

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Alan Oshima, Architect - 1723 J Street, Sacramento, CA 95814		
OWNER	Golden 1 Credit Union - 1301 Exposition Blvd., Sacramento, CA 95815		
PLANS BY	Alan Oshima, Architect - 1723 J Street, Sacramento, CA 95814		
FILING DATE	4-8-83	50 DAY CPC ACTION DATE	REPORT BY: JP:sg
NEGATIVE DEC. Ex.	15111(a)	EIR	ASSESSOR'S PCL. NO. 031-620-02

- APPLICATION:
1. Variance to allow three signs in the OB-R zone.
 2. Variance to locate two monument signs in the building setback area.
 3. Variance to exceed the 16 square foot sign limit for the OB-R zone.

LOCATION: 1330-1350 Florin Road

PROPOSAL: The applicant is requesting the necessary entitlements to erect two monument signs in the building setback area and one 99 square foot attached sign.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices
1965 Portion of Pocket Area General Development Plan Designation: Office
Existing Zoning of Site: OB-R
Existing Land Use of Site: Office building and credit union
Surrounding Land Use and Zoning:
North: Commercial shopping center; C-2
South: Residential; R-1
East: Vacant; OB-R
West: Multi-family residential; R-3

Parking Required: 39 spaces
Parking Provided: 103 spaces
Property Dimensions: 175' x 684'
Property Area: 2.73 acres
Square Footage of Building: 11,915 sq. ft.
Topography: Flat
Street Improvements: Existing

	<u>Monument Signs</u>	<u>Attached Sign</u>
Number of Signs:	2	1
Size of Signs:	3.5' x 7'	6.5' x 15' (99± sq. ft.)
Height of Signs:	5'	6.5'
Type of Signs:	Double-faced, non-illuminated	Non-illuminated (attached sign)
Colors:	Dark brown, tan, off-white	Black and gold
Materials:	Concrete base, wood trim, metal letters	Plexiglas

BACKGROUND INFORMATION: On October 8, 1981 the Planning Commission approved the development plans for the Golden One Credit Union branch office in the OB-R zone subject to conditions. At that time signage was not part of the review process and no detached or attached signage was reviewed.

002430

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

1. The applicant is proposing to erect two 3.5' x 7', 5'± high, detached monument signs in the 50 foot front building setback (Exhibits A and B) and a 6.5' x 15' attached non-illuminated sign (Exhibit C). The monument sign located at the west entrance would be an identification sign for the "Golden One Credit Union". The monument sign at the east entrance is proposed as an identification sign for the tenants of the adjacent office building to the east of the credit union. The materials for both of the proposed signs would be chosen to match the materials of the existing building. These signs would be illuminated at night by ground lights. The third sign would be an attached sign for the Golden One Credit Union.
2. According to the City Sign Ordinance a maximum of one sign and one bulletin board, either attached or detached, totaling a maximum of 16 square feet are allowed in the Office Building-Review zone. In addition, signs are not permitted in the required building setback area. The applicant, therefore, is requesting the necessary entitlements to allow erection of the two detached monument signs and one attached sign.
3. On March 24, 1983 a sign permit was issued by the Building Department for a 6.5' x 15' (99 square foot) non-illuminated attached sign for the Golden One Credit Union (Exhibits C and D). This sign permit was issued in error and subsequently has been installed on the structure. The applicant is in agreement with staff and will forego the monument sign at the west entrance to the subject site. The applicant has requested that this attached sign remain and that a second sign, namely a monument sign, be installed in the building setback area. Due to the excessive size of the attached sign, staff feels that one identification sign for the Golden One Credit Union use is sufficient and a second detached sign is not necessary. Staff recommends that the second monument sign at the west entrance be deleted.
4. The adjacent office building to the east of the credit union on the subject site is set back approximately 80 feet from the front property line. Staff feels that the applicant is justified in requesting some type of signage to identify the office use. Staff has no objection to the proposed monument sign at the east entrance. The sign is a long profile monument sign that is compatible with the building design. There are several existing approved monument signs located in the front building setback along Florin Road which are also zoned OB and located in the landscape area.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Approval of the Variance to allow two signs (one attached and one monument sign) in the OB-R zone based upon findings of fact which follow;
2. Approval of the Variance to locate one monument sign at the east entrance of the subject site in the building setback area subject to conditions and based upon findings of fact which follow;
3. Approval of the Variance to exceed the 16 square foot sign limit for the OB-R zone based on findings of fact which follow;

Condition

The approved easterly monument sign shall be located in the front landscape setback a minimum of 10 feet from the front property line and a minimum of 10 feet east from the eastern driveway entrance of the site.

Findings of Fact

- a. The Variances, as conditioned, will not constitute a special privilege extended to one property owner in that:
 1. The required 50' building setback for the proposed monument sign is too excessive given that the proposed height of the sign is approximately five feet and the office building is 80 feet from the front property line; and
 2. Similar variances have been granted to allow monument signs in the front setbacks along Florin Road.
- b. The Variances, as conditioned, will not adversely affect the health and safety of persons in the area or the public welfare in general in that a 10 foot setback is required and the signs are compatible with the design of the office building.
- c. The Variances, as conditioned, are consistent with the 1974 General Plan and the 1965 Pocket Area General Development Plan which designate the site for office and commercial uses.

Location Map

MAP NO. 6

Subject Site



BRUCE TREE CR
MABLE TREE CR
PARK WY
D83+108
SOUTH WY
ALDER TREE
P83-108

RIO

SHARON WY

ISTA

ibm 12

#4



City of Golden One and Freeport
Planning Department
1000 Main Street
Golden One, Colorado

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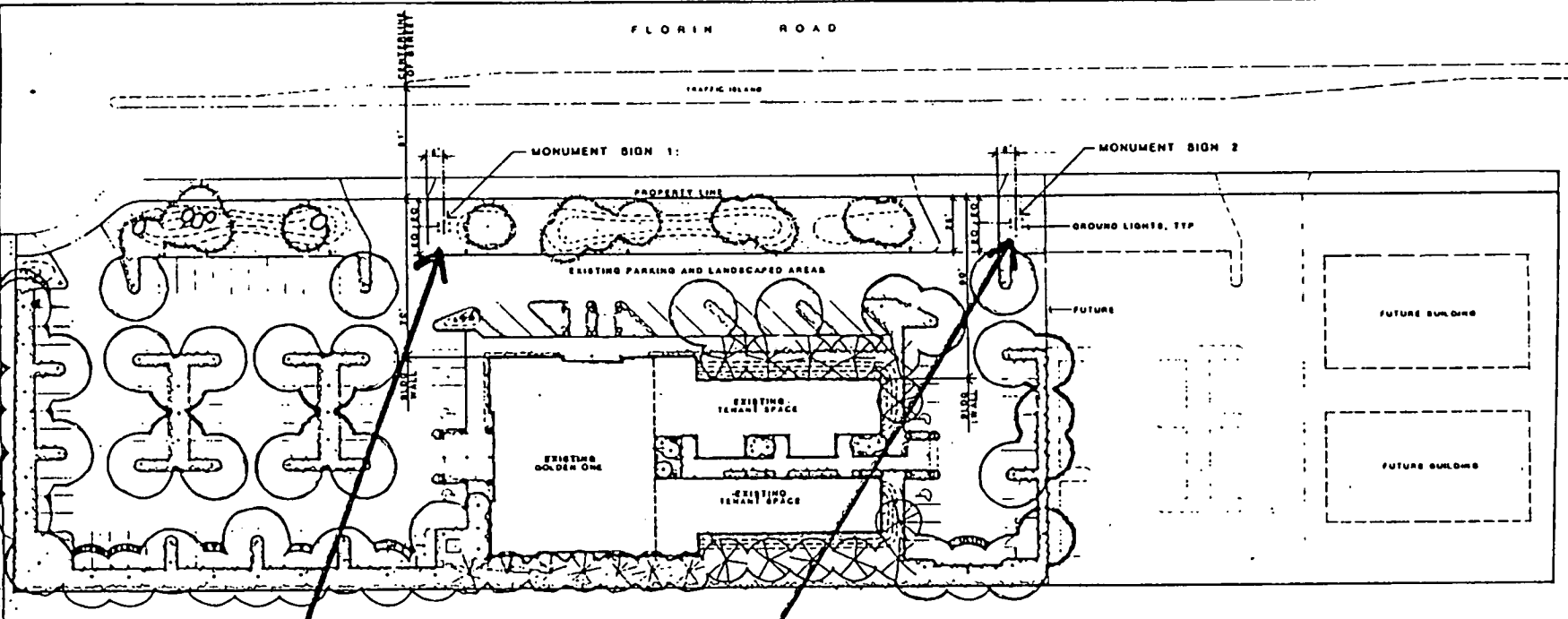
GOLDEN ONE
FLORIN AND FREEPORT

Exhibit A

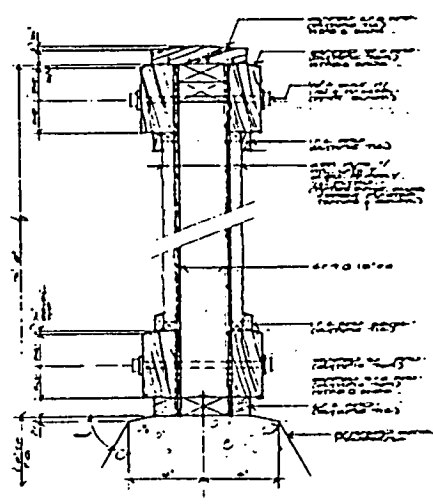
MONUMENT SIGN VARIANCE APPLICATION

APRIL 22 1983

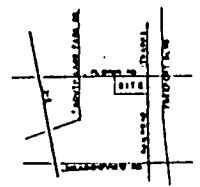
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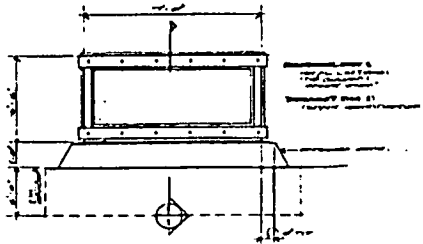
MONUMENT SIGNS LOCATION PLAN



MONUMENT SIGN SECT.



VICINITY MAP



MONUMENT SIGN ELEV.

Proposed Tenant Identification Sign
Proposed Golden One Monument Sign

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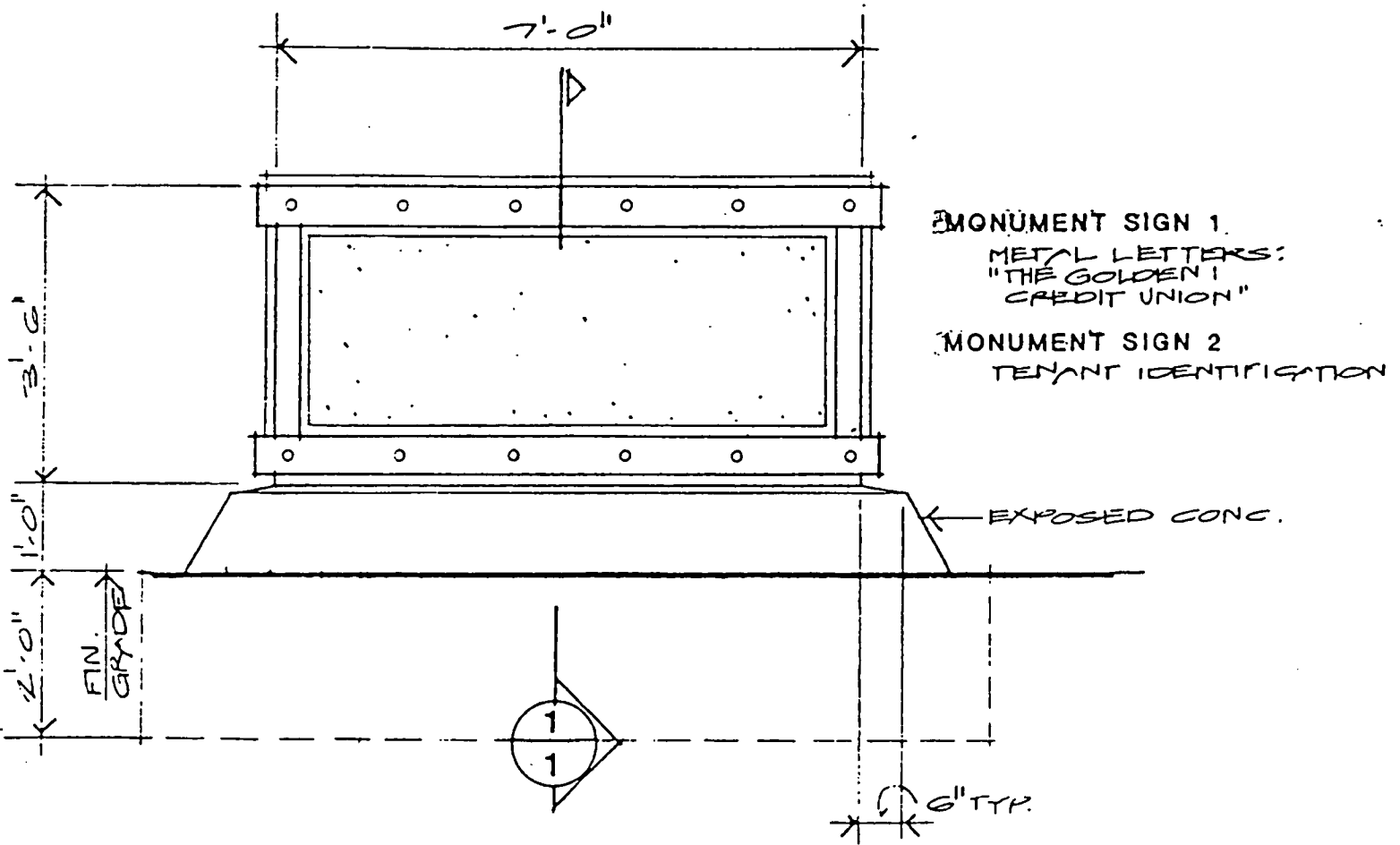
Proposed Golden One Credit Union Monument Sign

PS-3-103

May 12, 1983
June 9, 1983

FLORIN ITEM 4

Exhibit B



MONUMENT SIGN ELEV

1/2":1'-0"

0 1 4 FEET

002437

PS3-108

May 12, 1983
June 9, 1984

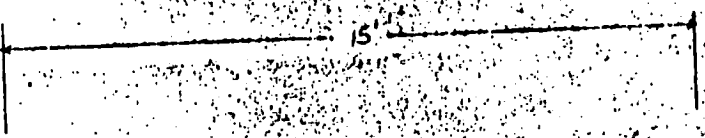
Item 12
Item 4

PS3-108

June 9, 1983

Item 4

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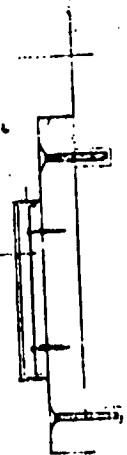


The Golden
CREDIT UNION

BURNED & KEPT OUTSIDE
TRIM CAR LETTERS

DRIVING VIEW

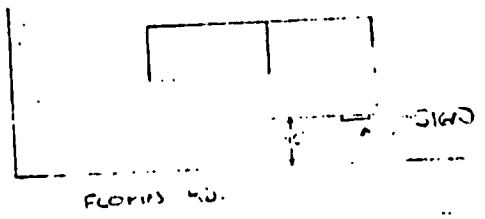
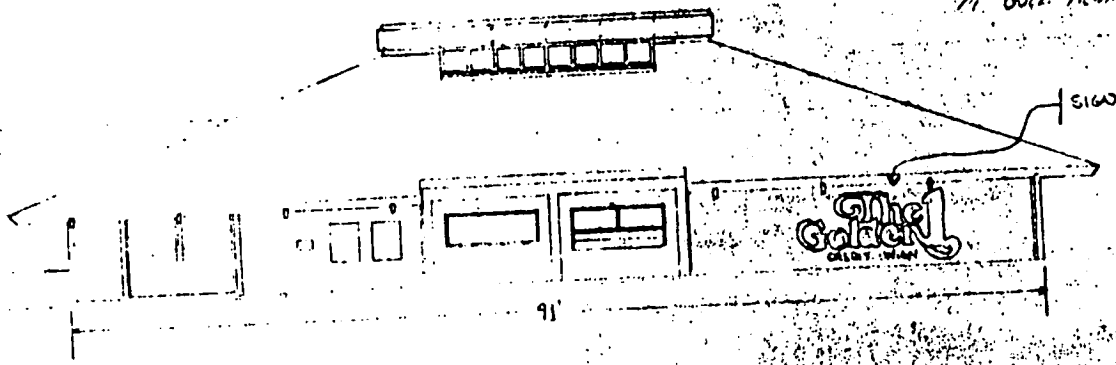
* BURNED, BURNED
1/2" SQ. WALL
1/2" SQ. WALL
MATERIAL
LAYER BACKING



PRINTED OUT, 1/2" SQ. WALL
1/2" SQ. WALL

BLACK, 1/2" LETTERS
3/4" BLACK, 1/2" CHAR

1/2" BURNED, BURNED, BURNED, BURNED, BURNED, BURNED
3/4" BURNED, BURNED, BURNED, BURNED, BURNED, BURNED
1/2" BURNED, BURNED, BURNED, BURNED, BURNED, BURNED
1/2" BURNED, BURNED, BURNED, BURNED, BURNED, BURNED



DATE: 6/9/83	PROJECT NO.:	DESIGNED BY: J.L.L.
DRAWN BY:		CHECKED BY:
APPROVED BY:		

Exhibit C

PS-3-165

Sign Permit issued
for 99 sq ft. attached
sign

MAY 12, 1983
JUNE 9, 1983

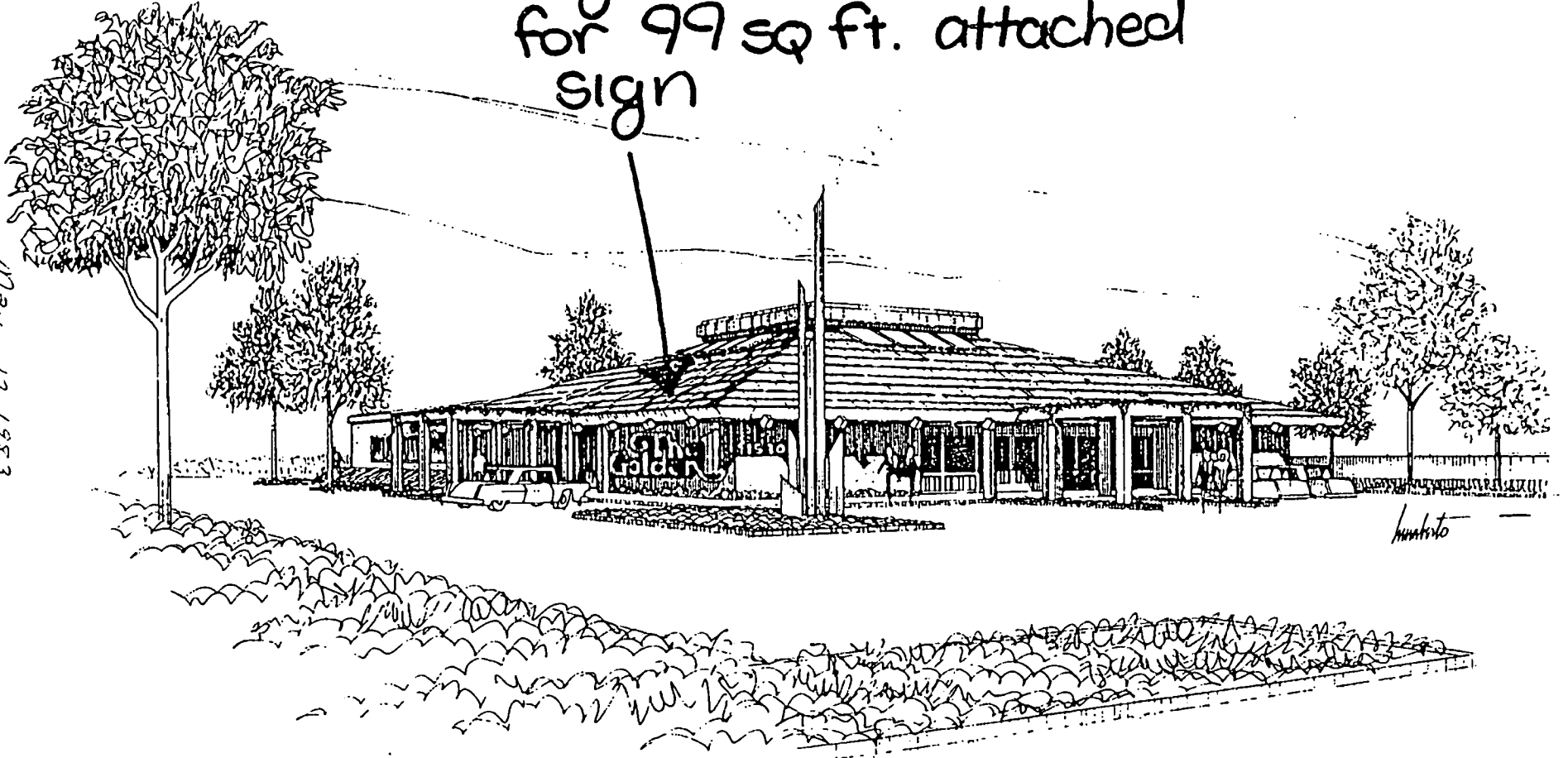


Exhibit D

002439

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Item 4