

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Mau and Mirza, Inc., Architects - 2555 Third St., Ste. 255, Sacramento 95818				
OWNER	Fremont Presbyterian Church - 5770 Carlson Drive, Sacramento, CA 95819				
PLANS BY	Mau and Mirza, Inc., Architects - 2555 Third St., Ste. 255, Sacramento 95818				
FILING DATE	1-6-84	50 DAY CPC ACTION DATE		REPORT BY:	JP:sg
NEGATIVE DEC.	2-17-84	EIR		ASSESSOR'S PCL. NO.	005-221-06 & 07

- APPLICATION:
1. Environmental Determination
 2. Special Permit to expand an existing church facility and redesign and expand the existing parking area (Section 2-F-8)
 3. Variance to waive the required six foot high masonry wall between residential and non-residential uses on the north property line (Section 3-D-7-a)
 4. Lot Line Adjustment to merge two parcels for a church expansion (Subdivision Map Act Section 66499.20-3/4)

LOCATION: 5770 Carlson Drive

PROPOSAL: The applicant is requesting the necessary entitlements to construct a new chapel, youth center and print shop, and expand the existing parking area for Fremont Presbyterian Church.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 East Sacramento Community
Plan Designation: Medium Density Multiple Family
Existing Zoning of Site: R-4
Existing Land Use of Site: Church

Surrounding Land Use and Zoning:

North: Single family residential; R-1
South: Multi-family residential; OB, R-4
East: Scottish Rite Temple parking lot; R-4
West: Southern Pacific Railroad and heavy commercial; C-4

Parking Required: 188 spaces
Parking Provided: 235 (phase I); 250 (phase II)
Ratio Required: 1 space per 6 seats (1,000 seat sanctuary; 125 seat chapel)
Property Dimensions: Irregular
Property Area: 4.3± acres

Square Footage of Existing				
Building:	Sanctuary	12,729	Youth Center	1,959
	Church Offices	11,577	Print Shop	1,008
	Social Hall	5,148	Additional Office	840
	Classrooms	9,494	Storage Building	672
			TOTAL	43,427

Proposed Square Footage:

47,749±

Phase I:

Square Footage to be Removed	
Youth Center	1,959
Additional Office	<u>840</u>
TOTAL	2,799

Square Footage to be Added	
Chapel	1,776
New Youth Center	<u>4,425</u>
TOTAL	6,201

Net Gain: 3,402 Square Feet

Phase II:

Square Footage to be Removed	
Print Shop	1,008
Storage Building	<u>672</u>
TOTAL	1,680

Square Footage to be Added	
New Print Shop	2,600

Net Gain: 920 Square Feet

TOTAL NET GAIN PHASE I AND II: 4,322 Square Feet

Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Phase I Exterior Building

Material & Colors:	<u>Chapel</u>	<u>Youth Activity Center</u>
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Dark brown wood trim to match existing
 "Maple" brick to match existing
 Yellow beige stucco to match existing
 Bronze anodized metal roof, gutters,
 flashings, etc.

Bronze anodized storefront with
 solar bronze glass
 "Maple" brick to match existing
 Yellow Beige stucco to match existing
 Bronze anodized metal roof, gutters,
 flashing, etc.

STAFF EVALUATION: Staff has the following comments regarding this proposal:

- The subject site consists of two parcels totaling 4.3± acres on which is developed Fremont Presbyterian Church, a 43,427± square foot church facility. The applicant proposes to remove four wood frame buildings on the site currently used for storage, an office, a print shop and a youth activity center and replace these with a new chapter, youth activity center and print shop. Total square footage of the expanded facility would be 47,749± square feet. The church expansion is proposed to occur in two phases. In Phase I the existing youth center and office building would be removed and a new youth center and a 125 seat chapel would be constructed (Exhibits C-G). In Phase II the existing print shop and storage area would be removed and the new print shop would be constructed (Exhibit H). During the two phases the parking area would also be redesigned and enlarged. Total proposed parking spaces for Phase I are 235 while 250 spaces are proposed for Phase II (Exhibits C, H and I). The applicant proposes to begin work on Phase I immediately and estimates this phase will take two years to complete. Work on Phase II is proposed to begin sometime within the next seven years.

2. The proposal was reviewed by the City Environmental Coordinator who determined that the following mitigation measures should be included in the project in order to reduce impacts to vegetation to less than a significant level:

The applicant proposes to remove a total of 57 trees: 56 on-site and one within the public right-of-way (Exhibit J). The applicant shall provide mitigation measures that insure retention of all trees designated for removal along Carlson Drive, trees indicated to remain on the applicant's "Site Survey" map, including Redwood and Cedar trees fronting H Street, retention or replacement of the existing 12" diameter Elm tree designated for removal within the H Street public right-of-way, and provide 50% shading of on-site parking areas to the satisfaction of the Planning Director and City Arborist prior to the issuance of a building permit.

3. The proposal was reviewed by the City Engineering, Building, Traffic and Real Estate Divisions, the City Arborist and the County Health Department. The following comments were received:
 - a. Engineering - Provide new deed description and closure calculations for lot line merger.
 - b. Building - If water meters do not currently exist on existing water services, meters will be required as part of this project.
 - c. Traffic - Driveway permits are required for this project.
 - d. Real Estate - No comments.
 - e. City Arborist -
 1. Cedar tree and three Chinese Elm trees on Carlson Drive are good trees and should be saved.
 2. Trees along H Street side of site should remain or be replaced if any need to be removed.
 3. Cedar and Redwood trees on the interior of the subject site should be saved if possible. None of the interior trees are Heritage trees.
 - f. County Health - No comments.
4. As part of the proposed parking lot and church facility expansion, the applicant proposes to remove approximately 57 existing trees on the subject site (Exhibit J). The Environmental Coordinator has addressed this issue and has proposed the mitigation measure described above. Staff concurs with the Environmental Coordinator's recommendation. In addition, there are several existing Pine trees along the western property line proposed for removal that could be retained if the parking lot was redesigned. These trees should be retained as they help screen the subject site from the adjacent elevated Southern Pacific Railroad tracks. Approximately 13 parking spaces would be removed in the revised parking design. The church facility, however, would

still have the 188 required on-site parking spaces plus 34± additional spaces (Phase I parking only - Phase II will provide an additional 15 spaces). This would provide adequate parking for the church facility. Staff, therefore, recommends that the parking area be revised to retain the existing Pine trees along the western property line.

Another tree not proposed for removal, but which may be endangered, is the large Redwood tree located on the interior of the subject site (Exhibit C). The applicant proposes to locate six parking spaces adjacent to this tree which would require paving over a portion of the tree's existing root system. This paving may be detrimental to the health of this tree. Staff has no objection if these parking spaces are relocated farther to the north of the large Redwood tree or completely removed to save this tree. Adequate on-site parking would still be provided for the church facility without these six spaces.

5. The applicant proposes a parking area of 24 parking spaces which will also be used as a play court when large church functions are not in session. The applicant has requested that this area not be required to be shaded at 50% as the trees would interfere with the use of the area for court games. The applicant proposes instead to provide new shading for existing parking areas that were constructed prior to enactment of the shading requirement. Staff has no objection to the applicant's request as long as the 50% shading requirement is met for the subject site as a whole.
6. Staff has no objection to the proposed expansion of the existing church facility. The two buildings proposed in Phase I, the chapel and youth center, are architecturally compatible with the existing structures on the subject site and will be constructed with similar colors and materials. Both of these facilities will be used on a limited basis on weekdays and weekends for activities such as weddings, youth meetings and special services. Phase II is proposed to replace an existing use on the subject site, a print shop, with a modernized print shop and storage facility. Plans for this facility have not as yet been designed and will need to be reviewed and approved by staff prior to issuance of building permits. The applicant has also redesigned the parking area to allow for two entrances and exits to the site (currently there is only one entrance off of H Street) and to provide more on-site parking for the church facility. Staff, therefore, recommends approval of the special permit to expand the church facility and redesign and enlarge the existing parking area.
7. The proposed expansion of the church facility and parking area required that a six foot high masonry wall be constructed between the church property and the adjacent residences to the north. The applicant is requesting a variance to waive this requirement as the church facility has been at the subject site for over 20 years and has had parking located along a portion of this property line during this time (Exhibit K). In addition, several of the residential parcels adjacent to the subject site have gates located along this property line and occasionally residents use them for access to their rear yards. Nine of the 11 property owners adjacent to the church site have

indicated that they would prefer not to have a masonry wall located along this property line (Exhibit L). The continued absence of a wall at this location would not create any adverse impacts in the area and is preferred by both the applicant and the majority of the adjacent property owners to the north. Staff recommends that the variance to waive the required six foot high masonry wall be approved.

8. Staff has no objection to the proposed lot line merger. This adjustment will allow the formal merger of two parcels that have historically been considered one site and will allow the proposed improvements for these two parcels to take place.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the negative declaration;
2. Approval of the special permit to expand an existing church facility and redesign and expand the existing parking area, subject to conditions and based upon findings of fact which follow;
3. Approval of the variance to waive the required six foot high masonry wall based on findings of fact which follow;
4. Approval of the lot line adjustment to merge two parcels by adopting the attached resolution.

Conditions - Special Permit

- A. The applicant shall submit a revised site plan detailing the retention and replacement of trees as indicated in the staff evaluation by the Environmental Coordinator, the City Arborist and Planning staff. The revised site plan shall be reviewed and approved by staff and the City Arborist prior to issuance of building permits.
- B. Revised shading, landscape and irrigation plans shall be submitted for Planning Director review and approval prior to the issuance of building permits.
- C. Floor plans and elevations for the proposed print shop shall be reviewed and approved by the Planning Director prior to issuance of building permits for Phase II.

Findings of Fact

- A. The project, as conditioned, is based upon sound principles of land use in that:
 1. the church facility is compatible with adjacent single family residential uses and other existing public and private facilities such as schools, churches and auditoriums found in the area;
 2. adequate off-street parking will be provided.

- B. The project, as conditioned, is not detrimental to the public health, safety or welfare nor will result in the creation of a nuisance in that:
 - 1. mature trees located on the subject site will be retained;
 - 2. the proposed structures are compatible with existing structures on the subject site;
 - 3. the church facility is located on a major street and will provide an adequate amount of on-site parking;
 - 4. the proposal will not significantly alter the characteristics of the area;
 - 5. adequate shading of the parking lot will be provided.
- C. The variance, as proposed, is not a special privilege extended to one individual property owner in that:
 - 1. access to rear yards of parcels adjacent to the site through existing gates would be prohibited if the masonry wall was constructed;
 - 2. a variance would be granted to other property owners facing similar circumstances.
- D. The project is in conformance with the 1974 General Plan and the 1965 East Sacramento Community Plan which designate the site for residential uses. Church facilities are allowed in residential areas with special permit approval.

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission
on date of

APPROVING A LOT LINE MERGER FOR THAT PORTION OF
THAT 294.19 ACRES OF LAND AS SHOWN ON THE "RECORD
OF SURVEY MAP OF HATTIE BELLE JACKSON, BERTHA
GLENN POE AND OTHER", RECORDED IN THE OFFICE OF
THE COUNTY RECORDER OF SACRAMENTO COUNTY, IN
BOOK 4 OF SURVEYS, MAP NO. 26

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located at 5770 Carlson Drive; and

WHEREAS, the lot line merger is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105(a)); and

WHEREAS, the lot line merger is consistent with the 1974 City General Plan and the 1965 East Sacramento Community Plan;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

That the Lot line merger for property located at 5770 Carlson Drive, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. Provide a new deed description for the merged parcels.
2. The applicant shall submit closure calculations for the overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's office.

CHAIR

ATTEST:

~~SECRETARY TO CITY PLANNING COMMISSION~~

LOCATION MAP

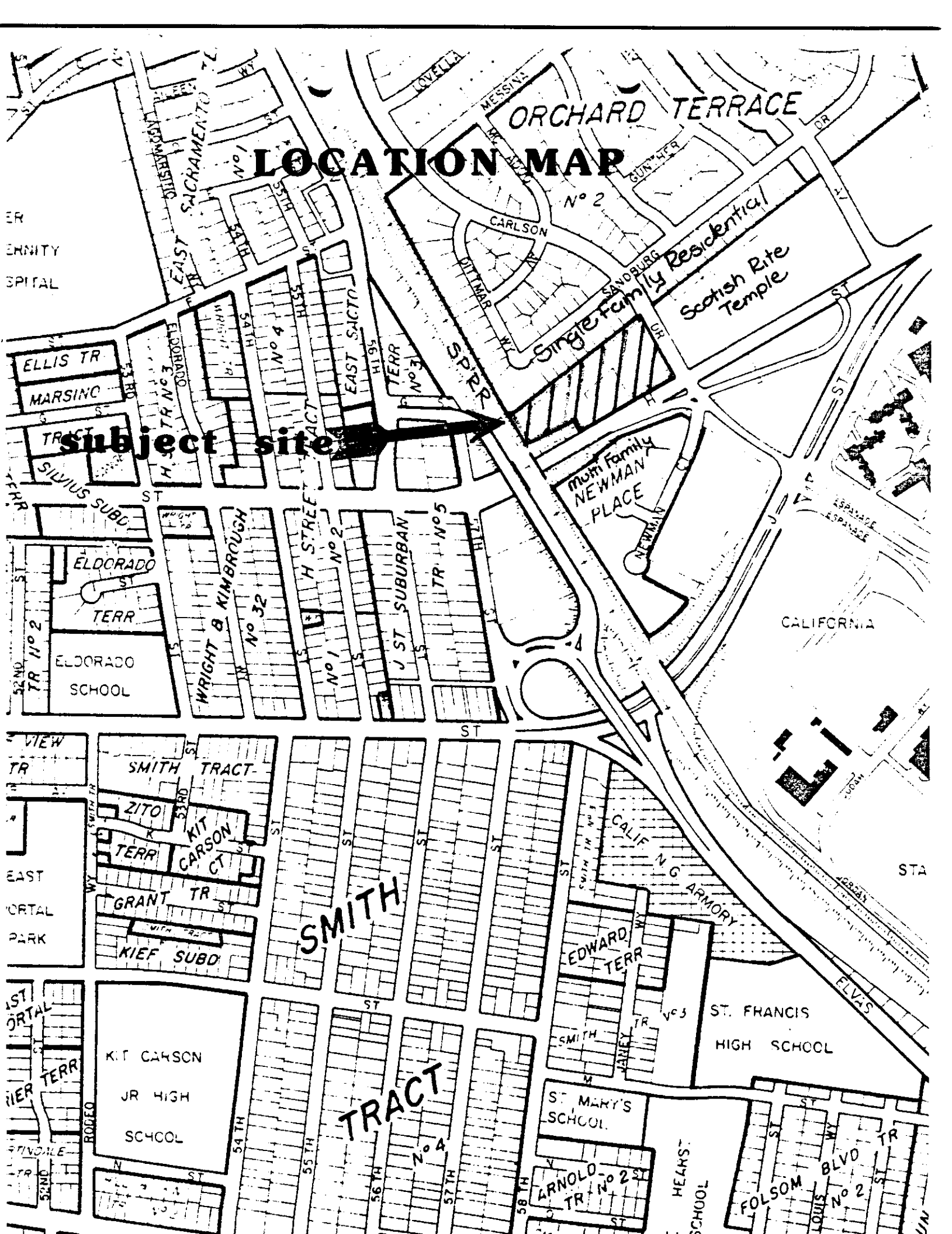


EXHIBIT A

EXHIBIT "A"

DESCRIPTION

That portion of that 294.19 acres of land as shown on the "Record of Survey map of Hattie Belle Jackson, Bertha Glenn Poe and others", recorded in the office of the County Recorder of Sacramento County, in Book 4 of Surveys, Map No. 26, described as follows:

Beginning at the most Southerly corner of Lot 247 as shown on the plat of "Orchard Terrace Unit No. 2", according to the map recorded in the office of the County Recorder of the County of Sacramento, in Book 27 of Maps, Map No. 37; thence from said point of beginning North $67^{\circ} 33' 53''$ East along the Southerly line of said "Orchard Terrace Unit No. 2", 757.54 feet to the West line of land conveyed to the County of Sacramento, by Deed recorded in Book 1239, page 458, Official Records, thence along the Westerly line of said land South $14^{\circ} 15' 10''$ East 332.29 feet to the Southwest corner thereof; thence along the Northerly line of "H" Street Road, South $75^{\circ} 44' 50''$ West 514.93 feet to the Southeast corner of that tract of land described as Parcel "A" in a certified copy of the Final Order of Condemnation recorded in Book 342, page 184, Official Records; thence North $12^{\circ} 56'$ West 71.22 feet; thence South $77^{\circ} 04'$ West 240.00 feet to the East line of the Central Pacific Railway Company's land; thence along said Easterly line North $12^{\circ} 56'$ West 147.79 feet to the point of beginning.

EXHIBIT B

MAU - MIRZA ARCHITECTS & ASSOCIATES
 1111 15th Street, Suite 100, San Francisco, CA 94103
 TEL: (415) 774-1111 FAX: (415) 774-1112
FREMONT PRESBYTERIAN CHURCH
 1111 15th Street, Suite 100, San Francisco, CA 94103
SITE PLAN - PHASE 1
TEMPORARY

Lot lines to be removed.

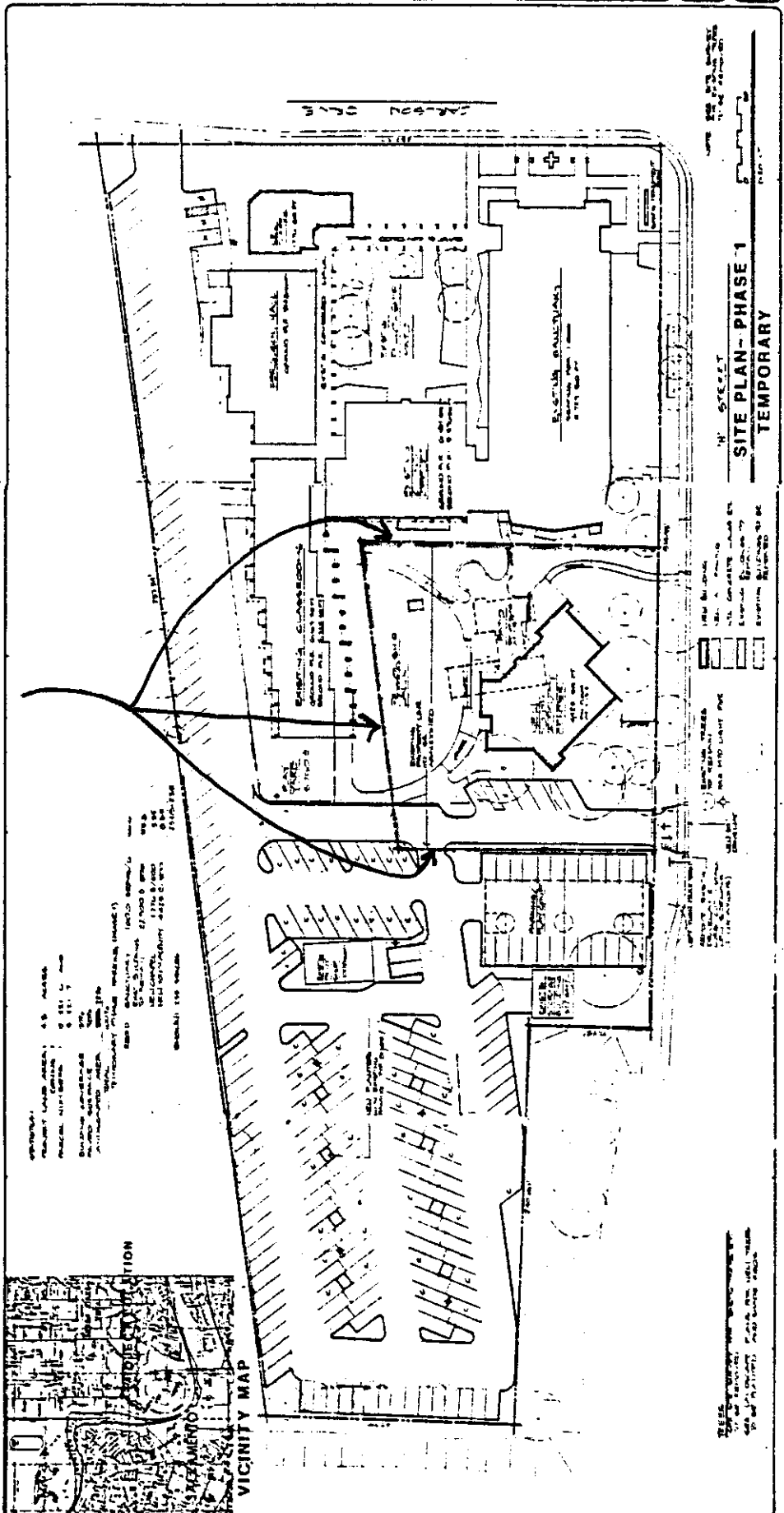


EXHIBIT C

MAU - MIRZA & ASSOCIATES
 ARCHITECTS - PLANNERS
 1775 BROADWAY SUITE 2000 NEW YORK, NY 10014

FREMONT PRESBYTERIAN CHURCH
 1775 BROADWAY SUITE 2000 NEW YORK, NY 10014

SITE PLAN - PHASE 1
 TEMPORARY

PHASE I

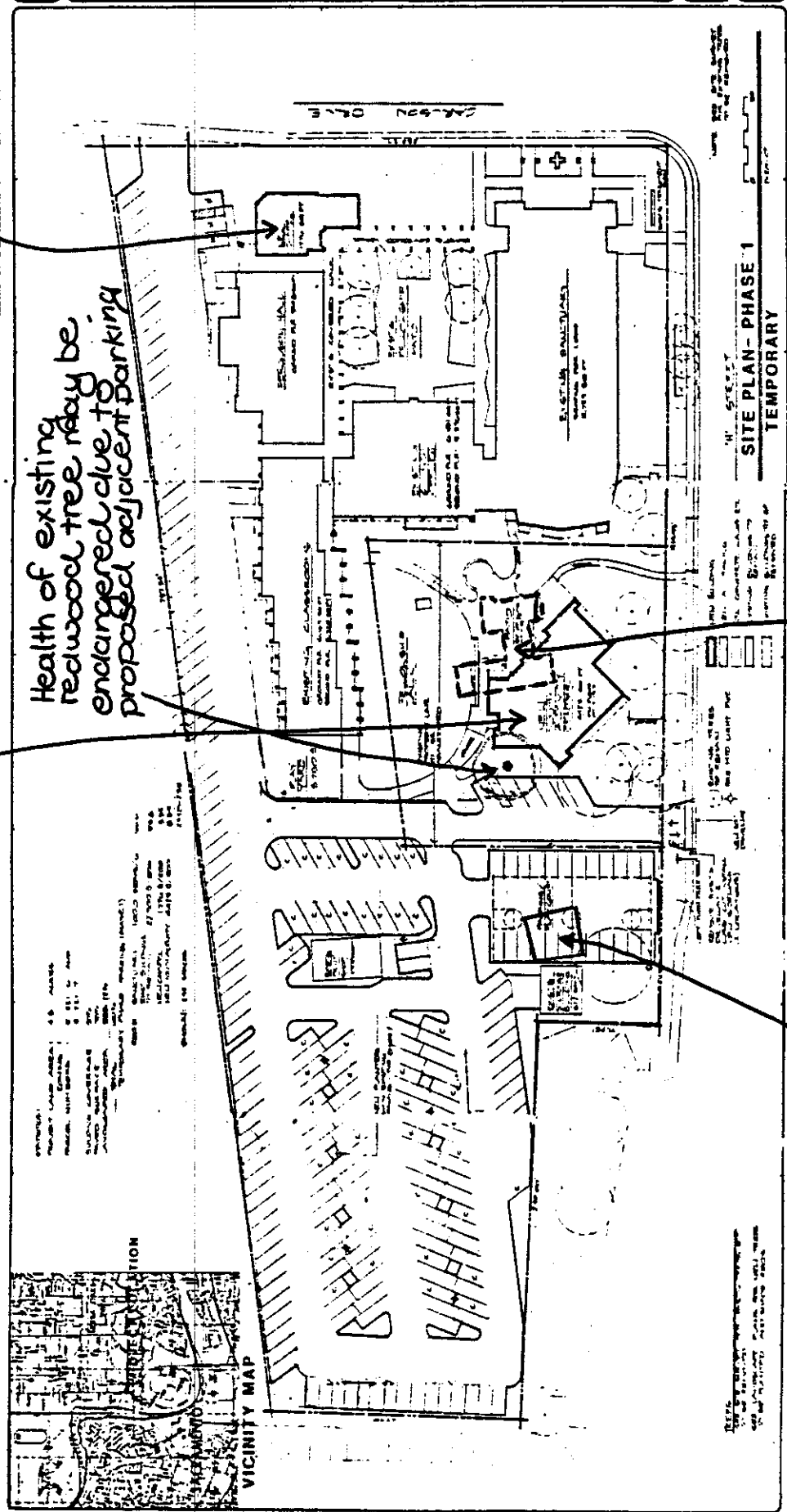
New Chapel to be constructed
 1776 #

New Youth Activity Center to be constructed
 4485 #

Health of existing redwood tree may be endangered due to proposed adjacent parking

Youth Building to be removed in Phase I
 1959 #

Office to be removed in Phase I
 840 #



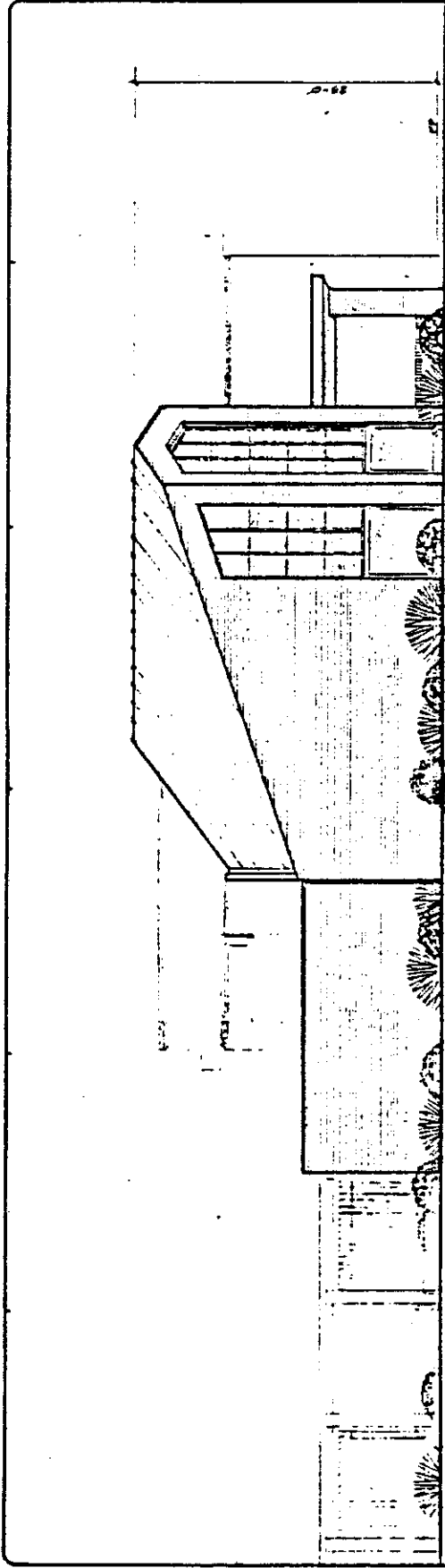
THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE ACCOMPANIED BY THE ARCHITECT'S SEAL AND SIGNATURE.

MAU MIRZA & ASSOCIATES
ARCHITECTS - PLANNERS
2775 CARLSON DRIVE, BEVERLY HILLS, CALIFORNIA 90210
TELEPHONE: (213) 949-1111

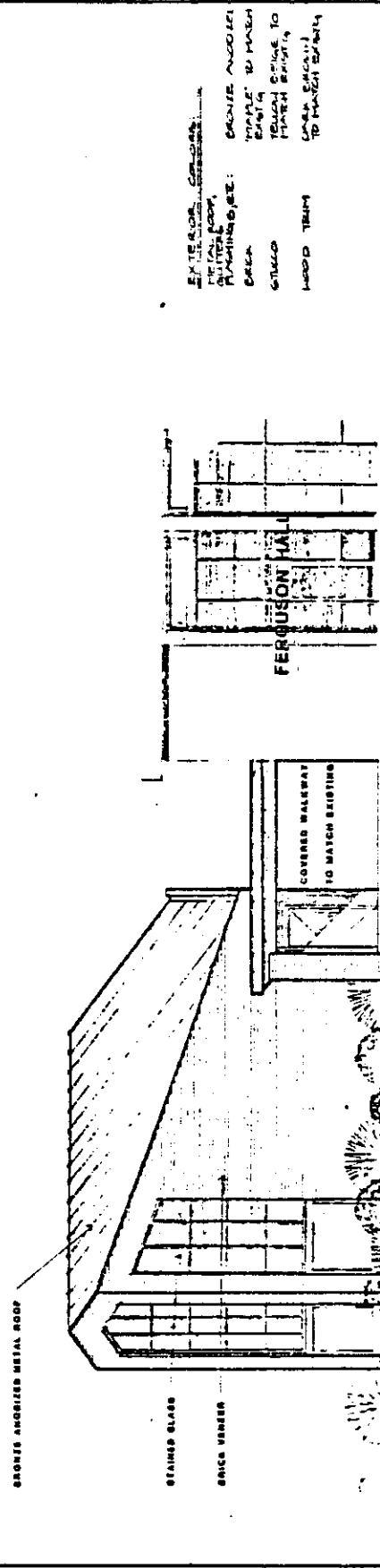
FREMONT PRESBYTERIAN CHURCH
NEW CHAPEL AND YOUTH ACTIVITY CENTER
2775 CARLSON DRIVE, BEVERLY HILLS, CALIFORNIA 90210

EXHIBIT D

DATE: 3-8-84
REVISIONS:
SHEET NO. 14
OF 17



CARLSON DRIVE ELEVATION



PARKING LOT ELEVATION

CHAPEL- EXTERIOR ELEVATIONS

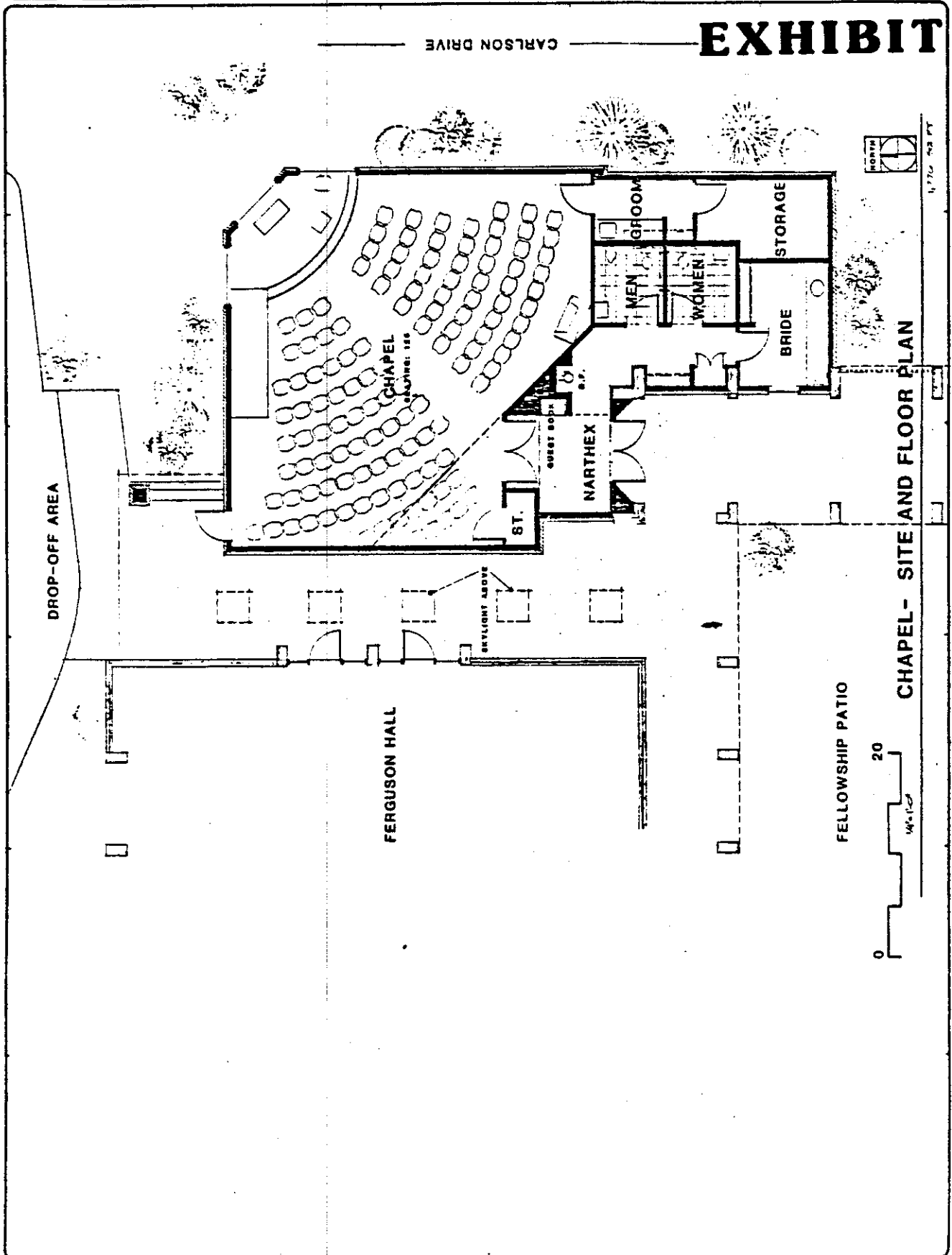
P84-003

3-8-84

No. 14

<p>10000 UNIVERSITY AVENUE, SUITE 100, SAN DIEGO, CALIFORNIA 92121 TEL: (619) 594-1100 FAX: (619) 594-1101</p>	<p>MAU - MIRZA & ASSOCIATES ARCHITECTS - PLANNERS</p>	<p>NEW CHAPEL AND YOUTH ACTIVITY CENTER FREMONT PRESBYTERIAN CHURCH 5175 CARLSON DRIVE, SACRAMENTO, CALIFORNIA 95825</p>	<p>DATE: 2/14/93 REVISIONS:</p>	<p>SHEET NO. 1 OF 1 SHEETS</p>
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EXHIBIT E



1100 UNIVERSITY AVENUE
 SUITE 100
 BERKELEY, CALIF. 94704
 (415) 841-1100

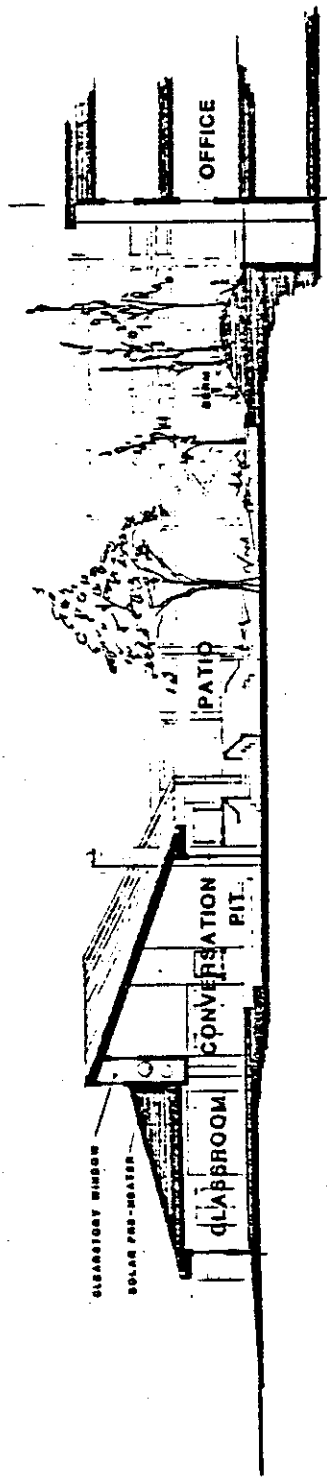
MAA
MIRZA & ASSOCIATES
 ARCHITECTS - PLANNERS

FREMONT PRESBYTERIAN CHURCH
 NEW CHURCH AND YOUTH ACTIVITY CENTER
 3775 CARLSON DRIVE, BAYVIEW, CALIFORNIA, 94609

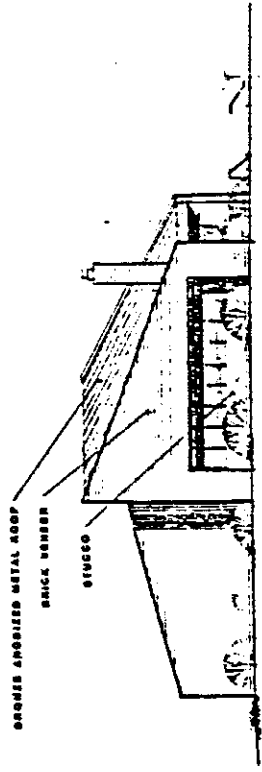
NO. 20 04 30
 DATE: 11/10/83
 SHEET NO. 10

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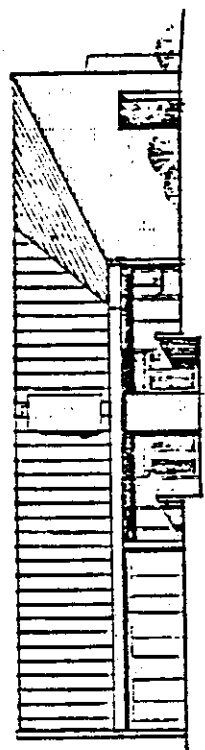
EXHIBIT F



BUILDING SECTION

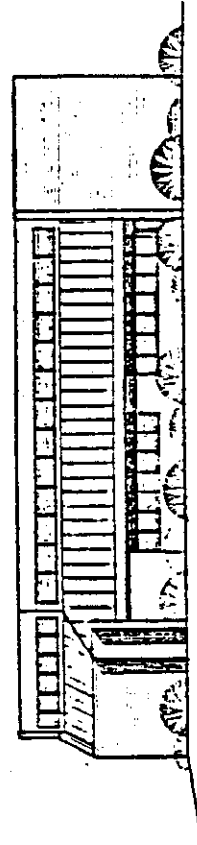


H STREET ELEVATION



PATIO ELEVATION

- EXTERIOR COLOURS
- METAL ROOF, PLASTER/STUCCO
- BRICK
- STUCCO
- CONCRETE
- BRIDGE ANODIZED METAL ROOF
- BRIDGE ANODIZED METAL ROOF
- "BRICK" TO MATCH EXISTING
- YELLOW STUCCO TO MATCH EXISTING
- BRIDGE ANODIZED METAL ROOF



PARKING LOT ELEVATION

YOUTH ACTIVITY CENTER - SECTION AND ELEVATIONS

THIS DRAWING IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MAU - MIRZA ARCHITECTS - PLANNERS.

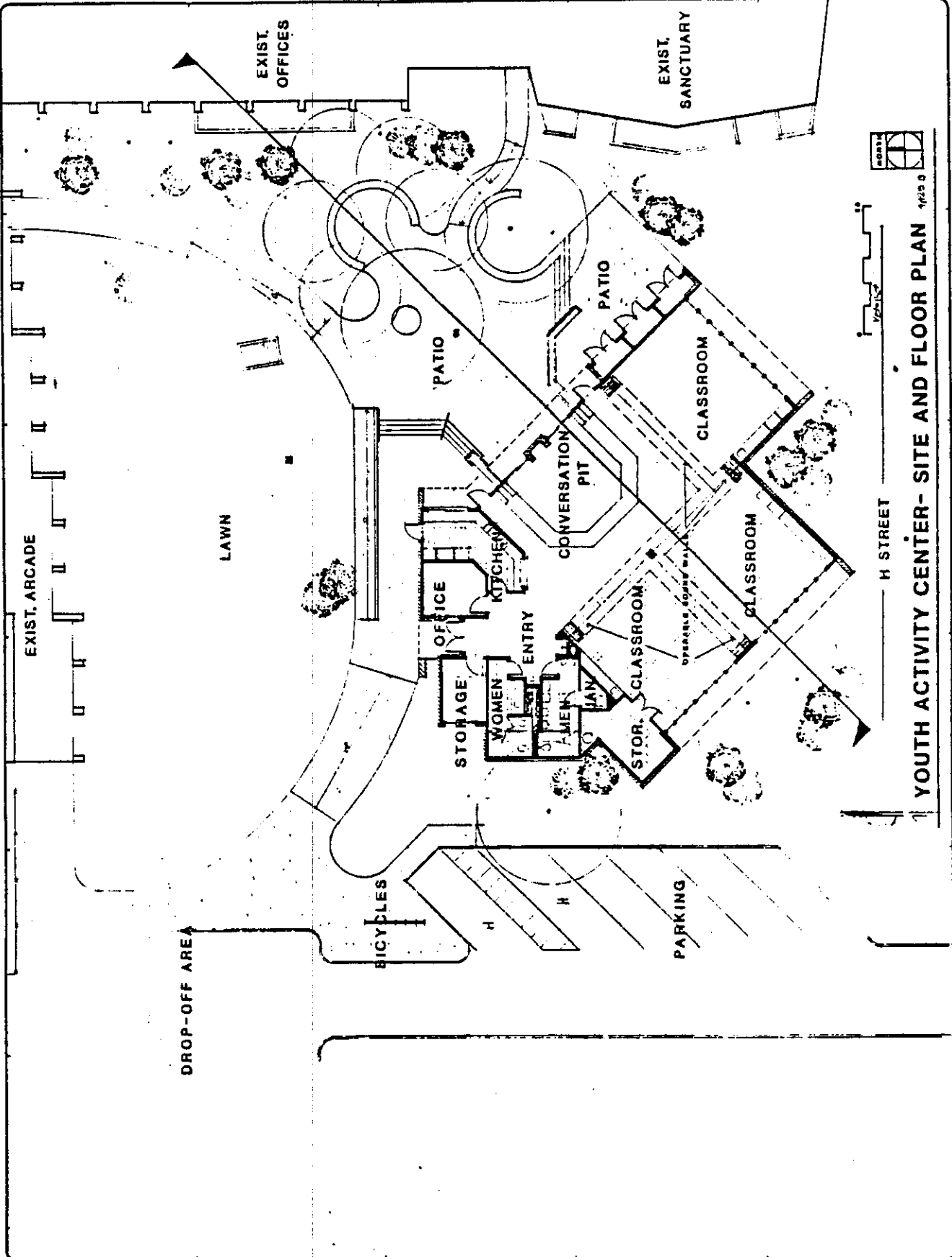
MAU - MIRZA ARCHITECTS - PLANNERS
 8772 CARLSON DRIVE, SACRAMENTO, CALIFORNIA 95819

EXHIBIT G

FREMONT PRESBYTERIAN CHURCH
 NEW CHANCEL AND YOUTH ACTIVITY CENTER

JOB NO. 8773-3-84
 DATE 12/21/83
 REVISIONS

SHEET NO. 5 OF 5



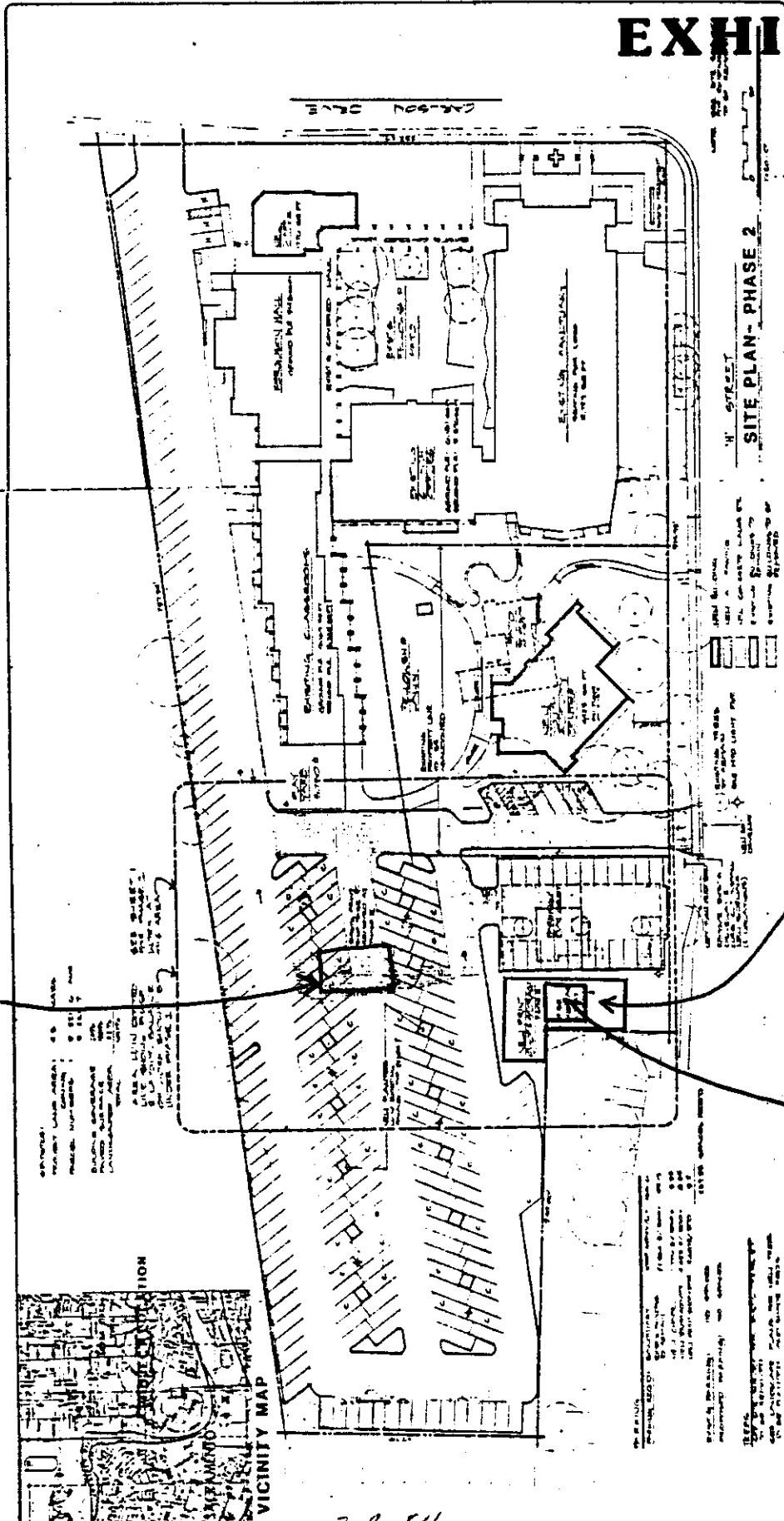
1/2" = 1'-0"

YOUTH ACTIVITY CENTER- SITE AND FLOOR PLAN 1/23 0

H STREET

EXHIBIT H

PHASE II


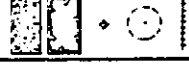
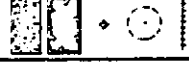
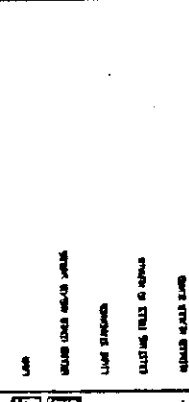


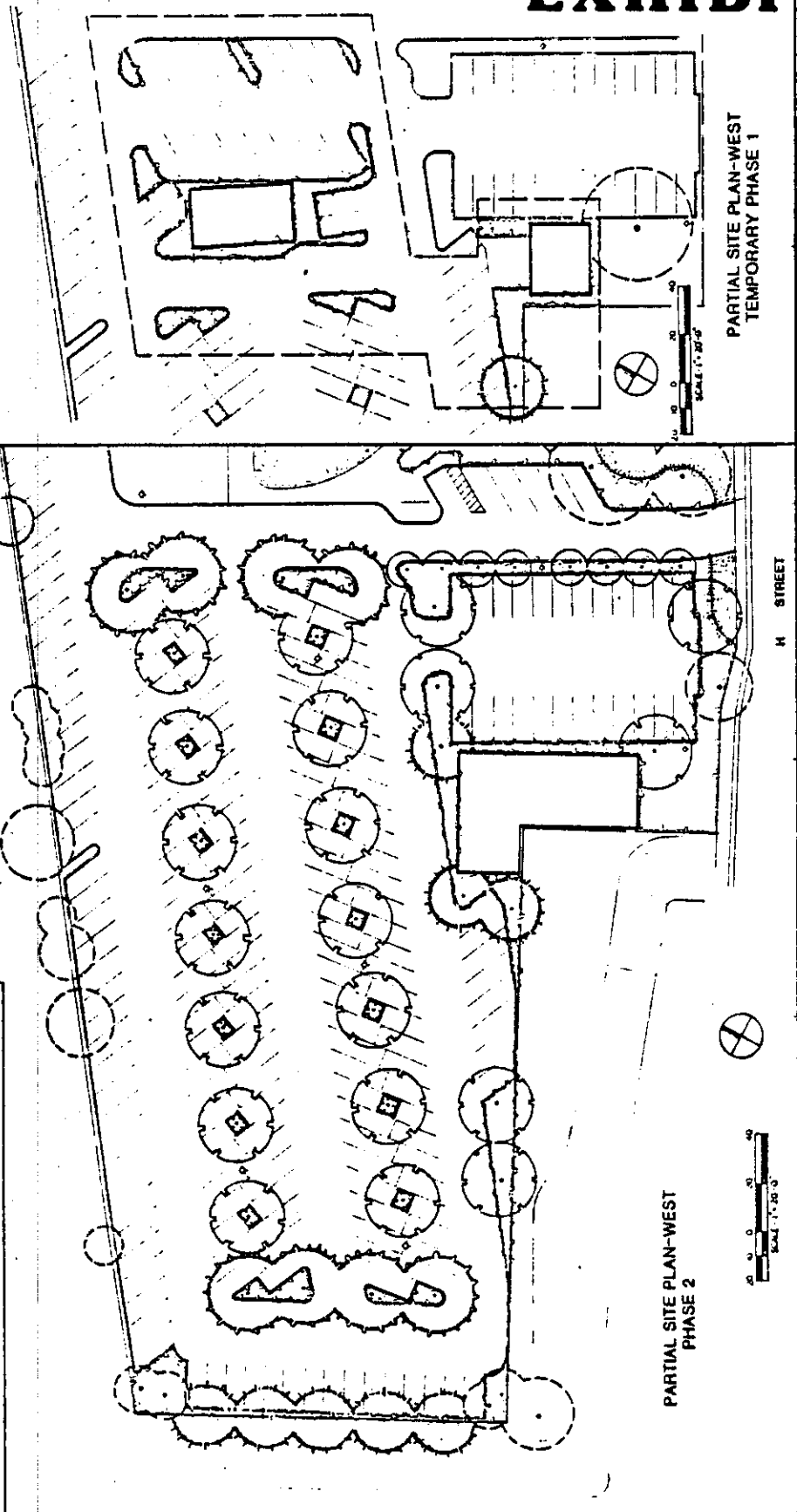
Existing Print Shop
to be removed
1008 #

New Print Shop and
Storage Building
to be constructed
2600 #

Existing Storage
Building to
be removed
672 #

EXHIBIT I

SPRINKLER IRRIGATION CRITERIA	TREE LEGEND	LANDSCAPE LEGEND
<p>The sprinkler irrigation system shall be automatic in operation and shall be designed to provide adequate water to all plants and trees. The system shall be designed to provide a minimum of 1.0 inch of water per week, which is required in the wet, summer months. It shall also be designed to meet the capability of water to meet a complete cycle during the lowest watering season, which shall consider water table depth and evaporation.</p> <p>The land use (land area) shall be indicated separately. Sites shall be marked with a number, which shall be indicated on the site plan. The number shall be placed in the center of the site. The number shall be placed in the center of the site. The number shall be placed in the center of the site.</p> <p>IRRIGATION MATERIAL SPECIFIED SHALL BE ALL UNIFORM GRADES USUALLY AVAILABLE. INSTALLATION DETAILS SHALL CONFORM TO PUBLISHED SPECIFICATIONS. WATER SCHEDULES SHALL BE INDICATED SEPARATELY TO INDICATE SCHEDULES. SCHEDULES SHALL BE BASED ON THE BASIS OF RELIABILITY AND SIMPLICITY AND LOAD OF MAINTENANCE.</p>	<p>KEY</p>  <p>TREE LEGEND</p> <p>LANDSCAPE LEGEND</p> <p>KEY</p> 	<p>KEY</p>  <p>LANDSCAPE LEGEND</p> <p>KEY</p> 



TASK ENGINEERING
 ARCHITECTS - PLANNERS & ASSOCIATES
MAU - MRZA
 ARCHITECTS - PLANNERS & ASSOCIATES
 2110 EAST 10TH AVENUE, DENVER, COLORADO 80202

FREMONT PRESBYTERIAN CHURCH
 SITE SURVEY

DATE: 11/21/77
 DRAWN BY: J. MAU
 CHECKED BY: J. MRZA

EXHIBIT J

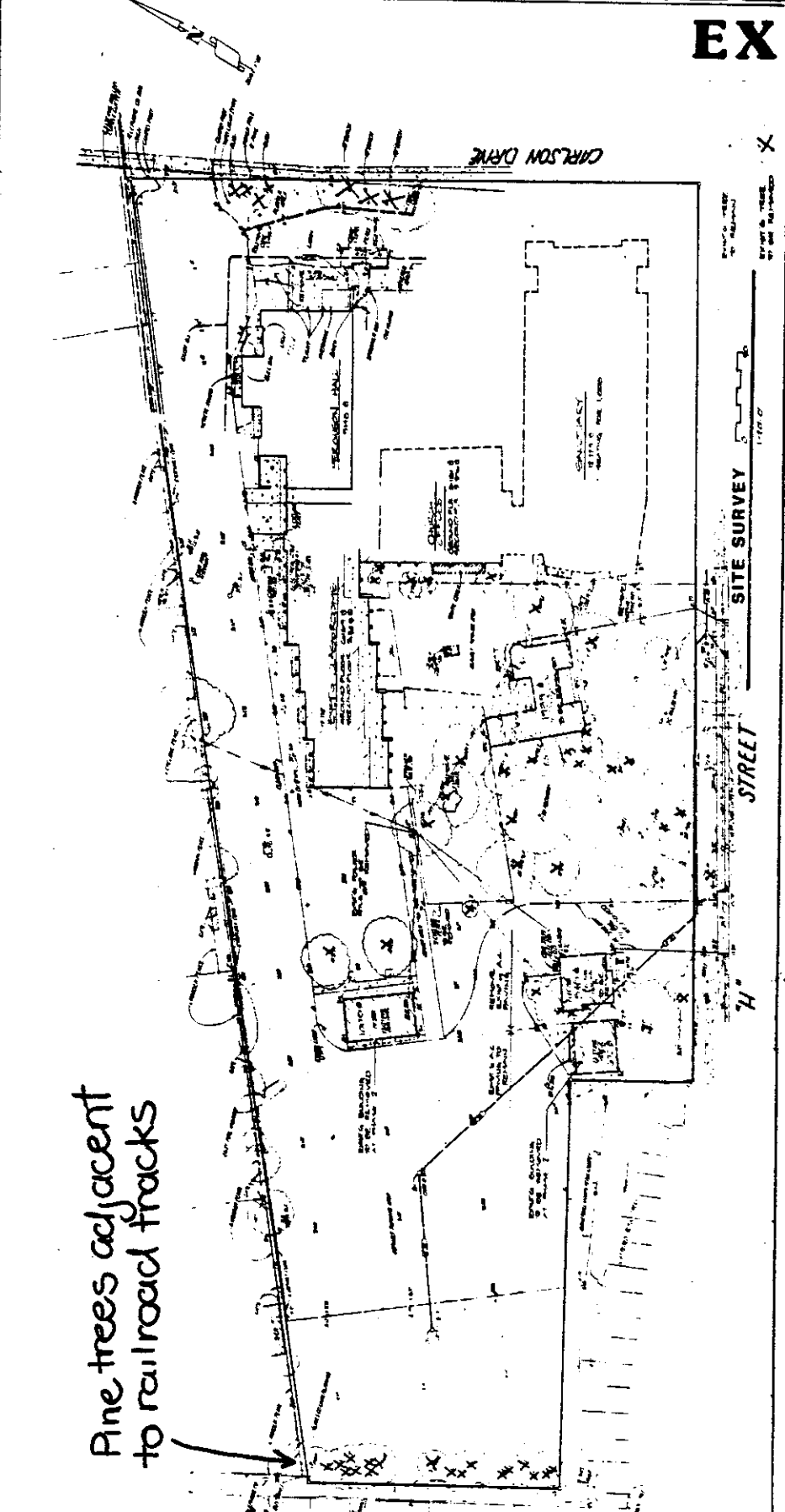
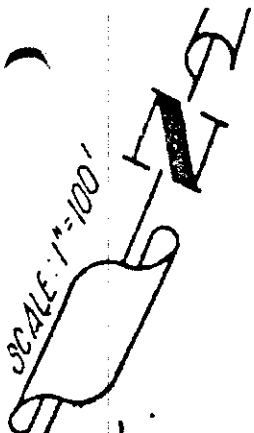
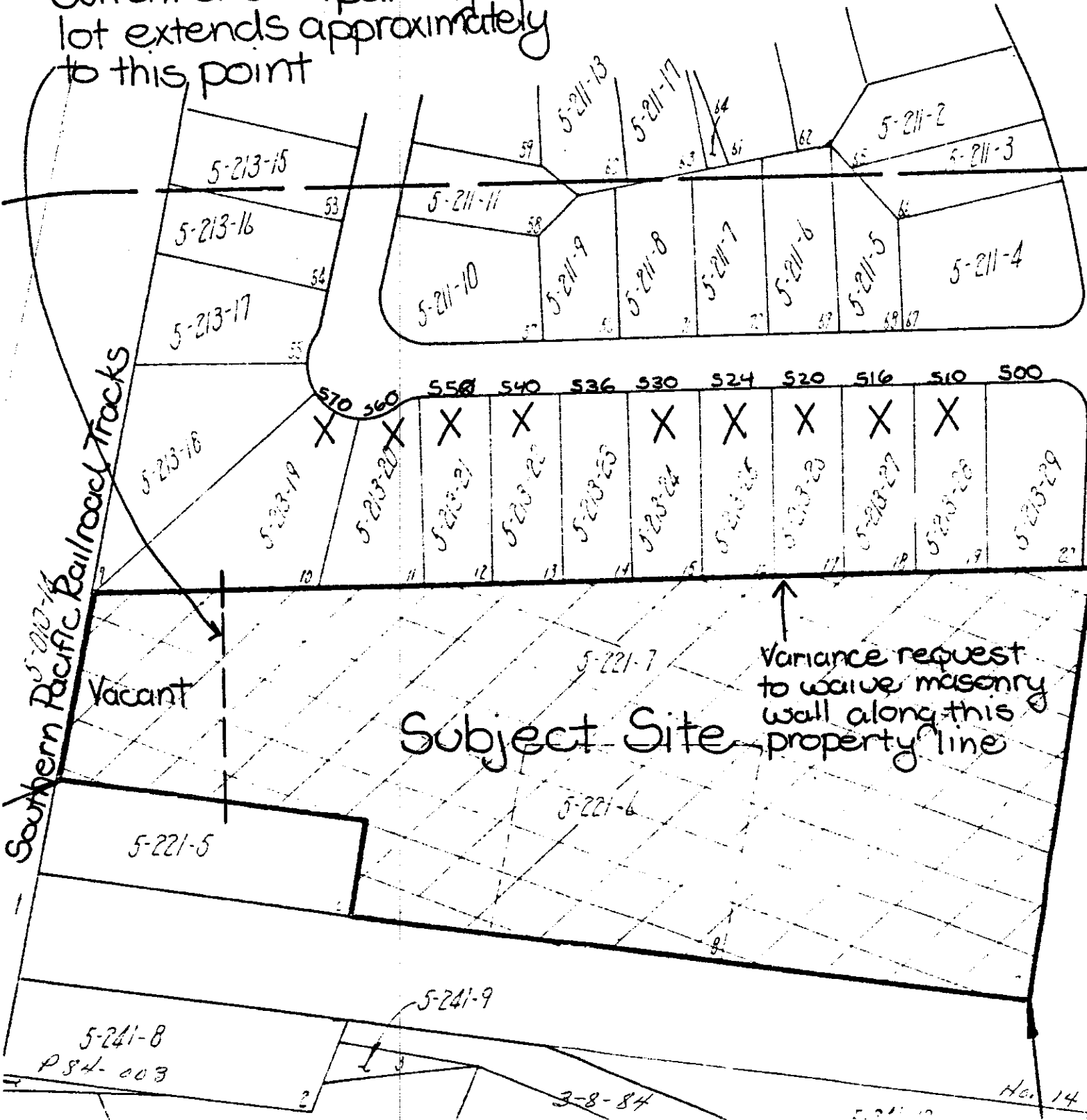


EXHIBIT K

X = Have signed petition indicating no objection to variance request



Current church parking lot extends approximately to this point



FREMONT PRESBYTERIAN CHURCH

5770 CARLSON DRIVE, SACRAMENTO, CALIFORNIA 95819 PHONE 452-7132

EXHIBIT L

February 21, 1984

With this signature I hereby request that a permanent fence not be required of Fremont Presbyterian Church.

<u>NAME</u>	<u>ADDRESS</u>
Veronica M. Crosby	520 Sandburg Dr
Bessie P. Heller	530 Sandburg Dr. Sacto.
Ruby N. Boyer	516 Sandburg Dr.
Rita Bates Bill Bates	500 Sandburg Dr.
Lloyd J. Wagner	550 Sandburg Dr
Federico Federighi	540 Sandburg - 253
Charles Clemens	510 Sandburg Dr
Margaret E. Weber	524 Sandburg Dr.
Sandra Shelton	570 Sandburg Dr.
_____	_____
_____	_____