

CITY PLANNING COMMISSION

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

APPLICANT	ROSS BROTHERS CONSTRUCTIONS, 14101 Indio Drive, Slouthouse, CA 95683				
OWNER	Faith Landmark Missionary Baptist Church, 7185 Elder Creek Road, Sac., CA 95824				
PLANS BY	APPLICANT				
FILING DATE	11/14/86	ENVIR. DET.	Ex 15301 (e)(2)	REPORT BY	CV/vf
ASSESSOR'S-PCL. NO.	038-251-024				

- APPLICATION:
- A. Special Permit to allow a 5,610 square foot addition to an existing church
 - B. Variance to waive the required six foot high solid masonry wall

LOCATION: 7185 Elder Creek Road

PROPOSAL: The applicant is requesting the necessary entitlements to expand the existing church by adding a 5,610 square foot sanctuary area.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1986 South Sacramento Community Plan Designation: Residential 4-8 Du/Ac
Existing Zoning of Site: R-1
Existing Land Use of Site: Church

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-1	Front:	25'	66'
South: Residential; R-1	Side(Int):	5'	59' - 113'
East : Church; R-1	Side (St):	NA	NA
West : Cemetery; R-1	Rear:	15'	290'

Parking Required: 45 Spaces
Parking Provided: 54 Spaces
Property Dimensions: Irregular
Property Area: 5.6+ acres
Square Footage of Building: Proposed: 5,610 sq. ft.
Height of Building: One Story
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Stucco, imitation stone, composition shingles
Color: Earth tones

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning:

The subject site is zoned Single Family Residential (R-1) and is developed with a small church and classrooms. Surrounding land uses are residential to the north and south, cemetery to the west and a church to the east.

B. Proposal:

According to the applicant, the existing church and classrooms have become overcrowded due to an increase in church membership. The applicant is proposing to expand the existing church facilities by adding a 5,610 square foot addition. This addition will contain fixed seating for 275 people, restroom facilities, office space, and foyer and library. See attached site plan and floor plan.

C. Design/Building Materials:

The exterior building materials proposed include imitation stone on a portion of the south and east elevations, aluminum anodized windows, stucco and a composition shingle roof. See south, east and west elevations.

Staff has reviewed the elevations submitted and has the following comments. The proposed elevations present a spartan exterior with the only decorative relief provided by stucco stone on a portion of the south and east elevations. Further architectural embellishment needs to be added to the proposed building to provide a more visually interesting structure. Staff recommends the following changes be incorporated into the proposed building addition:

1. provide additional exterior building materials to increase the variation and type of building materials;
2. the proposed windows located along the east and west building elevations need to relate to each other as an architectural unit. This could be accomplished through the addition of vertical or horizontal wood trim or a change in the surface plane;
3. add vertical wall trellises for planters to support vines for bland wall areas. Staff recommends these trellises also be added to the existing blank building walls;
4. Evergreen shrubs and five gallon Evergreen trees shall be planted directly in front of the proposed south, east and west building walls to provide some landscape buffer to the proposed church addition;
5. the roof material should be thick butt composition shingles with a minimum 25 year life span.
6. revised building elevations shall be submitted for the review and approval of the Planning Director.

D. Parking:

The applicant proposes 54 parking spaces, nine more than is required. There is an existing paved parking lot presently located on-site. This lot would be expanded to accommodate the additional proposed parking spaces.

Traffic Engineering has reviewed the parking lot design and has the following comments: The proposed minimum driveway width shall be 30 feet and not 20 feet as proposed. The

planter aisle located nearest to the front property line shall be relocated to the north the required 44 feet to provide an increase in the turning radius for cars entering the parking lot. This will require a loss of one parking space and a relocation of four other parking stalls. (See exhibit A).

E. Variance - Six Foot Masonry Wall:

The subject site is presently enclosed with a six foot high chainlink fence along the east and west property lines. A six foot high wood fence is located on the north property line and a portion of the west property line.

The applicant requests a variance to waive the required masonry wall along the north, west and east property lines. Staff recommends waiving the required masonry wall along the north property line because the existing fence is in good repair and the existing church and parking lot is located approximately 290 feet from the north property lines. Should future development occur between the existing church and the north property line, Staff may require a six foot masonry wall along the north property line.

The proposed church addition is located approximately 80 feet from the west property line. The land use to the west of the subject site is a cemetery. According to the applicant, this cemetery is owned by the Elder Creek Cemetery Association and is not affiliated with the church located on the subject site. Staff finds the 80 foot building setback for the proposed church addition to be adequate and, thus, recommends waiving the required masonry wall along the west property line.

The existing parking lot will be expanded to approximately six feet from the east property line. A church is located to the east of the subject site. Due to the proximity of the proposed parking lot next to a driveway and abutting church to the east, staff recommends the request to waive the masonry wall along the east property line be approved since the six foot high masonry wall would serve no purpose. Staff recommends the masonry wall requirement also be waived for the remainder of the east property line north of the proposed parking lot.

F. Landscaping/Tree Shading:

The applicant has not submitted detailed landscape and irrigation plans for both the existing and proposed parking lot. The applicant shall be required to comply with the Tree Shading Ordinance requirements. Landscape and irrigation plans shall be submitted for the review and approval of the Planning Director.

The area between the existing church and the north property line is vacant and is not landscaped. There are no plans for the future development of this portion of the subject site. According to the applicant, the weeds in this area are mowed twice per year. Staff recommends the weeds be mowed on a regular basis and no less than twice a year.

G. Interdepartmental Review:

This proposal was reviewed by the City Traffic Engineer, Fire Department and Building Inspections and the following comments were received:

Traffic Engineering:

1. Two way driveway to be a minimum of 30 feet wide
2. Move cross isle further from street. See Exhibit A.

ENVIRONMENTAL DETERMINATION:

The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15301 (e)(2)).

RECOMMENDATION: Staff recommends the following actions:

- A. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow;
- B. Approval of the variance request based upon Findings of Fact which follow:

Conditions - Special Permit:

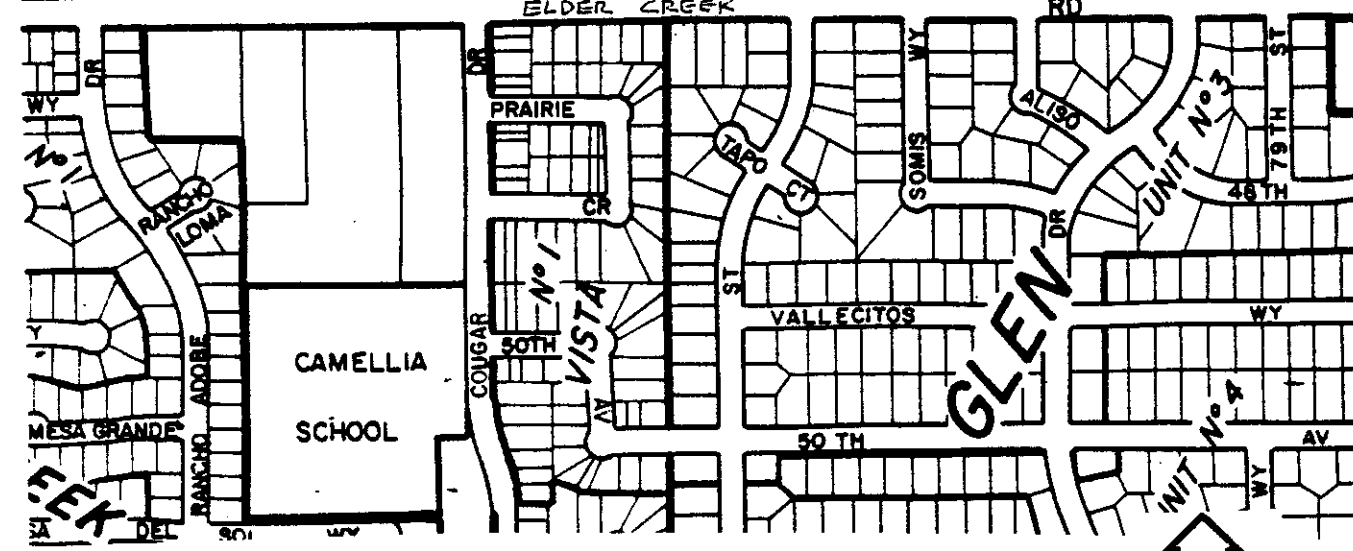
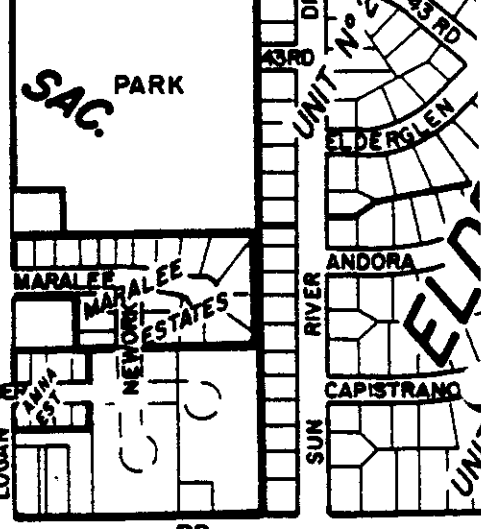
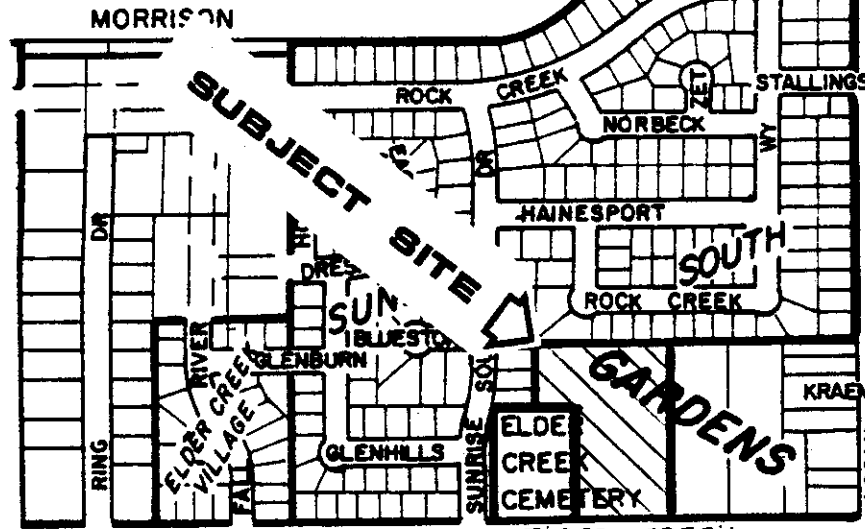
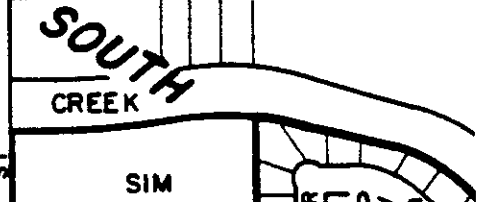
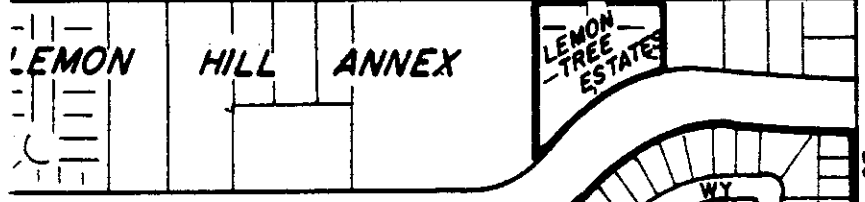
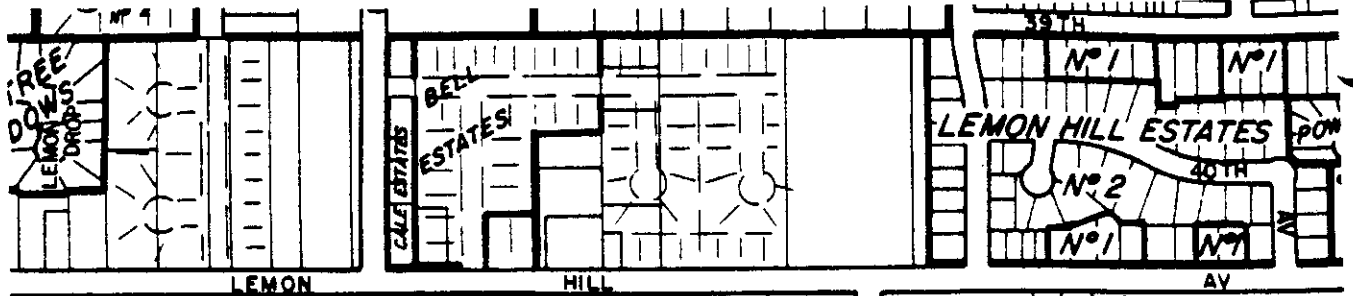
1. Revised elevations shall be submitted for the review and approval of the Planning Director and shall incorporate the following:
 - a. additional exterior building materials shall be provided;
 - b. additional vertical or horizontal wood trim or a change in surface plane shall be added to the window areas;
 - c. vertical wall trellises for planters supporting vines shall be added to the blank wall areas on the existing church and proposed church addition;
 - d. Evergreen shrubs and five gallon Evergreen trees shall be planted directly in front of the proposed south, east and west building wall to provide some landscape buffer to the proposed church addition;
 - e. the roof material should be thick butt composition shingles with a 25 year life span.
2. The parking lot driveway shall be a minimum of 30 feet wide as required by the City Traffic Engineer.
3. The parking cross isle shall be moved back from the street and the affected parking stalls revised accordingly as per exhibit A.
4. The weeds in the area between the existing church and the north property line shall be regularly mowed at least twice a year.
5. Landscape and irrigation plans shall be submitted for the review and approval of the Planning Director.

Findings of Fact - Special Permit:

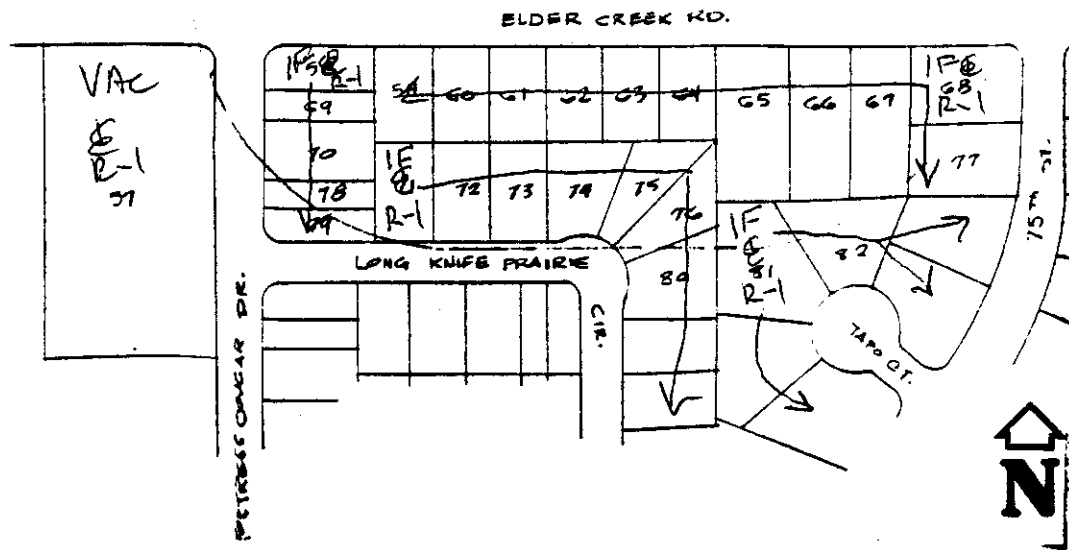
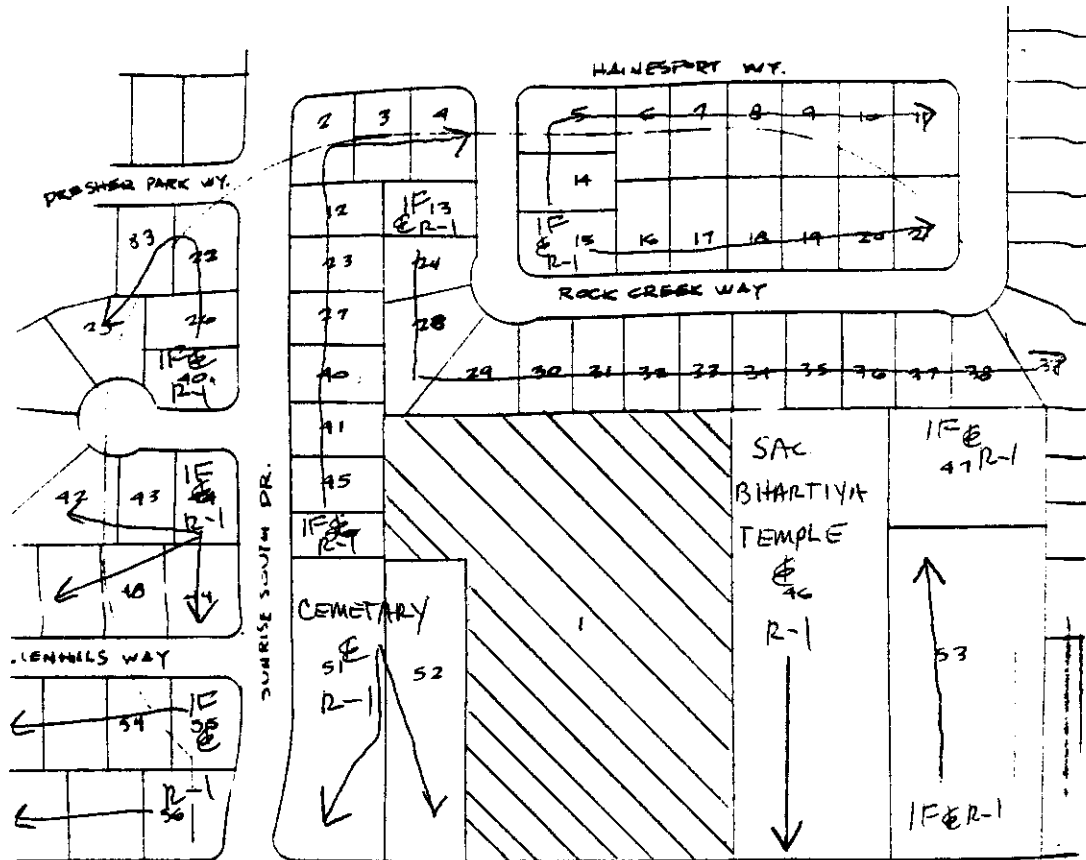
1. The Special Permit, as conditioned, is based upon sound principles of land use in that:
 - a. the project is compatible with surrounding land uses which consist of single family residential, church and a cemetery;
 - b. adequate off-street parking and landscaping are provided.
2. The Special Permit, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
 - a. adequate setbacks are proposed;
 - b. the design of the proposed building, as conditioned, will be compatible with the surrounding neighborhood.
3. The Special Permit, as conditioned, is consistent with the City's Discretionary Land Use Policy in that the site is designated for residential use by the 1986 South Sacramento Community Plan and the proposed church addition conforms with the plan designation.

Findings of Fact - Variance:

1. The variance does not constitute a special privilege extended to one individual property owner, in that:
 - a. adequate parking is available on-site;
 - b. the variance would be granted to any other property owner facing similar circumstances.
2. The variance will not be injurious to the general public nor surrounding properties, in that an existing driveway and abutting church are located to the east and a six foot high masonry wall would serve no purpose.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated residential use by the 1986 South Sacramento Community Plan, and the proposed church addition conforms with the plan designation.



VICINITY MAP



LAND USE & ZONING MAP

SITE PLAN

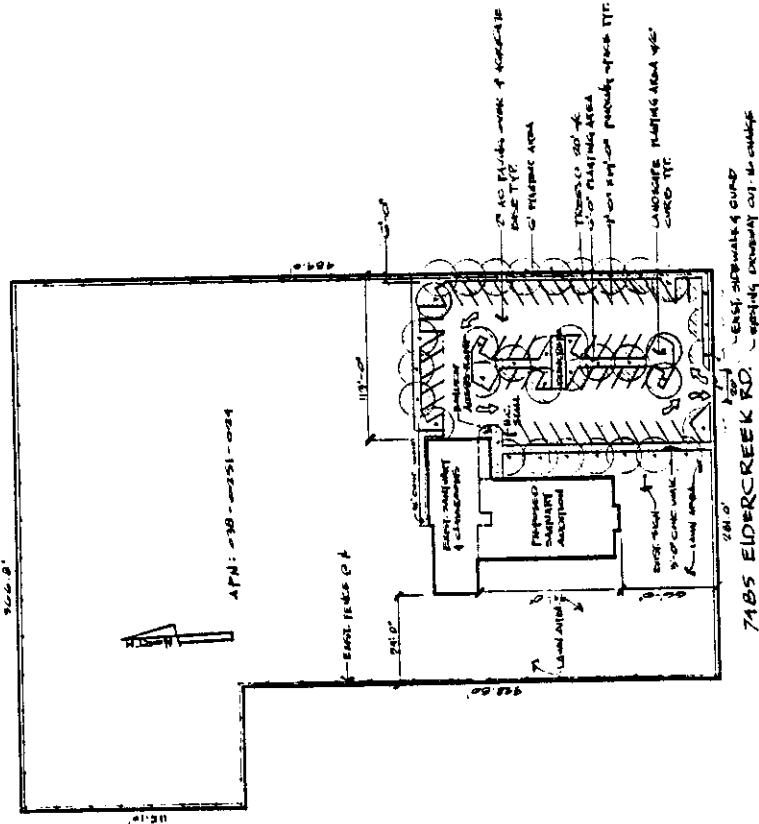
TE PLAN

ROSS PROTHERS CONSTRUCTION
 1401 INDO DRIVE
 SLOUGHOUSE, CALIFORNIA
 PHONE: 954-0405
 LIC NO. 441192

CHURCH ADDITION
 7485 ELDERCREEK ROAD
 WILKINSON, CALIFORNIA
 95804

1	2	3	4	5	6	7	8	9	10

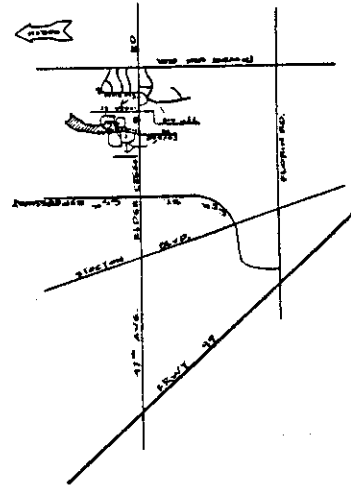
1	2	3	4	5	6	7	8	9	10



SITE PLAN

SCALE: 1" = 40'-0"

27,500 sq ft TOTAL AREA
 17,500 sq ft EXISTING BUILDING
 10,000 sq ft PROPOSED ADDITION
 TOTAL OCCUPANCY = 27,500 sq ft



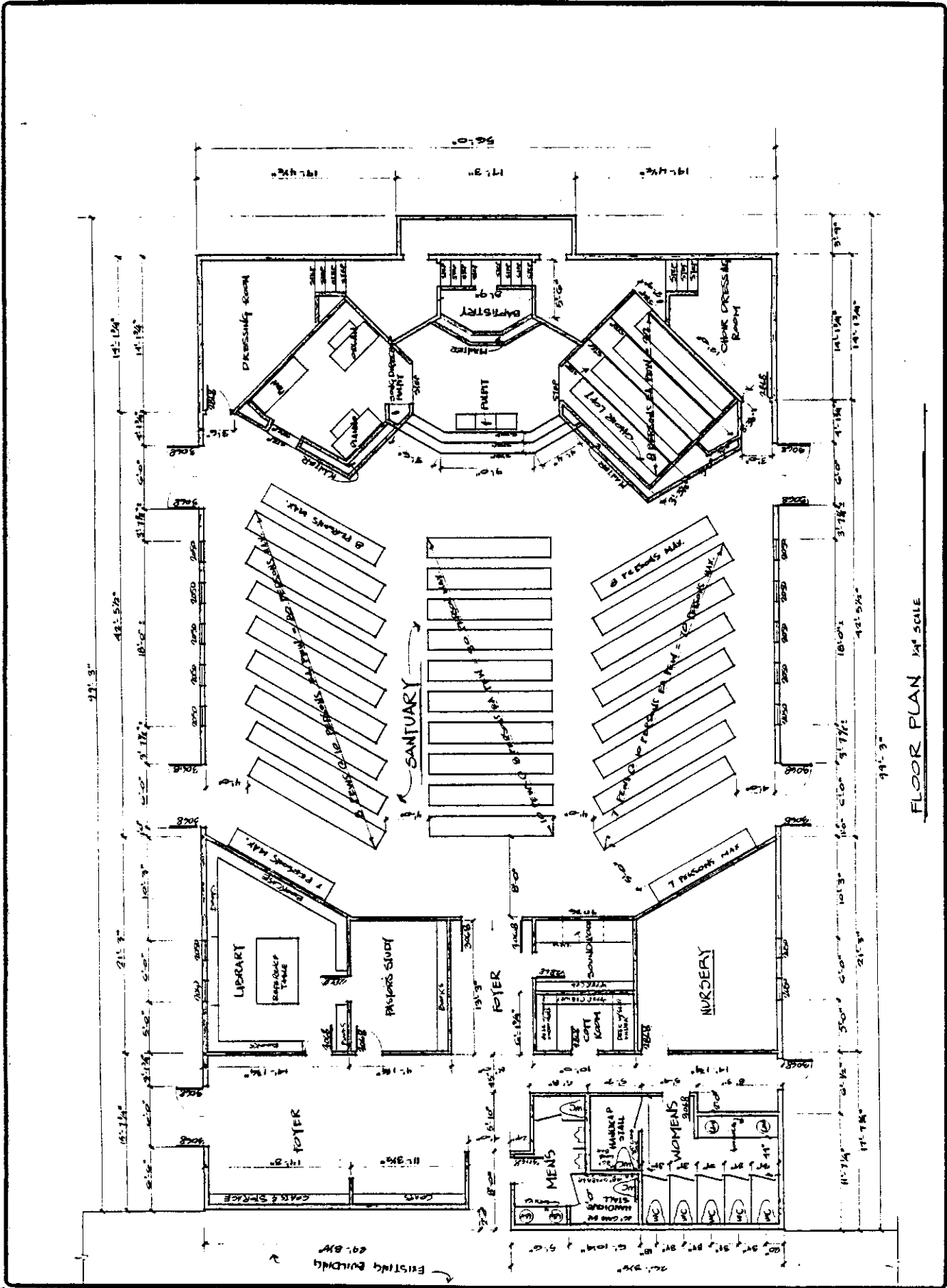
LOCATION MAP

FLOOR PLANS

CHURCH ADDITION

ROSS BROTHERS CONSTRUCTION
 1401 NDO DRIVE
 STOCKHOLM, CALIFORNIA
 TEL. 441-1112
 DRAWING NO. 98-8-103

R PLAN



FLOOR PLAN 1/4" = 1'-0"

100-480

98-8-1

584

ELEVATIONS

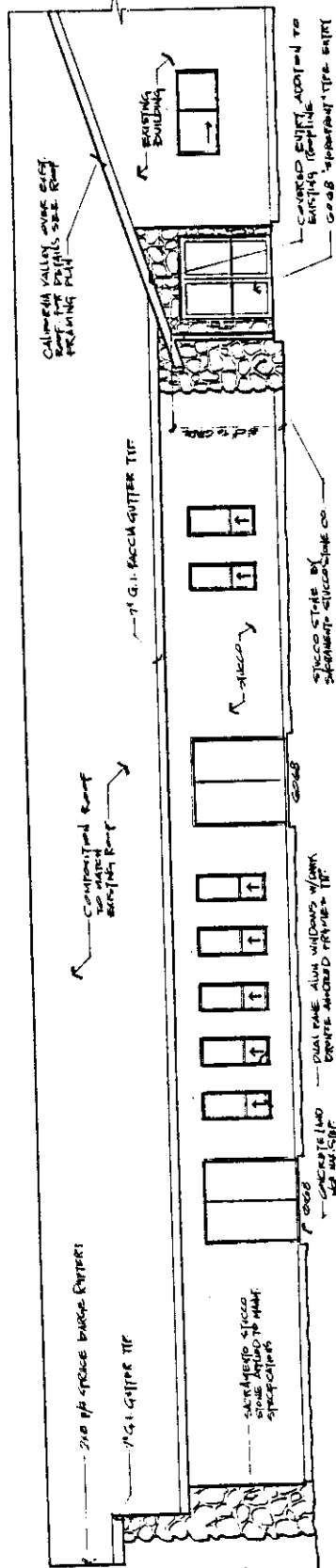
CHURCH ADDITION

ROSS BROTHERS CONSTRUCTION
 1410 INDIAN DRIVE
 SLOUGHOUSE, CALIFORNIA
 LIC. NO. 44194

PROJECT: 854-0403

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION



EAST ELEVATION

SCALE 1/8" = 1'-0"

854-0403

1-8-87

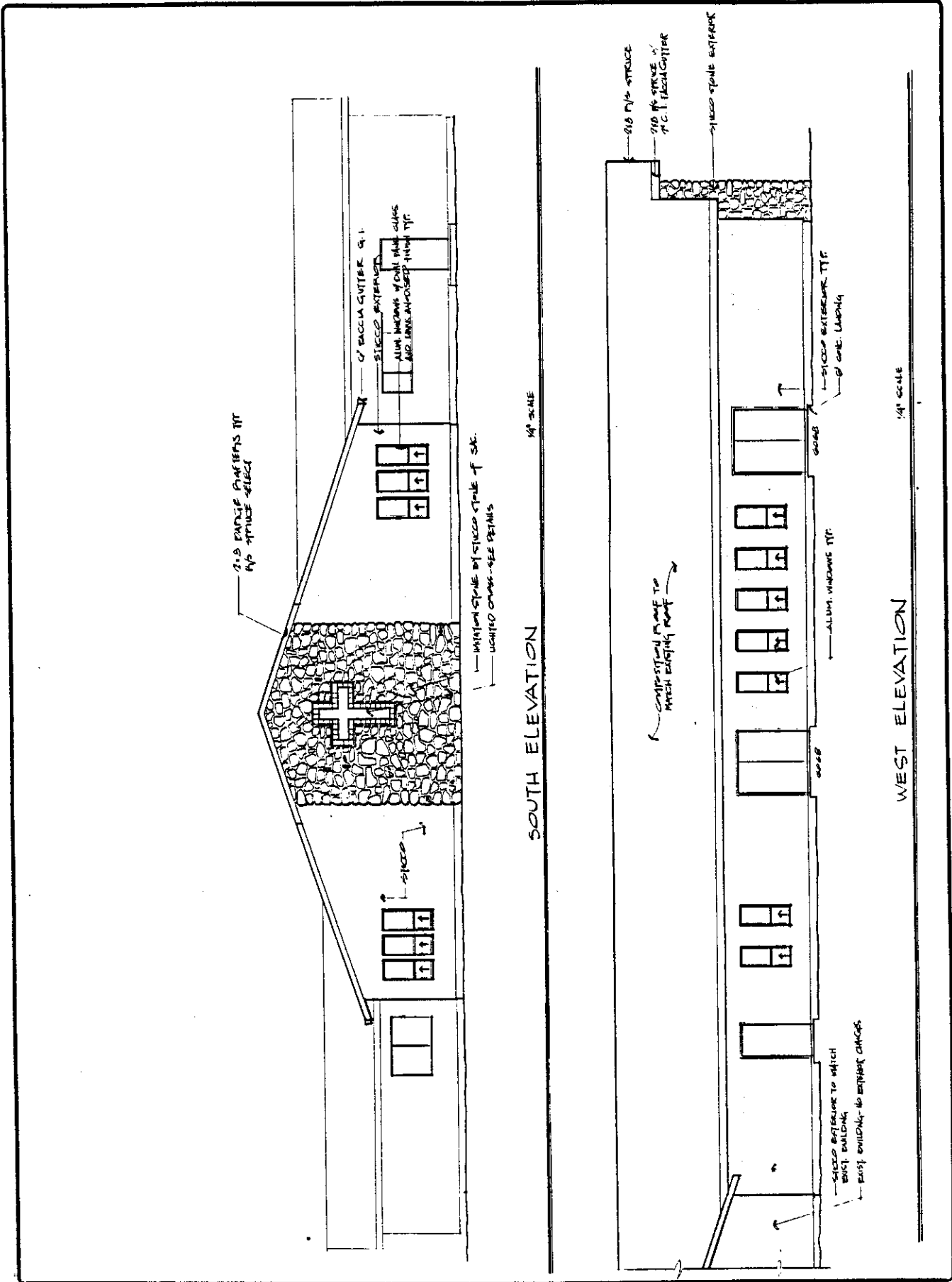
SCA

ELEVATIONS

SOUTH/WEST ELEV

ROSS BROTHERS CONSTRUCTION
1101 INDO DRIVE
SLOUGHOUSE, CALIFORNIA
LIC. NO. 44114
PHONE 1 804-0404

CHURCH ADDITION



1/4" SCALE

SOUTH ELEVATION

1/4" SCALE

WEST ELEVATION

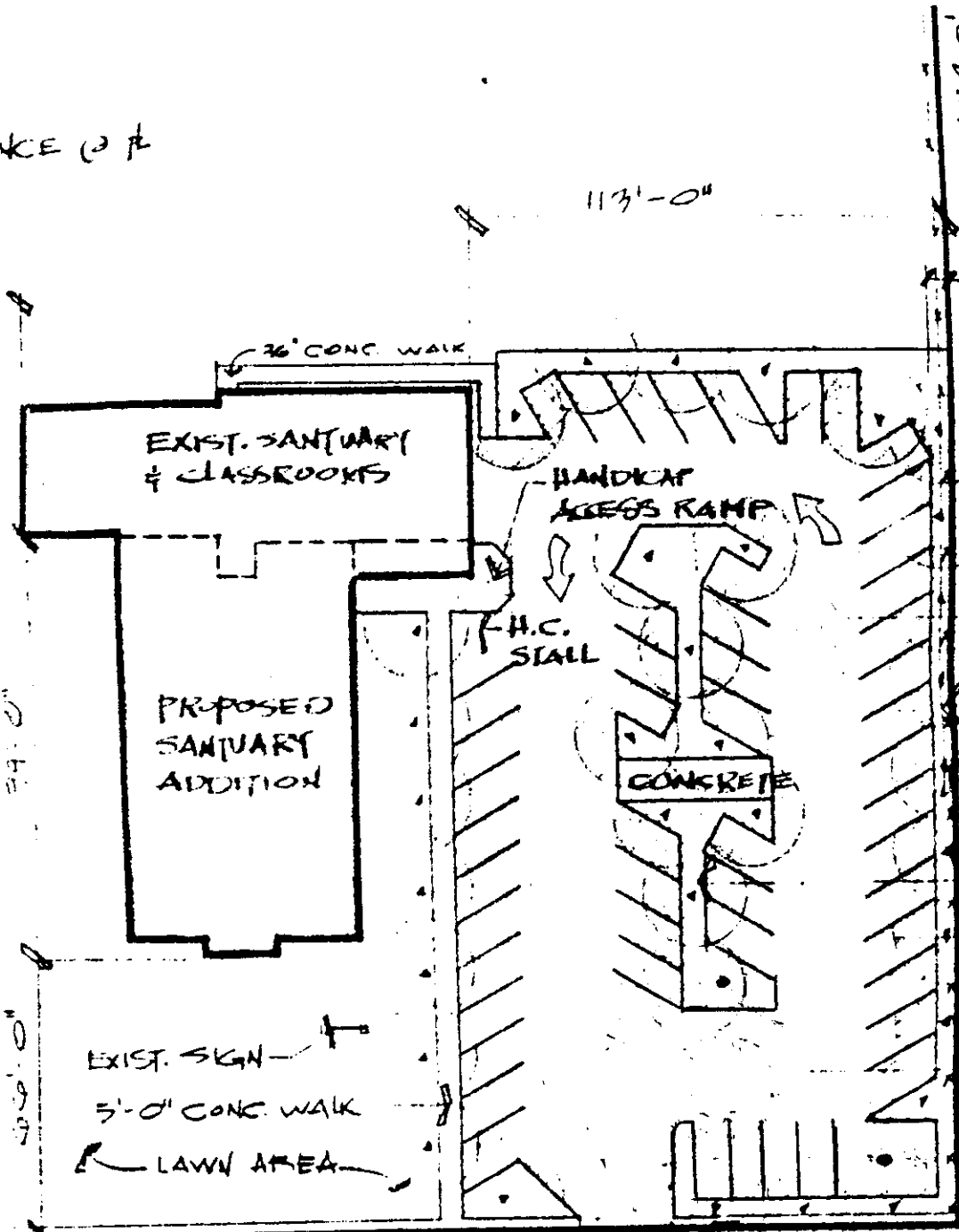
100.684

1-8-86

5/4

EXHIBIT A

KE 12



281.0' 20' 113'-0" 484'-0'

35 ELDERCREEK RD. EXIST. SIDEWALK & C
EXISTING DRIVEWAY C

