

P93-029 - APOSTOLIC ASSEMBLY CHURCH

- REQUEST:
- A. Negative Declaration
 - B. Special Permit to construct a 11,080 square foot church, a 7,580 square foot fellowship hall, a 5,610 square foot classroom building, and a 1,830 square foot pastoral residence in three phases on 2.51± vacant acres in the Standard Single Family (R-1) zone.
 - C. Special Permit to operate a day care center for 20 children within a 5,610 square foot church education building.
 - D. Variance to waive the required six foot masonry wall.
 - E. Variance to waive the three required parking spaces for the child care center.

LOCATION: 6600 63rd Street
Assessor's Pcl. No. 040-0031-008
South Sacramento
Sacramento City Unified School District
Council District 6

APPLICANT:	Hoshida & Reyes, Alan Hoshida, 452-4812 2330 Alhambra Blvd., Ste. 100, Sacramento, CA 95817
OWNER:	Apostolic Assembly of the Faith in Christ, Jesus, Inc., 1601 Hood Rd., Apt. 17, Sacramento, CA 95825
APPLICATION FILED:	February 16, 1993
STAFF CONTACT:	Sandra Yope, 264-7158

SUMMARY/RECOMMENDATION: The applicant is proposing to construct a new church complex in three phases that will include a sanctuary with 600 seats, a fellowship hall, a classroom building which will also contain a day care center, and a pastoral residence. In order to meet the applicant's objectives, the project requires the discretionary planning

entitlements described above. In evaluating the project, the basic issues are the site and building design, on-site circulation, and the compatibility of the uses with the surrounding residential area. **Staff recommends approval of the project.** This recommendation is based on the project's consistency with the Zoning Ordinance regarding church and child care facility locations on residentially zoned land.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Community Plan Designation:	Residential (4-8 du/na)
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	R-1

Surrounding Land Use and Zoning:

North: Vacant, R-1
 South: Residential, R-1
 East: Mobile Home Park, R-1
 West: Duplexes, R-1A

Setbacks:	Required	Provided
Front:	17.5'	73'
Side(N):	5'	38'
Side(S):	5'	7'
Rear:	15'	122'

Property Dimensions:	224 feet x 489 feet
Property Area:	2.51 \pm gross acres
Square Footage of Buildings:	Church- 11,080 square feet
	Fellowship Hall- 7,580 square feet
	Classrooms- 5,610 square feet
	Residence- <u>1,830</u> square feet
	Total- 26,100 square feet
Height of Building:	30 feet to plate line and 42 feet to top of cross 1 story
Exterior Building Materials:	Synthetic Plaster
Roof Material:	Asphalt Shingles
Parking Provided:	152 spaces
Parking Required:	Church: 150 spaces (1 space per 4 seats)
	Child care: 3 spaces (1 space per 8 clients)
	Residence: 1 space (1 space per residence)
	Total: 154 spaces
Topography:	Flat
Street Improvements:	Existing

Utilities: Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Encroachment Permit	Public Works, Development Services
Driveway Permit	Public Works, Development Services
Building Permit	Building Division
Sign Permit	Building Division

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan designates the subject site as Low Density Residential (4-15 du/na). The South Sacramento Community Plan designates the site as Residential (4-8 du/na). The proposed church complex is consistent with the land use designations. The General Plan and South Sacramento Community Plan do not have specific goals and policies related to churches. However the General Plan has a specific goal which states "Maintain and improve the quality and character of residential neighborhoods in the City." The proposed church complex and child care center are compatible with the surrounding residential area in the design and scale of the buildings. Churches in a neighborhood area can also provide more neighborhood stability. Additionally, the future child care center will provide a needed community service.

B. Site Plan Design/Zoning Requirements

1. Setbacks

The submitted site plan indicates a new four building church complex that totals 26,100 square feet with frontage on 63rd Street. After completion of all phases, the church sanctuary will front on 63rd Street with the other buildings attached to the rear (west) of the church. The parking will be located in the front and rear of the site and along the north property line. The construction will be done in three phases. Phase I includes the construction of a 7,580 square foot fellowship hall located in the center of the site towards the north side. A major portion of the parking area will be constructed during Phase one. This structure will serve as a temporary chapel for 300 people and a multi-purpose building. The building will provide a 38 foot north interior side setback. The proposed trash enclosure is located on the west end of the fellowship hall. Staff recommends that the trash enclosure be built to the standards in the Zoning Ordinance. The enclosures should also provide

adequate receptacles for recycling in accordance with the recycling requirements of the Zoning Ordinance.

Phase II construction includes the 5,610 square foot classroom building, a 1,830 square foot pastoral residence, and the children's playground. Both buildings will be located along the southern property line near the center of the site. The buildings will provide a seven foot south side interior setback which meets the Zoning Ordinance requirement. The pastoral residence will be the western most building on the site. The residence will be 122 feet from the rear property line. The children's playground and a garden court, located in the center of the complex, separate the Phase II buildings from the fellowship hall.

Phase III construction includes the 11,080 square foot church which will seat 600 people and the remaining required parking area. The applicant proposes to build the required masonry wall around the property perimeter during this phase. The church will provide a 73 foot front setback. The required 17.5 foot front setback is determined by averaging the two closest adjacent property building setbacks. The front parking area is not permitted to be in the front setback area according to the Zoning Ordinance. The parking area is 22 feet from the front property line.

The Zoning Ordinance requires a solid six foot masonry wall be constructed between non-residential uses and adjacent residential uses. A church and child care center are considered non-residential uses. The applicant is requesting a Variance to waive the wall requirement until Phase III. The applicant has indicated a six foot solid wood fence with no gaps would be constructed along the site perimeter in the interim. The wall is required to provide a visual and a noise buffer for the adjacent residential properties from church activities. The area adjacent to the site to the north and a portion of the area to the south is vacant and a wood fence will provide an adequate buffer until the final phase of construction. However, the rear area which includes a large parking area is adjacent to existing duplexes. Staff recommends the wall be constructed along the entire west property line and the length of the parking area along the south property line to provide a buffer for the residences from the parking lot activity and noise (see Staff Exhibit E). Staff supports the Variance to waive the wall requirement until the last phase of construction for the remaining area along the south property line and the entire length of the north property line.

2. Parking/Circulation

There are two driveway entrances/exits off of 63rd Street for the site. The parking will be located in the front and rear of the site and along the north property line. The layout of the parking lot indicates a total of 152 parking spaces to be provided for total build-out and a total of 154 parking spaces are

required. A total of 150 spaces are required for 600 seats based on the Zoning Ordinance requirement of one space for every four seats. The pastoral residence requires one parking space based on the requirement of one space for single family residence. The child care center requires three spaces based on one space for every eight clients the center serves. The Fire Department requires the two parking spaces and the planter directly across from the children's playground be eliminated to provide adequate maneuverability for emergency vehicles (see Staff Exhibit). The proposed parking layout provides approximately 30 percent compact parking. Staff recommends the parking layout be designed to have 40 percent compact parking as allowed by the Zoning Ordinance to yield one more additional parking space. The applicant is requesting a variance to waive the additional three parking spaces that would be required for the child care facility. Staff supports the variance because the child care center will operate during the week when the church activities are at a minimum. Therefore, adequate parking will be available for the child care facility and during the primary church activities the child care center will not be operating.

Although the church will be built in phases with only 79 parking spaces needed during the first two phases, the majority of the parking area is required to be constructed during the first phase to provide adequate on-site circulation. The location of the fellowship hall is greater than 150 feet from the front property line and the Fire Department requires access and turn-around capability on the rear of the site. Staff recommends the entire parking area along the north property line and in the rear of the site be constructed during the first phase to provide adequate access and meet the shading and stall design requirements. Staff recommends the parking area in the south east corner of the site (the front area) not be developed until the third phase when all the parking is required. Constructing the front area parking at the later phases will provide less impact on the adjacent residential property to the south. Staff also recommends the parking stall adjacent to the pastoral residence be marked "RESERVED" after the completion of the residence (see Staff Exhibit E).

3. Landscaping

The site plan indicates a seven foot planter around the interior property lines and a 22 foot planter area along the front property line. A landscape plan has not been submitted for staff's review. It is recommended that a landscape and irrigation plan be submitted that incorporates the requirements of the water conserving landscaping ordinance for Planning staff's review and approval prior to issuance of building permits. All new designated parking areas shall meet the 50 percent shading requirement.

4. Signage

There was no signage indicated on the submitted site plan or as a part of the application. Any signage must meet all the requirements required by the Sign Ordinance and have a sign permit.

C. Building Design

The applicant submitted floor plans and elevations for the proposed church complex. Exterior building materials consist of synthetic plaster with a light grey building color. Roof material will be asphalt shingles. The entire complex will be linked by the single story roof line that extends over the walkways and open areas between buildings. Staff recommends the roofing be a 30 to 40 year dimension composition shingle with heavy ridges in a dark color which complements the buildings. A metal roof would also be acceptable subject to Design Review staff review and approval. The proposed building materials will be compatible with the surrounding residential neighborhood.

The church sanctuary which will be constructed during Phase III has a plate line of 30 feet. The sanctuary will have only one floor of usable area with the remaining height used for vaulted ceilings as an architectural feature. A four foot cross will be attached at the front point of the roof ridge line. The height of the building to the top of cross will be 42 feet. The remaining buildings are all single story with the same roof design and a 16 foot plate line at the highest point. The Zoning Ordinance allows for a 20 percent increase of the maximum height of 35 feet in the (R-1) zone for spires and towers. The proposed church cross is classified as a spire or tower and therefore is permitted to extend to the 42 foot height. Staff recommends the top of the cross not exceed the proposed height.

The floor plans indicate a nursery, gift shop, and five offices in addition to the sanctuary area will be located within the main church building. There will be six classrooms and a small office in the education building. The pastoral residence will be a three bedroom house. The fellowship hall will serve as a multipurpose building with a large open area, a kitchen, and a stage. In addition, the floor plan indicates a walkway to be provided between all buildings with all the church buildings opening onto a garden court located in the center of the complex.

D. Church and Child Care Center Operations

A Special Permit is required to locate a church use in any zone. The proposed hours of operation for the church will be Sunday, 10:00 AM to 7:00 PM, and Saturdays and weeknights as required. The hours of operation for the child care center will be Monday through Friday, 7:30 AM to 6:00 PM. The church does not propose to operate a full time school in its buildings at build-out. If the church decides to operate a school then an additional Special Permit will be required at that time. It is also recommended that no meals for low-income and/or homeless persons shall be served or distributed on the new church premises. Staff supports

the Special Permit for the church because the use is compatible with residential areas. Additionally, the facilities are compatible in size with the surrounding neighborhood and adequate on-site parking and landscaping will be provided.

A Special Permit is also required to operate a child care facility in any residential zone. The child care center will begin operation after the completion of the education building in Phase II. The application indicates the center will have a maximum of 20 children and six staff. The hours of operation for the child care center will be Monday through Friday, 7:30 AM to 6:00 PM. Staff recommends that the child care center not operate out of the fellowship building at any time. Also, any increase in the days or hours of operation, or the number of children will require a modification of the Special Permit. Staff supports the Special Permit for the child care center in that the use provides a neighborhood service and will not significantly impact the adjacent residential development. The outside play area is located in the center of the site surrounded by buildings and a parking area to buffer the adjacent residential properties from the activities.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared.

B. Public/Neighborhood/Business Association Comments

The proposed project application packet was sent the South Sacramento Area Community Planning Advisory Council and no comments were received. The applicant delivered letters to all adjacent property owners (14 properties) concerning the request to waive the masonry wall until the final phase of development (see Attachment C). Staff has received ten letters at the time of this report. There were two letters in opposition to waiving the wall requirement. Staff contacted one of the neighbors and discussed her concern about construction noise. There are ordinances in place which specifically address requirements to mitigate construction noise. The wall is generally the last part of development to be built so her specific concern would not be eliminated by constructing the wall. The other letter in opposition was from a property owner located adjacent to the southwest corner. Staff is requiring the wall be constructed along this area. Additionally, staff contacted the property owner to the north and the owner of the large parcel adjacent to the south. Both property owners were satisfied with the wood fence requirement until the final phase of construction.

Staff also received one letter in opposition to the project from a non-adjacent

property owner stating concerns about project noise (see Attachment D). Staff discussed the project with the adjacent property owner and he does not want any development of the parcel of any type.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Traffic Engineering

The comments which are specifically listed as conditions in the resolutions addressed the parking layout requirements, street dedication and construction, and pedestrian access. Additionally, a traffic study was not required, but may be required (if the potential impacts are questioned during the Public Hearing or approval process) due to the project location in a traffic sensitive area.

2. Engineering Development

The comments which are specifically listed as conditions in the resolutions addressed site work requirements, the required extension of a water main, and sewer requirements.

3. Fire Department

The comments which are specifically listed as conditions in the resolutions addressed the elimination of parking stalls for maneuverability, fire hydrant requirements, and on-site circulation requirements.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny them all. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

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

A. Ratify the Negative Declaration

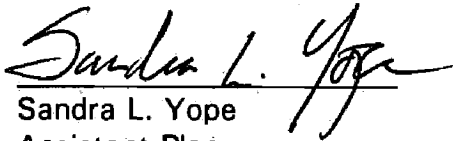
B. Adopt the attached Resolution approving the Special Permit to construct a 11,080 square foot church, a 7,580 square foot fellowship hall, a 5,610 square foot classroom building, and a 1,830 square foot pastoral residence in three phases.

C. Adopt the attached Resolution approving the Special Permit to operate a day care center for 20 children within a 5,610 square foot church education building.

- D. Adopt the attached Resolution approving the Variance to waive the required six foot masonry wall.
- E. Adopt the attached Resolution approving the Variance to waive the three required parking spaces for the child care center.

Report Prepared By,

Report Reviewed By,



Sandra L. Yope
Assistant Planner

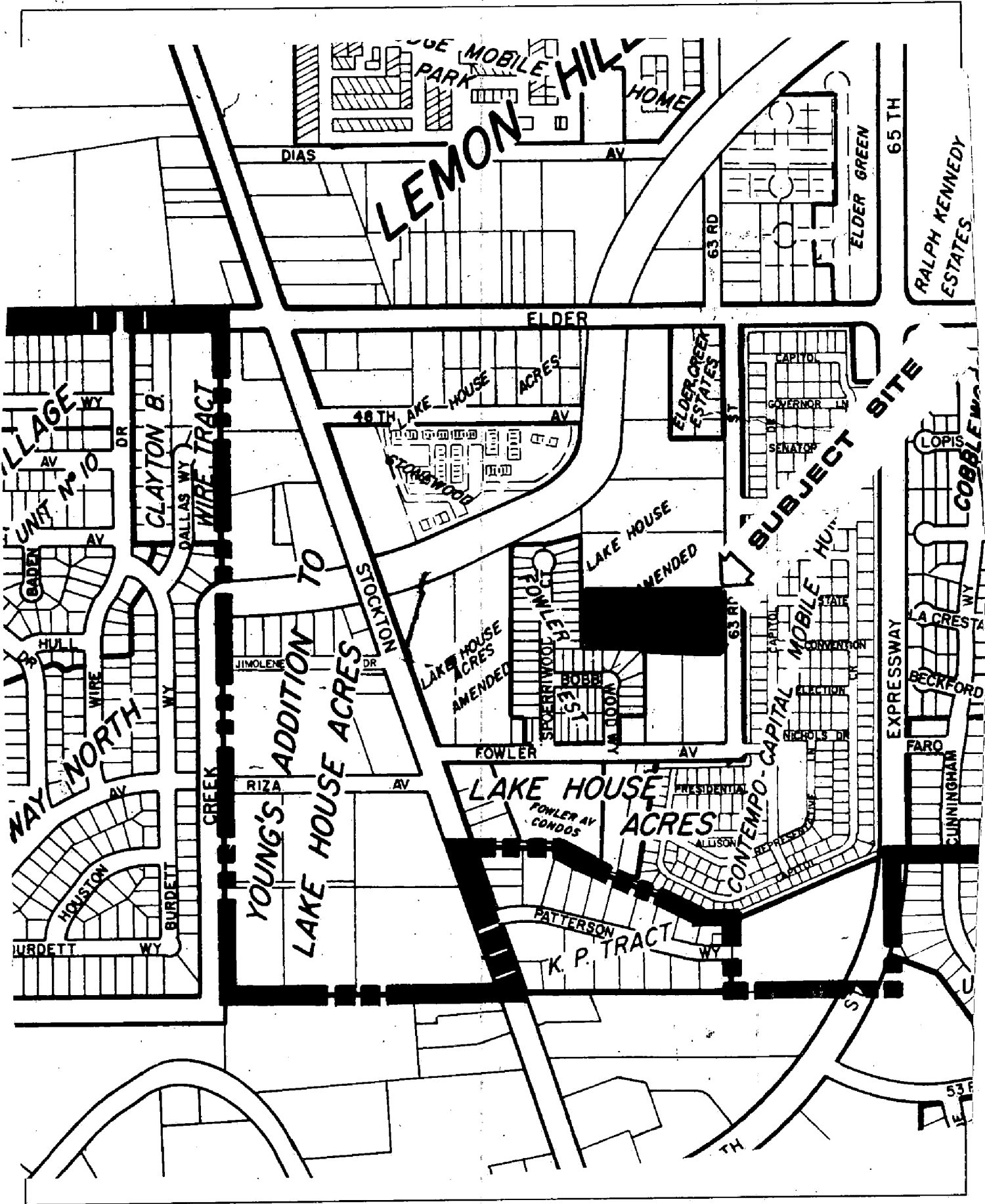


Barbara L. Wendt
Senior Planner

Attachments

- | | |
|--------------|-------------------------|
| Attachment A | Vicinity Map |
| Attachment B | Land Use and Zoning Map |
| Attachment C | Letter to Neighbors |
| Attachment D | Letter of Opposition |
| Resolutions | |
| Exhibit A | Site Plan |
| Exhibit B | Floor Plans |
| Exhibit C | Elevations |
| Exhibit D | Elevations |
| Exhibit E | Staff Exhibit |

ATTACHMENT A



VICINITY MAP

ATTACHMENT C

CITY OF SACRAMENTO
Planning & Development
1231 I St., Suite 200
Sacramento, CA 95814

CITY OF SACRAMENTO
CITY PLANNING DIVISION

AUG 27 1993

RECEIVED

Attention : Sandra Yope
Re : Fence Variance for Apostolic Church,
6600 63rd St.

Dear Ms. Yope:

My name is CHRISTINA VILLEGAS and I live at
6221 Bobbiwood Way
which is adjacent to the property the Apostolic Church owns on 63rd St. I understand that, for reasons of expense, it would be very difficult for the Church to build a block wall around their property in the earliest phases of their construction. I also understand that they do intend to build such a block fence before completing the final phase of their construction.

Therefore, at this time;

DO NOT OBJECT

DO OBJECT

to the granting of a temporary variance that will allow the Church to repair the existing wood fence.

Thank you for your attention to this matter.

Very truly yours,

[Faint signature and illegible text]

CITY OF SACRAMENTO
DEPARTMENT OF PLANNING
AND DEVELOPMENT

ATTACHMENT D

CITY PLANNING DIVISION

PROPOSED PROJECT # P93-029

I AM AGAINST THE SPECIAL PERMIT OF THE
PROPOSED PROJECT # P93-029. BECAUSE OF
THE NOISE AND DISTURBANCE AND STRESS IT
WILL BRING TO ME AND MY FAMILY

Edward Dandridge Sr

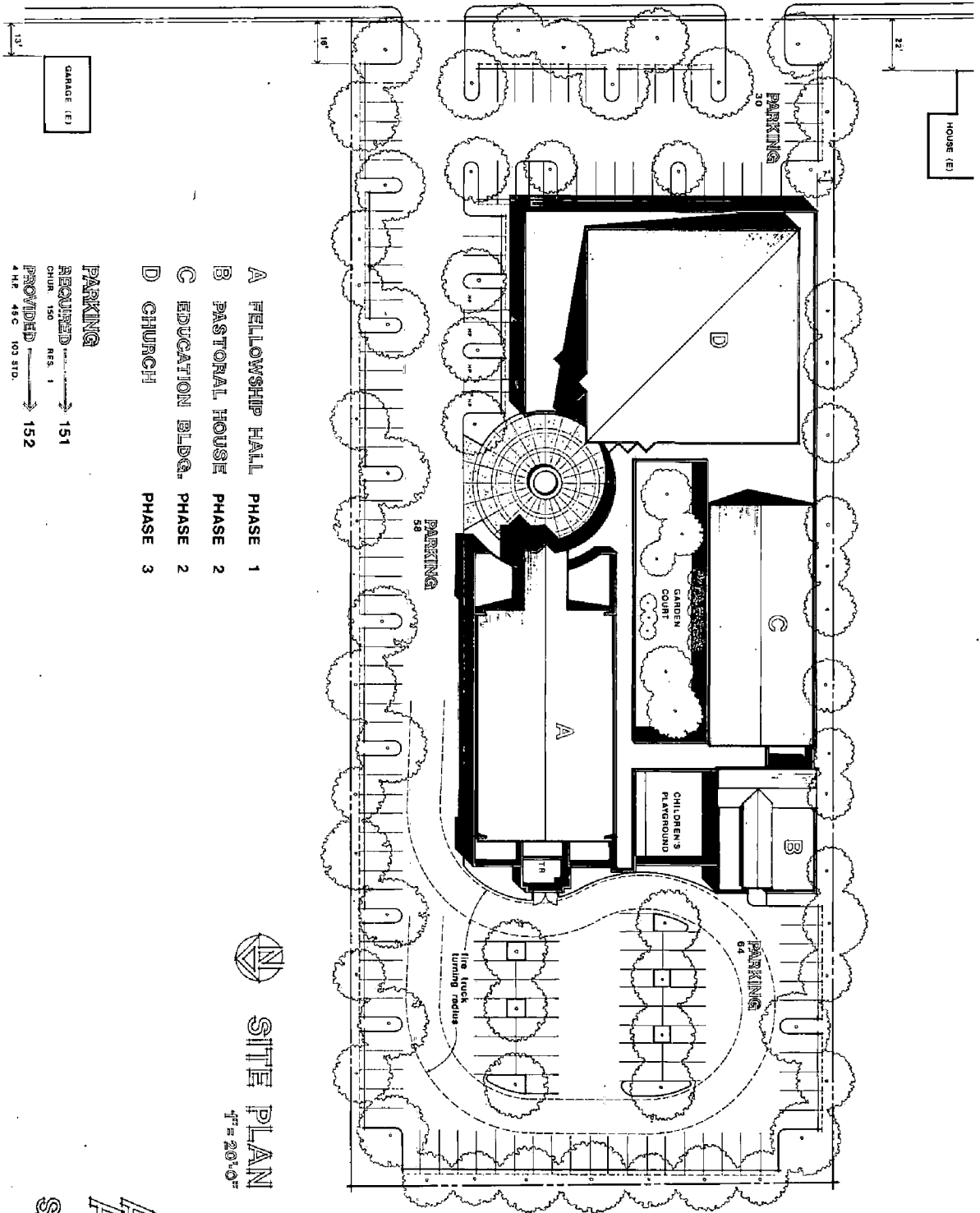
EDWARD DANDRIDGE SR

6237 FOWLER AVE

SACRAMENTO CALIF 95828

EXHIBIT A

63 RD. STREET



- A FELLOWSHIP HALL PHASE 1
 - B PASTORAL HOUSE PHASE 2
 - C EDUCATION BLDG. PHASE 2
 - D CHURCH PHASE 3
- PARKING**
- REQUIRED RES. 1 → 151
 CHUR. 150
 PROVIDED 400 STD. → 152
 400 45C 300 STD.

 **SITE PLAN**
 1" = 20'-0"

REVISED


 HOSKINA & PERES
 REGISTERED ARCHITECTS
 SACRAMENTO, CALIFORNIA
 REV. 4/19/83

SK# 1

**APOSTOLIC
 ASSEMBLY
 CHURCH
 SACRAMENTO, CA**

P43-024

SEPTEN BER 23, 1993

ITEM 2

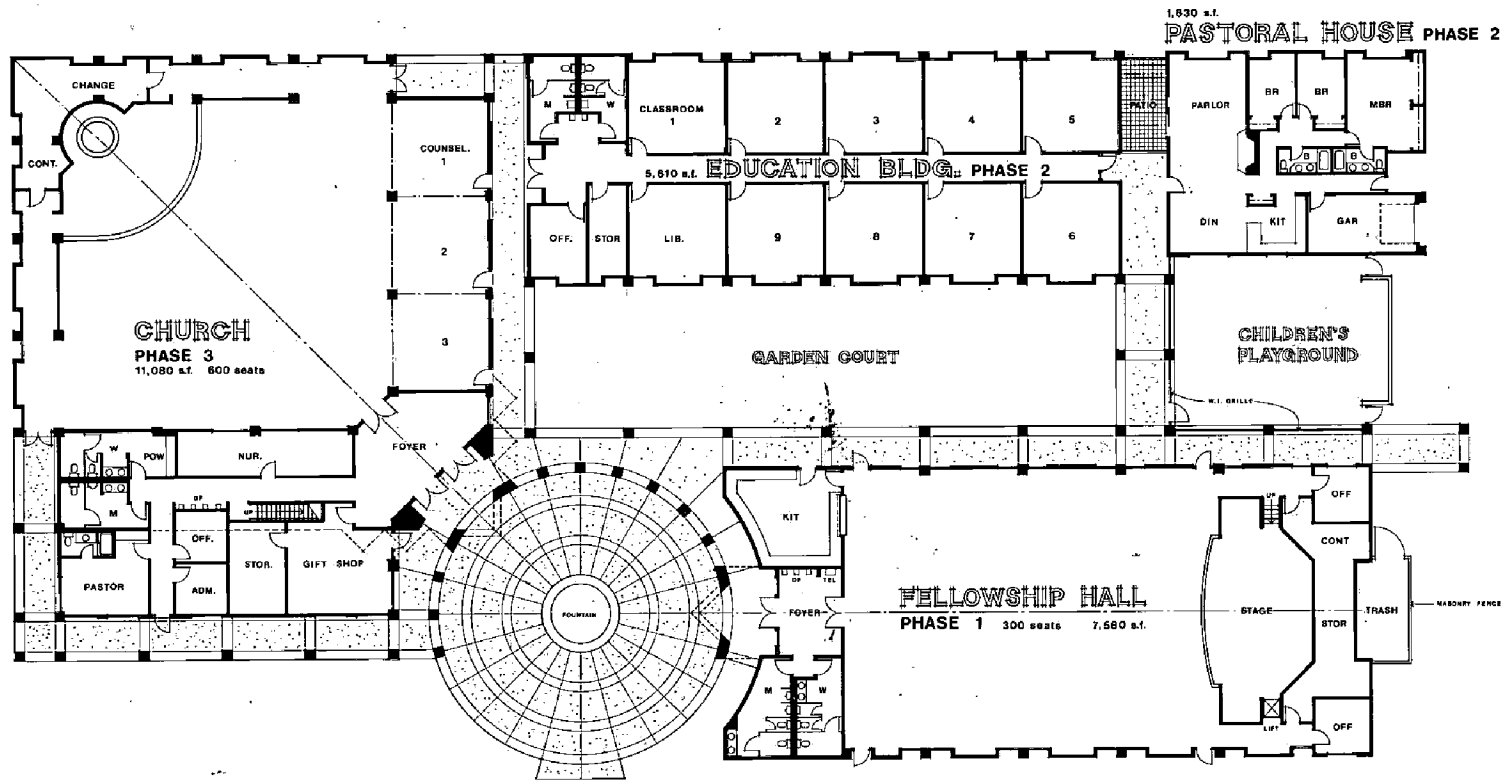


EXHIBIT B

FLOOR PLAN
3/32" = 1'-0"

APOSTOLIC
ASSEMBLY
CHURCH
SACRAMENTO, CA.

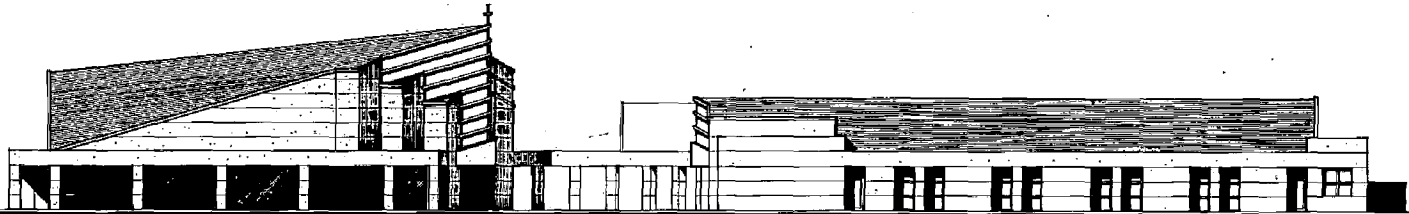
HOSHIDA & REYES
ARCHITECTS
2007 K STREET, SUITE 100
SACRAMENTO, CALIF. 95811
PHONE: 916/442-1111
FAX: 916/442-1112

SK# 2

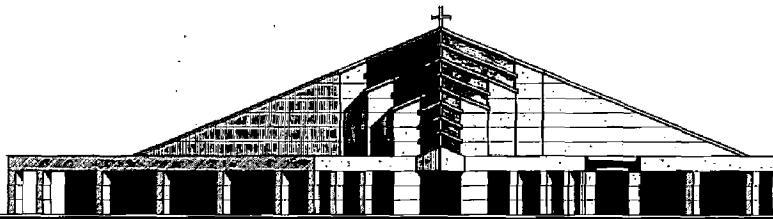
P43-024

SEPTEMBER 23, 1953

ITEM 2



NORTH ELEVATION
3/8" = 1'-0"



NORTHWEST ELEVATION CHURCH
3/8" = 1'-0"



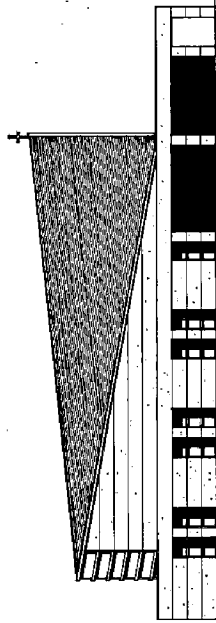
FELLOWSHIP HALL EAST ELEVATION
3/8" = 1'-0"


 HOSHIDA & REYES
 ARCHITECTS
 1225 W. 10TH AVE. SUITE 100
 DENVER, COLORADO 80202
 PHONE 462-7470 FAX 462-7471

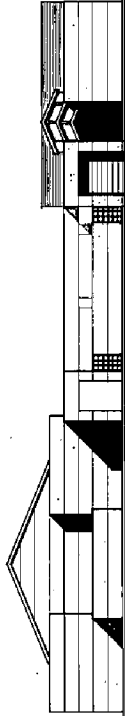
SK# 3

EXHIBIT - C

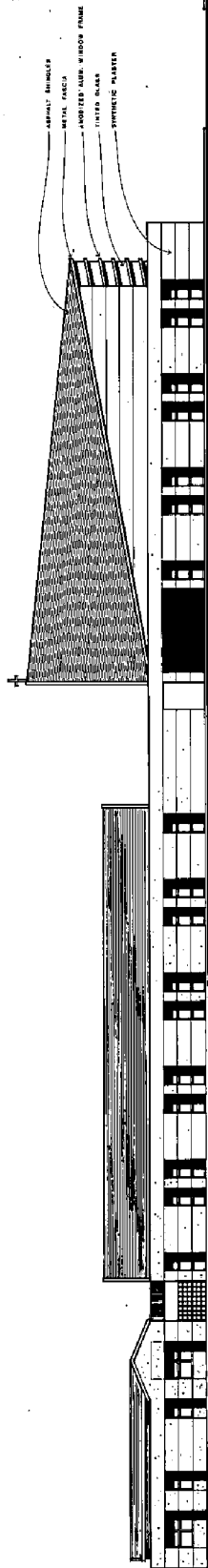
EXHIBIT - D



EAST ELEVATION CHURCH
3/8" = 1'-0"



WEST ELEVATION
3/8" = 1'-0"



SOUTH ELEVATION
3/8" = 1'-0"

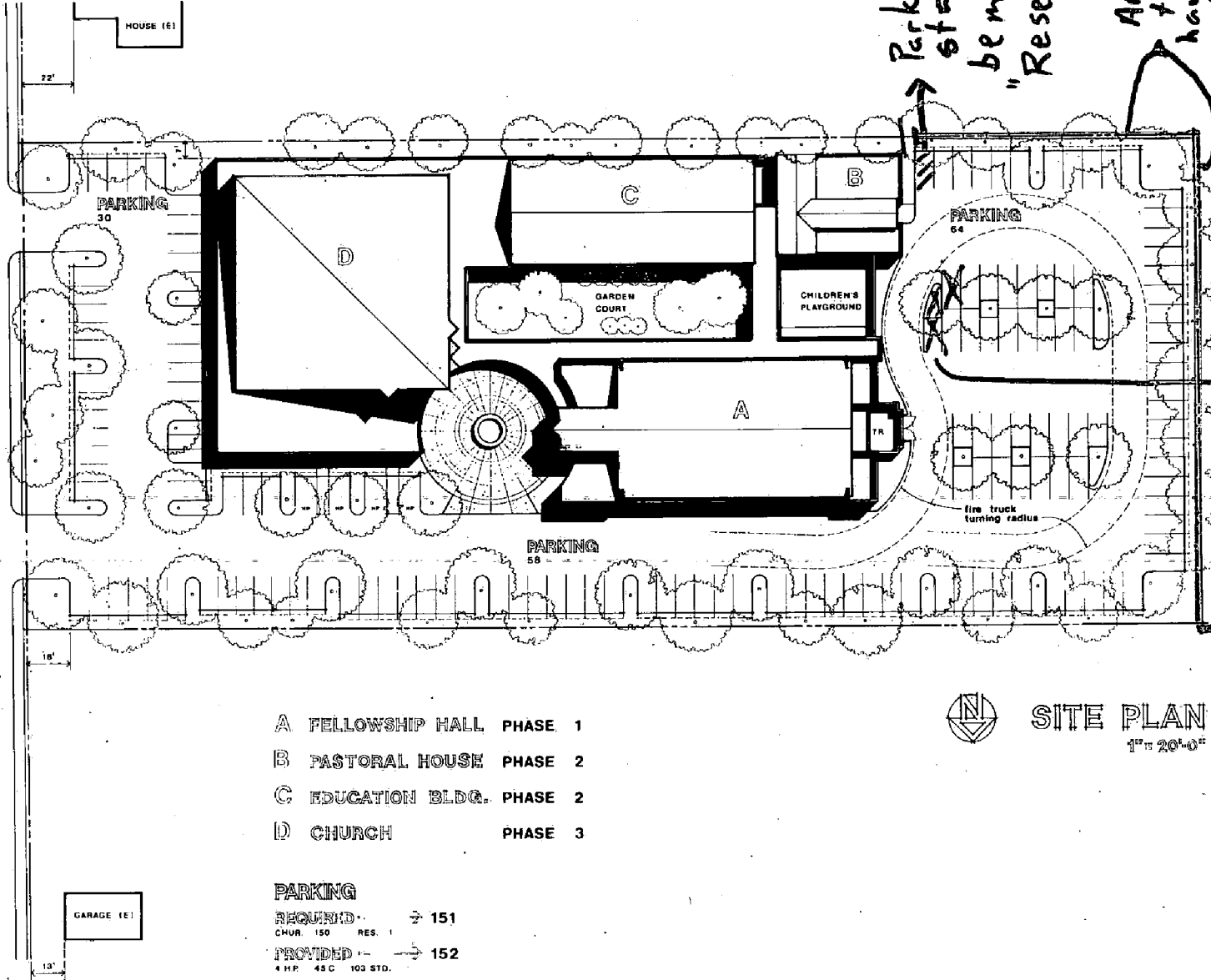


SK# 4

EXHIBIT - E

STAFF EXHIBIT

63 RD. STREET



Parking stall to be marked "Reserved"

Area to have wall

Parking & Planting area to be removed

REVISED

- A FELLOWSHIP HALL PHASE 1
- B PASTORAL HOUSE PHASE 2
- C EDUCATION BLDG. PHASE 2
- D CHURCH PHASE 3

PARKING
 REQUIRED → 151
 CHUR 150 RES. 1
 PROVIDED → 152
 4 HR. 45 C. 103 STD.

SITE PLAN
 1" = 20'-0"

APOSTOLIC ASSEMBLY CHURCH
 SACRAMENTO, CA.

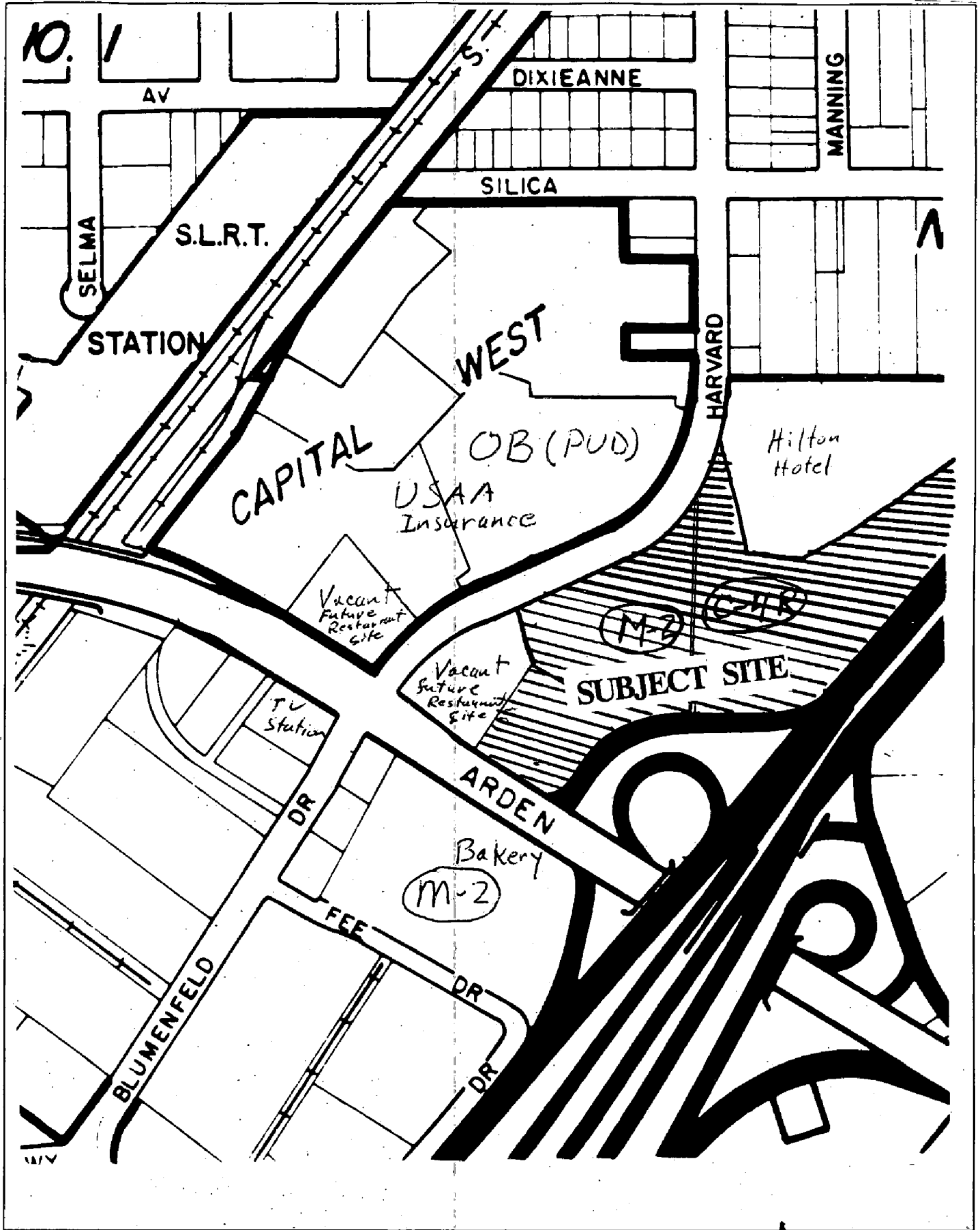
HOSHIDA & REYES
 ARCHITECTS
 2332 KENNEDY BLVD. - SUITE 200
 SACRAMENTO, CA 95815
 REV. 4/18/93

SK#1

P93-029

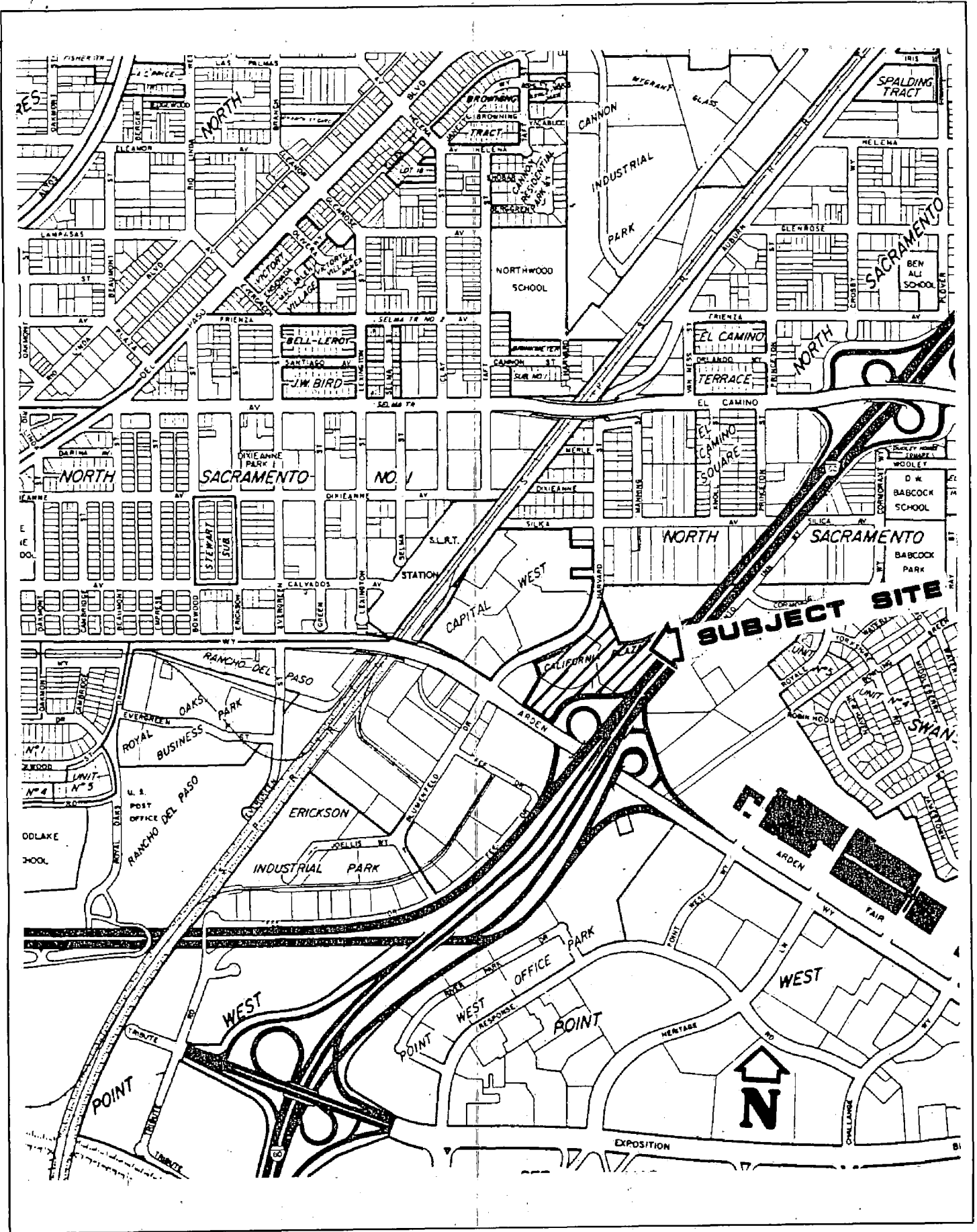
SEPTEMBER 23, 1993

ITEM 2



LAND USE & ZONING MAP





VICINITY MAP