

# CITY PLANNING COMMISSION

927-10th Street, Suite 300- SACRAMENTO, CALIFORNIA 95814

APPLICANT	Peace Lutheran Church, 925 San Juan Road, Sacramento, CA 95834		
OWNER	Peace Lutheran Church, 926 San Juan Road, Sacramento, CA 95834		
PLANS BY	Same		
FILING DATE	8-6-82	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC. EX.	15111(a)	EIR	ASSESSOR'S PCL. NO. 250-010-16

APPLICATION: 1. Environmental Determination  
2. Commission approval of various signs under Div. 3; Sec. 3.62 of the Sign Ordinance

LOCATION: 925 San Juan Road

PROPOSAL: The applicant wishes to replace two existing on-site signs and add a third sign to indicate the site use as a church and related facilities located in the Agricultural zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1978 South Natomas Community Plan Designation:	Residential; 7 units average
Existing Zoning of Site:	Agricultural
Existing Land Use of Site:	Church and related uses
Surrounding Land Use and Zoning:	
North:	Vacant; R-1 (PUD)
South:	Single Family; R-1
East:	Vacant; R-1 (PUD)
West:	Vacant; R-1
Property Area:	4.8± acres
Sign Colors:	Earth tones
Sign Materials:	Wood and stone
Sign Height and Area:	Sign 1 - 16 sq. ft., 5 ft. high
	Sign 2 - 8 sq. ft., 6 ft. high
	Sign 3 - 8 sq. ft., 5 ft. high

STAFF EVALUATION: Staff has the following comments with regard to this project:

1. According to the City Sign Ordinance (Div. 3., Section 3.62) in the Agricultural zone, any sign, other than one indicating the name of the owner and/or property and products produced on the premises, must receive Planning Commission approval. Further, signs must conform to Zoning Ordinance requirements. Signs shall not exceed 32 square feet nor 35 feet in height. Since the applicant is not a producer of agricultural products, signs must be approved by the Planning Commission.
2. The applicant is proposing to locate three signs indicating the name of the church, hours of worship and church school, and the telephone number of the preschool operated at the site. Site identification sign is double-faced and oriented to be seen when passing the site on San Juan Road (toward the east and west). The signs do not exceed an aggregate area of 32 square feet and are substantially less than the 35-foot maximum height limit.

002092

APPLC. NO. P82-193

MEETING DATE September 8, 1982

CPC ITEM NO. 13

3. The applicant proposes to locate the identification sign and one of the directional signs 10 feet from the existing 80-foot wide right-of-way of San Juan Road. This is 35 feet from the edge of pavement. The City Traffic Engineer is proposing to reduce San Juan Road to a 54-foot right-of-way. This would place the sign 31 feet from the ultimate San Juan Road right-of-way. Staff has no objection to this request. The Traffic Engineer concurs with staff.
4. Staff suggests that to assure visibility of sign No. 2, sign No. 3 be moved to the east approximately 40 feet. In addition, staff suggests that the old sign be removed.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to the State EIR Guidelines (CEQA, Section 15111(a)).

STAFF RECOMMENDATION: The staff recommends that the Commission approve the signs as proposed by the applicant subject to the following conditions:

1. The old sign shall be removed prior to erecting its replacement in the new location.
2. Sign No. 3 shall be relocated approximately 40 feet to the east.

Findings

The proposal is consistent with the purpose of the Sign Ordinance "to encourage signs which, by their good design, are integrated with and harmonious to the buildings and sites which they occupy, and which eliminate excessive confusing sign displays."

LOCATION  
MAP

MI-S

A

HC

C-4-R

R-1

C-2

R-1

PATIO AV

A  
GARDEN  
VALLEY  
SCHOOL

R-2A

002095

R-3-P.U.D.

R-1

R-1-P.U.D.

WEST SILVER

A

C-2

RIGHT - OF - WAY

R-1A-P.U.D.

RIMMER

A

NORTHGATE

SAN JOAN

46

R-1

SUBJECT  
SITE

C-2

RIO TIERRA  
JR HIGH SCHOOL

R-1

NORLAND DR

NORDYKE DR

NORVAL DR

NORA

NORMA

NORCIA

R-1

SENATOR

HAZEL STRAUGH  
SCHOOL

NORMINGTON

TENAYA AV

TENAYA

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23  
9/2/82

POTOMAC

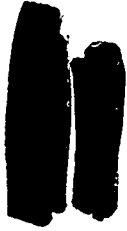
AV

POTOMAC No. 13

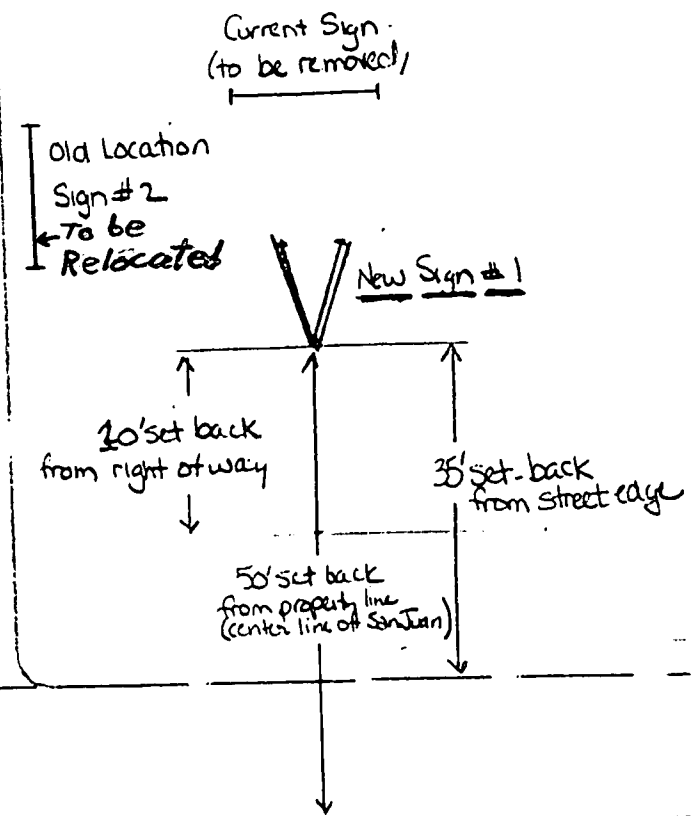
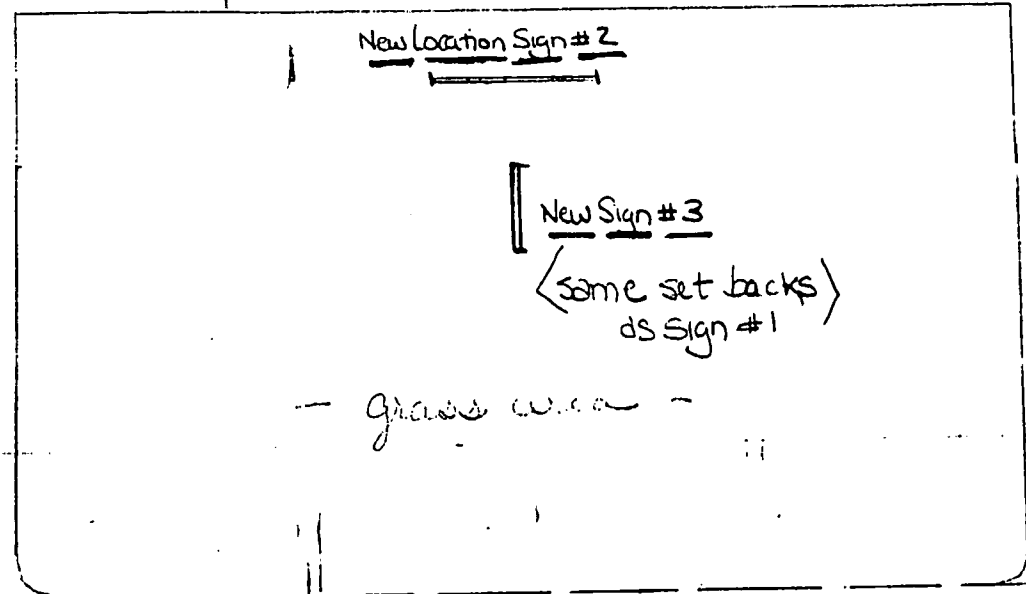
782-193

- Parking Lot -

SANCTUARY



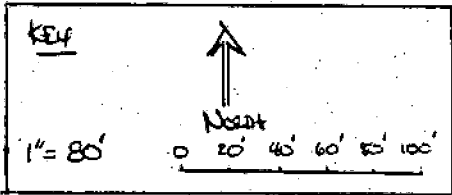
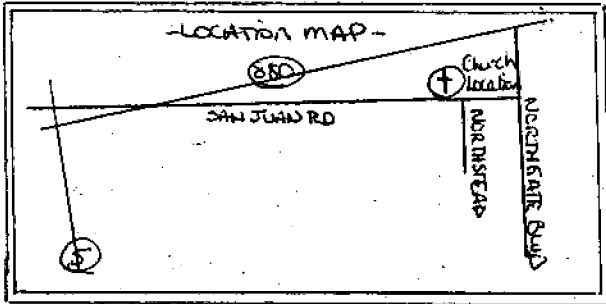
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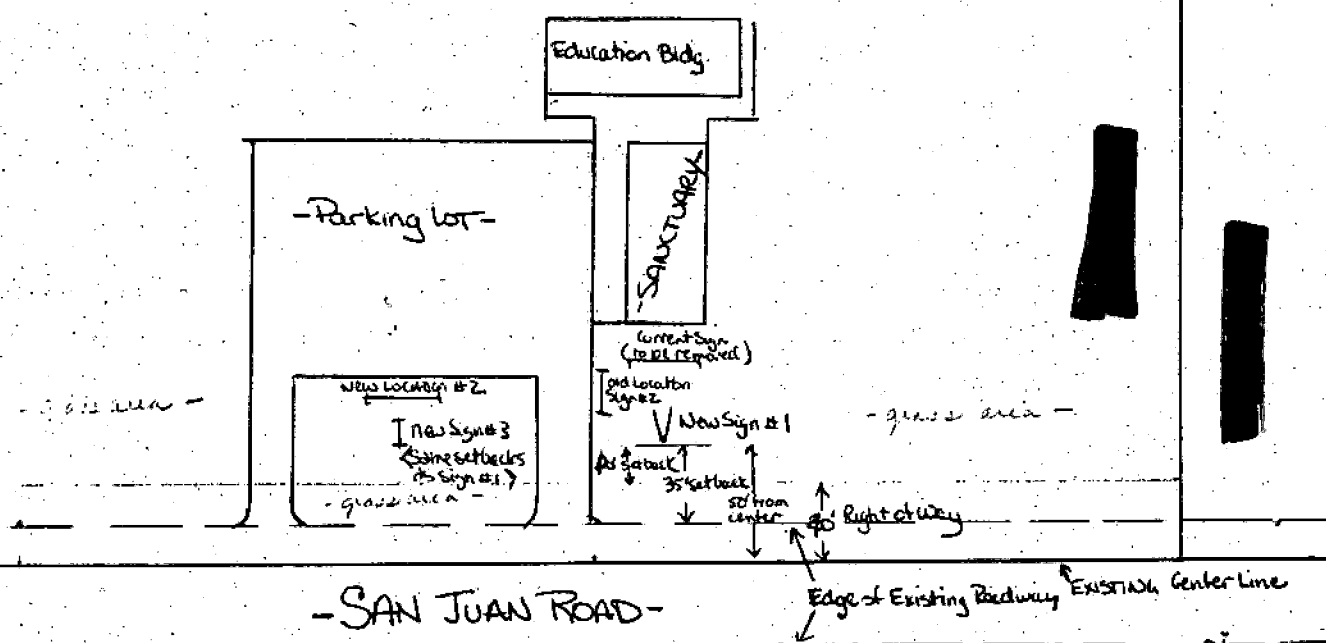
SAN JUAN Road

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APPL. NO. P 82193  
 EXHIBIT NO. \_\_\_\_\_  
 MTG. DATE(S) 9/8/82  
 AGENDA NO.(S) \_\_\_\_\_

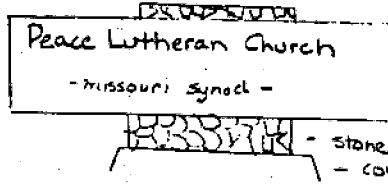


-SAN JUAN ROAD-

NORTHSTEAD DL

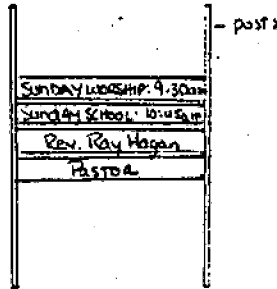
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SIGN # 1



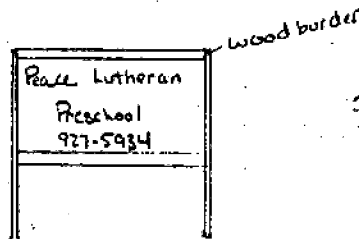
- sign measuring no more than 2' x 8', total height less than 5'

SIGN # 2



- sign made of 4 slats, each measuring 6" x 4' (total of 2' x 4') height not to exceed 6'

SIGN # 3



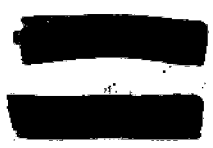
Sign/lettering not to exceed 2' x 4' height not to exceed 5'

REASON FOR REQUEST FOR VARIANCE: San Juan Road was originally intended to be expanded to four lanes. The centerline is marked accordingly. The Church was built with that in mind. Landscaping was done with that in mind. All this was done assuming a 40' right of way from the center of the road. The city's present intention is to realign San Juan Road so that the part of San Juan that is now on the south part of the church's property will remain as is. That is a 50 foot roadway with the centerline 15 feet from our side, 35 feet from the opposite side.

We believe that placing these three signs where requested (which is in front of a line of trees, will greatly increase our visibility (and therefore service to the community) without effecting the necessary right of way nor cluttering the appearance of the roadway. We believe that not allowing the variance would be unfair in that it would be requiring our signs to be placed more than 35 feet from the edge of the roadway, more than 50 feet from the marked center of the roadway, more than 60 feet from the actual center of existing roadway.

All these signs will be neatly lettered and constructed and will enhance the roadway.

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SEPT. 23 8, 1982

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No. 13

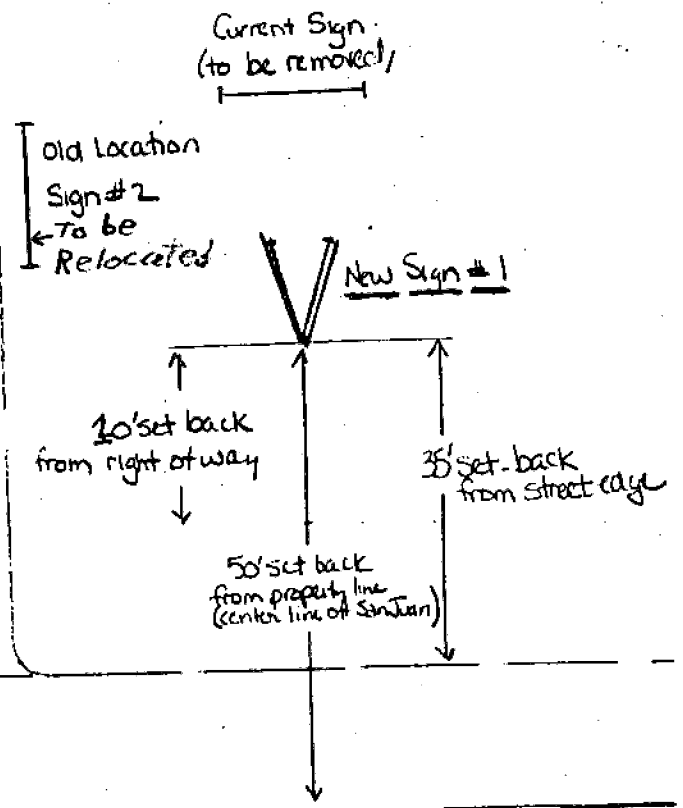
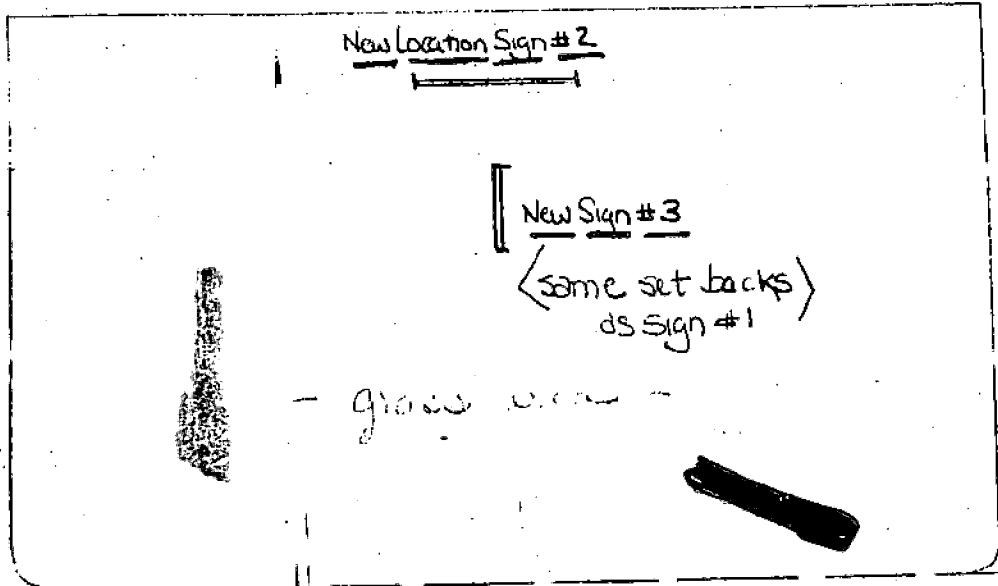
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Parking lot

000232

SANCTUARY



No. 13

SAN JUAN Road

000111