

# CITY PLANNING COMMISSION

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

APPLICANT	Oral Balzer, 1000 Greenhurst Way, Sacramento, CA 95831		
OWNER	Greenhaven Neighborhood Church, 630 Ark Way, Sacramento, CA 95831		
PLANS BY	Leslie R. Peterson/Associates		
FILING DATE	10/22/87	ENVIR. DET.	Ex 15311(a)
ASSESSOR'S-PCL. NO.	030-0370-005	REPORT BY	CV/vf

**APPLICATION:** Variance to exceed a total of 16 sq. ft. of sign area for an existing 15 sq. ft. bulletin board and a proposed 33 sq. ft. church identification sign.

**LOCATION:** 630 Ark Way

**PROPOSAL:** The applicant is requesting the necessary entitlements to allow a new 33 sq. ft., detached church identification sign and retain an existing 15 sq. ft. bulletin board.

**PROJECT INFORMATION:**

1976 South Pocket Community	
Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Church

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Condominiums; R-2A	Front:	25'	28'6"±
South: Single family residential; R-1	Side(Int):	5'	225'±
East : School; A	Side(St):	12.5'	60'±
West : Single Family Residential; R-1	Rear:	15'	507'±

Property Dimensions:	285±' x 528±'
Property Area:	3.4± acres
Height of Building:	1 Story
Topography:	Flat
Street Improvements and Utilities:	Existing
Exterior Building Materials:	Brick
Proposed Sign:	Height: 4'8"
	Size: 1'8" x 20'
Square Footage of Sign:	33 sq. ft.
Illumination of Sign:	2 indirect mercury lamps
Building Materials:	Wood
Colors of Sign:	White letters, Green border

**PROJECT EVALUATION:** Staff has the following comments:

A. Land Use/Zoning

The subject site is developed with a church and is zoned Standard Single Family Residential (R-1) zone. Surrounding land uses include condominiums to the north, single family residential to the south, school to the east and single family residential to the west.

B. Proposal

There are two existing signs located on the subject site: a 15 sq. ft. attached bulletin board facing Ark Way and a 16 sq. ft. church identification sign located at the corner of Florin Road and Ark Way (see site plan).

The applicant proposes to retain the existing bulletin board and replace the existing 16 sq. ft. church identification sign with a 33 sq. ft. church identification sign.

C. Staff Analysis

According to the City Nuisance Abatement Division, no sign permit was issued for either the 15 sq. ft. attached bulletin board or the 16 sq. ft. church identification sign. The church was informed approximately two years ago, according to the Nuisance Abatement Division, that they needed a sign permit and needed to conform to the Sign Ordinance Standards.

The Sign Ordinance, for non-residential uses in a residential zone, allows one identification sign and one bulleting board for each developed parcel not to exceed a total of 16 sq. ft. for all sign displays. The applicant proposes a total of 48 sq. ft. of sign area which includes the bulletin board and the proposed 33 sq. ft. identification sign.

Staff notes the church is located in the R-1 zone and has residential development to the north, south and west of the subject site. A smaller project identification sign can be located on the subject site so as to be clearly visible to motorists along Florin Road. There are no trees, shrubs, telephone poles or other objects located on the subject site which would create an unusual hardship or prevent a smaller project identification sign from being viewed from Florin Road.

One of the intentions of the Sign Ordinance, in restricting the size of signs for non-residential uses in residential zones, is to minimize the visual impacts of such signs on surrounding residential developments. Staff, therefore, recommends denial of the variance request to exceed a total of 16 sq. ft. of sign area for both the bulletin board and the proposed project identification sign.

C. Interdepartmental Review:

This project was reviewed by the City Departments of Traffic Engineering, Engineering, Building Inspections, Code Enforcement and the Sacramento Roundtree Homeowners Association and the following comments were received:

Code Enforcement

No sign permit has been issued for the subject site.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined this project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15311(a)).

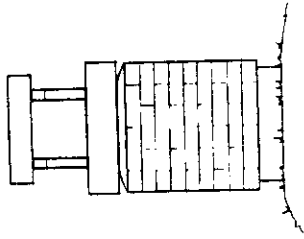
RECOMMENDATION: Staff recommends the Commission take the following action:

Denial of the variance based upon the Findings of Fact which follow:

Findings of Fact

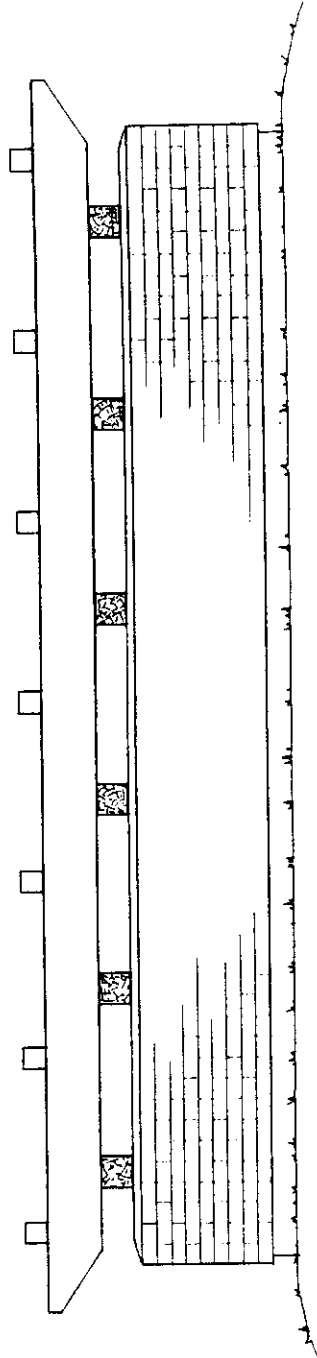
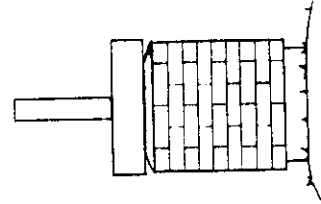
1. The project is not based upon sound principles of land use, in that the proposed sign would create a visual impact on surrounding residential development.
2. The applicant has not demonstrated any extraordinary circumstances or conditions which limit the applicant's ability to utilize the subject site.
3. The granting of the variance would constitute a special privilege being extended to one property owner, in that other similar requests must comply with the same standards.

# ELEVATIONS

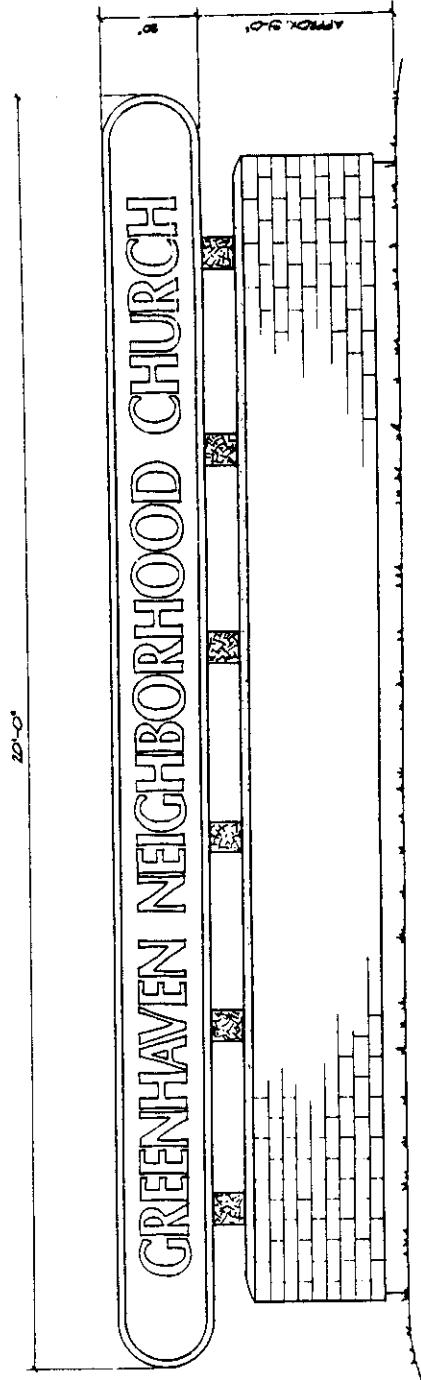


OWNER  
GREENHAVEN NEIGHBORHOOD  
CHURCH  
600 ARL WAY  
SACRAMENTO, CA 95821  
(916) 422-0253

SIGN COLORS LEGEND  
LETTERS WHITE  
BACKGROUND BROWNED WOOD  
ROCKER GREEN



EXISTING SIGN BASE  
SCALE: 1/4" = 1'-0"

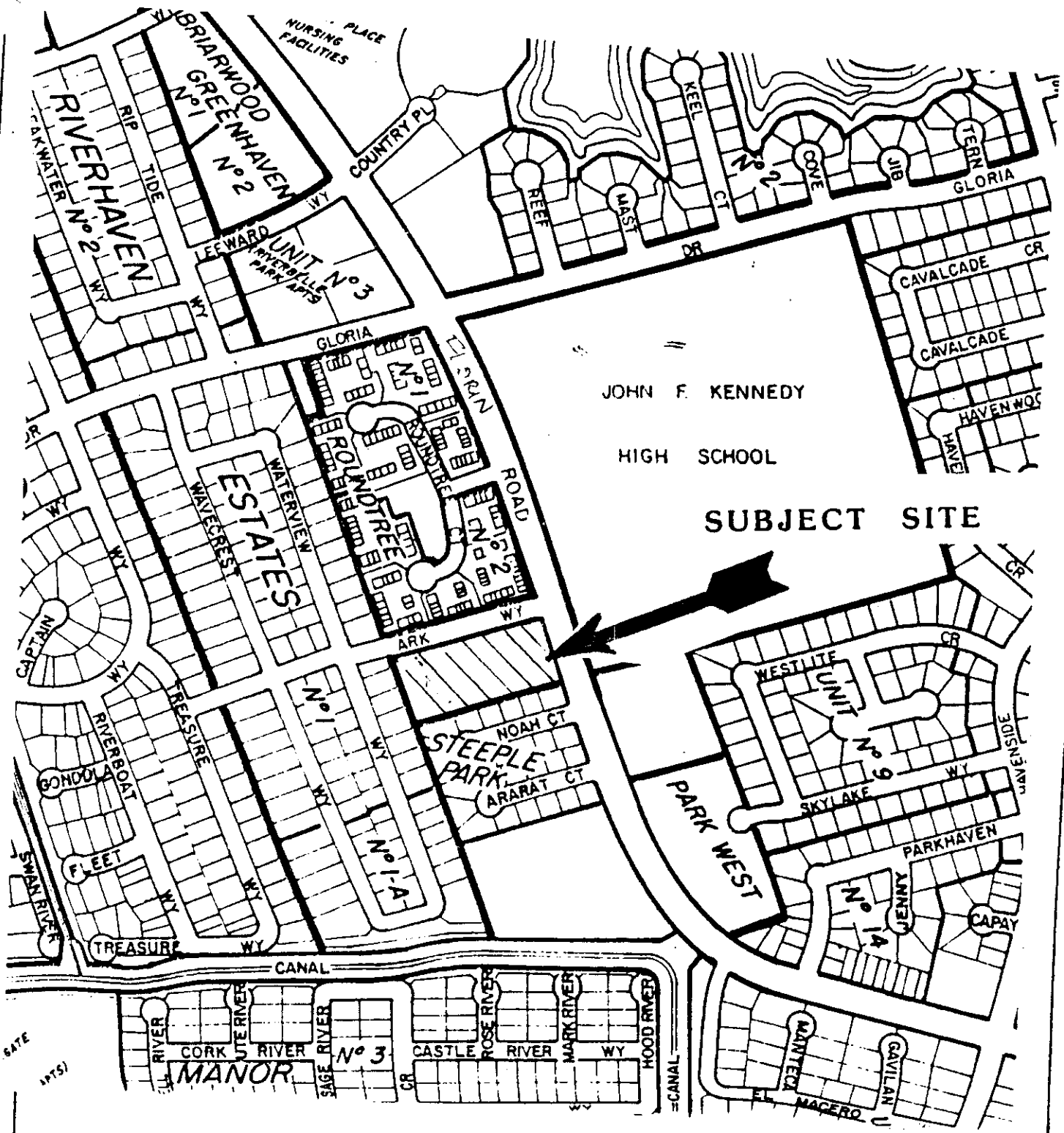


PROPOSED SIGN & BASE  
SCALE: 1/4" = 1'-0"

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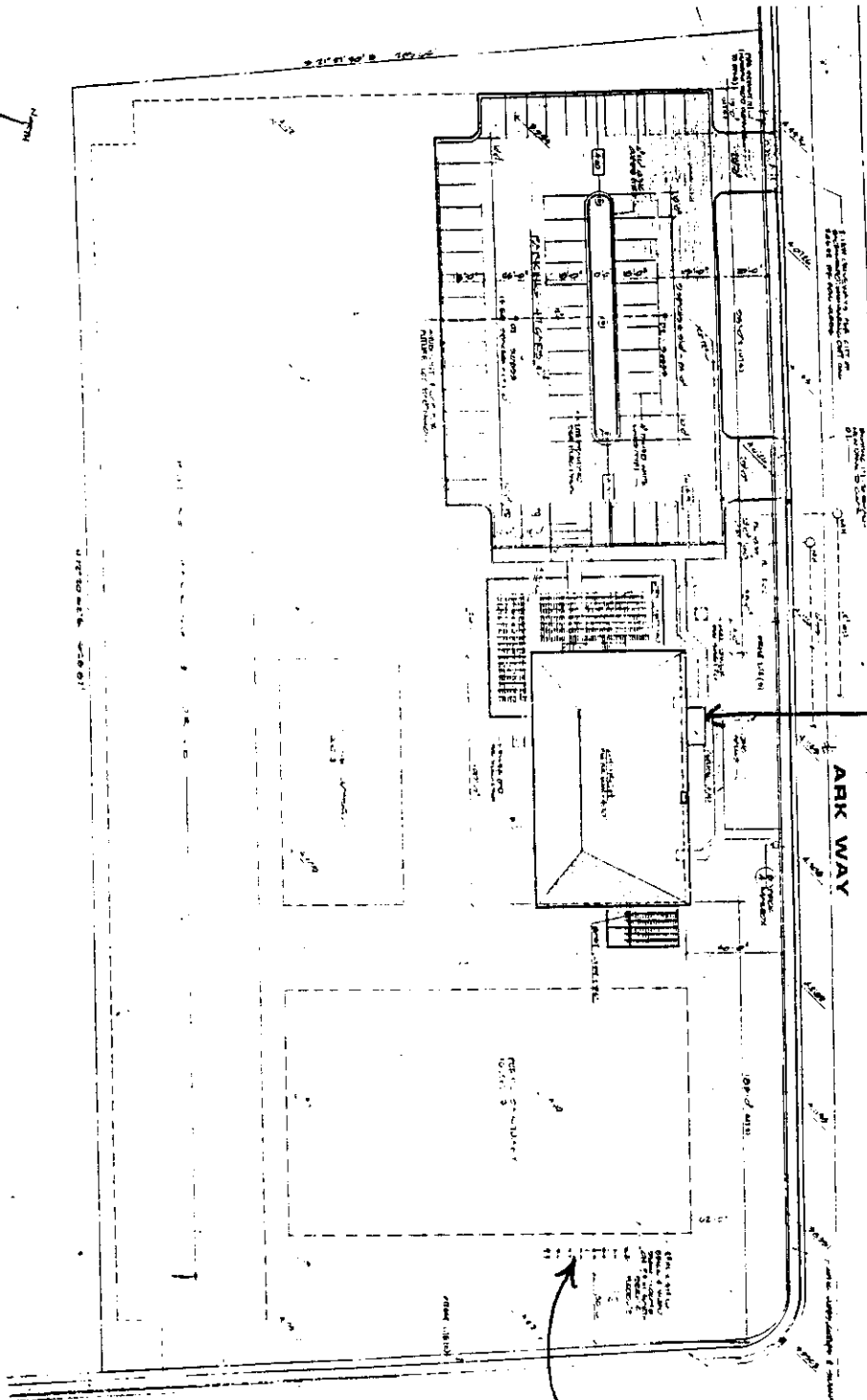
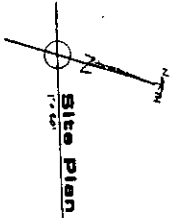
**VICINITY MAP**

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# SITE PLAN



Bulletin Board

ARK WAY

FLORIN ROAD

CHURCH IDENTIFICATION SIGN

DRAWING NO. 2928

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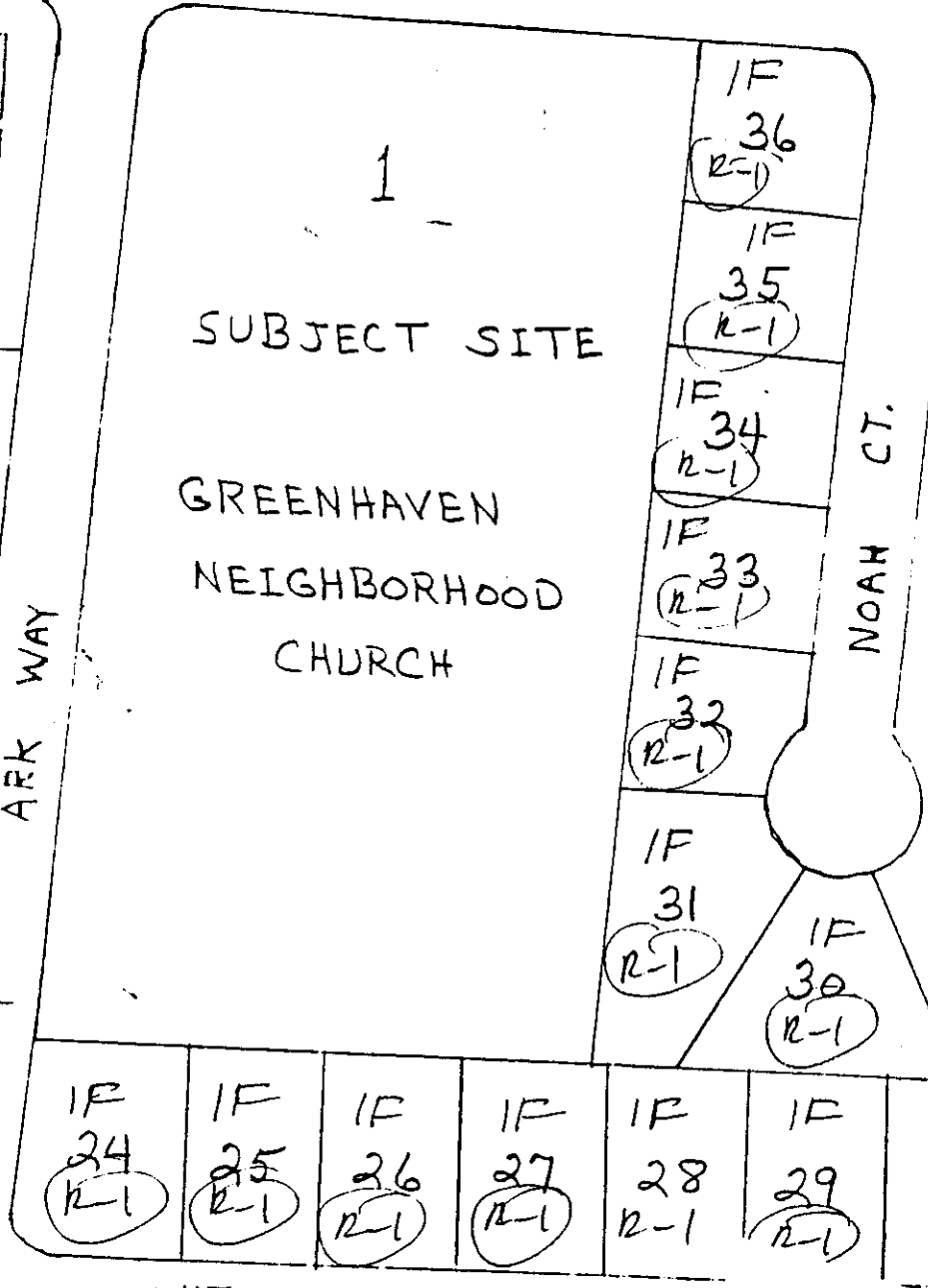
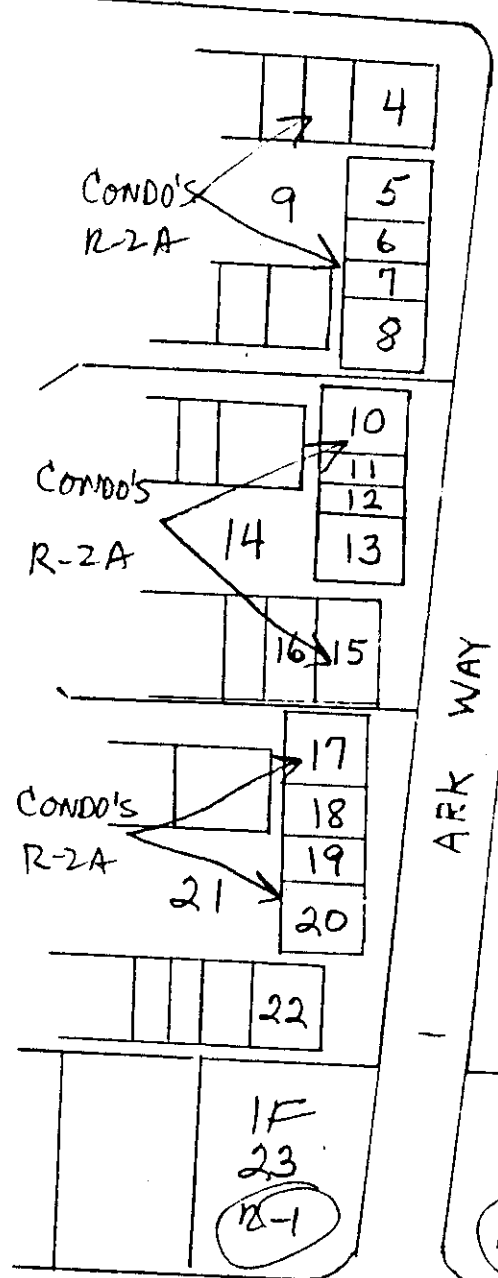
		GREENHAVEN NEIGHBORHOOD CHURCH 600 ARK WAY ANN ARBOR, MICHIGAN 48106	DATE: _____ SCALE: _____ SHEET NO. _____ OF _____
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School (A)

1" = 10'

2 3

FLORIN RD.



ARK WAY

NOAH CT.

WATERVIEW WAY



# LAND USE & ZONING MAP

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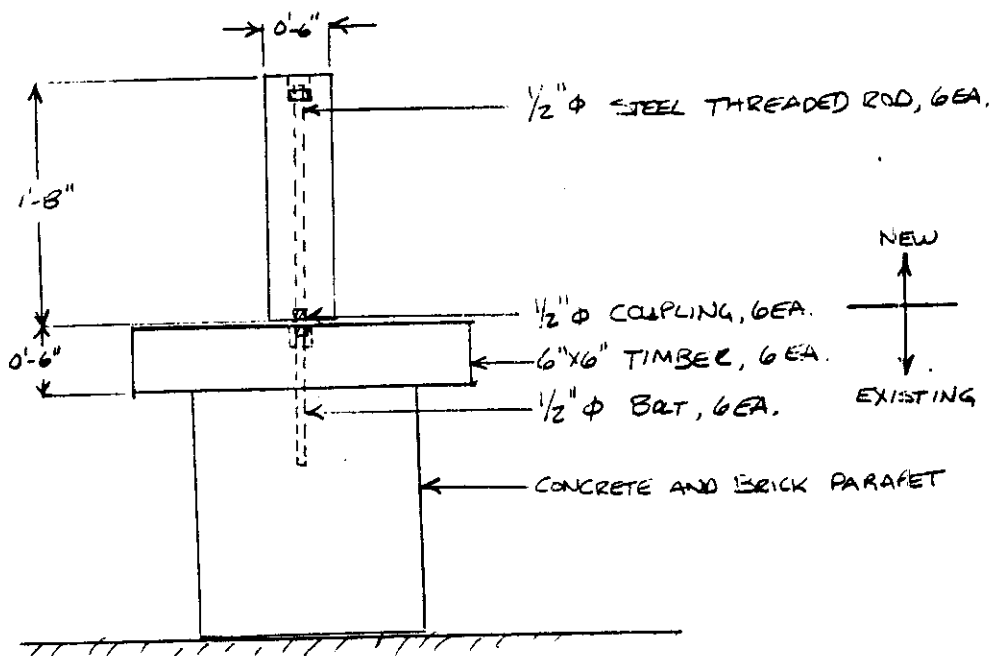
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STRUCTURAL CALCULATIONS

SIGN DIMENSIONS: 20' LONG  
1'-8" HIGH  
0'-6" THICK

WEIGHT  $\approx$  650 LBS

END ELEVATION

$$\text{WIND LOAD} = (20 \text{ lbs/ft}^2)(20.0 \text{ ft})(1.67 \text{ ft}) = 668 \text{ lbs, ACTING THRU CENTER OF GRAVITY}$$

$$\text{NET OVERTURNING MOMENT} = (668 \text{ lbs})(10") - (650 \text{ lbs})(3") = 4,730 \text{ in-lbs}$$

$$\text{RESISTING MOMENT} = 4,730 \text{ in-lbs} = 6T \times 3" \quad (T = \text{BOLT TENSION})$$

$$\therefore T = 262.8 \text{ lbs/BOLT}$$

$$\text{SHEAR STRESS} = S = 668 \text{ lbs} / 6 \text{ BOLTS} = 111.3 \text{ lbs/BOLT}$$

ICBO ALLOWABLE STRESSES FOR 1/2"  $\phi$  BOLT:

$$T_{\text{ALLOW}} = 680 \text{ lbs} \quad S_{\text{ALLOW}} = 1365 \text{ lbs}$$

$$\text{CHECK COMBINED STRESSES: } \frac{262.8}{680.0} + \frac{111.3}{1365.0} = \underline{\underline{0.47}} < 1.0 \quad \text{OK.}$$

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ITEM





Current Base with sign on brick face

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