

CITY PLANNING COMMISSION

927 - 10th Street, Ste. 300- SACRAMENTO, CALIFORNIA 95814

APPLICANT	Joseph B. Wooten, ARA, 4610 Joaquin Way, Sacramento, CA 95822		
OWNER	Bharatiya Sabha Church Corp., 7485 Elder Creek Road, Sacramento, CA 95824		
PLANS BY	Joseph B. Wooten, ARA, 4610 Joaquin Way, Sacramento, CA 95822		
FILING DATE	5-21-82	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	6-14-82	EIR	ASSESSOR'S PCL. NO. 038-251-25

APPLICATION: 1. Environmental Determination
2. Special Permit to establish a church in the R-1 zone
3. Variance to waive the required six-foot high masonry wall

LOCATION: 7485 Elder Creek Road

PROPOSAL: The applicant requests the necessary entitlements to establish a church in the R-1 zone.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 Colonial Community Plan Designation: Light Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:
North: Vacant and Single Family; R-1
South: Vacant and Single Family; R-1
East: Vacant and Single Family; R-1
West: Church and Single Family; R-1

Parking Required: 110 spaces
Parking Provided: 128 spaces (overall parking)
Parking Ratio: 1 space per 6 persons, maximum occupancy
Property Dimensions: 484' x 166'
Property Area: 1.8± acres
Square Footage of Building: 4,800 temple
Street Improvements/Utilities: To be provided
Exterior Building Colors: Not indicated
Exterior Building Materials: Not indicated
Building Height: 22 ft; 45 ft. steeple

STAFF EVALUATION: Staff has the following concerns and comments with regard to this project:

1. The applicant is proposing to establish a religious temple on a 1.8± acre site located in the Single Family, R-1 zone. There are vacant and single family uses to the north, east and south of the site. The site fronts on a major street, Elder Creek Road. Another church is located immediately west of the subject site. The proposed temple is 4,800 square feet, and the applicant indicates an occupancy limit of 300 people. A multi-purpose facility is proposed for future development with a maximum occupancy of 210 people. For the total use, the applicant indicates in the Environmental Questionnaire 128 parking spaces to be provided. This is based on one space for each six occupants.

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2. The Building Inspections Department has calculated a maximum occupancy in the church of 498 people. Because the sanctuary and multi-purpose rooms are not likely to be in use at the same time, that Department would calculate parking needs based on the church structure alone. Based on the 498 occupancy limit, the church requires 83 parking spaces at the ratio of one space per six occupants. The site plan indicates a development phasing program. The first phase is scheduled to have 39 parking spaces, five of which will be eliminated when the second phase multi-purpose room is erected. Staff recommends a total of 83 parking spaces be provided during the first phase, keeping in mind the location of future classrooms and any other development. Further, all parking is to be surfaced, striped and shaded according to Zoning Ordinance standards. Plans for the parking lot and its landscaping and irrigation should be reviewed and approved by the Planning Director prior to issuance of building permits for the church temple.
3. Since specific elevations and floor plans have not been submitted for review at this time, staff wishes the applicant to know that any future construction, other than the temple and its parking facilities, will require additional special permit approval by the Commission.
4. Staff recommends that building plans for the temple be reviewed by the Design Review/Preservation Board. Staff has concerns with the bulky appearance of the structure as well as with its compatibility with the character of the surrounding residential and proposed residential neighborhood. Furthermore, the applicant can discuss building materials and outside color combinations with the Design Review Board.
5. Staff suggests that the planters along the perimeter of the parking be widened to at least six feet, interior measurement, to accommodate trees large enough for shading purposes.
6. The applicant has requested a waiver of the required six-foot high masonry wall. Since there is an existing church west of the site, staff supports a waiver of the wall along this boundary. Further, a portion of the site will remain undeveloped at the present time. Staff supports the current waiver request for that undeveloped portion of the site with the understanding that the wall will be erected when development does occur. Staff believes the wall should be installed along the easterly property line to buffer parking and access from the adjacent residential uses (see site plan for required wall). Design of the wall shall be submitted with building plans for review and approval by the Planning Director.
7. This project was routed to the South Sacramento Area Community Planning Advisory Council. Their comments were not received at the time of writing this report.

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;
3. Approval of the Variance, subject to Conditions and based on Findings of Fact to follow.

Conditions - Special Permit

- a. The Special Permit is issued for the temple and accompanying parking only. Other structures shall require additional special permit approval;
- b. The applicant shall provide 83 parking spaces surfaced, striped and shaded to Zoning Ordinance standards. Parking shall not conflict with any proposed future construction;
- c. Design for the parking lot layout, landscaping and irrigation shall be reviewed and approved by staff prior to issuance of building permits for the temple;
- d. The applicant shall submit building plans for review and approval of the Design Review/Preservation Board. Of particular concern to staff is the bulkiness of the temple structure and its compatibility with the character of the overall area in which it will be located.

Findings of Fact - Special Permit

- a. The project, as conditioned, is based on sound principles of land use in that:
 - 1) the proposal is compatible with surrounding land uses;
 - 2) the proposal is located on a major street.
- b. The project, as conditioned, will not be detrimental to surrounding property in that:
 - 1) adequate parking, landscaping and buffering will be provided.
- c. The project is in conformance with the Zoning Ordinance which permits location of a church in any zone subject to obtaining a special permit.

Conditions - Variance

- a. Design of the wall shall be submitted for review and approval of the Planning Director prior to issuance of building permits for the temple and the wall shall be erected with the temple construction.

- b. Additional wall will be required along the east and north property line with future development.

Findings of Fact - Variance

- a. Granting the variance does not constitute a special privilege extended an individual owner in that an existing church is located to the west, and development is not occurring on the northern portion of the site. Under these circumstances, the variance would be granted any individual.
- b. The request is not a use variance in that churches are allowed in any zone upon approval of a special permit request.
- c. The project, as conditioned, is not a disservice to surrounding property in that adjacent residential structures will be buffered with the required wall where development is to occur.
- d. The project, as conditioned, is in compliance with the intent of the Zoning Ordinance to buffer existing residential from non-residential uses.

R-1

LOCATION
MAP

ELDER CREEK
SCHOOL

SIM
PARK

SUBJECT
SITE

ELDER
CREEK
CEMETERY

R-3-R

C-2

ELDER CREEK RD.

R-2A-R

C-2

CAMELLIA
SCHOOL

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6/24/97

No. 13

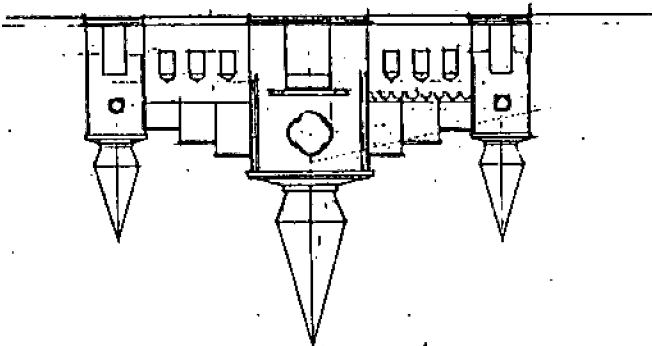
LEACH

OUTSIDE ELEVATIONS

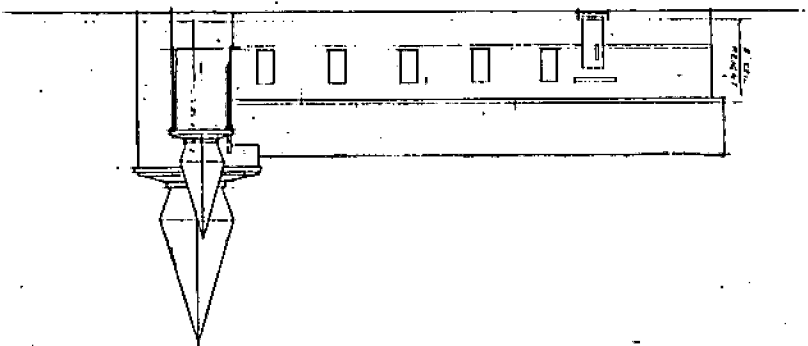
SCALE 1/8" = 1'-0"

BHARATIYA SABHA

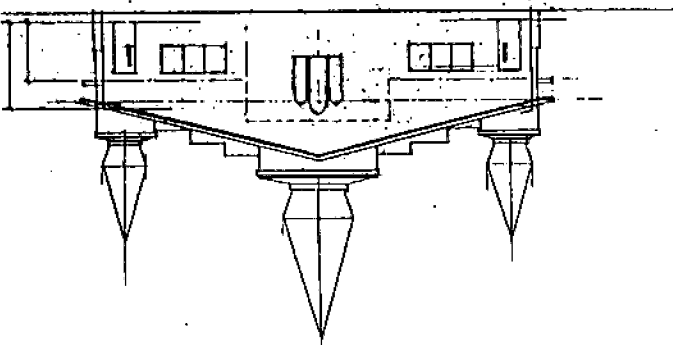
NORTH (FRONT) ELEV.



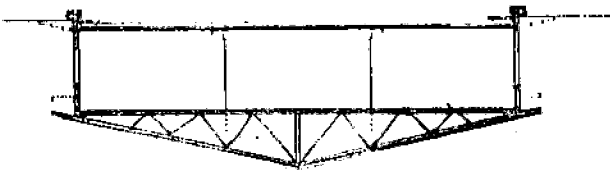
WEST ELEV. EAST SW.



SOUTH (REAR) ELEV.



ELEVATION A-A'



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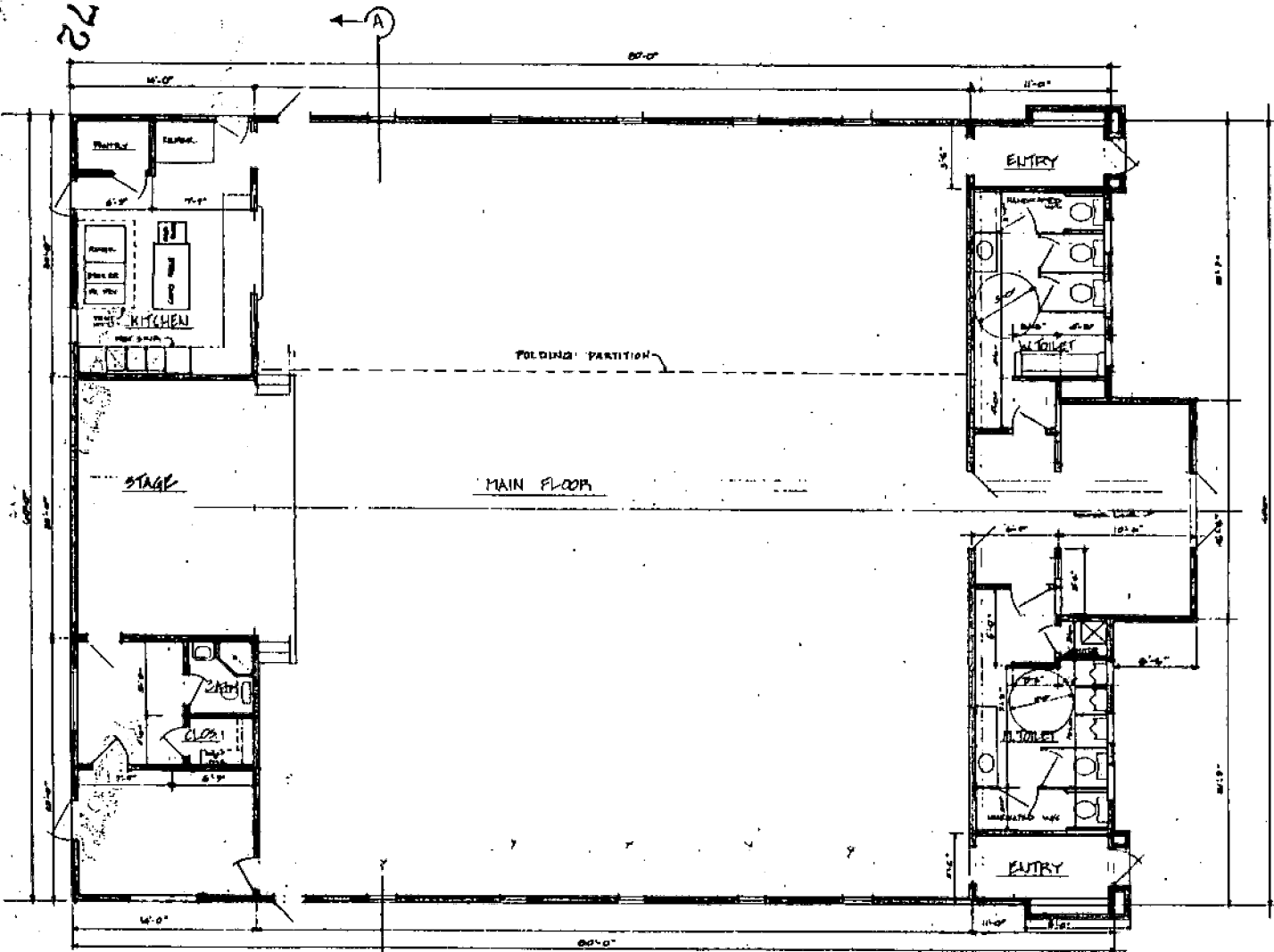
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FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR PLAN

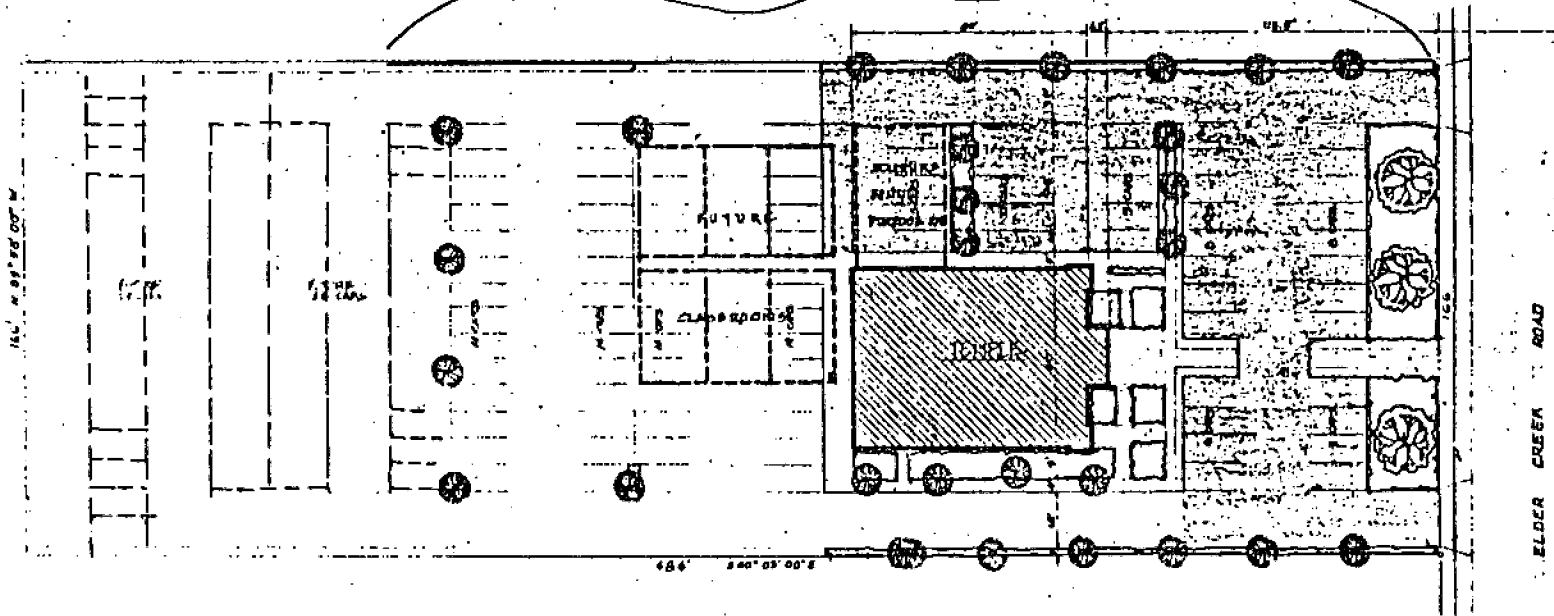
BHARATIYA SABHA		
		2 of 3 sheets

SITE
PLAN

PARKING SCHEDULE

<u>PHASE I</u>		
TEMPLE	300 OCCUPANTS	90 SPACES
<u>PHASE II</u>		
MULTI RM. 210	OCCUPANTS	52
<u>PHASE III</u>		
CLASSROOMS	100 OCCUPANTS	25
<u>TOTAL DEMAND</u>		<u>110 SPACES</u>
<u>TOTAL PROVIDED</u>		<u>138 SPACES</u>

Appropriate length of driveway shall buffer access and parking.



21
FIRST FLOOR

SHRETTA SABA CHURCH CORP.	
3489 - ELDER CREEK ROAD	

080500
No. 13

6/24/82

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