

CITY PLANNING COMMISSION

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

APPLICANT	Sharrel E. Ford, 355 Barrettee Ave., Sacto, CA 95815		
OWNER	David Leippe, 10949 Scotsman Way, Rancho Cordova, CA 95670		
PLANS BY	Florin Enterprises, Inc., 7995 Bradshaw Rd., Sacto, CA 95829		
FILING DATE	8/8/86	ENVIR. DET.	Neg Dec 8/13/86
ASSESSOR'S-PCL. NO.	250-0240-009	REPORT BY	DH:jg

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to allow a 2,560+ square foot church, seating capacity of 70 and 25 space parking lot on 1 vacant acre in the Single Family (R-1) zone.
 - C. Variance to waive the required 6 foot high solid masonry wall separating residential from non-residential uses. (Withdrawn)

LOCATION: 428 Rimmer Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 70 seat church in the R-1 zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1986 South Natomas Community Plan Designation:	Low Density Residential, 4-8du/acres
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	25'	25'
South: Single Family; R-1	Side (Int):	5'	6'
East: Single Family; R-1	Side (St):	5'	95'
West: Single Family; R-1	Rear:	15'	187'

Parking Required:	12 spaces
Parking Provided:	25 spaces
Property Dimensions:	142 ft. x 300 ft.
Property Area:	1+ acre
Square Footage of Building:	2,560 sq. ft.
Height of Building:	One Story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Stucco
Roof Material:	Composition Shingle
Hours of Operation:	Sunday 9:45 - 12:00 a.m.
	Sunday 6:00 - 8:00 p.m.
	Wednesday 7:30 - 9:00 p.m.

Maximum Seating Capacity: 70

PROJECT EVALUATION:

Staff has the following comments:

- A. Zoning/Land Use: The subject site is zoned Single Family residential, R-1 as is the surrounding property in all directions. Surrounding land uses are Single Family residential. The subject parcel is one of the last vacant lots of 1 acre along Rimmer Avenue. The 1986 South Natomas Community Plan designates the site for Low Density Residential, 4-8 du/acre. Churches are allowed in the R-1 zone subject to granting a special permit.
- B. Site Plan/Building Design: The applicant proposes to construct a 2,560 square foot church with 70 seats. A total of 25 parking spaces are proposed onsite with 12 spaces actually required as per City Code. The applicant proposes to landscape the front 25 feet with lawn, maintain a 6 foot side yard landscape strip along the west property line and leave undeveloped the rear half of the lot. A six foot solid fence is proposed along the south, east and west property line. Materials have yet to be decided. A 4 foot high chain link fence has been constructed along the back of sidewalk along Rimmer Avenue. Staff recommends that this fence be either reduced in height to 3 feet or setback 25 feet from the front property line in order to comply with City Code.
- C. Parking Access: The applicant shows 25 spaces for parking on the site. Required parking is 12 spaces. All parking areas will be required to meet City requirements for a parking lot for shading, maneuvering area and parking space. Only 30 percent the required parking can be compact spaces.

Staff field checked the subject site and noted that Rimmer Avenue is adequate in width to allow access to the site. The church has informed staff that due to the small size of the congregation, 40 members, traffic will not be intensive during Wednesday, Saturday or Sunday use.

A petition opposing the project was submitted by residents of Rimmer citing the narrow width and fact that Rimmer dead ends at the Drainage Canal without a cul-de-sac. Twenty-six individuals signed the petition located at 20 addresses along Rimmer Avenue (Exhibit B). Staff has also been contacted by two individuals who do not have a problem with the church at the site.

Staff recommends approval of the special permit based upon the fact that the site is adequate in area and the small size of the congregation should not significantly affect the neighborhood. On street parking will not be allowed in front of surrounding properties according to the church. Since the rear half of the lot will not be developed at this time, future parking could be provided on site.

D. Drainage:

Along the west property line an existing open drainage ditch is located which drains the lot and rear portions of adjacent lots to Rimmer Avenue. Detailed drainage and engineered plans showing on site drainage collection will be required at the time of building permit issuance. Staff recommends that a revised site plan, landscaping and

irrigation plans be reviewed and approved by the Planning Director prior to issuance of building permits. The plans should show landscape treatments along the east and west property lines which includes shrubs and trees. The front 25 foot yard shall be intensively landscaped with 15 gallon trees and shrubs with living ground cover. A mix of evergreen and deciduous trees shall be shown.

- E. Agency Comments: The City Engineer commented that the Rimmer Avenue improvements were installed as part of Gardenland #5A by the City of Sacramento. The South Natomas Community Association was contacted by telephone and responded that they had no problem with the proposed church use.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration.

RECOMMENDATION

Staff recommends the following actions:

- A. Ratify the Negative Declaration; and
- B. Approve the Special Permit subject to conditions and based upon findings of fact which follow.

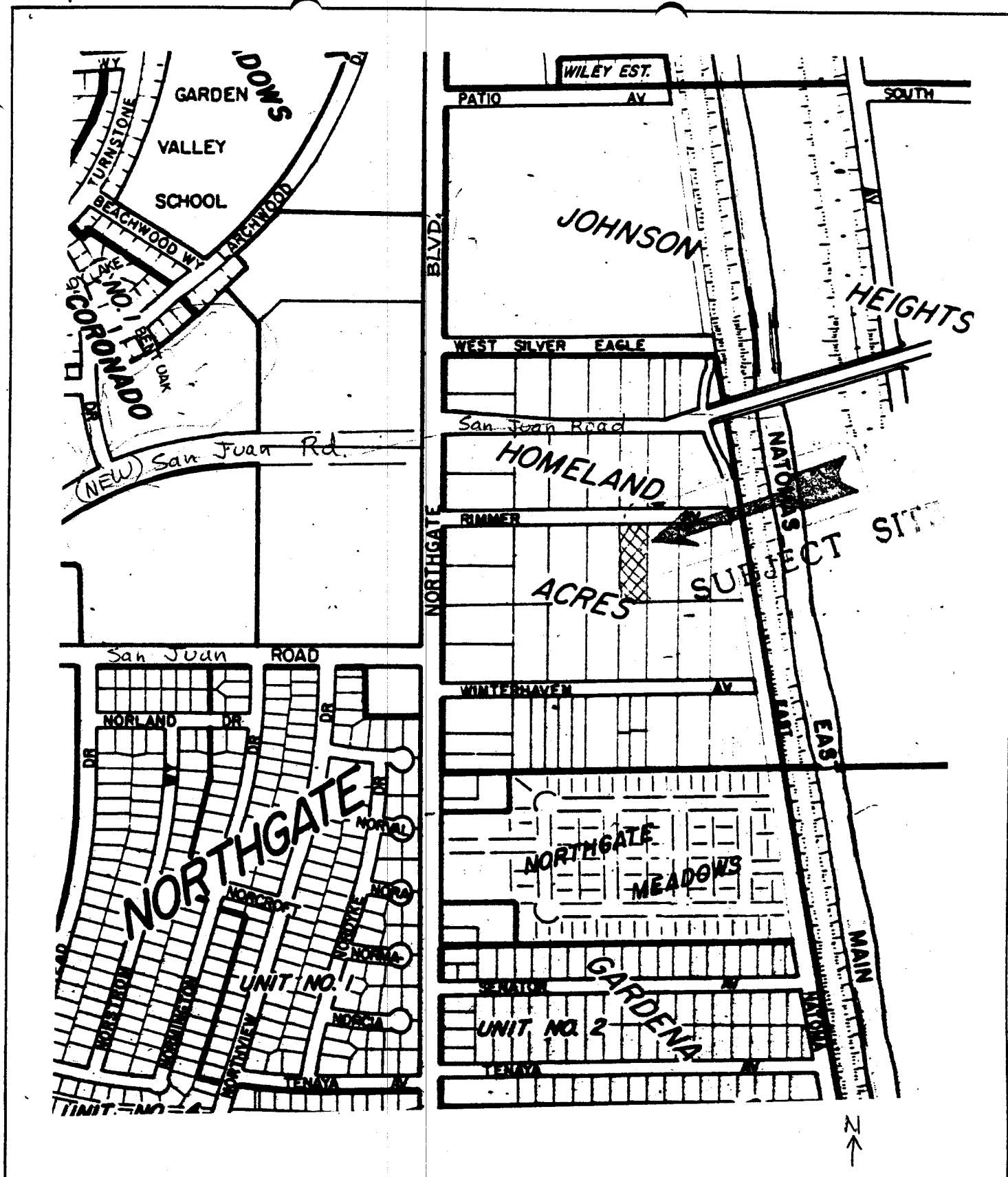
CONDITIONS: SPECIAL PERMIT

1. The chain link fence located along Rimmer Avenue shall be reduced in height to 3 feet or relocated behind the 25 foot front yard setback to comply with the City Fence Ordinance prior to issuance of building permits.
2. The proposed church shall be developed as per the submitted site plan and elevations submitted.
3. Total seating capacity shall be limited to 70.
4. Revised site plan and detailed landscaping and irrigation plans shall be reviewed and approved by the Planning Director prior to issuance of building permits.
5. A detailed drainage plan and commercial driveway approach shall be designed and approved by the City Engineer and Traffic Engineer prior to issuance of building permits.
6. All church signs shall comply with the City Sign Ordinance.
7. The parking lot shall comply with the City Parking Ordinance for aisle width, stall dimension and maneuvering area. The lot shall be shaded in accordance with the Tree Shading Ordinance.

8. All on site lighting shall be directed onto the subject site and not reflect onto adjacent residentially zoned property.
9. A trash enclosure shall be shown on revised site plans complying with the Trash Enclosure Guidelines, (Exhibit A) if outdoor trash recepticals are planned. No unscreened dumpsters or garbage cans shall be allowed.

FINDINGS OF FACT - SPECIAL PERMIT

1. The project, as conditioned, is based upon sound principles of land use, in that the proposed church development is compatible with surrounding uses which consist of residential and commercial uses.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance because off-street parking and landscaping will be provided.
3. The proposed project, with a special permit, is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential use by the 1984 North Sacramento Community Plan, and the proposed church use conforms with this plan designation subject to securing a special permit.



VICINITY MAP

P-86-316

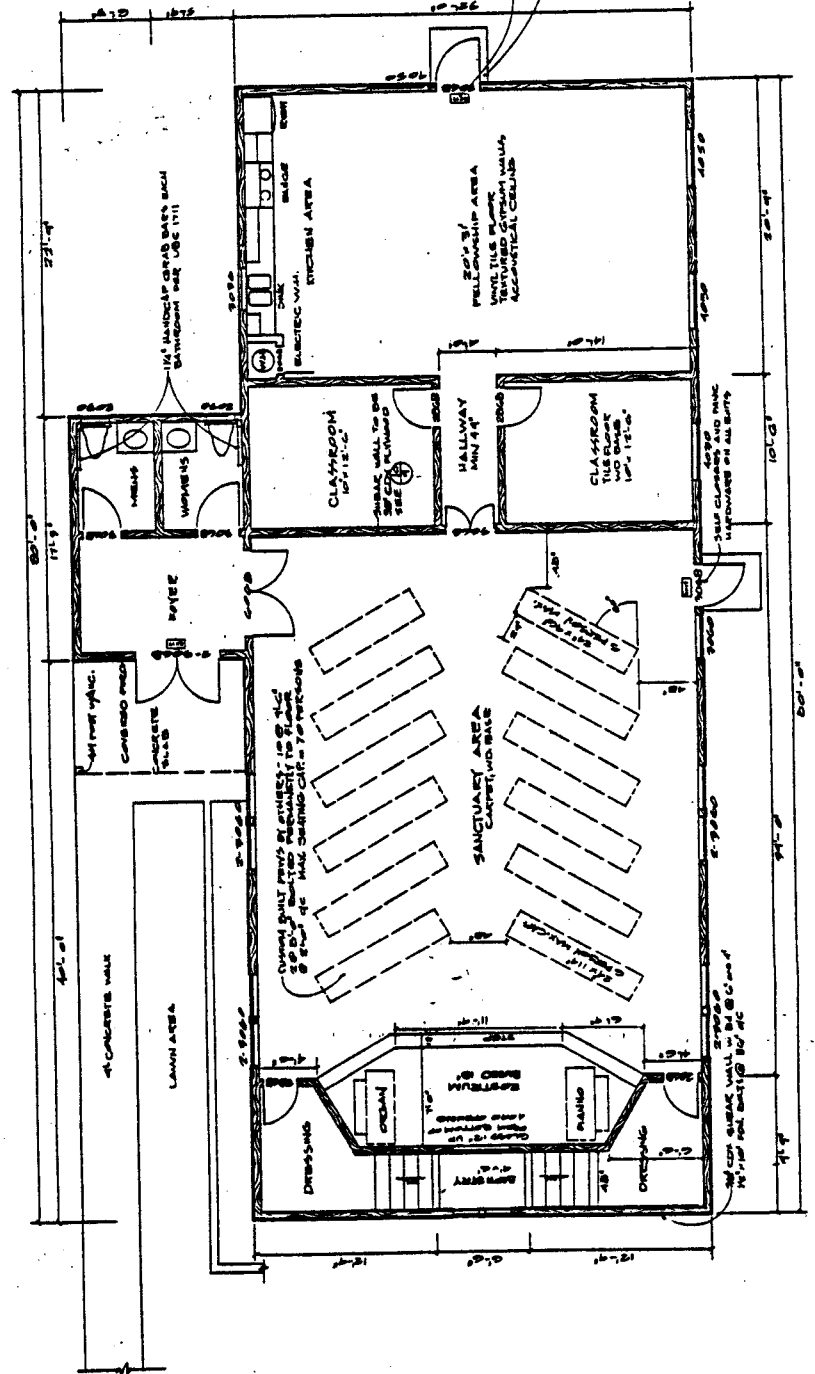
9-11-86

item 16

NOTES

1. SELF CLIMBING DEVICES TO TAKE MEASUREMENTS ON EXISTING WALLS PER USC 918.9
2. LIMITED BUT SHOWN PER USC 918.9
3. ELECTRICAL CIRCUIT SHALL BE INSTALLED PER USC 918.9
4. MECHANICAL ACCESS SHALL BE PROVIDED PER USC 918.9
5. MECHANICAL ACCESS SHALL BE PROVIDED PER USC 918.9
6. MECHANICAL ACCESS SHALL BE PROVIDED PER USC 918.9
7. MECHANICAL ACCESS SHALL BE PROVIDED PER USC 918.9
8. MECHANICAL ACCESS SHALL BE PROVIDED PER USC 918.9
9. MECHANICAL ACCESS SHALL BE PROVIDED PER USC 918.9
10. MECHANICAL ACCESS SHALL BE PROVIDED PER USC 918.9

FLOOR PLAN



FLOOR PLAN SCALE 1/8" = 1'-0"

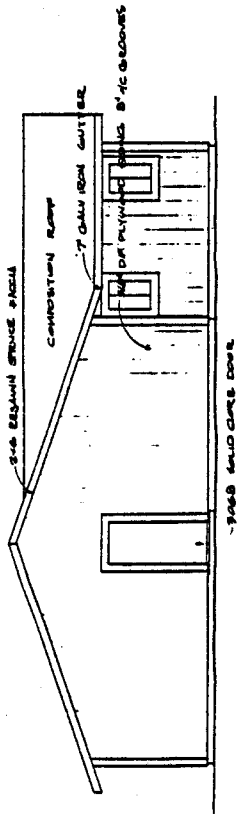
FLOOR PLAN	
DATE: 9-11-86	PROJECT: 918 BAPTIST CHURCH BUILDING
SHEET NO. OF 11 SHEETS	

PLANS FOR:
BETHEL MISSIONARY BAPTIST CHURCH
 429 RIMMER
 SACRAMENTO, CA

FROM THE DESK OF
FLORIN ENTERPRISES INC.
 7495 BRADSHAW ROAD
 SACRAMENTO CA. 95824

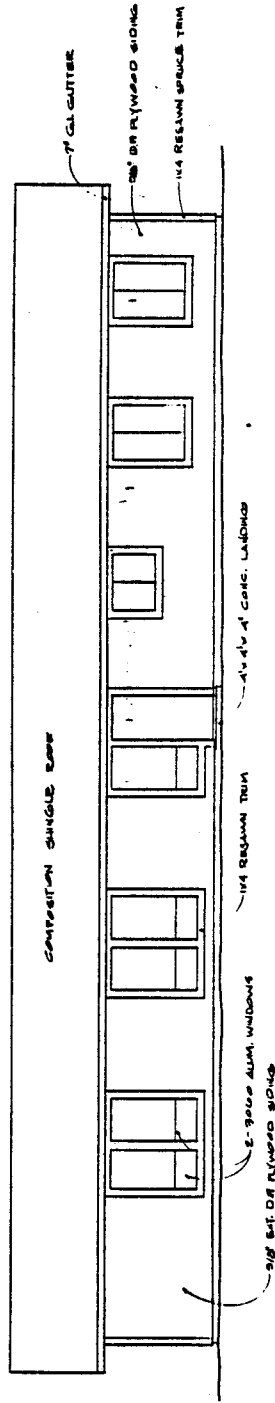
DESIGNERS AND BUILDERS
 COMMERCIAL
 RESIDENTIAL
 INDUSTRIAL

p-86-316



SOUTH ELEVATION
SCALE 1/8"

9-11-86



WEST ELEVATION
SCALE 1/8"

ELEVATION

DESIGNERS AND BUILDERS
RESIDENTIAL
INDUSTRIAL
COMMERCIAL

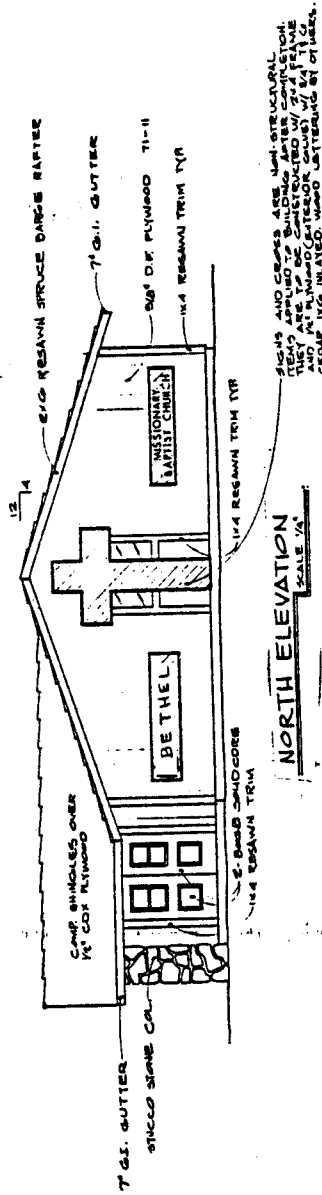
FROM THE ORG. OF:
FLORIN ENTERPRISES INC.
7445 BRADSHAW ROAD
SACRAMENTO, CA. 95824

PLANS FOR:
BETHEL MISSIONARY BAPTIST CHURCH
418 RIMMER
SACRAMENTO, CA

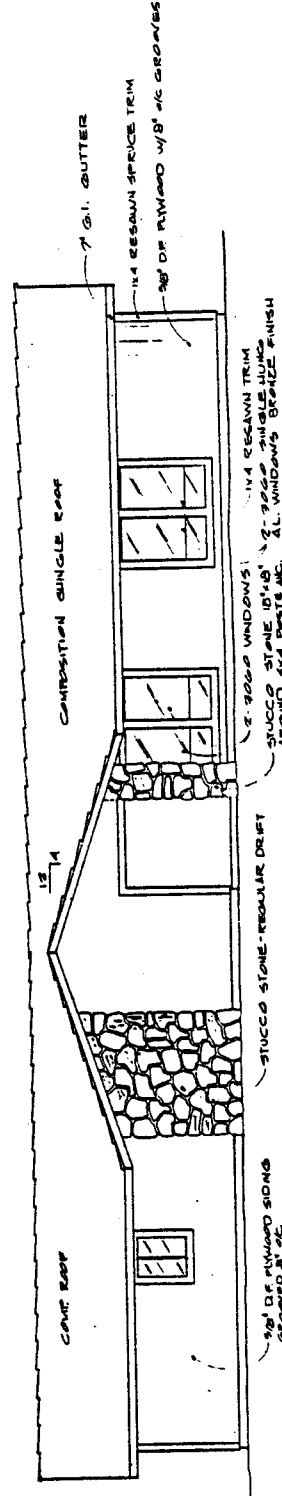
SOUTH AND WEST ELEVATIONS	
DATE: 9-11-86	PROJECT NO.: 9
SCALE: 1/8"	PROJECT: CHURCH BUILDING
SHEET NO. 2 OF 11 SHEETS PROJECT	

item 16

ELEVATION



NORTH ELEVATION
SCALE 1/4"



EAST ELEVATION
SCALE 1/4"

ROOF AND GUTTERS ARE UNSTRUCTURAL. THEY ARE TO BE CONSTRUCTED BY THE CONTRACTOR AND FINISHED WITH GALVALUME OR OTHER.

NORTH AND EAST ELEVATIONS	
DATE: 9-11-86	PROJECT: 98-00 CHURCH BUILDING
BY: S-B-E	SHEET NO. 1 OF 11 SHEETS

PLANS FOR:
BETHEL MISSIONARY BAPTIST CHURCH
428 RIMMER ST
SACRAMENTO, CA

FLORIN ENTERPRISES INC.
7495 BRADSHAW ROAD
SACRAMENTO, CA. 95824

DESIGNERS
RESIDENTIAL
INDUSTRIAL
COMMERCIAL

EXHIBIT A

TRASH ENCLOSURE GUIDELINES

1. The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main structure(s).
2. The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position. The hinges shall be sufficient in size, strength and number to adequately support the metal gates.
3. The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.
4. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
5. The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. The enclosure shall be adequate in capacity, number and distribution.

CITY PLANNING DIVISION

PETITION OPPOSING SPECIAL PERMIT P 86-316

SEP 4 1986 The undersigned residents are submitting this petition in opposition to Special Permit P 86-316.

RECEIVED

Rimmer Avenue is 30 ft. 10" in width. It is illegal to park on the sidewalks. If cars are parked on the street it cuts the street to one lane causing a hazard. It is also a dead end street without a circle turn around which causes other complications.

We have been told there will be church services three (3) times a week which will be Wednesday evening, Saturday and Sunday. We as a whole are not against churches and religious gatherings. We are against the additional traffic and congestion on our street. It is difficult at times to gain access South on Northgate Boulevard already without the added burden of more traffic.

<u>NAME</u>	<u>ADDRESS</u>
Jan Clark	340 Rimmer Ave.
Ray	457 Rimmer Ave
Angel Ray	479 Rimmer Ave
Kelci Ray	425 Rimmer Ave
Angel Ray	451 Rimmer Ave
Angel Ray	419 Rimmer Ave
Pat O'Byrne	501 Rimmer Ave
Mary Tracy	521 Rimmer Ave
Ann Mitchell	518 Rimmer Ave.
Victoria Anderson	502 Rimmer Ave
Elizabeth Spencer	512 Rimmer Ave
Melodie Curtis	508 Rimmer Ave South
Jammy Kayler	405 Rimmer Ave South
Ann F. Mitchell	415 Rimmer Ave South
Catherine Madecius	517 Rimmer Ave South
Clark's Family	440 Rimmer Ave South
Bernice M. Everett	3418 Northgate Blvd South
Charles & Madecius	517 Rimmer Ave South
Shirley Jimenez	440 Rimmer Ave South
Mary Jimenez	440 Rimmer Ave
Anthony Jimenez	440 " "
Raymond Flowers	508 Rimmer Ave South
Donaldine Compton	414 Rimmer Ave
Franklin Compton	414 Rimmer Ave
John Kayler	405 Rimmer Ave
Jack Reynolds	411 Rimmer Ave

