

CITY PLANNING COMMISSION

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

APPLICANT	Capital Federal Savings and Loan Association - 1651 Response Road, Sacto.		
OWNER	Capital Federal Savings and Loan Association 95815		
PLANS BY	Capital Federal Savings and Loan Association		
FILING DATE	2-5-88	ENVIR. DET.	Exempt 15311a
ASSESSOR'S-PCL. NO.	277-0272-015	REPORT BY	JP:sg

- APPLICATION:**
- A. Special Permit Modification to allow a monument sign and additional tenant signage for an existing 49,100+ square foot office building in the Office Building-Review (Planned Unit Development) (OB-R{PUD}) zone and Point West PUD
 - B. Variance to exceed the square footage and number of signs permitted in the OB zone

LOCATION: 1651 Response Road

PROPOSAL: The applicant is requesting the necessary entitlements to replace an existing 100+ square foot attached sign with a 4+ foot high, 18+ square foot monument sign.

PROJECT INFORMATION:

General Plan Designation: Regional Commercial/Office
Existing Zoning of Site: OB-R(PUD)
Existing Land Use of Site: Office Building

Surrounding Land Use and Zoning:

North: Office, retail commercial; SC-R(PUD)
South: Vacant land, fire station; A(PUD)
East: Shopping center, office; SC-R(PUD)
West: Office; OB-R(PUD)

Property Dimensions: Irregular
Property Area: 2.5+ acres
Square Footage of Building: 49,100+ sq. ft.
Exterior Office Building
Materials: Medium bronze anodized aluminum and glass
Type of Sign: Single-faced, non-illuminated monument sign
Sign Height: 3+ feet on 1+ foot concrete base
Sign Dimensions: 3' x 6'
Letter Height: 4"
Sign Materials: Gold anodized aluminum letters on a dark bronze anodized aluminum background, concrete base

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

A. Land Use and Zoning

The subject site is a 2.5+ acre corner lot located in the Office Building-Review (OB-R) zone and Point West Planned Unit Development. A 49,100+ square foot office building is located on the site. Surrounding land uses are retail

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commercial and offices to the north (SC-R{PUD}), vacant land and a City fire station to the south (A{PUD}), Point West Plaza shopping center to the east (SC-R{PUD}) and an office building to the west (OB-R{PUD}). The site is designated Regional Commercial/Office by the General Plan.

B. Background Information

On October 13, 1983 the City Planning Commission approved a special permit and variance requests to allow two attached signs on the office building located on the subject site (P83-254). The signs approved consisted of: one logo and "CAP FED" sign with a sign area of 100+ square feet on the east face of the building; and a "CAPITAL FEDERAL" sign with an area of 152+ square feet on the south face of the building (Exhibits A and B). Conditions of approval for the two signs were that no monument signs would be permitted on the subject site and no additional tenant signage would be allowed.

C. Applicant's Proposal

The applicant is requesting a modification to the special permit granted in 1983 and a variance to allow a monument sign to be located on the subject site (Exhibits C-E). The monument sign is proposed to be positioned on the slope of an existing landscaped mound at the corner of Challenge Way and Response Road and would be approximately 3½ feet high. The sign is proposed to be non-illuminated and would contain the names of two building tenants and the building address in four inch gold anodized aluminum letters. The applicant has indicated that they will remove the "CAP FED" wording and logo from the east side of the building in exchange for locating the monument sign on the site.

D. Staff Evaluation

Planning staff finds that the proposed monument sign is compatible in design and materials with the existing office building on the site. The proposal is in conformance with the stated purpose of the City Sign ordinance to eliminate excessive and confusing sign displays in that an existing 100+ square foot sign will be replaced with a smaller 18+ square foot monument sign which easily identifies the subject building at street level. The proposed location of the sign will not present a visual barrier for vehicles and pedestrians. The Point West Architectural Review Committee has reviewed the proposed sign and has no objections to the applicant's request (Exhibit F). Planning staff, therefore, recommends approval of the requested entitlements subject to conditions.

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

RECOMMENDATION: Staff recommends the following actions:

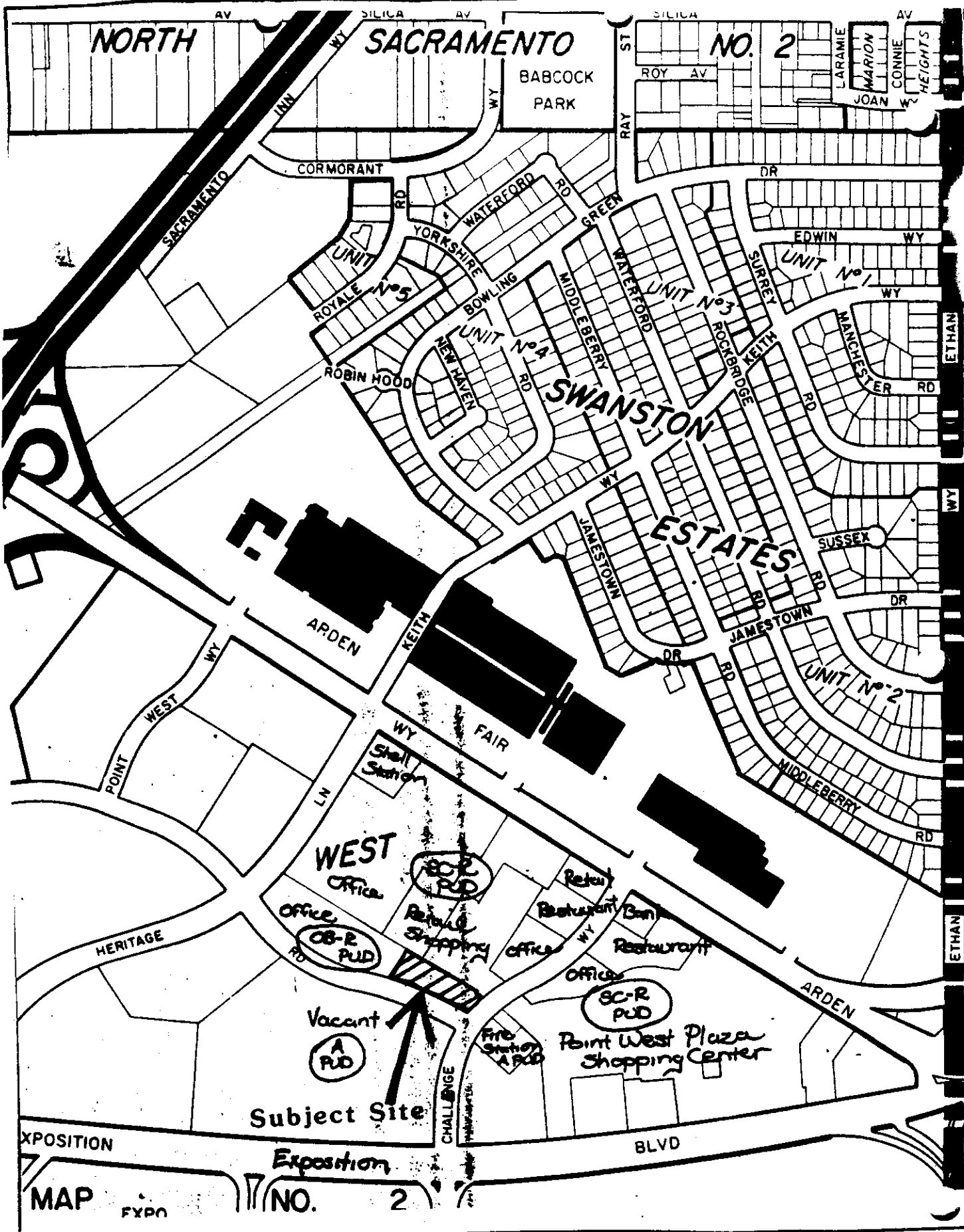
- A. Approval of the special permit modification, subject to conditions and based upon findings of fact which follow; and
- B. Approval of the variance request, subject to conditions and based upon findings of fact which follow.

Conditions

1. The applicant shall remove the "CAP FED" letters and logo from the east side of the office building prior to or in conjunction with the placement of the monument sign on the subject site.
2. The sign shall be located a minimum of 10 feet from back of the sidewalk as indicated on the submitted site plan.
3. A sign permit from the City Building Division shall be obtained for the monument sign.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the sign is compatible in design and materials with surrounding land uses; and
 - b. a 10 foot setback will be provided.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor to surrounding properties in that the removal of the existing attached sign in conjunction with the location of the proposed monument sign on the site is in harmony with the stated purpose of the City Sign Ordinance to eliminate excessive and confusing sign displays.
3. The variance request does not constitute a use variance in that office buildings are permitted in the OB-R(PUD) zone.
4. The variance, as conditioned, does not constitute a special privilege extended to one property owner in that a variance would be granted to any other property owner facing similar circumstances.
5. The project is consistent with the General Plan which designates the site for Regional Commercial/Office use.



EXPOSITION
 MAP NO. 2
 EXPO

VICINITY - LAND USE - ZONING

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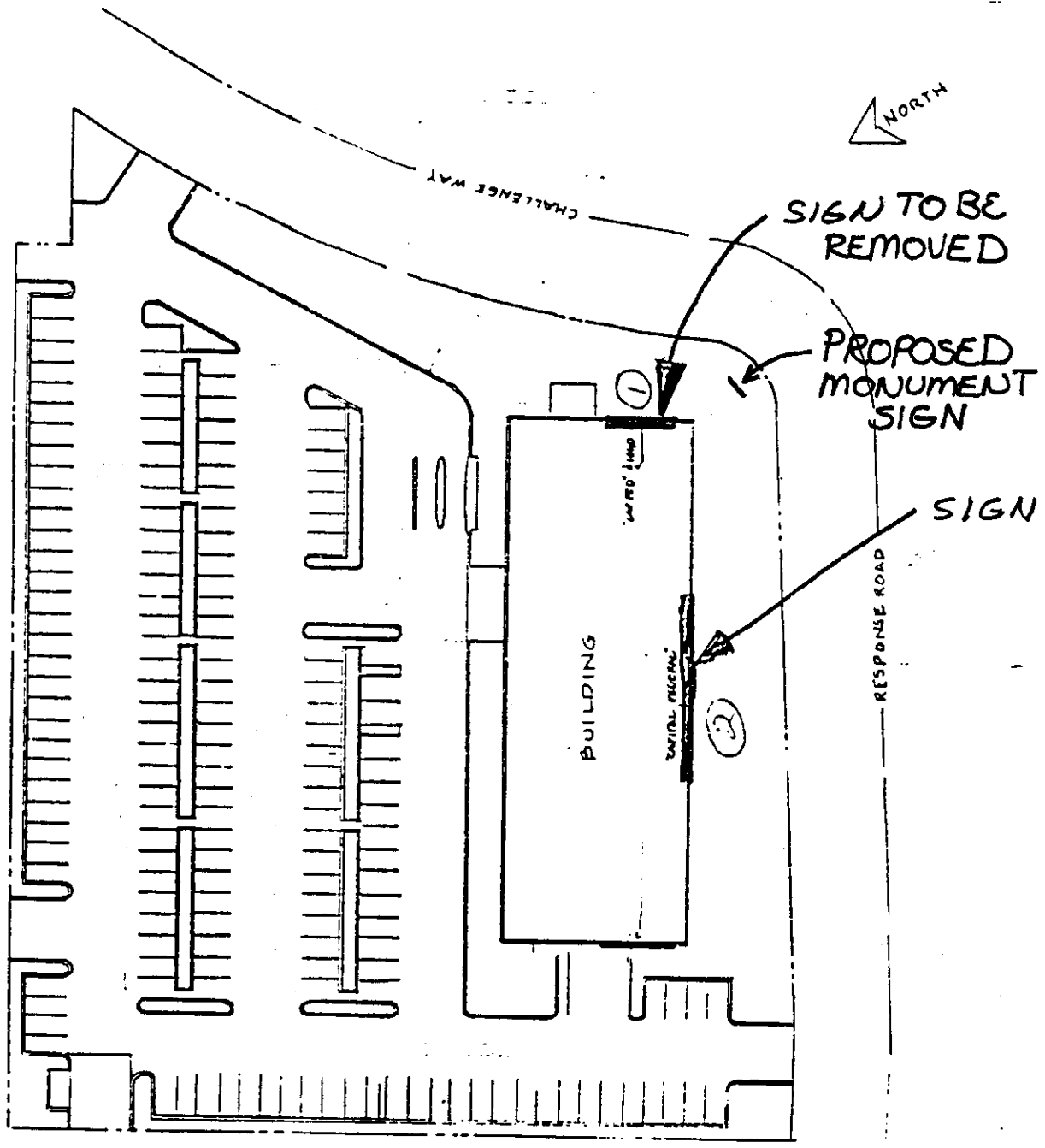
DEPARTMENT OF PUBLIC WORKS
 DIVISION OF PUBLIC WORKS
 1000 MARKET STREET
 SAN FRANCISCO, CALIF. 94102
 TELEPHONE 478-3000
 FAX 478-3000
 PERMIT NO. 123456789
 EXPIRES 12/31/88
 ISSUED 10/10/88
 BY: [Signature]



DATE: 10/10/88
 TIME: 10:00 AM
 LOCATION: [Address]
 APPROVED: [Signature]
 BY: [Signature]

EXHIBIT A

Site Plan



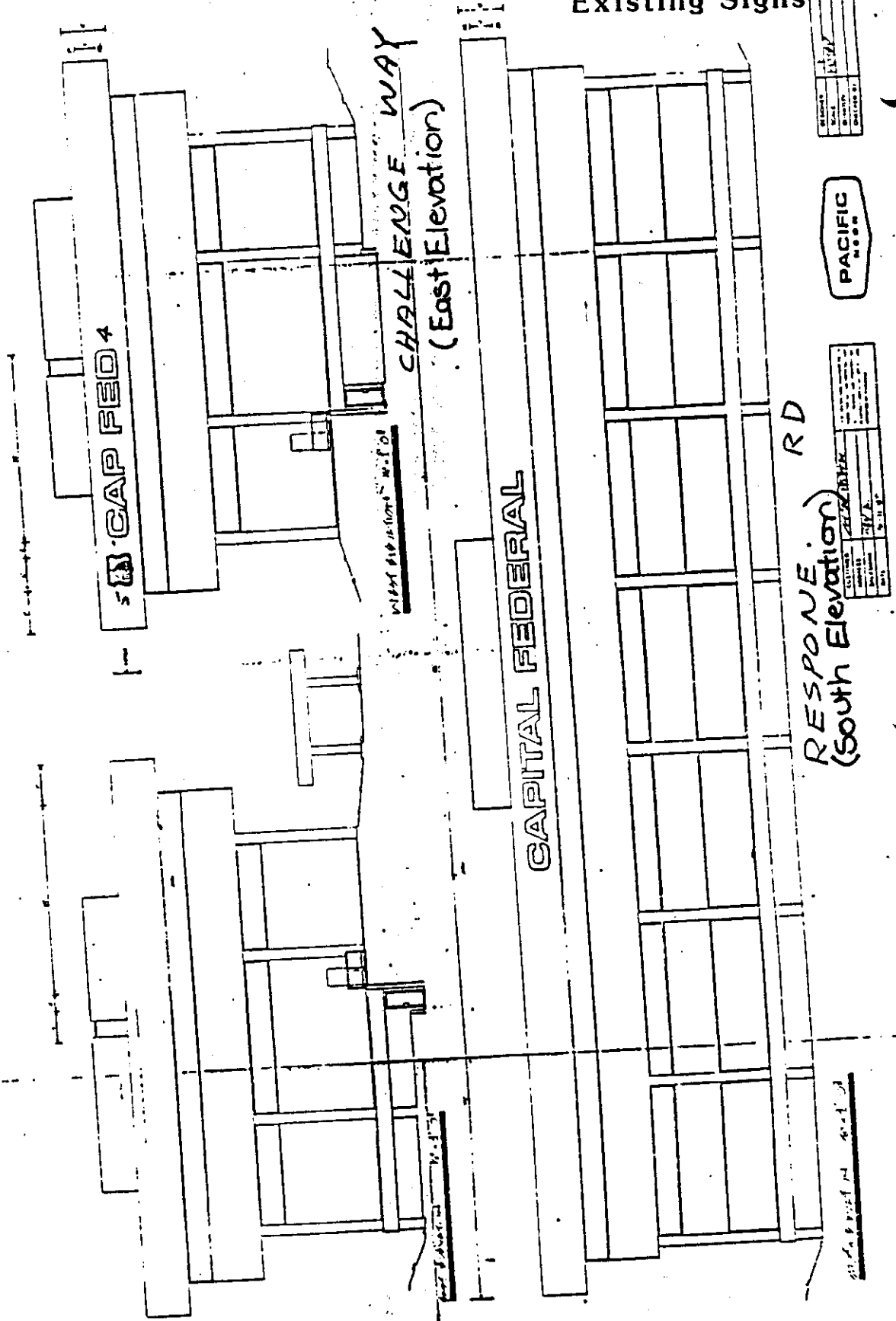
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EXHIBIT B

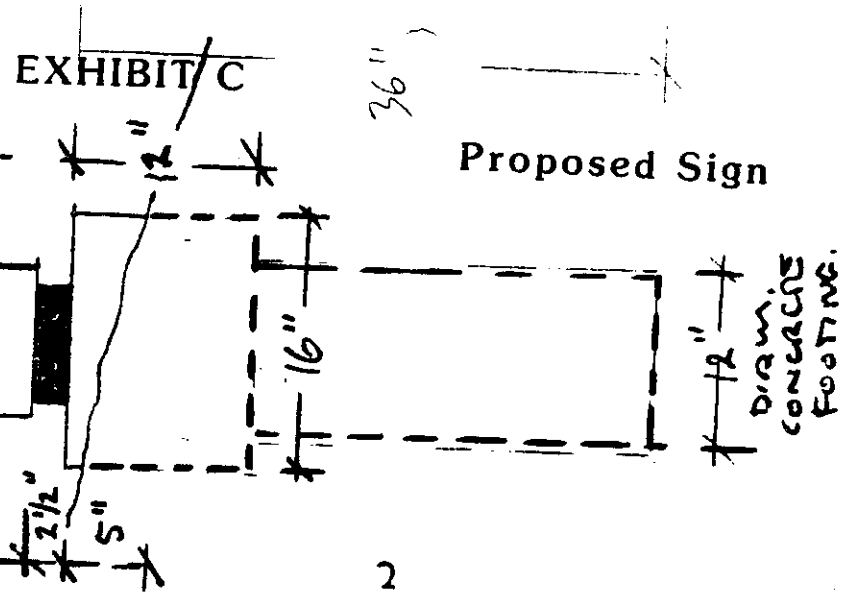
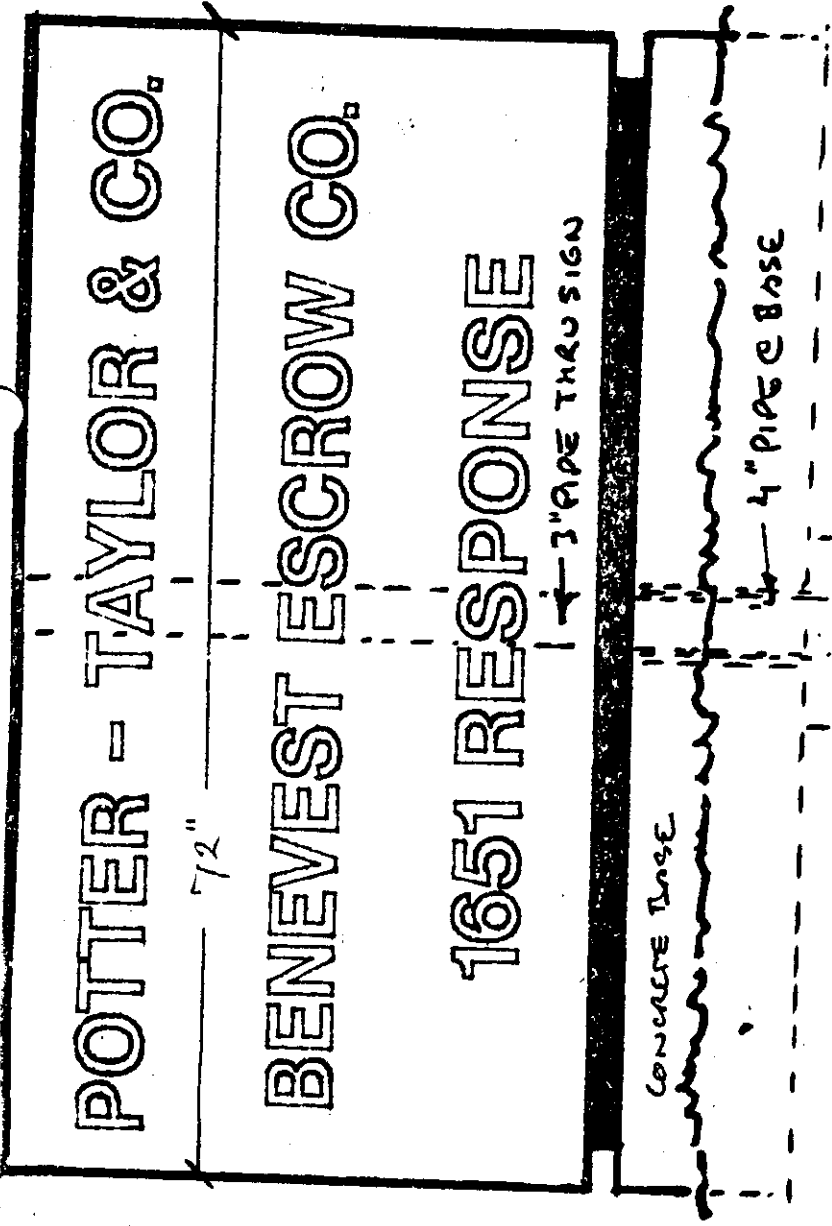
Existing Signs



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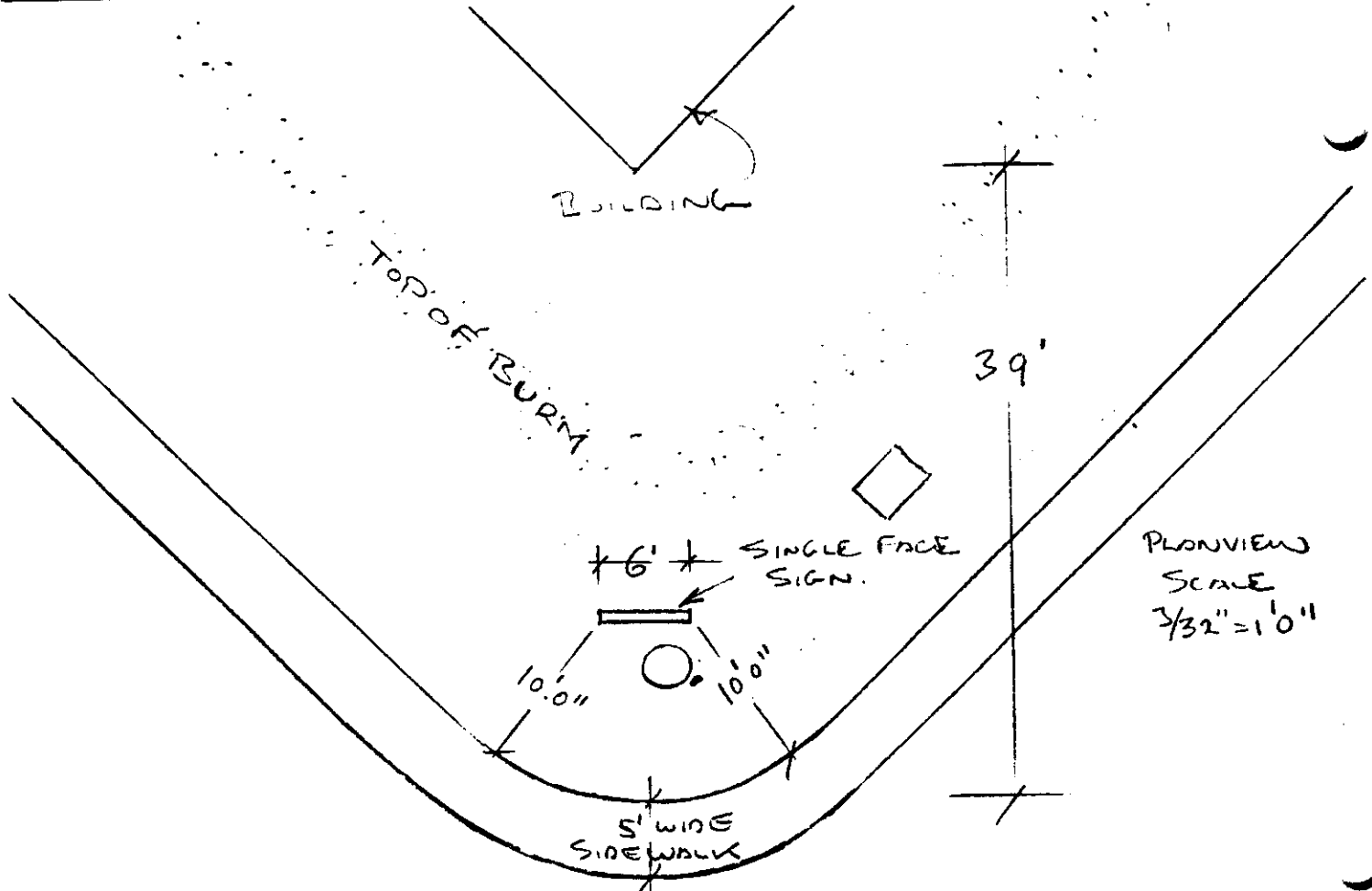
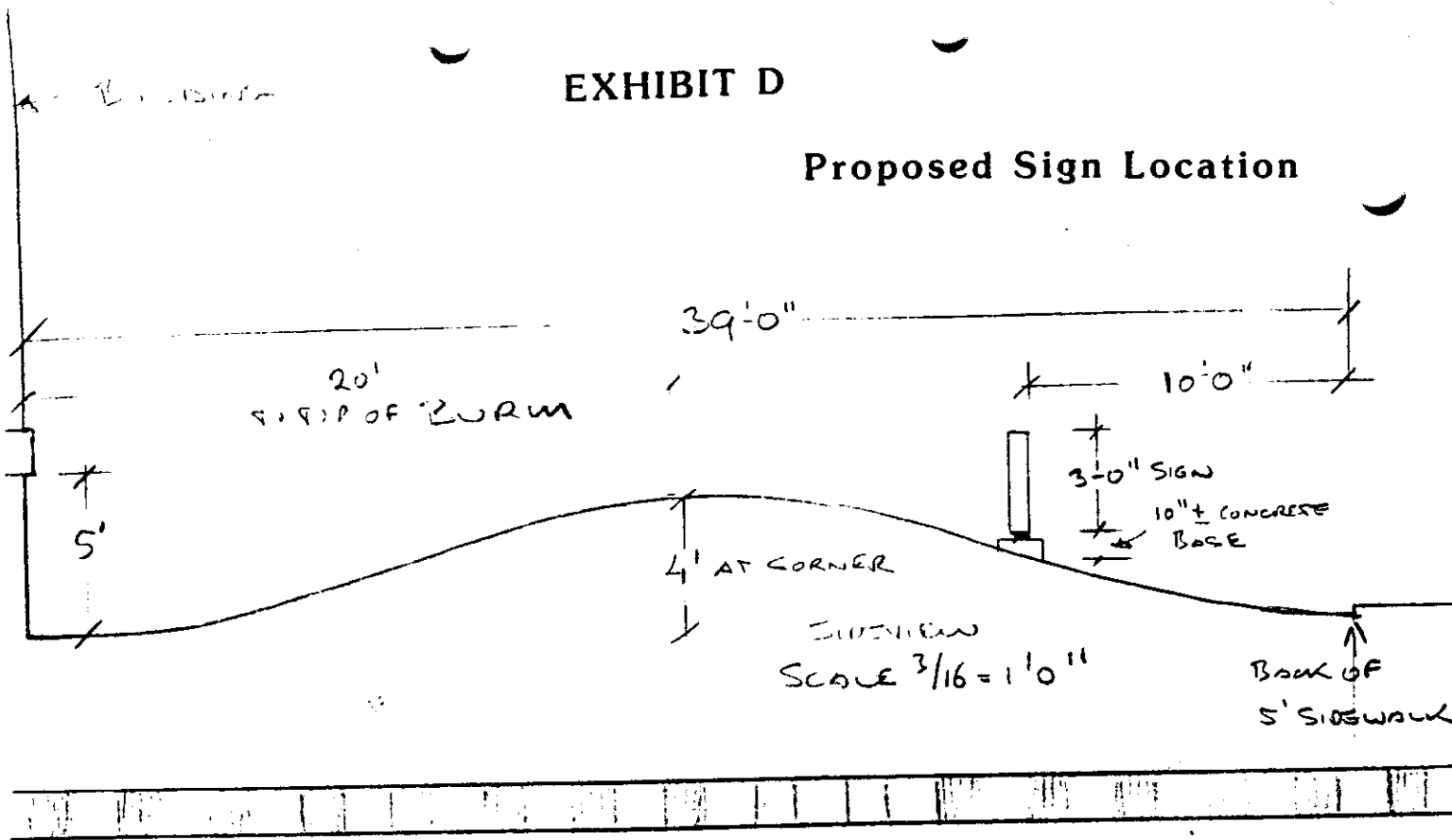


- * ONE (1) SINGLE FACE NON ILLUMINATED MONUMENT SIGN 36" HIGH X 72" LONG.
- * BACK GROUND .090 ALUMINUM ANODIZED DARK BRONZE LETTERS 3/8" ALUMINUM CUT OUT, FINISHED IN ANODIZED GOLD AND THROUGH BOLTED INTO .090 ALUMINUM CABINET. NO DISASSEMBLE REMOVAL OF INDIVIDUAL LETTERS.
- * CONCRETE MON STRIP WILL SERVE AS BASE.

SCALE 1" = 1'

EXHIBIT D

Proposed Sign Location



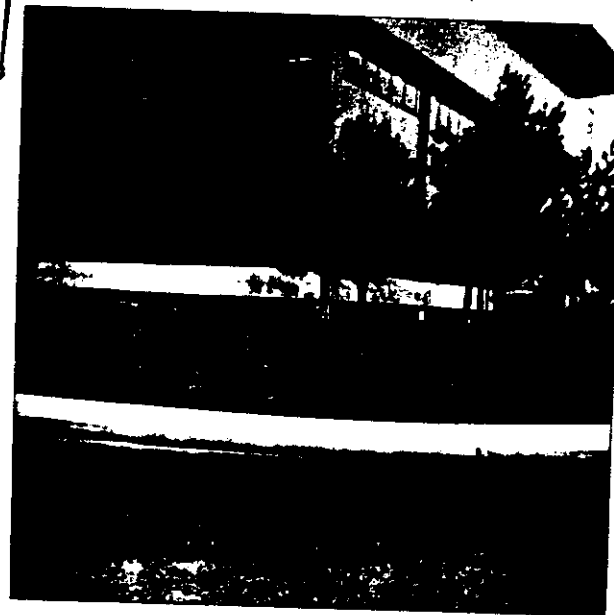
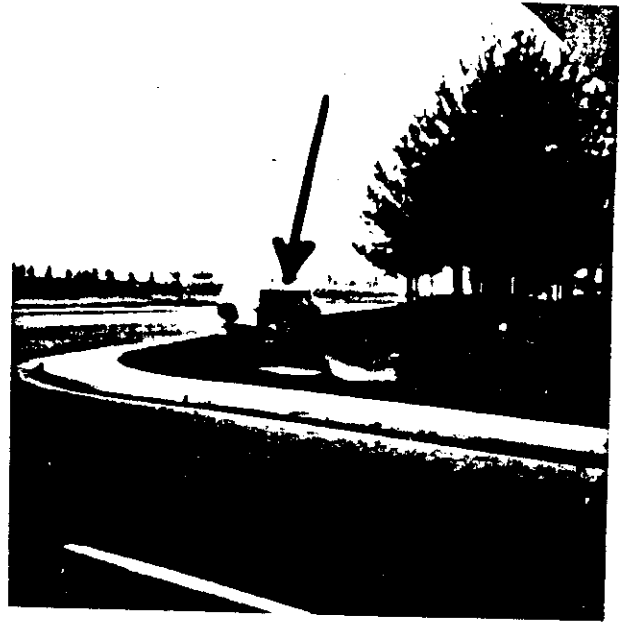
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Proposed Sign Location

EXHIBIT E



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EXHIBIT F

CARISSIMI-ROHRER-HARPER
ASSOCIATES
Architects and Planners, Inc.

February 17, 1988

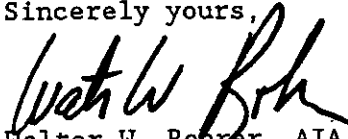
Mr. Marty Van Duyn, Planning Director
City of Sacramento
1231 I Street, Suite 300
Sacramento, CA 95814

Subject: 1651 Response Road

Dear Marty:

The sign request for the above subject project has been reviewed by the Point West Architectural Review Committee and we recommend approval.

Sincerely yours,



Walter W. Rohrer, AIA
POINT WEST ARCHITECTURAL REVIEW COMMITTEE

/ndk
Encl.