

Reference For  
File P86-133

**CITY OF SACRAMENTO  
DEPARTMENT OF PLANNING & DEVELOPMENT  
ZONING ADMINISTRATOR  
1231 I Street, Sacramento, CA 95814**

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday August 10, 1993, the variance request to waive the required six foot decorative masonry wall along the east property line was withdrawn by the applicant (File Z93-022).

This variance had previously been approved by the Planning Commission (P86-229). See Page 2 for further information.

**Project Information**

**Request:** Zoning Administrator's Variance to waive the required six foot masonry wall for a church parking lot on 3± partially developed acres in the Agriculture (A) zone.

**Location:** 475 Florin Road

**Assessor's Parcel Number:** 030-0370-002

<b>Applicant:</b>	Greenhaven Lutheran Church	<b>Property Owner:</b>	Lutheran Church Missouri Synod-CA-NV District
	475 Florin Road		465 Woolsey Street
	Sacramento, Ca 95831		San Francisco, CA 94134

**General Plan Designation:** Public/Quasi-public- Miscellaneous  
Pocket Community

**Plan Designation:** Institutional

**Existing Land Use of Site:** Church

**Existing Zoning of Site:** Agriculture (A)

<b>Surrounding Land Use and Zoning:</b>	<b>Setbacks</b>	<b>Required</b>	<b>Provided</b>
North: R-2A; Vacant	Front:	25'	50'
South: A; High School	Side(Int):	5'	165'
East: R-1; Single Family	Side(St):	12.5'	50'
West: R-2A; Apartments	Rear:	15'	155'

Current Sanctuary Occupancy:	251
Parking Required:	42 spaces (1 space per 6 seats approved ratio, at 1:4 ratio the requirement would be 63 spaces)
Parking Provided:	58 spaces
Property Area:	3.0± acres
Square Footage of Building:	5,764 sq.ft.
Height of Building:	One Story, 20 feet
Exterior Building Materials:	T-1/11 Plywood, cement plaster
Roof Materials:	Asphalt shingle
Topography:	Flat
Street Improvements:	Existing

Project Plans: See Exhibit A.

Project History and Additional Information:

On February 27, 1968, the Planning Commission approved a 4,111 square foot church with 108 seats and 28 parking spaces (P-3185). The original plans showed future buildings and parking on the remaining acreage. On May 8, 1986, the Planning Commission approved a Special Permit to expand a church facility and establish a master plan for the church (P86-133). One of the conditions stated "The applicant shall install a six-foot solid decorative masonry wall at the time of the Phase II parking lot expansion or obtain the necessary waiver." On July 10, 1986 the Planning Commission approved a variance to waive the required masonry wall along the east property line of the site (P86-229). On February 10, 1987, the Planning Director approved a Special Permit Modification to allow the parking lot to be expanded from 28 to 53 spaces as part of Phase I (P86-133). The Phase I Multi-Purpose Room/Fellowship Hall was constructed in 1986-87, activating the master plan development and related entitlements (special permit/variance). The church decided to defer the parking lot expansion. In November of 1992, a building permit was issued to the church to expand the sanctuary to 238 seats (building occupant load - 251) and the church parking lot to 58 spaces. The church again applied for a variance to waive the wall (Z93-022). The application, however, is not necessary as the waiver of the wall has been approved. The applicant, therefore, has withdrawn the current variance application.

Staff of both the Planning and Building Divisions have visited the project site. The sanctuary and parking lot improvements have been completed and the project is ready for a Final Certificate of Occupancy.

*Joy D. Patterson*

Joy D. Patterson  
Zoning Administrator

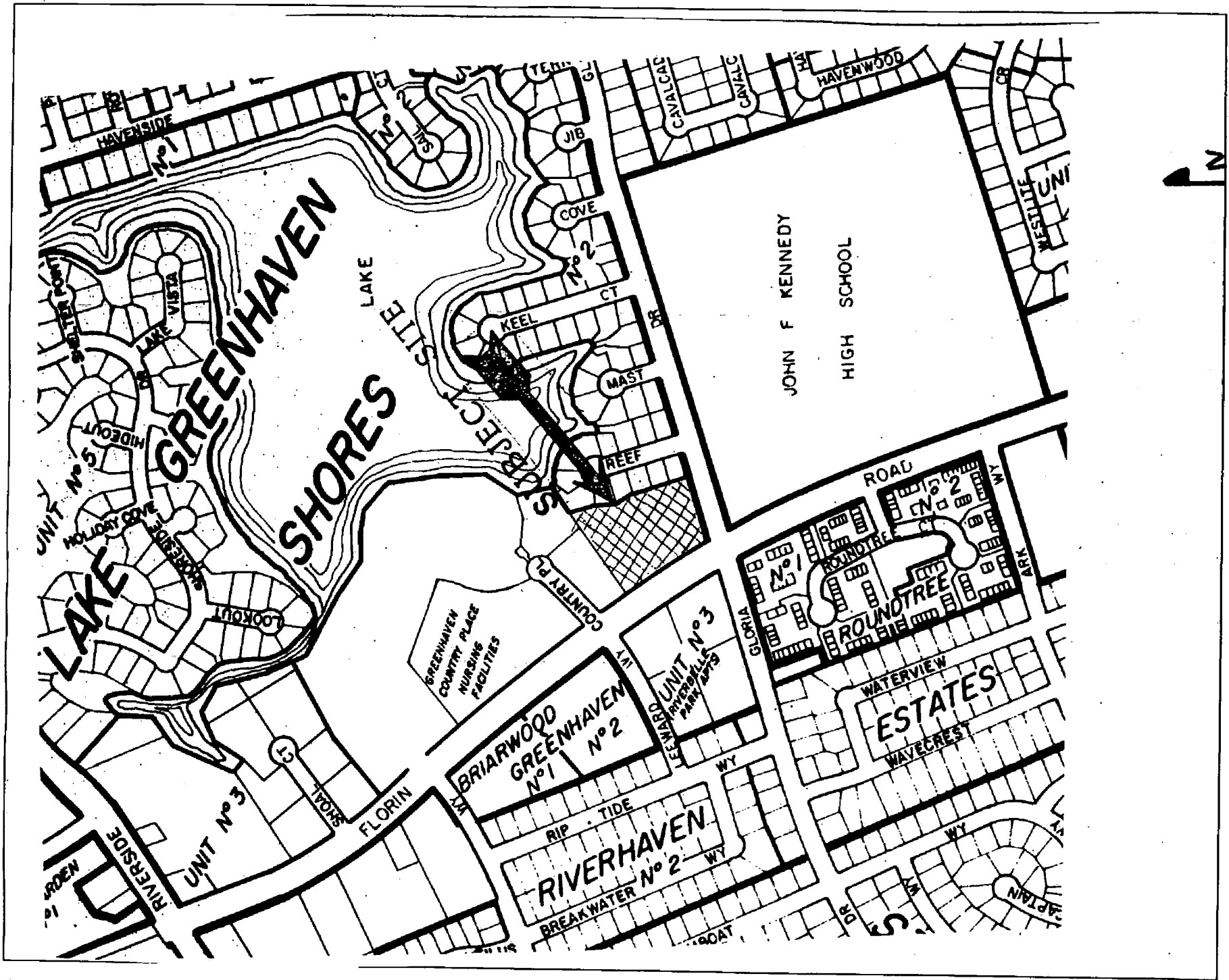
cc: File (original)  
Applicant

ZA Log Book  
Building Division

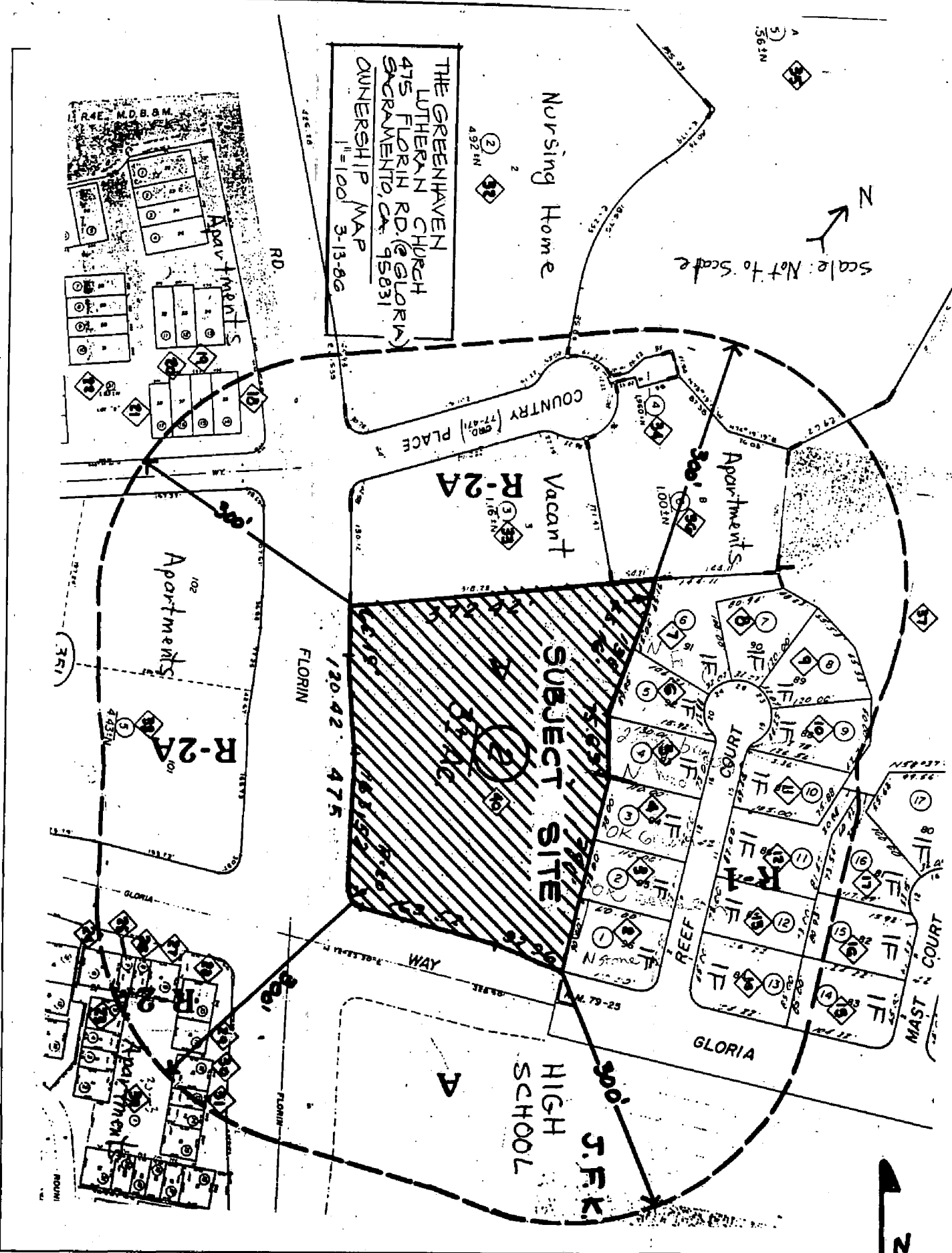
Z93-022

August 10, 1993

Item #3



VICINITY MAP



# LAND USE & ZONING MAP

ITEM #3

AUGUST 10, 1993

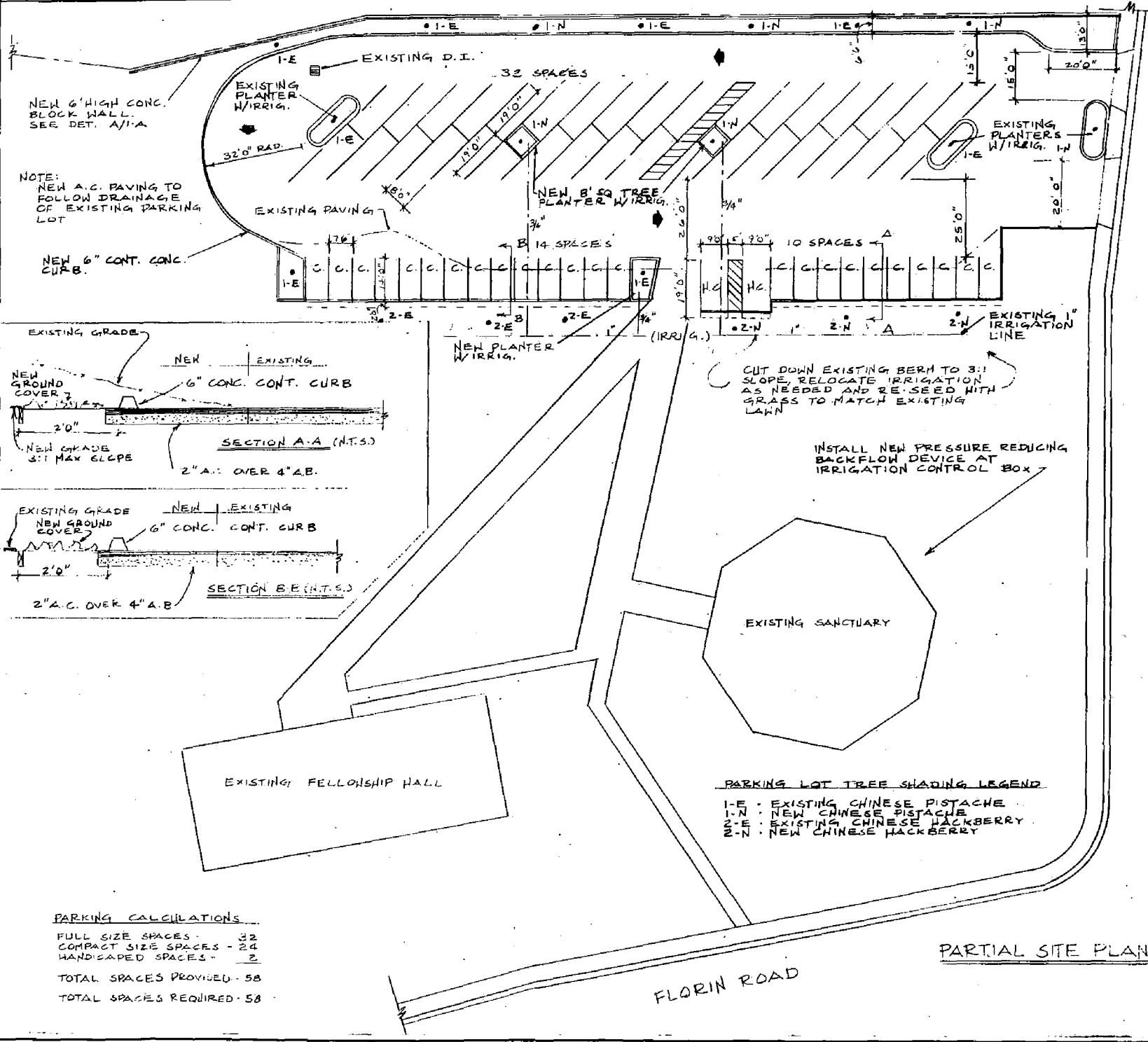
2 93-022

GREENHAVEN LUTHERAN CHURCH

GLORIA DRIVE

FLORIN ROAD

PARTIAL SITE PLAN



NEW 6' HIGH CONC. BLOCK WALL. SEE DET. A/1A

NOTE: NEW A.C. PAVING TO FOLLOW DRAINAGE OF EXISTING PARKING LOT

NEW 6" CONT. CONC. CURB.

EXISTING GRADE

NEW GROUND COVER  
 NEW GRADE 3:1 MAX SLOPE

NEW EXISTING  
 6" CONC. CONT. CURB  
 SECTION A-A (N.T.S.)  
 2" A.C. OVER 4" A.B.

EXISTING GRADE  
 NEW GROUND COVER  
 NEW GRADE 3:1 MAX SLOPE

NEW EXISTING  
 6" CONC. CONT. CURB  
 SECTION B-B (N.T.S.)  
 2" A.C. OVER 4" A.B.

CUT DOWN EXISTING BERM TO 3:1 SLOPE, RELOCATE IRRIGATION AS NEEDED AND RE-SEED WITH GRASS TO MATCH EXISTING LAWN

INSTALL NEW PRESSURE REDUCING BACKFLOW DEVICE AT IRRIGATION CONTROL BOX

PARKING LOT TREE SHADING LEGEND  
 1-E • EXISTING CHINESE PISTACHE  
 1-N • NEW CHINESE PISTACHE  
 2-E • EXISTING CHINESE HACKBERRY  
 2-N • NEW CHINESE HACKBERRY

PARKING CALCULATIONS  
 FULL SIZE SPACES - 32  
 COMPACT SIZE SPACES - 24  
 HANDICAPPED SPACES - 2  
 TOTAL SPACES PROVIDED - 58  
 TOTAL SPACES REQUIRED - 58

EXHIBIT - A