

STAFF REPORT AMENDED 11-8-79
CITY PLANNING COMMISSION
915 "T" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Willie Bell, AIA, 1409 28th Street, Sacramento, CA
OWNER	New Hope Baptist Church, 3700 - 32nd Street, Sacramento, CA
PLANS BY	Willie Bell, AIA, 1409 28th Street, Sacramento, CA
EXEMPT	15111b
NEGATIVE DEC.	EIR
ASSASSOR'S PCL. NO.	020-014-28,29,33
FILING DATE	9-26-79
60 DAY CPC ACTION DATE	
REPORT BY	GZ:bw

APPLICATION: Special Permit to locate 89 parking spaces on a 0.6+ acre site zoned R-1 for an existing church

LOCATION: 3700 - 32nd Street

PROPOSAL: To provide additional parking for an existing church

PROJECT INFORMATION

General Plan Designation:	Residential
1965 Fruitridge Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Church
Surrounding Land Use and Zoning:	
North:	Single Family; R-1
South:	Single Family; R-1
East:	Single Family; R-1
West:	Freeway on-ramp; freeway
Parking Required: 65	Parking Provided: 65 existing 88 new 153 total
Ratio Required: 1:3 seats @ 390+ seats	
Property Dimensions: Irregular	Area: 28,000 sq. feet
Square Footage of Building:	9,012 sq. feet
Significant Features of Site:	Existing church next to freeway off-ramp
Topography: Flat	
Street Improvements:	Provided
Existing Utilities:	Provided

STAFF EVALUATION: The applicant wishes to place 89 parking spaces on the subject property in order to provide additional parking for the existing church located immediately to the north (Exhibit "A"). However, as shown on the site plan an alley runs along the eastern boundary of the subject property and part of an old public street is adjacent to the southern property line. The alley and the old street were never abandoned by the City, and the applicant has applied for an encroachment permit in order to place parking in the City right-of-way.

As shown on Exhibit "B", the applicant should provide a five-foot landscaped planter and six-foot fence along the eastern property line in order to separate the parking from the adjoining single family residences, and to keep automobiles from bumping into the fence. Staff also has concerns regarding the entrance located next to 14th Avenue. This driveway would allow automobiles to exit along a minor residential street and, as such, could create unnecessary automobile traffic along 14th Avenue. Staff believes this driveway should be eliminated in order for people using the church to enter and exit at existing points located next to the church.

STAFF RECOMMENDATION

The Special Permit be approved subject to the following conditions and findings of fact.

Conditions

1. ~~A five-foot landscaped planter~~ and six-foot solid fence shall be placed along the eastern property line as noted on Exhibit "B". *(CPC amended to: Trees shall be planted every 30' with an irrigation system to the satisfaction of staff and six-foot solid fence...)*
2. ~~The driveway located next to 14th Avenue shall be eliminated and replaced with a five-foot planter~~ *(CPC amended to: The driveway shall have a locking gate to be open only on Sundays.)*
3. This permit will not be valid, nor are improvements to be made, until the applicant receives an encroachment permit from the City to use the alley and the street right-of-way for parking and landscaping.
4. Bumper stops shall be placed along the western property line. *(CPC amended to: ...along the western and eastern property lines.)*

Findings of Fact

1. The project as conditioned is based on sound principles of land use in that:
 - a. additional parking shall be provided to accommodate the present use of the church;
 - b. the parking shall be separated from adjacent residential dwellings;
 - c. automobiles shall be prevented from encroaching into abutting properties or fences located on the property lines.
2. The project as conditioned shall not be detrimental to the public welfare in that:
 - a. the parking area shall keep automobiles from parking on adjoining residential streets;
 - b. automobile circulation will be directed away from minor residential streets.
3. The Special Permit as conditioned is consistent with the General Plan in that the project will "prevent the intrusion of incompatible use into residential areas."