

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

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| APPLICANT: <u>Hoshida and Reyes, 2330 Alhambra Blvd., Suite 100, Sacramento, CA 95817</u> | | |
| OWNER: <u>First Romanian Apostolic Church, P.O. Box 38443, Sacramento, CA 95838</u> | | |
| PLANS BY: <u>Hoshida and Reyes, 2330 Alhambra Blvd., Suite 100, Sacramento, CA 95817</u> | | |
| FILING DATE: <u>April 1, 1992</u> | ENVIR. DET.: <u>Exempt</u> | REPORT BY: <u>Doug Holmen</u> |
| ASSESSOR'S PCL. NO. <u>237-0151-012</u> | | |

APPLICATION: A. Planning Director's Special Permit Modification to allow the temporary use of a double wide trailer for Sunday school classrooms for a church on one partially developed acre in the Standard Single Family Residential (R-1) zone.

LOCATION: 4141 Fell Street

PROPOSAL: The applicant is requesting the necessary entitlement to allow the temporary placement of a double wide trailer on the church site to be used for Sunday school classrooms for approximately three years until the permanent facility is built.

PROJECT INFORMATION:

General Plan Designation: Standard Single Family (R-1) zone
North Sacramento Community
Plan Designation: Residential (4-8 du/na)
Existing Zoning of Site: Standard Single Family (R-1) zone
Existing Land Use of Site: Church (under construction)
Surrounding Land Use and Zoning:

North: Single family residence, R-1
South: Interstate 80, TC
East: Vacant, R-1
West: Single family residence, R-2A

Property Dimensions: Irregular
Property Area: 1.0± acre
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Metal
Roof Material: Metal

BACKGROUND INFORMATION:

On March 22, 1990; the Planning Commission approved a Special Permit to construct a 7,850 square foot church which would contain a main assembly room for 400 people, classrooms and support facilities. Sixty eight parking spaces would be provided where 67 spaces are required (P90-064).

PROJECT EVALUATION:

A. Land Use and Zoning

The subject site consists of 1.0+ acre of partially developed land in the single family (R-1) zone. Phase 1 of the church construction project which is the temporary church seating 165 people is being completed. The North Sacramento Community Plan and the General Plan designate the parcel and surrounding area as low density residential. There is a single family residence on the adjacent lot to the north. The land across Fell Street to the east and across Dry Creek Road to the west is vacant. There is a drainage canal immediately south of the proposed project site with a mesh wire fence separating the parcel from the drainage canal. The interstate 80 freeway is beyond the drainage canal and approximately 30' below ground level of the church site.

B. Applicant's Proposal

The applicant is requesting the necessary entitlement to temporarily place a double wide mobile home on the site for approximately three years. The double wide mobile home would be used for Sunday school classrooms.

C. Policy Considerations

Churches are allowed in any zoning district with a Special Permit. A Special Permit was given to the First Romanian Apostolic Church on March 22, 1990 to locate on the site at 4141 Fell Street.

D. Staff Analysis

The First Romanian Apostolic Church is presently constructing its Phase I which consists of a temporary chapel seating 165 people. The Phase I structure would become the classroom portion of the church when Phase II is which is the main church chapel is completed. The church has been offered the double wide mobile home which it would like to use as a temporary classroom facility for two to three years until its Phase II construction of the main church chapel is constructed.

The double wide mobile home consists of two single wides each measuring 10' x 56'. They are constructed with metal siding and metal roofs. From a design perspective, the units are not architecturally pleasing and should not be permitted on the site for an indefinite period of time. However, staff believes the units would be permissible on a short term basis to assist the church in realizing its goal as conditioned by staff (P90-064). Staff, therefore, supports the proposed temporary use of the double wide mobile home for a period of three years from the date of approval by the Planning Director.

The placement and use of the double wide mobile home would need to meet the building division criteria before it is placed on the site and before it can be occupied in regards to property line setbacks and tenant improvements so it can be used for classroom purposes.

E. Agency Comments

The applicant's proposal has been routed to the City's Transportation Engineer and Engineering Development Divisions. There were no comments.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines, CEQA Section 15304.

Recommendation: Staff recommends the Planning Director approve the Special Permit Modification to allow the temporary placement of the double wide mobile home on the church site subject to the conditions and based on Findings of Fact which follow:

Conditions:

1. The double wide mobile home shall not be allowed on the site for more than three years from the date of approval by the Planning Director.
2. The double wide mobile home shall meet all building division requirements for setback and interior improvements.

Findings of Fact

1. The project is based upon sound principles of land use in that the proposed location of a temporary double wide mobile home would be compatible with the character of the surrounding neighborhood in that it is a temporary use of three years.
2. The placement of the temporary double wide mobile home will not be detrimental to the public health, safety or welfare, nor result in the creation of a public nuisance in that the building division staff would assure that the temporary double wide mobile home would meet building code requirements and setbacks.
3. The project is consistent with the General Plan which designates the site Low Density Residential (4- 15 du/na).

Report Prepared by:

Douglas I. Holmen
Douglas I. Holmen, Associate Planner

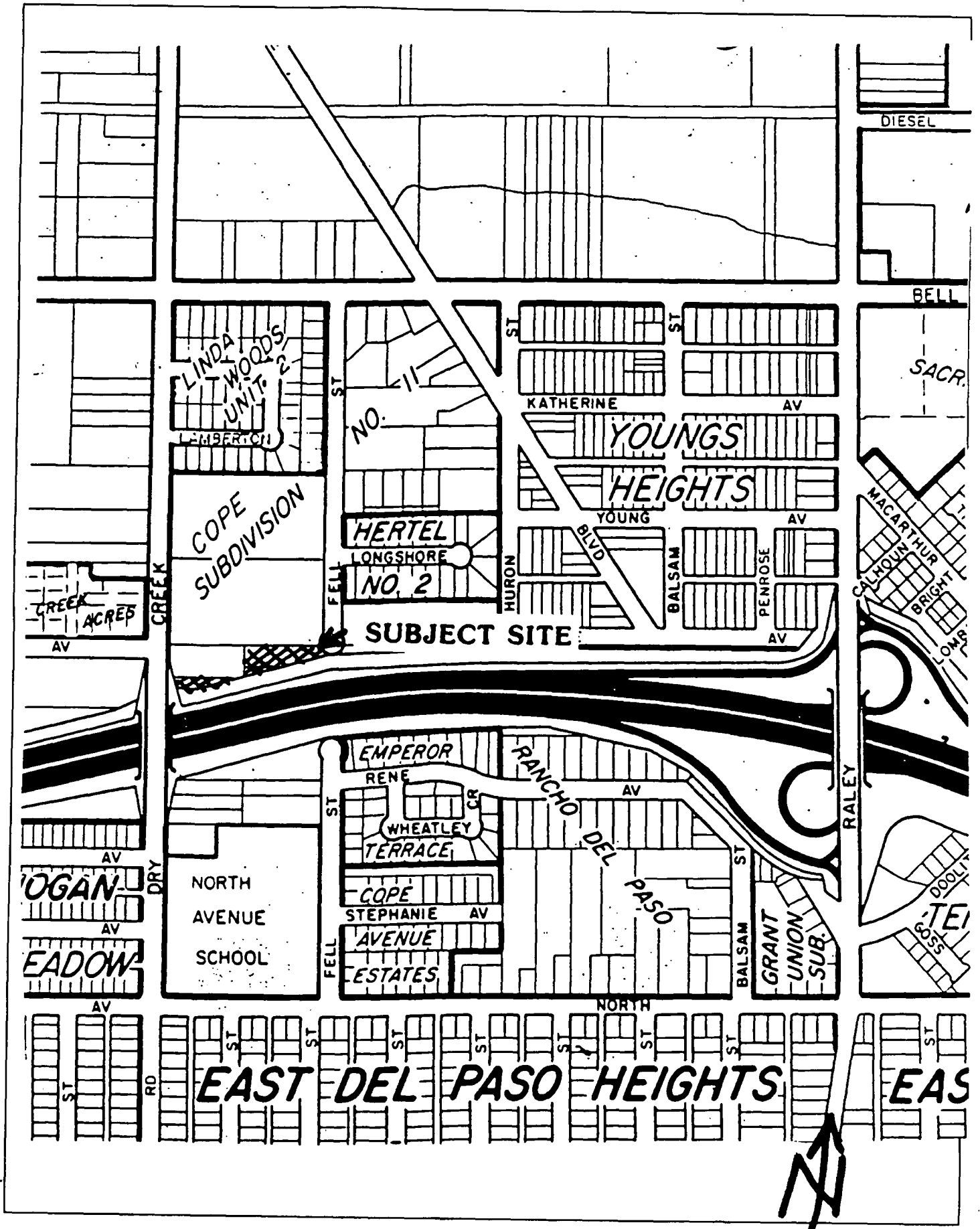
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Recommendation Approved:

Gary Stonehouse
Gary Stonehouse, Planning Director

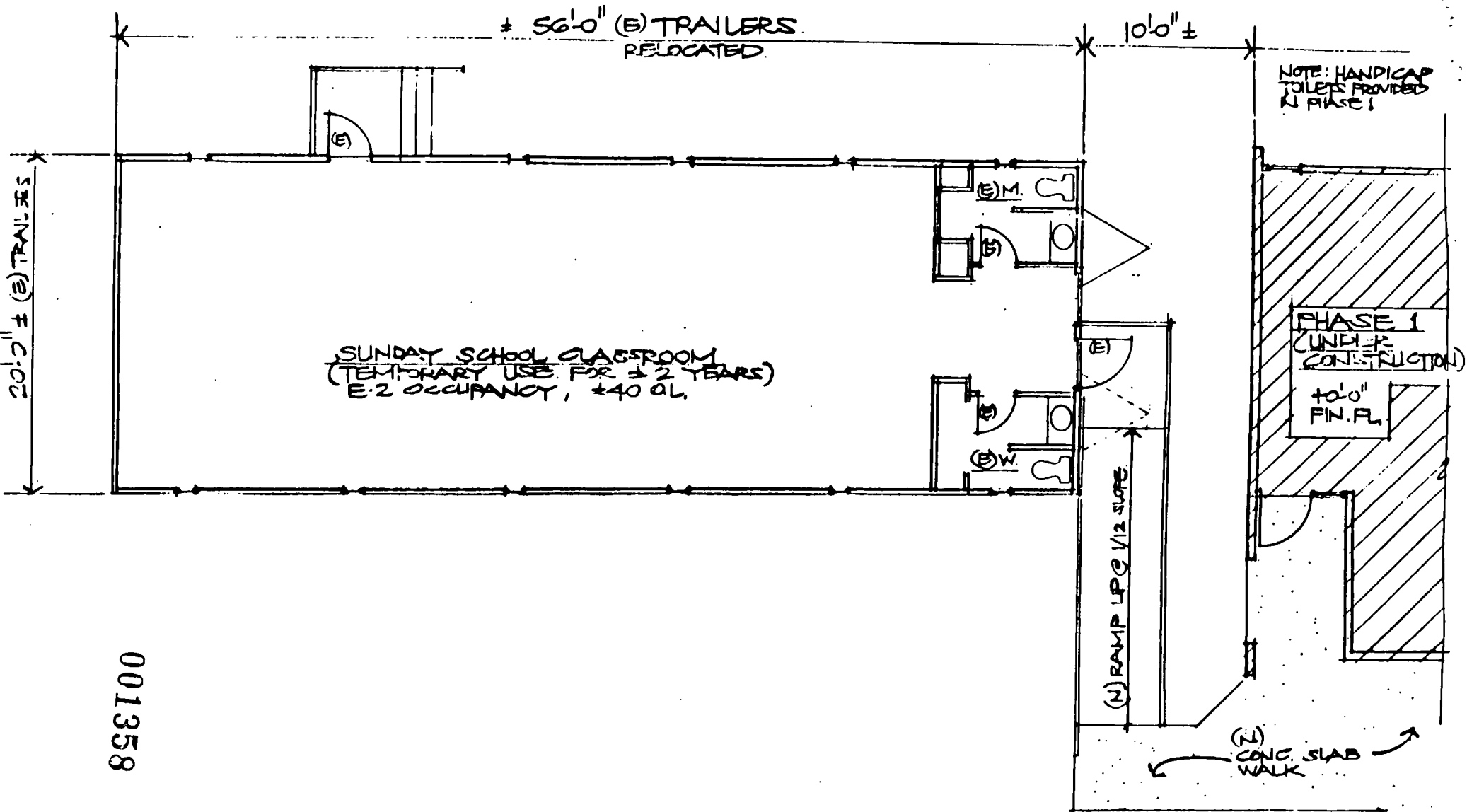
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VICINITY MAP

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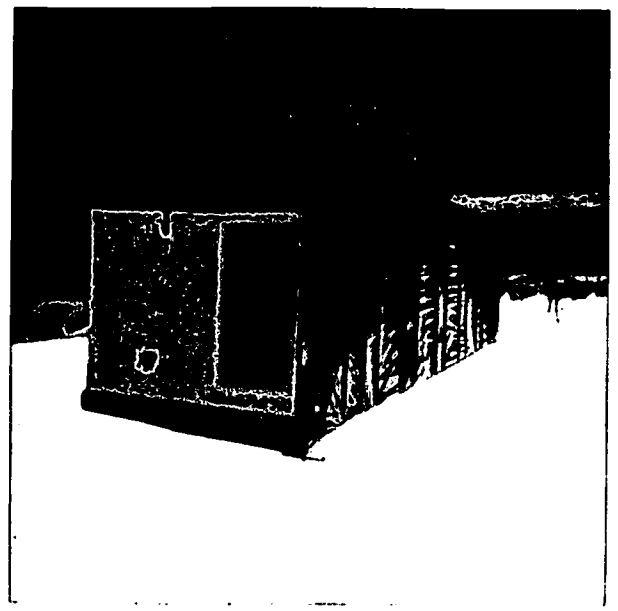
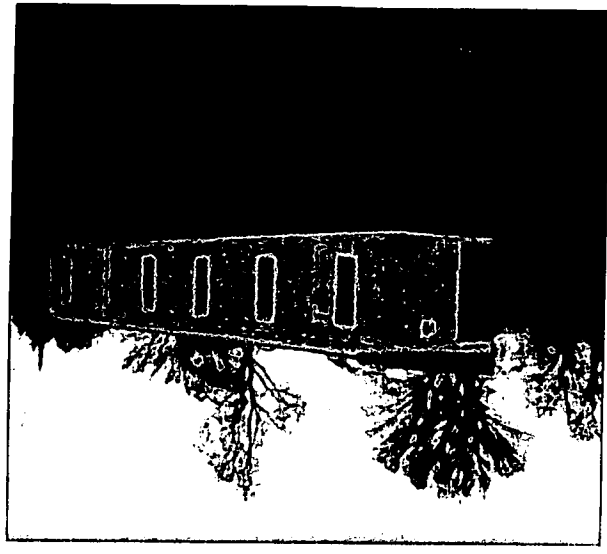
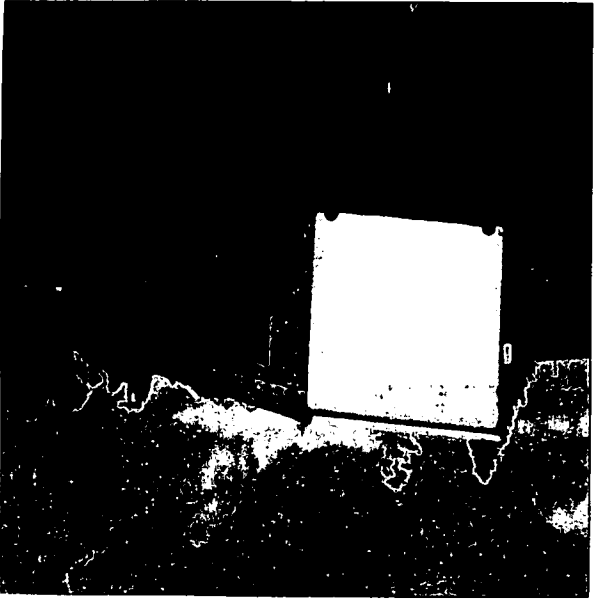
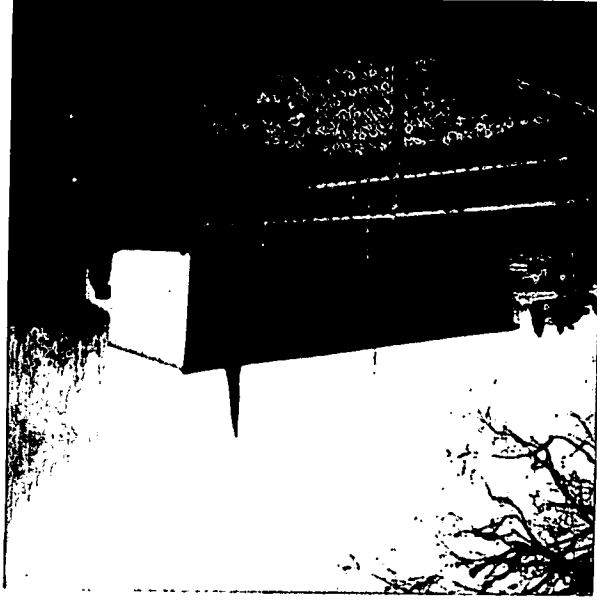
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FLOOR PLAN
 TEMPORARY RELOCATION OF EXISTING TRAILERS
 FIRST ROMANIAN APOSTOLIC CHURCH
 H & R JOB NO. 955-400

1/8" = 1'-0"
 3/30/77

FLOOR PLANS
 EXHIBIT - B



001359
FIRM ROMANIAN CHURCH