

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

| | | | |
|--------------|--|------------------------|--------------------------------|
| APPLICANT | Faith United Presbyterian Church, 625 Florin Road, Sacramento, CA 95831 | | |
| OWNER | Church Extension Board, Presbytery of Sacramento, 2431 'H' St., Sacto., CA 95816 | | |
| PLANS BY | Ben E. Kiniken, Sacramento, CA | | |
| FILING DATE | 12/9/83 | 50 DAY CPC ACTION DATE | REPORT BY:SD:bw |
| NEGATIVE DEC | 12-29-83 | EIR | ASSESSOR'S PCL. NO. 030-370-17 |

APPLICATION: 1. Environmental Determination (Exempt 15301e)
2. Special Permit to expand an existing church facility (Sec. 2-F-8 of Zoning Ordinance)

LOCATION: 625 Florin Road

PROPOSAL: The applicant is requesting the necessary entitlement to expand an existing church facility.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1976 South Pocket Community
Plan Designation: Low Density Residential
Existing Zoning of Site: R-1A
Existing Land Use of Site: Church facility

Surrounding Land Use and Zoning:

North: School; A
South: Condominiums; R-1A
East: Residential; R-1
West: Residential and Church; R-1

Parking Required: 40 spaces
Parking Provided: 85 spaces
Parking Ratio: 1 sp: 6 seats
Property Dimensions: 365' x 392'
Property Area: 3.4 acres
Square Footage of Building: 5,000± existing; 12,000± overall addition
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: Brown tones
Exterior Building Materials: Wood
Height of Building: 35± feet (one-story)

BACKGROUND INFORMATION: On January 11, 1966 the Planning Commission approved a special permit to establish a church on the subject site (P-2528). On January 11, 1979 the Planning Commission approved a special permit to construct a 240-seat church with 40 parking spaces. The approval was conditioned so that future phasing would require additional Commission approvals.

003315

STAFF EVALUATION: Staff has the following comments:

1. The applicant proposes to expand the existing church facility and complete a master plan for the overall site. Immediate plans (1984) include a 1,200 square foot classroom facility for Sunday School instruction and 30 additional parking spaces.

1. (cont'd.)

Additional floor plans and elevations have been submitted for a multi-purpose room, kitchen and a permanent sanctuary. There are floor plans for two additional detached structures intended as a family-youth center and a library. Finally, a conceptual plan for elderly housing is indicated on the site plan. An additional 83 parking spaces will be provided on the southerly portion of the site. The overall master plan expansion consists of approximately 12,000 square feet.

2. Detailed plans have been submitted for the expansion of the original building. Staff has determined that the expansion will be compatible in appearance and use with the existing facility. These plans consist of approximately 8,000 square feet containing the classroom, multi-purpose room, kitchen and sanctuary. The maximum height is 35 feet (one-story). The building will be constructed of horizontal siding painted with brown tones. There are 55 parking spaces on the site and 30 more are proposed. Based on the number of seats in the sanctuary, a total of 40 spaces are required by ordinance.
3. The applicant has indicated that the church expansion program will be done in three phases. This expansion program is dependent on contributions and growth of the church membership. The immediate phase (phase one) is to construct a two classroom addition and a 30-space parking addition (designated as Area 'b' on the master plan). The second phase, which would take approximately four years to complete consists of a multi-use room (Area c), a kitchen (Area d) and a new sanctuary (Area j). Elevations and floor plans for these areas have been submitted as part of the application. The third phase which has an unspecified date consists of a family-youth center (Area f), an administrative library center (Area h), an elderly housing complex (Area g) and a parking area for 83 additional spaces (Area k). The third phase expansion will require additional special permit approvals. The subject special permit request is for phase one and phase two of the proposed church expansion, and this permit expires on January 12, 1988.
4. The new parking surfaced area must comply with the 50 percent shading requirement of the Zoning Ordinance. Detailed landscaping, irrigation and shading plans must be submitted for staff review and approval prior to issuance of the appropriate permits.

Plans for this project were routed to the City Traffic Engineer who had no objection to the request.
5. A six-foot high masonry wall will be required along the eastern property line when Area 'g' is constructed and along the southern line when that parking lot is constructed (Area k).

STAFF RECOMMENDATION: Staff recommends approval of the special permit, subject to conditions and based upon Findings of Fact which follow:

Conditions

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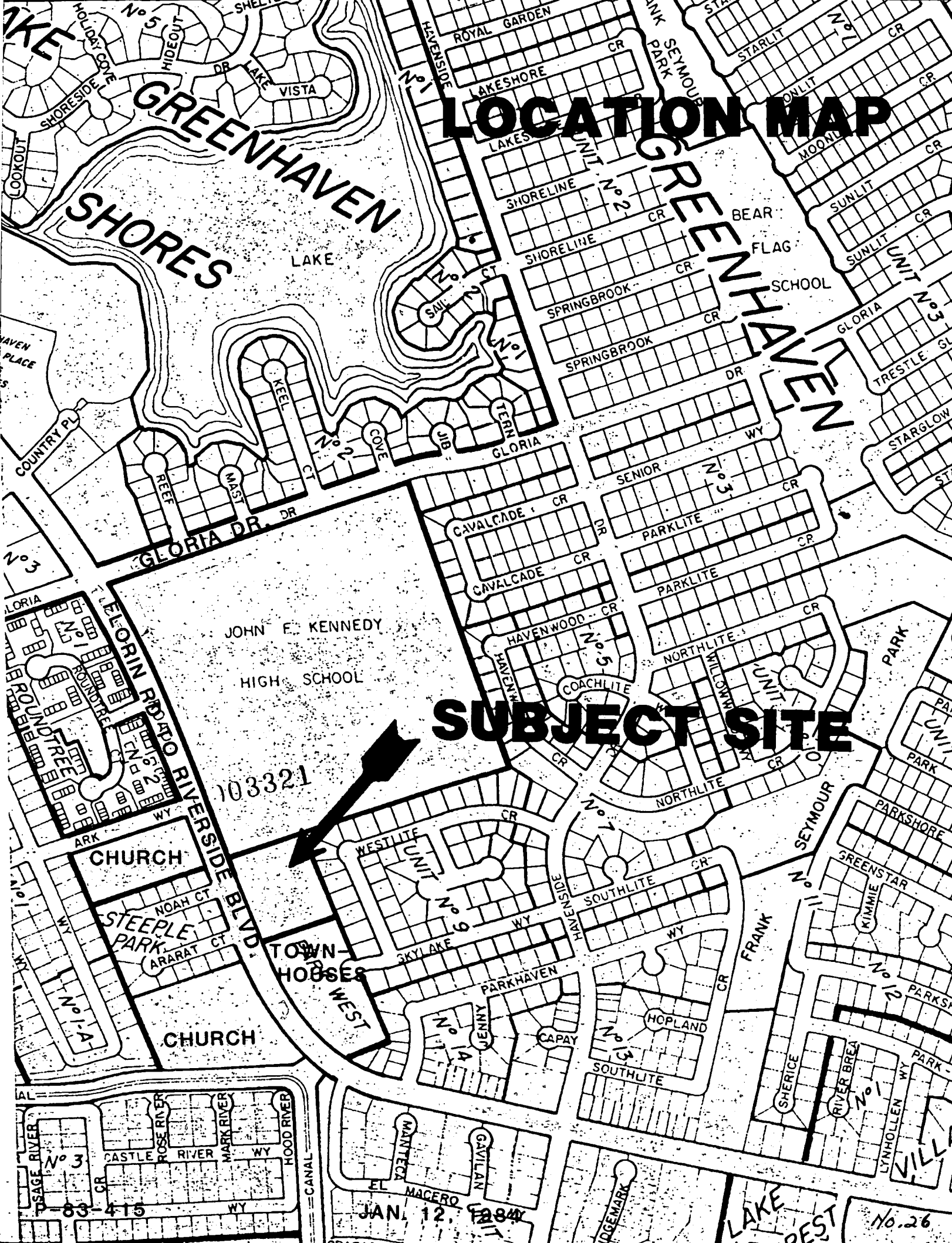
- a. Approval shall apply to expanded areas b, c, d and j only;
- b. Additions b, c, d and j as indicated on the master plan shall be completed within four years from this approval date, or January 12, 1988.
- c. A detailed landscape, irrigation and shading plan shall be submitted to staff for review and approval prior to issuance of building permits.

Findings of Fact

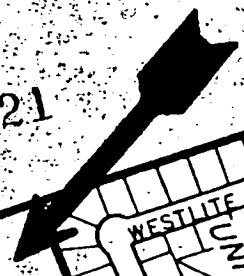
- a. The project is based upon sound principles of land use in that:
 - 1) the plans are compatible with the existing development of the site;
 - 2) adequate on-site parking is provided;
 - 3) the facility is located on a major street
- b. The project will not be injurious to surrounding property in that:
 - 1) it provides for logical phasing over a reasonable period of time;
 - 2) the expanded facility will not alter the character of the neighborhood.
- c. The project conforms to the City Zoning Ordinance in which churches are allowed upon issuance of a special permit.

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LOCATION MAP



SUBJECT SITE



103321

83-415

JAN. 12, 1984

No. 26

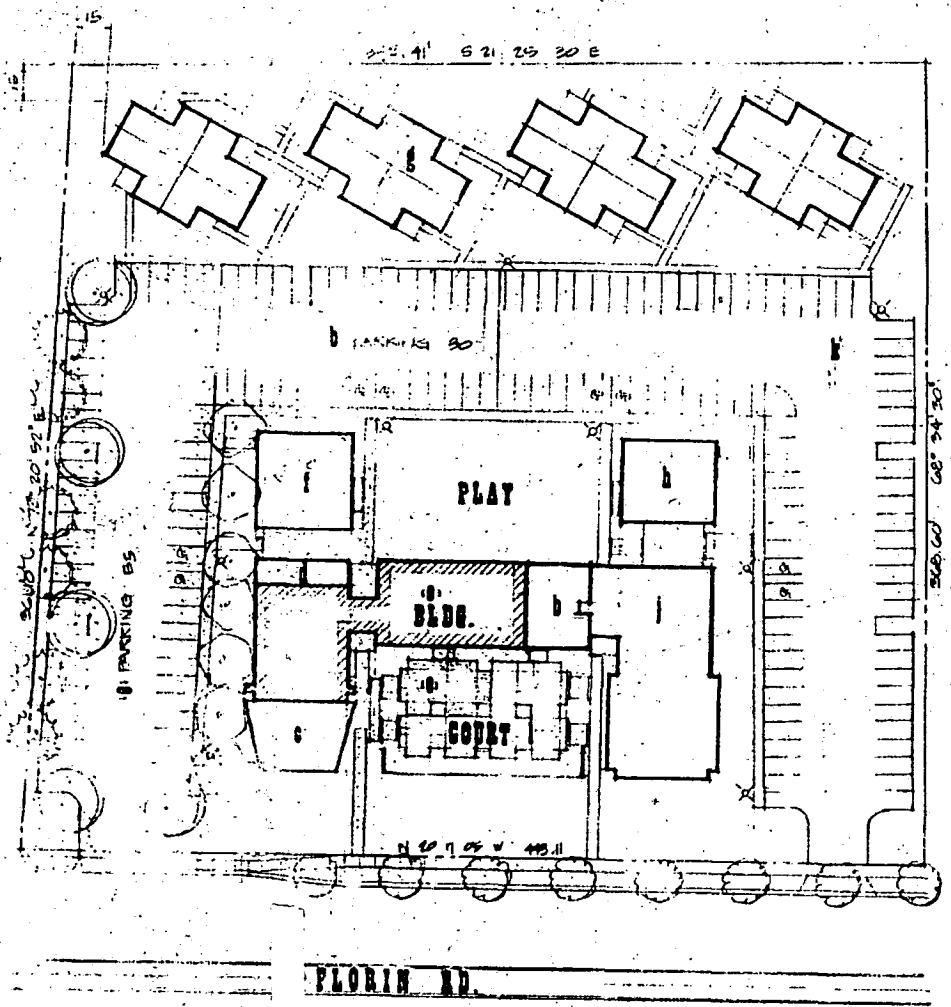
SITE PLAN

SYMBOLS

- 1. EXISTING MULTI-USE ROOM, CLASS ROOMS, PARKING AND COURT
- 2. 2 CLASSROOMS AND PARKING SCHEDULED FOR 1984
- 3. MULTI-USE EXTENSION UNSCHEDULED
- 4. KITCHEN UNSCHEDULED
- 5. YOUTH-FAMILY CENTER UNSCHEDULED
- 6. ELDERLY HOUSING - ONE STORY, ONE BED RM. UNITS UNSCHEDULED
- 7. ADMINISTRATION - LIBRARY UNSCHEDULED
- 8. SANCTUARY UNSCHEDULED
- 9. PARKING EXTENSION UNSCHEDULED
- 10. COURT EXTENSION UNSCHEDULED



LOCATION
11 4000



DESCRIPTION

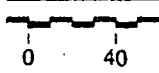
- ELEMENTS IN RANDOM ORDER
- 1. EXISTING MULTI-USE ROOM, CLASS ROOMS, PARKING AND COURT
 - 2. 2 CLASSROOMS AND PARKING SCHEDULED FOR 1984
 - 3. MULTI-USE EXTENSION UNSCHEDULED
 - 4. KITCHEN UNSCHEDULED
 - 5. YOUTH-FAMILY CENTER UNSCHEDULED
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 - 8. SANCTUARY UNSCHEDULED
 - 9. PARKING EXTENSION UNSCHEDULED
 - 10. COURT EXTENSION UNSCHEDULED

003322

FLORIN RD.



MASTER PLAN



12 '83

FAITH UNITED PRESBYTERIAN CHURCH
florin road, sacramento calif.

P-83-415

BEN Z. BINIKIN,
architects and planners
Sacramento Calif.
No. 26

JAN. 12, 1984

P 83415






BEN E. BINISIN,
architects and planners
Sacramento Calif.

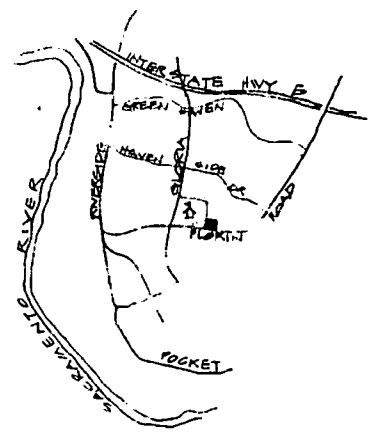
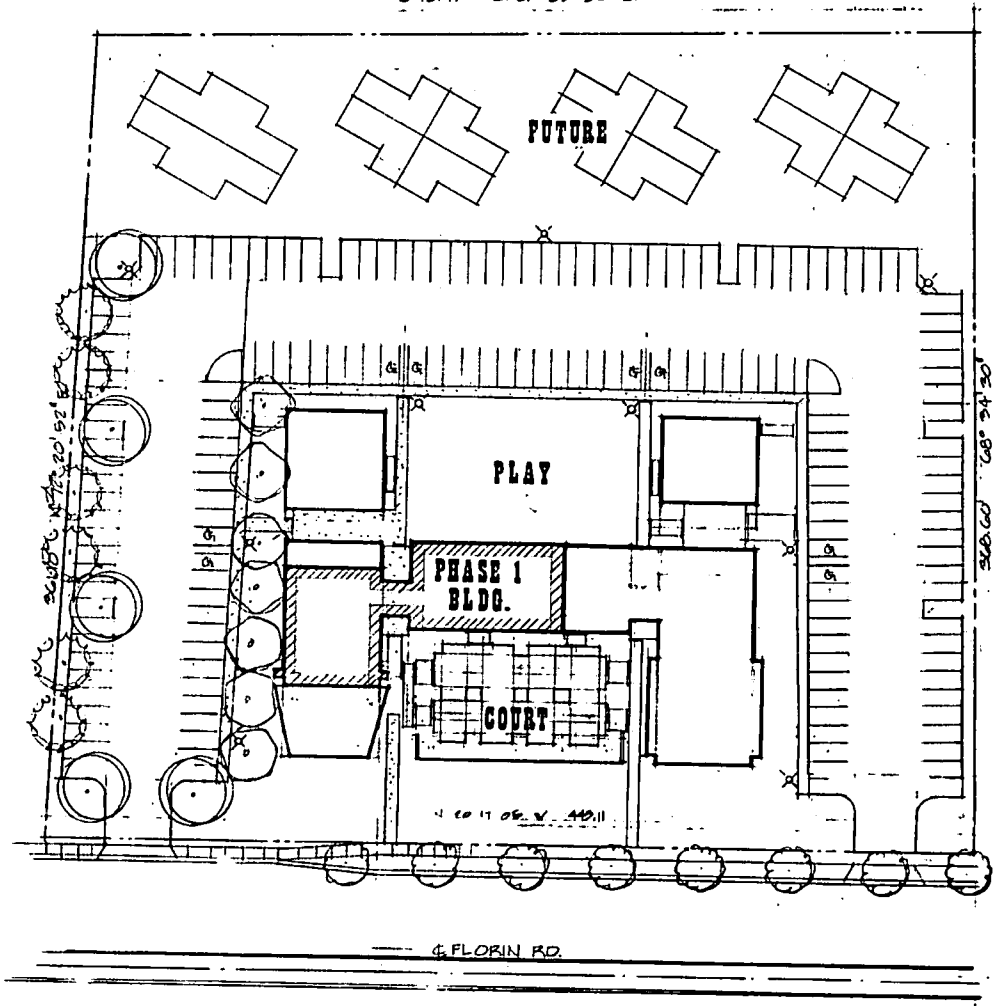
FAITH UNITED PRESBYTERIAN CHURCH
florin road, sacramento calif.



392.41' 6.21° 25' 30" E.

SYMBOLS

-  (E) RAYWOOD ASH PLANTED 1981
-  (E) PRADFORD PEAR PLANTED 1981
-  (E) CANARY ISLAND PINE PLANTED 1981
-  (E) LIQUIDAMBAR CITY PARKING STRIP
-  (E) ANE UNDEVELOPED LUNNAIRES

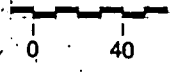


LOCATION MAP
11 4000

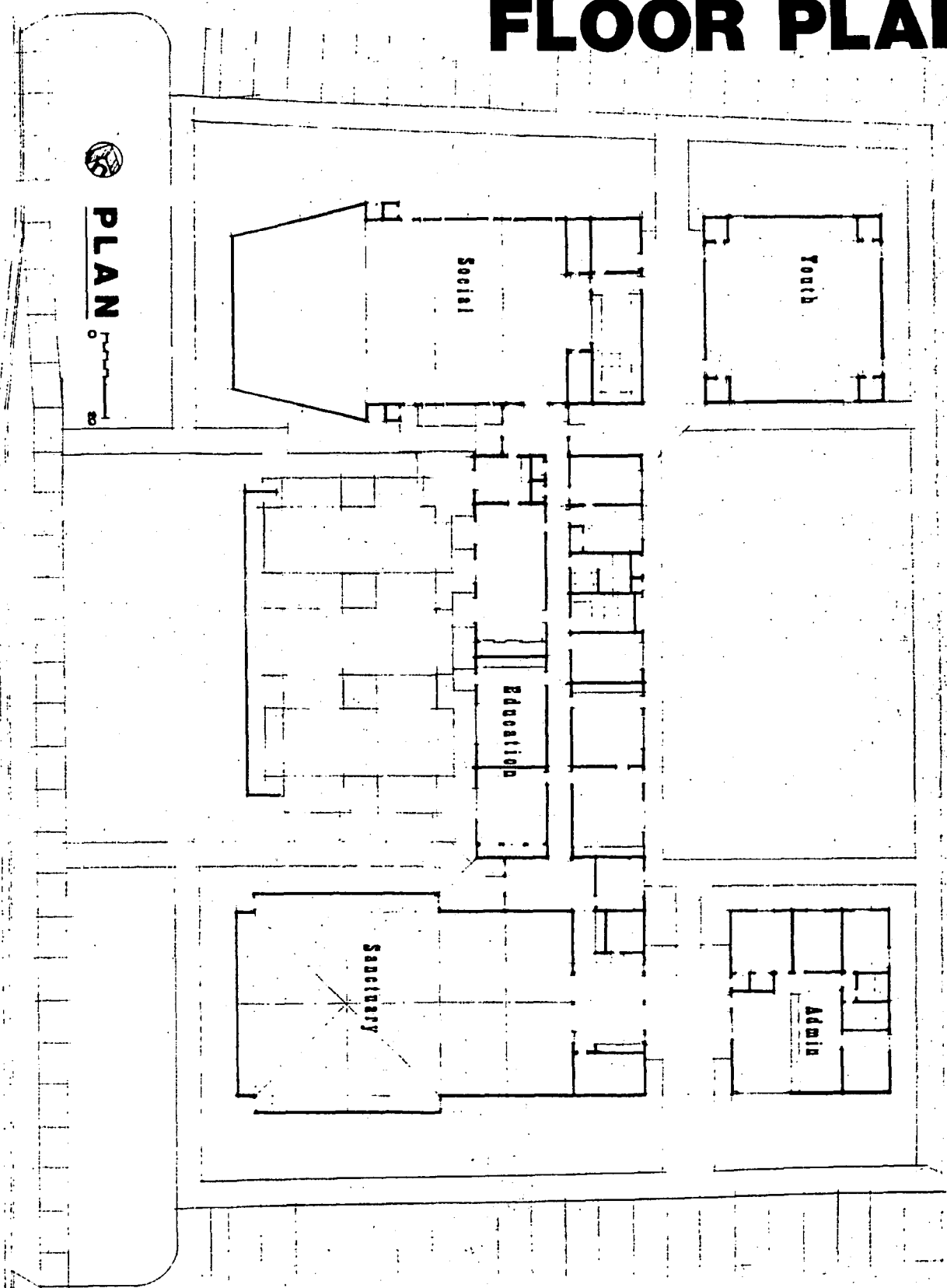
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MASTER PLAN



FLOOR PLAN



PLAN



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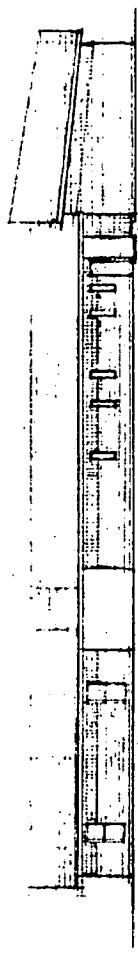
FAITH UNITED PRESBYTERIAN CHURCH

JAN. 12, 1984

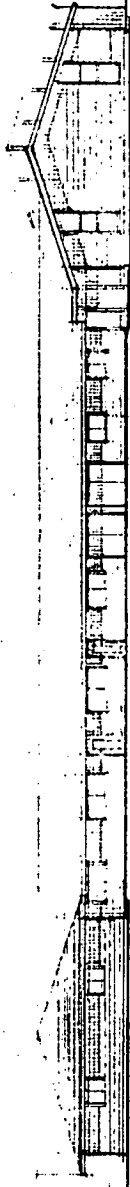
BEN E. KINKIN
ARCHITECT PLANNER
SACRAMENTO, CALIF.

10.26

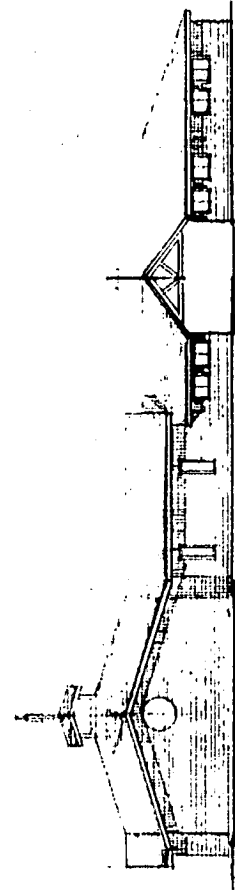
ELEVATIONS



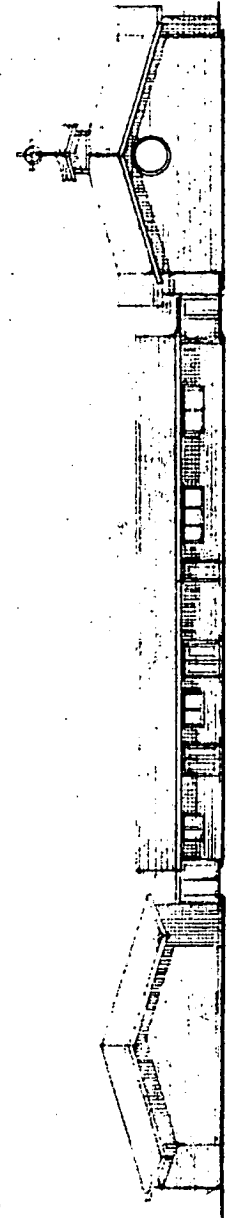
north



east



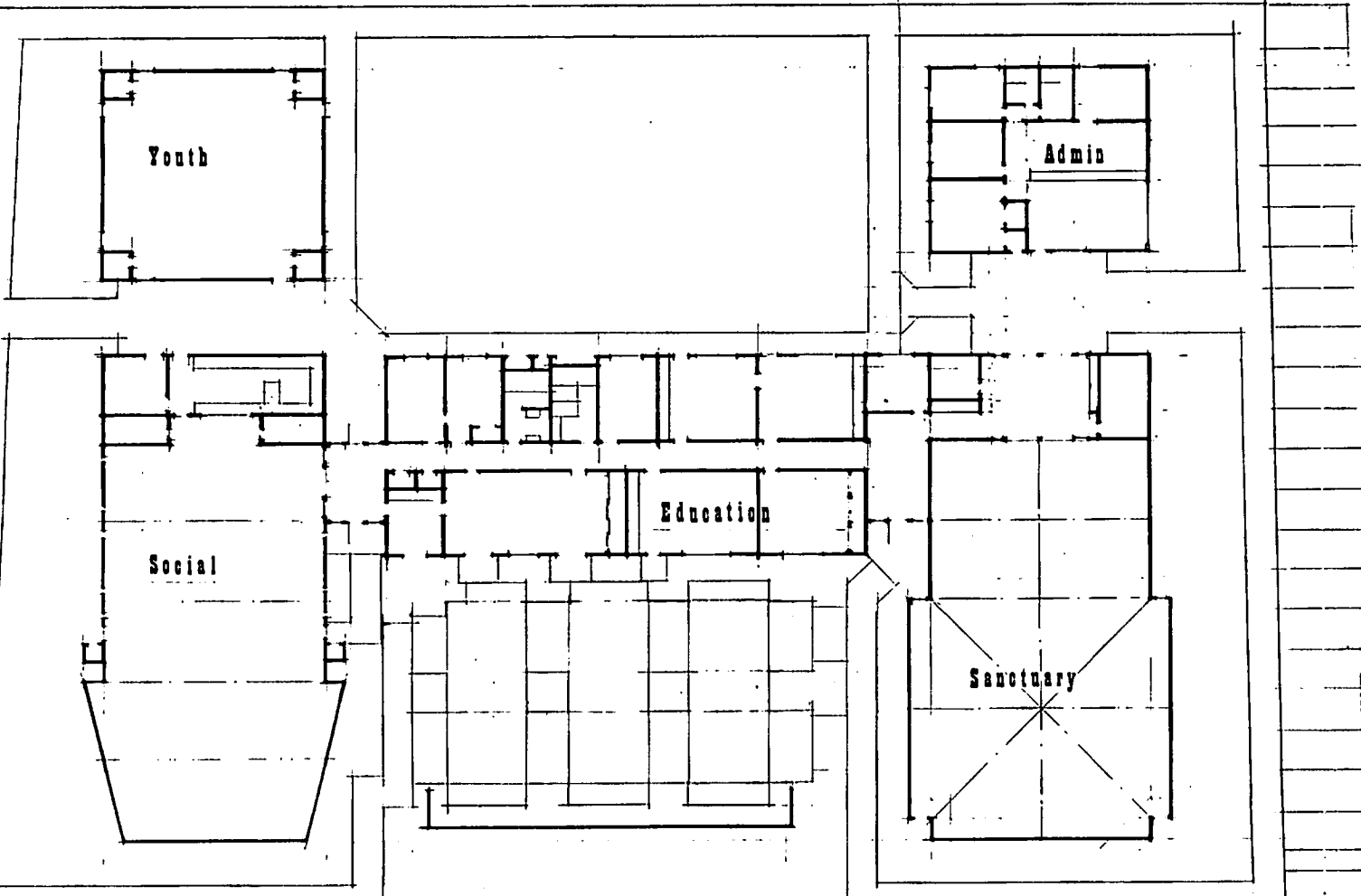
south



florida rd. (west)

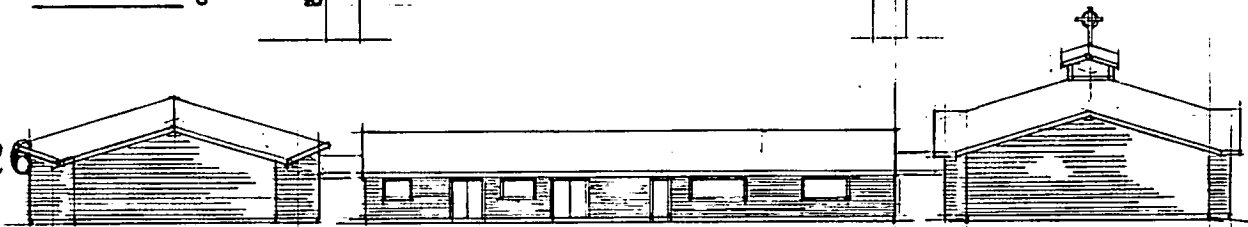
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PLAN


003326

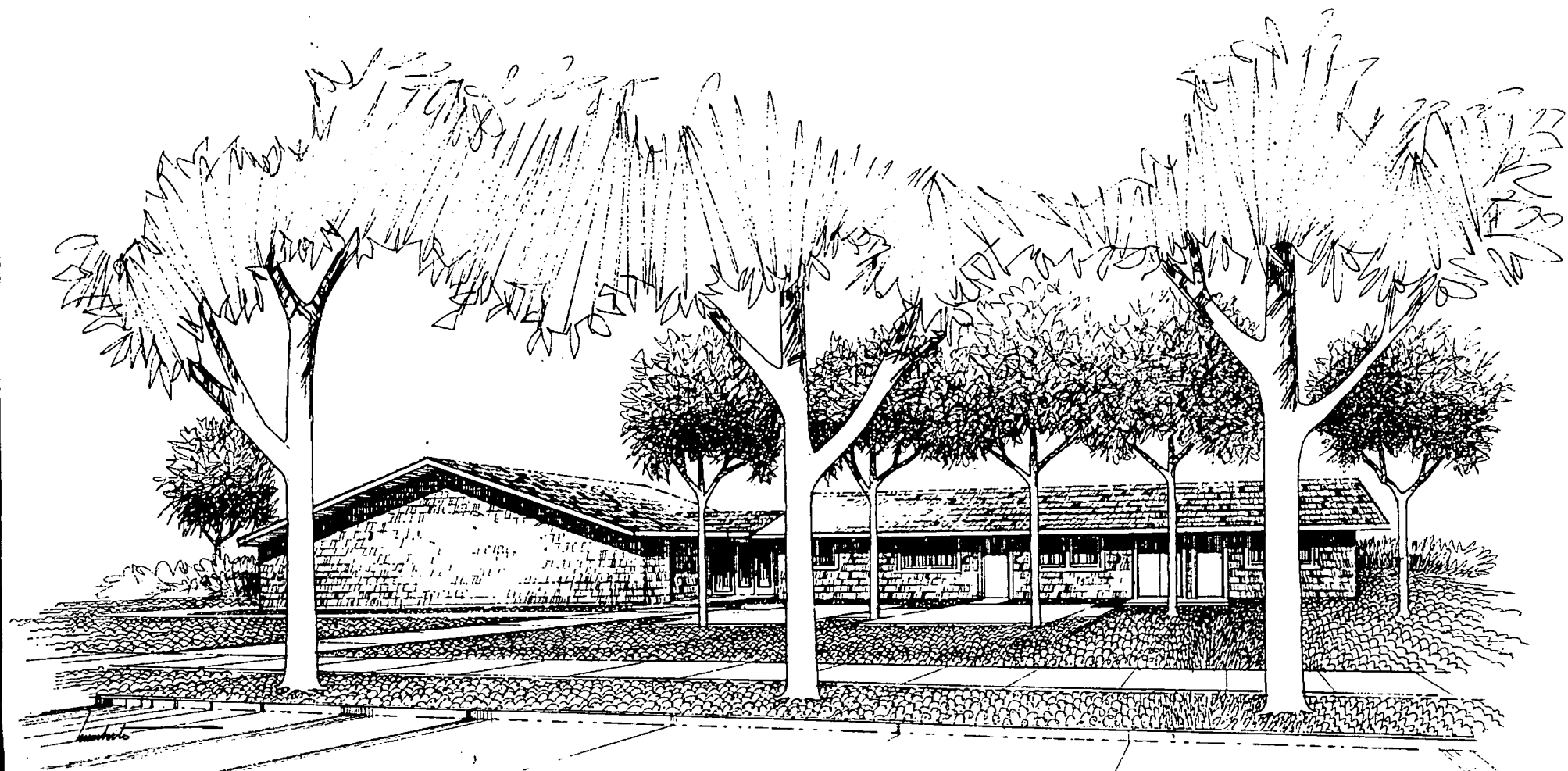


ELEVATION

Faith United Presbyterian Church



BEN J. KINIKIN
 ARCHITECT-PLANNER
 SACRAMENTO, CALIF.



003330

existing

FAITH CHURCH
BEN E KINIKIN c18