

REPORT AMENDED BY STAFF 7-8-87
CITY PLANNING COMMISSION

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

APPLICANT WILLIE BELL, ARCHITECT, 1409 - 28th Street, Sacramento, CA 95816

OWNER TRINITY BAPTIST CHURCH, 3601 12th Avenue, Sacramento, CA 95817

PLANS BY WILLIE BELL, ARCHITECT, 1409 - 28th Street, Sacramento, CA 95816

FILING DATE 5/26/87 **ENVIR. DET.** Cat. Ex 15301 (e) (1) **REPORT BY** DJH/vf

ASSESSOR'S-PCL. NO. 013-401-27

- APPLICATION:
- A. Special Permit to allow a 2,310 sq. ft. expansion of an existing church on 0.58 \pm acres in the Single Family (R-1) Zone.
 - B. Variance to waive the required six foot high solid masonry wall requirement separating residential from nonresidential uses.

LOCATION: 3601 - 12th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct a multi-purpose room and dining room of 2,310 sq. ft. onto an existing church.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1985 Oak Park Redevelopment	
Plan Designation:	Residential 4-8 du/acre
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Church and Parking Lot

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	25'	25'
South: Single Family; R-1	Side(Int):	5'	7'
East : Single Family; R-1	Side (St):	12-1/2'	15'
West : Single Family; R-1	Rear:	15'	120'

Parking Required:	28 spaces
Parking Provided:	28 spaces
Property Dimensions:	244 ft. x 131 ft.
Property Area:	0.58 \pm acres
Square Footage of Building:	6,468 sq. ft. total; 4,158 sq. ft., existing church
Height of Building:	1 Story; 24 ft. to highest point
Topography:	Flat
Street Improvements & Utilities:	Existing
Exterior Building Materials:	Brick, painted white
Roof Material:	Red clay tile roof
Total Building Capacity:	164
Hours and Days of Operation:	Evenings, weekends, Sundays. 8:00 a.m. to 7:00 p.m.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site contains 0.58 acres and is zoned Residential Single Family (R-1) zone. The site is designated for Residential 4-8 du/acre on the 1985 Oak Park Redevelopment Area Plan. Adjacent land uses and zoning in all directions are single family residential uses. Churches are allowed in residential zones subject to securing a special permit from the Planning Commission.

B. Project Description

The applicant is requesting approval of a special permit to add 2,310 sq. ft. onto the existing 4,158 sq. ft., 164 seat church. The new addition will allow the construction of a meeting room and dining room areas. The meeting room will be used as a multi-purpose room including Sunday school classroom space. The dining room area will be used to serve food and not be in conflict with activities in the multi-purpose room. The existing use of the area proposed for expansion is lawn courtyard area with no major trees.

The applicant is also requesting a variance to waive the required six foot solid masonry wall separating residential from non-residential uses along the north and east property line. A six foot high chainlink fence exists only along the north property line and a poorly repaired six foot high board fence runs along the east property line. The church owns the property east of the sanctuary building which contains a single family dwelling and a detached garage. A wall is not required between the residence and church at this time.

C. Site Design and Building Elevations

The proposed addition will be architecturally compatible with the existing building. The project is subject to Design Review Board approval since it is located in the Oak Park Design Review District. The rear elevation may require modification to provide variation and relief.

The site plan shows a revised parking lot layout from what currently exists. Staff has the following comments regarding modifications to the parking lot.

1. Increase the number of parking spaces from 26 to 28 spaces so that 164 seats can be used. The present parking lot configuration shows 26 spaces which allows 152 seats in the church.

2. Decrease the length of the parking stalls adjacent to the church and center row from 18 ft. to 16 ft. in length and incorporate a two foot overhang into a landscaped planter. Use of a six inch concrete pour-in-place curb is suggested. Staff does not support use of portable concrete wheel stops. Since the parking lot is paved and does not meet the City Tree Shading Ordinance requirements, staff recommends that the parking lot be broken up by increased planter strips adjacent to the vehicle front ends.
3. Along the north property line, staff recommends a landscape strip of four feet in width with climbing vines adjacent to the chainlink fence in lieu of a solid masonry wall. Staff also recommends the applicant redesign the parking lot to show 90 degree parking along the north property line and increase the number of parking spaces from 7 to 12 along the north line.
4. The east property line currently has a six foot high solid wood fence in very poor condition. In order to prevent vehicles from damaging the fence further, staff recommends the applicant repair the fence and add a two foot planter strip with six inch raised concrete curb to prevent vehicular access to the fence. Currently, one poorly repaired gate to the rear of one of the eastern lots provides access from the parking lot.
5. Staff recommends that the applicant revise the parking lot layout similar to Exhibit A (Staff Modified Site Plan). This includes changing the location of the parking lot light to not reflect onto adjacent residential land uses. A revised parking lot layout plan shall be reviewed and approved by the Planning Director prior to issuance of building permits.

D. Landscaping

The site has established trees and landscaping along 12th Avenue and 36th Street with minimal landscaping for the parking lot. Redesign of the parking lot will not require compliance with the City Tree Shading Ordinance since the lot is existing. The proposed planter strips do not require trees unless the applicant wishes to include trees. Recommended groundcover adjacent to the chainlink fence is ivy or climbing vine. Automatic irrigation should be included for proposed landscape strips. Staff recommends the applicant submit detailed landscaping and irrigation plans for review and approval by the Planning Director prior to issuance of building permits.

E. Variance to Waive Wall

The applicant has provided letters from the owners of adjacent parcels stating they do not wish to have a six foot high solid masonry wall constructed adjacent to the parking lot. Staff observes that of the four affected parcels, three dwellings are rented by absentee landlords and one unit is owner occupied. With the proposed landscape buffer adjacent to the north and east property line, use of climbing vines and repairing the wood board fence along the east property line, staff supports the waiver of the solid masonry wall. Construction of the wall would entail disruption of established vegetation and reduce the amount of landscape area adjacent to the parking lot.

F. Agency Comments:

The proposed project has been reviewed by the City Traffic Engineer, Fire Department, Redevelopment Agency and Oak Park P.A.C. No adverse comments were received.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15301 (e)(1)).

RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Approve the special permit subject to conditions and based upon findings of fact which follow; and
- B. Approve the variance to waive the six foot wall subject to conditions and based upon findings of fact which follow:

Conditions/Special Permit and Variance

1. The proposed addition and parking lot shall be reviewed and approved by the Design Review Board prior to submittal and issuance of building permits.
2. The applicant shall modify the site plan to reflect items shown on Exhibit A prior to submittal of building permits. This shall include a four foot wide planter along the north parking area and along the south ~~property line~~ ^{parking lot area}. Redesign the southerly parking spaces to 90 degrees. Relocate the pole light or provide a light shield. Add a planter strip along the ~~west~~ ^{east} property line and increase the planter width at the center parking row. (staff amended)
3. A trash enclosure meeting the attached trash enclosure guidelines shall be shown on a revised site plan. No unenclosed garbage cans or dumpster bins shall be allowed on the site (see Exhibit B).

4. Detailed landscaping and irrigation plans shall be reviewed and approved prior to issuance of building permits by the Planning Director.
5. Portable concrete wheel stops are not allowed.
6. The applicant shall repair the wood board fence along the east property line adjacent to the parking with the consent of the neighboring property owners. A minimum two foot landscape strip shall be constructed adjacent to the ~~west~~^{east} property line adjacent to the parking area. (staff amended)

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use, in that the proposed church development is compatible with surrounding residential uses.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance because off-street parking has been provided. In addition, there is an existing six foot high wood fence located along the east property line.
3. The proposed project, with a special permit, is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential use by the 1985 Oak Park Redevelopment Plan and the proposed church use conforms with this plan designation.

Findings of Fact - Variance

1. The variance, as conditioned, does not constitute a special privilege extended to one individual property owner, in that:
 - a. there is an existing six-foot high solid wood fence located along the east property line of the subject site. Also, there is an existing six-foot high chainlink fence located along the north property line;
 - b. a variance would be granted to any other property owner facing similar circumstances.
 - c. construction of a wall would disrupt existing developed landscaping.
2. The variance, as conditioned, will not be injurious to the general public nor surrounding properties, in that adequate off-street parking has been provided.

3. The project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated as residential by the 1985 Oak Park Redevelopment Community Plan, and the proposed church use conforms with this plan designation provided a special permit has been issued.

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See amended Staff report

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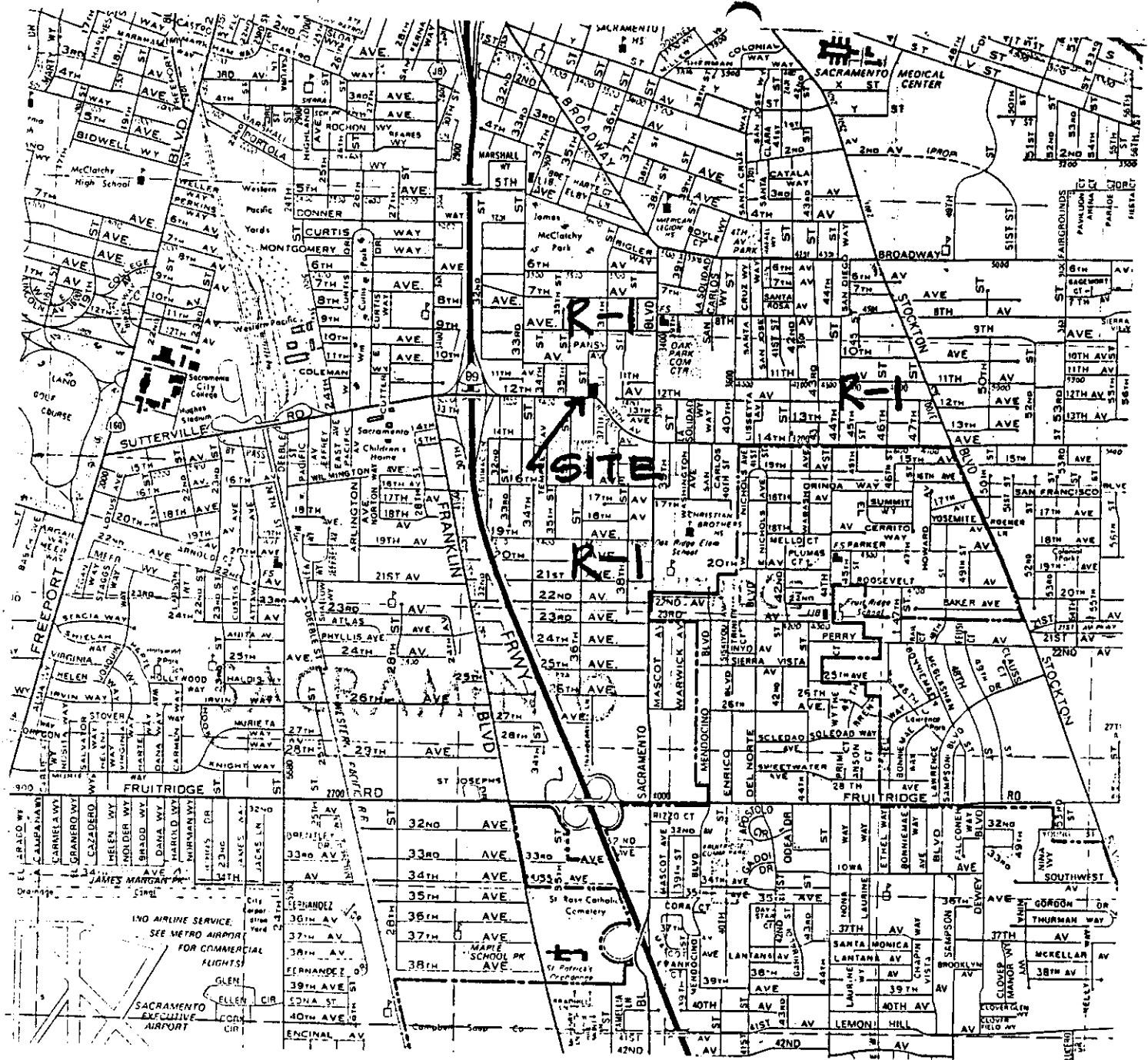
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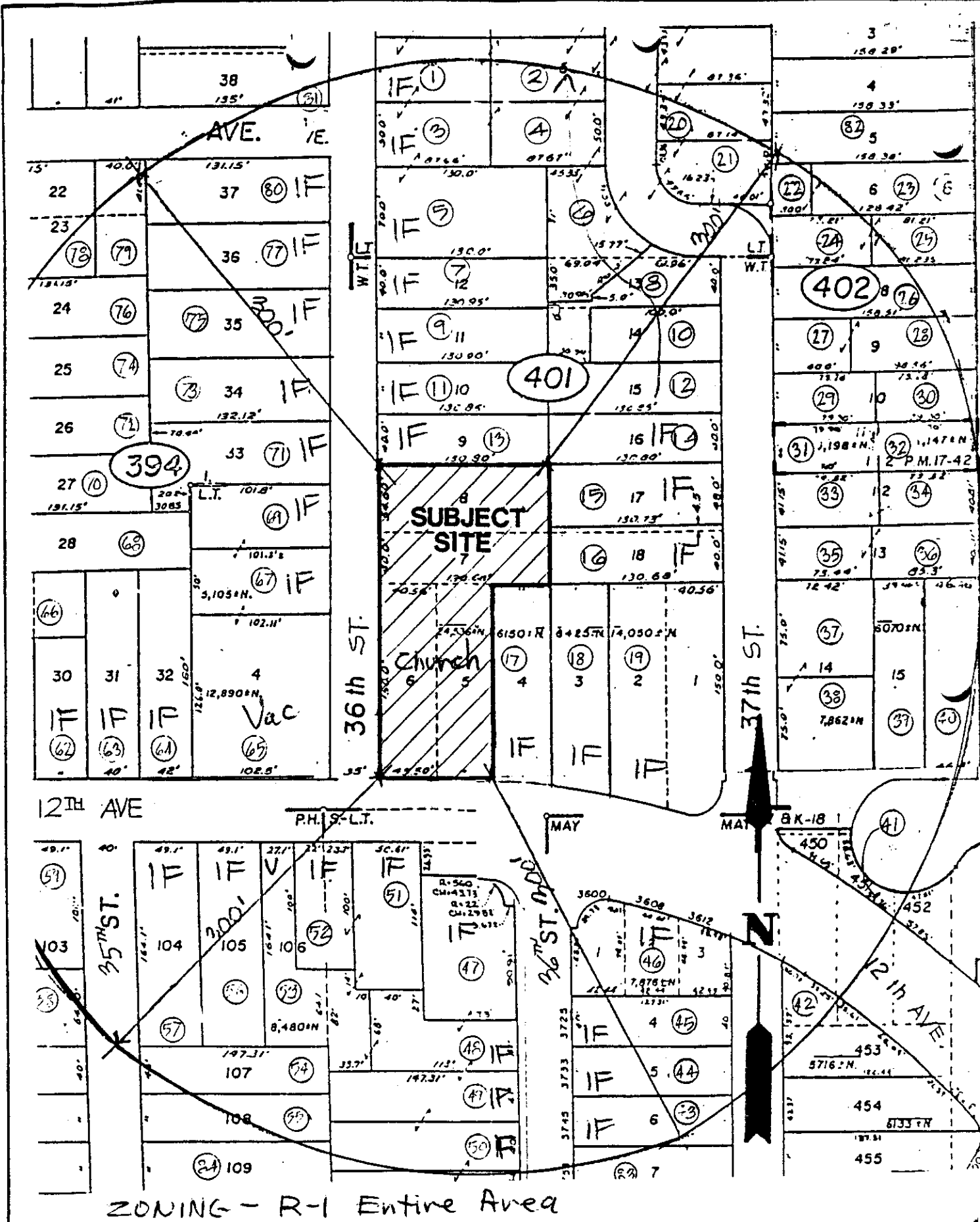
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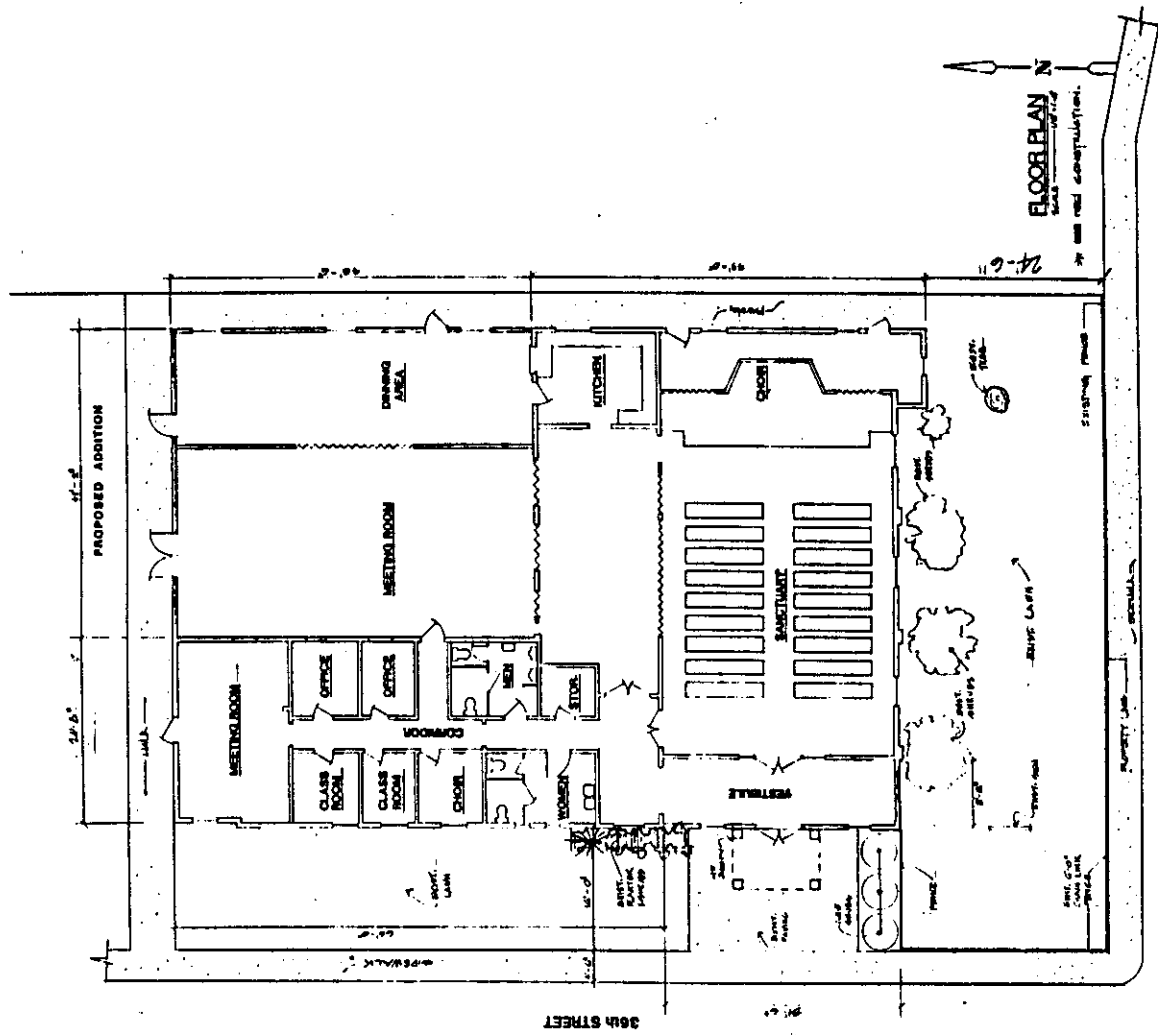


VICINITY MAP



ZONING - R-1 Entire Area

LAND USE & ZONING MAP



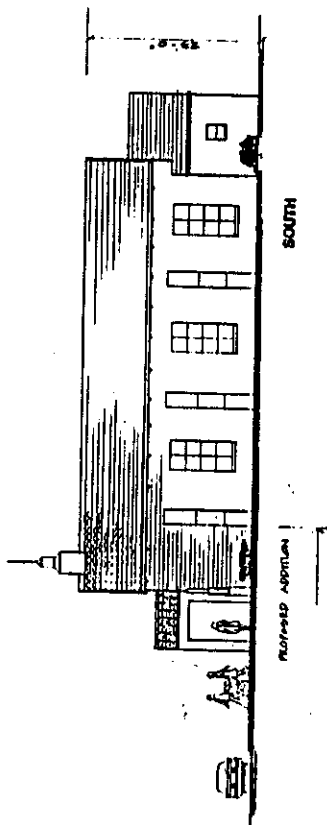
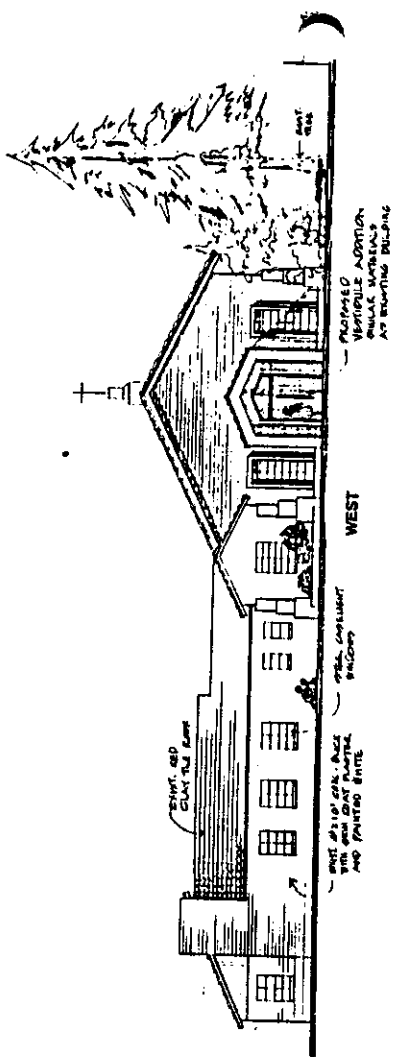
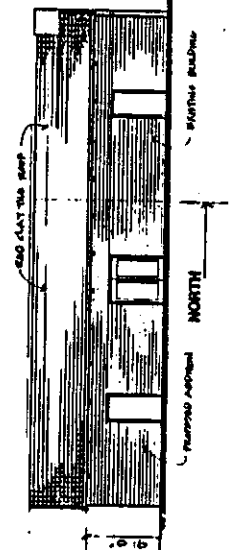
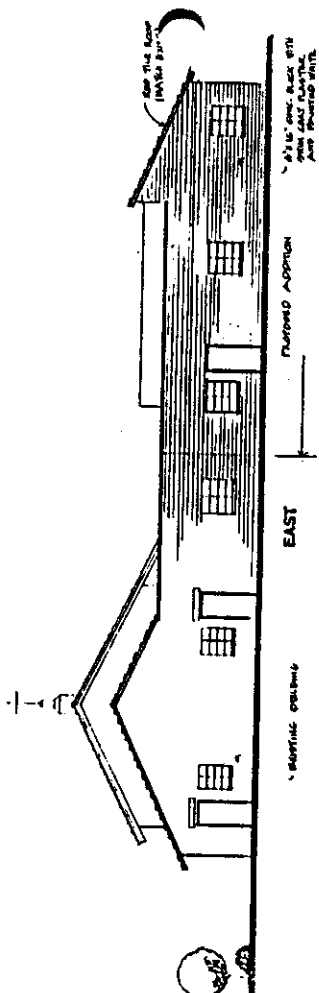
FLOOR PLAN
24-6
NO. 1000 AND COMPLETION.

12th AVENUE

7-87-260

7-9-87

item 15



ELEVATIONS
SCALE 1/8" = 1'-0"

WILLIE ALEXANDER BELL, AIA
ARCHITECT (916) 454-5562
409 28TH STREET
SACRAMENTO, CA 95815

TRASH ENCLOSURE GUIDELINES

The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main structure(s).

The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position. The hinges shall be sufficient in size, strength and number to adequately support the metal gates.

The trash enclosure facility shall be designed to allow walk-in access by janitors without having to open the main enclosure gates;

The walls shall be a minimum six feet in height, more if necessary for adequate screening.

The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing ever-green vines.

A concrete apron shall be constructed in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at the point of dumpster pickup;

The minimum dimensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10 feet or width of enclosure facility; length 20 feet. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technician (Plan Checker);

Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.

~~A trellis structure covering the trash facility shall be constructed to screen these units from view from the upper floors of the office building.~~