

APPLICANT Reynolds-Weber, Architects, Inc., 777 Campus Commons Dr., Ste. 165, Sacto.
OWNER Lutheran Church, 465 Woolsey Street, San Francisco, CA 94134
PLANS BY Reynolds-Weber, Architects, Inc., 777 Campus Commons Dr., Ste. 165, Sacto.
FILING DATE 6/5/86 **ENVIR. DET.** Ex. 1506(b)(3) **REPORT BY** CV:bw
ASSESSOR'S-PCL. NO. 030-370-02

APPLICATION: Variance to waive the required six-foot high solid masonry wall along the east property line.

LOCATION: 475 Florin Road, northeast corner Florin Road and Gloria Drive.

PROPOSAL: The applicant is requesting an entitlement to waive the required six-foot masonry wall in conjunction with expansion of an existing parking lot.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 South Pocket Specific Plan Designation:	Low Density Residential
Existing Zoning of Site:	Agriculture
Existing Land Use of Site:	Church

Surrounding Land Use and Zoning:

North:	Vacant, apartments: R-2A
South:	High School, Agriculture: A
East:	Single Family Residential: R-1
West:	Apartments and Townhouses: R-2A

Property Dimensions:	Irregular
Property Area:	3.0+ acres
Topography:	Flat
Street Improvements/Utilities:	Existing

PROJECT BACKGROUND: On February 27, 1968, the applicant received approval to construct a 4,111 square foot church with a sanctuary (108 seats) and a 28-space parking lot (P-3185). The original plans showed future buildings and parking on the remaining acreage. On May 1986, the Planning Commission approved a special permit (P86-133) to enlarge the existing church by adding seats, offices, classrooms and parking in four phases. Phase II includes expanding the parking lot from the existing 28 spaces to 73 spaces. Expansion of the existing parking lot requires a six-foot high solid masonry wall. Concurrent with the special permit (P86-133) the applicant did not request to waive the six-foot high solid masonry wall. They are now making the request for a waiver.

A. **Land Use/Zoning:** The subject site is zoned Agriculture and is developed with a church and parking lot. Surrounding land uses include vacant and apartments to the north, high school to the south, single family residential to the east, apartments and townhouses to the west.

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- B. Site Plan/Proposal: The applicant proposes to expand, restripe and landscape the existing parking lot (see Exhibit A).

An existing redwood fence is located along the east property line adjacent to the existing parking lot and the proposed expansion and existing single family homes. An existing six-foot high chainlink fence is located on the remainder of the east property line. A field inspection by staff showed the wood fence to be in good condition. Extensive shrubs and trees are located adjacent to the wood and chainlink fence on the subject site. Although this landscaped area is not irrigated, the shrubs and trees have been adequately watered and appear to be in healthy condition. It should be noted that the applicant intends to provide irrigation for the proposed landscaped planter areas as part of the parking lot expansion.

- C. Site Plan/Staff Comments: Removing the existing wood fence and landscaping would be required as part of the excavation for the footing for a masonry wall. Staff feels the existing redwood fence and vegetation provide an adequate buffer for the adjacent residential property owners. Therefore, staff recommends retaining the existing wood fence and vegetation in lieu of the required masonry wall.

Staff recommends that parking stalls be located in the middle of the parking lot and away from residential development as proposed. In addition, staff recommends that a 6" x 6" concrete curb be constructed along the entire east edge of the existing and proposed parking lot to protect the redwood fence and vegetation from automobile damage.

- D. Interdepartmental/Other Review: The proposal was reviewed by the City Engineer and Traffic Engineer and no comments were received. The applicant has submitted signatures from four of the six adjacent property owners indicating their support for the variance request (see Exhibit B). Staff also requested the Greenhaven Homeowners' Association to review the proposal. Staff received no comments from the Greenhaven Homeowners' Association.

ENVIRONMENTAL DETERMINATION: The proposal is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15061(b) (3)).

STAFF RECOMMENDATION: Staff recommends the following action:

Approve the variance, based upon conditions and findings of fact which follow:

Conditions

1. A 6" x 6" concrete curb shall be installed along the east edge of the existing and proposed parking lot.
2. The parking lot shall be striped to allow vehicles to park towards the center of the parking lot as proposed.
3. Irrigation and landscaping plans shall be submitted to the Planning Director for approval prior to the issuance of the building permit.

Findings of Fact

1. The requested variance does not constitute a special privilege, in that:
 - a. an existing six-foot high wood fence and vegetation adequately screen the adjacent residences from the parking lot.
 - b. there is an existing parking lot located on the site.
2. The granting of a variance to waive the required masonry wall will not be injurious to the public welfare nor to property in the vicinity of the subject site, in that the waiver will not significantly increase the impacts of expanding the existing parking lot on adjacent residences.
3. The variance is not a use variance, in that parking lots are permitted in the Agriculture zone with a special permit.
4. The project conforms to the 1974 General Plan and the 1976 South Pocket Specific Plan which designate the subject site as residential.
5. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential use by the 1976 South Pocket Specific Plan, and the proposed variance conforms with the plan designation.

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EXISTING 6 FOOT CHAIN
LINK FENCES

EXISTING 6' REDWOOD FENCE

R-1

PARKING: 73 Spaces

R-1

Location of required
solid masonry wall

PROPOSED PARKING
EXPANSION

EXISTING PARKING LOT

GLORIA DR

LEGEND



Required wall
Location of photos

**GREENHAVEN
LUTHERAN
CHURCH**

FLORIN RD



**PHASE 2
MASTERPLAN**

Reynolds, Webber Architects Sacramento, Ca

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EXHIBIT A

City of Sacramento
Planning Department
1231 I Street, Suite 200
Sacramento, CA 95814

Re: Greenhaven Lutheran Church
Variance Application

Dear Sir:

We are at this time requesting a Variance due to the city code requiring a solid masonry wall or fence whenever a non-residential use is adjacent to a single family residentially zoned property.

The city planning department has required this item in there staff comment on Applicant No. P86-133, May 8, 1986.

The request of Variance is along the north-west property line. The Variance request is to delete 6'-0" high solid masonry wall, adjacent to expanded parking area of Phase-II. We feel that the existing 6'-0" high fence and vegetation are more than enough for sound and headlights control of this area as shown in are photographs (See Exhibit-3 for location of photos and landscaping layout).

The existing solid redwood fence, with existing 14 year old tree and heavy vegetation along this property line backs into the residential zone. The adjacent resident owners have voiced their opinion against losing the existing trees and heavy vegetation along this line, due to excavation of footing for a new retaining wall to replace existing 6'-0" high fence and 9'-0" high vegetation barrier.

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The proposed variance application to retain existing fence and vegetation is consistent with a 6'-0" barrier between adjacent area and zone or use to properties.

If you have any questions, feel free to call.

Very truly yours,



Gerrie Baird

Enclosure

cc: Mike Rainforth

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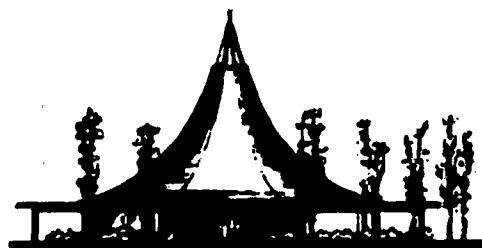
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Greenhaven Lutheran Church

475 FLORIN ROAD AT GLORIA DRIVE
SACRAMENTO, CALIFORNIA 95824

RECEIVED

JUN -5 1986
REYNOLDS. WEBBER
ARCHITECTS, INC.



VERN L. BOK, PASTOR

May 20, 1986

City of Sacramento Planning Department
915 I Street
Sacramento, California 95814

Re: Greenhaven Lutheran Church Masonry Wall Variance

Gentlemen:

The undersigned homeowners state and agree with the following:

1. We are owners of property abutting the easterly property line of Greenhaven Lutheran Church,
2. We are aware that the church is planning a parking lot expansion,
3. We understand that city ordinance requires a six (6) foot high solid masonry wall where such parking lot is adjacent to residential property.
4. We currently share a six (6) foot wood fence in good repair and landscaping approximately nine (9) foot high on the church side,
5. We are aware that, if a masonry wall is built, the landscaping will be lost to make way for the wall,

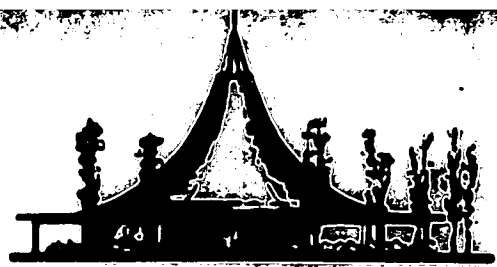
And we, therefore,

support the application of Greenhaven Lutheran Church in seeking a variance from the masonry wall requirement to retaining the wood fence and landscaping.

Name	Address	Signature	Date
BENSON, W.L.	8 REEF CT SA CA	W.L. Benson	5/20/86
MATHENY, JOHN	14 REEF CT SA CA	John D. Matheny	5/24/86
FOWLER, PETER	14 REEF CT SA CA	Peter Fowler	5/26/86

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VERN L. BOK, PASTOR

Signature

Date

oria Dine Johnson 5/30/86

250 Gloria Dr. [unclear] [unclear]

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CITY OF SACRAMENTO

ENVIRONMENTAL QUESTIONNAIRE

Government will assist the Planning Division in evaluating the proposed project's potential environmental impacts. Complete and accurate information will facilitate the environmental assessment, and minimize future requests for additional information. Please contact the Environmental Section of the Planning Division, 1231 I Street, Room 300, Sacramento, California 95816 449-2037 if there are any questions concerning this questionnaire.

PROJECT'S STATEMENT OF INTENT (DESCRIBE THE PROPOSED PROJECT):

I am requesting a Variance along the north-west property line. The Variance request
~~is to~~ Delete 6-0 high solid masonry wall, adjacent to expanded parking area of Phase 2.
allow existing 6' wood fence in lieu of wall

PROJECT NAME OR PROPOSED COMMON NAME FOR PROJECT:

PROPERTY OWNER'S NAME: THE LUTHERAN CHURCH-MISSOURI SYNOD; CALIFORNIA-NEVADA-HAWAII DISTRICT

Address: 465 WOOLSEY STREET

SAN FRANCISCO, CALIFORNIA Zip Code 94134

Phone: Business (415) 468-2336 Home ()

AGENT'S/AGENT'S NAME: REYNOLDS.WEBBER ARCHITECTS, INC.

Address: 777 CAMPUS COMMONS DRIVE, SUITE 165

SACRAMENTO, CA Zip Code 95825

Phone: Business (916) 920-2232 Home ()

Contact Person's Name: Gerrie Baird Phone: _____

PROJECT SITE INFORMATION (ATTACH LEGAL DESCRIPTION):

Property Address or Location: 475 FLORIN ROAD (AT GLORIA)

Property Assessor Parcel Number(s): 030-0220-2 021-371-02

Property Dimensions: 372.49± x 350.83±

Property Area: Square Footage (Gross) 130,680 (Net) 13,670

Acres (Gross) 3 acres (Net) 2.95 acres

Land Use (Check one and Explain): Undeveloped or Vacant Land Developed

DEVELOPED OF 50% WITH PARKING LOT TOTAL COVERAGE

Existing Zoning of Project Site: ZONING - A OK

Proposed Zoning of Project Site: SAME

EXISTING ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:

ZONING R-2A EXISTING LAND USE (i.e., residential, commercial, industrial) VACANT

H.S. HIGH SCHOOL

R-1 RESIDENTIAL, SINGLE FAMILY

R-2A RESIDENTIAL, MULTIPLE

FOR OFFICE USE ONLY

Rec'd. Date: 6-5-84 By: HRT CPC Hearing 7-10

Plan Desig.: _____ Rezone

Amend To: _____ Gen. Map.

Plan Area: _____ Spec. Per.

Reg. Desig.: _____ Variance

Amend To: _____ Sub. Mod.

Plan Desig.: _____ Other

Amend To: _____

Environmental Determination: Exempt: 1506163 Neg. Dec. EIR By: HRT Date: 6-12-84