

COUNTY OF PLACER

Community Development Resource Agency

Michael J. Johnson, Agency Director

PLANNING

Paul Thompson
Deputy Planning Director

HEARING DATE: November 15, 2012

TIME: 9:40 A.M.

DATE:

November 7, 2012

TO:

Zoning Administrator

FROM:

Planning Services Division

SUBJECT:

Variance to a minimum 100-foot setback for a new freestanding monument sign

from the intersection of two lot lines at a street corner - PVAA20120287

APPLICANT:

Kerr Project Services on behalf of Chick-fil-A Restaurant

STAFF PLANNER:

Roy Schaefer, Associate Planner

ZONING:

CPD-Dc (Commercial Planned Development, Combining Design Scenic

Corridor)

LOCATION:

4040 Douglas Boulevard at Sierra Oaks Plaza Shopping Center, Granite Bay

APN: 048-440-005

PROPOSAL:

The applicant is requesting a Variance to allow a new freestanding monument sign for Chick-fil-A restaurant (6-feet high by 11-feet, 4-inches wide) to have a setback of approximately 25 feet from the northwest corner of the property intersection, where typically a minimum 100-foot setback is required from the intersection of two lot lines at a street corner (Sierra College Boulevard and Douglas Boulevard).

CEOA COMPLIANCE:

The project is categorically exempt from environmental review pursuant to provisions of Section 15305 of the California Environmental Quality Act Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5, Minor Alterations in Land Use Limitations).

BACKGROUND/ANALYSIS:

Staff conducted a field review of the project site on October 24, 2012. The 0.69-acre parcel is located at 4040 Douglas Boulevard in Granite Bay. The subject property is zoned CPD-Dc (Commercial Planned Development, Combining Design Scenic Corridor) and is designated Commercial in the Granite Bay Community Plan. The property was developed with a Burger King

restaurant, a paved parking lot area, a drive thru and landscaped perimeter areas. The restaurant was abandoned a couple of years ago and has been recently demolished. A new 4,487 square foot Chickfil-A restaurant with a drive thru has been approved for this site.

The applicant is requesting a Variance to Section 17.54.180.A.1.c of the Placer County Zoning Ordinance. Section "c" states the following: "Freestanding signs shall be set back from all property lines a minimum of five feet, as required by Section 17.54.170.E, and shall also be set back from the intersection of any two lot lines at a street corner by a minimum of one hundred (100) feet, and from any other freestanding sign (including such a sign on an adjoining lot) by at least fifty (50) feet." This Variance request is to allow a setback of 25 feet from the Sierra College Boulevard / Douglas Boulevard intersection.

Staff does not support this Variance request because the Engineering and Surveying Division has concluded that the proposed construction of a monument sign at the corner of Sierra College Boulevard and Douglas Boulevard increases the potential to distract drivers from the intersection operational messages and control of the roadway system / intersection. Also, the requested Variance does not appear to be a minimum departure from the requirement as there are other locations on the site where the monument sign could be placed that are not right at the intersection of Sierra College Boulevard and Douglas Boulevard. In addition, there is currently a Variance request for two new freestanding monument signs at the Sierra Oaks Plaza shopping center; the request is to allow for up to five business names on each monument and if approved, would be appropriate for Chick-fil-A to be listed on the proposed new monument signs that would provide for optimum visibility from Douglas Boulevard and from Sierra College Boulevard. Furthermore, a Design Review was approved that allows wall signs on the new Chick-fil-A restaurant that would provide enhanced visibility from both of the adjacent roadways.

The Engineering and Surveying Division (ESD) supports the recommendation of denial for this Variance request (see memo attached to this staff report).

RECOMMENDATION:

Staff recommends **denial** of this Variance request to allow a new freestanding monument sign to be constructed with a 25-foot setback from the intersection of the property lines at the street corner, based on the following findings for denial.

FINDINGS:

VARIANCE FINDINGS FOR DENIAL

1. Staff does not support this Variance request because the Engineering and Surveying Division has concluded that the proposed construction of a monument sign at the corner of Sierra College Boulevard and Douglas Boulevard increases the potential to distract drivers from the intersection operational messages and control of the roadway system / intersection. Also, the requested Variance does not appear to be a minimum departure from the requirement as there are other locations on the site where the monument sign could be placed that are not right at the intersection of Sierra College Boulevard and Douglas Boulevard. As a result of the above noted circumstances the strict application of the Zoning Ordinance has not been found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.

- 2. The granting of this Variance would constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and in the same zone district.
- 3. The granting of this Variance would, under the circumstances and conditions applied in this particular case, adversely affect public safety, would be materially detrimental to the public welfare, and be potentially injurious to nearby property or improvements.
- 4. The Variance would not be consistent with the *Granite Bay Community Plan* and *Placer County General Plan*.

ATTACHMENTS:

- A. Memo from Engineering and Surveying Division
- B. Memo from Department of Environmental Health Services
- C. Site Plan

cc: Engineering & Surveying Division Environmental Health Department



COUNTY OF PLACER Community Development Resource Agency

ENGINEERING & SURVEYING

MEMORANDUM

TO:

NICOLE HAGMAIER, PLANNING DIVISION

ROY SCHAEFER, PLANNING DIVISSION

DATE: OCTOBER 18, 2012

FROM:

PHILLIP A. FRANTZ, ENGINNERING & SURVEYING DEPARTMENT

SUBJECT:

PVAA 20120287: SIGN SETBACK - 100 FEET FROM INTERSECTION; SIERRA

COLLEGE BLVD. & DOUGLAS BLVD.; KERR PROJECT SERVICES, SIERRA

OAKS-MADISON LIMITED PARTNERSHIP; (APN: 048-440-005)

The Engineering & Surveying Department (ESD) recommends **DENIAL** of this Variance Application. The proposed construction of a monument sign at the corner of Sierra College Blvd. and Douglas Blvd. increases the potential to distract drivers from the intersection operational messages and control of the roadway system / intersection. The requested Variance does not appear to be the minimum departure from the requirement as there are other locations on the site where the monument sign could be placed that are not right at the intersection of Sierra College Blvd. and Douglas Blvd.



Placer County Health and Human Services Department

Richard J. Burton, M.D., M.P.H.Health Officer and Department Director

Ken Stuart, M.S.E.H., R.E.H.S. Environmental Health, Interim Division Director

MEMORANDUM

DEPARTMENT OF HEALTH & HUMAN SERVICES ENVIRONMENTAL HEALTH SERVICES

To:

Zoning Administrator

From:

Laura Rath, REHS

Land Use and Water Resources Section

Date:

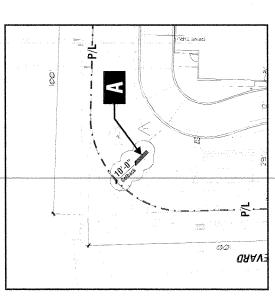
October 11, 2012

Subject:

PVAA 20120287, Chick- Fil- A, APN 048-440-001

Environmental Health Services has reviewed the above application for variance and has no objections or recommended conditions of approval.

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Scale: NTS PLAN - ENLARGED VIEW (MON. SIGN)

SIERRA COLLEGE BOULEVARD



AS NOTED Design No. 09-12-2340-12 12.09.09 Designer. Avf Vangamus Reg. No.: Scale:

1700 West Anaheim Street Long Beach, California 908 12-1195 Phone: 582,495,3808 Facsimile: 562,435,1867 www.superforsigns.com

Address: 4040 Douglas Blvd. Granite Bay, CA 95746

Account Manager. George Adams

DOUGLAS BOULEVARD

Project: Chick-fil-A #2723

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SITE PLAN - SIGN LOCATIONS Scale: NTS

11'-4" OA

8'-2"



6'-0"

A Scale: 1/2" = 1'-0"

Quantity: One (1) Required

SPECIFICATIONS:

CUSTOM FABRICATED INTERNALLY ILLUMINATED ALUMINUM MONUMENT SIGN . 800 ma Flourescent Lamps Mounted Horizontally on Centers Cabinet Returns, retainers painted With/Akzo-Nobel Grip Gard White.

MONUMENT SHROUD TO BE ALUMINUM FRAME WITH WONDERBOARD OVERLAY COVERED IN STONE TO MATCH BUILDING, (DALTILE STACKED STONE "S-349". SHANGHAI RUST) ARCHITECTURAL ACCENTS PAINTED WITH A TEXTURE FINISH TO MATCH BUILDING, #DEC716 "STONISH BEIGE"

FACES ARE #7328 WHÍTE LEXAN WITH #230-53 3M TRANSLUCENT RED VINYL APPLIED FIRST SURFACE. COPY TO BE CUT OUT 10 SHOW THROUGH AS WHITE.

WONDERBOARD & ALUM. FRAME WORK TO BE 1"x1" ALUM SQUARE TUBE BY SUPERIOR ELECTRICAL ADVERTISING



1'-10" 2-4

1700 West Ahaheim Street Long Beach, California 908 124 155 Phone: 562,435,3808 Facsimile: 562,435,1867 www.superforsigns.com

Project: Chick-fil-A #2723

Address: 4040 Douglas Blvd. Granite Bay, CA 95746

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Design No.: 09-12-2340-12

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Account Manager George Adams

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12.09.09 Reg. No.:

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