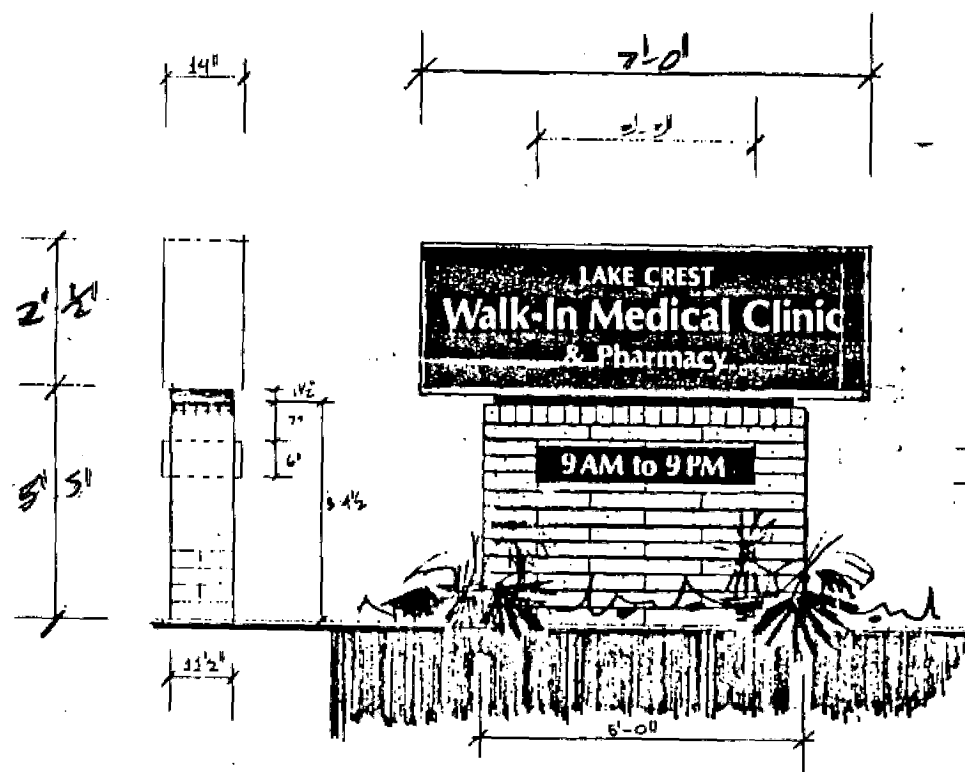
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P 83-003

1-27-83

No. 16

REVISED 2/1982



001917

KINKIE FACE ILLUMINATION SIGN

- ALL ILLUMINATION PAINT TYPICAL REDUCED.
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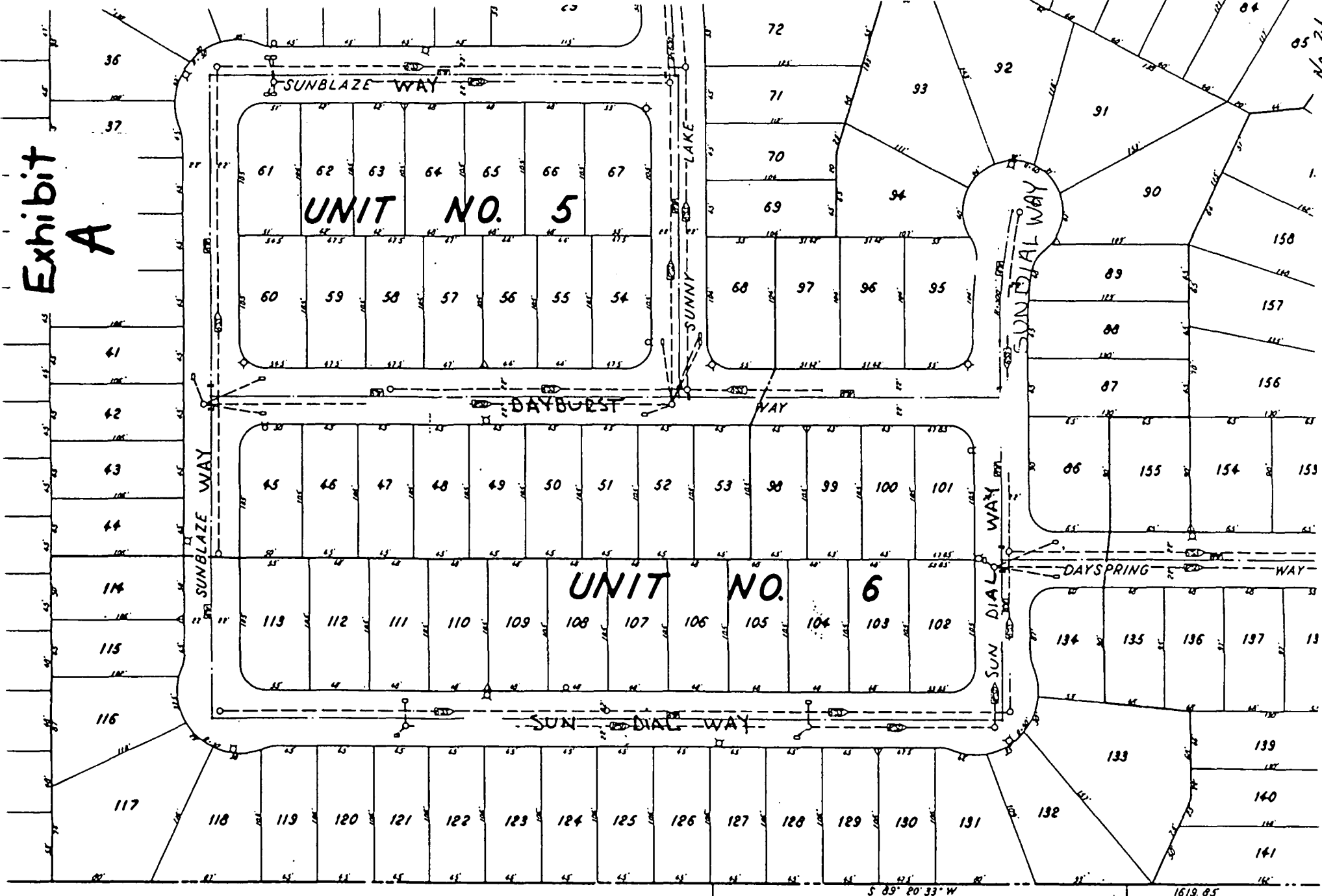
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QUANTITY	CHECKED BY



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P 83003

# Exhibit A



APN 117-157-05

APN 117-157-02

APN 117

001918



3-10-83

M 83-003