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CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:

ITEM #//
March 17, 1994
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P94-009 - Liberty Ministries Portable Classroom Project

- REQUEST:
- A. Negative Declaration
 - B. Special Permit Modification to add two portable classrooms (1,280 square feet each) to an existing 4,160 square foot church in the Standard Single Family (R-1) zone.

LOCATION: 4840 Marysville Boulevard
 AP#226-0270-001 & -002
 North Sacramento Community Plan Area
 Grant Joint Union School District
 Council District 2

APPLICANT:	Pastor Shannon Fannin 2651 Milldale Circle Rio Linda, CA 95626
OWNER:	Robert Wright P.O. Box 239 Rio Linda, CA 95673
APPLICATION FILED:	January 26, 1994
STAFF CONTACT:	Hilary Perry, 264-5698

SUMMARY/RECOMMENDATION:

On the proposed project site there is an existing 4,160 square foot church with 75 seats and an associated 48 space parking lot . The subject four acre site is fenced and has a security gate along the entrance at Marysville Boulevard. The applicant is proposing to add two portable classrooms that are 1,280 square feet each. The occupancy capacity of each of these buildings is 30 people. The proposed classroom project is not anticipated to result in an expansion of the hours of operation of the existing church. The proposed structures will be single story metal frame 10 foot by 32 foot structures.

Staff recommends approval of the project. This recommendation is based on the fact that the proposed use is compatible with the existing church use and residential land uses that are in the project vicinity.

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PROJECT INFORMATION:

General Plan Designation:	Residential (4-15 du/na)
Community Plan Designation:	Residential (7-15 du/na)
Existing Land Use of Site:	Liberty Ministries Church
Existing Zoning of Site:	Single Family Residential (R-1)

Surrounding Land Use and Zoning:

North: Residential; R-1
 South: Residential; R-1
 East: Residential; R-1
 West: Residential; R-1

Setbacks:	Required	Provided
Front:	25'	270' ±
Side(Int):	5'	25' ±
Side(St):	5'	105'
Rear:	15'	125' ±

Property Dimensions:	500' x 210'
Property Area:	2.4 ± gross acres 2.4 ± net acres
Height of Structures:	12' (1 story)
Exterior Building Materials:	Metal Frame
Roof Material:	Steel
Parking Provided:	48 spaces
Parking Required:	27 spaces (1 space per 4 seats in church & 1 space per 8 seats for classrooms)
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>	01255
Certificate of Occupancy	Building Division	
Building Permit	Building Division	

BACKGROUND INFORMATION:

The City of Sacramento Zoning Ordinance allows churches to be located in any zone with the granting of a Special Permit. The subject proposal is a request to modify the Special Permit that was previously granted for the existing Liberty Ministries Church (IR6845, P3035, & P8633). A Special permit was granted for the existing 4,160 square foot church. The applicant has requested a Special Permit Modification to allow the addition of two portable classrooms within the Single Family Residential (R-1) zone.

STAFF EVALUATION:**A. Policy Considerations**

The General Plan designates the subject site as Residential (4-15 du/na) and the North Sacramento Community Plan designates the site as residential (7-15 du/na). The proposed modification to the existing church use is consistent with the General Plan and North Sacramento Community Plan land use designations. The General Plan does 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 existing church is well maintained. Churches in a neighborhood area, at the appropriate scale, can provide more neighborhood stability.

The subject site is in an area that is zoned for and developed with primarily single family residential uses on all sides. The proposed portable classrooms will be located in the center of the project site at the east end of the existing parking lot. Churches are allowed in the (R-1) zone with a special permit.

B. Site Plan Design/Zoning Requirements**1. Special Permit Modification**

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A Special Permit is required to locate a church use in any zone. The subject proposal is a request to modify the Special Permit that was previously granted to allow a church to locate on the subject parcel. On the four acre site, there exists a 75 seat church and a 48 space parking lot. The applicant is requesting a Special Permit Modification to allow the addition of two 1,280 square foot portable classroom structures. These classrooms will be single story metal frame 10 foot by 32 foot structures. The occupancy capacity of each of these buildings is 30 people. The proposed classroom project is not anticipated to result in an expansion of the hours of operation of the existing church. The Liberty Ministries Church presently holds services on Sundays at 9:45 a.m. and 6:00 p.m.. Staff supports the addition of two portable classrooms to the existing church use that

will not significantly impact the adjacent residential development.

2. Setbacks

The proposed project will not result in an encroachment upon the required front setbacks, rear yard setbacks, or lot coverage.

3. Parking/Circulation

The driveway entrance/exit for the parking lot for the existing Liberty Ministries Church is on Marysville Boulevard. The layout of the parking lot indicates that a total of 48 parking spaces are provided for the church. A total of 19 parking spaces are required for the 75 person church. This parking requirement is based upon the Zoning Ordinance requirement of one space for every four seats in a church, and one space for every 8 seats of classrooms that would be utilized at the same time as the church. Therefore, the subject proposal is required to provide 27 parking spaces. Because the Zoning Ordinance parking requirements are met, it is anticipated that adequate parking will be provided and that the subject proposal will not have an adverse affect on circulation in the project vicinity.

4. Landscaping

The proposed project site is presently developed with a 4,160 square foot structure. The proposed portable classroom addition will not affect the existing landscaping.

5. Signage

No signage will be associated with the proposed portable classrooms. The existing Liberty Ministries Church does have a detached sign at the entrance to the parking lot on Marysville Boulevard. All signage must meet all the requirements set forth by the City's Sign Ordinance. If the existing church intends to have additional signage, a sign permit must be obtained from the City of Sacramento Planning and Development Department.

C. Building Design

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The exterior building materials of the proposed portable classrooms will consist of metal frame and a steel roof. The exterior colors will be gray and maroon. The proposed structure is consistent with the City of Sacramento Zoning Ordinance height limit of 35 feet in the Residential (R-1) Zone. The proposed classrooms will

be one floor high. The subject proposal does not involve any changes to the building design of the existing Liberty Ministries Church.

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. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines: The applicant has incorporated a mandatory mitigation measure into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. The mitigation measure addresses cultural resources. The mitigation measure is listed in the attached Mitigation Monitoring Plan (Attachment 3-C).

B. Public/Neighborhood/Business Association Comments

The proposed project application packet was sent to the G.R.I.N. neighborhood association and no comments were received. The proposed project application packet was also sent to the surrounding land owners within a 500 foot radius of the project site and no comments were received.

C. Summary of Agency Comments

The proposal was routed to the City's Traffic Engineer, Engineering Development Services Section, Building Division, Police Department, Fire Department and Utility Department. The following summarizes the comments received:

1. Engineering Development Services

The comments which are specifically listed as conditions in the resolution addressed the requirement to enter into an agreement to not protest any future assessment and the verification of adequate sizing of the existing septic system.

2. Utilities Department

The comments which are specifically listed as conditions in the resolution addressed dedication of an easement on the northwest corner of the subject parcel.

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3. Fire Department

The comments which are specifically listed as conditions in the resolution addressed the requirement for pull stations and local alarm system to the Fire Department.

4. Building Division

The comments which are specifically listed as conditions in the resolution addressed the need to obtain a Building Permit for the proposed classrooms.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny the requested Special Permit Modification. The decision of the Planning Commission may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

Staff recommends approval of the proposed development for the following reasons:

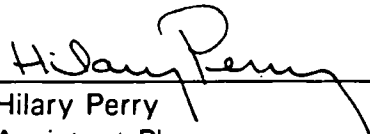
- The proposed project is consistent with the General Plan and the North Sacramento Community Plan and policies.
- The proposed project will provide adequate setbacks, landscaping, and is compatible with adjacent land uses and development.
- The proposed project does not exceed the maximum lot coverage.


Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration
- B. Adopt the attached Resolution approving the Special Permit Modification to add two portable classrooms to an existing 4,160 square foot church in the Standard Single Family (R-1) Zone.

Report Prepared By,

Report Reviewed By,


Hilary Perry
Assistant Planner


Scot Mende
Senior Planner

Attachments

Attachment 1	Vicinity Map
Attachment 2	Land Use and Zoning Map
Attachment 3	Resolutions
Exhibit 3-A	Site/Floor Plan
Exhibit 3-B	Dedication Exhibit
Exhibit 3-C	Mitigation Monitoring Plan

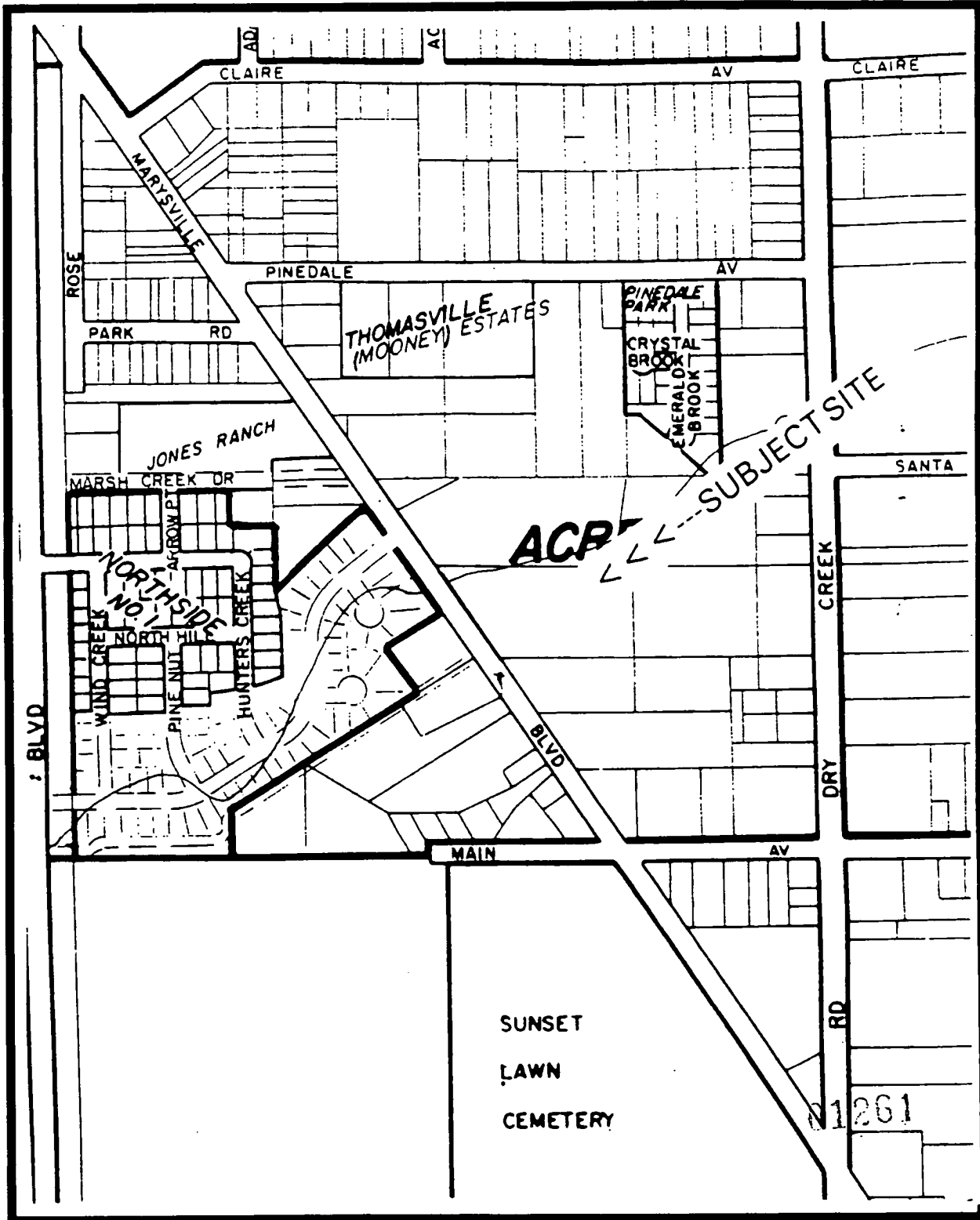
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ATTACHMENT 1

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VICINITY MAP

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RESOLUTION NO. 1549

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF MARCH 17, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT
AND APPROVING A SPECIAL PERMIT
MODIFICATION FOR PROPERTY LOCATED AT
4840 MARYSVILLE BOULEVARD (P94-
009)(APN:226-0270-001 & -002)

WHEREAS, the City Planning Commission on March 17, 1994, held a public hearing on the request for approval of a Special Permit Modification to allow the addition of two portable classrooms (1,280 square feet each) to an existing 4,160 square foot church at the property located at the above described location;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration.

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

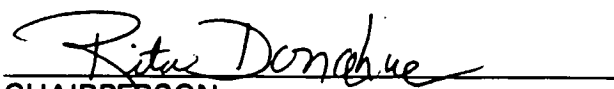
1. The Special Permit Modification is hereby approved based upon the following findings of fact:
 - a. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the City Planning Commission has reviewed and considered the information contained herein.
 - b. Granting the Special Permit Modification would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - 1)The proposed church use is compatible with the surrounding residential and industrial land uses in the area.
 - c. The project is consistent with the General Plan and North Sacramento Community Plan which designate the site for

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Residential land use.

2. The Special Permit Modification for the proposed portable classrooms is hereby approved subject to the following conditions:

- A. The applicant shall enter into an agreement to not protest any future assessment district to provide infrastructure (curbs, gutters, sidewalks, street widening, drainage, sewers, and street lighting) prior to issuance of the Certificate of Occupancy.
- B. In keeping with the adopted Magpie Creek Goals and Policies, the applicant shall dedicate an easement on the northwest corner of the subject parcel that is triangular in shape with sides being 100, 125, and 150 feet in length (See Exhibit 3-B). This easement will allow space for future channel improvement as well as being consistent with the proposed improvements and right-of way width along the Magpie Creek corridor in the Crooked Creek subdivision to the north.
- C. The applicant shall obtain a Building Permit for the proposed new structures.


 CHAIRPERSON

ATTEST:


 SECRETARY TO PLANNING COMMISSION

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