

ATTACHMENT I

(Amended by Commission & Staff, 3/9/95)

RESOLUTION NO. 1745

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF: March 9, 1995

**A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A VARIANCE FROM THE MAXIMUM SIGNAGE REQUIREMENTS OF
THE LAGUNA MEADOWS PUD GUIDELINES FOR NUMBER OF
SIGNS, HEIGHT, AND TOTAL SQUARE FOOTAGE AREA OF SIGNS
FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF
BRUCEVILLE ROAD AND CENTER PARKWAY.**

(P94-056) (APN#117-0211-025)

WHEREAS, the City Planning Commission on March 9, 1995, held a public hearing on the request for approval of a variance from the maximum signage requirements of the Laguna Meadows Planned Unit Development Guidelines for number of signs, height, and total square footage area of signs in the Shopping Center PUD (SC{PUD}) zone for property located at the above described location;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The variance from the maximum signage requirements of the Laguna Meadows Planned Unit Development Guidelines for number of signs, height, and total square footage area of signs in the Shopping Center PUD (SC{PUD}) zone is hereby approved based upon the following findings of fact:
 - A. Granting the variance with conditions does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances.
 - B. Granting the variance with conditions would not be detrimental to the public welfare nor result in the creation of a public nuisance in that the number and size of signs have been limited.
 - C. Granting the variance with conditions does not constitute a use variance in that signs are allowed for Shopping Centers and Movie Theaters in the Shopping Center(PUD) zone.
 - D. The project is consistent with the General Plan and Community Plan which designate the site for Community/Neighborhood Commercial & Office use and General Commercial, respectively. The project is also consistent with the use designation of the Laguna Meadows PUD Guidelines.

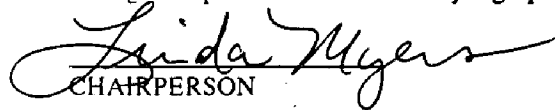
NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The variance from the maximum signage requirements of the Laguna Meadows Planned Unit Development Guidelines for number of signs, height, and total square footage area of signs in the Shopping Center PUD (SC{PUD}) zone is hereby approved based upon the following conditions:
 - A. Signs shall be designed and located to provide adequate visibility and sight distance at driveways, corners, intersections of public roads, and along public roads. Specific locations for detached signage shall be subject to final review and approval of the Department of Planning and Development, Development Services Division and the Department of Public Works, Transportation Planning Division.
 - B. No sign shall be located nearer than five feet to an interior property line nor shall any sign be located nearer than five feet to any common wall or other point common to two separate occupancies on the same parcel. This regulation, however, shall not apply to signs attached flat against the wall or architectural projection of a building on the same parcel.
 - C. No exposed neon shall be allowed.
 - D. Attached Signage:
 - a. Two (2) attached signs shall be allowed per tenant indicating only the name and the nature of the occupancy. One of the two signs ~~may~~ *shall be attached to the face of the leased premises. The second sign shall* be an under-canopy sign. Under-canopy signs shall not project into the public right-of-way, project over 16" below the canopy, and shall not exceed 16" X 72". *(Amended by Commission, 3/9/95)*
 - b. Attached signs shall not exceed a total aggregate area of 1 square foot of sign area for each lineal foot of leased premises frontage or 100 square feet, whichever is less. The horizontal dimension of attached signs shall not exceed 50 percent of the building frontage nor be greater than 25 feet, whichever is less.
 - c. The total area of any one sign shall be no greater than ten percent of the total area of the building face to which it is attached or 100 square feet, whichever is less.
 - d. The United Artists Theater Building shall be allowed three (3) attached signs. The horizontal length of these attached signs shall not exceed 50 percent of the building frontage. No sign shall exceed 300 square feet in total area.
 - e. Anchor Tenants total sign area shall not exceed a total aggregate area of 1 square foot of sign area for each lineal foot of leased premises frontage or 100 square feet, whichever is less. The horizontal dimension of attached signs shall not 50 percent of the building frontage nor be greater than 25 feet, whichever is less.
 - f. Tenants of a single-purpose, free-standing building, with two street frontages (Center Parkway and Bruceville Road) shall be allowed a maximum of four attached signs consisting of two signs attached to the face of the building and two under-canopy signs. Total sign area shall not exceed an aggregate area of 1 square foot of sign area for each lineal foot of leased premises frontage or 100 square feet, whichever is less. The horizontal dimension of attached signs shall not exceed 50 percent of the building frontage nor be greater than 25 feet, whichever is less. *(Amended by Staff, 3/9/95)*
 - g. Anchor Tenants with two (2) frontages (corner units) shall be allowed a maximum of four attached

signs consisting of two signs attached to the face of the building and two under-canopy signs. Total sign area shall not exceed an aggregate area of 1 square foot of sign area for each lineal foot of leased premises frontage or 100 square feet, whichever is less. The horizontal dimension of attached signs shall not *exceed* 50 percent of the building frontage nor be greater than 25 feet, whichever is less. *(Amended by Staff, 3/9/95)*

E. Detached Signage:

- a. Three detached signs shall be allowed. All detached signs shall be monument signs not exceeding 12 feet in height. Pylon/pole signs shall not be allowed.
- b. One monument sign shall be for the exclusive use of the UA Theater (Building A) and may display the names of movies currently playing at the theater.
- c. Two monument signs shall be for the display of the name of the shopping center and tenant with the largest square footage location at the retail center (Building B).
- c. Distance between signs shall not be less than 300 feet.
- d. Total area for all detached signs shall not exceed 1 square foot of sign area for each lineal foot of street frontage.
- e. Final design of monument signs shall be subject to review and approval of the Department of Planning and Development and the Traffic Engineer prior to issuance of any sign permits.


CHAIRPERSON

ATTEST:


SECRETARY TO PLANNING COMMISSION

P94-056