

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	ASIAN COMMUNITY CENTER, 7801 Rush River Drive, SAC., CA 95831				
OWNER	ASIAN COMMUNITY CENTER, 7801 Rush River Drive, SAC., CA 95831				
PLANS BY	ASIAN COMMUNITY CENTER, 7801 Rush River Drive, SAC., CA 95831				
FILING DATE	12/9/87	ENVIR. DET. EX	15311	REPORT BY	JP/vf
ASSESSOR'S-PCL. NO.	031-0110-033				

APPLICATION: Planning Director's Variance to reduce the 25 ft. front yard setback to 15 ft. for a detached sign (P88-028)

LOCATION: 7801 Rush River Drive

PROPOSAL: The applicant is requesting the necessary entitlements to locate a detached sign in the 25 ft. front yard setback for the Asian Community Nursing Home.

PROJECT INFORMATION:

Pocket Community Plan Designation:	Business and Professional
Existing Zoning of Site:	Hospital - Review (H-R)
Existing Land Use of Site:	Asian Community Nursing Home

Surrounding Land Use and Zoning:

North: Single Family; R-1
South: Vacant; R-1A
East : Hellenic Senior's Center; R-2A
West : Single Family, Vacant; R-1, R-1A

Property Dimensions:	Irregular
Property Area:	3+ acres
Height of Sign:	7' plus roof
Square Footage of Sign:	13+ sq. ft.
Sign Materials:	Wood

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

The subject site consists of three acres in the Hospital-Review (HR) zone. The Asian Community Nursing Home, a convalescent hospital is located on the site. Surrounding land uses are single family residences, zoned R-1 to the north and west, vacant land zoned R-1A to the south and west and the Hellenic Senior's Center zoned R-2A to the east. The site is designated Business and Professional by the Pocket Community Plan.

The applicant is proposing to locate a seven ft. high, 13+ sq. ft. in area detached sign in the required 25 ft. front landscaped setback. The sign would be located 15 ft. from the front property line and would be indirectly illuminated with lights on the ground facing the message area. The applicant is requesting to place the sign in the front setback as the nursing home frequently receives emergency vehicle services and it is important that the entrance to the facility be easily identifiable. The applicant has indicated that a sign 25 ft. back cannot be read and that the proposed location is most effective.

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Planning Staff has no objections to the variance request to reduce the required setback to 15 ft. The proposed sign will be positioned so to provide necessary information for emergency vehicles. The design of the sign is compatible with the existing building on the site and surrounding residential uses. The proposed sign should be located a minimum of 10 ft. from the driveway entrance in order to provide a clear vision area for vehicles. Staff also recommends that the size of the sign be reduced from seven ft. to six ft. in height (Exhibit B).

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

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 be located a minimum of 15 ft. from the front property line and a minimum of 10 ft. from all driveways.
2. The sign shall be reduced to six feet in height measured from the ground to bottom of the roof structure.
3. 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. the proposed sign will provide necessary information for emergency vehicles;
 - b. a 25 ft. landscaped setback will continue to be maintained; 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 change the characteristics of the surrounding residential neighborhood.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for

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business and professional use by the Pocket Community Plan and the proposed sign for the Asian Community Nursing Home conforms with the plan designation.

Report Prepared By:

Joy Patterson
Joy Patterson, Associate Planner

12-22-87
Date

Recommendation Approved by:

W. Van Duyn
For Marty Van Duyn, Planning Director

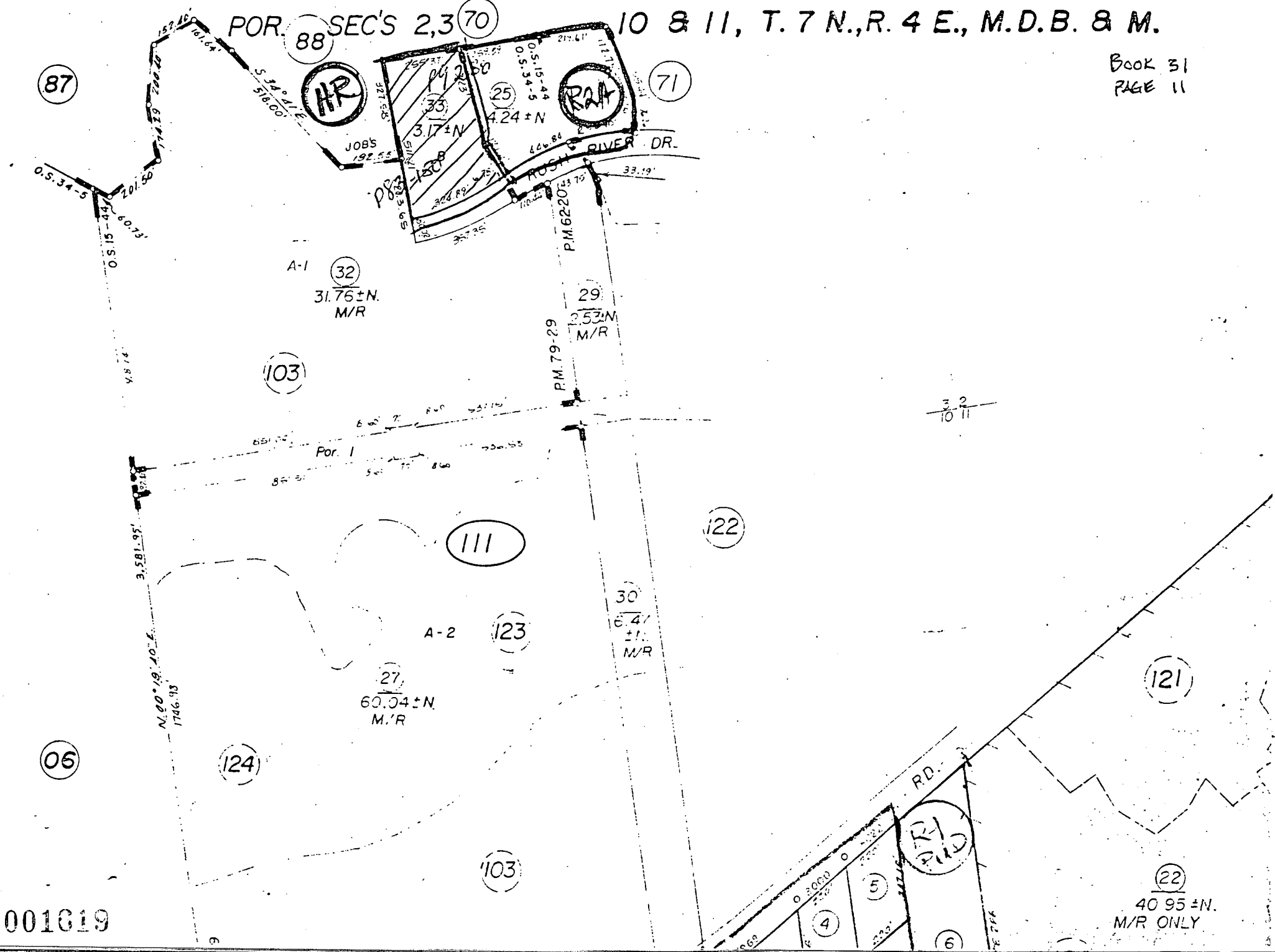
12-22-87
Date

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POR. SEC'S 2,3 10 & 11, T. 7 N., R. 4 E., M.D.B. & M.

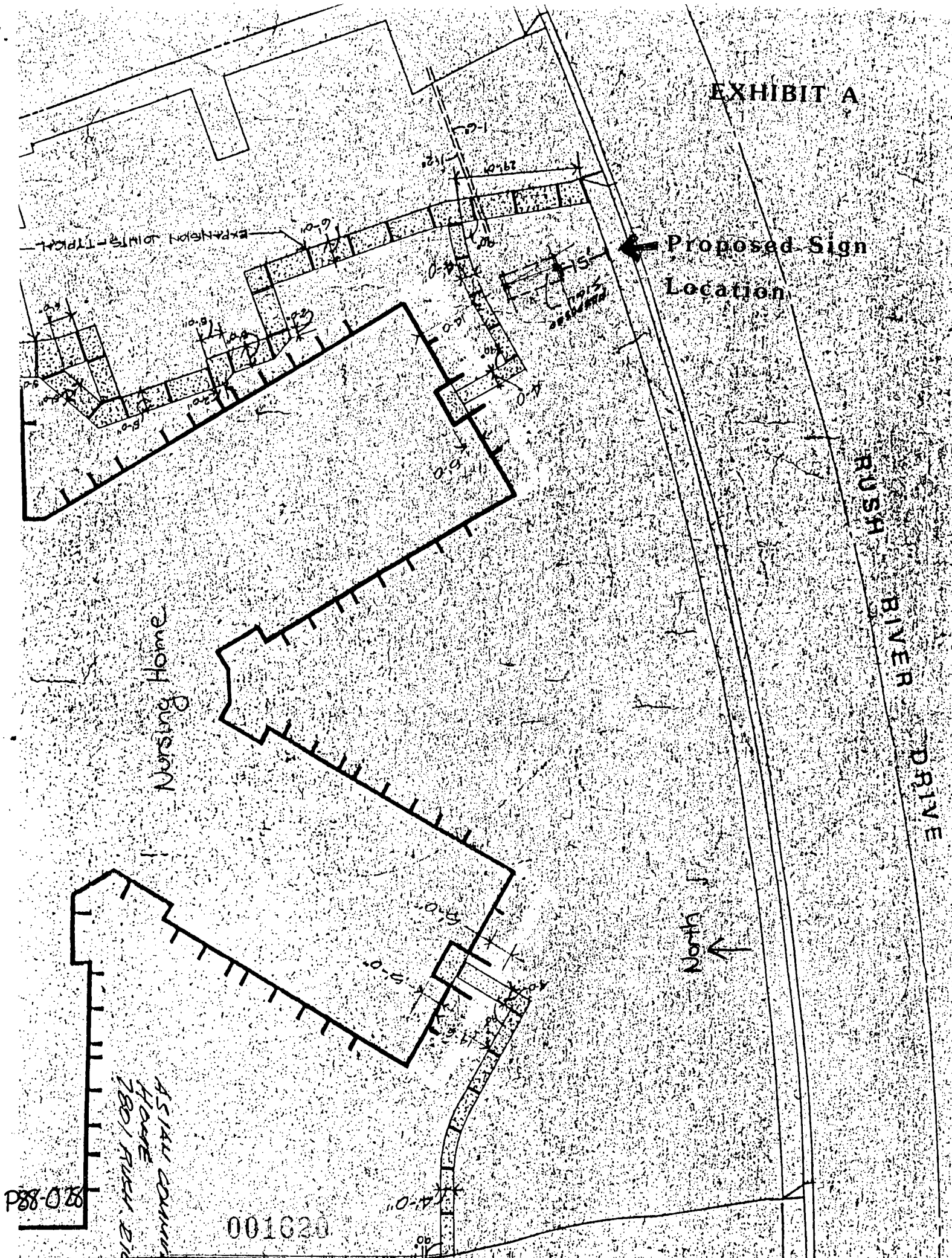
BOOK 31
PAGE 11



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(22)
40.95 ± N.
M/R ONLY

EXHIBIT A



Proposed Sign Location

RUSH RIVER DRIVE

North ↓

Nursing Home

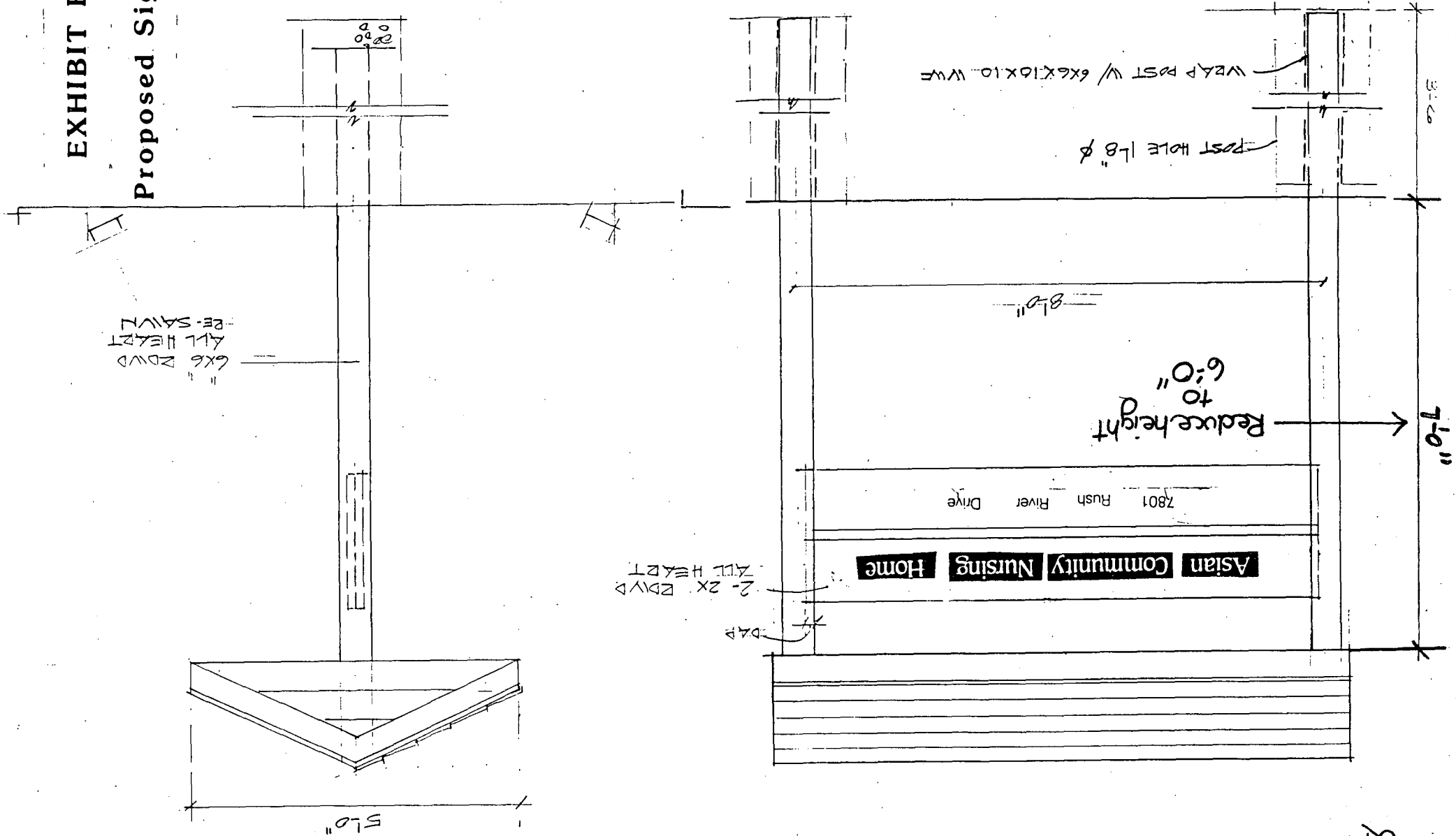
ASIAN COMMUNITY HOME
280 / RUSH RIVER

88-0-88

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EXHIBIT B

Proposed Sign



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PLANNING DIRECTOR'S SPECIAL PERMIT/VARIANCE:

CERTIFICATION OF NOTICE

Copies of this letter are to be signed by the abutting property owners or mailed by the applicant for a Planning Director's Special Permit or Variance to abutting property owners and returned with the application with Post Office Proof of Mailing attached (no Return Receipt required).

Date: _____

PROPERTY OWNER:

Name: _____

Address: _____

Assessor's Parcel Number: _____

Dear: _____

I am in the process of requesting a Planning Director's Variance/~~Special Permit~~ (circle one) for the property located at:

1801 KOSH RIVER DRIVE

I am requesting the

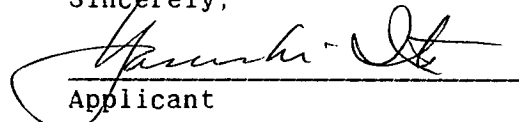
Variance/~~Special Permit~~ (circle one) in order to PLACE OUR SIGN

15 FEET BEHIND OUR FRONT PROPERTY LINE RATHER THAN 25 FEET

As part of this request, the City Planning Division requires that I notify you of my intentions. Receipt of this letter does not mean that you approve of this project. If you wish to make any comments regarding this request, use the space provided below and return a copy of this letter to:

City Planning Division
1231 'I' Street, Room 200
Sacramento, CA 95814

Sincerely,



Applicant

COMMENTS FROM PROPERTY OWNER: _____

Exhibit "A" Bikeway Plan Amendment

Designated
Bikeway to be
Relocated

New Bikeway
Route

SUBJECT
SITE

RECORD OWNER & SUBOWNER:

ANGELO TSARPOPOLOS
1700 COLLEGE TOWN DR
SACRAMENTO, CALIFORNIA 95826

EXISTING ZONE:

A-AGRICULTURAL

PROPOSED ZONE:

R-1 SINGLE FAMILY RESIDENTIAL

PROPOSED USE:

- 4 R-1 SINGLE FAMILY LOTS
- 1 LOT A (PROPOSED SCHOOL SITE)
- 1 LOT B (PROPOSED PARK SITE)
- 1 LOT C (PROPOSED CHURCH SITE)

WATER SUPPLY:

PUBLIC UTILITY

SEWER DISPOSAL:

PUBLIC SEWERS

PROPOSED IMPROVEMENTS:

SACRAMENTO CITY STANDARDS

ACREAGE:

47.2
ASSESSOR'S PARCEL NUMBER
011 010 01

PROPOSED PHASING:

ONE PHASE

ENVIRONMENTAL CONSIDERATION:

80% OF ALL LOTS HAVE A
NORTH-SOUTH ORIENTATION

TENTATIVE MAP
OF

PARKWAY OAKS UNIT NO 4

CITY OF SACRAMENTO
UCT. 1979

CALIFORNIA
SCALE 1:100

THE SPINK
CORPORATION
ENVIRONMENTAL PLANNING, ENGINEERING
... ..

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7 23
June 9, 1982

DATE: MAY 010
APPROVED: 11/11

J. F. J.

P 8107

No. 12

Added Assignments
Planning Director
Enrollment

Joanna
P-88-027 S.P. Model Home Complex

Joanna
P-88-028 Setback Variances for Signs
Ruck River Drive

Price
P-88-014 Setback Variances for Signs
7700 Folsom Blvd.

Dan
P-85-456 Extension of Special Permit
Franklin Village

Note: Make sure
Environmental has
cleared these