

*Planning Director's Variance*  
**CITY PLANNING COMMISSION**

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

APPLICANT	<i>Russell Sherman, 5900 Roma Ave #137, Sacramento, Ca 95823</i>		
OWNER	<i>Hope United Methodist Church, 10161 Valley Hi Dr., Sacramento Ca 95833</i>		
PLANS BY	<i>Overholtses Church Furniture Inc, 626 Kearney Dr., Modesto Ca 95352</i>		
FILING DATE	<i>10/18/87</i>	ENVIR. DET.	<i>153119</i>
ASSESSOR'S-PCL. NO.	<i>117-0320-0166</i>		
		REPORT BY	<i>[Signature]</i>

APPLICATION: A. ~~Negative Declaration~~

*on*  
~~instead of identification.~~  
*Planning Director's Variance to allow a monument sign in the front setback area.*

LOCATION: *6161 Valley Hi Dr.*

PROPOSAL: The applicant is requesting the necessary entitlements to *Construct a monument sign consisting of a reader board in the front yard setback area.*

PROJECT INFORMATION:

1974 General Plan Designation: *Residential*  
 1986 ~~Local Ordinance~~ Community Plan Designation: *Residential; 4-8 dw/acre*  
 Existing Zoning of Site: *R1*  
 Existing Land Use of Site: *Church*

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: <i>Residential; R1</i>	Front:	<i>25'</i>	<i>15'</i>
South: " "	Side (St):	<i>12 1/2'</i>	<i>15'</i>
East: " "	Back:		
West: " "			

Parking Required: \_\_\_\_\_ spaces  
 Parking Provided: \_\_\_\_\_ spaces  
 Property Dimensions: *320' x 515'*  
 Property Area: *3.22 ± acres*  
 Density of Development: *Sign* d.u. per acre  
 Square Footage of Building: *191 sq ft.*  
 Height of Building: *Sign 6'*  
 Topography: *flat*  
 Street Improvements: *existing*  
 Utilities: *existing*  
 Exterior Building Materials: *Brick and Polycarbonate Plastic*  
 Roof Material: \_\_\_\_\_

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- B. Proposed Signage: The applicant proposes to locate one seven foot high, 48 square foot monument sign. This sign will provide a message board for church service times and other church related activities.

The applicant proposes to retain an existing four foot high by 15 foot long brick monument sign which faces H Street. Staff notes that the design of the sign is compatible with the existing brick church building and appears to be in good condition.

The height of the monument sign proposed is seven feet. Staff finds no reason to support a seven foot high monument sign and recommends the height be limited to six feet as required by the Sign Ordinance. A reduction in height of one foot will not adversely affect the design or the visibility of the sign from Carlson Drive or H Street.

Staff recommends the proposed 48 square foot sign be redesigned to reduce the square footage to 24 square feet and placed so that the proposed sign faces Carlson Drive (see Exhibit B). Since there is already one church identification monument sign located on site facing H Street, staff cannot support a 48 square foot monument sign to be used only as a message board. Also, a portion of the proposed monument sign located directly behind the existing monument sign would not be clearly visible to motorists on H Street.

Staff also noted three existing plywood signs facing Carlson and H Streets. These signs shall be removed prior to obtaining a sign permit for the proposed monument sign.

ENVIRONMENTAL REVIEW: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15311(a)).

RECOMMENDATION: Staff recommends the following action:

- A. Approval of the variance to increase the allowable square footage from 16 sq. ft. to 24 sq. ft., subject to conditions and findings of fact which follow:
- B. Denial of the variance to allow a seven foot high sign.

Conditions

1. The three plywood signs presently located in front of the church shall be removed prior to issuance of a sign permit.
3. The monument sign shall be located behind the 31 foot front setback as indicated on the site plan (exhibit B).
4. The monument sign shall be constructed of brick and the sign face shall be constructed per the plans submitted by the applicant.
5. Revised plans shall be submitted for review and approval of the Planning Director prior to issuance of a sign permit.

Findings of Fact - Approval

1. There are unusual circumstances in this case in that:
  - a. in order for the proposed reader board sign to be visible to motorists along Carlson and H Streets, the sign needs to be larger than 16 sq. ft.;
  - b. the proposed monument sign will not detract from the landscaped areas.
2. The proposal as conditioned will not negatively affect the adjacent residential areas by creating signage in excess of what is required.
3. Granting the variance will not result in a special privilege for the property owner, in that the reader board shall be attractively designed and will not obstruct the view of motorists.
4. The proposed project with a variance is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated residential use by the 1974 General Plan and the proposed sign conforms with the plan designation.

Findings of Fact - Denial

1. Granting the variance would constitute a special privilege extended to one individual property owner in that:
  - a. the proposed size of the sign face (4' x 6') does not require a seven foot high monument sign;
  - b. the applicant has not demonstrated an unusual circumstance or hardship which warrants a seven foot high monument sign.
2. The variance would be injurious to the general public and surrounding properties in that a seven foot high sign would detract from the aesthetics of the existing monument sign.

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