

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	German-Wong & Associates, 201 Lathrop Way, Ste. F, Sacramento, CA 95815				
OWNER	Calvary Christian Center, 2665 Del Paso Bl., Sacramento, CA 95815				
PLANS BY	German-Wong & Associates, 201 Lathrop Way, Ste. F, Sacramento, CA 95815				
FILING DATE	11-6-90	ENVIR. DET.	Negative Declaration	REPORT BY	JC
ASSESSOR'S PCL. NO.	265-0210-024 & 053 thru 062, 265-0242-017 thru 025				

APPLICATION:

- A. Negative Declaration
- B. Special Permit to expand a previously approved parking lot by adding an additional 0.15± vacant acres in the Multi-Family (R-2B) zone.
- C. Special Permit to expand a previously approved parking lot by adding an additional 0.82± vacant acres in the Standard Single Family and Single Family Alternative (R-1 and R-1A) zones.
- D. Lot Line Adjustment to merge two vacant parcels into one parcel totaling 1.5± acres in the Multi-Family (R-2B) zone.
- E. Lot Line Adjustment to merge 11 parcels into one parcel totaling 1.51± vacant acres in the Single Family and Single Family Alternative (R-1 and R-1A) zones.

LOCATION:

Southwest corner of Eleanor Avenue and Branch Street and 2734 Branch Street

PROPOSAL:

The applicant is requesting the necessary entitlements to establish additional parking for a previously approved 1,700 seat church known as Calvary Christian Center.

PROJECT INFORMATION:

General Plan Designation: Medium Density Residential (16-29 du/ac)
1984 North Sacramento
Community Plan Designation: Residential (11-21 du/ac)
Existing Zoning of Site: R-1, R-1A and R-2B
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family Residential and Church; R-1
South: Vacant, Residential & Church; R-2B, R-2 & R-1
East: Residential; R-1 and R-2
West: Multi-Family & Single Family; R-2B & R-1

Parking Required: 342 (1,700 seats)
Parking Provided: 535
Property Dimensions: Irregular
Property Area: 1.5± ac. (Eleanor Ave.); 1.51± ac. (Branch St.)
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Background Information: The Planning Commission has issued four previous Special Permits in conjunction with this church site. Special Permit (P-5664) was issued on December 30, 1973 to eliminate the church's non-conforming status and to allow for additional parking. Special Permit (P-5824) was issued on February 26, 1974 to expand the church and provide additional parking. Special Permit (P6780) was issued on October 28, 1975 to expand the parking area

off-site onto several lots. Public testimony at the hearing and in letters from the neighborhood expressed opposition to the Trinity Church Assembly of God plans for off-site parking lots. Calvary Christian Center took over the site in 1977. On June 22, 1989, the Planning Commission approved several entitlements (P88-384) allowing Calvary Christian Center's Phase One church expansion. These entitlements included special permits to expand the seating capacity to 1,700 seats, a 50 capacity day-care, established or expanded off-site parking in residential zones, variances to waive the masonry wall requirement for the parking areas adjacent to residential uses, provided 245 of the required 330 parking spaces off-site, and; lot line adjustments to merge adjacent lots into four lots. The action was appealed to the City Council. On September 5, 1989, the City Council denied the appeal and approved a 1,700 seat church (Phase One) with 342 parking spaces.

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning

The subject sites consist of 13 lots totaling 3.01+ vacant acres in the Single Family, Single Family Alternative and Multi-Family (R-1, R-1A and R-2B) zones (Exhibit A). The General Plan designates the site as Medium Density Residential (16-29 du/ac). The 1984 North Sacramento Community Plan designates the site as residential (11-21 du/ac). The surrounding land uses and zones include single family and church, R-1 to the north; church and residential, R-1 and R-2B to the south; single family and two family, R-1 and R-2 to the east, and; single family and multi-family, R-1 and R-2B to the west.

B. Applicant's Proposal

The applicant is proposing to merge two lots on Eleanor Avenue which will provide 51 additional parking spaces (Site A). The applicant further proposes to merge 11 lots on Branch Street to provide 123 additional parking spaces (Site B) for the church. In 1989, the church received approval (P88-384) to merge eight lots on Eleanor Avenue into one lot (Exhibit E) in order to provide parking for the church. The applicant is in the process of obtaining the certificate of compliance to record this lot line merger. The applicant is also requesting a special permit to allow parking in a residential zone. The Zoning Ordinance allows parking in a residential zone with the approval of a special permit.

C. Policy Consideration

The proposed expansion of the parking area for the church complies with General Plan policy "to provide adequate off-street parking for new development and reduce the impact of on-street parking in established areas".

D. Site Plan

The parking lot on Eleanor Avenue (Site A) is located north of the main sanctuary of the church. Two lots are proposed to be merged to create one lot providing a total of 195 parking spaces. The original approval did not include the 49' X 162' lot located on Eleanor Avenue since the church did not own the site at the time. The house which was located on this lot has been relocated to 2688 Del Paso Boulevard (DR90-341). The parking lot located at 2680-2688 Del Paso Blvd. is owned by the church and approved for interim parking for a period of five years beginning on September 13, 1989, after which parking is to be eliminated and the property is to be made available for residential use. Staff has no objections to allowing this site to be used as additional parking since the site is surrounded on three sides with previously approved parking.

The parking lot on Branch Street (Site B) is located to the east of the main sanctuary and north of the church annex and day care site. The applicant proposed merging 12 parcels into one lot providing 123 additional parking spaces (Exhibit C). During a field inspection, staff noted that the Branch Street is predominately single family residential. It is staff's judgement that allowing the parking lot and driveway to encroach into this single family neighborhood will adversely affect the residential setting. By allowing the parking lot on Branch Street the increase in traffic and parking lot view will adversely affect the surrounding neighborhood. Staff has

determined that residential uses along Branch Street would be more appropriate in maintaining the stability of the neighborhood.

Staff met with the applicant and encouraged the applicant to create two lots and allow the lot fronting Branch Street to remain residential (Exhibit D). The proposed lot will be 91' X 100 in the Single Family Alternative (R-1A) zone and will accommodate a single family unit at this time or a half-plex unit may be located on the site if the applicant chose to subdivide the lot and apply for a special permit in the future. In adjusting the lot line to create two lots 18 parking spaces will be eliminated, however, the residential setting along Branch Street will be preserved. The applicant has agreed to create two lots at this time with the understanding that the lot will be considered in the future for parking under Phase two of the church expansion if additional parking is required. The applicant is required to provide 342 parking spaces for the church under Phase One, with the lot line adjustments 517 parking spaces will be provided. Of the 517 parking spaces shown 96 are compact spaces, this equates to 18 percent compact. Staff has suggested modifying the parking layout to increase the compact spaces to 40 percent currently allowed under the Zoning Ordinance in order to maximize the parking areas.

E. Masonry Wall

A six foot high masonry wall is required by the Zoning Ordinance when a commercial use is constructed adjacent to a residential zone or use. A wall will be required along the north property line and the east and west property lines of Parcel 2 as shown on Exhibit D. The applicant received a variance to waive the masonry wall requirement on the original parking lots subject to the condition of planting minimum 15 gallon evergreens on 20 foot centers where parking abuts residential uses (P88-384). This variance has expired and the applicant will need to resubmit the variance request or construct the masonry walls.

F. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Division, Development Section, Electrical Engineering and Water and Sewer Division. The following comments were received:

- o Provide street lights adjacent to parcels being developed to satisfaction of City Electrical Section of the Engineering Division.
- o Parking plan and layout shall be to the satisfaction of the Traffic Engineer.
- o Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger being recorded:
 - File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
 - File a waiver of Parcel Map.
 - Place note on final lot line adjustment: Water services to each lot shall be purchased and installed at time of obtaining building permits. Parking lot parcel may require a private offsite easement.

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.

Recommendation: Staff recommends the Planning Commission take the following action:

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit (Site A) to expand a previously approved

parking lot subject to conditions and based upon findings of fact which follow;

- C. Approve the Special Permit (Site B) to expand a previously approved parking lot subject to conditions and based upon findings of fact which follow;
- D. Approve the Lot Line Adjustment to merge two vacant parcels (Site A) into one parcel by adopting the attached resolution, and;
- E. Approve the Lot Line Adjustment to merge 12 parcels (Site B) into two parcels by adopting the attached resolution.

Conditions - Special Permit

- 1. Provide street lights adjacent to parcels being developed to satisfaction of City Electrical Section of the Engineering Division.
- 2. Parking lot plan and layout for Site A and Site B shall be to the satisfaction of the Traffic Engineer.
- 3. Parking on Site B shall be limited to the rear portion of the site with access provided from the alley. The 91' X 100' lot fronting Branch shall be reserved for residential use.
- 4. A six foot masonry wall shall be required along the property lines adjacent to residential use or zone for the expanded area of the parking lot of Site B (Exhibit).
- 5. All lighting for parking lots is to be directed on-site and not reflect off-site onto residential properties.
- 6. Deed restrictions noting parking only and not a building site shall be recorded into the parking lot deeds limiting their use for 2665 Del Paso Boulevard. Action by the Planning Commission would be necessary to remove the deed restriction.
- 7. The parking lots shall comply with the 50 percent tree shading requirement.
- 8. Planter areas adjacent to roadways shall be planted with living ground cover.
- 9. All landscaping is to be automatically irrigated.
- 10. Parking lots are to be secured with gates, cable barriers, or other suitable method during periods of no use.
- 11. Parking lots shall be posted "No Loitering or Trespassing" with the name and phone number of church representatives to report problems to.
- 12. All existing fencing is to be repaired or replaced adjacent to all parking lots by the church.
- 13. The parking lots use for which these special permits are granted shall be established within two years from date of approval. If the parking lots are not so established the special permits shall expire. A special permit time extension for one year may be requested, in writing, 30 days prior to expiration.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE MERGER OF TWO LOTS KNOWN AS LOT 8 BLOCK 16 NORTH SACRAMENTO SUBDIVISION

(APN: 265-0242-017 THROUGH 025)

(P90-455)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located at the Southwest corner of Eleanor Avenue and Branch Street; and

WHEREAS, the lot line merger has been given a Negative Declaration by the Environmental Services Manager; and

WHEREAS, the lot line merger is consistent with the General Plan and the 1984 North Sacramento Community Plan; and the proposed lot line merger conforms with the Plan Designations;

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

that the lot line merger for property located at the Southwest corner of Eleanor Avenue and Branch Street, City of Sacramento, be approved as shown and described in Exhibits F and G attached hereto, subject to the following conditions:

Conditions:

1. Applicant shall complete the following at the Public Works Department, Development Section, prior to each lot line merger being recorded:
 - a. File certificate of compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
 - b. File a waiver of parcel map.

(CHAIRPERSON)

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

APPLC. NO. P90-455

MEETING DATE February 28, 1991

ITEM NO. 23

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT OF 12 LOTS INTO TWO LOTS KNOWN AS LOT 7 AND A PORTION OF LOT 8 BLOCK 21 NORTH SACRAMENTO SUBDIVISION

(APN: 265-0210-024 & 053 THROUGH 062)

(P90-455)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the 2734 Branch Street; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Services Manager; and

WHEREAS, the lot line adjustment is consistent with the General Plan and the 1984 North Sacramento Community Plan; and the proposed lot line adjustment conforms with the Plan Designations;

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

that the lot line adjustment for property located at the 2734 Branch Street, City of Sacramento, be approved as shown and described in Exhibits H, I and J attached hereto, subject to the following conditions:

Conditions:

1. Applicant shall complete the following at the Public Works Department, Development Section, prior to each lot line merger being recorded:
 - a. File certificate of compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
 - b. File a waiver of parcel map.
 - c. Water services to each lot shall be purchased and installed at time of obtaining building permits. Parking lot parcel may require a private offsite easement.

(CHAIRPERSON)

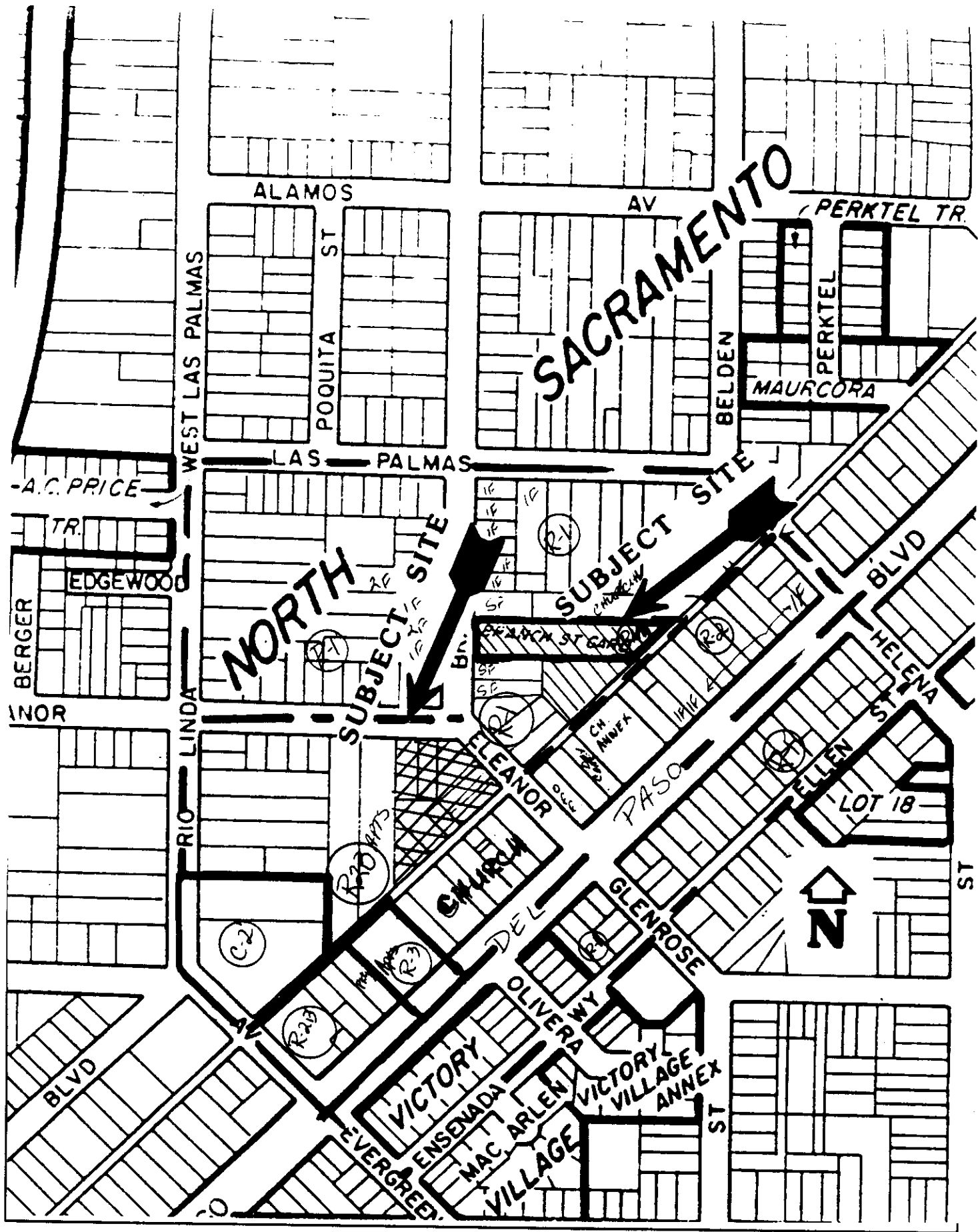
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

APPLC. NO. P90-455

MEETING DATE February 28, 1991

ITEM NO. 23

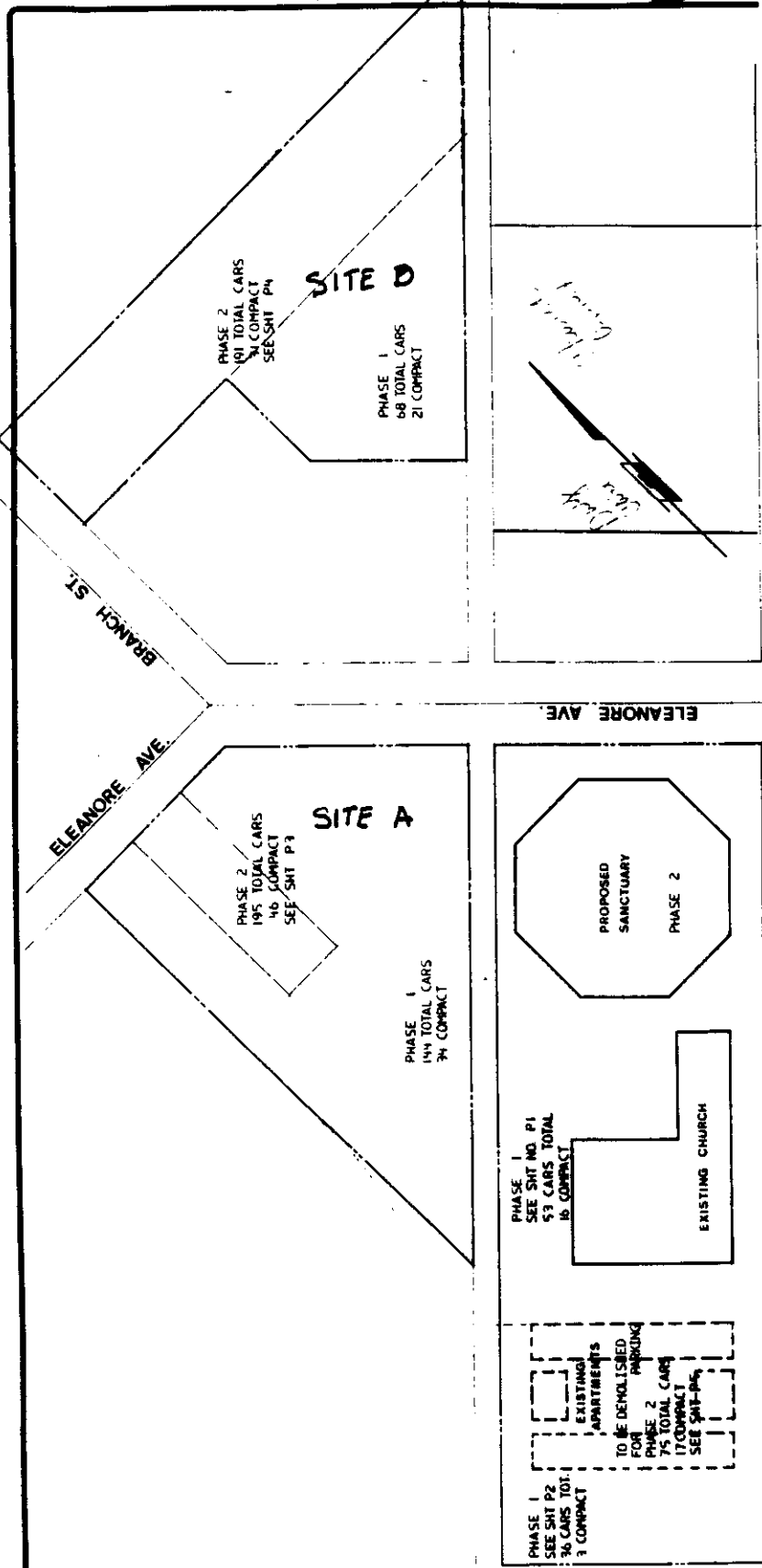


VICINITY, LAND USE & ZONING MAP

EXHIBIT A Master Plan



PHASE	



SITE STATISTICS

PARCEL AREA PHASE 1	381 SPACES
ADDED PARKING PHASE 2	246 SPACES
TOTAL PARKING PHASES 1 & 2	627 SPACES
TOTAL SANCTUARY SEATING	5,000 SPACES
3,000 SEATS / 600 SPACES - 1 SEAT PER 5.00 SPACES	

PHASE 1 & 2
SITE PLAN FOR
CALVARY CHRISTIAN CENTER

DEL PASO BLVD.



VICINITY MAP

SEE SHIT P2
60 TOTAL CARS

LOT IS FOR INTERIM PARKING
SERVICES TO BE RELOCATED IN
5 YEARS

PHASE 1
SEE SHIT NO. P1
53 CARS TOTAL
16 COMPACT

EXISTING CHURCH

PHASE 1
SEE SHIT P2
34 CARS TOT.
3 COMPACT

EXISTING APARTMENTS
TO BE DEMOLISHED
FOR
PARKING

PHASE 2
75 TOTAL CARS
17 COMPACT
SEE SHIT-P2

PROPOSED
SANCTUARY
PHASE 2

SITE A

PHASE 2
195 TOTAL CARS
46 COMPACT
SEE SHIT P3

PHASE 1
144 TOTAL CARS
24 COMPACT

SITE D

PHASE 2
91 TOTAL CARS
34 COMPACT
SEE SHIT P4

PHASE 1
68 TOTAL CARS
21 COMPACT

Future
Parking
Area

ELEANORE AVE.

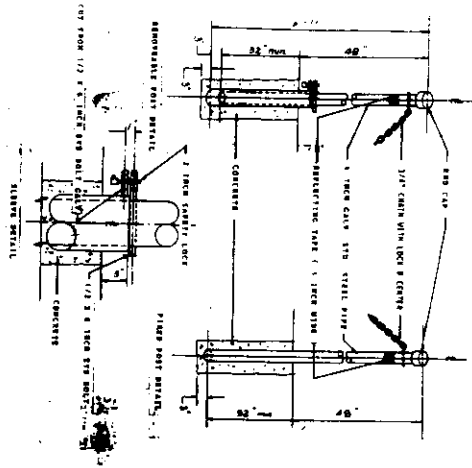
ELEANORE AVE.

ELEANORE AVE.
BRANCH ST.

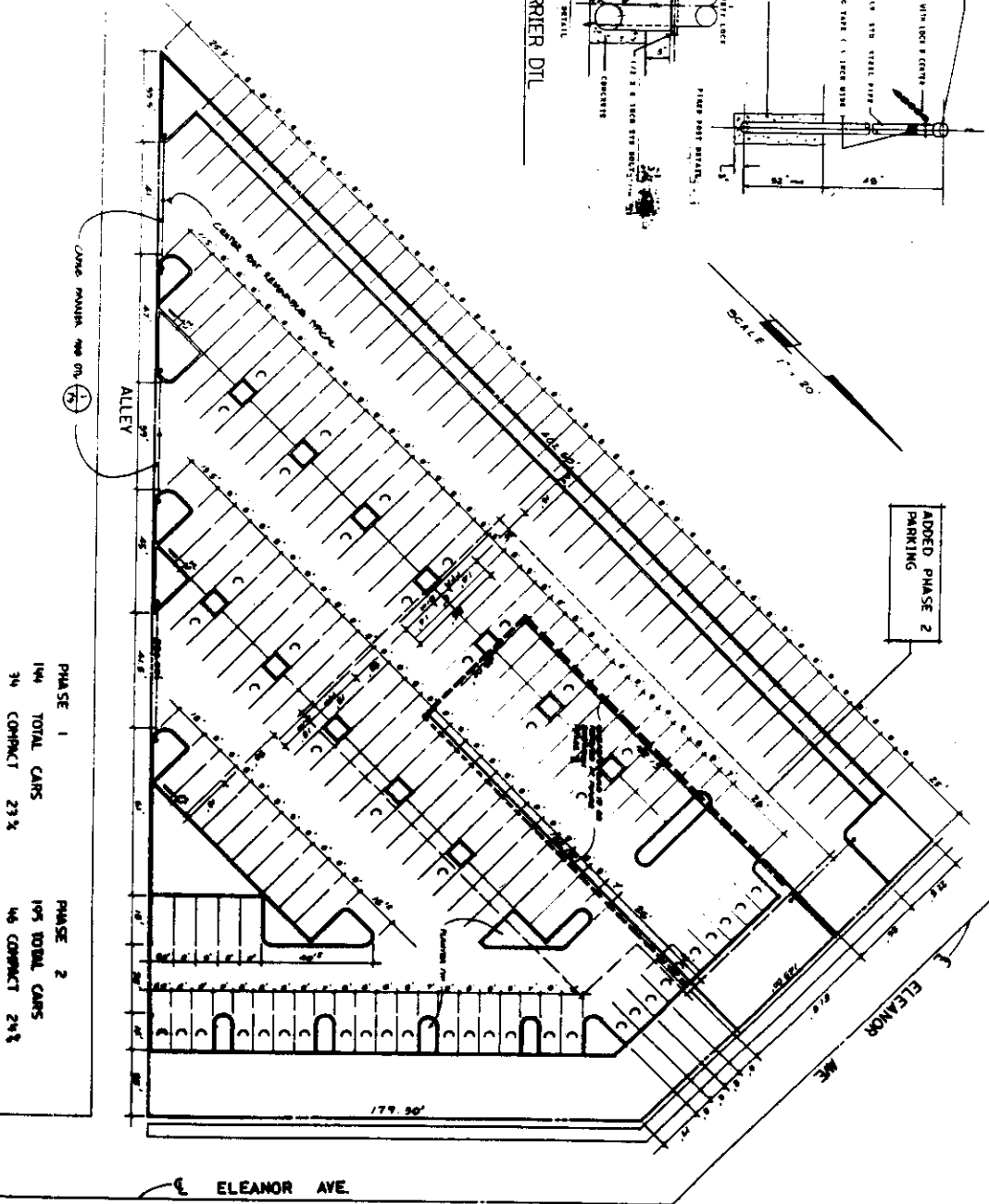
EXHIBIT B

Site A

11 CABLE BARRIER DTL



PARKING LOT PLAN PHASE 2



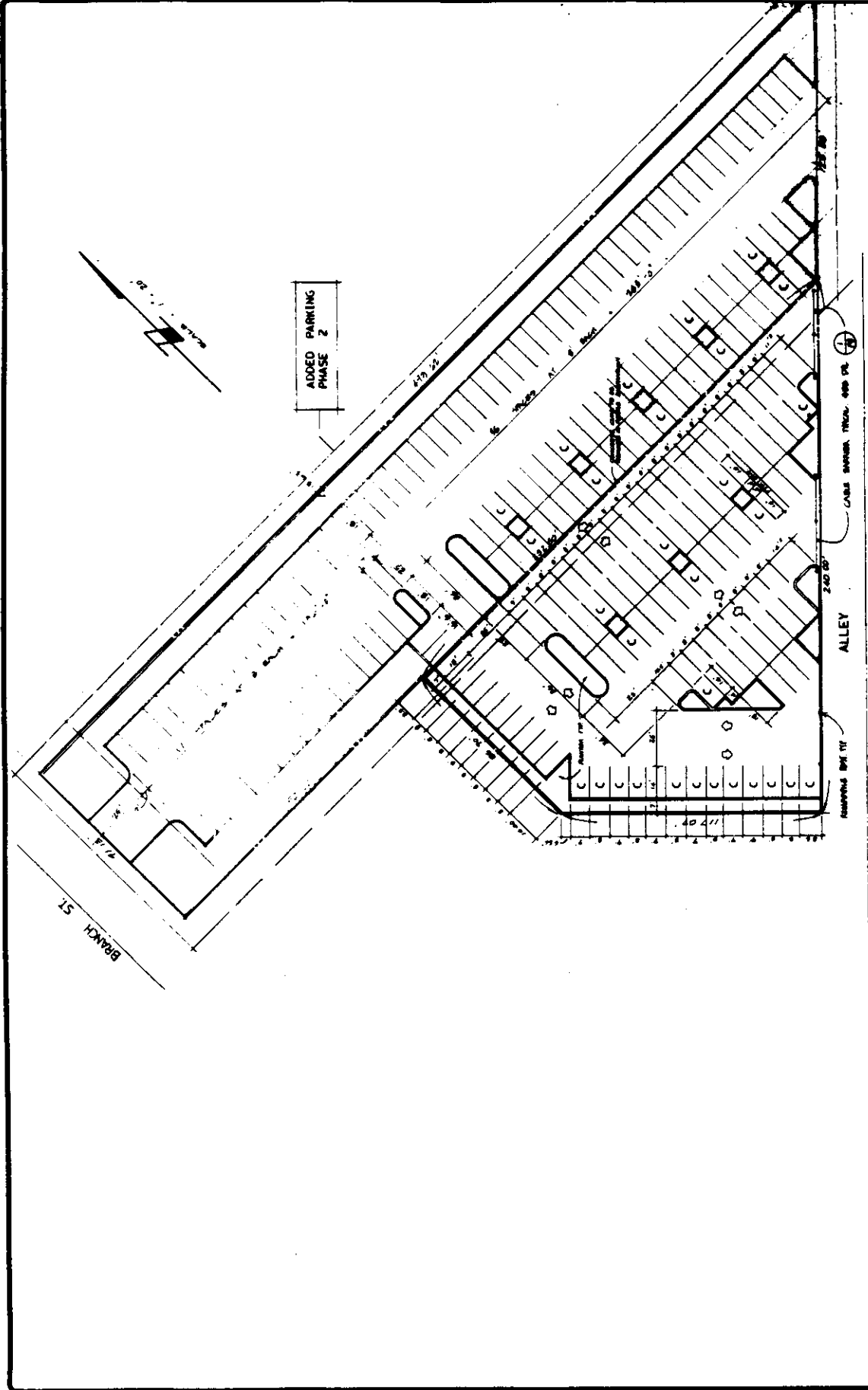
PHASE 1	PHASE 2
144 TOTAL CARS	195 TOTAL CARS
34 COMPACT 23%	46 COMPACT 24%

2-28-91



EXHIBIT C

Site B



PHASE 1
 66 TOTAL CARS
 21 COMPACT 30%

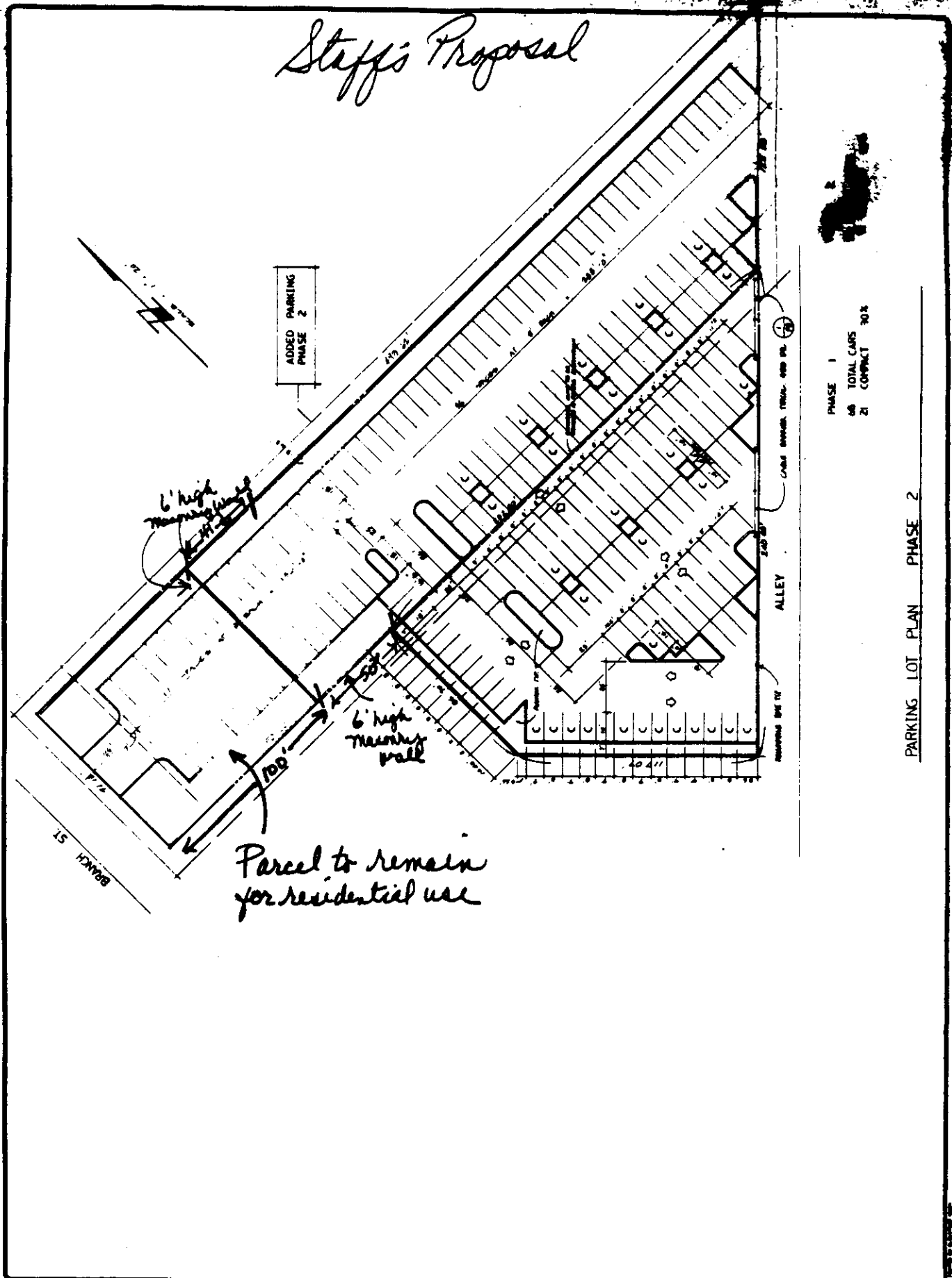
PARKING LOT PLAN PHASE 2

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2-28-91

ITEM NO. 2

Steff's Proposal



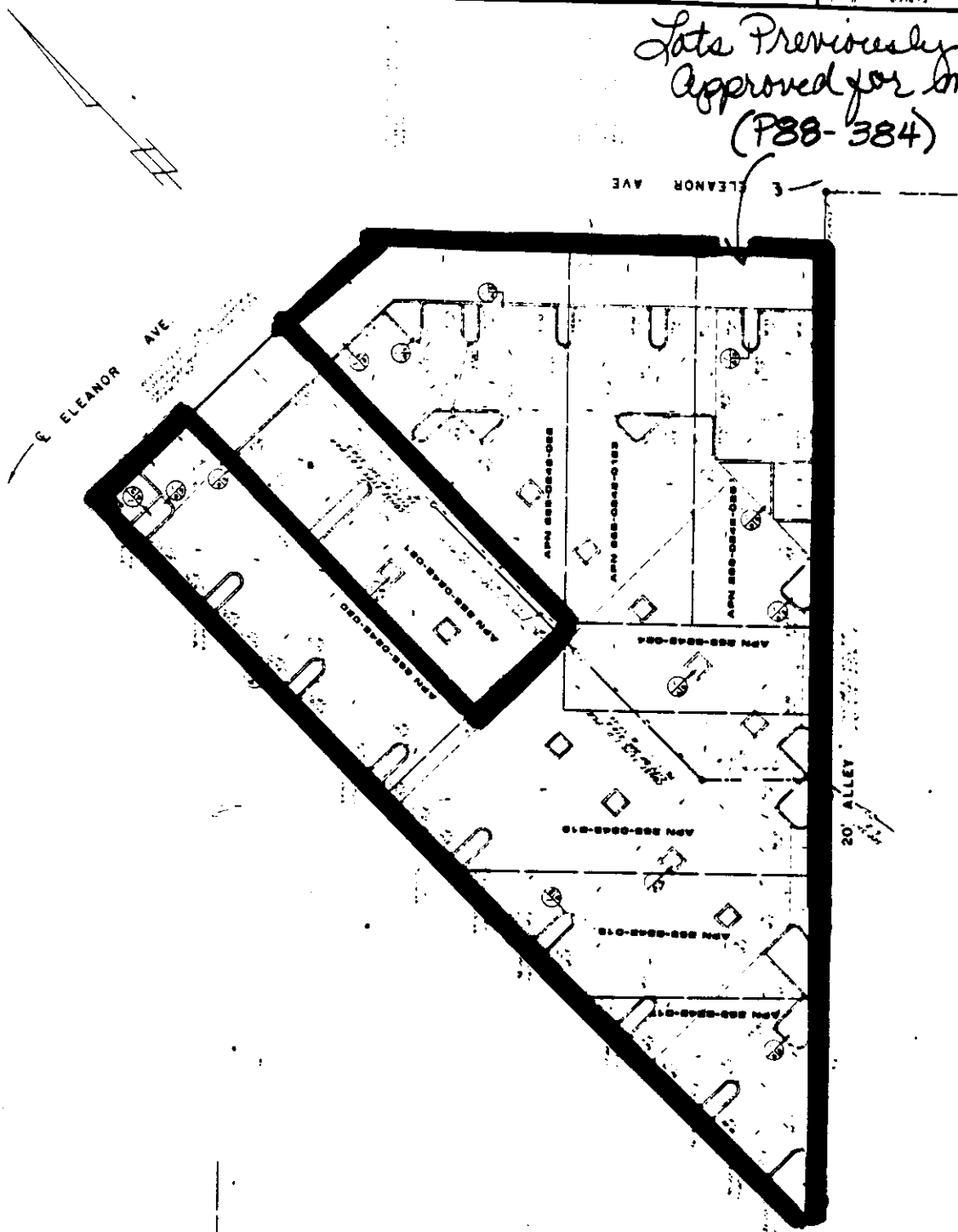
PHASE 1
 68 TOTAL CARS
 21 COMPACT 30%

PARKING LOT PLAN PHASE 2

EXHIBIT E

ASSOCIATES, INC.

*Lots Previously
Approved for Merger
(P88-384)*



ELEANOR AVE

ELEANOR AVE

20' ALLEY

LOT LINE ADJUSTMENT MAP

LEGEND
LOT LINE TO BE ABANDONED

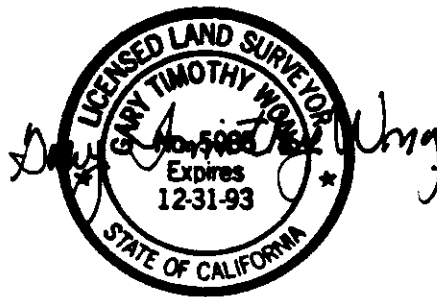
EXHIBIT G

PROPOSED LEGAL DESCRIPTION

APN: 265-0242-017 THROUGH 025

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 8 IN BLOCK 16, AS SAID LOT 8 IN BLOCK 16 IS SHOWN ON THAT CERTAIN PLAT ENTITLED "NORTH SACRAMENTO SUBDIVISION", FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 13 OF MAPS, MAP NO. 49.



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2-28-91

ITEM NO. 23

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT OF 12 LOTS INTO TWO LOTS KNOWN AS LOT 7 AND A PORTION OF LOT 8 BLOCK 21 NORTH SACRAMENTO SUBDIVISION

(APN: 265-0210-024 & 053 THROUGH 062)

(P90-455)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the 2734 Branch Street; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Services Manager; and

WHEREAS, the lot line adjustment is consistent with the General Plan and the 1984 North Sacramento Community Plan; and the proposed lot line adjustment conforms with the Plan Designations;

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

that the lot line adjustment for property located at the 2734 Branch Street, City of Sacramento, be approved as shown and described in Exhibits H-1, H-2, I and J attached hereto, subject to the following conditions:

Conditions:

1. Applicant shall complete the following at the Public Works Department, Development Section, prior to each lot line merger being recorded:
 - a. File certificate of compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
 - b. File a waiver of parcel map.
 - c. Water services to each lot shall be purchased and installed at time of obtaining building permits. Parking lot parcel may require a private offsite easement.

(CHAIRPERSON)

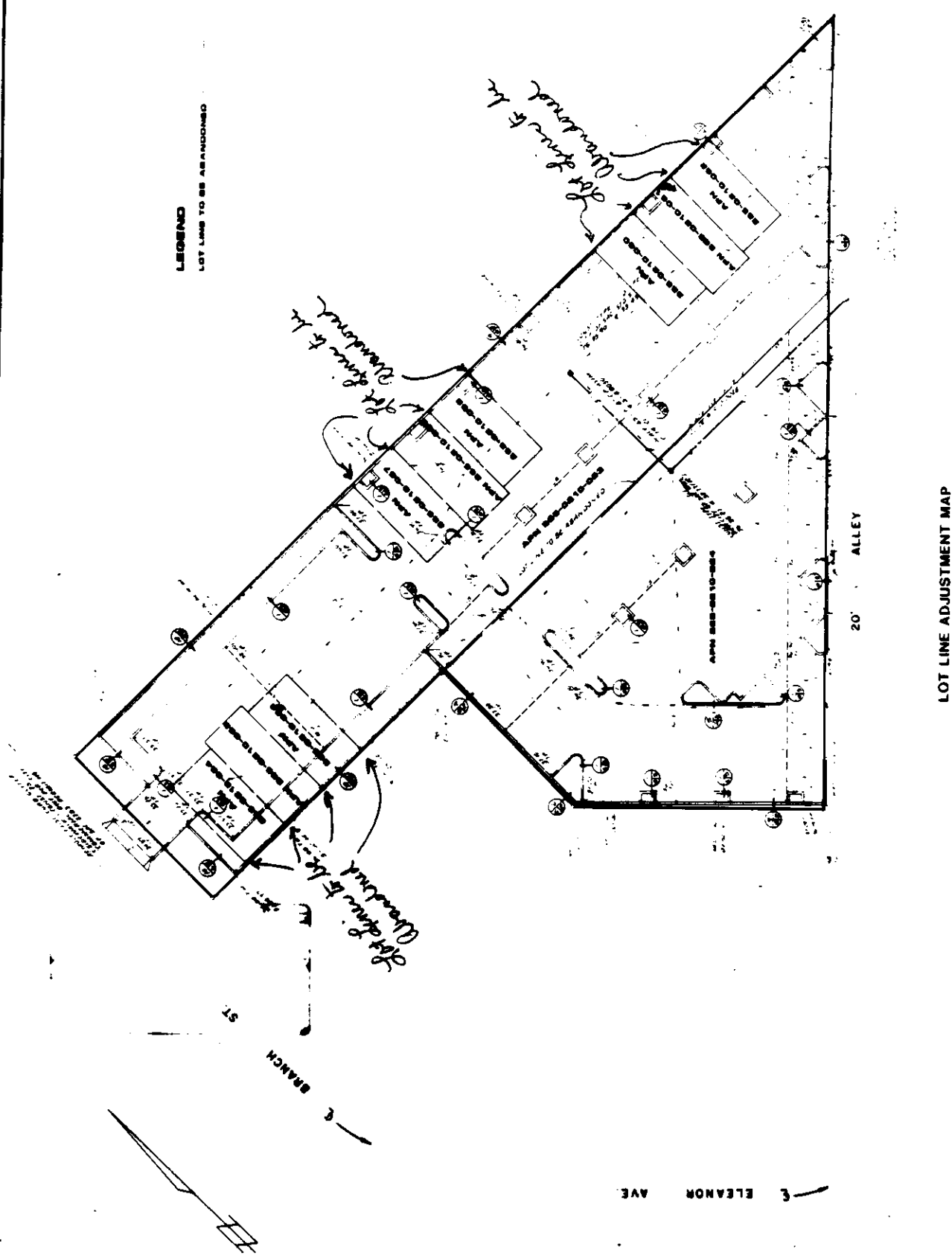
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

APPLC. NO. P90-455

MEETING DATE February 28, 1991

ITEM NO. 23

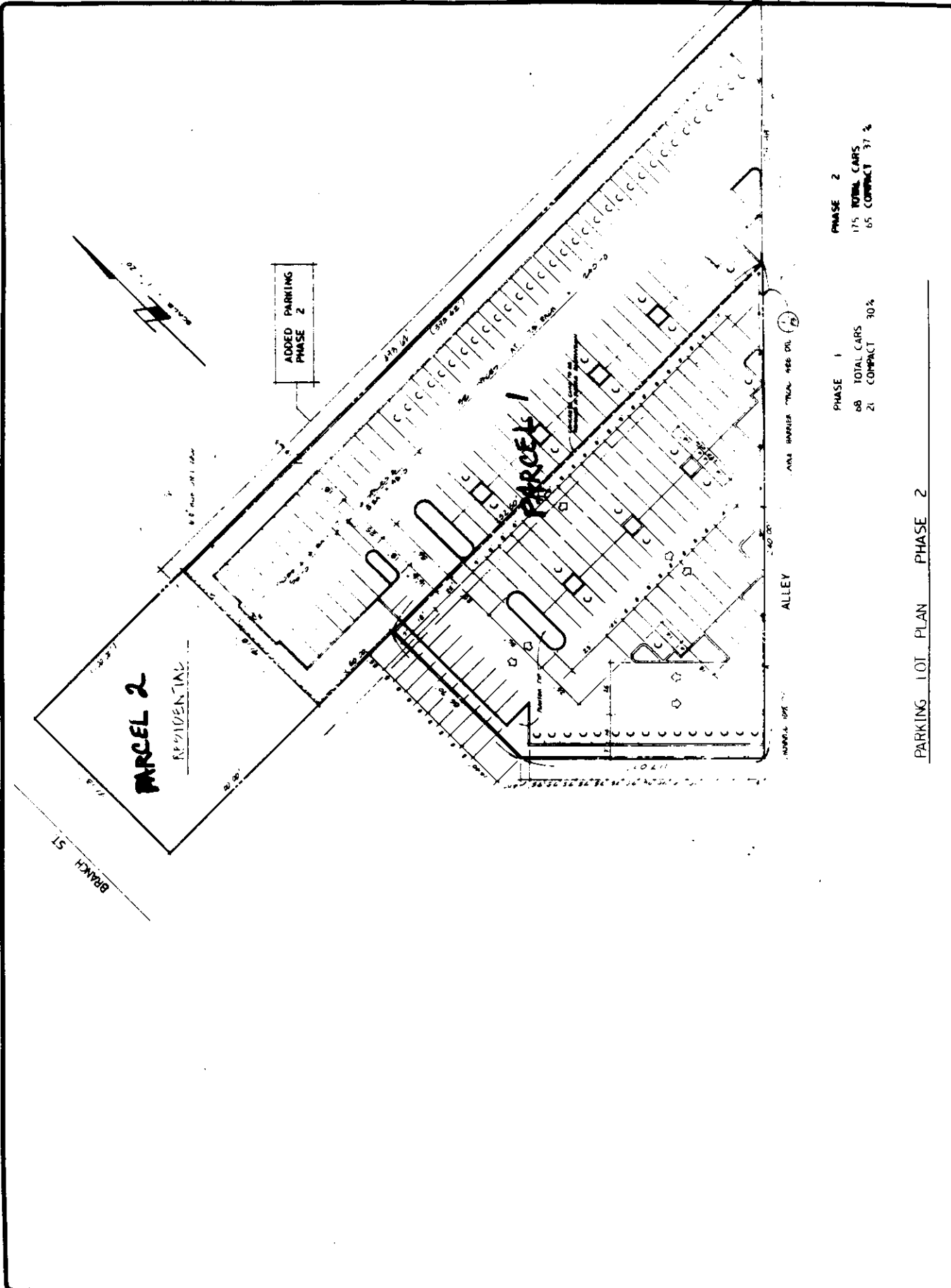


LOT LINE ADJUSTMENT MAP



MILBERS ENGINEERS ARCHITECTS

EXHIBIT H-2



P90-455

2-28-91

ITEM NO. 23

PROPOSED LEGAL DESCRIPTION

APN: 265-0210-024
APN: 265-0210-053 THROUGH 062

PARCEL I

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 7, IN BLOCK 21, AS SAID LOT 7 IN BLOCK 21 IS SHOWN ON THAT CERTAIN PLAT ENTITLED "NORTH SACRAMENTO SUBDIVISION", FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 13 OF MAPS, MAP NO. 49;

EXCEPTING THEREFROM THE WESTERLY 100.00 FEET OF SAID LOT 7.

TOGETHER WITH A PORTION OF LOT 8 IN BLOCK 21 AS SAID LOT 8 IN BLOCK 21 IS SHOWN ON SAID PLAT; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 8, LOCATED SOUTH 89° 55' EAST 150.00 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00° 05' WEST 86.90 FEET; THENCE SOUTH 44° 55' EAST 117.07 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 8; THENCE NORTH 45° 05' EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT, A DISTANCE OF 240 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 8; THENCE NORTH 89° 55' WEST 252.5 FEET TO THE POINT OF BEGINNING.

END OF DESCRIPTION.



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ITEM NO. 2

PROPOSED LEGAL DESCRIPTION

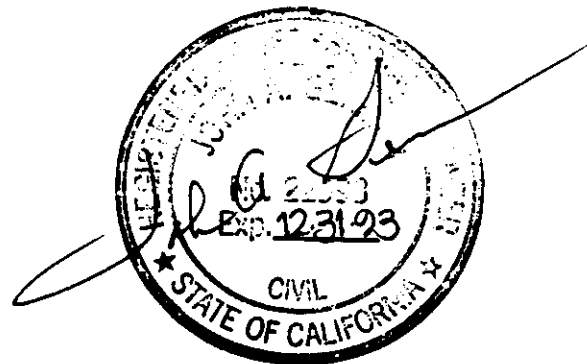
APN: 265-0210-053 THROUGH 062

PARCEL 2

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE WESTERLY 100.00 FEET OF LOT 7, IN BLOCK 21, AS SAID LOT 7 IN BLOCK 21 IS SHOWN ON THAT CERTAIN PLAT ENTITLED "NORTH SACRAMENTO SUBDIVISION", FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 13 OF MAPS, MAP NO. 49.

END OF DESCRIPTION.



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