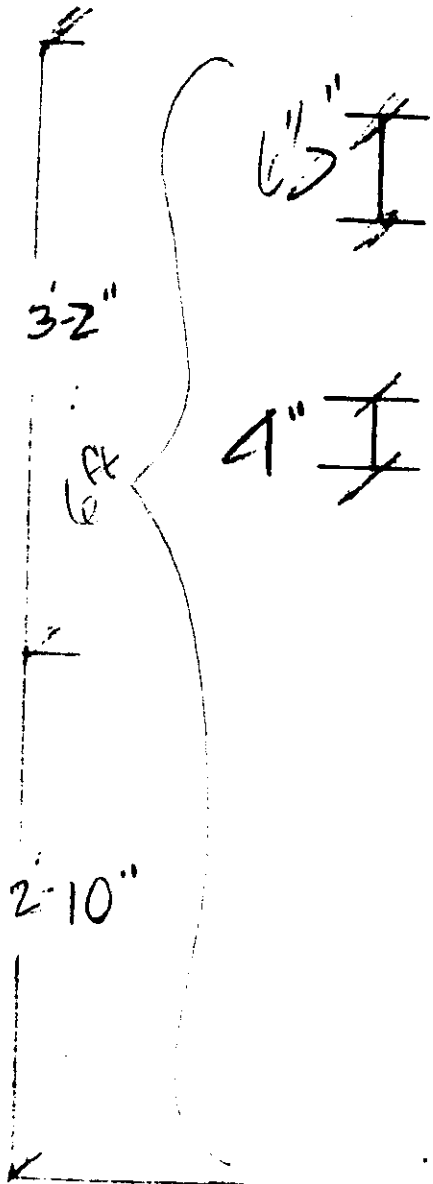
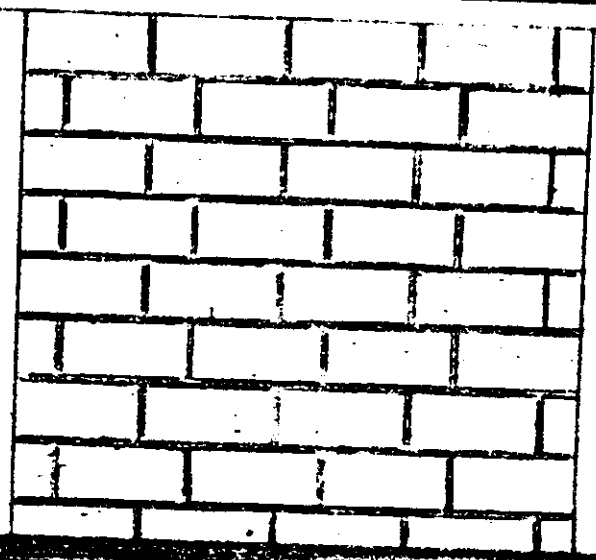


4'-0"



930
GREENHAVEN
PROFESSIONAL
COMPLEX



URGENT

PEB-117

3'-0"

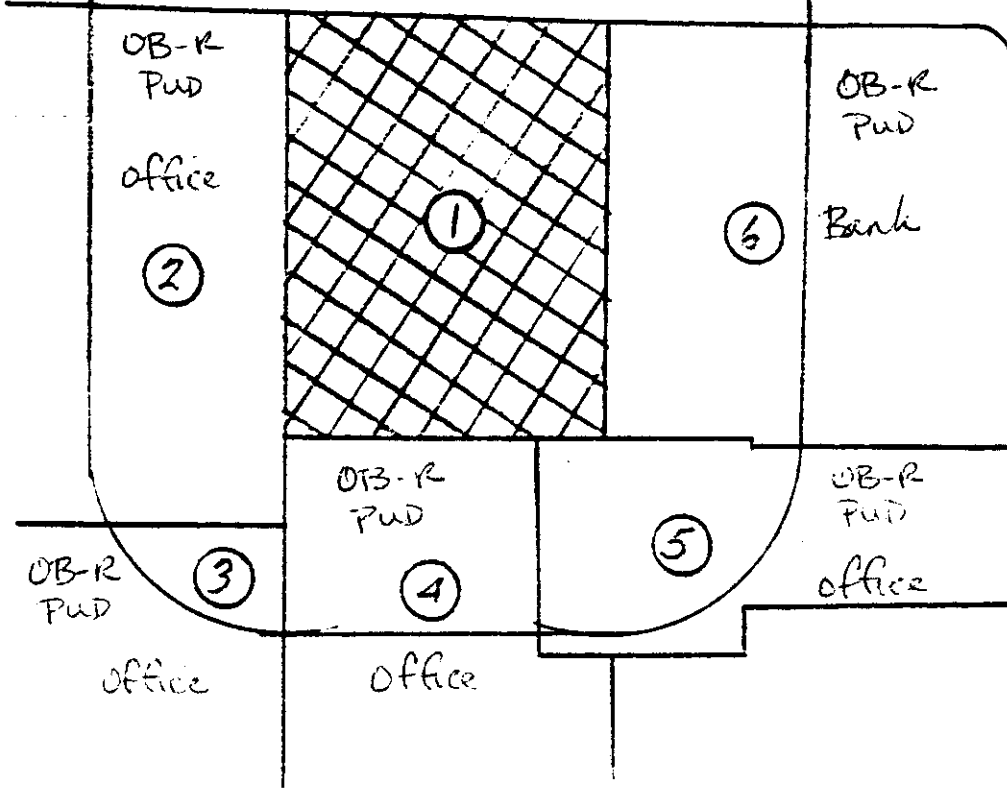
4-24-86

Item 56



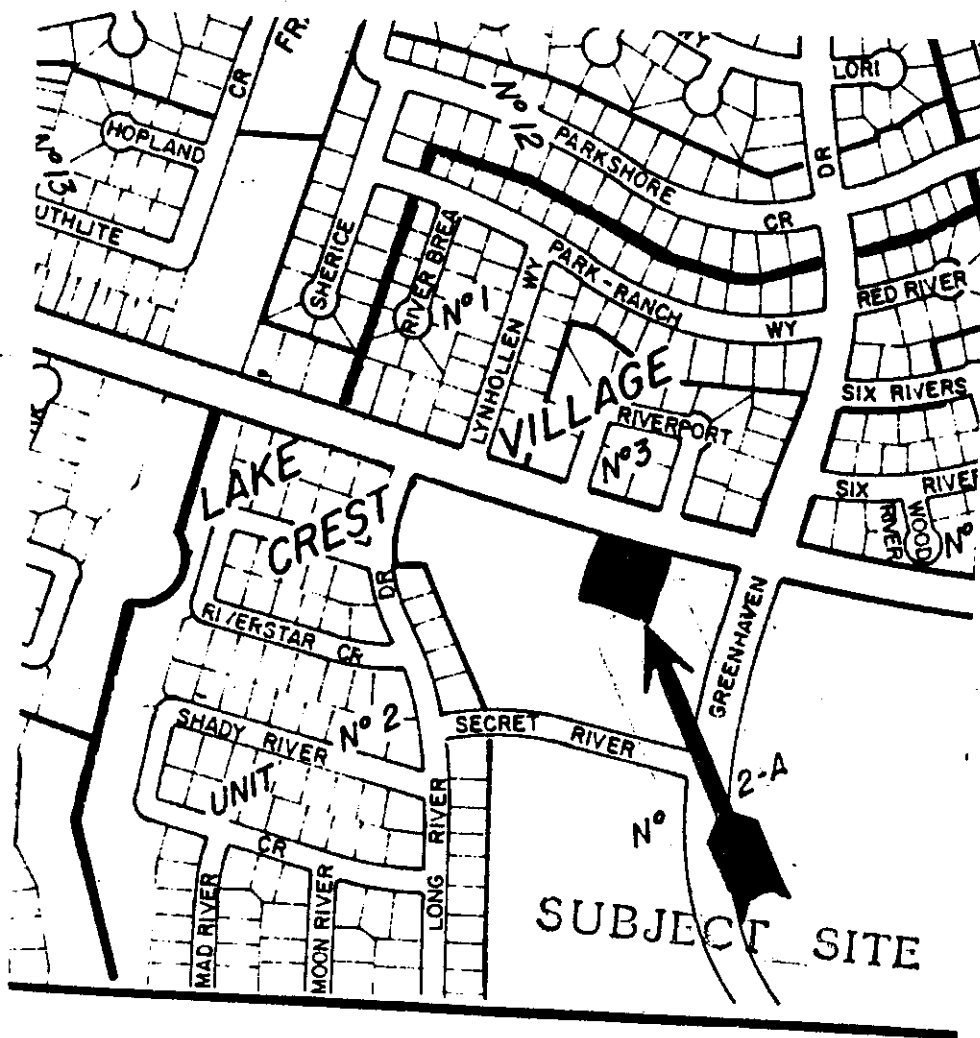
Drive

Florin Road



Greenhaven

LAND USE & ZONING MAP



VICINITY MAP

- C. The Commission has previously denied other variances for signage in the Lake Crest Village PUD along Florin Road. These variances are concerned with signage for a bank facility and a two-story office. These variances, however, were appealed to the Council who subsequently approved the variances. The variances allowed detached monument signs in the front yard setback. Also, the Commission approved a sign setback variance for the medical clinic (Mercy) on Florin Road.

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

However, should the Commission desire to approve the variance, staff recommends the proposed sign maintain a 13-foot setback as the adjacent office sign. In addition, staff would also request final review and approval of the sign design.

- D. The project has been reviewed by the City Public Works, Traffic Engineering, Fire and Code Enforcement. The following comment was received.

Traffic

1. Sign should be the same distance from the street as other signs in the area.
2. Sign should not be within 10 feet of any driveway for visibility.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15311(a)).

RECOMMENDATION: Staff recommends the following action:

Denial of the variance, based upon Findings of Fact which follow:

Findings of Fact - Variance

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; attached signage would provide adequate identification.
2. The granting of the requested variance would not be in harmony with the expressed purpose of the City Sign Ordinance to:
 - a. "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; and
 - b. "eliminate excessive and confusing sign displays."

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	River City Signs, 5111 Florin-Perkins Road, Sacramento, CA 95826				
OWNER	Florin 5 Developers, 615-10th Street, Sacramento, CA 95814				
PLANS BY	River City Signs, 5111 Florin-Perkins Road, Sacramento, CA 95826				
FILING DATE	3/18/86	ENVIR. DET.	Exempt 15311(a)	REPORT BY	EG:bw
ASSESSOR'S-PCL. NO.	031-430-010				

APPLICATION: Variance to locate a free-standing monument sign in the front yard setback

LOCATION: 930 Florin Road

PROPOSAL: The applicant is requesting the necessary entitlement to locate a six-foot high illuminated monument sign in the front yard setback.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial/Offices
1976 Pocket Community Plan Designation:	Office
Existing Zoning of Site:	OB-R (PUD)
Existing Land Use of Site:	Office

Surrounding Land Use and Zoning:	Sign Setbacks:	Required	Provided
North: Residential; R-1	Front:	25'	8'
South: Office; OB-R			
East: Bank; OB-R			
West: Office; OB-R			

Property Dimensions:	Irregular
Property Area:	0.84+ acres
Square Footage of Sign:	16 sq. ft.
Height of Sign:	6 feet
Topography:	Flat
Street Improvements/Utilities:	Existing
Sign Materials:	Lexan face, masonry base

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is a 0.84+ acre lot which is zoned Office Building-Review-Planned Unit Development (OB-R(PUD)). The site is designated for commercial/offices in the General Plan and offices in the 1976 Pocket Community Plan. The site is located within the Lake Crest Village PUD.
- B. The applicant is proposing to erect a six-foot high, 16 square foot sign within eight feet of the right-of-way of Florin Road. The sign would be a free-standing monument type sign with an illuminated sign copy. The Lake Crest Village PUD Sign Guidelines and the OB zone prohibit detached 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 landscape setback areas.