

CITY PLANNING COMMISSION

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

APPLICANT	<u>Wallace Carruth, 1224 Greenlea Ave., Sacramento, CA 95833</u>		
OWNER	<u>Khouna Pau Lee, 2374 Traction Ave., Sacramento, CA 95815</u>		
PLANS BY	<u>Richard Bisbee, 15267 Meadow Dr., Grass Valley, CA 95945</u>		
FILING DATE	<u>07-27-89</u>	ENVIR.DET	<u>Negative Declaration</u> REPORTBY: <u>Cl:ei</u>
ASSESSOR'S PCL. NO.	<u>250-0240-009</u>		

APPLICATION: A. Negative Declaration.

B. Special Permit to develop a 3,832 square foot, 200 seat church on 0.93+ vacant acres in the Standard Single Family Residential (R-1) zone.

LOCATION: 428 Rimmer Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 200 seat church.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1988 South Natomas Community Plan Designation:	Low Density Residential (4-8 du/na)
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'	95'
South: Single Family; R-1	Side(East):	5'	55'
East: Single Family; R-1	Side(West):	5'	38'
West: Single Family; R-1	Rear:	15'	110'

Parking Required:	33 spaces
Parking Provided:	52 spaces
Property Dimensions:	142' x 287'
Property Area:	0.93+ acres
Square Footage of Building:	3,832 square feet
Height of Building:	16 feet, 1 story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Wood Siding
Roof Material:	Composition Shingles
Number of Fixed Seats:	200

BACKGROUND INFORMATION: On September 11, 1986, the Planning Commission approved a special permit to allow a 2,560 square foot church containing 70 seats. This church was never constructed and the lot remains vacant.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.93± vacant acres in the Standard Single Family (R-1) zone. The General Plan designates the site Low Density Residential (4-15 du/na). The 1988 South Natomas Community Plan designates the site Low Density Residential (4-8 du/na). The surrounding land use and zoning includes Single Family Residential, zoned R-1, to the north, south, east, and west.

B. Applicant's Proposal

The applicant is proposing to construct a 2, 832 square foot church with 200 seats. The total congregation contains 170 members. This has been split into two parts. Part A contains 81 members and meets on Sundays from 10 am to 12 pm, Mondays from 7:30 pm to 8:30 pm, and Tuesdays from 7:30 pm to 9:30 pm. Part B contains 89 members and meets Sundays from 1 pm to 3 pm, Mondays from 7:30 pm to 8:30 pm, and Thursdays from 7:30 pm to 9:30 pm. There are a few times a year the entire congregation meets at one time.

C. Site Plan Design

The submitted site plan indicates 52 parking spaces. The 200 seat church requires 33 spaces. The site plan indicates the church in the center of the lot with parking around it. Staff suggests the church be pulled forward to approximately a 40 foot front setback. This front setback should be landscaped and the parking located in the rear (see staff's revised site plan Exhibit A). Staff recommends a site plan similar to Exhibit A be used. The revised site plan shall be submitted for Planning Director review and approval prior to issuance of Building Permits. This revised plan has landscaping around the perimeter and a proposed location for a trash enclosure. No trash enclosure was provided on the submitted site plan. If a dumpster is being used, a trash enclosure must be provided. A six foot masonry wall is required along the south, east and west property lines. Currently, a chain link fence is along the front property line. This fence shall be removed. If a fence is to be provided along the front property line, it cannot exceed 3 feet in height and must be set back a minimum of 20 feet at the driveways.

D. Building Design

The elevations indicate wood siding with composition shingles. The front elevation has no openings. It resembles a side of a home. Staff recommends the building be redesigned to have characteristics of a church. There should also be some focal point facing Rimmer that resembles an entrance. Elevations of all four sides of the building shall be provided. These revised elevations shall be submitted for review and approval by the Planning Director prior to the issuance of Building Permits.

E. Signage

The submitted plans do not indicate any proposed signage. Any signs must meet the requirements of the Sign Ordinance which allows one identification sign and one bulletin board not to exceed a total of 16 square feet.

F. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Services, Building Inspections, Building Inspections - Fire, and the Sacramento Housing and Redevelopment Agency. The following comments were received:

Traffic Engineering

1. There is 20 feet of maneuvering depth required for 60 degree parking.
2. The entrance of the driveway is to align with the aisle.

Engineering Development Services

The plans do not show existing Public Improvements. Our records show standard street improvements have been constructed. A driveway permit is required with the location to the satisfaction of the Traffic Engineer.

Sacramento Housing and Redevelopment Agency

Increased traffic and parking problems are the major concerns regarding this project. The number of parking spaces to the number of seats does not seem to be adequate. This would most likely result in a number of cars parking along the street.

The location of the church in the middle of the "block" seems inconsistent with the neighborhood. If the church were to be located adjacent to commercial uses (i.e. closer to Northgate), the uses would be more consistent/compatible and traffic could be less of a concern (disruption to residential area).

It is difficult for current residential traffic to enter and exit Rimmer from Northgate Boulevard; this would add to the safety concern at that intersection.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur:

- A. Pay the cost (connection fees) of providing water to the site.
- B. Implement standard water conservation measures into the site design.
- C. The City shall not approve the final project building permit until the Land Use Planning Policy EIR is completed and approved (anticipated for December, 1989*).

*It is anticipated that residential projects located in the Sacramento River Levee Flood Failure area will not receive final project building permits until June, 1990. In the event the Land Use Policy is adopted (anticipated for December, 1989) the growth limitations of the policy will further prevent issuance of final project building permits until June, 1990 (or when decision makers determine it is appropriate to allow building to proceed).

- D. The applicant shall comply with all applicable mitigation measures imposed by the Land Use Planning Policy EIR prior to final project approval. The applicant is aware that applicable mitigation measures could substantially alter the proposed project and require additional future environmental review prior to the issuance of a City building permit.
- E. A 6 foot high solid masonry wall shall be erected along the property lines abutting residential uses or zoning.

- F. All exterior lighting will be directed away from or properly shaded to eliminate light and glare onto surrounding residential property or on-coming traffic.
- G. The City shall not approve the final project building permit until the General Plan is amended to exclude areas designated A99 Flood Hazard zone from areas considered "subject to unreasonable risk of flooding."

However, if the proposed flood policy and General Plan Amendment are not approved the proposed project must be reevaluated prior to issuance of the final building permit to determine the level of significance of flood hazards associated with the project and to re-issuance of mitigation measures to address the Identified Impact.

- H. Participate in a Facilities Benefit Assessment (FBA) District or other fair and appropriate financing mechanisms to be formed to finance needed public infrastructure and community facilities in South Natomas. The exact amount of dollar participation by the Facilities Benefit Assessment District for each of the improvements will be specified at the time that the District is formed.
- I. Implement SMUD's Conservation Load Management Measures.
- J. Pay for any internal or trunk line connections to the existing sewer system to the satisfaction of the Regional Sanitation District No. 1.
- K. Pay the one-time assessment to Reclamation District 1000.
- L. Cease construction if at any time during construction artifacts are discovered until a qualified archaeologist can examine the find and recommend preservation or possible mitigation if the find is significant.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the special permit to allow the church subject to conditions and based upon findings of fact which follow.

Conditions

1. The applicant shall submit a revised site plan similar to Exhibit A for review and approval of the Planning Director prior to issuance of Building Permits.
2. If a dumpster is used a trash enclosure must be provided. This enclosure must meet the requirements of the Zoning Ordinance.

3. **Revised elevations of all sides of the building shall be submitted for review and approval of the Planning Director prior to issuance of Building Permits, including a focal point at the front of the church and the building having a church-like appearance.**
4. **All signage shall meet the requirements of the Sign Ordinance.**
5. **The seating in the church shall be limited to 200.**
6. **The applicant shall comply with the mitigation measures of the Negative Declaration which include:**

- a. **Pay the cost (connection fees) of providing water to the site.**
- b. **Implement standard water conservation measures into the site design.**
- c. **The City shall not approve the final project building permit until the Land Use Planning Policy EIR is completed and approved (anticipated for December, 1989*).**

***It is anticipated that residential projects located in the Sacramento River Levee Flood Failure area will not receive final project building permits until June, 1990. In the event the Land Use Policy is adopted (anticipated for December, 1989) the growth limitations of the policy will further prevent issuance of final project building permits until June, 1990 (or when decision makers determine it is appropriate to allow building to proceed).**

- d. **The applicant shall comply with all applicable mitigation measures imposed by the Land Use Planning Policy EIR prior to final project approval. The applicant is aware that applicable mitigation measures could substantially alter the proposed project and require additional future environmental review prior to the issuance of a City building permit.**
- e. **A 6 foot high solid masonry wall shall be erected along the property lines abutting residential uses or zoning.**
- f. **All exterior lighting will be directed away from or properly shaded to eliminate light and glare onto surrounding residential property or on-coming traffic.**
- g. **The City shall not approve the final project building permit until the General Plan is amended to exclude areas designated A99 Flood Hazard zone from areas considered "subject to unreasonable risk of flooding."**

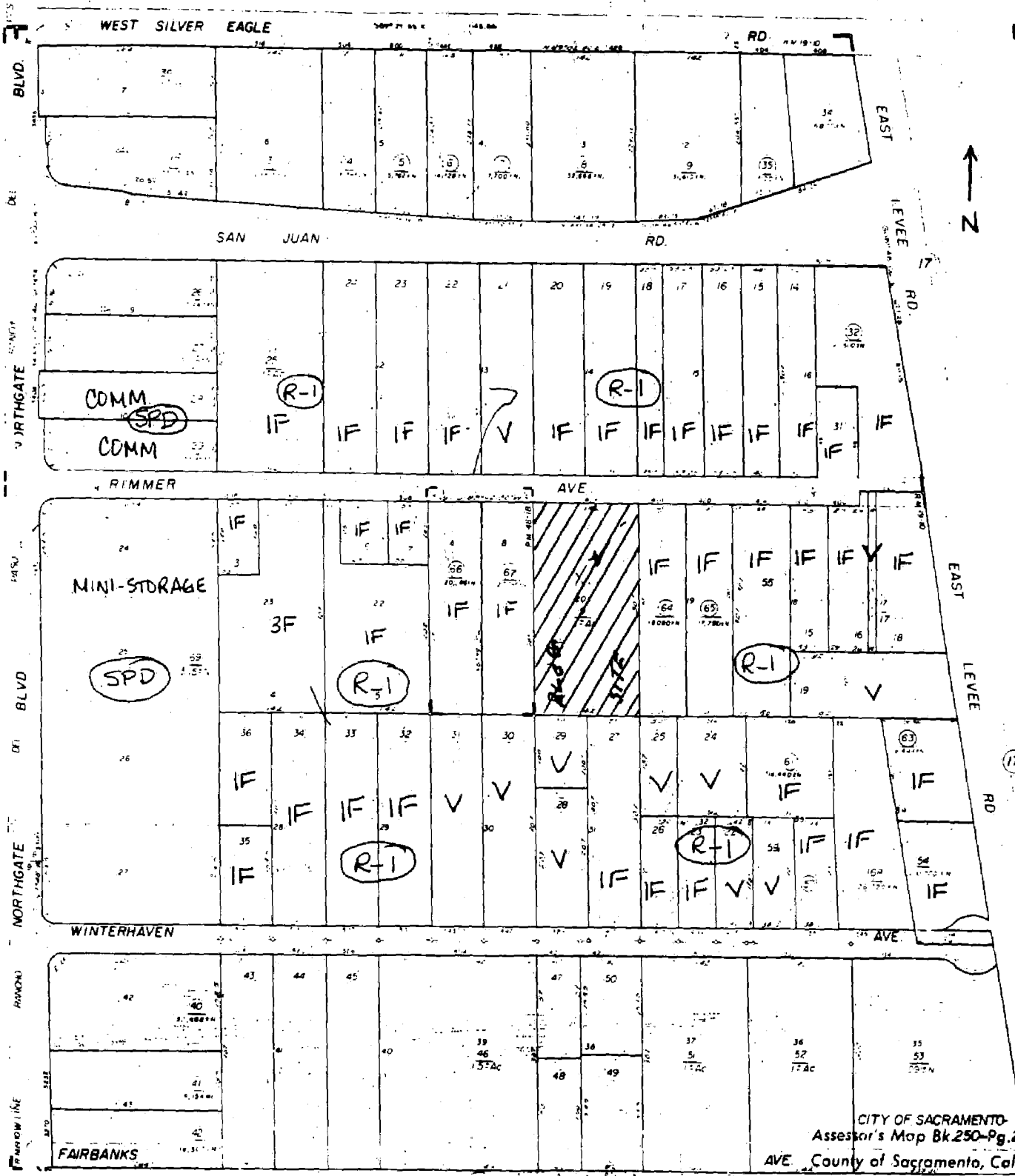
However, if the proposed flood policy and General Plan Amendment are not approved the proposed project must be reevaluated prior to issuance of the final building permit to determine the level of significance of flood hazards associated with the project and to re-issuance of mitigation measures to address the identified impact.

- h. **Participate in a Facilities Benefit Assessment (FBA) District or other fair and appropriate financing mechanisms to be formed to finance needed public infrastructure and community facilities in South Natomas. The exact amount of dollar participation by the Facilities Benefit Assessment District for each of the improvements will be specified at the time that the District is formed.**

- I. Implement SMUD's Conservation Load Management Measures.**
- J. Pay for any internal or trunk line connections to the existing sewer system to the satisfaction of the Regional Sanitation District No. 1.**
- k. Pay the one-time assessment to Reclamation District 1000.**
- I. Cease construction if at any time during construction artifacts are discovered until a qualified archaeologist can examine the find and recommend preservation or possible mitigation if the find is significant.**

Findings of Fact

- 1. The project, as conditioned, is based upon sound principles of land use, in that the proposed church is compatible with the surrounding residential uses.**
- 2. The project, as conditioned, will not be detrimental to the public safety or welfare, nor result in the creation of a nuisance, in that:**
 - a. adequate off-street parking and landscaping is provided; and**
 - b. a masonry wall is provided to buffer neighboring residential uses.**
- 3. The proposed project is consistent with the General Plan and 1988 South Natomas Community Plan which designate the site Low Density Residential.**



VICINITY - LAND USE - ZONING

278 279

11190

Item #

P89-278

I-11-90 DIMMER AVE

Hem 17

6' SOLID WOOD OR MASONRY FENCE

287'

PLANTED AREA

10'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

CURB

8'-0" TYP.



22 23 24 25

20'-0"

27 28 29 30 31 32

25'-0"

33 34 35

18'-0" TYP.

RAISED WALK

38 39 40 41 42

PROPOSED KINGDOM HALL
44 x 83
200 PERM SEATS

RAMP @ 8.33%
SLOPE PER T-24



43 44 45 46

20'-0"

47 48 49 50 51 52

52.94 FT

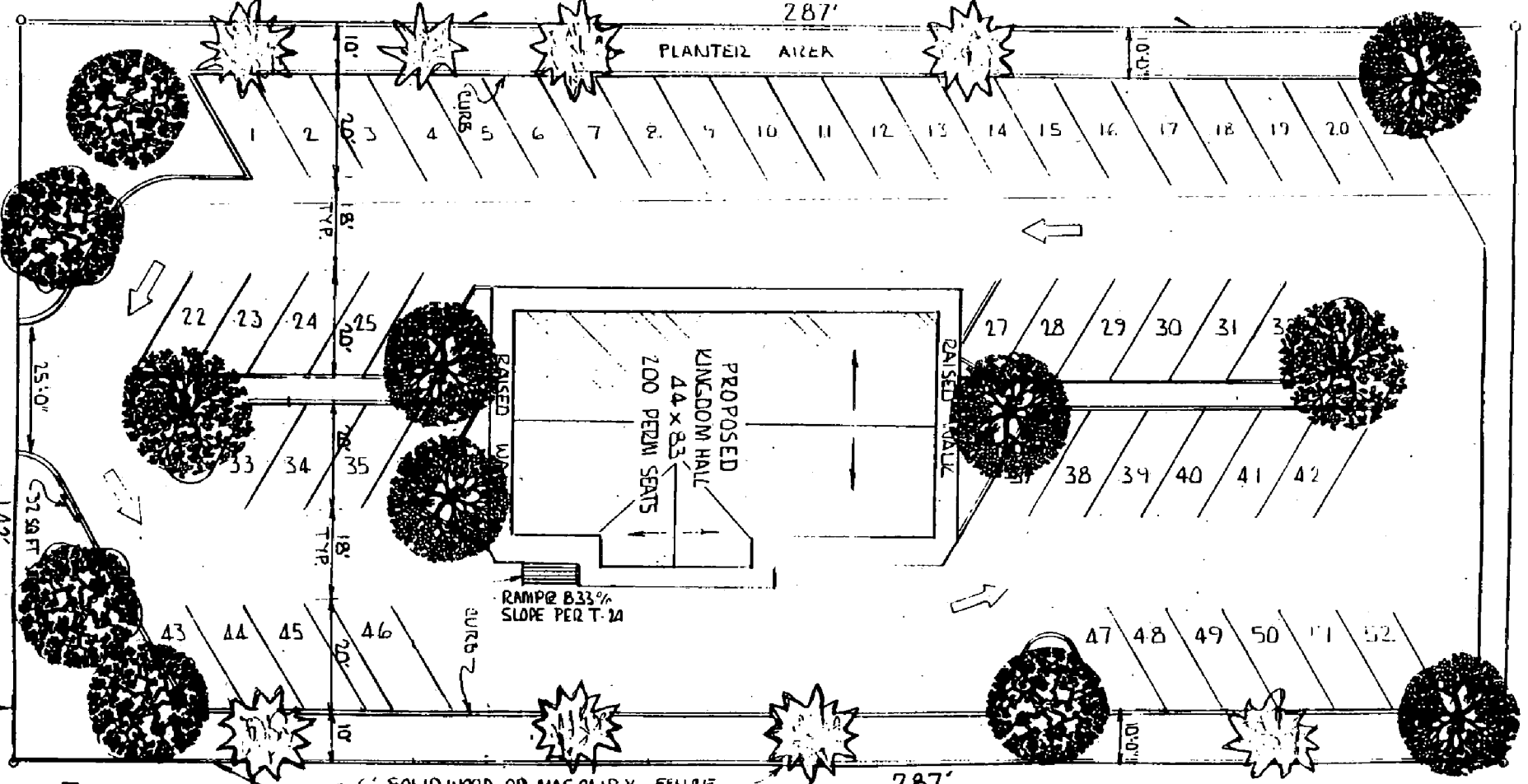
CURB

30'-0"

6' SOLID WOOD OR MASONRY FENCE

287'

10'-0"



P89-278

1-11-90 DIMMER AVE

Mem # 17

6' SOLID WOOD OR MASONRY FENCE

287'

PLANTER AREA

10'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

10'
18'
18'
18'
18'

TYP.

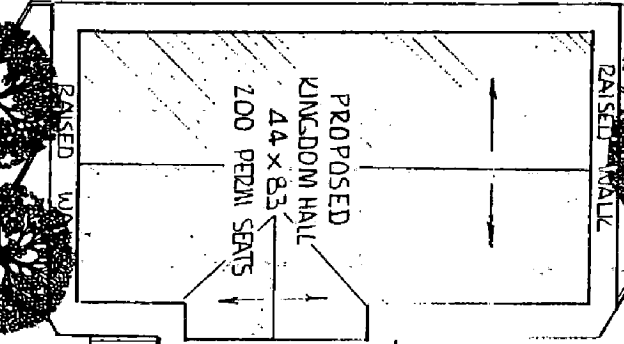
20'

20'

18'

20'

10'



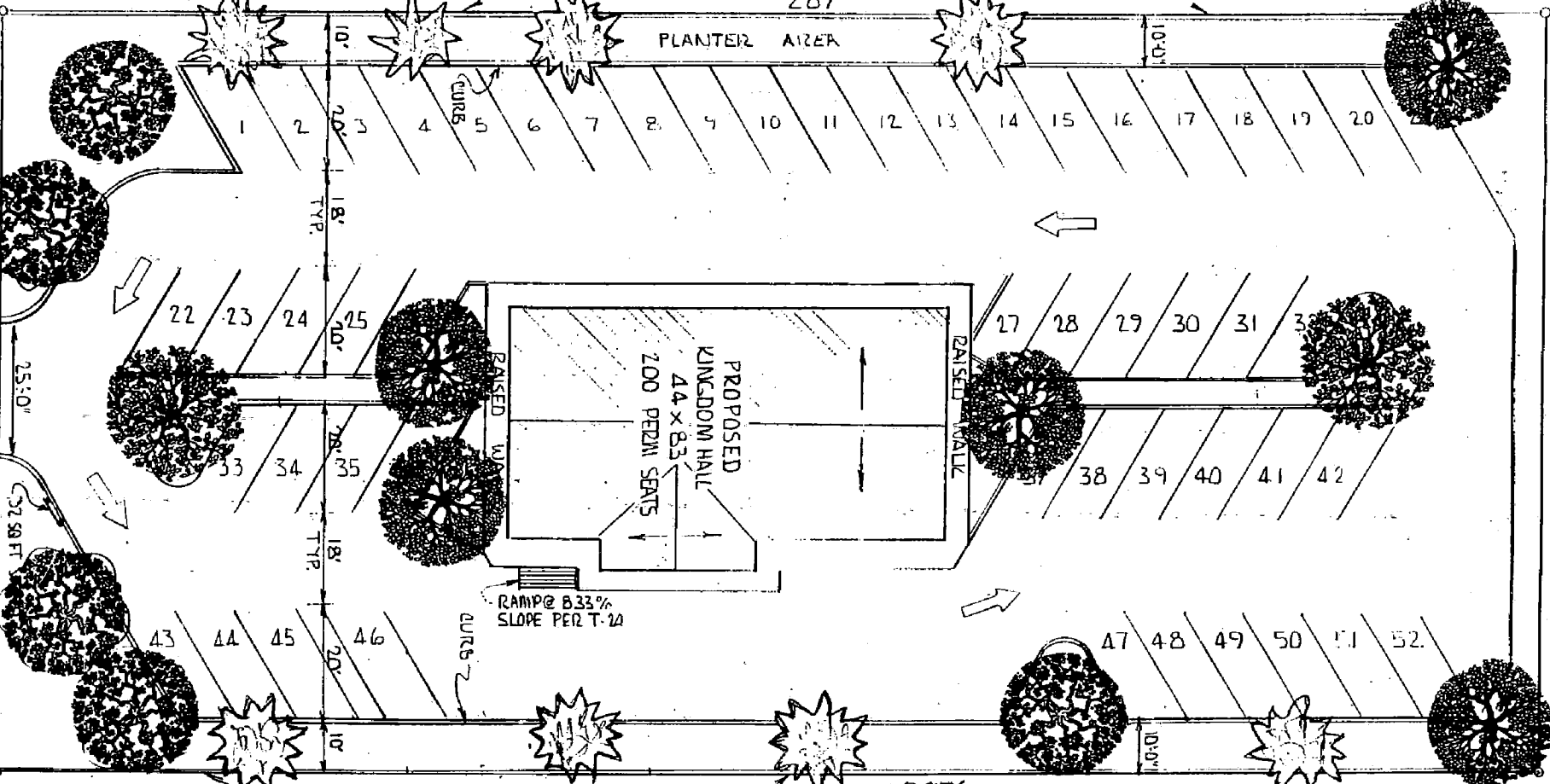
RAMP @ 8.33%
SLOPE PER T-10

CURBS

22 23 24 25 27 28 29 30 31 32

33 34 35 36 37 38 39 40 41 42

43 44 45 46 47 48 49 50 51 52



2 ←

6' SOLID WOOD OR MASONRY FENCE

287'

30' ST.

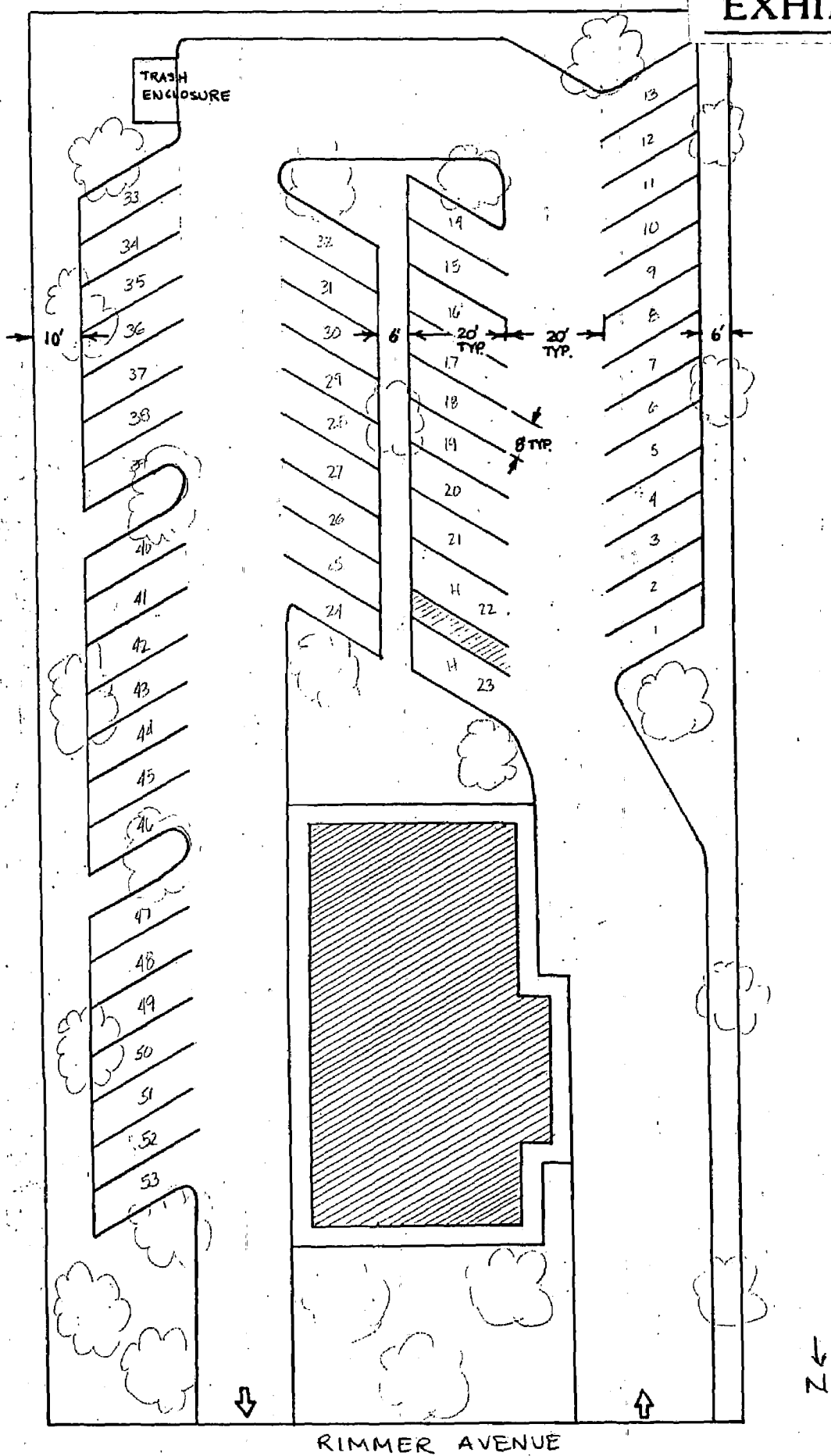
25'-0"

52.98 FT

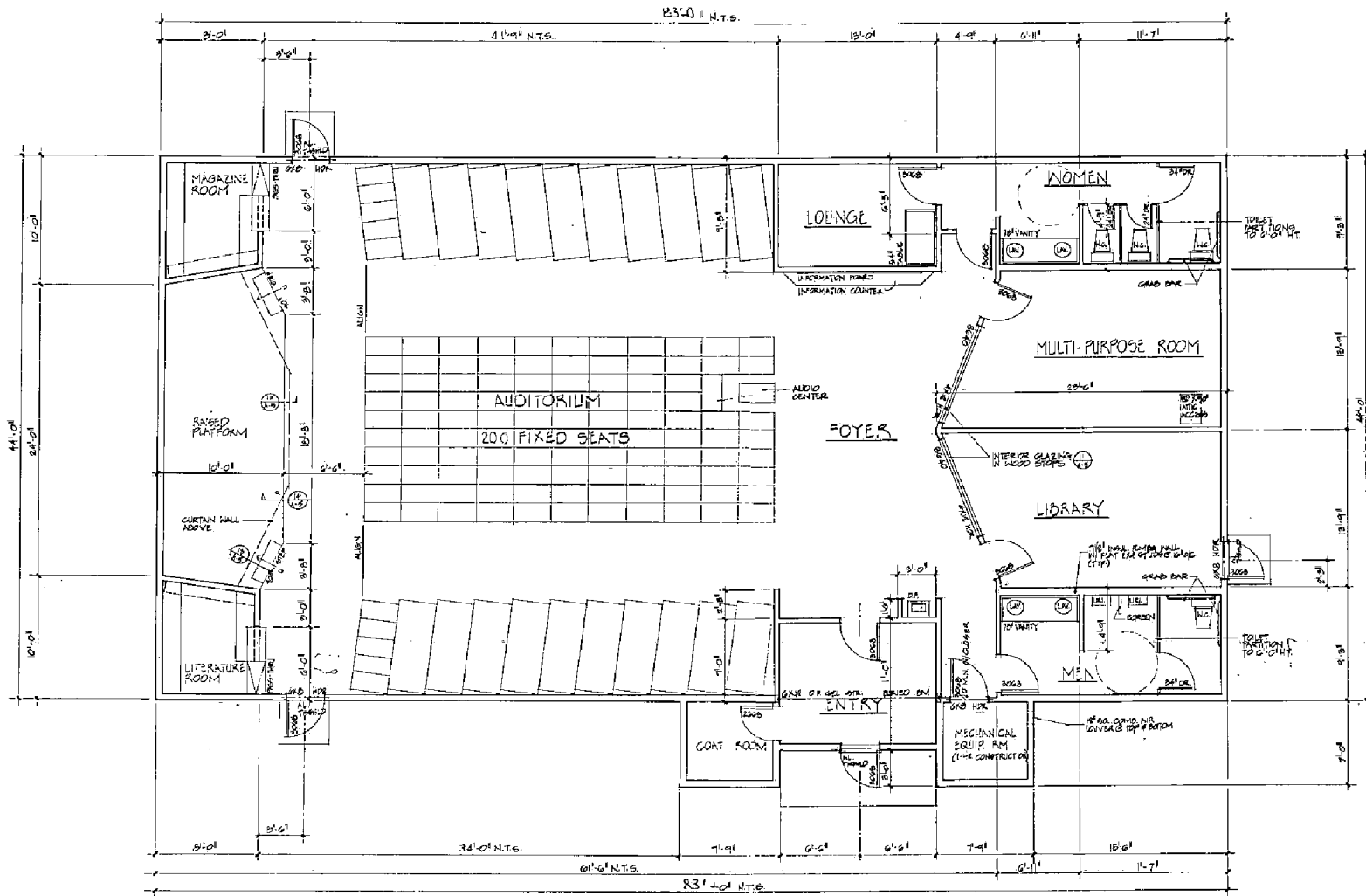
10'-0"

10'-0"

EXHIBIT A



STAFF REVISED SITE PLAN



FLOOR PLAN

REVISIONS	BY



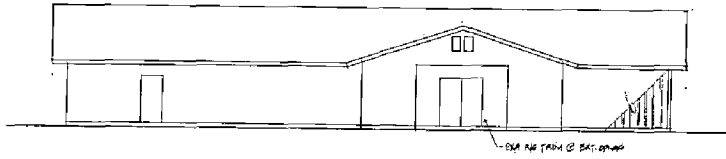
A KINGDOM HALL FOR THE
 CONGREGATION OF JEHOVAH'S WITNESSES
 NORTHGATE

DRAWN	
DESIGNED	
CHECKED	
DATE	
SCALE	
JOB NO.	

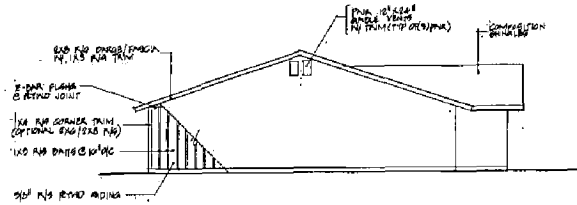
Mem# 17

1-11-90

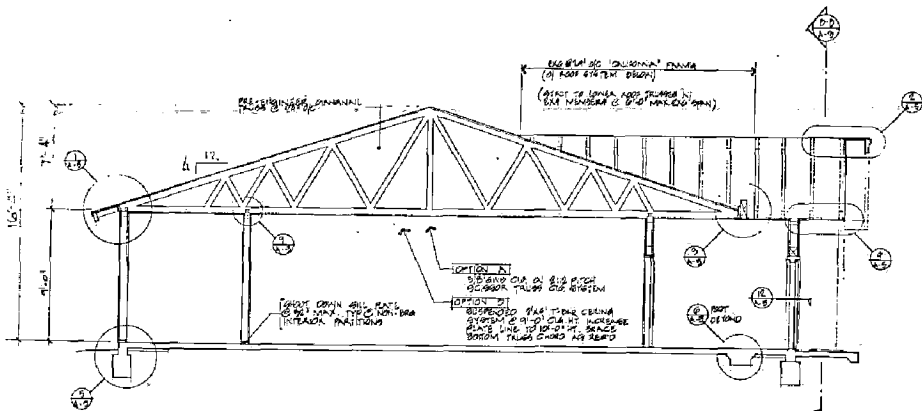
P89-278



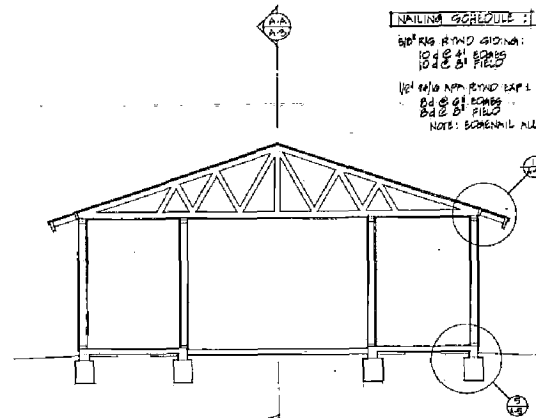
FRONT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



SIDE EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



CROSS SECTION A - A
SCALE: 1/8" = 1'-0"



CROSS SECTION B - B
SCALE: 1/8" = 1'-0"

NAILING SCHEDULE #1

- 6" x 8" RWD SIDING: 10 D @ 12" O.C.
- 1" x 6" RWD SIDING: 10 D @ 12" O.C.
- 1" x 6" RWD SIDING: 10 D @ 12" O.C.
- NOTE: SCHEDULE ALL OTHERS

REVISIONS	BY



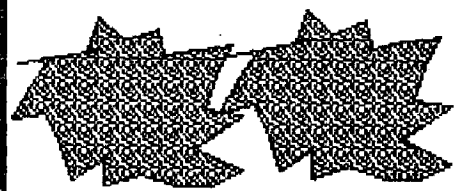
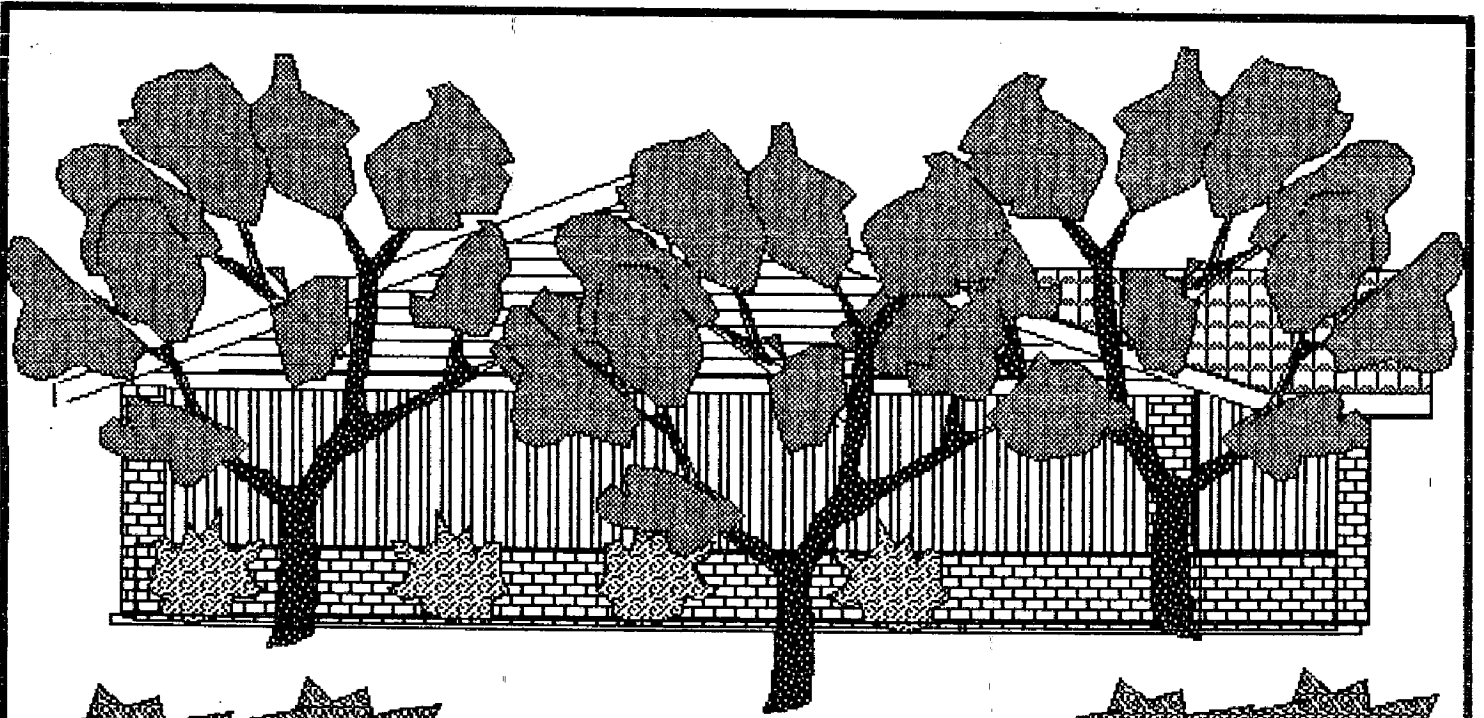
A HANGROOM HALL FOR THE
CONGREGATION OF JEHOVAH'S WITNESSES
NORTHGATE

DRAWN	TIN LIP
CHECKED	TIN
DATE	11-20-80
SCALE	AS NOTED
JOB NO.	
SHEET	
A-3	
OF 4 SHEETS	

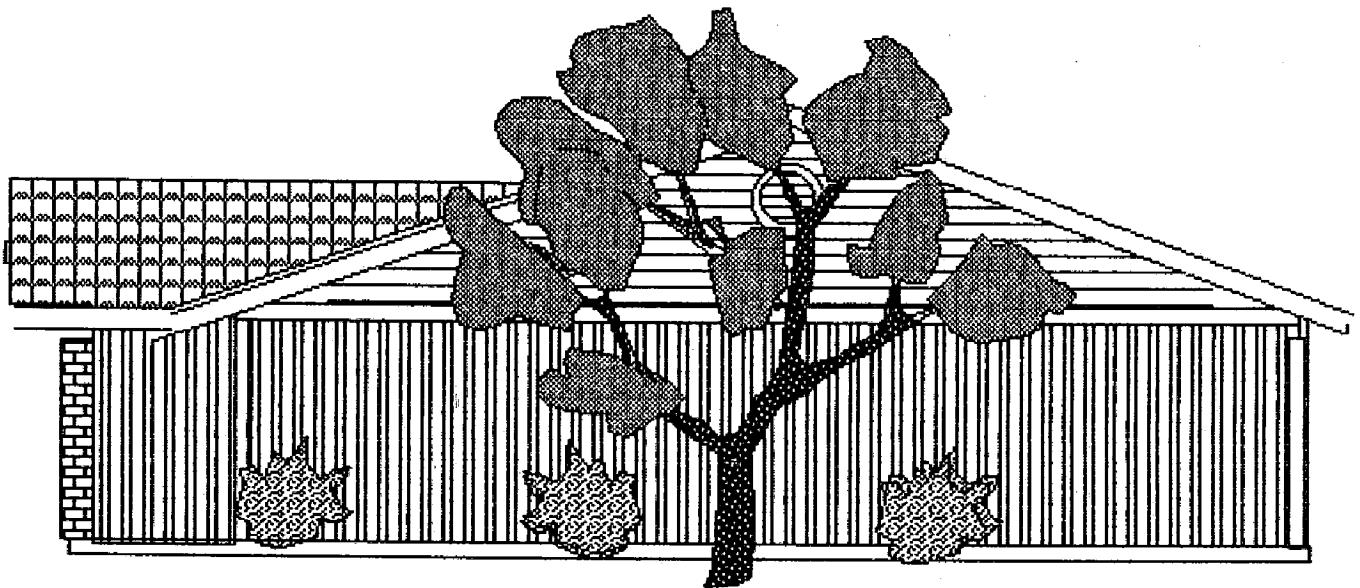
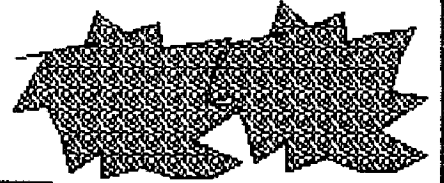
Acem #17

1-11-90

P89-278



LEFT ELEVATION



RIGHT ELEVATION

SCALE = 1/8"=1'0"

DATE 12/16/89

**KINGDOM HALL OF
JEHOVAH'S WITNESSES**

REVISED

DRAWN BY: R. BISBEE

END ELEVATION SHEET