

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Timothy Train, 2604 21st Street, Sacramento, CA 95818
OWNER First Japanese Baptist Church, 1990 3rd Street, Sacramento, CA 95814
PLANS BY Chinn-Rusconi Architects, 1107 22nd Street, Sacramento, CA 95816
FILING DATE 3/17/89 **ENVIR. DET.** Negative Declaration **REPORT BY** CL:kjr
ASSESSOR'S PCL. NO. 019-0221-035

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit for an existing 3,705± sq. ft. church and a 1,440 sq. ft. classroom addition
 - C. Variance to waive the required 6 foot masonry wall along the east and west property lines on 0.92± developed acres in the Standard Single Family-Executive Airport Overlay 4 [R-1(EA-4)] zone

LOCATION: 2900 29th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to allow an existing church and a classroom addition.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
Existing Zoning of Site: R-1 (EA-4 Overlay)
Existing Land Use of Site: Church

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family Residential; R-1(EA-4)	Front:	25'	58'
South: Commercial; C-2(EA-4)	Side(Int):	5'	10'
East: Single Family Residential; R-1(EA-4)			
West: Single Family Residential; R-1(EA-4)	Rear:	15'	85'

Parking Required: 17 Spaces
Parking Provided: 51 Spaces
Property Dimensions: 276.58' x 144.92'
Property Area: 0.92± acres
Square Footage of Existing Building: 3,705 sq. ft.
Square Footage of Addition: 1,440 sq. ft.
Height of Building: 1 Story
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Plywood Siding
Roof Material: Metal

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of a 3,705 square foot church on 0.92[±] acres in the Standard Single Family-Executive Airport Overlay 4 [R-1(EA-4)] zone. The proposed project lies in an area where the noise is greater than Ldn 60 dBA. The General Plan designates the site Low Density Residential (4-15 du/na). The surrounding land use and zoning is Single Family Residential, zoned R-1(EA-4), to the north, east, and west; and Commercial, zoned C-2 (EA-4), to the south.

B. Applicant's Proposal

The applicant is proposing to add a 1,440 square foot education building to an existing church. The applicant also requests waiver of the required 6 foot masonry wall required between residential and non-residential uses. The rear of the lot will be improved with landscaping and parking as part of the addition. There are currently nine parking spaces in the front of the church and the proposal includes an additional 46 spaces in the rear.

C. Building Design

The building consists of a 24' x 60' modular unit that includes two classrooms and two rest rooms. The building has a metal roof and plywood siding which will be painted to match the existing church.

D. Parking

The church has a capacity of approximately 100 people. At the required ratio of one parking space for every six seats, 17 parking spaces are required. The proposal includes 51 parking spaces, 9 in the front and 42 in the rear. Staff recommends, due to the over abundance of parking, that the parking layout be altered in order to allow more landscaped open area around the classroom addition (see Exhibit B). Staff also suggests the nine parking spaces in front, which back out onto the street, be removed and replaced with landscaping for safety reasons, if feasible.

E. Landscaping

The applicant shall meet the 50 percent shading requirements of the Zoning Ordinance and increase the landscaped area as shown in Exhibit B.

F. Masonry Wall

The applicant is requesting a variance to waive the required 6 foot masonry wall between residential and non-residential uses (east and west side). The applicant has provided letters from the residential property owners to the east and west in support of this request. Staff also has no objections to the variance.

G. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Section, Building Inspections, Fire Marshall, and the Sacramento Housing and Redevelopment Agency. The following comments were received:

Traffic Engineering

1. Driveway is to be 10 feet from the property line.
2. Existing stalls on 29th Street do not comply with City Standards.
3. Round out ends of landscape planter in center of parking area.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project, as proposed, will not have a significant impact on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit for an existing church and classroom addition, subject to conditions and based upon findings of fact which follow; and
- C. Approve the Variance to waive the required 6 foot masonry wall along the east and west property lines, based upon findings of fact which follow.

Conditions - Special Permit

1. The addition shall be compatible with the existing church.
2. The parking layout shall be altered as per Exhibit B.
3. The parking area shall be paved to City standards.
4. The applicant shall meet the 50 percent shade requirements of the Zoning Ordinance.
5. Additional landscaping shall be provided for the classroom addition, as per Exhibit B.

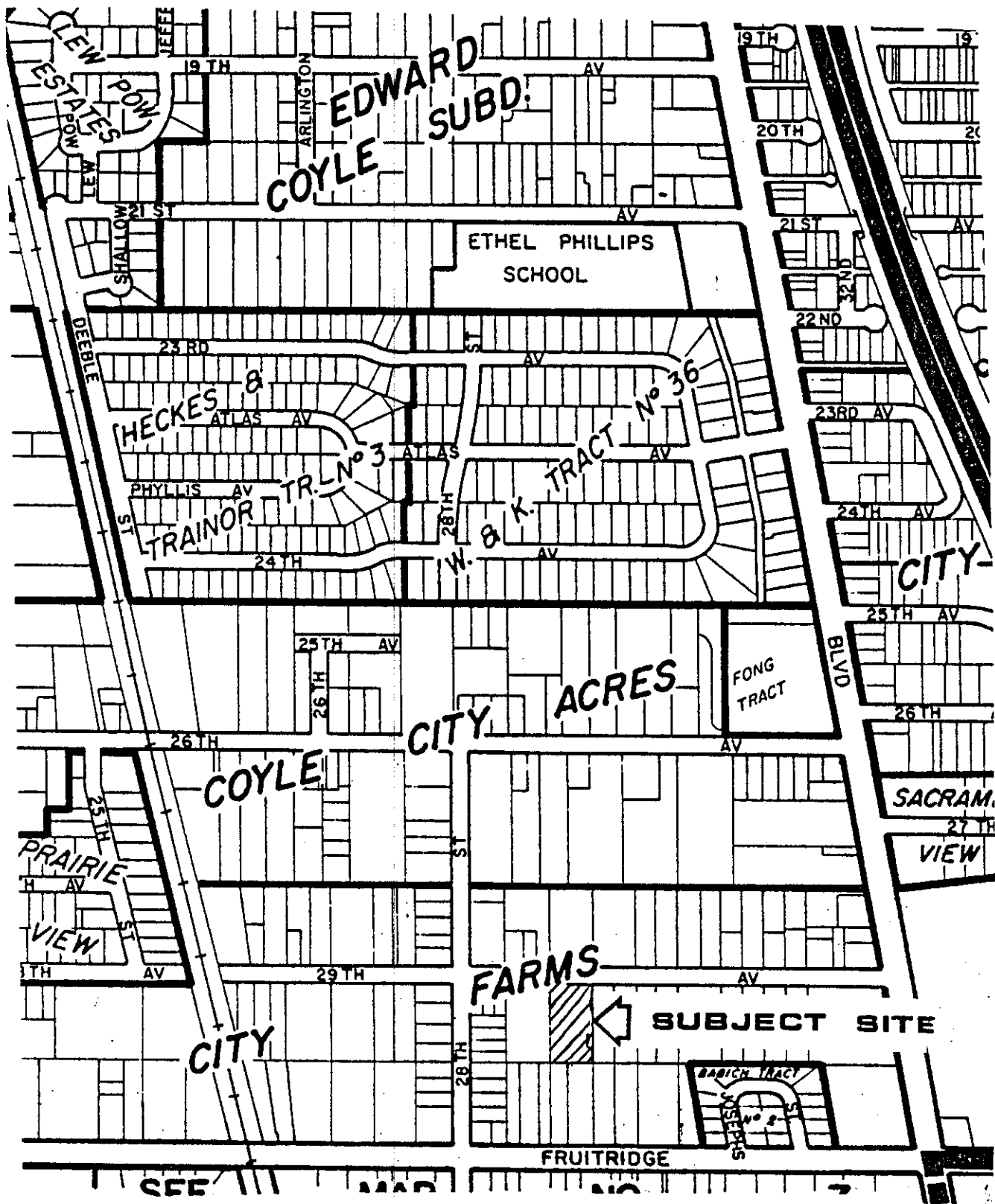
Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the existing church and expansion are compatible with adjacent residential uses; and
 - b. adequate off-street parking will be provided.

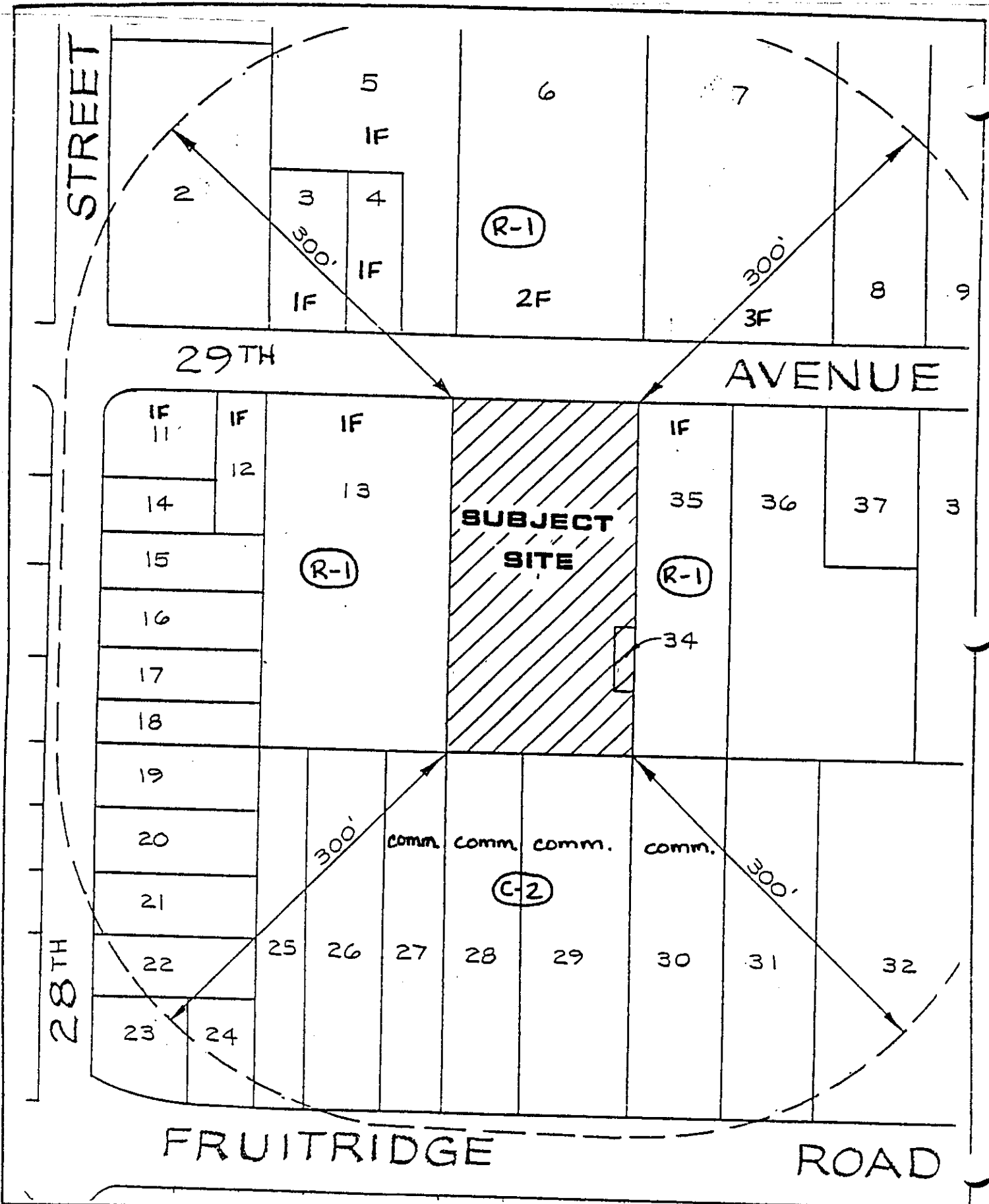
2. The project, as conditioned, is not detrimental to the public health, safety, or welfare, nor result in a public nuisance in that:
 - a. adequate on-site parking is provided; and
 - b. adequate landscaping is provided.
3. The project is consistent with the residential designation of the General Plan and churches are allowed in a residential area subject to a special permit.

Findings of Fact - Variance

1. The project, as proposed, does not constitute a special privilege granted to one property owner, in that a variance would be granted to other property owners facing similar circumstances.
2. The project, as proposed, does not constitute a use variance in that churches are allowed in residential areas subject to a special permit.
3. The project, as conditioned, will not be detrimental to the public health, safety, or welfare, nor result in a public nuisance.
4. The project is consistent with the General Plan which designates the site Low Density Residential (4-15 du/na).

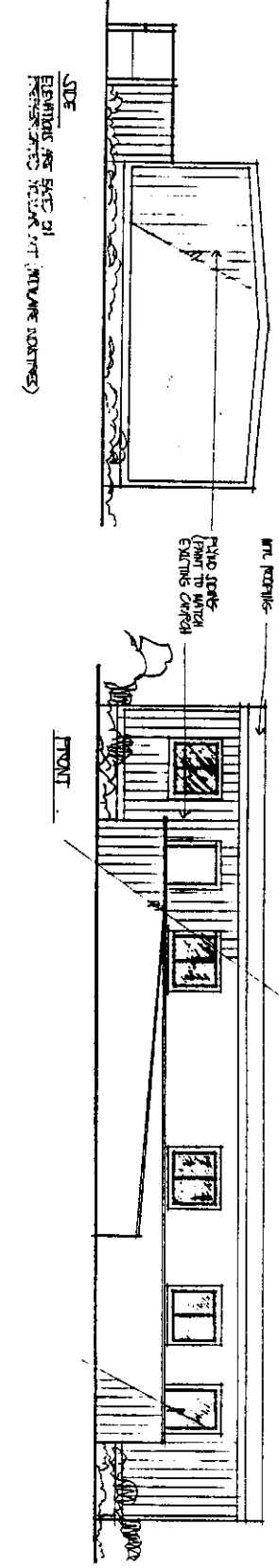
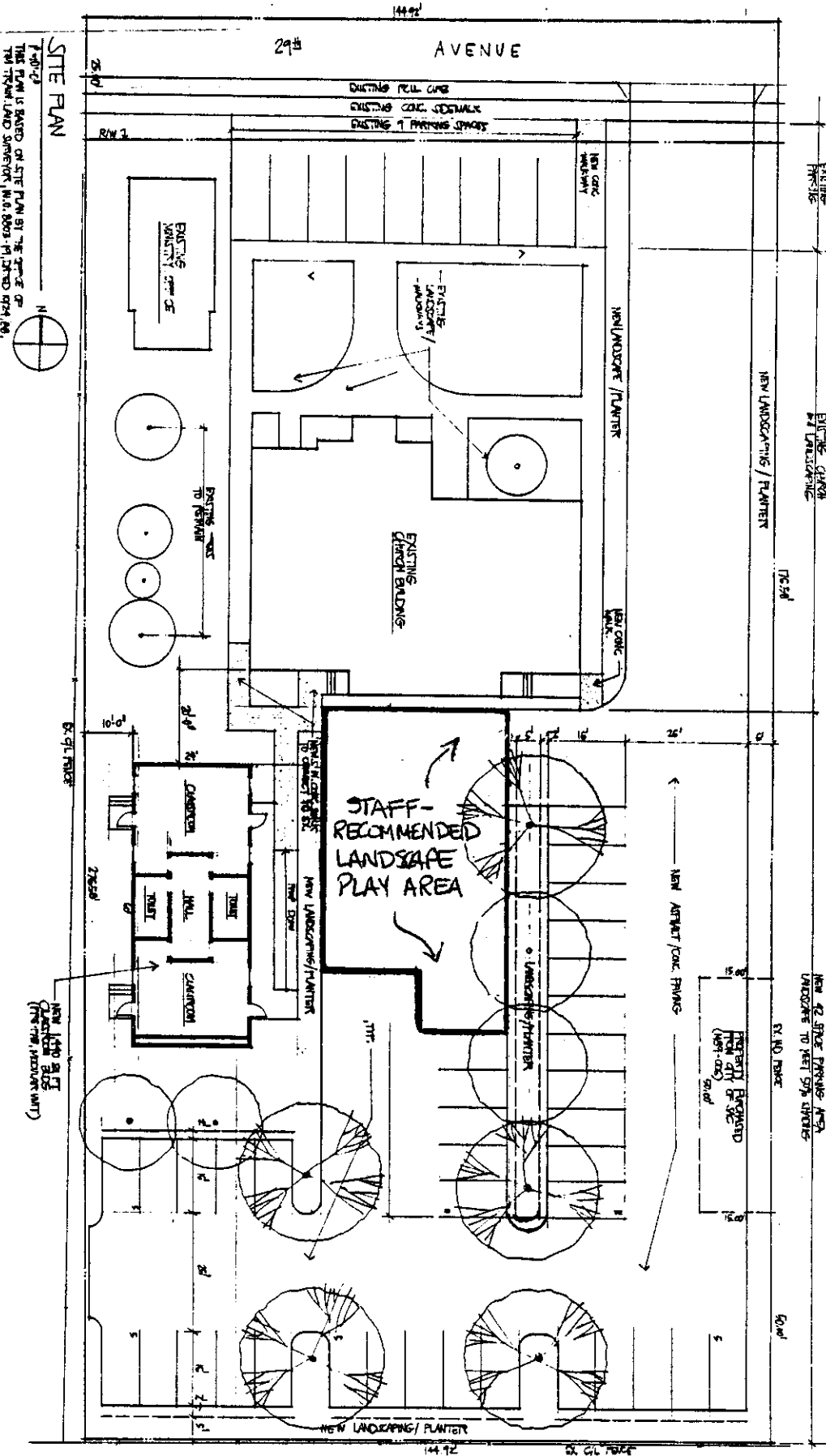


VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT B



1	<p>DATE: 1/2/89</p> <p>DRAWN BY: CHANN</p> <p>CHECKED BY:</p> <p>PROJECT NO: 2557</p>	<p>FIRST JAPANESE BAPTIST CHURCH</p> <p>CLASSROOM BUILDING / PARKING LOT DESIGN</p> <p>2900 29th AVENUE</p> <p>SACRAMENTO, CA. 95820</p> <p>AFN : 019-0221-035</p>	<p>CHINN RESORTS ARCHITECTS</p> <p>107 3144 Street</p> <p>Sacramento, CA 95816</p> <p>916 438 5331</p>
	<p>REVISIONS BY DATE</p>	<p>14492</p>	<p>EX. 10. PARKING AREA LANDSCAPE TO MEET 57th STREET</p> <p>EXISTING PAVED AREA (NOT-AS) LANDSCAPE TO MEET 57th STREET</p> <p>NEW ASPHALT CONC. FINISH</p>