

CITY PLANNING COMMISSION

231 1st STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Mau, Haidet, Hyde, Schroeder, Inc. 1718 3rd Street #201, Sac., CA 95814
OWNER Church of Jesus Christ of Latter Day Saints, 61 East North Temple St., SLC, UT 841
PLANS BY Mau, Haidet, et al.
FILING DATE 5/19/88 ENVIR. DET. Neg. Dec. 5/27/88 REPORT BY DCS:vf
ASSESSOR'S PCL. NO. 029-0384-007

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to develop a 15,000± sq. ft. church facility and a 280± sq. ft. storage building on 3.4± vacant acres in the Standard Single Family-Executive Airport Overlay (R-1, EA-4) zone.
 - C. Variance to exceed the 35' height limit by 15 feet.

LOCATION: Southeast corner of 56th Avenue and Havenhurst Way.

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 15,000 sq. ft. church facility.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential
1976 Pocket Community	
Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1 (EA-4)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family Residence; R1-EA4	Front:	25'	35'
South: Single Family Residence; R-1			
East : Interstate 5	Side(St):	12.5'	35'
West : Single Family Residence; R-1	Rear:	15'	

Parking Required:	47 spaces
Parking Provided:	160 spaces
Property Dimensions:	Irregular
Property Area:	3.4± acres
Square Footage of Building:	15,280 sq. ft.
Height of Building:	29' (to highest point of roof-tower 50')
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Brick
Roof Material:	Tile

PROJECT EVALUATION:

A. Land Use and Zoning:

The subject site consists of a 3.4 acre vacant parcel which is located in the Standard Single Family (R-1) zone. The property is surrounded by three streets and Interstate 5. Surrounding land uses to the north, west and south are single family residences. To the east is Interstate 5.

The Executive Airport 4(EA-4) overlay zone has been placed on the easterly portion of the property. The Executive Airport 4 overlay zone is the least restrictive of 4 airport overlay zones. A church is permitted in the zone upon approval of a special permit. Because of the EA-4, a 30 foot height limit is placed on the site. In addition, the site is designated Low Density Residential by both the General Plan and 1976 Pocket Community Plan. The proposed use would be consistent with these plans.

B. Applicant's Proposal:

A Special Permit is requested to construct a 15,000 sq. ft., 278 seat church facility and a 280 sq. ft. storage building. One hundred sixty parking spaces are proposed to accommodate the facility. The applicant is also requesting a variance to exceed the 35 ft. height limit permitted in the R-1 zone by 15 feet. The variance is for a 50+ foot high tower which is located next to the building, the tower is only in the R-1 zone which has a 35 foot height limit. The EA-4 zone, with a 30 ft. height limit only covers a portion of the subject site.

C. Site Plan/Design:

The primary issues related to this project are: building height/variance, landscaping, lighting, signs, trash enclosures and satellite dishes.

1. Building height/variance

The subject site is within the Standard Single Family (R-1), Executive Airport 4 (EA-4) overlay zone. A height limit of 35 feet is permitted in the R-1 zone. The Executive Airport 4 overlay zone, however, has a 30' height limit. At its peak, the building is 29 feet high which conforms to the EA-4 overlay zone. A 50 foot tower is proposed adjacent to the church. The tower is outside the Executive Airport 4 overlay zone. Therefore, the R-1 zone height limit of 35 feet

applies to the tower. The applicant requests approval of a variance to exceed the 35 foot height limit. Staff can support this request for several reasons. One reason is that the subject site is adjacent to Interstate 5 which is elevated 20 ft. to 25 ft. above the proposed church site. There are also a 8 ft. to 10 ft. high sound wall, a 20 ft. high off ramp sign and highway light stanchions which staff estimate to extend another 30+ ft. above the highway elevation. The proposed building a tower would not extend into the air any higher than the existing highway related structures. A second reason is that flag poles and similar spires have been approved in other areas of the City. Finally, landscaping on the site include large trees which will reach a height between 40 ft. to 70 ft. at maturity. The tower will, therefore, not be that noticeable as the trees reach their ultimate heights.

2. Landscaping:

A landscape plan was submitted and reviewed by Planning and Building Division staff. The following comments are provided:

- o additional finger planters shall be added as shown in Exhibit D
- o one parking space on the southerly side of the parking area shall be removed and landscaping provided instead, see Exhibit D.
- o rather than using wheel stops, parking shall be designed to overhang planters by two feet.
- o low shrubs shall be incorporated into 25 ft. bermed areas to help reduce headlight glare on surrounding residential properties.
- o shrubs at the corner of Havenhurst Way and Reichmuth Way shall be maintained at a height of three ft. or lower to allow clear visibility at that intersection.
- o concrete curbing along planter areas shall be poured concrete not extruded.

3. Lighting:

Since the church is surrounded by residential uses, lighting shall be shielded and/or directed away from the surrounding residences.

4. Signs:

Sign plans shall be submitted to and approved by the Planning Director prior to issuance of a sign permit sign illumination shall be kept to a minimum (e. g. lighting may be provided by small floodlights located in planters).

5. Trash Enclosure:

The trash enclosure shall meet the requirement of the City Zoning Ordinance.

6. Satellite Dishes:

Should a satellite dish be desired for the site, plans shall be submitted and approved by the Planning Director prior to its locating on the property. Appropriate landscaping and/or fencing may be required.

Agency Comments:

The proposed project has been reviewed by the City Engineer, Traffic Engineer, and other agencies. The following comments are provided by the City Traffic Engineer:

- o The dividers at driveway entrances, as shown, are unacceptable.
- o Repair or replace any substandard improvements.
- o Remove or relocate planters which align with driveway and exits.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposal will not have a significant impact on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the following actions:

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

- C. Approve the variance based upon findings of fact which follow:

Conditions:

- 1. The landscape plan shall be revised to include:
 - a. additional finger planters as shown in Exhibit D;
 - b. removal of the most southerly parking space as indicated in Exhibit D;
 - c. redesign planters to accommodate a two foot vehicle overhang adjacent to parking stalls;
 - d. incorporate low shrubs upon the berms adjacent to Havenhurst Way and Reichmuth Way as indicated in Exhibit D.
 - e. a note indicating that the shrubs at the intersection of Havenhurst Way and Reichmuth Way shall be less than three feet in height. (The Building Inspection Division should be contacted to include any additional tree shading requirements which may be added to the revised landscape plan);
- 2. Revised parking and landscape plans shall be reviewed and approved by the Planning Director prior to issuance of a building permit. Parking and landscape plans shall be reviewed and approved by the Planning Director prior to issuance of a building permit. Parking and landscape plans are also subject to the review and approval of the Building and Traffic Engineering Divisions.
- 3. Concrete curbing along planter areas shall be poured concrete not extruded curbing.
- 4. All on-site lighting shall be screened and/or not directed off-site onto adjacent residential properties.

5. A sign plan shall be submitted to and approved by the Planning Director prior to issuance of a sign permit. Sign illumination shall be kept to a minimum (e. g. small flood lights located in planters).
6. Trash enclosures shall meet the requirements of the City Zoning Ordinance.
7. Any satellite dish shall be subject to review and approval of the Planning Director prior to its placement on the property. Any satellite dish shall be screened with materials similar to the main structures and/or landscaping and shall not be visible from adjacent residential properties or public streets.
8. The project shall be constructed per the submitted plans, as amended.
9. A six foot masonry wall shall be provided along the south property line.

Findings of Fact - Special Permit:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed church is compatible with adjacent residential development.
2. The proposed project, as conditioned, will not be detrimental to the public health, safety or welfare nor result in the creation of a nuisance in that adequate parking, landscaping and architectural design are provided.
3. The land use proposed by the special permit is consistent with the City's General Plan and the 1976 Pocket Community Plan.

Findings of Fact - Variance:

1. The variance, as conditioned, does not constitute a special privilege extended to one individual property owner in that similar towers have been approved by the Planning Commission for other churches in the City.
2. The variance, as conditioned, will not be injurious to the general public nor surrounding properties in that:

- a. the tower is at a height similar to the adjacent freeway signs and light standards located on Interstate 5; and
 - b. the proposed structure and landscaping will screen the tower from surrounding residential properties.
3. The project is consistent with the policies contained in the City General Plan and the 1976 Pocket Community Plans.

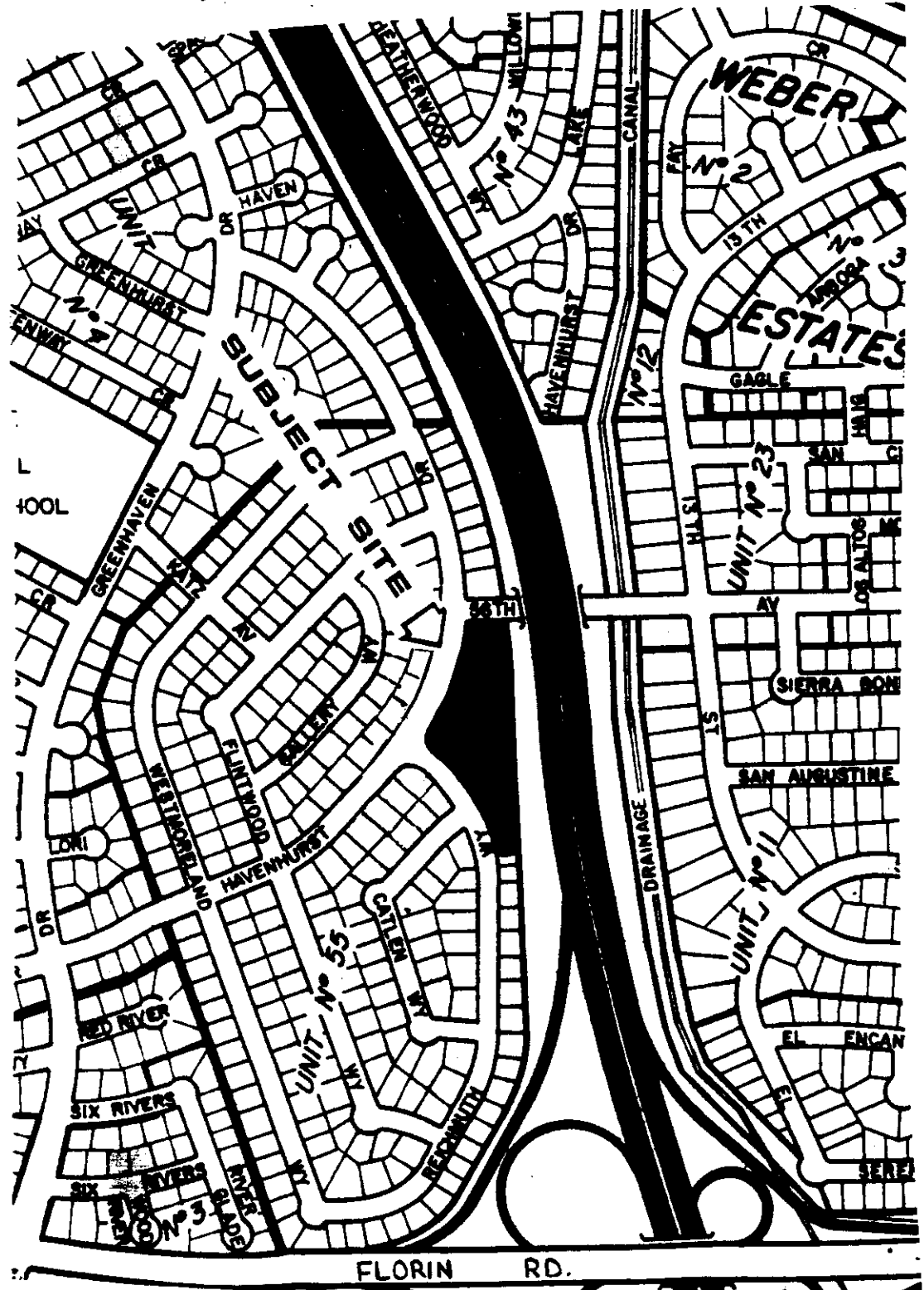


EXHIBIT A

VICINITY MAP

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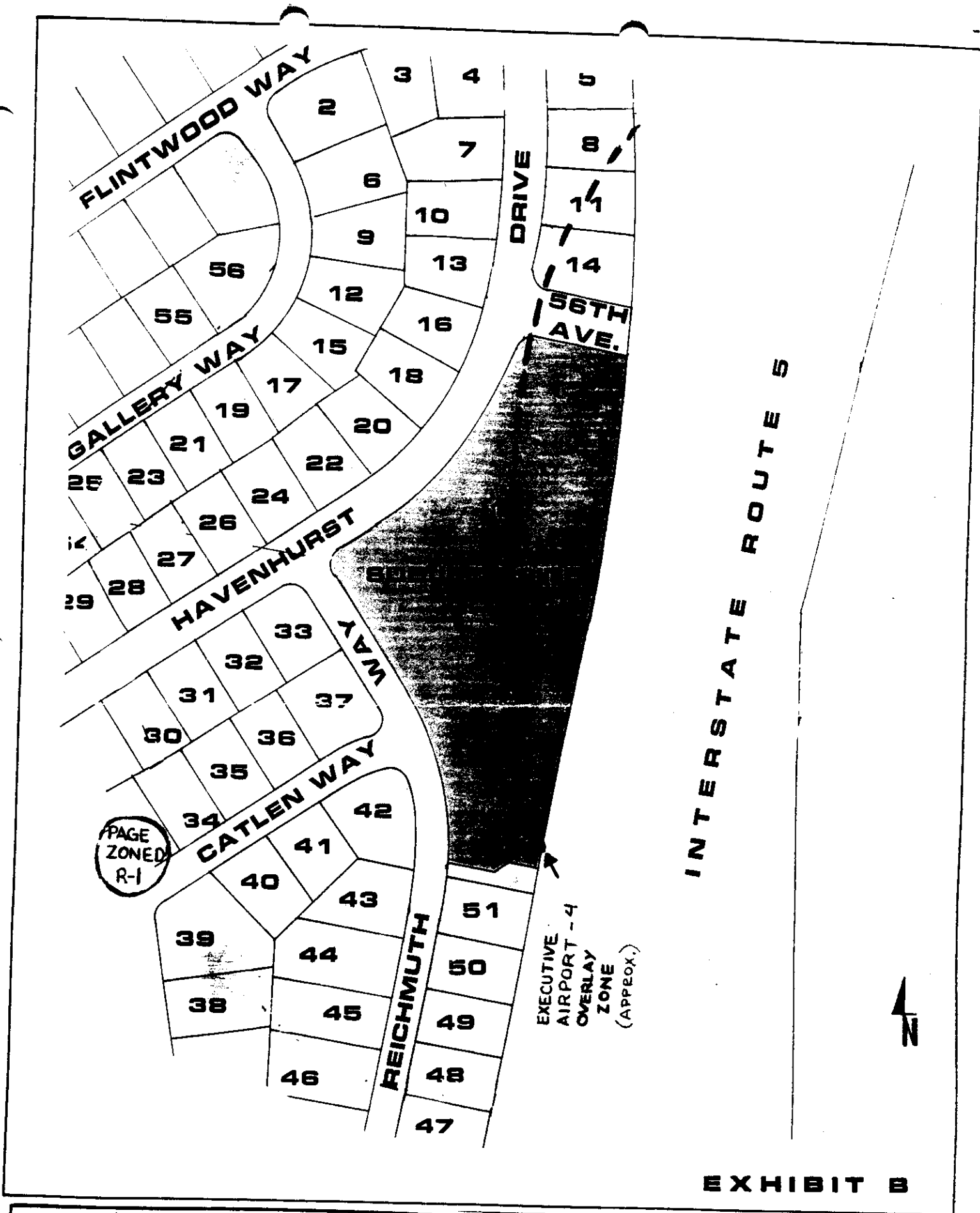


EXHIBIT B

LAND USE & ZONING MAP

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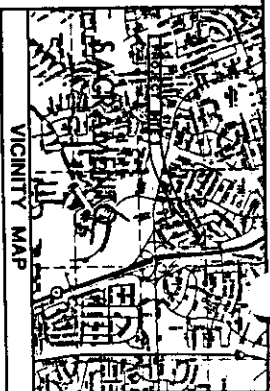
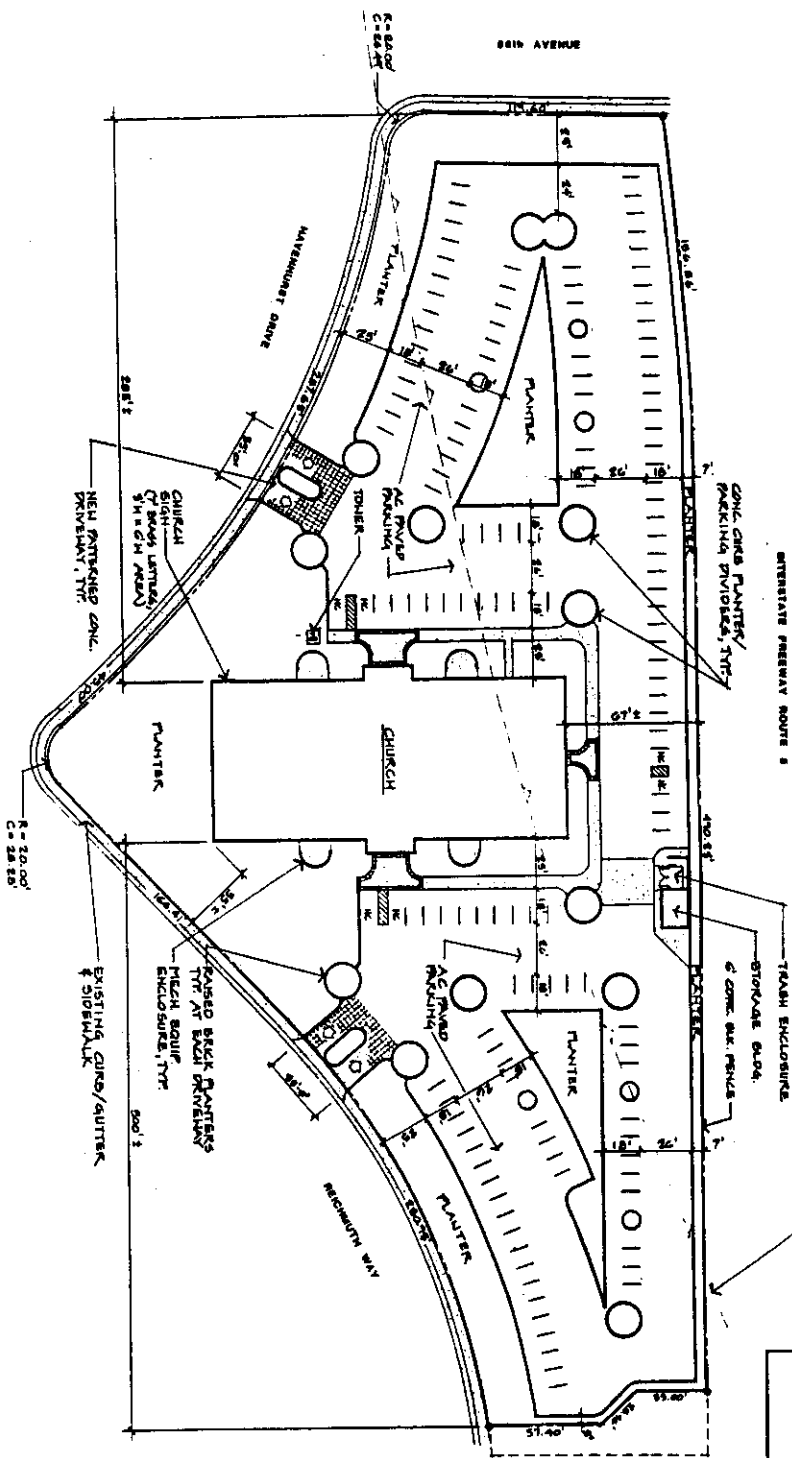
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PRELIMINARY SITE PLAN

SCALE: 1" = 30'-0"



PARKING DATA
PAGER SPACES: 278 GUNS + 6 = 47
PROVIDED: 4 x 10' = 154
AVAILABLE SPACES: 14 x 10' = 6

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<p>SITE PLAN</p> <p>A-0</p>	<p>THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS</p>	<p>First & Second Wards 56th & Havenhurst Dr. Sacramento, Calif.</p>	<p>DATE: 11/11/88</p>	<p>EXHIBIT C</p>
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Shrubs/plantings in this area to be 3 feet or less in height. Add note to reflect this in revised landscape plan

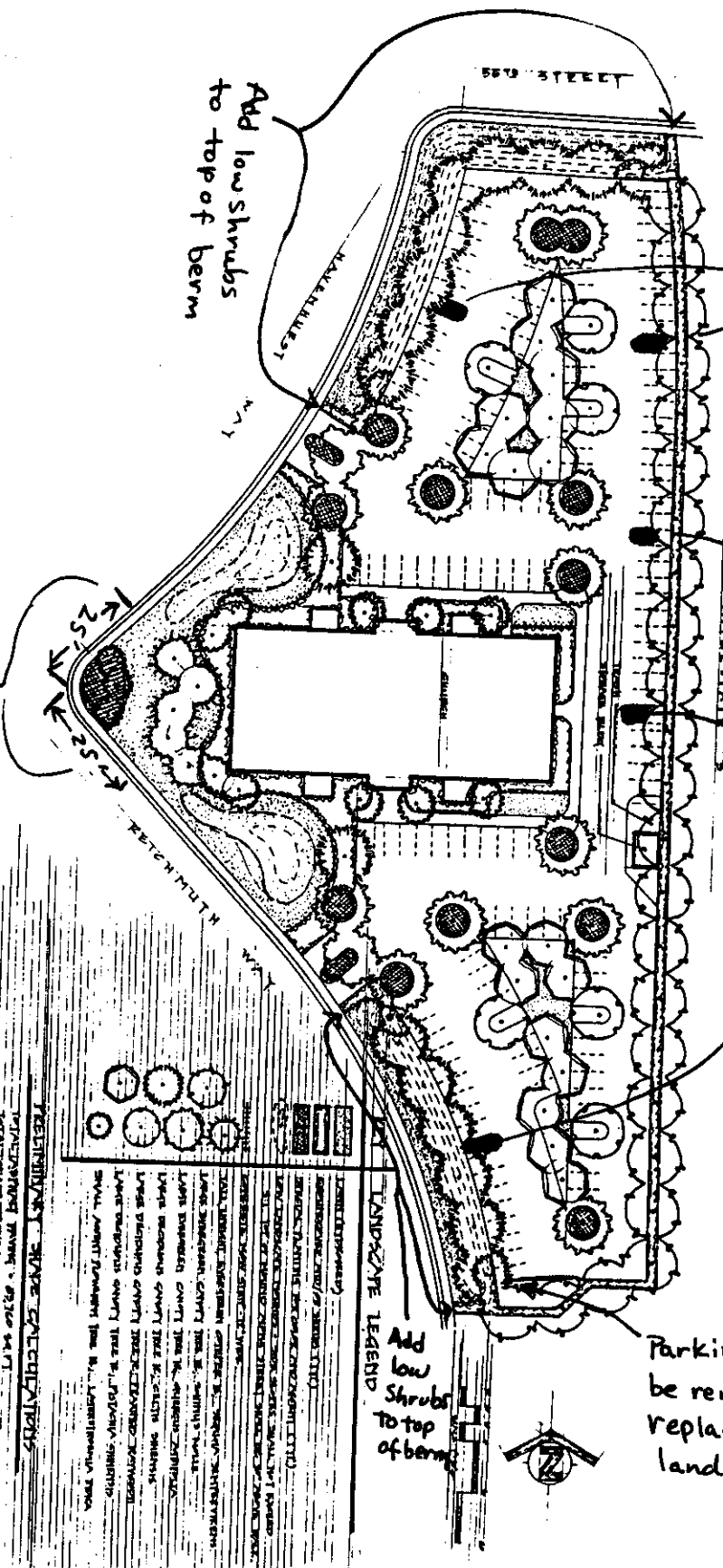
Add low shrubs to top of berm

Additional finger planters

Additional finger planters

Add low shrubs to top of berm

Parking space to be removed and replaced with landscaping



LANDSCAPE LEGEND

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LANDSCAPE PLAN

THE CHURCH of JESUS CHRIST of LATTER-DAY SAINTS
 First & Second Wards
 56th & Havenhurst Dr.
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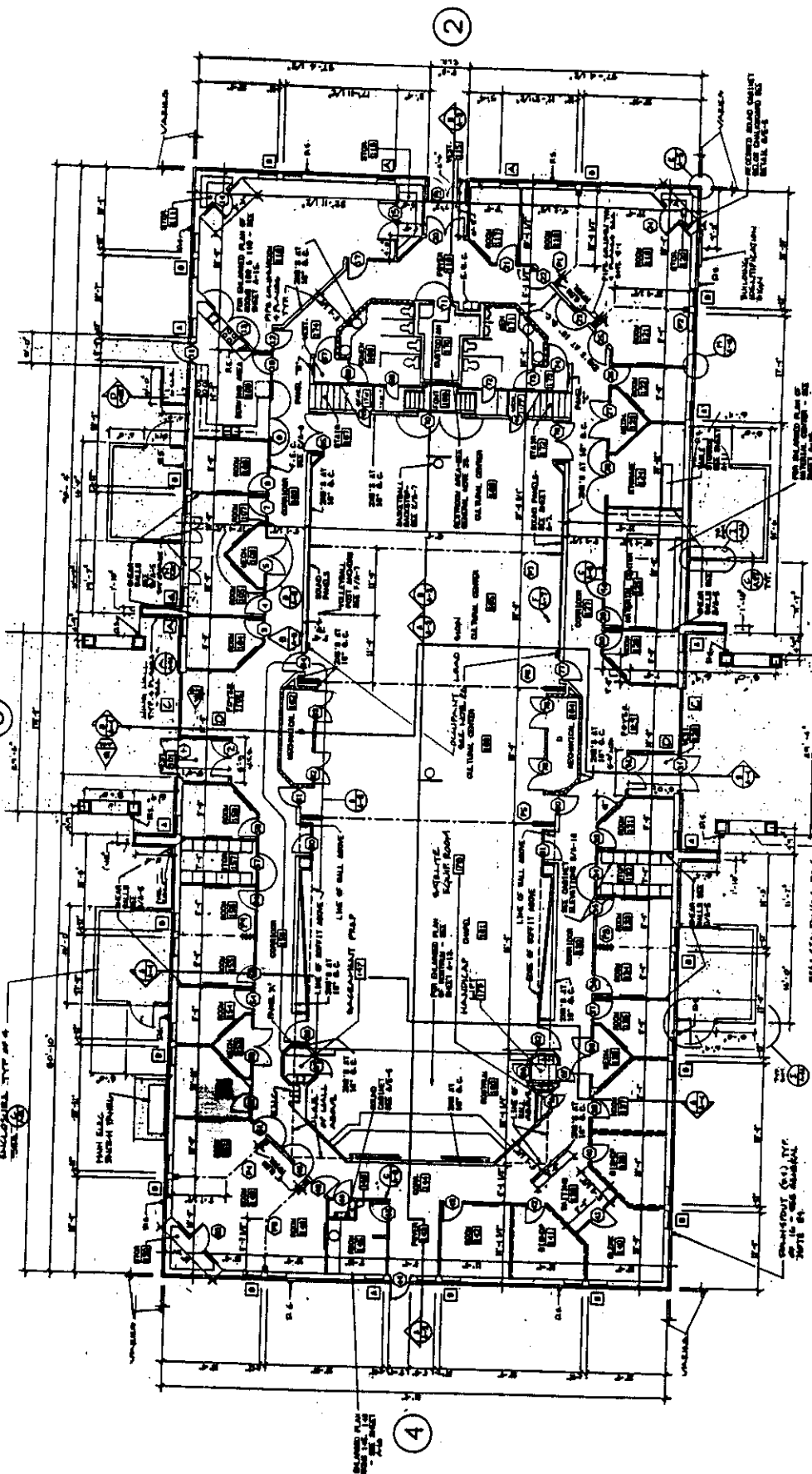
EXHIBIT D

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NO.	DESCRIPTION
1	MECHANICAL EQUIPMENT
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4	MECHANICAL EQUIPMENT



FLOOR PLAN
SCALE 1/4\"/>

GENERAL NOTES

1. MECHANICAL EQUIPMENT SHALL BE INSTALLED IN THE MANNER SHOWN ON THIS PLAN.
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