

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

VARIANCE MODIFICATION

BUILDING INSPECTIONS
916-449-5716

(P88-439)

PLANNING
916-449-5604

July 11, 1989

APPLICATION: Modification of a variance to allow an identification sign for an existing restaurant use

LOCATION: Southwest corner of 18th Avenue and Franklin Boulevard

BACKGROUND INFORMATION: On December 1, 1988, the Planning Commission approved a variance (P88-439) to locate 34 required parking spaces off-site for an existing restaurant. The off-site parking is on 0.4+ developed acres in the General Commercial (C-2) zone.

PROJECT EVALUATION: The applicant is requesting to modify the variance in order to allow a 30 square foot, 12 foot high identification sign on the parking lot site. According to the sign ordinance, off-site signs are not allowed in the C-2 zone. Planning staff has, however, determined that both the off-site parking lot and the proposed signage are primary uses for the restaurant adjacent to the site (see exhibit). The off-site parking lot, which is immediately across the street, is owned by the restaurant owner. The applicant was required, as a condition of the original variance, to record on a grant deed that the parking lot cannot be sold or transferred independent of El Novillero Restaurant. Staff determined that the identification sign will not require a Planning Commission approval but will require a parking variance modification.

The proposed sign will be illuminated with burgundy vinyl and white letters. There are currently no existing signs on the parking lot. The proposed signage will clearly identify the restaurant parking for patrons. The applicant has agreed to not put any additional freestanding signs on the restaurant lot or the parking lot site for identification of the restaurant.

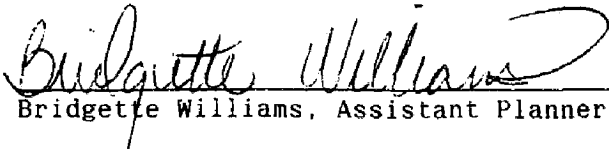
STAFF RECOMMENDATION: The request is a minor modification to the original variance. Staff recommends approval of the variance modification subject to the following conditions:

1. No additional monument or pole signs shall be constructed on the off-site parking lot or the restaurant lot.
2. Attached signage proposed on the restaurant site shall be subject to staff review prior to issuance of sign permits.

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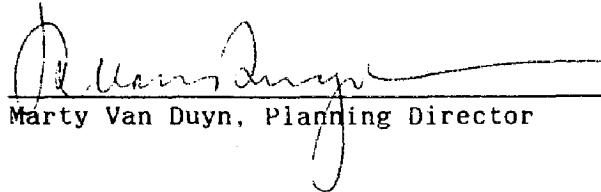
3. The applicant shall obtain a sign permit prior to construction of the proposed sign. No sign permit shall be issued prior to staff approval of the recordation of prohibiting the sale or transferring of the parking lot on the grant deed.
4. The applicant shall adhere to the conditions of the original variance.

Report Prepared By:


Bridgette Williams, Assistant Planner

7/12/89
Date

Recommendation Approved By:


Marty Van Duyn, Planning Director

7/12/89
Date

VICINITY - LAND USE - ZONING

PAR-42A

IF = Single Family
 C = Commercial
 V = Vacant



GOULD

21ST
20TH
19TH

ETHEL PHILLIPS SCHOOL

COYLE EDWARD SUBD.

FRANKLIN COURT TRACT

SACRAMENTO CHILDRENS HOME

WILLIAM

HEIGHTS

CAMELLIA

ZETZ
ORANGE HILL
PALMETTO HEIGHTS

COLOMA HEIGHTS

CHERRY HILL
SUTTER HEIGHTS

BENJAMIN
INGLEVIEW

LOCKEWOOD

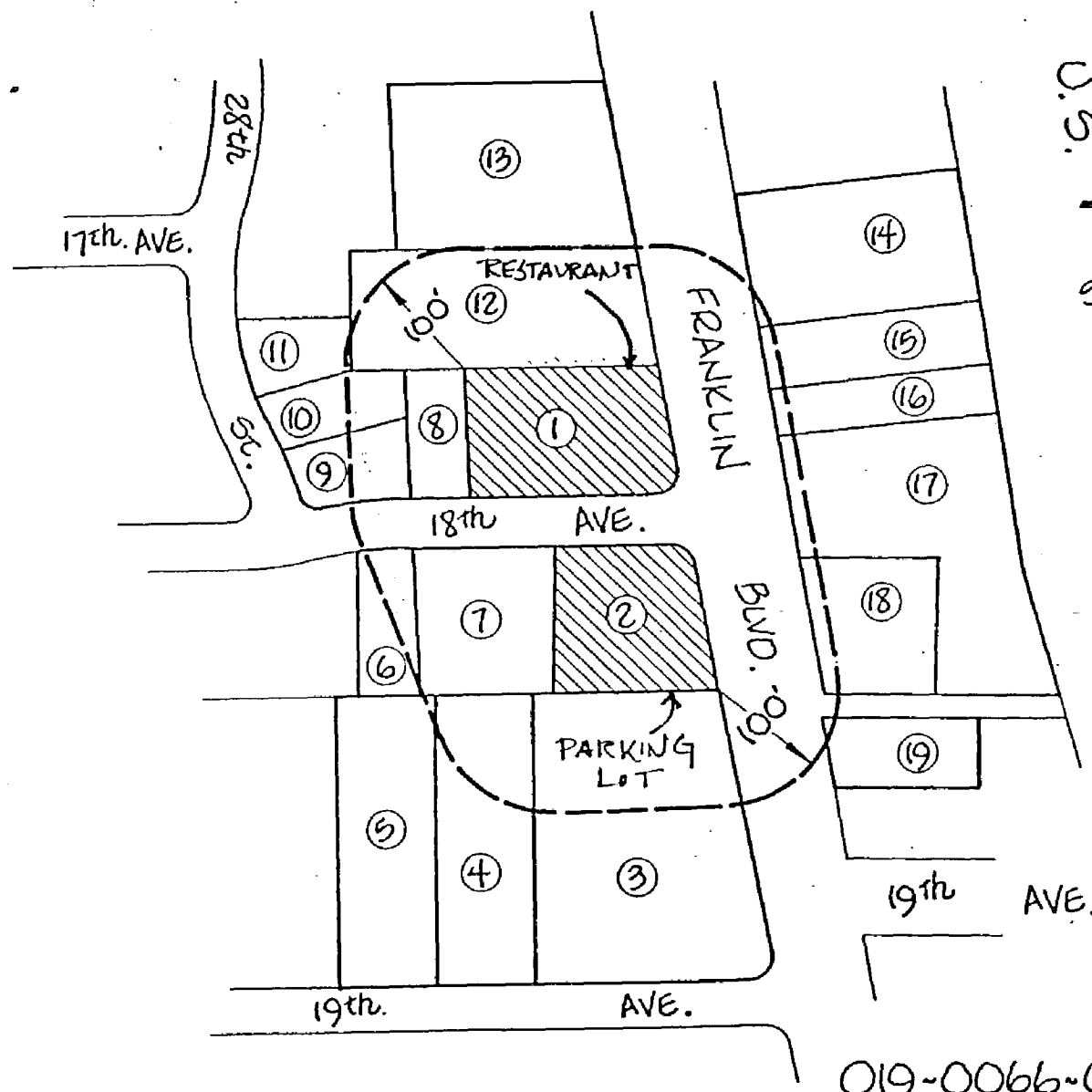
SUTTERVILLE RD.
EAST PACIFIC AV.
EAST COLUMBIA AV.
WEST SOUTH


99

P88-439

12-1-19

Item # 32



U.S.

 NORTH
 SCALE: 1"=100'

FREEMANT
 50-99

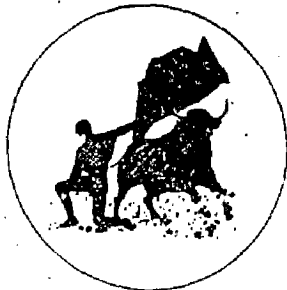
ASSESSOR'S PARCEL NOS. 019-0066-007 AND 019-0061-049

P88 439 1

10-0"

3-0"

El Novillero



- INTERIOR ILLUMINATED D/F SIGN
- WHITE LEXAN FACE
BURGLINDY VINYL 5/8" • WHITE LETTERS
- FABRICATED SHEET METAL PYLON • TEXASTE FINISH
- CABINET = WHITE TEXSTE
- PICTORIAL = WHITE FLEX PANEL WITH (FINISH) EMBOSSED PICTURE • 1/2" MOUNT VINYL
VINYL PICTORIAL

