



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

October 24, 1991

SPECIAL PERMIT MODIFICATION
(P91-295)

APPLICATION: Planning Director's Special Permit Modification to amend a condition requiring an indirectly illuminated sign to allow a directly illuminated sign on 2.62± developed acres in the General Commercial - Review (C-2-R) zone.

LOCATION: North of Pocket Road, 250 feet west of Freeport Boulevard
APN: 031-0104-018

SUMMARY: The applicant is requesting a modification of a special permit condition for a mini-storage facility which required an indirectly illuminated sign. The applicant proposes a directly illuminated monument sign which is approximately 10 feet by 12 feet.

BACKGROUND INFORMATION: On February 22, 1990, the Planning Commission approved the development of a mini-storage facility at the subject site. The necessary entitlements included a General and Pocket Community Plan Amendment, a rezone, a special permit to develop a mini-storage facility, a special permit to allow a managers residence in a commercial zone, and setback variances. The site is adjacent to residential zoning and land use. A condition was placed on the property restricting signage to indirect illumination to protect the adjacent residential properties. The condition states: "The signage shall consist of a monument sign which is indirectly lit and meets the location and size requirements of the Sign Ordinance. Any attached signage requires review and approval of the Planning Director prior to issuance of sign permits."

ANALYSIS: Staff has no objection to the modification of the condition to allow a directly illuminated monument sign. Staff has visited the

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site and found that the proposed location of the sign and the height of the wall along Pocket Road, will shield the adjacent residential uses from the sign's illumination. The height and size of the sign comply with all the requirements of the Sign Ordinance, and no attached signs have been proposed.

RECOMMENDATION: Staff recommends the Planning Director approve the Special Permit Modification to amend the condition to allow a directly illuminated sign for the mini-storage subject to conditions and based upon findings of fact which follow.

Conditions

1. The sign shall be located as indicated on the submitted plans.
2. The size of the sign shall be as indicated on the submitted plans.
3. Any attached signage shall be reviewed and approved by the Planning Director prior to the issuance of Building Permits.
4. A Sign Permit is required.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the size and location of the sign complies with the Sign Ordinance.
2. The project, as conditioned, will not be detrimental to the public welfare in that the existing wall along Pocket Road, in combination with the proposed location of the sign will shield the adjacent residential properties from the sign lighting.
3. The project is consistent with the General Plan which designates the site Community/Neighborhood Commercial & Offices and the Pocket Community Plan which designates the site Commercial/Shopping.

Report Prepared By:

Cindy Gnos
Cindy Gnos, Associate Planner

10-28-91
Date

Recommendation Approved By:

Gary Stonehouse
Gary Stonehouse, Planning Director

11-17-91
Date

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