

**CITY PLANNING COMMISSION**  
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	George Heath, 4941 1st Park Way, Sacramento, CA 95823		
OWNER	Irene Dare, 4507 Bela Way, Carmichael CA 95608		
PLANS BY	Georte Heath		
FILING DATE	8-20-82	50 DAY CPC ACTION DATE	9-23-82
REPORT BY	SC:cp		
NEGATIVE DEC.	9-13-82	EIR	ASSESSOR'S PCL. NO. 117-132-12

APPLICATION: 1. Environmental Determination  
2. Special Permit to establish a 5,000 sq. ft. church on 4.8 acres of land in the single family R-2 zone. (P82-200)

LOCATION: 5500 Ehrhart

PROPOSAL: The applicant is requesting a special permit to construct a church in the residential zone, R-1.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
Valley Hi Community  
Plan Designation: Residential and Light Density Residential

Existing Zoning of Site: R-1  
Existing Land Use of Site: Single Family dwelling and vacant

Surrounding Land Use and Zoning:

North: Single family residential; and R-1  
South: Single family residential; and R-1  
East: Single family residential; and R-1  
West: Single family residential; and R-1

Parking Required: 39 spaces  
Parking Provided: 91 spaces


Property Dimensions: 244 x 966 irregular  
Property Area: 4.8+ acres  
Square Footage of Building(s): 5,000  
Topography: Flat  
Street Improvements: To be provided  
Utilities: May require upgrading

BACKGROUND INFORMATION

The subject site is located in the Valley Hi Community area off of Ehrhart Avenue and is surrounded by single family zoned property which is in the process of development. This parcel received tentative approval in 1979 for single family lots, however, the tentative map has since expired and the applicant is now requesting a special permit to develop a church on the northerly portion of the site. The applicant has indicated that a future application will be submitted to split this portion of the parcel totaling 1.7 acres from the 4.8 acre site.

002455

APPLC. NO. P82-200

 FILING DATE September 23, 1982

CPC ITEM NO. 22

At the present time, the site contains an existing single family dwelling. The dwelling unit and additional vacant land to the south total 3.1 acres which will be separated into 3 parcels at a later date. The church will be on one parcel, the single family structure on another, and the remaining vacant land at the rear of the site will be further subdivided for residential use. According to the site plan, the future single family development to the south will gain access from the existing subdivisions on the east and west side of the subject site. (See Exhibit A).

The original site design of the facility as submitted to the Planning Department was deficient in landscaped setbacks and the location of the structure was objectionable to staff. Due to these concerns, the applicant has resubmitted the site design portion of the application and staff believes the new design to be substantially improved over the original proposal.

#### STAFF EVALUATION

1. The applicant is proposing the development of a church hall for religious purposes. The site fronts on Ehrhart Avenue which is a major street. The entrance to the church hall will be off of Ehrhart Avenue. A 25-foot landscaped undulating berm will be provided in front of the parking area for this proposed facility.
2. The required parking for this facility is 39 spaces and is based on one space per 6 seats. The applicant is, however, providing 91 parking spaces to ensure that adequate space is available on the site. In addition, the irregular shape of the site has provided excess unusable space which the applicant believed would be best utilized for parking. The applicant will be required to submit a 50% parking lot shading diagram and landscape and irrigation plans for the parking area prior to issuance of a building permit.
3. The applicant has indicated that an identification sign will be provided at the entrance of the site and will not be located in the 25' landscaped setback area. The sign must comply with the City's sign ordinance and shall not exceed 16 square feet in area.
4. The applicant has provided a landscaped setback area in the front of the property. The landscaped planter on the east side of the driveway entrance should be extended to 25' which will eliminate one parking space. Since this parking stall is not a required space, this modification should not pose a problem for the applicant. The setback area should be adequately landscaped with undulating 3-4 foot berms. (See Exhibit B)
5. Since this church facility will be located adjacent to residential uses and since detailed building elevations have not been submitted, staff recommends that building plans with elevations be submitted to the Design Review/Preservation Board for review and approval prior to issuance of a building permit on this project.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the special permit subject to conditions and based on findings of fact to follow.

Special Permit Conditions

1. The applicant shall provide a 25' landscaped setback on each side of the driveway entrance. This setback area shall be adequately landscaped and shall include undulating 3 to 4 foot berms and 15 gallon trees.
2. A landscape, shading and irrigation plan shall be submitted for Planning Director review and approval prior to approval of a building permit.
3. The identification sign shall comply with the sign ordinance and shall not exceed 16 square feet in area or be located in the 25' landscaped setback area.
4. The applicant shall submit building plans and detailed elevations to the Design Review/Preservation Board for review and approval prior to issuance of a building permit.

Findings of Fact

- a. The project, as conditioned, is based on sound principles of land use in that the proposal is located on a major street and will be compatible with the surrounding land use.
- b. The project, as conditioned, will not be detrimental to surrounding property in that adequate on-site parking will be available and the site will be adequately screened from adjacent uses with landscaping and a 6-foot high masonry wall.
- c. The project is in conformance with the Zoning Ordinance which allows the location of churches in any zone subject to obtaining a special permit.

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R-1

A

DRAINAGE

R-1

R-1

SUBJECT SITE

A

EHRHART

R-1

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R-1

R-1

A

PE2-200

9-23-82

19

#22

BLVD

FRANKLIN

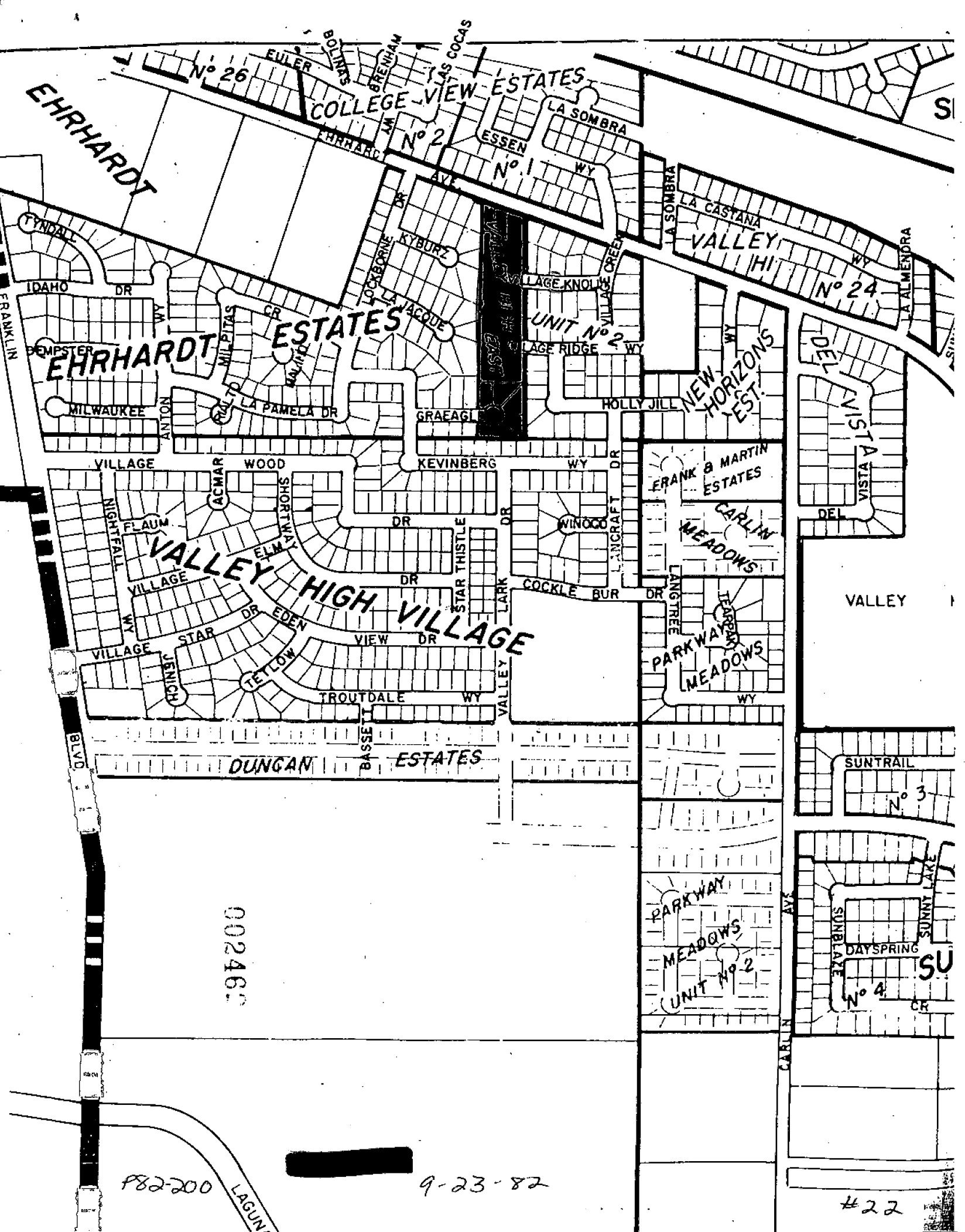
GEARNY DR  
MONAGHAN CIR  
CHAMETTE WY  
VALLEY GREF  
VALLEY GREF

VALLEY HI WY  
MEADOW PARK WY  
VALLEY DR

YVETTE WY  
VALLEY GREEN  
FRANCISCAN WY  
VALL

YVONNE WY  
HOLLY  
CAN

AVE



EHRHARDT

COLLEGE VIEW ESTATES

EHRHARDT ESTATES

VALLEY HIGH VILLAGE

DUNGAN ESTATES

FRANK & MARTIN ESTATES

CARLIN MEADOWS

PARKWAY MEADOWS

PARKWAY MEADOWS UNIT No 2

VALLEY HILLS

DEL VISTA VALLEY

SUNTRAIL No 3

SUNBLAZE DAYSPRING No 4

IDAHO DR

MILWAUKEE

VILLAGE NIGHTFALL

VILLAGE STAR

VILLAGE JENICH

LAGUN

LA PAMELA DR

WOOD SHORTWAY

VIEW DR

TROUTDALE WY

BASSE

LA JACQUE

KEVINBERG WY

STAR THISTLE DR

VALLEY LARK DR

VALLEY RIDGE WY

LA SOMBRA

WINOCO

COCKLE BUR DR

LANCRAFT DR

HOLLY JILL

LA CASTANA

NEW HORIZONS EST.

LANGTREE

VALLEY

SUNBLAZE

FRANKLIN

BLVD

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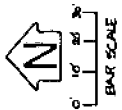
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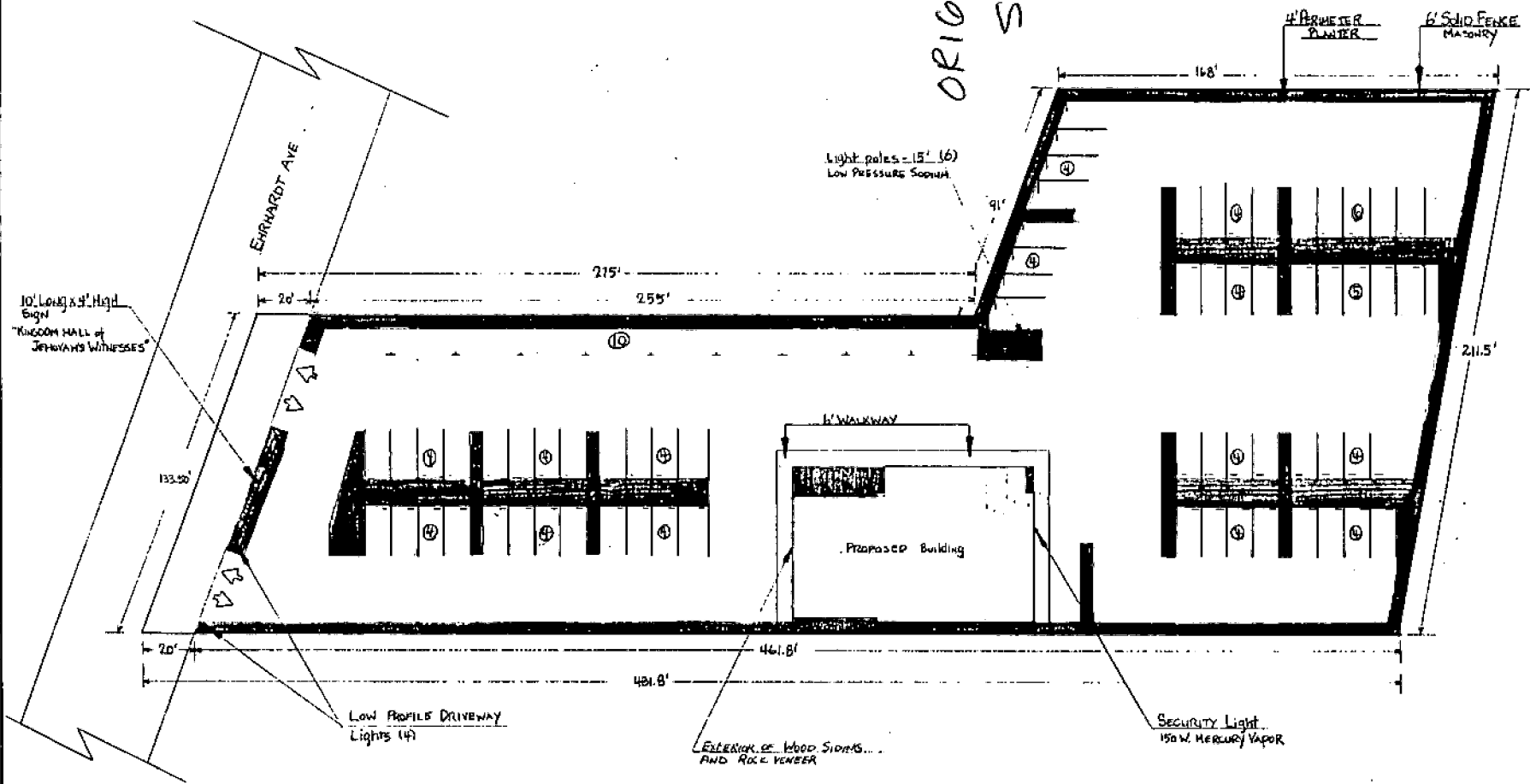
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ORIGINAL  
SITE PLAN

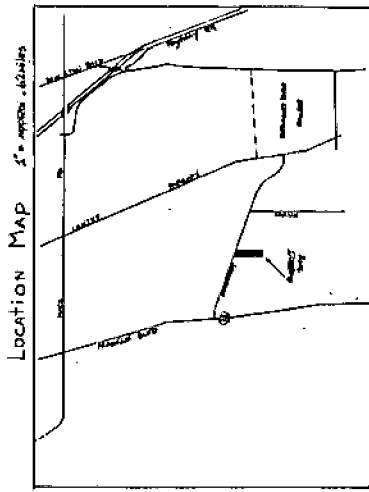
P 8221114



002464

Proposed "Kingdom Hall of Jehovah's Witnesses"		
SCALE: 1" = 30'	APPROVED BY:	DRAWN BY: GH
DATE: 8-18-82	REVISION:	REVISION:
Site Development Plan		
DRAWING NUMBER:		2 of 5

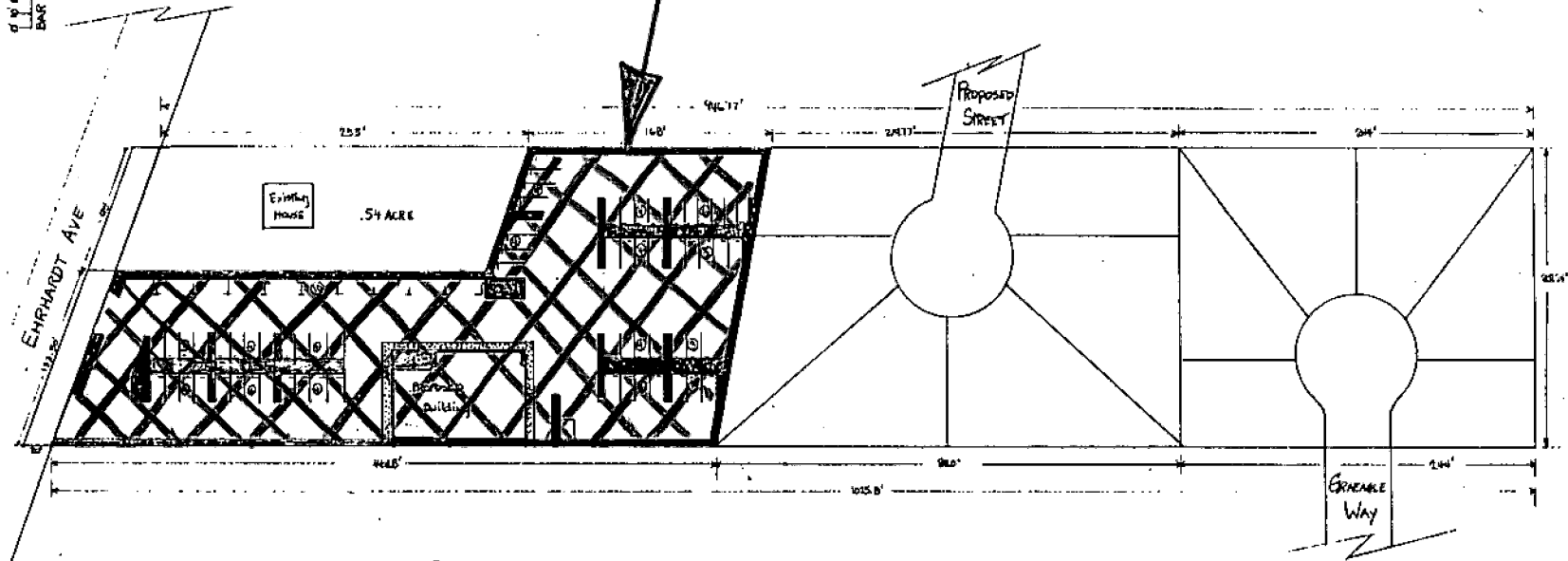
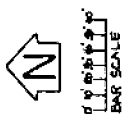
**EXHIBIT A**



**SUBJECT SITE  
SEE EXHIBIT "B"  
FOR CORRECT PLAN**

002400

P 822110 #22



**SUBJECT PROPERTY**

TOTAL AREA: 6972.00 / 1.60 ACRE	
WALKWAY :	1380 Sq. Ft.
PAVING :	51145 Sq. Ft.
PLANTING :	12181 Sq. Ft.
PARKING :	75 STALLS SEATING: 235
BLDG AREA :	5014 Sq. Ft.

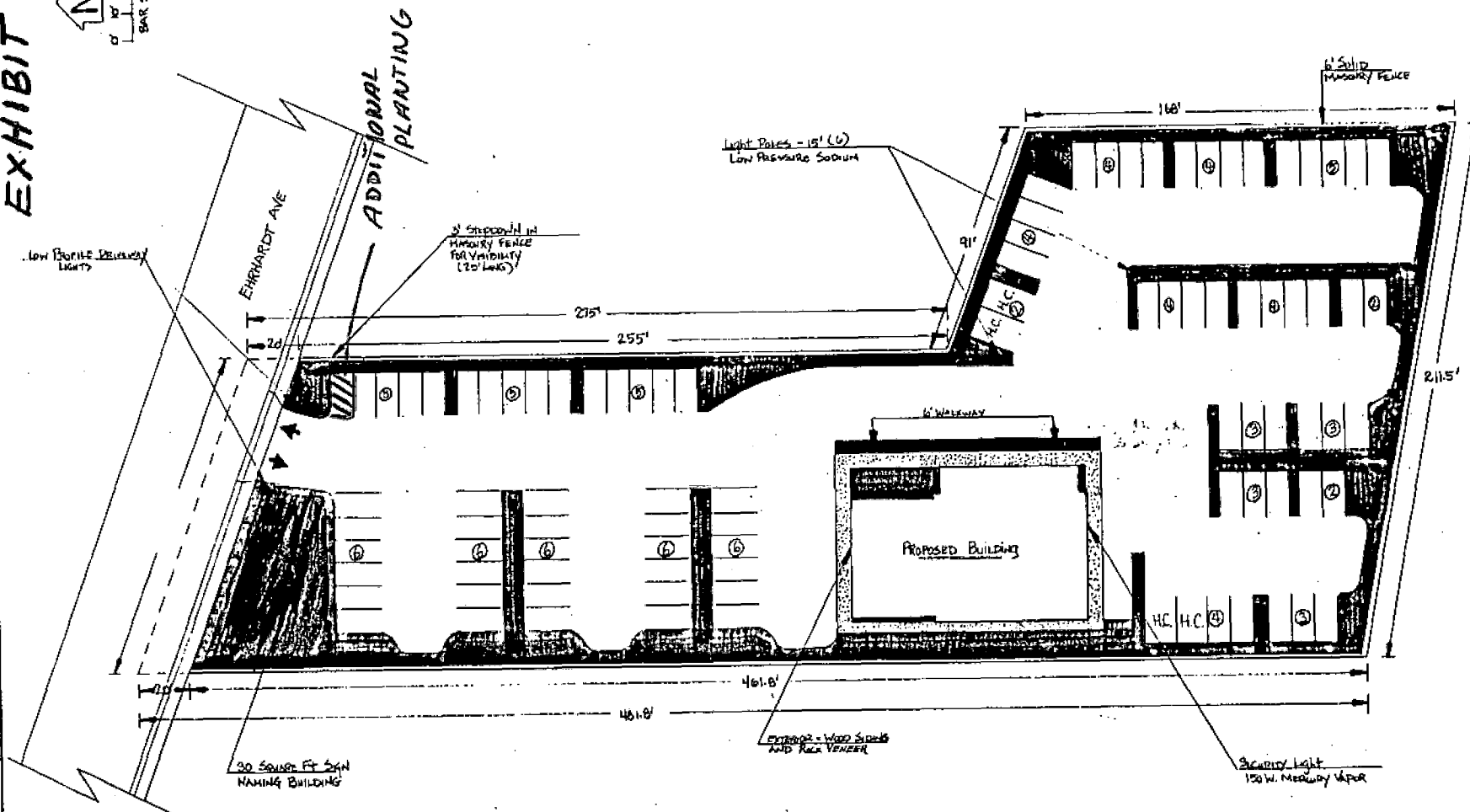
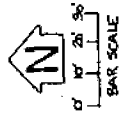
Proposed 'Kingdom Hall of Jehovah's Witnesses'		
SCALE: 1" = 60'	APPROVED BY:	DRAWN BY: GH
DATE: 8-17-82	REVISOR:	
		DRAWING NUMBER
		1 of 5

9-23-82

002-200

**EXHIBIT B**

# 22



002468

SUBJECT PROPERTY

PARKING :	9225013	SEATING :	235
WALKWAY :	19502		
PAVING :	49004		
PLANTERS :	128002		
BLDG AREA :	5014		
TOTAL Prop :	69720 / 1.60 ACRE		

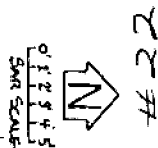
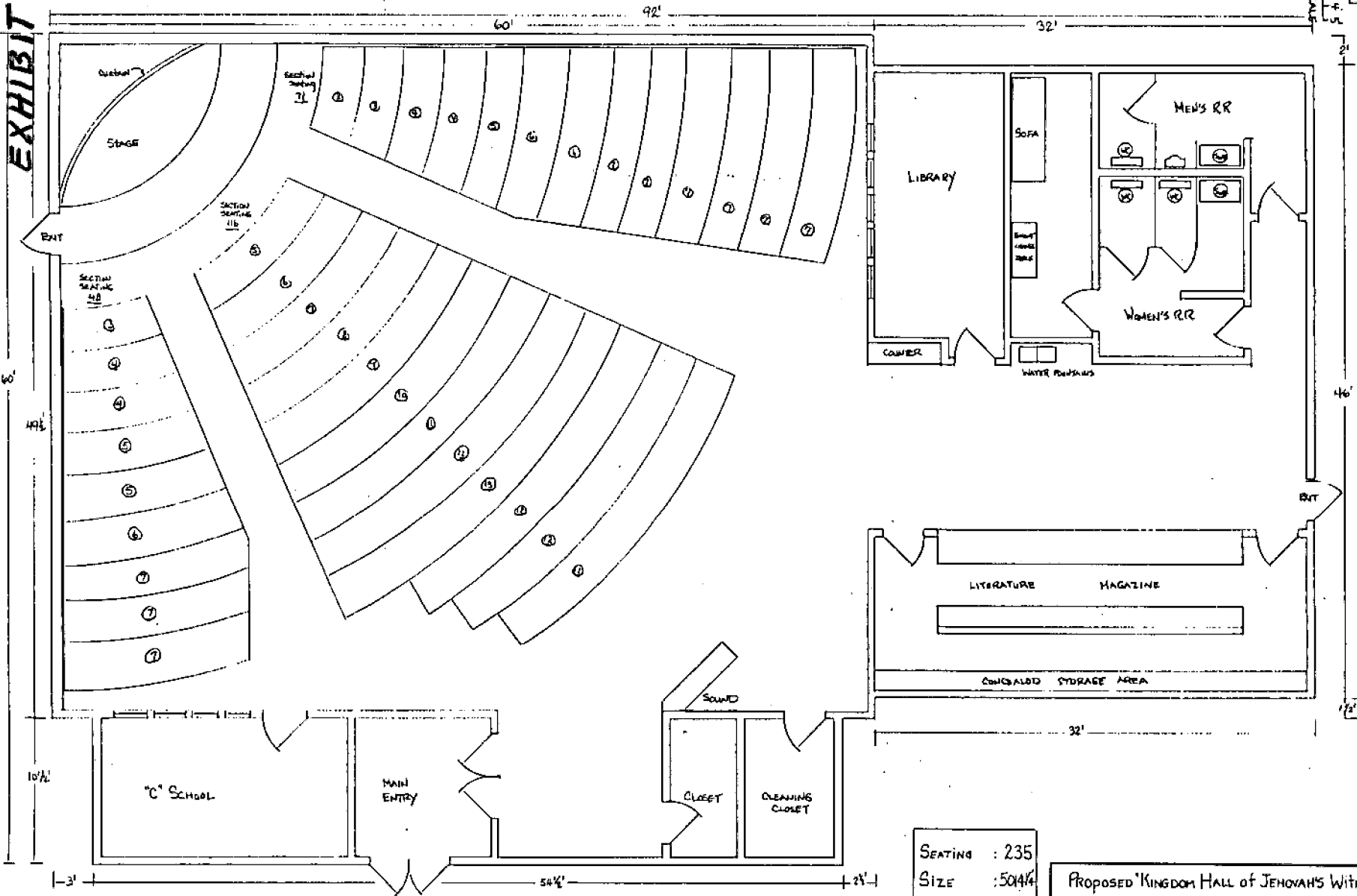
Proposed "Kingdom Hall of Jehovah's Witnesses"		
SCALE: 1"=30'	APPROVED BY:	DRAWN BY: GH
DATE: 8-18-82		REVISED 9-14-82
SITE DEVELOPMENT PLAN		
		DRAWING NUMBER: 2 of 5

9-23-82

P82-200



**EXHIBIT C**



**P 822111**

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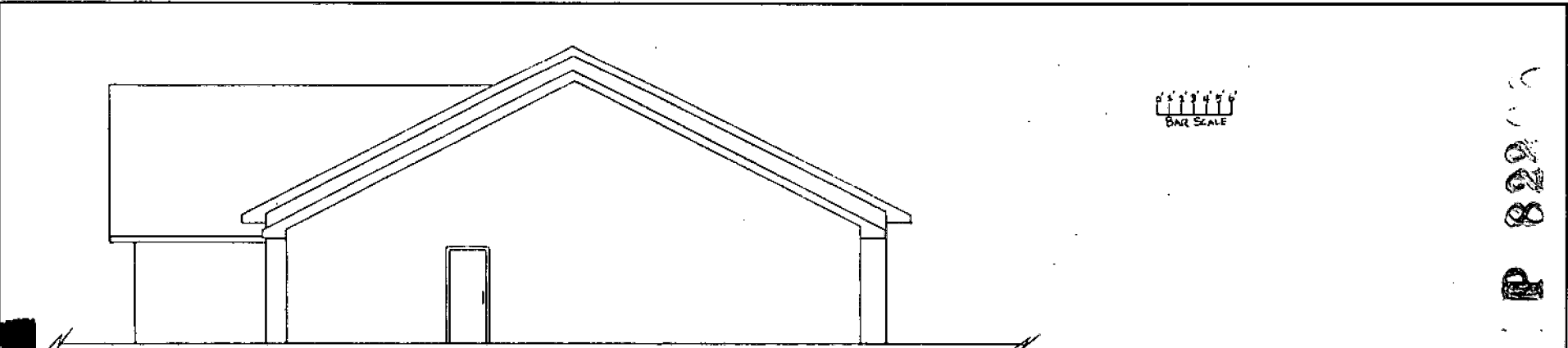
002465

SEATING : 235  
 SIZE : 5044 1/2

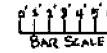
Proposed 'KINGDOM HALL of JEHOVAH'S WITNESSES'		
SCALE: 1" = 5'	APPROVED BY:	DRAWN BY: JH
DATE: 8-18-82		ADVISED:
FLOOR PLAN		
		DRAWING NUMBER
		3 of 5

P88-200

9-23-82

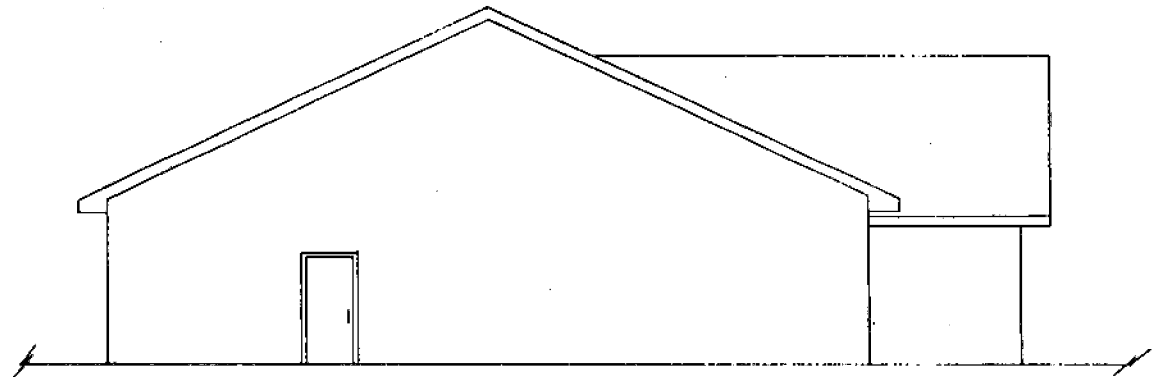


RIGHT (South) ELEVATION

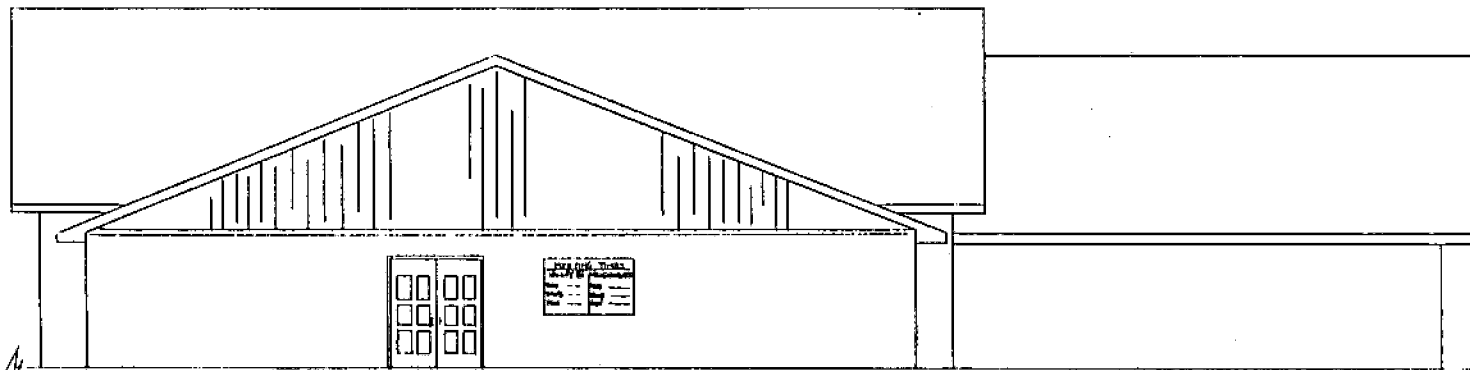


BAR SCALE

P 82225



LEFT (North) ELEVATION



FRONT (West) ELEVATION

EXHIBIT D

002466

Proposed "Kingdom Hall of Jehovah's Witnesses"			
SCALE: 1" = 6'	APPROVED BY:	DRAWN BY GH	
DATE: 8-19-82		REVISED	
ELEVATION PLAN			
			DRAWING NUMBER 4 of 5

# 22

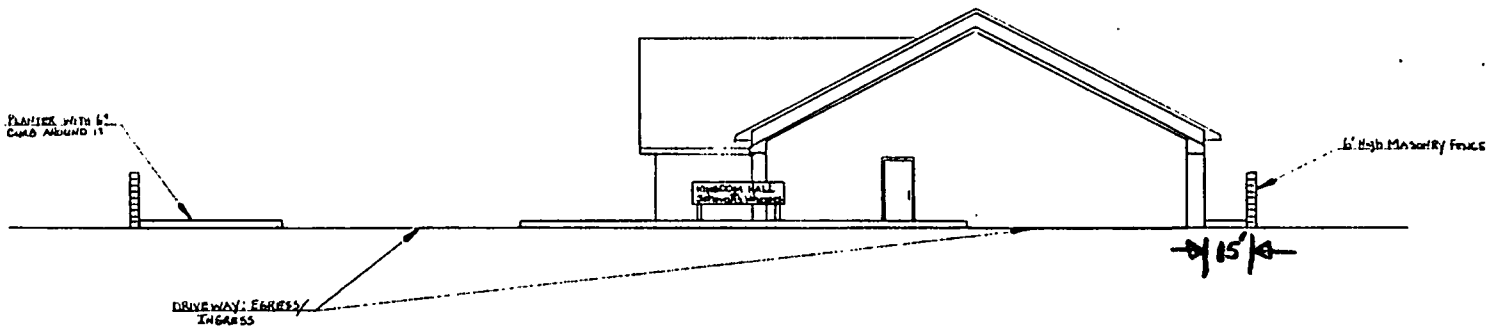
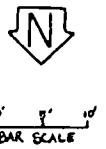
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#22

P 82200

EXHIBIT E



SOUTH ELEVATION OF SITE FROM EHRHARDT AVE.

002467

Proposed "KINGDOM HALL of JEHOVAH'S WITNESSES"		
SCALE: 1" = 10'	APPROVED BY:	DRAWN BY: GH
DATE: 8-19-82	REVISED:	
SITE ELEVATION PLAN		
		DRAWING NUMBER 5 of 5