

P95-082 - RIVERSIDE WESLEYAN CHURCH EXPANSION

REQUEST:

- A. Special Permit Modification to add 1,664 square feet for two classrooms to an existing church building in the Agriculture (A) zone;
- B. Special Permit to establish a day-care center at an existing church;
- C. Special Permit to establish an elementary school at an existing church; and
- D. Variance to exceed the 32 square foot limitation for a 62 square foot monument sign.

LOCATION:

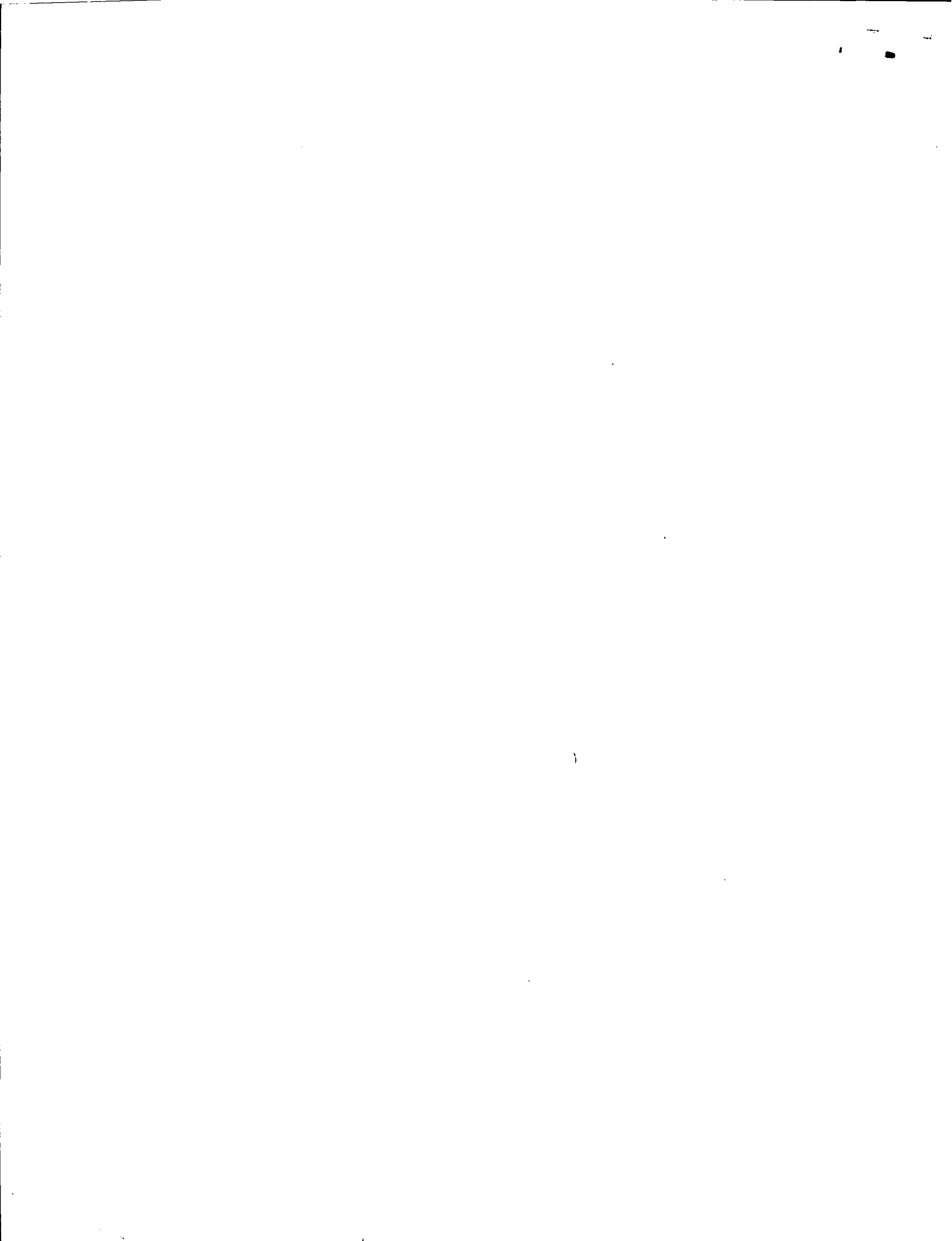
6449 Riverside Boulevard
APNs: 030-0042-082, 030-0680-076
Pocket Community Plan Area
Sacramento Unified School District
Council District 7

APPLICANT:	Stan Keasling et al, 916-442-4731 9 Silmark, Sacramento, CA 95831
OWNER:	California District for the Wesleyan Church 6449 Riverside Boulevard, Sacramento, CA 95831
APPLICATION FILED:	August 10, 1995
STAFF CONTACT:	Mike Dale, 264-8309

SUMMARY/RECOMMENDATION:

The applicant is seeking the necessary entitlements to increase the size of an existing church building, to formally establish a day-care and elementary school, and to increase the allowable square footage of a monument sign. The addition would accommodate two new classrooms, a kitchen, and storage space. The sign would provide the church name, worship time, and event information.

The proposal's primary issues pertain to land use and parking. Adequate space exists on-



site to accommodate both the building addition and monument sign. Neither the school nor day-care uses will operate during church functions. Adequate on-site parking exists on the site to accommodate all of the proposed functions either separately or concurrently. Staff therefore recommends approval of the requested entitlements subject to conditions.

PROJECT INFORMATION:

General Plan Designation:	Community / Neighborhood Commercial & Offices
Community Plan Designation:	Commercial/Shopping
Zone:	Agriculture (A), Single-Family (R-1)
Existing Land Use of Site:	Multi-Purpose Building, Church Building

Surrounding Land Use and Zoning (see Attachment B):

North: Single-Family & Elks Lodge; R-1 and A
 South: Single-Family; R-1
 East: Shopping Center; SC-R
 West: Single-Family; R-1

Property Dimensions:	Irregular
Property Area:	3.48 ± acres (two parcels)
Proposed Building Addition:	1,664 square feet
Proposed Building Addition Height:	One Story (22')
Parking Required:	115 spaces
Parking Proposed:	115 spaces
Proposed Exterior Building Colors/Materials:	White, Blue Trim

OTHER APPROVALS REQUIRED: In addition to the requested entitlements, the applicant will be required to obtain the necessary grading, building and signage permits.

BACKGROUND INFORMATION: On March 11, 1969, the Planning Commission approved a special permit (P-6925) to construct the existing 5,000 square-foot, 144-seat church building with 131 parking spaces. On January 22, 1987, the Commission approved a special permit and a lot line adjustment (P87-030) to construct a 8,840 square foot, 650-seat, sanctuary building and to merge the two parcels. The sanctuary building has not yet been constructed, and the merger has not yet been recorded. On December 15, 1988, the Commission approved special permits (P88-412) to construct a 10,850 square foot multi-purpose building and to modify the existing church building by providing classrooms. The site is currently developed with a 5,000 square foot church building, a 10,850 square-foot multi-purpose building, and 115 parking spaces.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

General Plan. The subject site is designated as "Community / Neighborhood Commercial & Offices" by the General Plan. Small shopping centers and uses which offer goods and services to local residents are compatible with this designation.

Community Plan. The subject site is located within the 1976 South Pocket Specific Plan area (Section 2) of the 1979 Pocket Community Area Plan. The Specific Plan encourages attractive, healthy, and harmonious development. The Plan also encourages combined use of existing (public) facilities wherever possible.

The 1988 Pocket Community Land Use Plan (map) designates the site as "Commercial/Shopping." This designation is intended to provide a wide choice of convenience goods and services including general merchandise, movie theater, bank, or other similar commercial uses. The existing church, multi-purpose building, and school are compatible with this designation in that they serve the local community and are compatible with the surrounding residential and commercial land uses.

Zoning. The subject site is zoned "Agriculture." Churches and related uses are allowed in this zone subject to the granting of a special permit by the Planning Commission. The proposed church expansion requires approval of a modification to the special permit approved by the Commission in 1988 (P88-412). One monument sign not exceeding 32 square feet is allowed in this zone. The proposed 62 square-foot sign requires a variance to exceed the allowable square footage. A further discussion of the applicant's proposal is provided below.

B. Site Plan

The project site consists of one 3.06± acre parcel in the Agriculture zone and a 0.42± acre parcel in the Single-Family zone. The larger parcel accommodates church buildings and a parking lot (Exhibit C-1). The smaller parcel accommodates landscaping. Both parcels are located adjacent to Riverside Boulevard. The proposed building addition is situated adjacent to the existing 10,850 square-foot multi-purpose building (Exhibit C-2). The proposed monument sign is located on the larger of the two parcels approximately 12 feet away from the Riverside Boulevard public right-of-way. A six-foot tall masonry wall exists along the southern property line abutting the residential development to the south.



C. Special Permit Modification - Church Expansion

The applicant proposes to add 1,664 square feet (or 15%) to the existing 10,850 square foot multi-purpose building. The addition will result in two new classrooms, a kitchen, storage space, and a pantry (Exhibit C-3). The exterior of the addition is architecturally compatible with the existing building (Exhibits C-4 and C-5). Based on the size of the subject parcel and the building's design, the proposal is considered to be compatible with the existing on-site and surrounding land uses.

D. Special Permits - Elementary School and Day-Care

According to the applicant, the subject site presently supports a day-care center for ten children, a pre-school for 55 children, and an elementary school for 47 children. The day-care center and pre-school functions typically overlap. The proposed addition will provide space for 30 more students. The project application states that 22 employees may be located on-site at any one time. The building occupancy for the site is therefore anticipated to total 157 persons (135 children + 22 adults). The day-care and school will operate between 7:00 AM and 6:00 PM on Mondays through Fridays. Church functions will occur on evenings and on weekends. Simultaneous use of the multi-purpose building and the church are therefore not anticipated.

According to the zoning ordinance, the 144-seat church should provide 36 parking spaces, and the day-care center should provide a minimum of one parking space per eight children. The parking requirement for school uses is subject to a Planning Commission determination. When the day-care parking ratio is applied to the entire anticipated child population, a demand for 17 (135 divided by 8) total parking spaces is anticipated. If the day-care, school, and church uses operate concurrently, a demand for 53 (36 + 17) parking spaces are anticipated based on this parking ratio. Given that 115 parking spaces are located on-site, adequate on-site parking is available even if the multi-purpose building and church are used concurrently.

Based on the design of the proposed addition and the type of occupancies anticipated for the multi-purpose building and church, staff recommends approval of the requested special permits subject to conditions.

E. Variance - Monument Sign

The zoning ordinance allows one 32 square-foot monument sign for each developed parcel in the Agriculture (A) zone indicating the name of the property and products produced on the premises. The detached sign shall not exceed a height of 35 feet and must be setback at least ten feet from any public right-of-

way. The proposed monument sign (Exhibit D-2) meets these criteria with the exception that the sign is approximately 62 square feet. Based on the size and location of the subject site along Riverside Boulevard, the proposed sign will not adversely affect traffic patterns and seems to be appropriately sized. The sign is also architecturally compatible with the existing buildings. Staff therefore recommends approval of the requested variance subject to conditions.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The applicant's proposal consists of "construction or location of limited numbers of new, small facilities or structures ... where only minor modifications are made to the exterior of the building." The project therefore qualifies for a categorical exemption pursuant to Section 15303 of the California Environmental Quality Act Guidelines.

B. Neighborhood Response

On March 1, 1995, copies of the project application and drawings were routed to the Lake Greenhaven Homeowner's Association (Attn: Carl Britschgi). Staff subsequently followed-up with a telephone call. The Association responded with no opposition. At the time of this writing, no objections have been received by staff.

C. Summary of Agency Comments

Staff routed copies of the project application and drawings to several local agencies. The following comments were received:

Building. The Building Inspections Division encourages the applicant to visit the Building Division as early as possible to discuss additional requirements pertaining to bathrooms, fire alarms, etc. The architect should also verify that the proposed addition meets the requirements of Chapter 5 of the U.B.C.

Public Works. The Solid Waste Division indicates that the site can be served by a side loader route; suggests 2/90 gallon containers to be placed on Riverside Boulevard on the day of pick-up. The applicant should further consider recycling opportunities. The applicant shall prepare a Statement of Recycling Information prior to issuance of building permits.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the requested entitlements. The Planning Commission action may be appealed to the City Council within 10 days following the Planning Commission action. Any

modification to the attached site plans or exhibits shall be subject to review and approval by the Planning staff prior to the issuance of building permits.

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

- A. Adopt the attached resolution approving a Special Permit Modification to add 1,664 square feet for two classrooms to an existing church building in the Agriculture (A) zone; a Special Permit to establish a day-care center at an existing church; and a Special Permit to establish an elementary school at an existing church subject to conditions and findings of fact.
- C. Adopt the attached resolution approving a Variance to exceed the 32 square foot limitation for a 62 square foot monument sign subject to conditions and findings of fact.

Report Prepared By,

Mike Dale
Mike Dale, Associate Planner

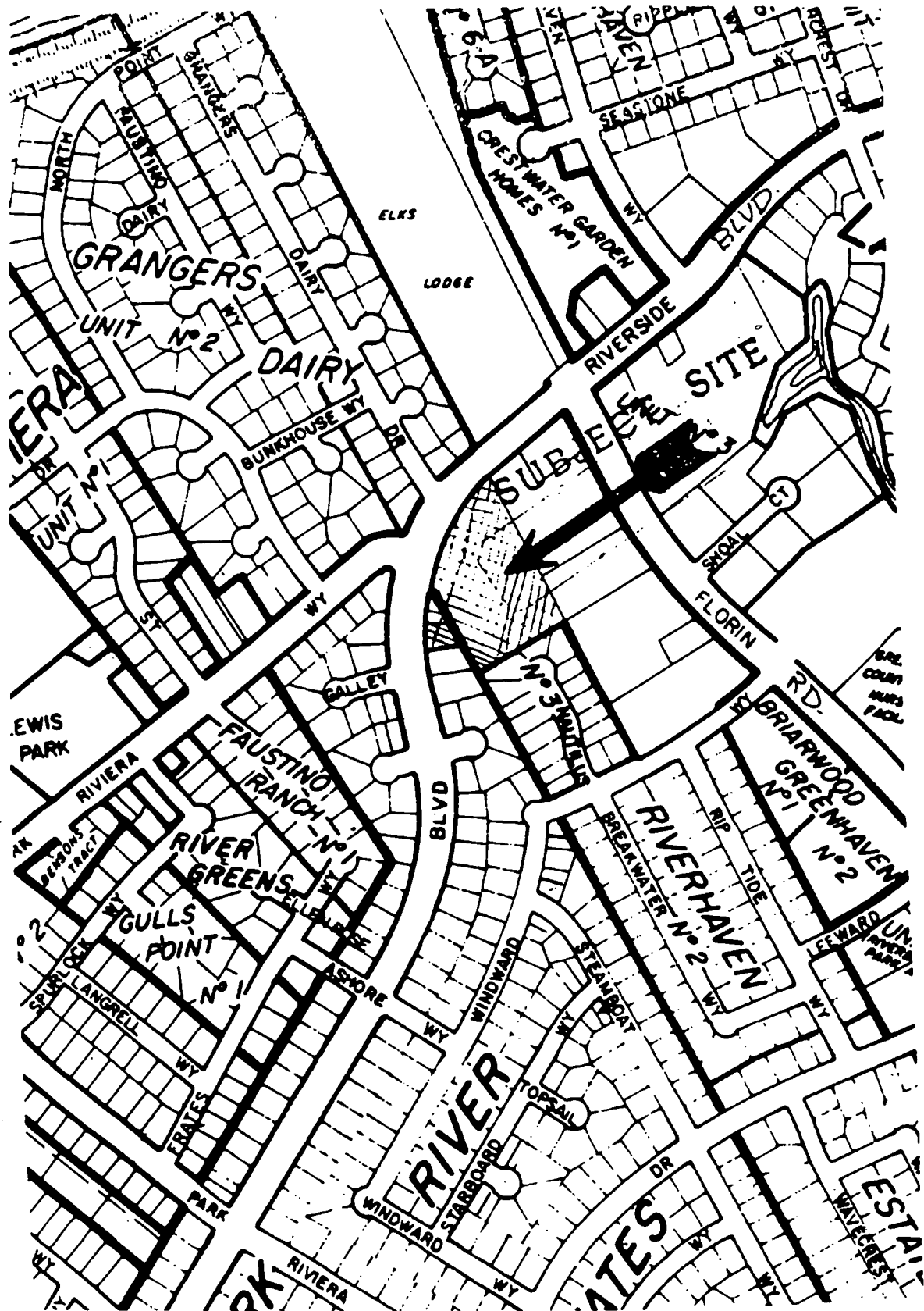
Report Reviewed By,

Barbara L. Wendt
Barbara L. Wendt, Senior Planner

Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolution - Special Permit Modification and Special Permits
Exhibit C-1	Site Plan 1
Exhibit C-2	Site Plan 2
Exhibit C-3	Floor Plan
Exhibit C-4	Building Elevations
Exhibit C-5	Building Elevations
Attachment D	Resolution - Variance
Exhibit D-1	Site Plan
Exhibit D-2	Sign Design

Attachment A
Vicinity Map



Attachment B
Land Use and Zoning Map

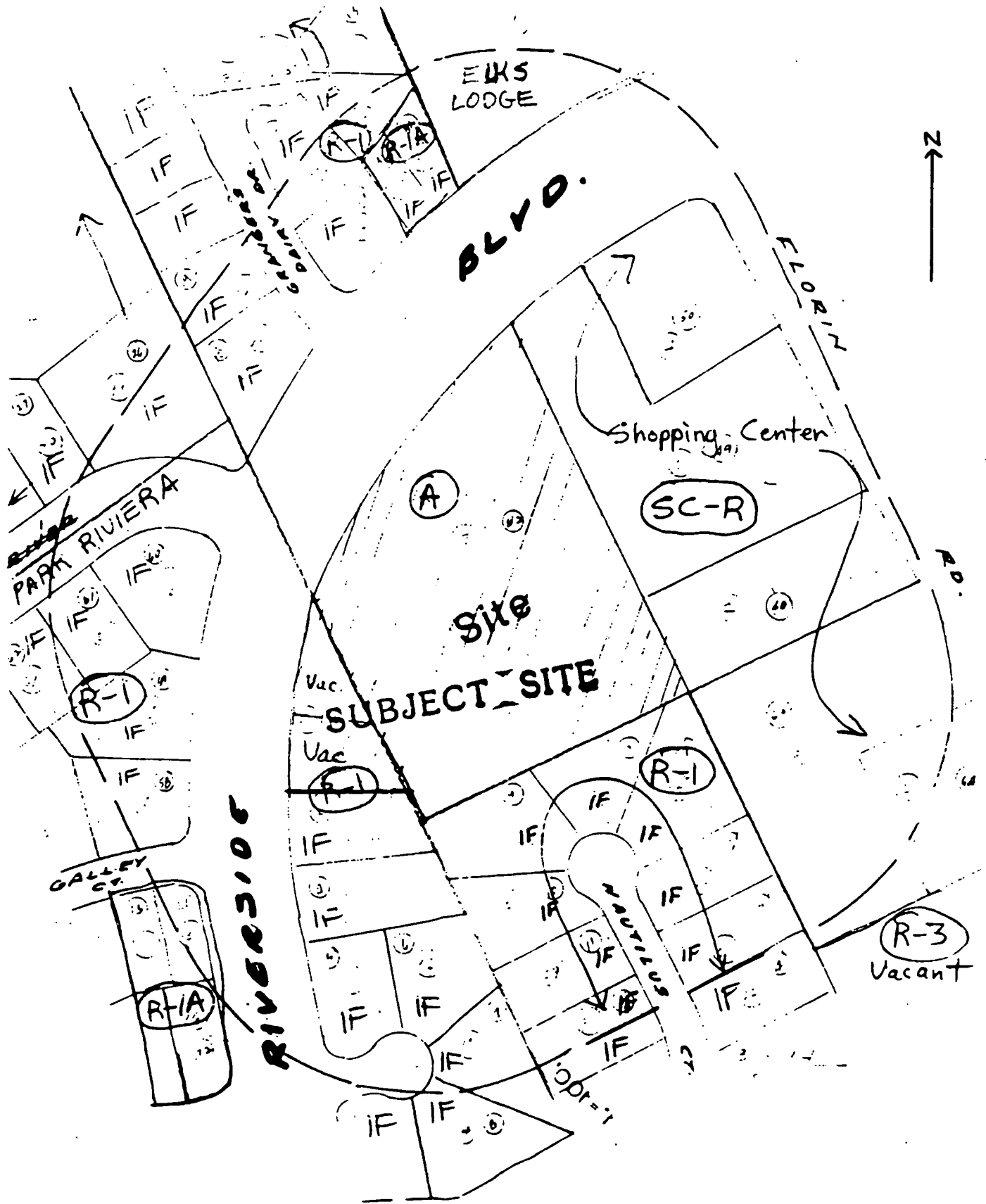
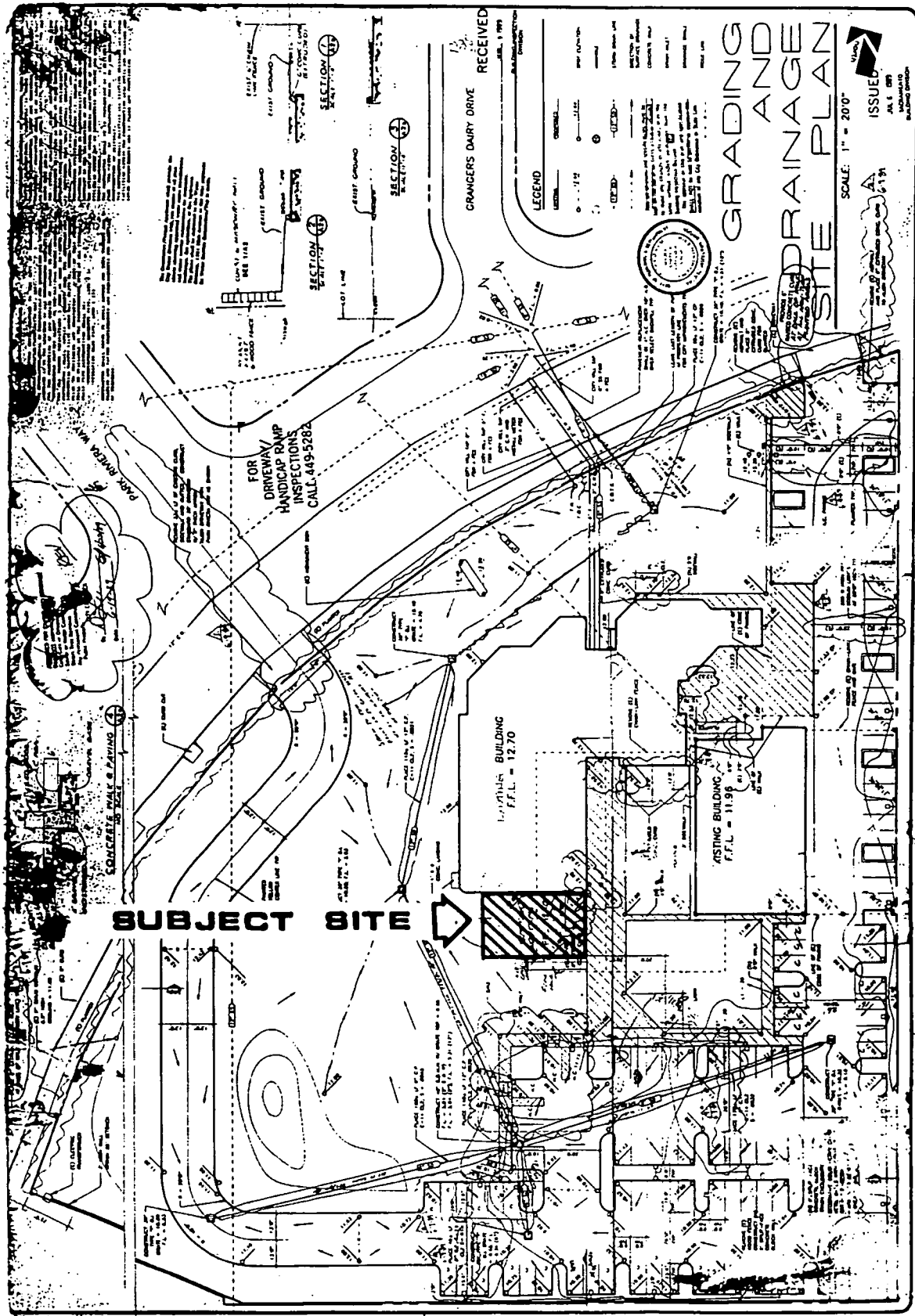


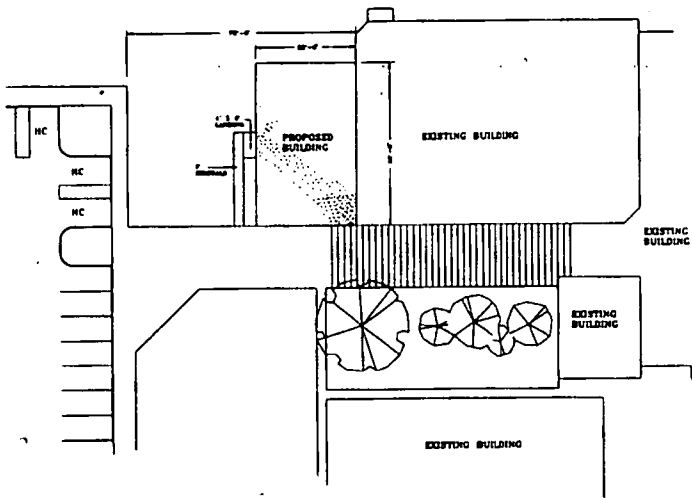
Exhibit C-1
Site Plan 1



ADDITION FOR:

RIVERSIDE WESLEYAN CHURCH

6449 RIVERSIDE BLVD.
SACRAMENTO, CALIFORNIA



DRAWING INDEX

- A1 COVER SHEET
- A2 FLOOR PLAN
- A3 FINISH SCHEDULE
- A4 REFLECTED CEILING PLAN
- A5 EXTERIOR ELEVATIONS
- A6 BUILDING SECTION "A"

- S1 TYPICAL NOTES
- S2 TYPICAL DETAILS
- S3 FOUNDATION & ROOF FRAMING PLAN
- S4 SECTIONS
- S5 SECTIONS & DETAILS

- M1 MECHANICAL PLAN

- E1 ELECTRICAL PLAN



Exhibit C-3
Floor Plan

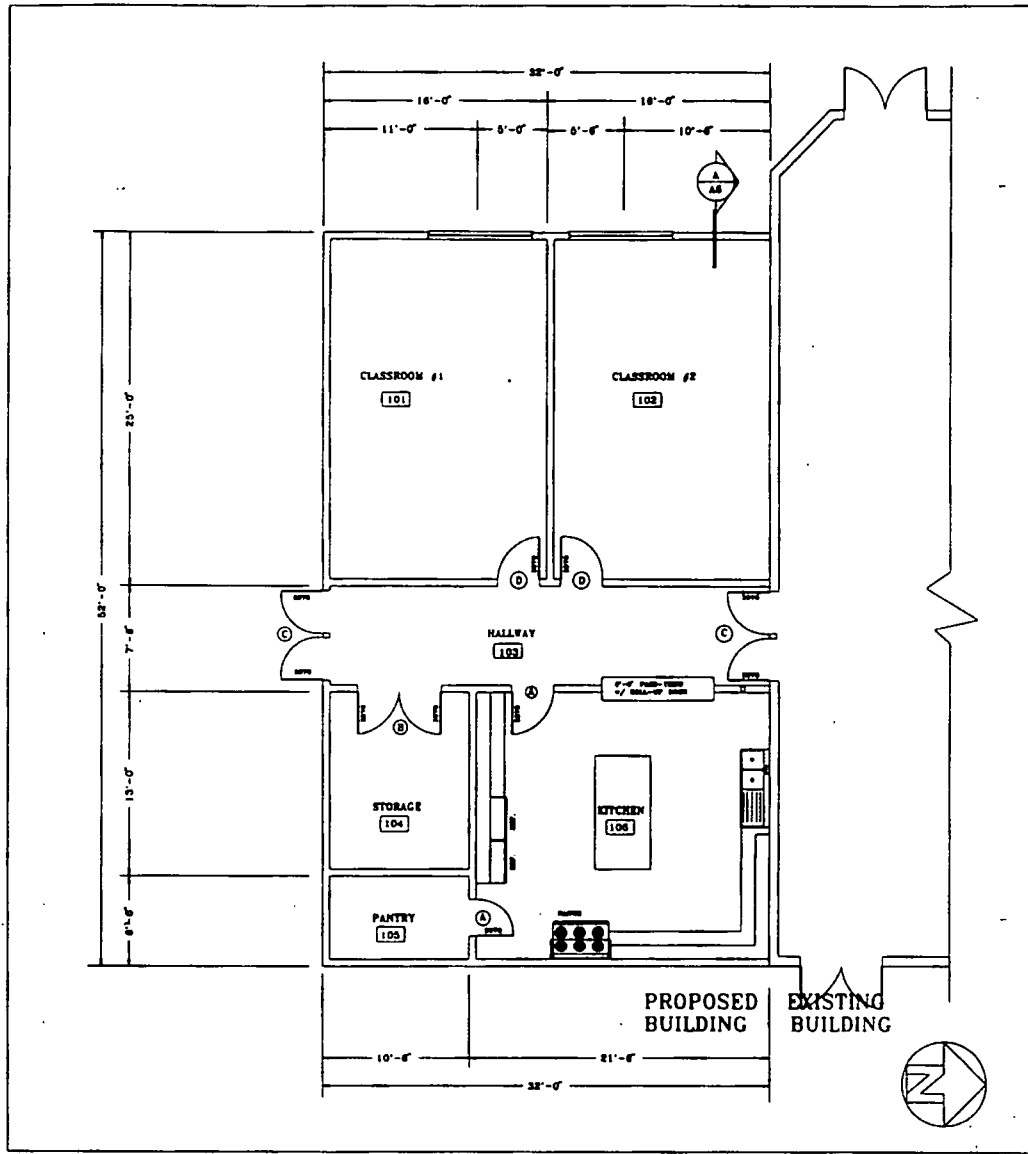


Exhibit C-4
Building Elevations

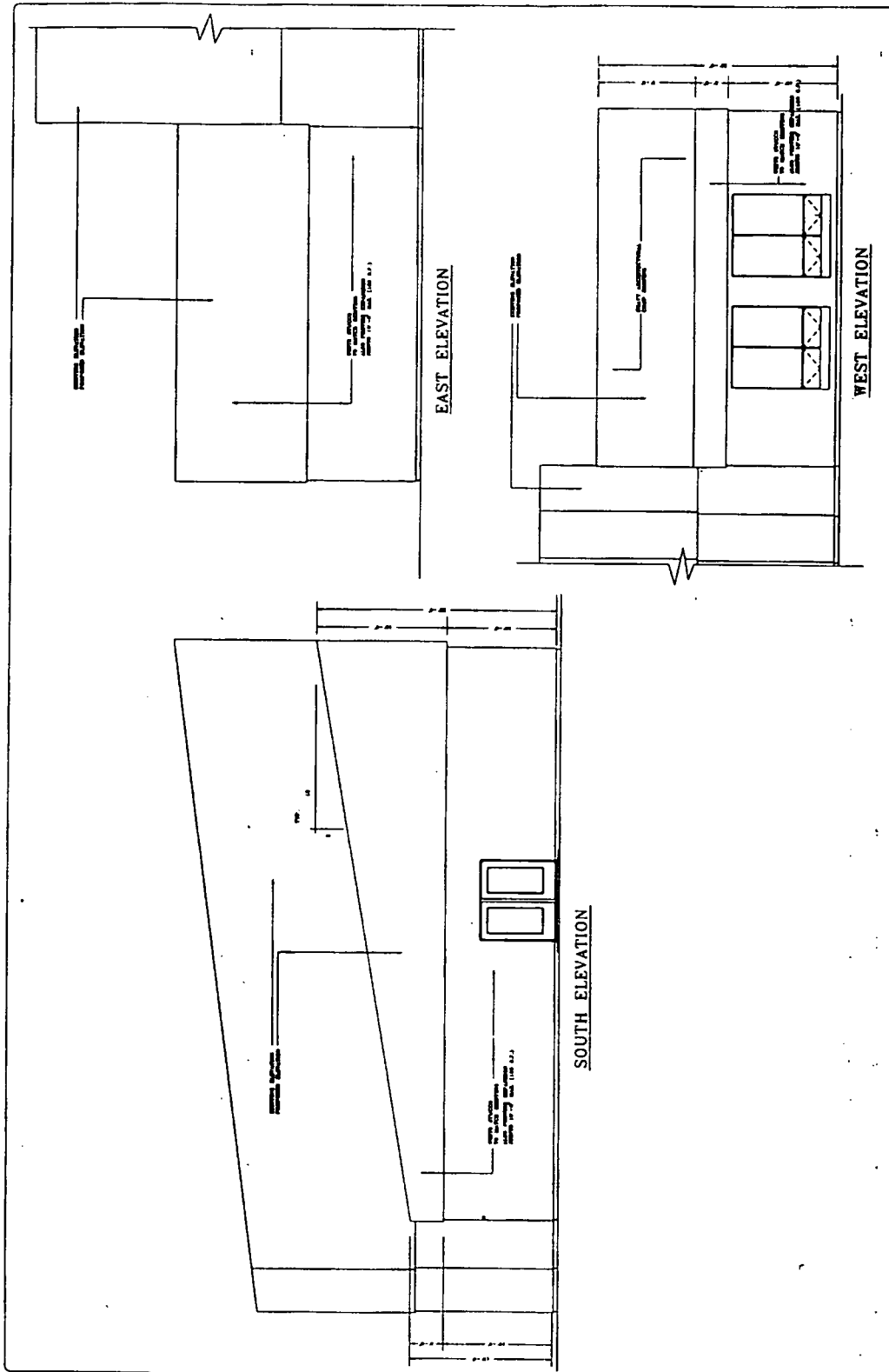


Exhibit C-5
Building Elevations

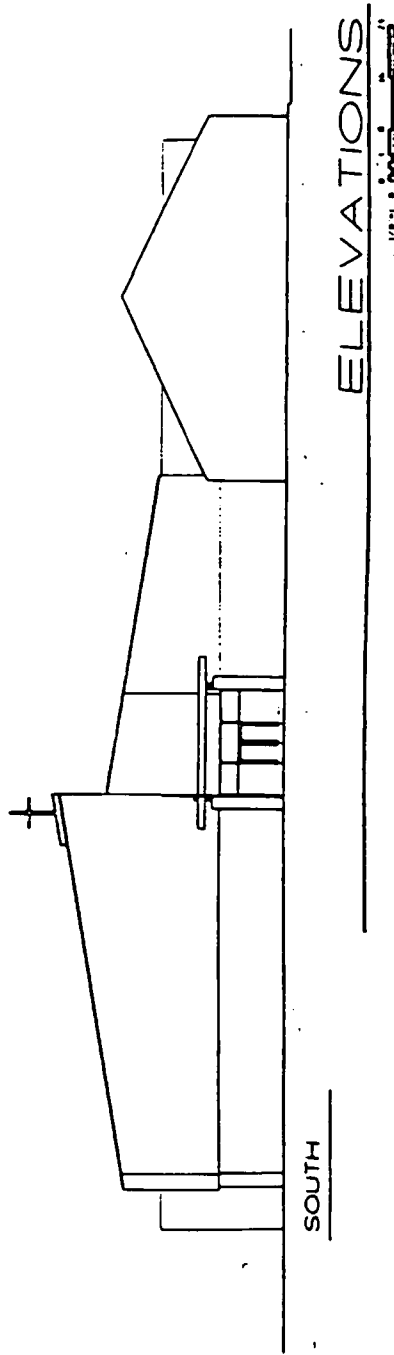
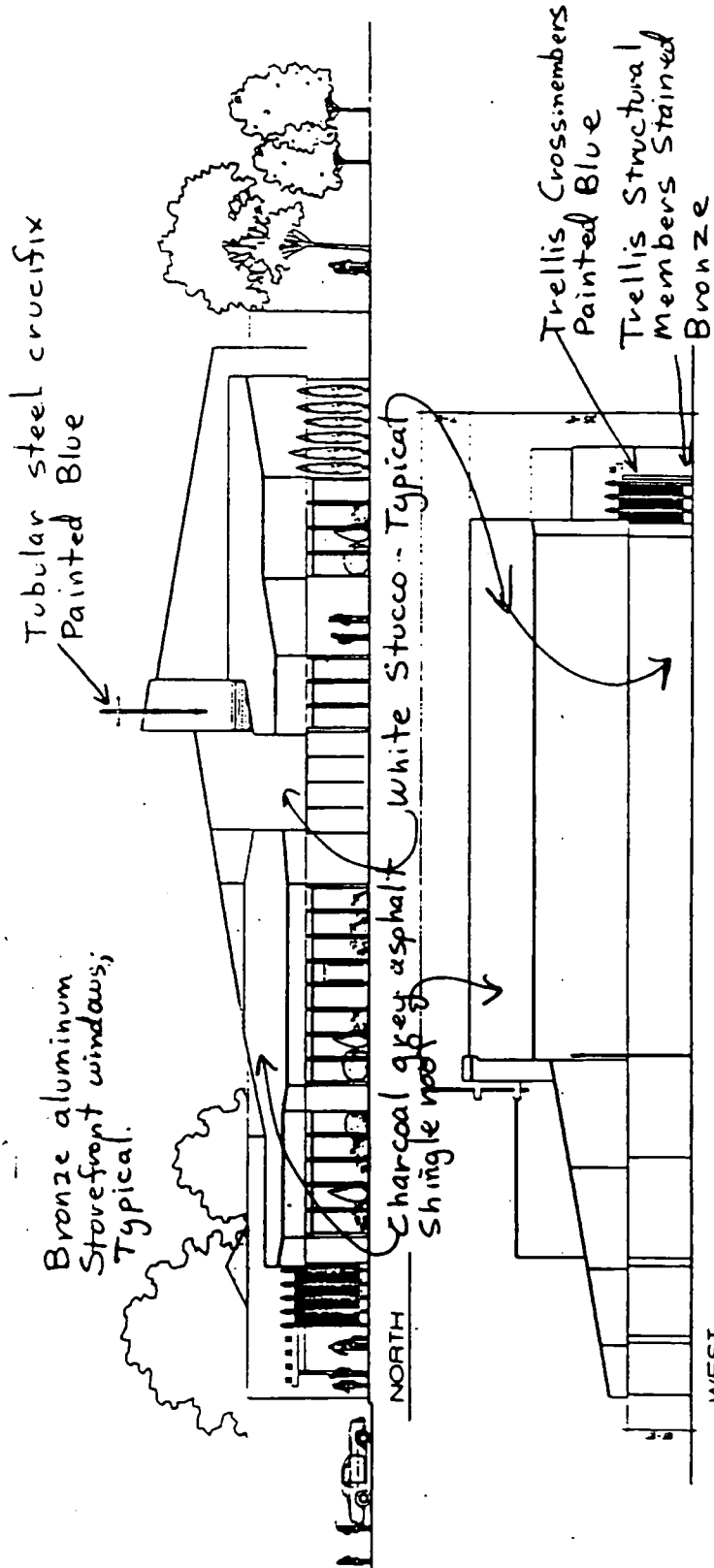
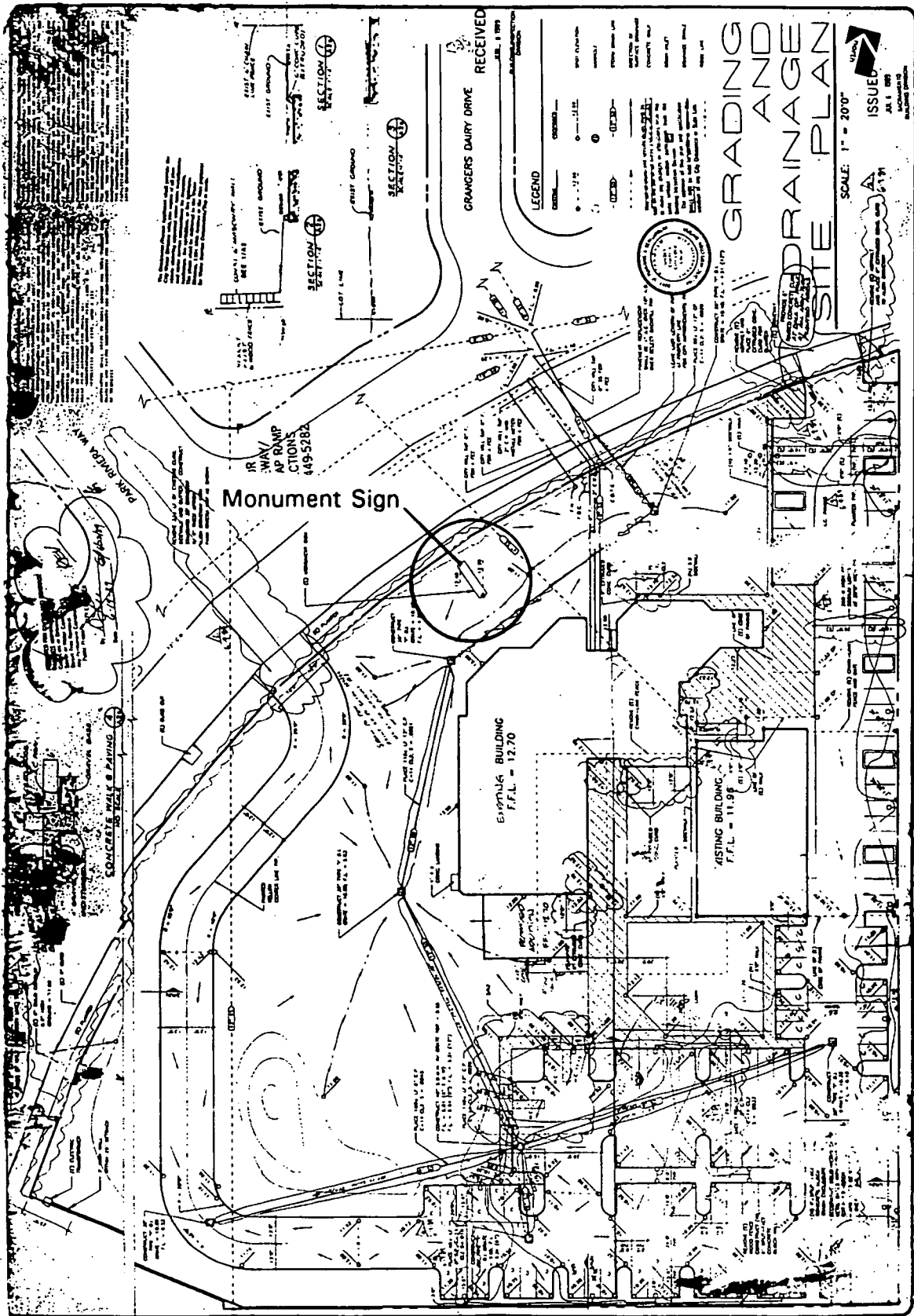
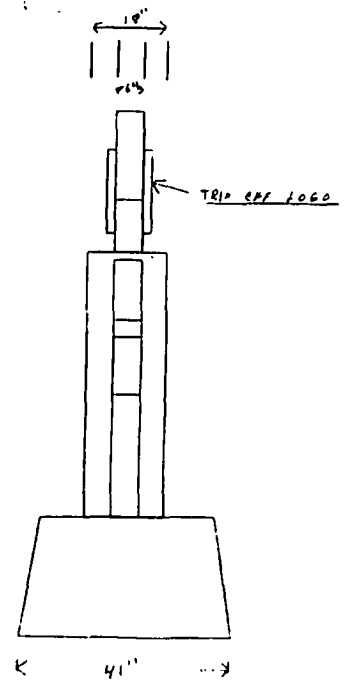
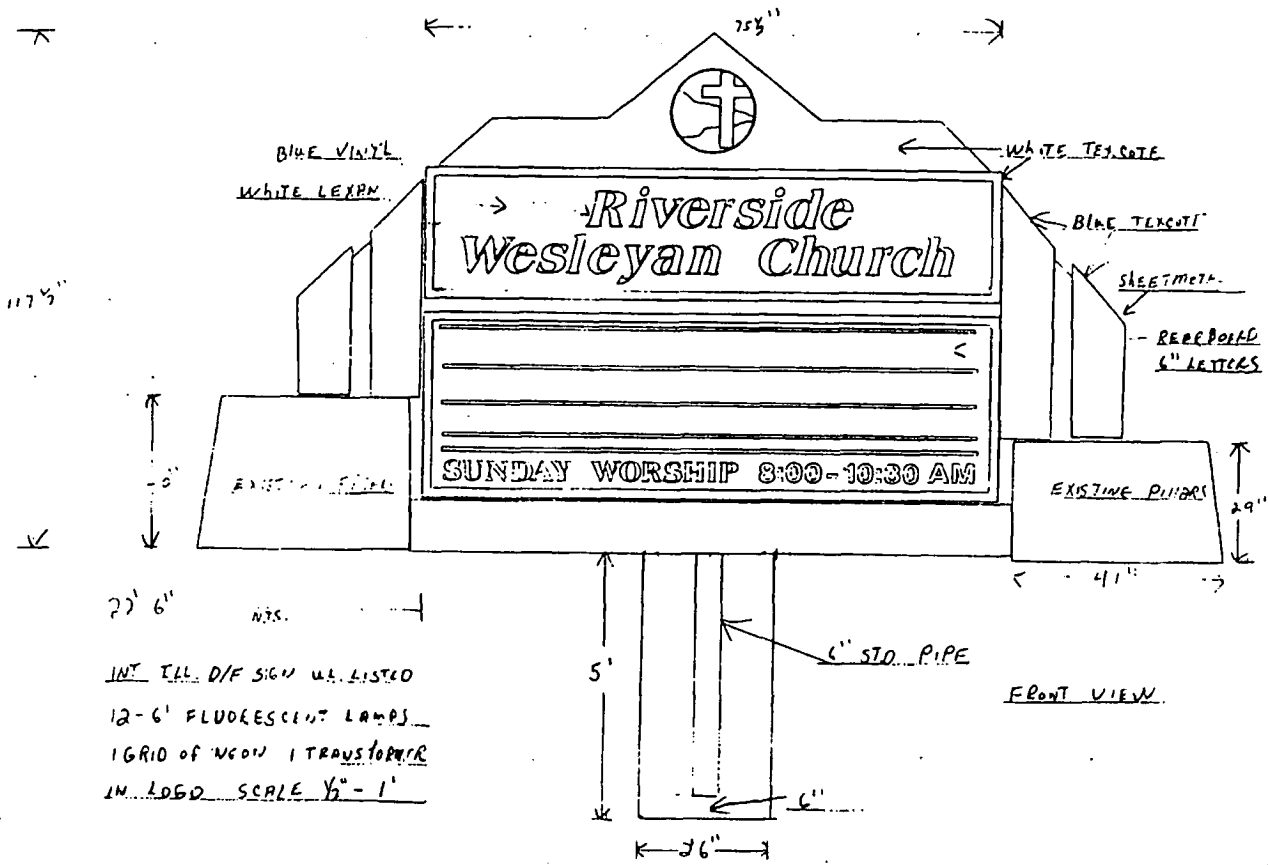


Exhibit D-1
Site Plan





22 1/2" WTS.
 INT. ILL. D/F SIGN UN. LISTED
 12-6' FLUORESCENT LAMPS
 1 GRID OF NEON TRANSFORMER
 IN LOGO SCALE 1/2" = 1'

FRONT VIEW

SIDE VIEW

RIVERSIDE WESL.
 Church 64149
 RIVERSIDE BLVD.
 ECONOMY SIGNS
 CONTRA