

# CITY PLANNING COMMISSION

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

APPLICANT River City Signs, 5111 Florin-Perkins Road, Sacramento, CA 95826  
OWNER Michael P. Lyon, 2580 Fair Oaks Boulevard, Sacramento, CA 95825  
PLANS BY River City Signs, 5111 Florin-Perkins Road, Sacramento, CA 95826  
FILING DATE 5-9-86 ENVIR. DET. Exempt 15311(a) REPORT BY CV:bw  
ASSESSOR'S-PCL. NO. 031-121-02

- APPLICATION:
- A. Variance to locate one detached sign in the front yard setback area
  - B. Variance to increase the allowed square footage from 16 square feet to 80 square feet
  - C. Variance to increase the allowable height from six feet to 13 feet, six inches
  - D. Variance to allow two identification signs

LOCATION: 7221 South Land Park Drive

PROPOSAL: The applicant is requesting the necessary entitlements to install one double-faced, 80 square foot office complex and tenant identification sign.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial/Office  
1976 South Pocket Specific  
Community Plan Designation: Office/Commercial  
Existing Zoning of Site: OB-R  
Existing Land Use of Site: Office

Surrounding Land Use and Zoning:	Setback:	Required	Provided
North: Office; OB-R	Side(St):	25'	8'
South: Apartments; R-3			
East: Single Family Residential; R-1			
West: Commercial; OB-R			

Property Dimensions: Irregular  
Property Area: 0.67± acres  
Topography: Flat  
Street Improvements/Utilities: Existing  
Exterior Building Materials: Stucco, redwood trim

Sign

Height: 13 ft., 6 inches  
Size: 8' x 10'; 80 square feet  
Materials: Redwood, bronze trim-tenant plaques  
Color: Letters: White with bronze trim;  
Sign Face: Redwood with dark stain  
Illuminated: Yes; external floodlights

PROJECT EVALUATION: Staff has the following comments:

- A. Land Use/Zoning: The subject site is zoned Office Building-Review (OB-R). The site is developed with an office complex.

APPLC. NO. P86-164 MEETING DATE June 12, 1986 ITEM NO. 13

Surrounding land uses include offices to the north, apartments to the south, single family residential to the east.

- B. Proposed Signage: The applicant proposes to locate one 8' x 10', 13'6" high office complex/tenant identification sign eight feet from the front yard property line adjacent to South Land Park Drive. This sign would be located approximately 120 feet northerly of the intersection of Farmdale Way and South Land Park Drive. This sign would identify the office complex, Lyon Park Plaza, and provide space for six tenant identification signs. There is presently one attached 4' x 4' office complex identification sign located on site. This sign is located adjacent to the driveway entrance and faces South Land Park Drive.
- C. Proposed Signage - Staff Comments: The Sign Ordinance limits the square footage of all signs in the OB zone to 16 square feet and the height of detached signs is limited to six feet. In addition, a detached sign may not project into any building setback areas. Also, the Sign Ordinance only allows one project identification sign for each developed parcel.

Staff believes, based upon field observation, that the proposed sign is not necessary. The existing attached sign is visible to motorists from South Land Park Drive. Secondly, the individual office tenant spaces are clearly identified with existing tenant signs located on building columns in front of each office. In addition, the applicant has not demonstrated any unusual circumstances or hardship to warrant the oversized sign in the setback area.

The Bank of Alex Brown is located on the adjacent parcel to the north of the subject site. This site is also zoned OB-R and requires a 25-foot setback. The Bank of Alex Brown has a monument sign located on the corner of Florin Road and South Land Park Drive. A field inspection by staff shows this sign to be set back 40 feet from Florin Road and 30 feet from South Land Park Drive. This sign provides adequate identification for the bank.

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

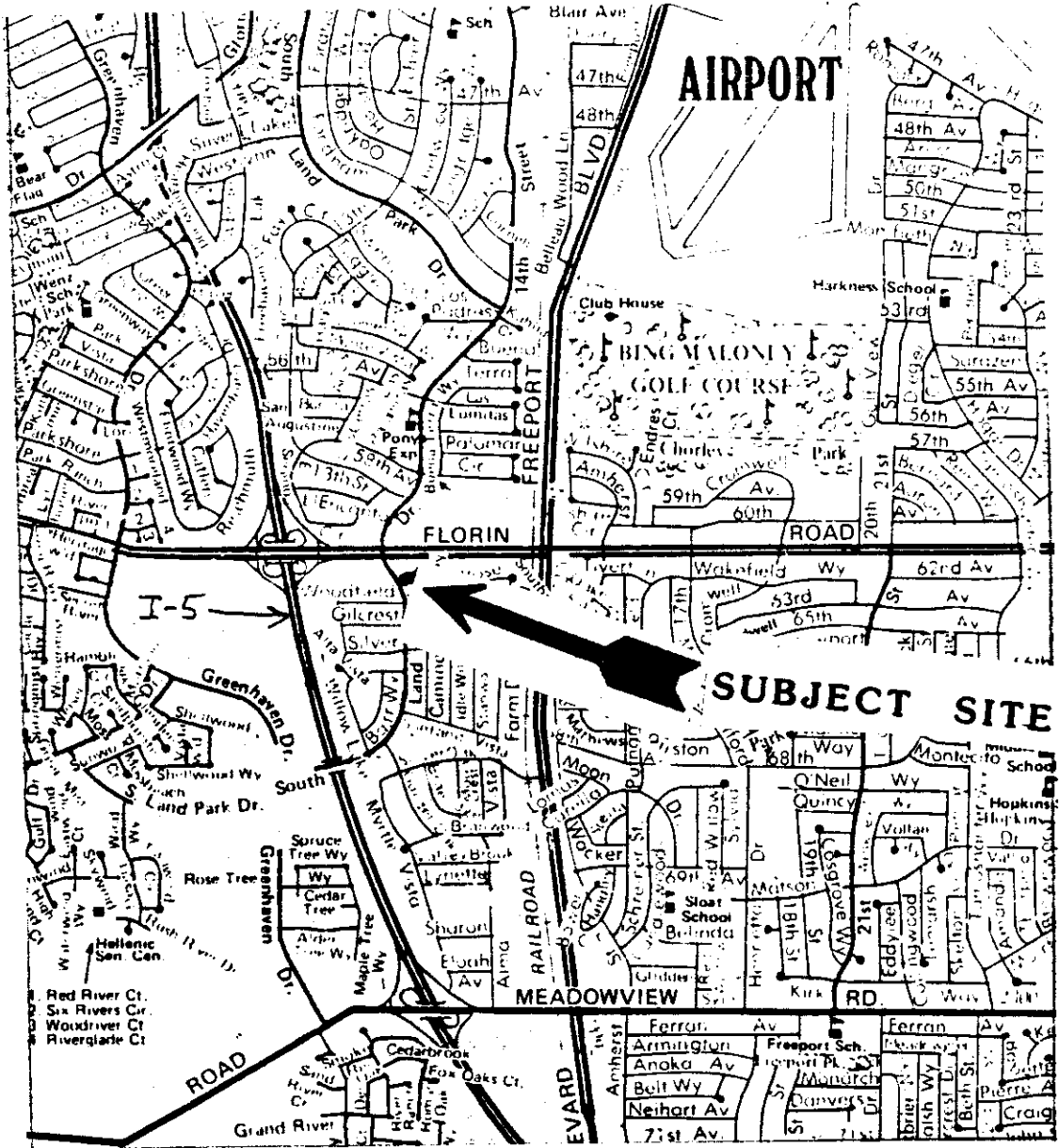
RECOMMENDATION: Staff recommends the following action:

- A. Denial of the variance to locate sign in setback area, based on findings of fact which follow;
- B. Denial of the variance to increase square footage of sign, based on findings of fact which follow;
- C. Denial of the variance to increase height of sign, based on findings of fact which follow;
- D. Denial of the variance to allow two signs, based on findings of fact which follow.

Findings of Fact:

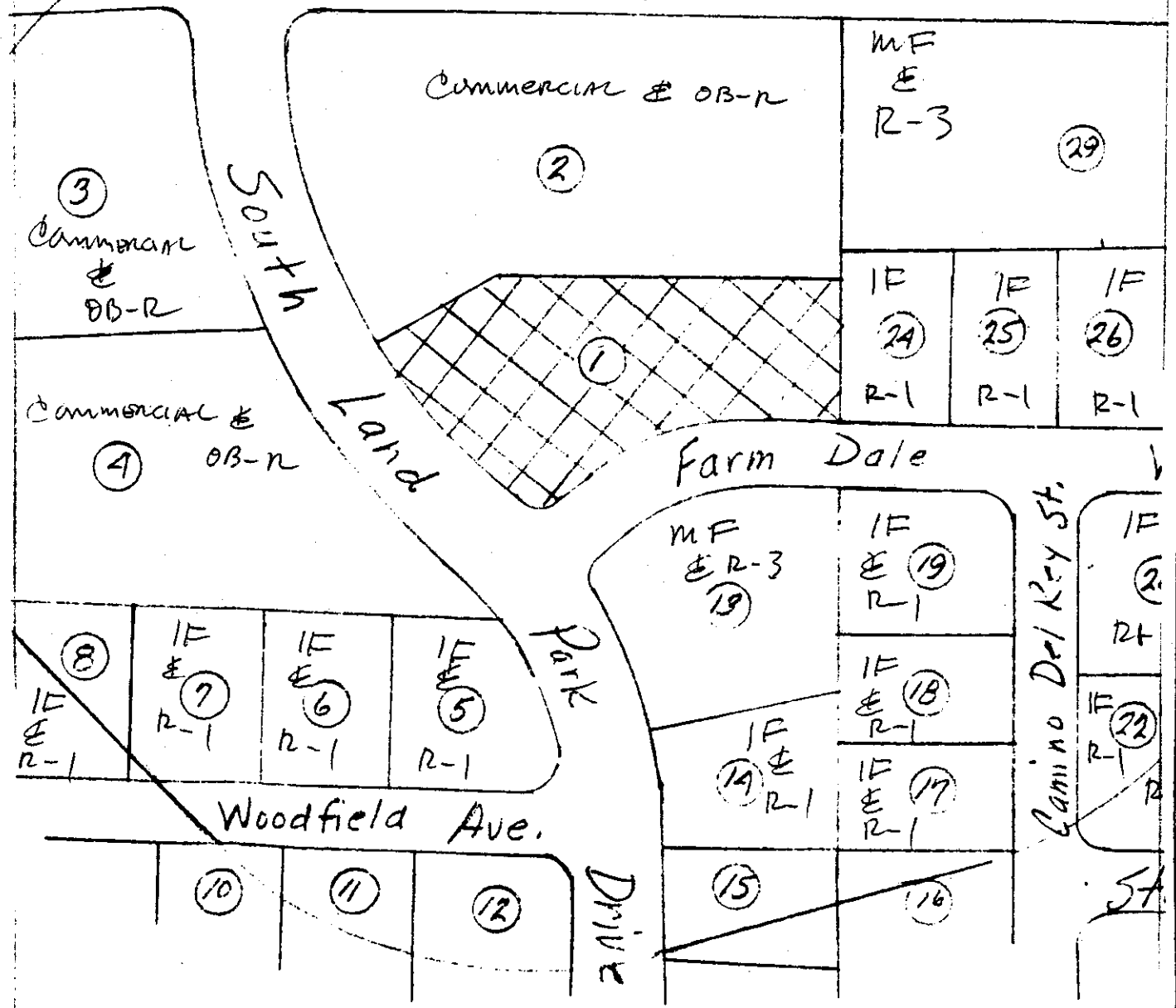
1. The project is not based upon sound principles of land use, in that the proposed signage would create a proliferation of signs.

2. The applicant has not demonstrated that any extraordinary circumstances or conditions presently exist which limit the applicant's ability to utilize the subject site.
3. The granting of the variances would constitute a special privilege being extended to one property owner, in that other similar requests must comply with the same standards and conditions.



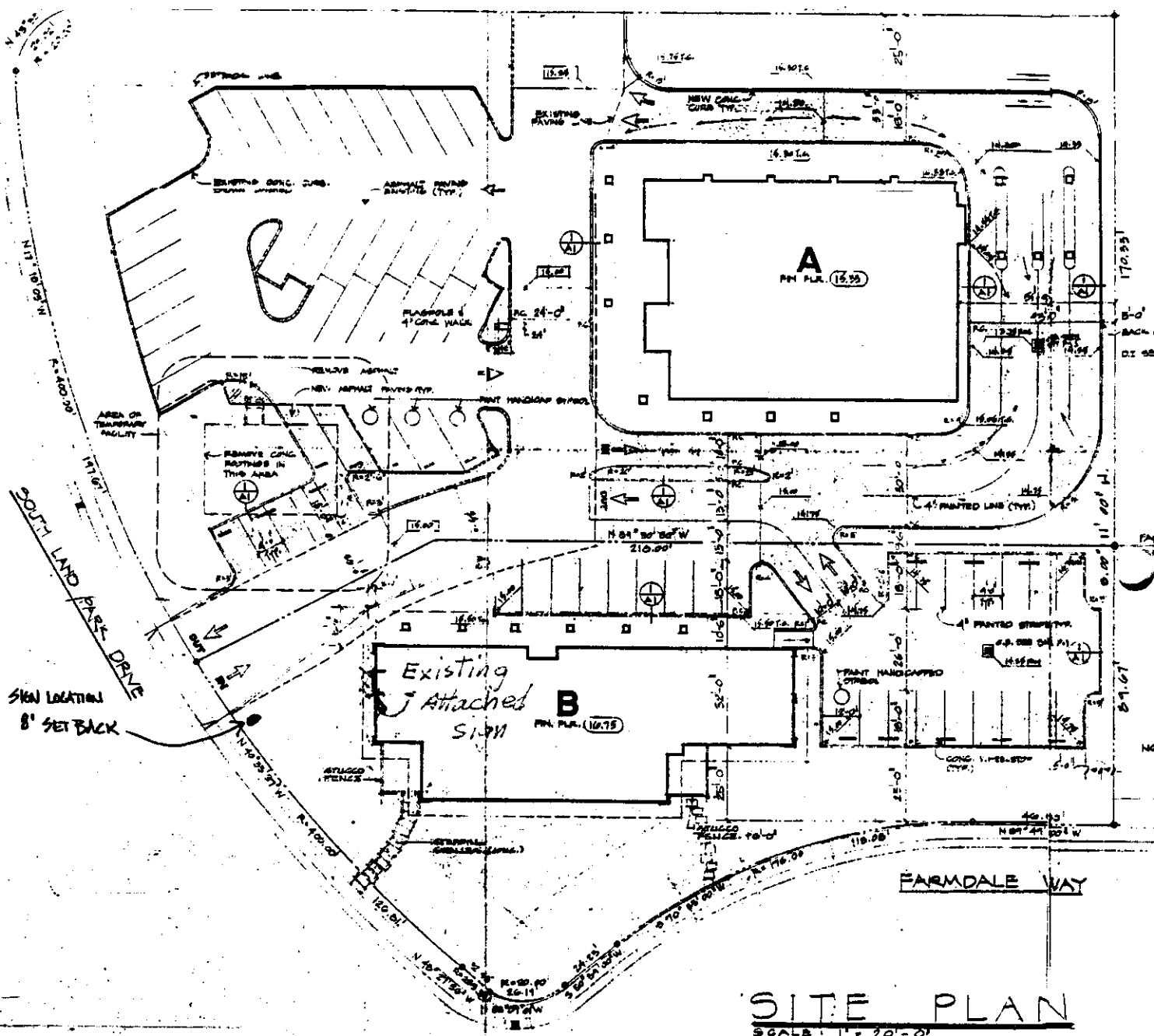
# VICINITY MAP

# Florin Road



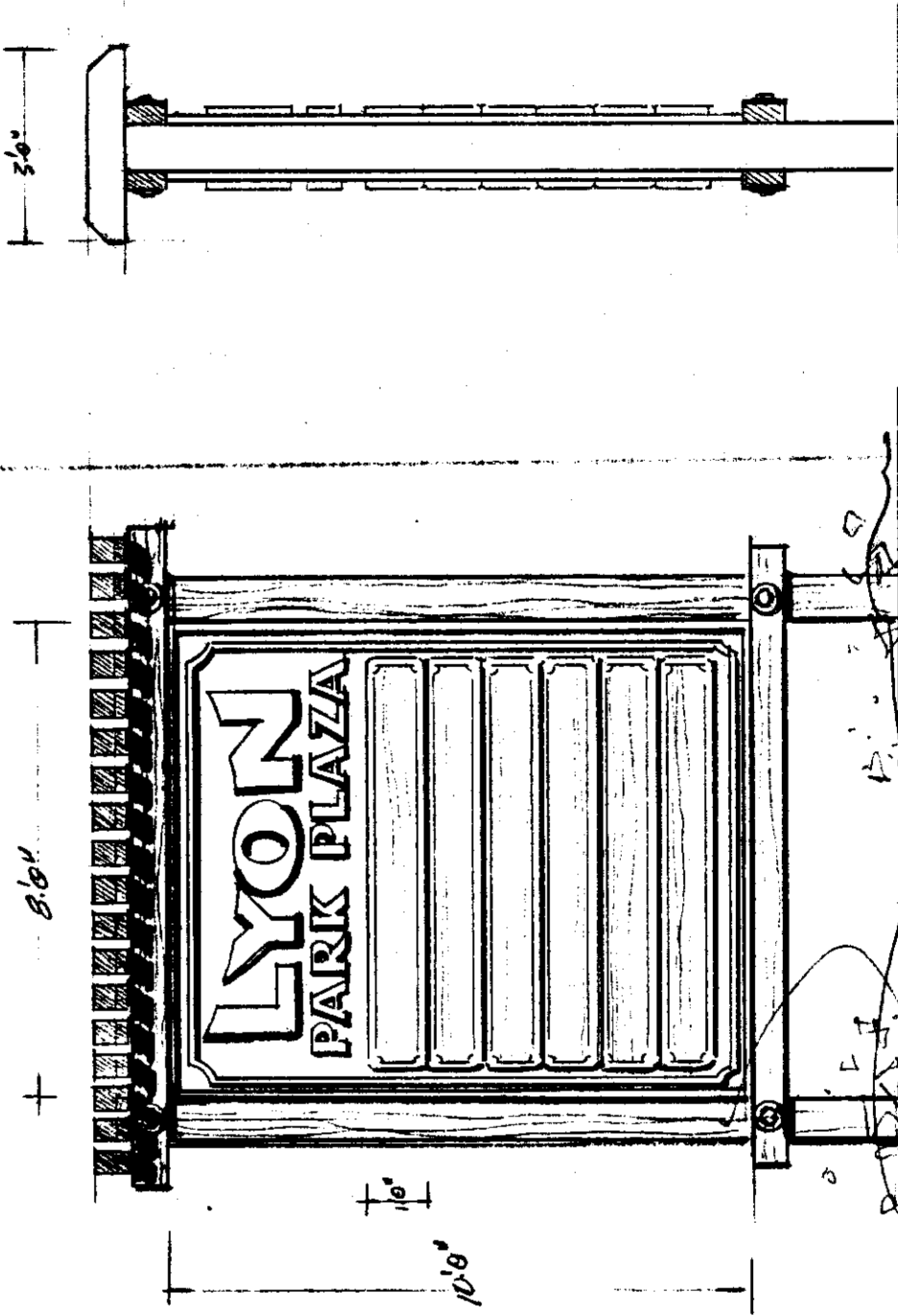
## LAND USE & ZONING MAP

# SITE PLAN



**SITE PLAN**  
SCALE: 1" = 20'-0"

EXHIBIT A



Redwood Plywood Backing (Dark Stain)  
 1/2" Redwood Trim - Painted Coy. (Units w/  
 Bronze Trim - Bright Plates (Sandblasted)  
 Painted Coy. & Border.  
 \* Close Redwood (Brown) 8"x8" Structural  
 Posts 3"x6" Redwood Frames & Roof

ILLUMINATE w/ EXTENSIVE FLOODS (BLOWTHROES)