

# CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Rev. H. Ray Stewart, 7432 Winneth Way, Sacramento, CA 95923				
OWNER	Pacific Coast Bible College, Inc., 7285-25th Street, Sacramento, CA 95822				
PLANS BY	Scott House Movers, 4712 Northgate Blvd., Sacramento, CA				
FILING DATE	6-20-80	50 DAY CPC ACTION DATE		REPORT BY	JIT:bw
NEGATIVE DEC.	7-14-80	EIR		ASSESSOR'S PCL. NO.	049-021-10

APPLICATION: 1. Environmental Determination  
2. Special Permit to modify Special Permit P-7735 in order to move 3,000+ square-foot dwelling on a portion of a 4+ acre church site located in the R-1 zone

LOCATION: 7285 - 25th Street (east of 25th Street, approximately 700 feet south of Florin Road)

PROPOSAL: The applicant proposes to move an existing 3,000 square foot house that will be occupied by the Pastor of the church.

PROJECT INFORMATION:

General Plan Designation:	Residential
1965 Meadowview Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Church and related facilities

Surrounding Land Use and Zoning:

North:	Mini Storage and abutting drainage canal; C-2
South:	Vacant land, Single-family and church; OB & R-1
East:	Vacant land; R-2BR
West:	Vacant land and County office building; C-2

Parking Required for the new dwelling: 1

Parking Provided: 2 cars

Property Area:

4.18+ acre; garage area provided

Property Dimensions:

383' x 408'

Square Footage of Building:

3,000+ square feet

Topography: Flat

Utilities: Available to site

Street Improvement:

No gutters, sidewalks and curbs

BACKGROUND INFORMATION: On April 28, 1977, the Planning Commission approved a Special Permit (P-7735) in order to allow the development of classroom facilities and a parking lot. These improvements have been completed. The applicant wishes to include a dwelling for the pastor.

STAFF EVALUATION: The proposed dwelling is an appropriate use for the church site. It is also compatible with surrounding commercial and residential uses. Staff has no objection to locating the dwelling on the site.

Staff wishes to point out that site plan indicates a driveway connecting the proposed dwelling to the parking area. This driveway will have to be paved.

APPLC. NO. P-9091

MEETING DATE July 24, 1980

CPC ITEM NO. 18

001374

The house move is scheduled for the Architectural Review Board on August 6, 1980.

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

1. The Negative Declaration be ratified.
2. The Special Permit be approved subject to the following conditions and Findings of Fact:

Conditions









- a. the proposed 3,000 square-foot dwelling shall only be used for the pastor's residence;
- b. The driveway shall be paved pursuant to the Zoning Ordinance;
- c. review and approval of the house move by the Architectural Review Board.

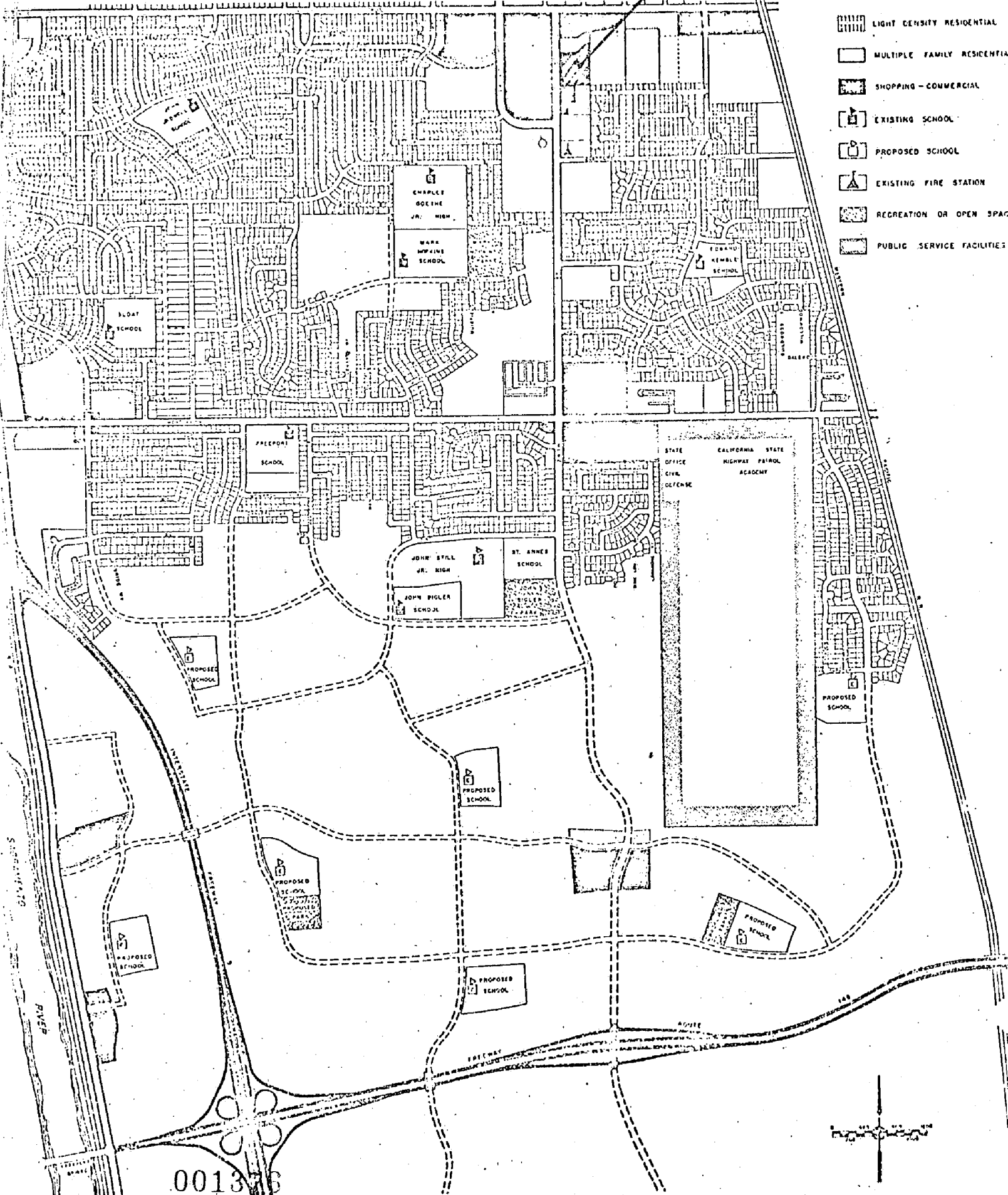
Findings of Fact

1. The project as conditioned is based on sound principles of land use in that:
  - a. the location of the new pastoral residence will be separate from the church activities;
  - b. the dwelling is compatible with surrounding land uses.
2. The project is not injurious to the public health, safety, or welfare or to the surrounding area in that:

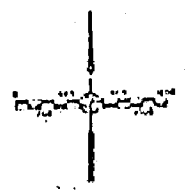
the addition will not cause traffic or parking problems on adjacent streets.
3. The project as conditioned is consistent with the 1974 General Plan and 1965 Meadowview Community Plan in that:
  - a. church pastoral residences are allowed in any zone upon issuance of a special permit;
  - b. the General Plan encourages cultural type activities.

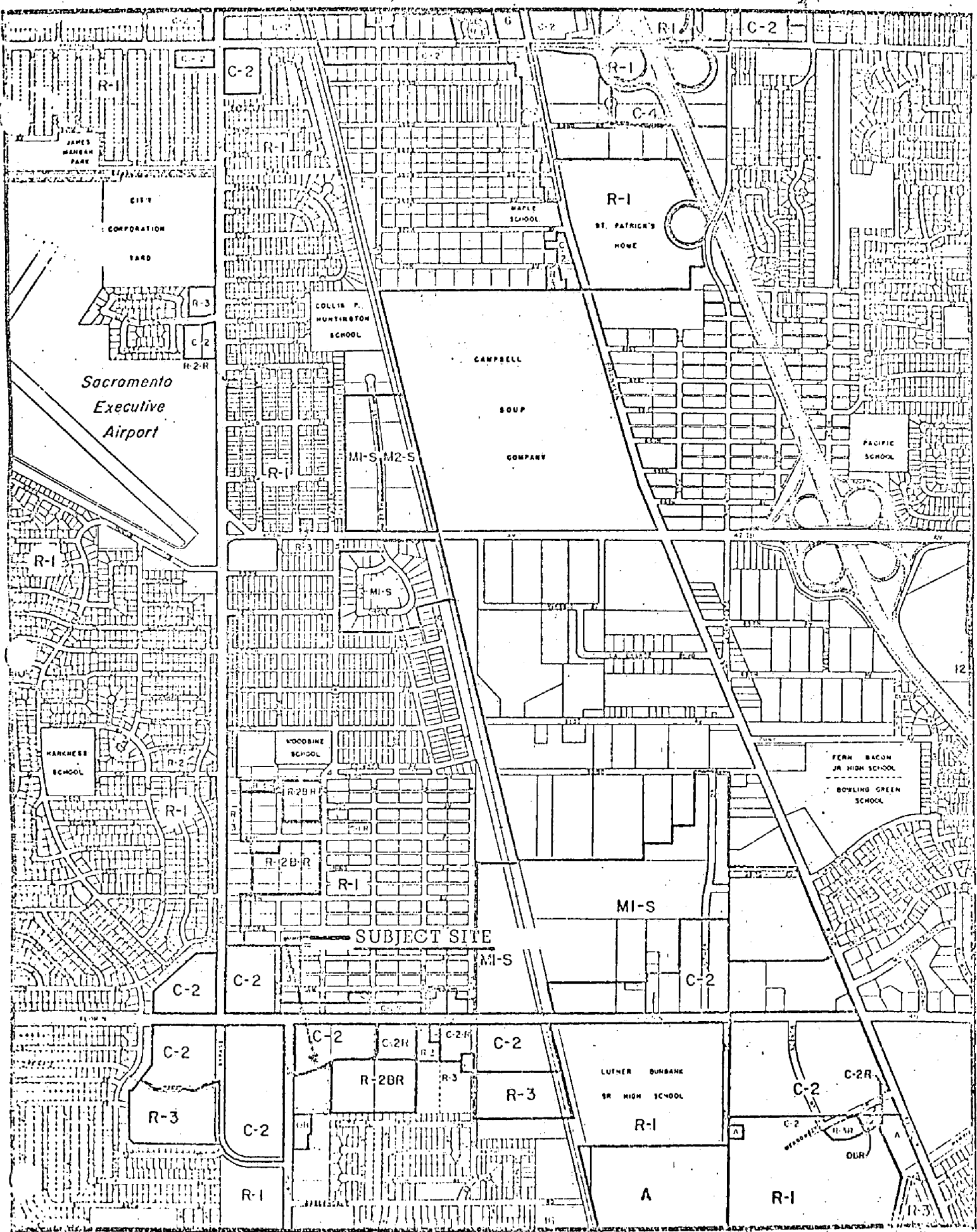
MEADOWVIEW COMMUNITY PLAN SUBJECT SITE

-  LIGHT DENSITY RESIDENTIAL
-  MULTIPLE FAMILY RESIDENTIAL
-  SHOPPING-COMMERCIAL
-  EXISTING SCHOOL
-  PROPOSED SCHOOL
-  EXISTING FIRE STATION
-  RECREATION OR OPEN SPACE
-  PUBLIC SERVICE FACILITIES



001376





OFFICIAL ZONING MAP

CITY OF SACRAMENTO  
 ORD. NO. 2048 & 4TH SUPPL.  
 APPROVED JAN. 1, 1965 AS AMENDED  
 TO INCLUDE AS 1965'S  
 THROUGH ORD. NO. 2048 & 4TH SUPPL.

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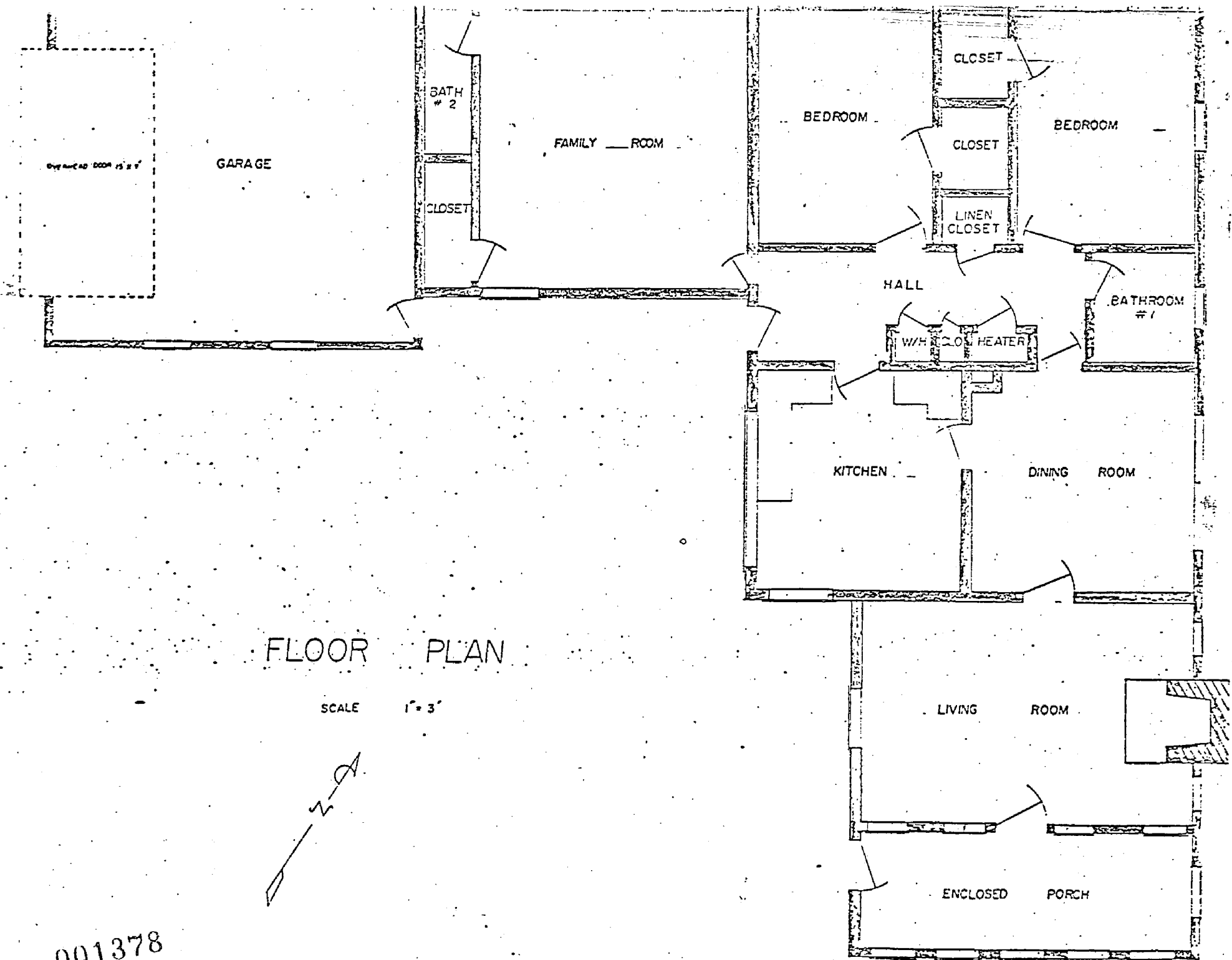
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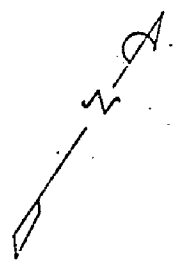
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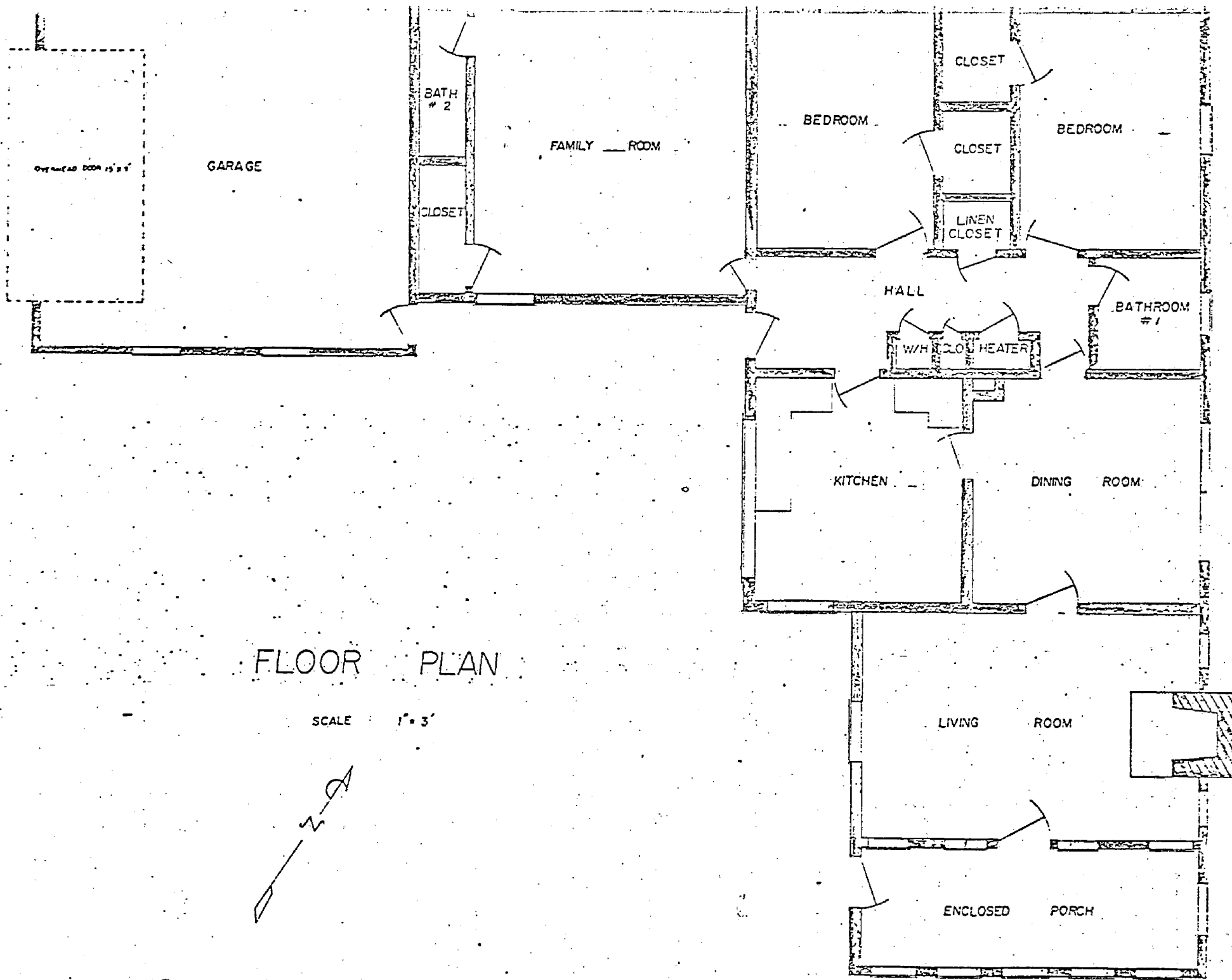
# FLOOR PLAN

SCALE 1" = 3'



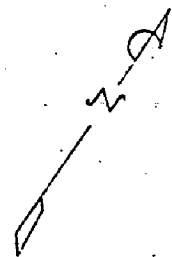
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FLOOR PLAN

SCALE 1" = 3'



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JULY 24, 1980

Item #

STREET

25TH

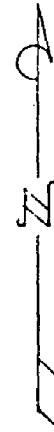
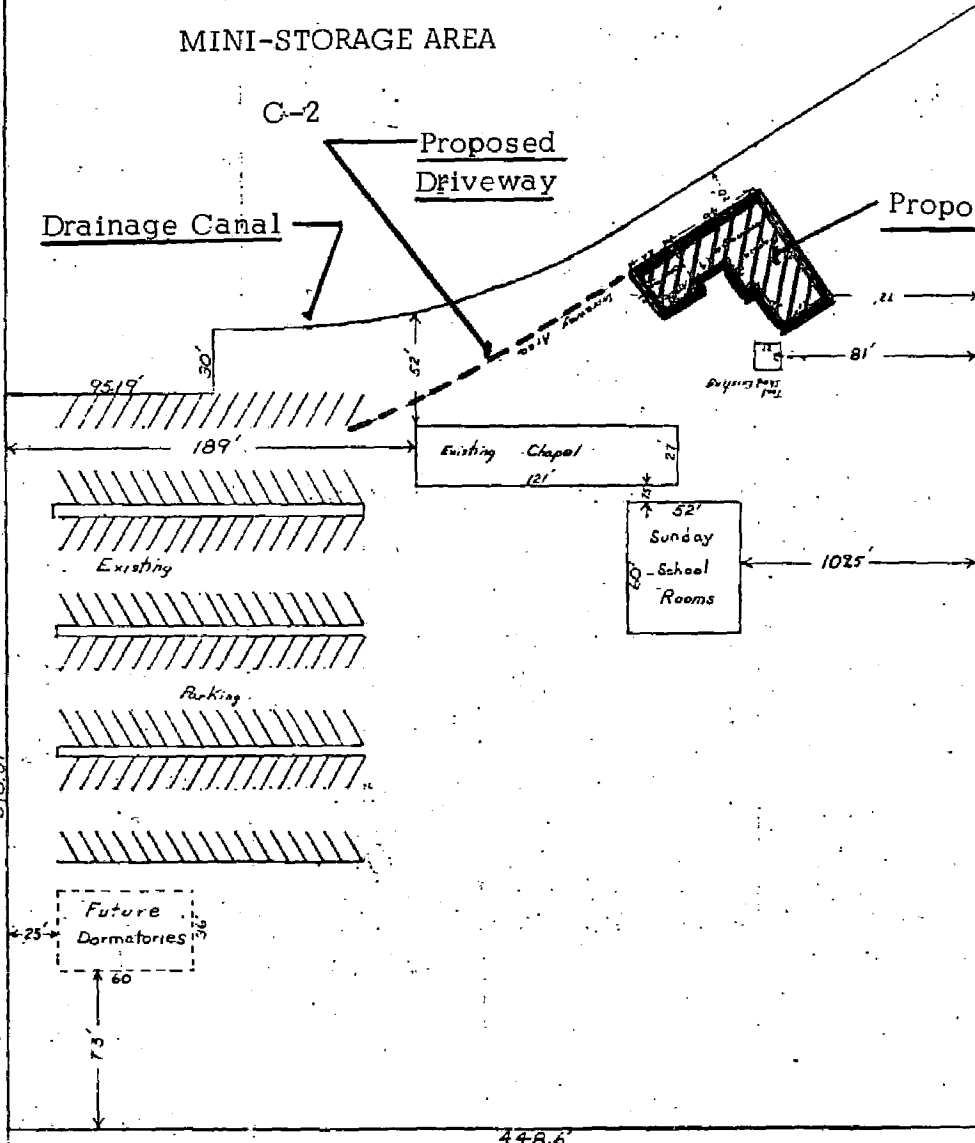
MINI-STORAGE AREA

C-2

Proposed Driveway

Drainage Canal

Proposed House Site



Plot Plan Scale 1" = 40'

SEATING CAPACITY 180

R-2BR

V

1091

OB

R-1

R-1