



PLANNING COMMISSION STAFF REPORT

PLANNING COMMISSION HEARING August 18, 2004
Agenda Item #9

Project #: 04-022

Request: A Planned Development Amendment to allow for an additional monument sign on property zoned C-2- PD (General Commercial, Planned Development) District;; Assessors Parcel No. 26-290-038.

Location: 410 Hunn Road, Yuba City

Planner: Doug Libby, AICP, Senior Planner

Zoning Code Designation: M-2 (General Industrial) District

General Plan Designation: Commercial

Applicant: Robert Heape

Property Owner: Same

Staff Recommendation

Staff recommends the Planning Commission deny the request to locate an additional monument sign in the Century Park Drive Planned Development.

Project Description

The applicant requests an amendment to the Planned Development for the Century Park Drive subdivision to allow for the placement of an additional monument sign to be located along Hunn Road.

Setting

The Century Park Drive subdivision and Planned Development is a professional office development located adjacent to Highway 99 and south of Hunn Road. The property is bordered by a carwash, mini-storage facility and Residential Estate property to the north and by single family residential dwellings immediately to the east. The project site is bordered to the south by other professional offices associated with the development.

Though the property is within the unincorporated County, it is served with City sewer and water through pre-existing agreements with the City.

	Land Use	Zoning Designation	General Plan Designation
Site	Professional Offices	C-2 PD (General Commercial, Planned Development)	Commercial
North	Car wash/Mini-storage/Residential Estates	C-2, C-2 PD and RE (Residential Estates)	Commercial and Estates Residential
South	Professional Offices	C-2 PD	Commercial
East	Single Family Residential	R-2 (One-Family) Residence	Low Density Residential
West	Professional Offices	C-2 PD	Commercial

Previous Actions

On March 1, 1989, the Planning Commission recommended approval of Rezone No. 357, which established the Planned Development zoning on the property. The Board of Supervisors subsequently adopted the rezone on April 11, 1989.

On June 7, 1989, the Planning Commission approved Planned Development Amendment No. 34, which established the original planned development plan for the property.

On June 6, 1990, the Planning Commission approved Planned Development Amendment No. 41, which allowed beauty salons to be added to the list of permitted uses in the development.

On August 1, 1990, the Planning Commission approved Planned Development Amendment No. 42, which amended the sign limitations allowing one monument sign to be placed in front of each of the buildings along Century Park Drive.

On June 16, 1992, the Planning Commission approved Planned Development Amendment No. 92-01, establishing standards for dumpster locations and enclosures throughout the development.

On October 6, 1999, the Planning Commission approved Planned Development Amendment No. 99-02, approving the limited use of financial institutions, placing a 20-foot setback requirement between two proposed buildings and the highway, and allowing one additional monument sign, consistent with the existing signage and Planned Development.

Analysis

This matter was brought to staff's attention through the submittal of a zoning complaint. A monument sign was constructed without a building permit at 410 Century Park Drive. As a result of staff's contact with the property owner, a planned development amendment application was submitted.

Planned Developments may be amended by the Planning Commission pursuant to Section 1500-6332 of the Zoning Code.

Planned Developments allow for flexibility in design standards, including signage, pursuant to Section 1500-6330.

Previous Commission action established, consistent with the County's sign ordinance, that each parcel would be allowed one monument sign to advertise on-premise businesses for a total of ten monument signs. In addition, the original development plan for the property permitted a single freestanding sign to be posted along Highway 99 advertising Century 21 and that sign remains today.

Table C of the County's sign ordinance for commercially zoned property limits the number of monument signs to one per parcel, however; multiple signs are allowed on a property as follows:

"1 sign per each 300 feet of lineal street frontage with no more than 2 signs per street and not to exceed 3 signs per site."

The applicant's property has 302± feet of total street frontage (Century Park Drive and Hunn Road) and qualifies for a single monument sign under the sign ordinance. This is consistent with the approved planned development. In order to qualify for a second monument sign, a minimum of 600 feet of street frontage would be required.

Both the County and City sign ordinances are worded identically in this regard. Both jurisdictions have strived to achieve consistent regulations in the urban area to simplify development standards for the public. Approval of the additional monument sign would deviate from those standards and that consistency and could encourage additional applications to deviate from the adopted standards.

It is staff's belief that the existing sign standards provide adequate signage opportunities for business interests while at the same time minimizing the proliferation of signs that would detract from an area.

An option discussed with the applicant on July 19, 2004, would be to remove both monument signs currently in place and request to modify the development plan to locate a single monument sign at the northwest corner of the property so that names of businesses would be visible from both Century Park Drive and Hunn Road. The applicant has chosen not to pursue this option.

Summary

As a result of the above analysis, staff is recommending denial of the applicant's request. Should the Commission desire to approve the request, staff should be provided direction to prepare appropriate findings and conditions and bring this matter back to the Commission for consideration at its September 15, 2004, meeting.

Environmental Analysis

Staff is recommending denial of the project and as such, CEQA does not apply to projects that are denied pursuant to section 15061(b) (4) of the CEQA Guidelines.

Recommended Findings

Based upon information contained in this staff report and/or testimony received at the public hearing, staff recommends the following findings:

CEQA

The project is exempt from CEQA review pursuant to Section 15061(b)(4) of the CEQA Guidelines which exempts projects that are disapproved by a public agency.

General Plan

The project is consistent with the applicable General Plan policies for commercially designated property.

Zoning Code

The project does not conform to Table C of the County's sign ordinance which regulates the quantity of monument signs permitted to be located on a parcel.

Recommended Action

Should the Planning Commission agree with staff's recommendation, the following motion would be appropriate:

"I move that the Planning Commission deny the request to amend the Century Park Drive planned development to allow for one additional monument sign on Hunn Road, based on the recommended findings contained in this staff report."

Attachments

- A. Study Sketch
- B. Site plan including approved sign locations for the Century Park Drive Planned Development

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