

## PLANNING DIRECTOR'S VARIANCE

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

<b>APPLICANT</b>	SAMMY D'AMICO, 222 Vallejo Street, San Francisco, CA 94111				
<b>OWNER</b>	Sutter-BMC Joint Venture, 1111 Howe Ave, #600, Sacramento, CA 95825				
<b>PLANS BY</b>	Kaplan McLaughlin-Diaz, 222 Vallejo Street, San Francisco, CA 94111				
<b>FILING DATE</b>	12/3/87	<b>ENVIR. DET.</b>	15311 a	<b>REPORT BY</b>	PW/vf
<b>ASSESSOR'S-PCL. NO.</b>	079-0230-029				

**APPLICATION:** Planning Director's Variance to locate 4'10", 16-1/2 sq. ft. monument sign in the 25 ft. landscaped setback on 5.2+ acres in the Hospital (H) zone.

**LOCATION:** 7700 Folsom Boulevard

**PROPOSAL:** The applicant is requesting the necessary entitlements to erect a 16.5 sq. ft. monument sign in the 25 ft. landscaped setback area.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Heavy Commercial or Warehouse
Existing Zoning of Site:	H
Existing Land Use of Site:	Medical Facility

Surrounding Land Use and zoning:

North: Commercial Offices; C-2  
South: Industrial, Railroad, M-2(S)  
East : Industrial; M-2(S)  
West : Industrial; auto repair, M-2(S)

Property Dimensions:	454' x 531'
Property Area:	5.2+ acres
Square Footage of Building:	37,600
Type of Sign:	Detached Monument Sign
Size of Sign:	16.5 sq. ft.
Height of Sign:	4 ft. 10 in.
Sign Colors:	Grey with white letters
Sign Materials:	Wood with plastic letters on a concrete base

**BACKGROUND:** On November 12, 1986, the City Council approved the necessary entitlements to allow the development of a 65 bed psychiatric care facility on the subject 5.2 acre site (P86-343).

**PROJECT EVALUATION:** Staff has the following comments:

The subject site consists of 5.2+ acres in the Hospital (H) zone. A 65 bed psychiatric care facility is currently being constructed on the site. The site is designated for heavy commercial/warehouse use in the City General Plan. Surrounding land uses are industrial, zoned M-2(S) to the south, east, and west and commercial offices zoned C-2 across Folsom Boulevard to the north.

P88-014

000888

The applicant is proposing to locate a 4 ft. 10 in. high, 16.5 sq. ft. in area, detached monument sign in the required 25 ft. front landscaped setback. The sign would be located 12-1/2 ft. from the front property line. The sign would be grey wood with white plastic letters that are internally illuminated. The applicant is requesting to place the 4 ft. high sign in the front setback to obtain visibility of the sign from Folsom Boulevard. A condition of the special permit for the care facility was that a 4 ft. high berm be located along the folsom boulevard frontage. The applicant has indicated that this berm would obscure the proposed sign if the sign was to be placed out of the front setback.

Planning staff has no objections to the variance request to reduce the required front setback in order to erect a sign. The design of the proposed sign is compatible with the main structure now under construction. The height of the sign should allow it to be unobtrusive yet functional if placed in the desired location. In addition, there is a 10 ft. distance between back of sidewalk to the property line that the applicant will landscape and maintain. Therefore, the actual distance from back of sidewalk to the proposed sign is approximately 22-1/2 ft.

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

**RECOMMENDATION:** Staff recommends approval of the variance request subject to the conditions and based upon findings of fact which follow:

Conditions

1. The proposed sign shall adhere to the submitted plans.
2. The applicant shall obtain a sign permit from the City Building Division.

Findings of Fact

1. The requested variance does not constitute a special privilege in that:
  - a. a 25 ft. landscaped setback will continue to be maintained;
  - b. the height of the sign precludes it from being located out of the setback; and
  - c. a variance would be granted to any other property owner facing similar circumstances.
2. The granting of this variance will not be injurious to the public welfare nor properties in the vicinity as it will not significantly alter the characteristics of the surrounding commercial and industrial area.

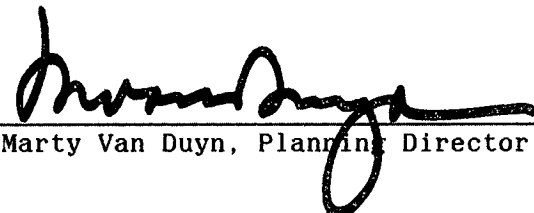
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for commercial uses in the 1974 General Plan and the proposed sign for the Sutter-BMC Psychiatric Facility conforms with the plan designation.

Report Prepared by:

  
\_\_\_\_\_  
Price Walker, Assistant Planner

  
\_\_\_\_\_  
Date

Recommendation Approved by:

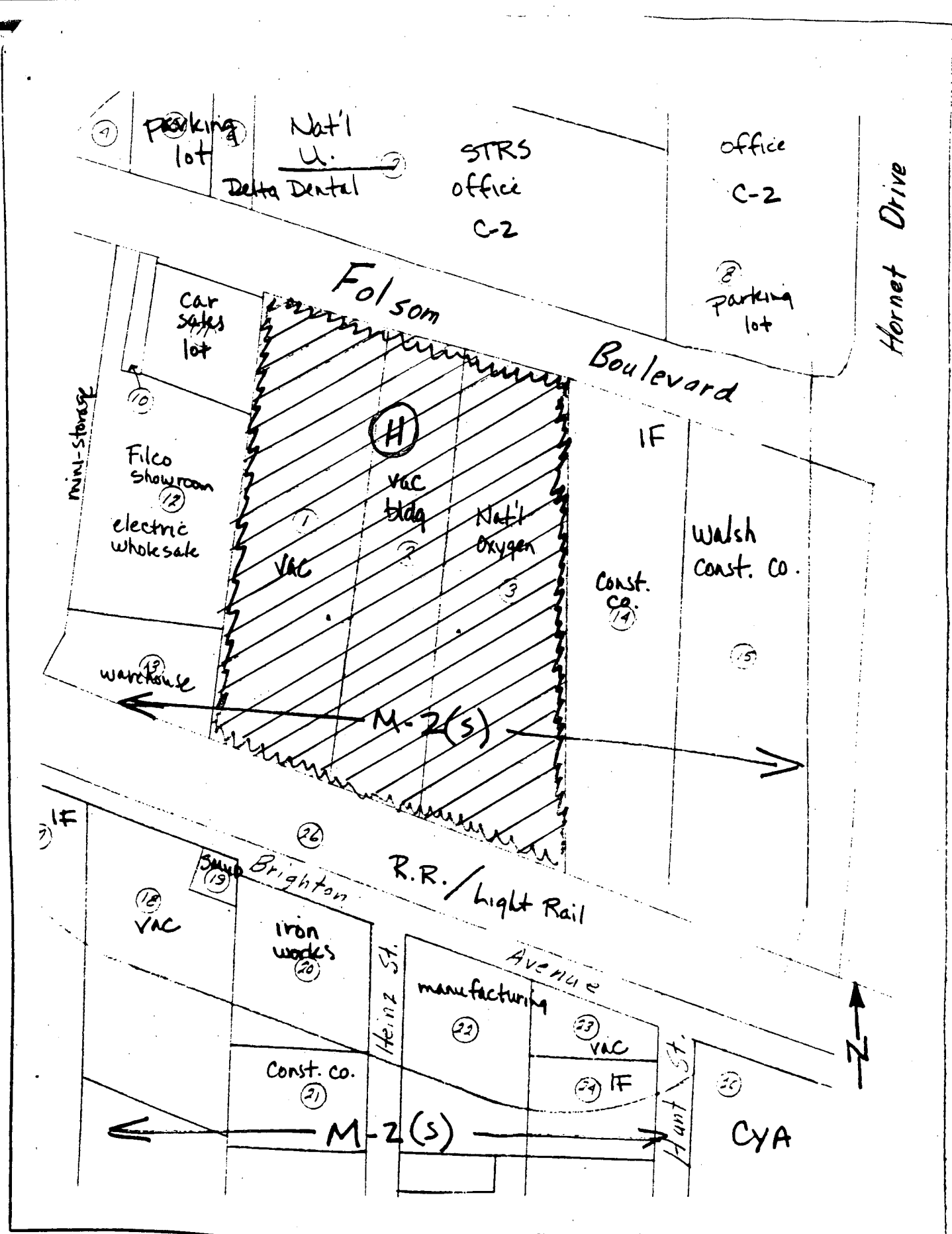
  
\_\_\_\_\_  
Marty Van Duyn, Planning Director

  
\_\_\_\_\_  
Date

P88-014

000890

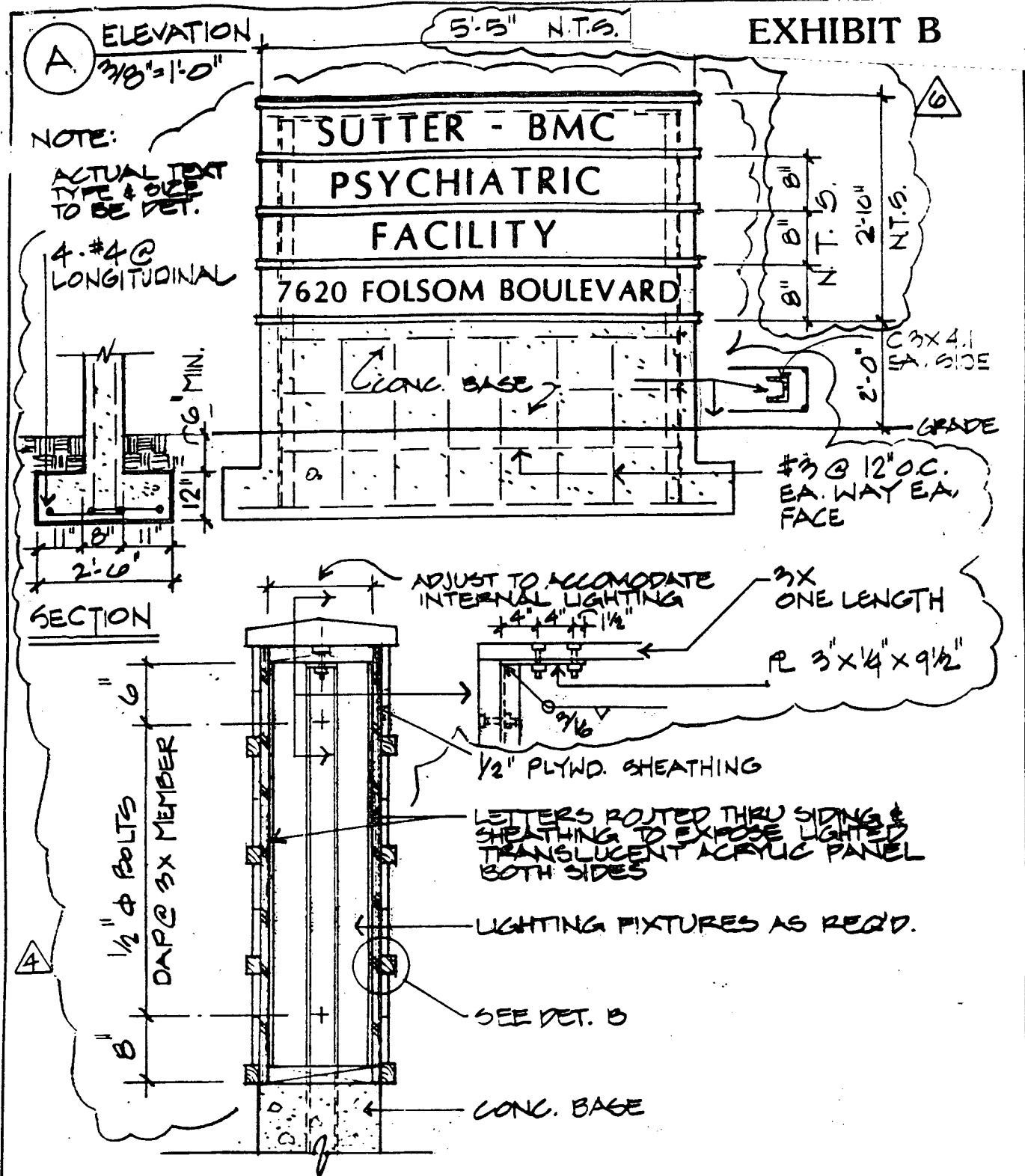




**LAND USE & ZONING MAP**

000892 P88-014





**B SECTION**

3/4" = 1'-0"

IB#5 06.09.87

REVISIONS 4 ADD.#4 03.30.87	TITLE IDENTIFICATION SIGN DETAIL	
KAPLAN/MCLAUGHLIN/DIAZ ARCHITECTS/PLANNERS 222 VALLEJO STREET SAN FRANCISCO, CA 94111 415-398-5191	SHEET 11.01	SECTION SITE DETAILS
	DATE 11-26-86	PROJECT SUTTER-BMC Psychiatric Care Facility

000897



MORTON & PITALO, INC.

CIVIL ENGINEERING  
PLANNING SURVEYING

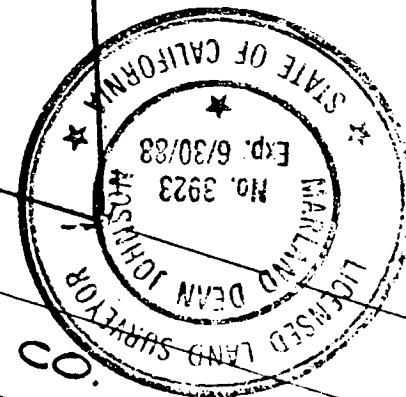
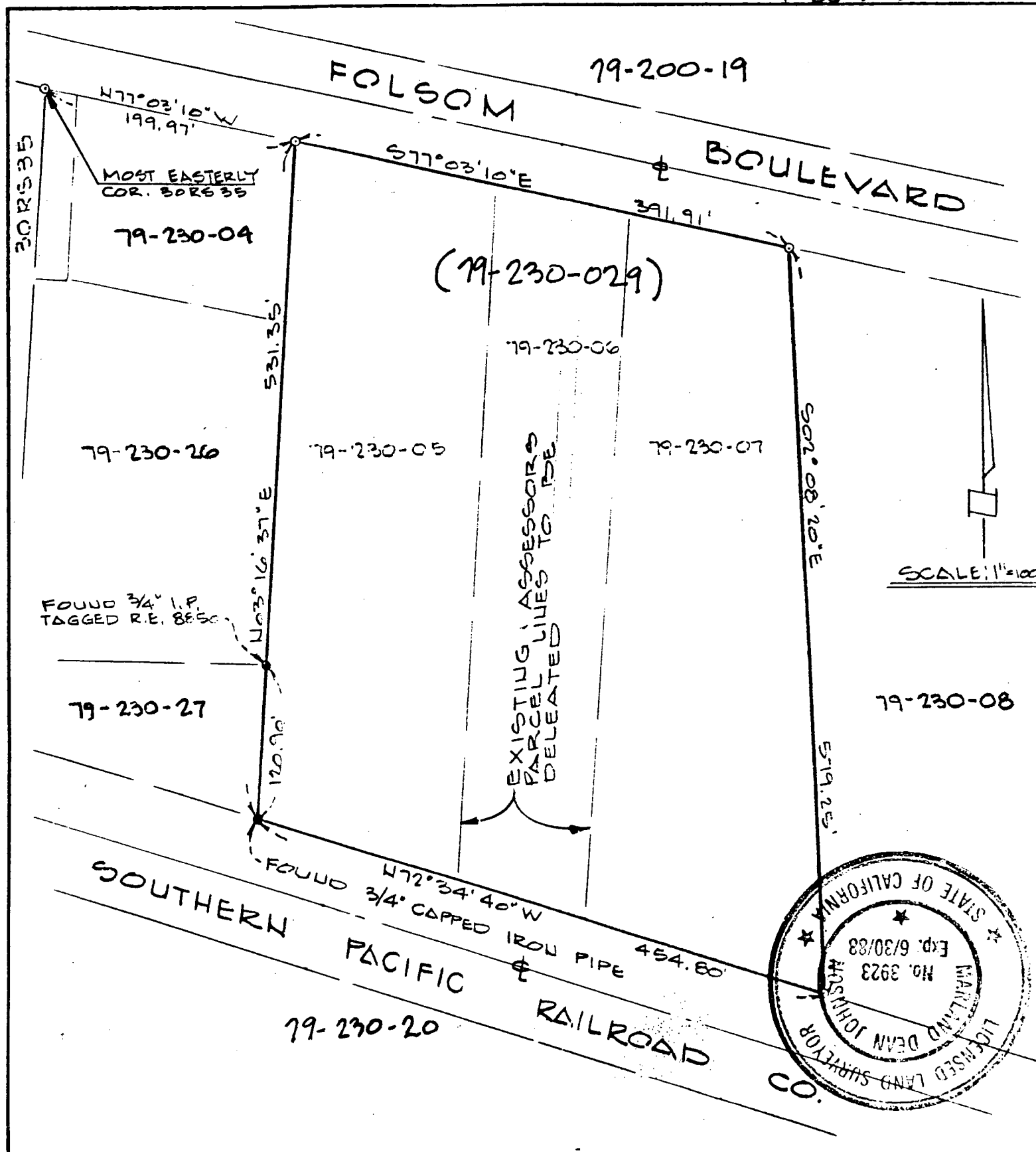
JOB NO. 86028E

PROJECT SUTTER BMC

DESCRIPTION LOT LINE MERGER - 86-104

DATE FEB. 23, 1987 BY ROH

P-86-343



00427

P&P-014 000898

SHEET 1 OF 1