

CITY PLANNING COMMISSION

915 "I" STREET SACRAMENTO, CALIFORNIA 95814

APPLICANT E.M. Kado Associates - AIA Inc. 1819 16th St Sac, 95814
 OWNER Sacramento Valley Orthopedic Center 3835 J St Sac 95816
 PLANS BY Applicant
 FILING DATE 12-23-83 50 DAY CPC ACTION DATE _____ REPORT BY JP
 NEGATIVE DEC Ex. 15311 a EIR ASSESSOR'S PCL NO. 008-032-26

APPLICATION: ~~1. Environmental Determination~~

Variance to place a ~~detached~~ 19.5 sq ft detached monument sign in the Limited Commercial (C-1) zone (sign

Location: 3835 J Street Ordinance Sec 3.65)

Proposal:

Project Information:

1974 General Plan Designation: Commercial and offices
 1963 East Sacramento Community Plan Designation: Shopping, offices and commercial

Existing Zoning of Site: C-1
 Existing Land Use of Site: medical office

Surrounding Land Use and Zoning:
 North: Apartment - R-4
 South: Restaurants, Commercial C-1
 East: Commercial; Residential, C-1, R-3 C-1
 West: Commercial; Residential; C-1, R-3

~~Parking Required:~~ _____ spaces ~~Parking Provided:~~ _____
~~Parking Ratio:~~ 112' x 180'
 Property Dimensions: _____ Property Area: 19,980 sq ft

~~Density of Development:~~ _____
 Square Footage of Building: 8,348 sq ft
 Significant Features of Site: Building setback 6.3' from City Right of Way
 Topography: _____
 Street Improvements: Existing
 Exterior Building Colors: Tan
 Exterior Building Materials: Stucco

Proposed Sign Dimensions: 3.5' x 6.5'
 Square Footage of Proposed Sign: 23⁺ square feet 001373
 Proposed Sign Colors: Tan and with alloy aluminum
 Materials: Stucco, and wood letters redwood and concrete

Staff Evaluation: Staff has the following comments regarding this proposal:

1. The subject site is a 19,980 square foot interior parcel located in the Limited Commercial (C-1) zone and developed with a 8,348 square foot medical office building (Sacramento Valley Orthopedic Center). The building is set back approximately 63± feet from the City right-of-way. A 16.5± square foot sign advertising the nature of the business is attached to the medical building as permitted by the City's Sign Ordinance. The applicant ~~is requesting a variance~~ states, however, that visibility for the existing sign and building is poor due to the excessive setback and is requesting a variance to locate a detached monument sign on the subject site.

~~2. Staff inspected the commercial area along J Street between~~
~~and~~

001374

2. The City's Sign Ordinance allows two attached signs per occupancy, not exceeding three square feet of sign area for each front foot of building occupancy, in the C-1 zone. Staff inspected the limited commercial area along J Street

→ This can be achieved by eliminating the seven names from the sign message, which are not necessary for building identification purposes between Dolores Way and 37th Street and found several detached signs. ~~Staff~~ Staff also noted that the majority of the commercial buildings and things where there is no front building setback and the building setback on the subject site was excessive in comparison.

3. The proposed detached sign was routed to the City Traffic Engineering Division for review. Traffic Engineering stated that the proposed sign should be located 50 feet to the west so as not to obscure traffic visibility.

4. Staff has no objection to the applicant's request for a detached sign as there are existing setbacks of the building on the subject site and the ~~setback~~ ~~building~~ setbacks of ~~the~~ ~~building~~ building setbacks at the subject site are such that it is difficult to see the building while traveling along J Street. Staff recommends, however, that the height of the sign be reduced to three feet and the width to four feet so as not to obscure the visibility of individuals entering and exiting the subject site by automobile. Staff also concurs with Traffic Engineering Staff that the sign should be installed at least 10 feet from the driveway entrance to the subject site. The proposed location is poor for visibility and recommends that the sign should be located at least 10 feet west of the driveway entrance to the site.

Staff Recommendation: Staff recommends approval of the variance to construct a detached monument sign in the limited commercial zone, subject to conditions, and based upon findings of fact which follow:

Conditions

1. The height of the proposed sign shall be limited to three feet and the width to four feet.
2. The sign shall be located at least 10 feet to the west of the existing driveway entrance to the site.

3. The sign message shall read "Sacramento Valley Orthopedic Center"

CITY PLANNING COMMISSION

AUG 4 1948

(04)

RECEIVED

ST.

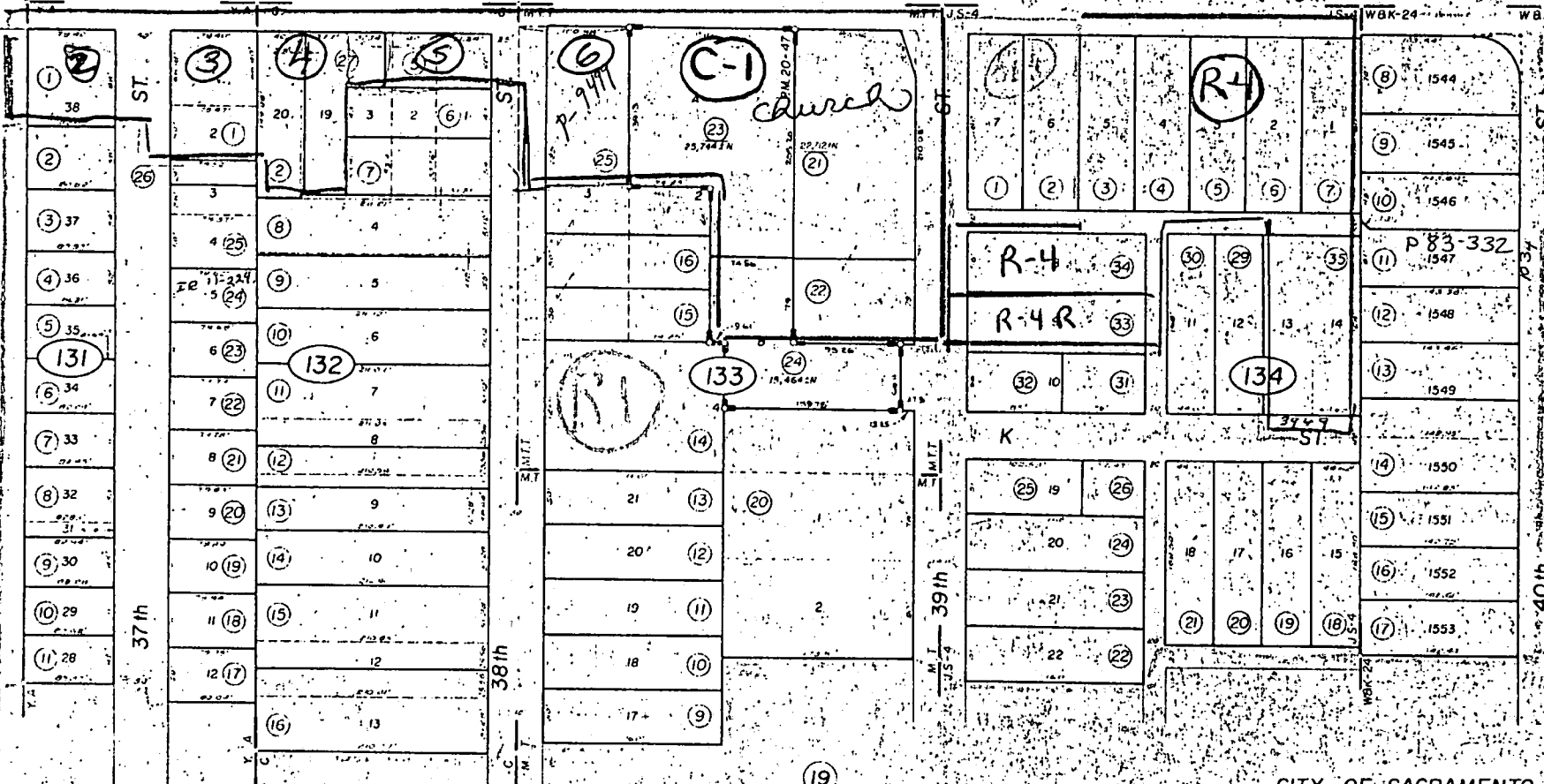
38th ST

39th ST

(03)

(1)

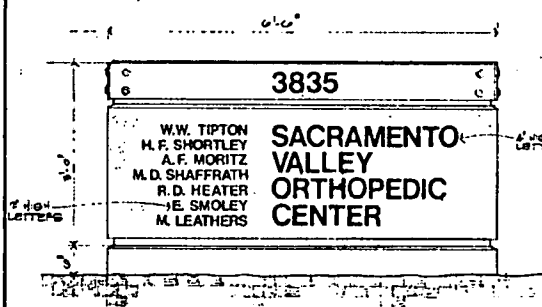
(k.7)



CITY OF SACRAMENTO
Assessor's Map Bk. 8 -Pg. 13
County of Sacramento, Calif.

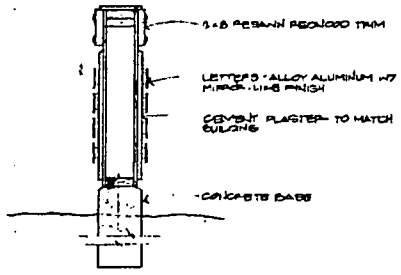
NOTE—Assessor's Black Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

PROPOSED SIGN



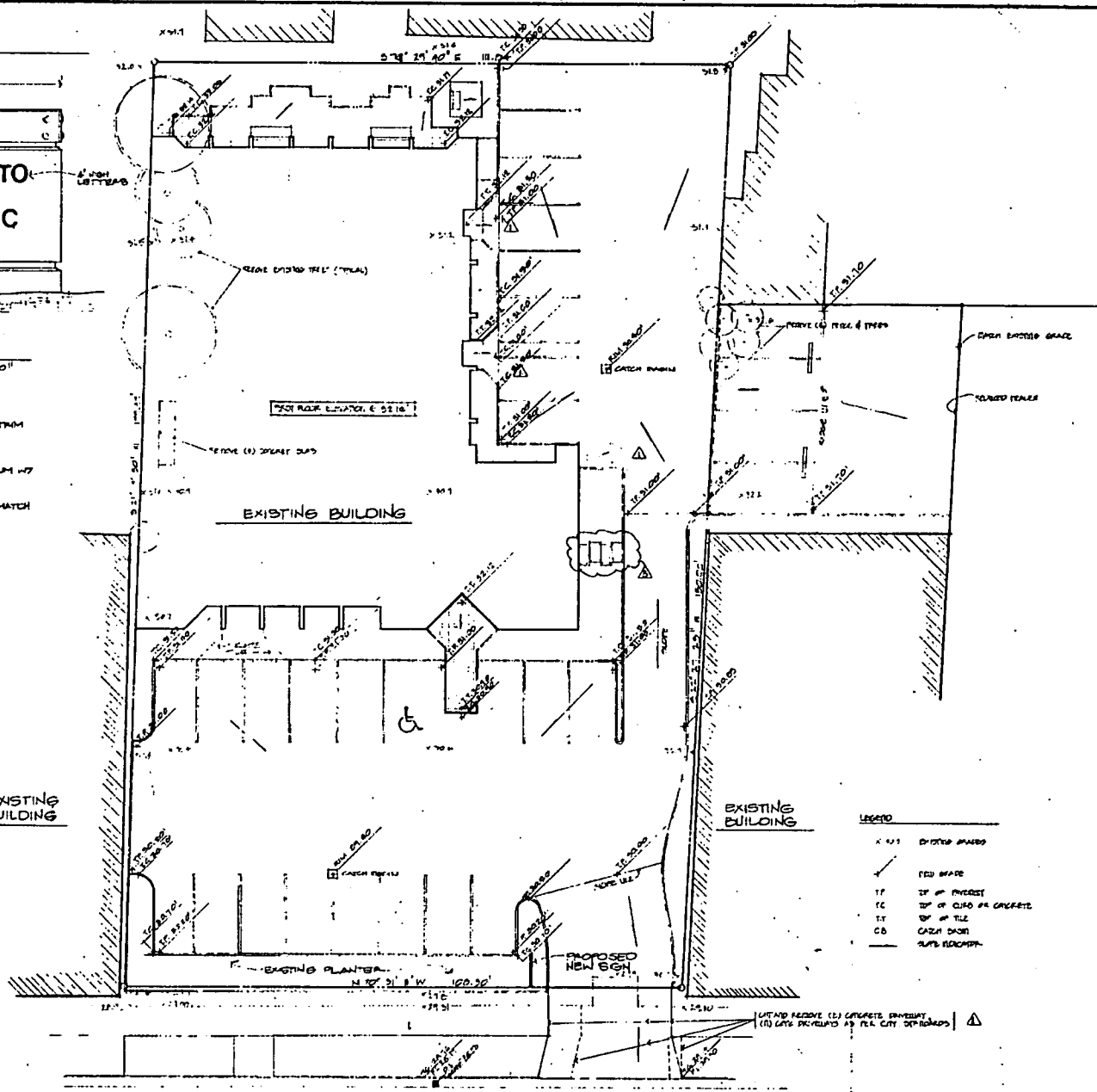
ELEVATION

1" = 1'-0"



SECTION

1" = 1'-0"



EXISTING BUILDING

EXISTING BUILDING

LEGEND

- X 1/2" BROKEN BRICK
- ✓ FIBER SHAPE
- 1" 1" OF FINISH
- FC TOP OF CURB OR CURBSET
- TT TOP OF TILE
- CB CATCH BASIN
- 1/4" R.O.C.H.P.

NOTES: REMOVE (1) CONCRETE DRIVEWAY
 (2) CURB PROJECTIONS BY THE CITY DEPARTMENT

001380

GRADING - DEMOLITION PLAN 1/4" = 1'-0"



E.M. Haddo
associates-aia, inc.
 ARCHITECTURE
 INTERIORS

1700 16TH STREET
 SACRAMENTO,
 CALIFORNIA 95814
 (916) 441-1456

DATE: 11/11/77

SCALE: AS SHOWN

PROJECT: SACRAMENTO VALLEY ORTHOPEDIC CENTER

NO. 001380

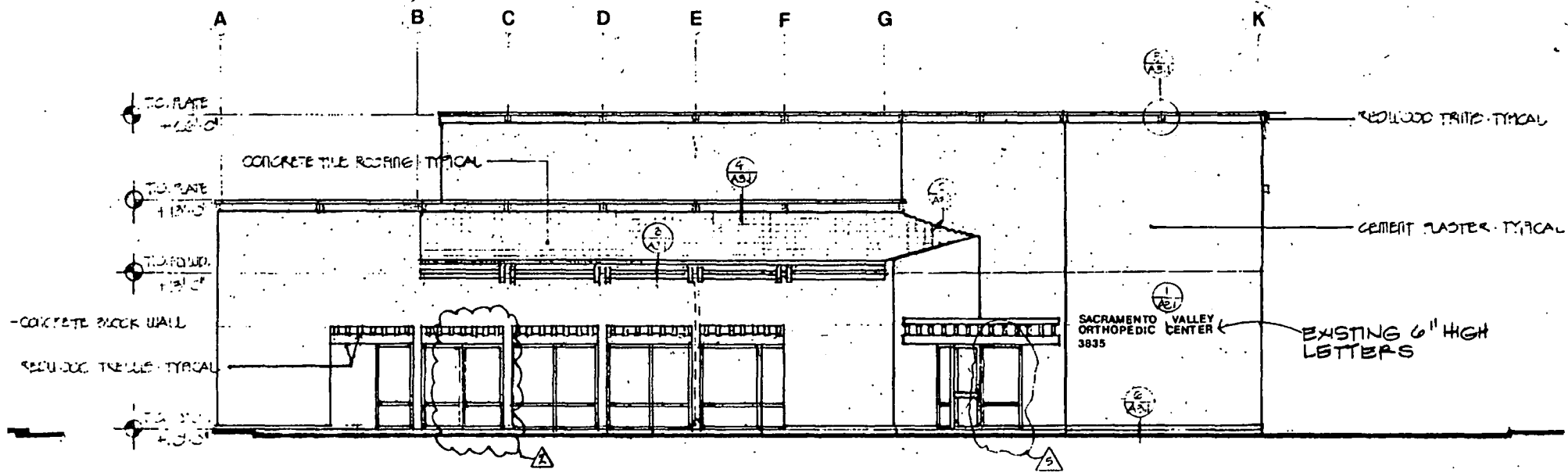


REVISIONS:

- 1. 11/11/77

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. SEE ALL OTHER SHEETS FOR DETAILS AND SPECIFICATIONS.

PROJECT NO. 001380
 SHEET NO. 1 OF 1



SOUTH ELEVATION @ 1/8" = 1'-0"

**EXISTING BUILDING
AND SIGNAGE**

001381

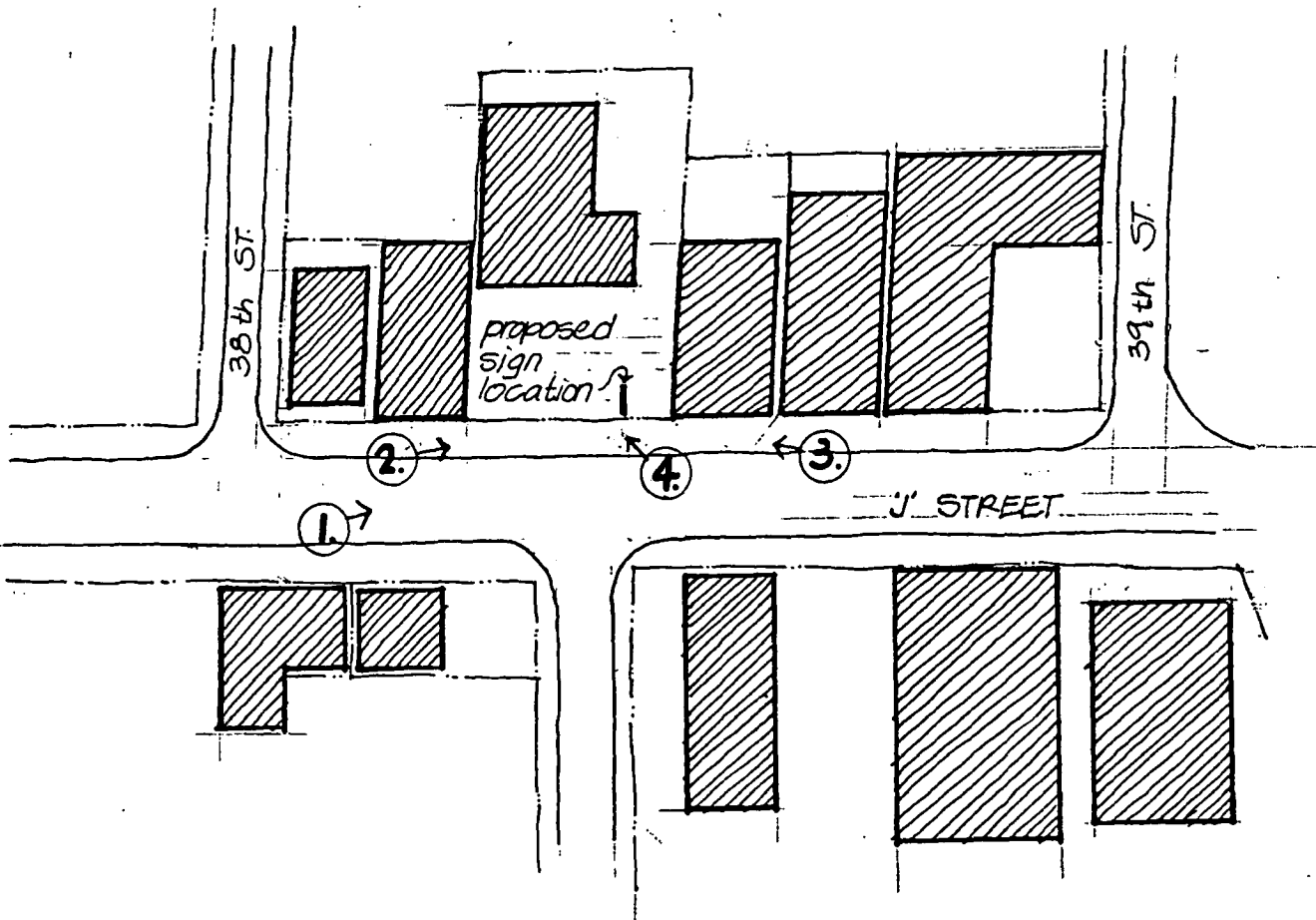
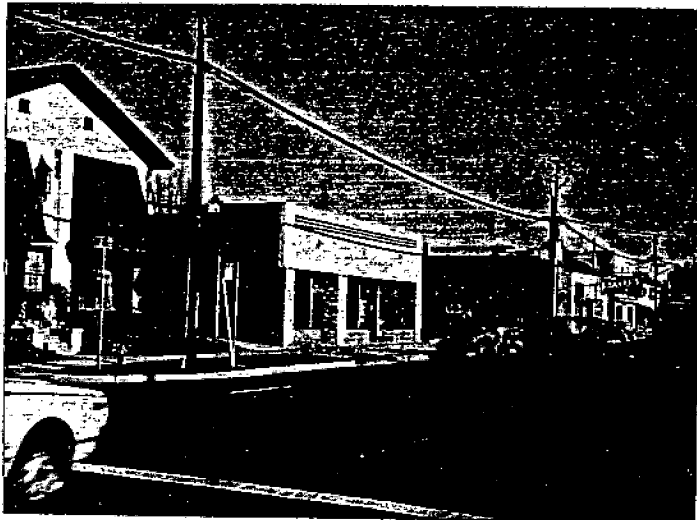


PHOTO KEY

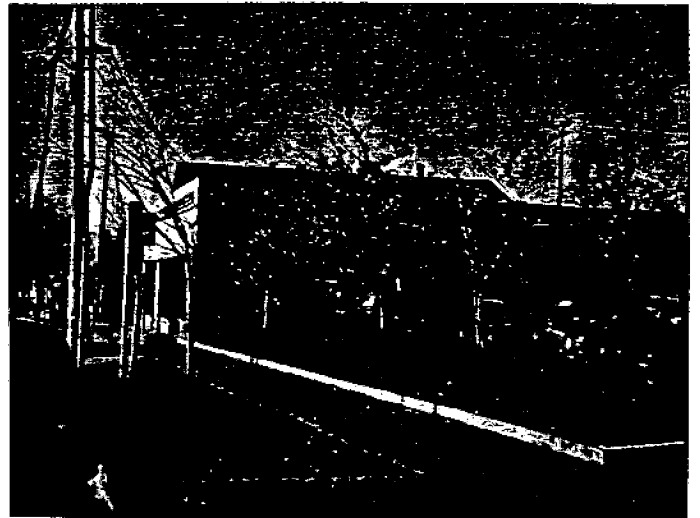


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1

2



001383

3

4

001408



PROPERTY OWNERSHIP MAP "1"=100'

