

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT Dan Burrows, 3501 Contempa Dr., Sacramento, CA 95825
OWNER Church of Jesus Christ, 7713-34th Avenue, Sacramento, CA 95824
PLANS BY Gordon Klippel, 1526 'U' Street, Sacramento, CA 95818
FILING DATE 3-1-85 50 DAY CPC ACTION DATE REPORT BY: FG:bw
NEGATIVE DEC 3-15-85 EIR ASSESSOR'S PCL NO. 038-091-03

APPLICATION: A. Negative Declaration
B. Special Permit to construct a 1,456 square foot church
C. Variance to waive the required six-foot high solid masonry wall requirement

LOCATION: South side Lemon Hill Road, 900± feet west of 63rd Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a church facility.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 Colonial Community Plan Designation: Light Density Multiple Family
Existing Zoning of Site: R-3
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; R-1
South: Mobile Home Park; R-1
East: Single Family; R-3
West: Vacant; R-1

Number of Seats: 56
Parking Required: 9 spaces
Parking Provided: 12 spaces
Property Dimensions: 80' x 650'
Property Area: 1.15± acres
Square Footage of Building: 1,456 square feet
Topography: Flat
Street Improvements: Existing
Utilities: Available to site
Exterior Building Colors: Olive
Exterior Building Materials: Stucco, asphalt shingles
Height of Building: 22 feet

BACKGROUND INFORMATION: On February 22, 1979, the Commission approved a special permit to develop a 3,250 square foot church with a 27 space parking lot (P-8496). The permit has expired and the applicant is proposing a new church be developed on the site.

PROJECT EVALUATION: Staff has the following comments:

A. The site is zoned Light Density Multiple Family Residential (R-3) and is designated for residential and light density multiple family on the General Plan and the 1965 Colonial Community Plan respectively.

APPLC. NO. P85-114

MEETING DATE April 11, 1985

CPC ITEM NO. 19

- B. The applicant's plans indicate that a 1,456 square foot church would be constructed. The church would have seating for 56 and a 12-space parking lot to serve the church's needs. The subject site is a narrow lot, 650 feet in depth. The front 200 feet of the property would be used for the building and parking area; the remaining land would remain undeveloped.
- C. After reviewing the applicant's plan and after a field inspection of the site, staff has concerns regarding the potential visual impacts of the church upon adjacent residential uses. Staff suggests that the church be relocated to the front of the lot with the parking area to the rear of the building. This redesign would greatly reduce the impact upon the adjacent residences (see Exhibit C). Finally, staff suggests that a landscaped barrier be provided across the rear of the parking area so that the vacant portion of the lot is not used for parking.
- D. The building elevations show a roof mounted air conditioning unit which staff recommends be screened with a compatible building material so as to reduce the visual impact of the AC unit on the neighboring residence.
- E. The proposal was reviewed by the Traffic, Building Inspections, Water/Sewer Divisions. They had no comments.
- F. The applicant is also requesting a variance to waive the six-foot high solid masonry wall requirement. Given the size of the project and the size of the lot, staff does not believe that the proposed use is of an intensity to warrant the solid wall. By relocating the parking area and building, the impact on adjacent residences will be reduced. A wooden six-foot high fence should be constructed along the east and west property line from the front setback line to the rear of the parking lot (see Exhibit C).

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have an adverse impact on the environment and a Negative Declaration has been filed.

RECOMMENDATION: Staff recommends the following action:

- A. Ratification of the Negative Declaration;
- B. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow;
- C. Approval of the Variance, based upon Findings of Fact which follow.

Conditions - Special Permit

1. The applicant shall submit a revised site plan indicating the building and parking lot relocation as shown on Exhibit C. Said revised site plan shall be subject to review and approval of the Planning Director and shall be submitted prior to the issuance of building permits.
2. The roof-mounted air conditioning unit shall be screened with a compatible building material. The Planning Director shall review and approve the revision.
3. A six-foot high wooden fence shall be constructed along the east and west property line at the location indicated on Exhibit C.

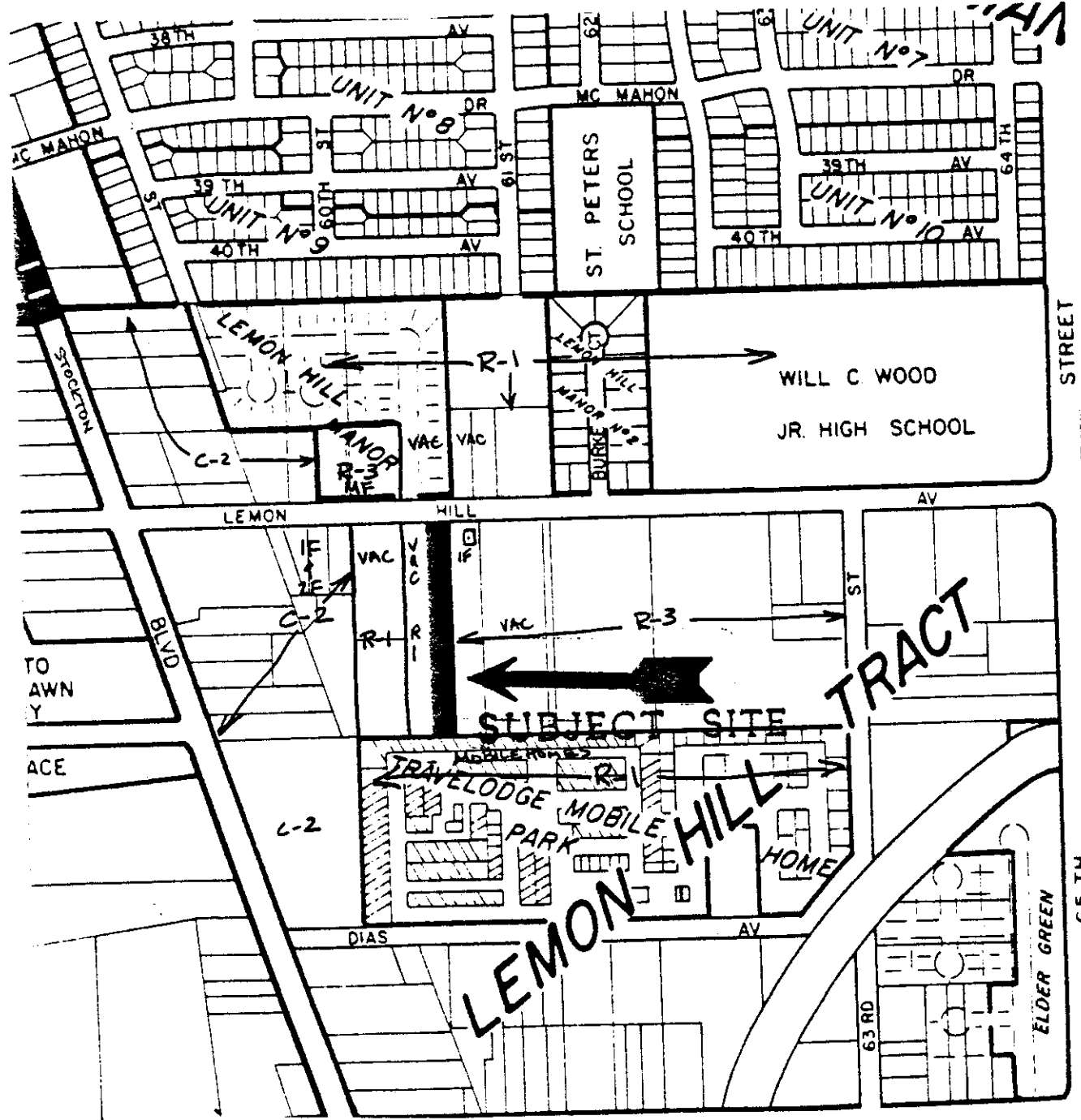
4. A detailed landscaping, shading and irrigation plan shall be reviewed and approved by the Planning Director prior to the issuance of building permits.
5. The undeveloped portion of the subject property shall be barricaded to prevent cars from parking in this area.
6. If demand exceeds the number of available parking spaces, the parking area shall be extended onto the southern portion of the property, subject to plan approval by the Planning Director.
7. A new special permit shall be required for any expansion of the church use.

Findings of Fact - Special Permit

1. The proposed church, as conditioned, is based on sound principles of land use, in that:
 - a. landscaping, site redesign and a six-foot high wooden fence will be provided to buffer the parking area from adjacent residential uses;
 - b. the proposed church is compatible to surrounding land uses which consist of commercial and residential uses.
2. The project, as conditioned, is not injurious to the general public, in that:
 - a. the project will provide parking on-site;
 - b. the project, as conditioned, will not create adverse visual problems;
 - c. the project will not increase traffic congestion on the adjacent street.
3. The project, as conditioned, is consistent with the General Plan and the 1965 Colonial Community Plan which designate the site for residential use. Churches are allowed in any zone upon issuance of a special permit.

Findings of Fact - Variance

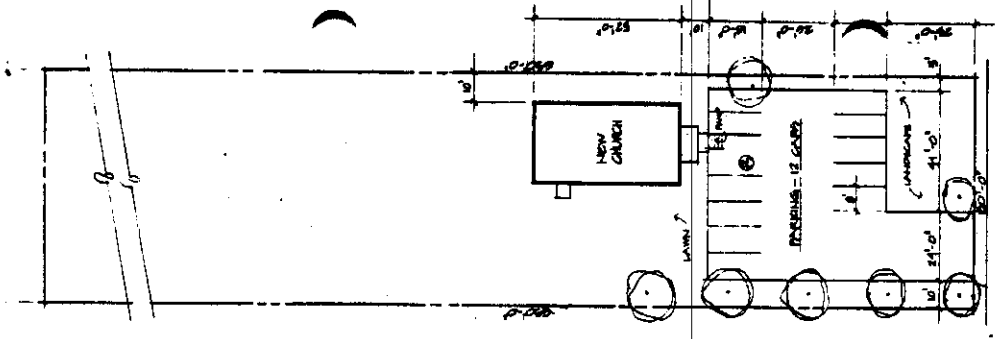
1. The variance is not a use variance, in that the church use is permitted in the R-3 zone, subject to the granting of a special permit.
2. The variance does not constitute a special privilege extended an individual applicant, in that the subject site is unusually deep and requiring a solid wall around the entire site would not serve any practical purpose.
3. Granting the variance would not be detrimental to surrounding property, in that a landscaped setback area and a six-foot high wood fence will be provided as a buffer.
4. The variance is consistent with the General Plan and the 1965 Colonial Community Plan which designate the site for residential uses.



* All properties zoned R-1 with residential uses except as noted.

VICINITY - LAND USE - ZONING

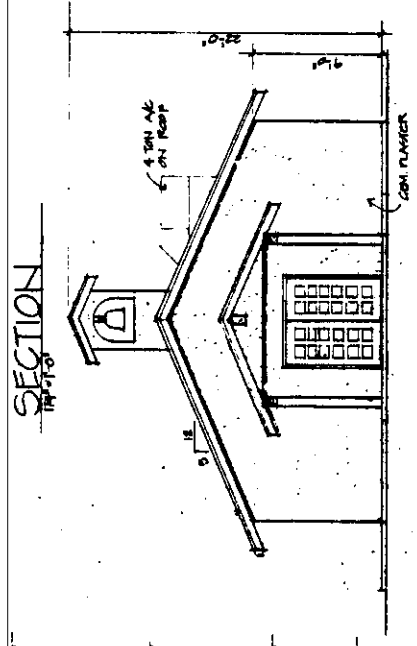
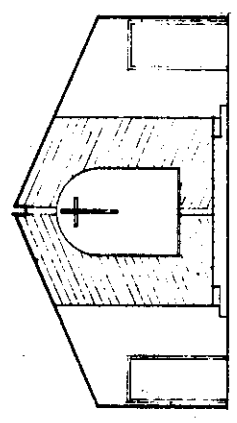
EXHIBIT A



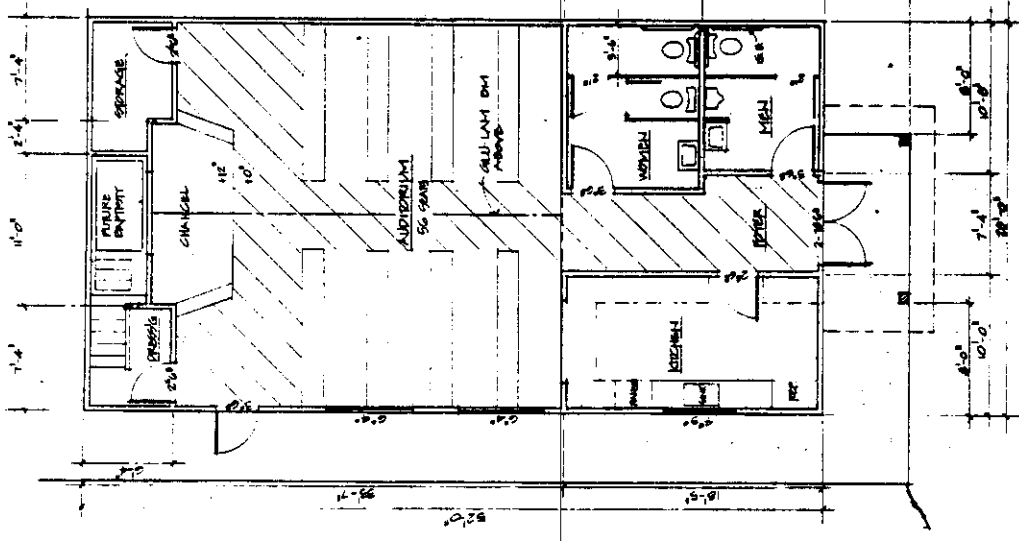
LEWIS HILL, MD.
SITE PLAN
 1-20-85
 ARCH. NO. 017-031
 CHURCH OF JEUS OR
 THE ANGELES
 12-28-85 1721 2-2-85
 FOR THE MEMORIAL COUNCIL
 3501 Greenway Dr.
 Silver Spring, Md.

SITE PLAN FLOOR PLANS ELEVATIONS

TYPE V-10 NR.
 GROUP A-3
 CHURCH - 110 SQ. FT.
 1-30-85 JET-12-8
 JAMES HILL FOUND.

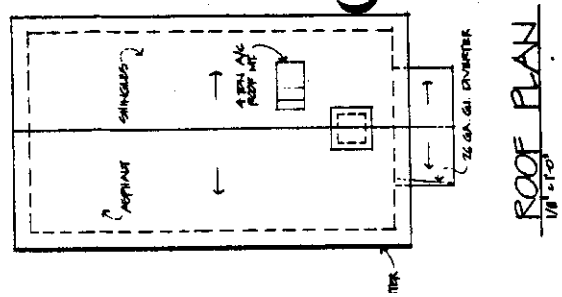


FRONT ELEVATION
 1/4-17-85

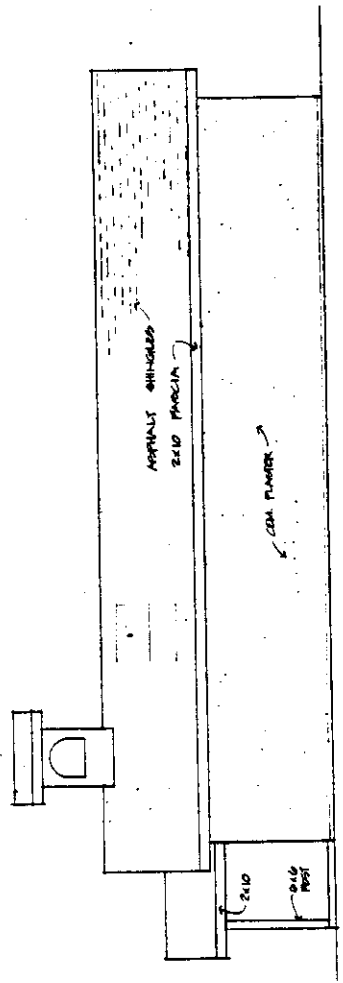


FLOOR PLAN
 1/4-17-85

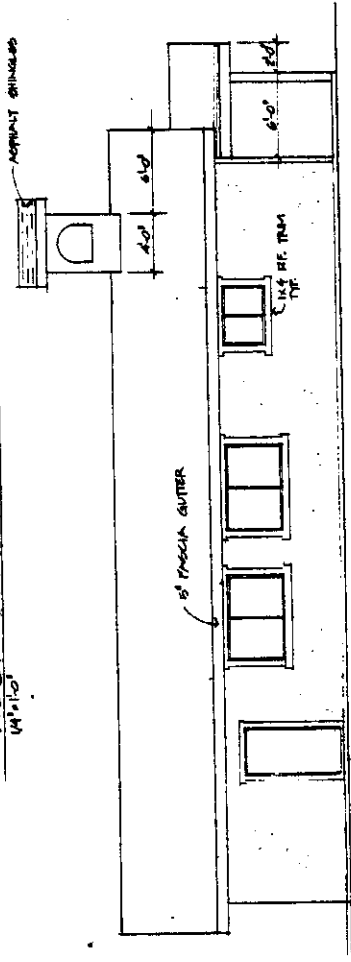
CHURCH OF JESUS CHRIST OF THE AMERICANS	
PROJECT NO.	DATE
DESIGNED BY	SCALE
DRAWN BY	NO. OF SHEETS
DALL BUILDING - S.C. - 544-2887	



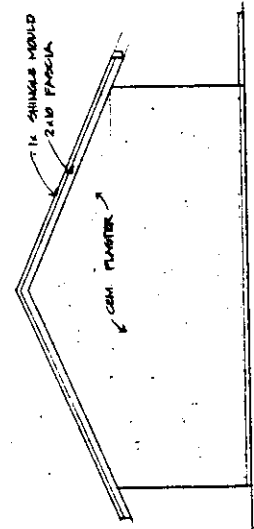
ELEVATIONS



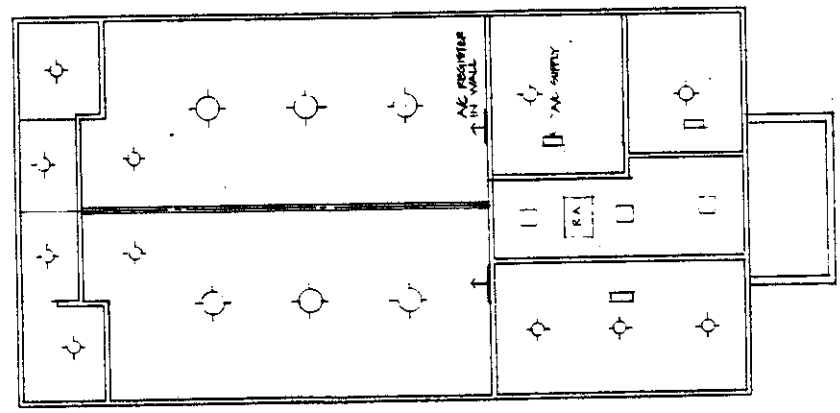
WEST ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"

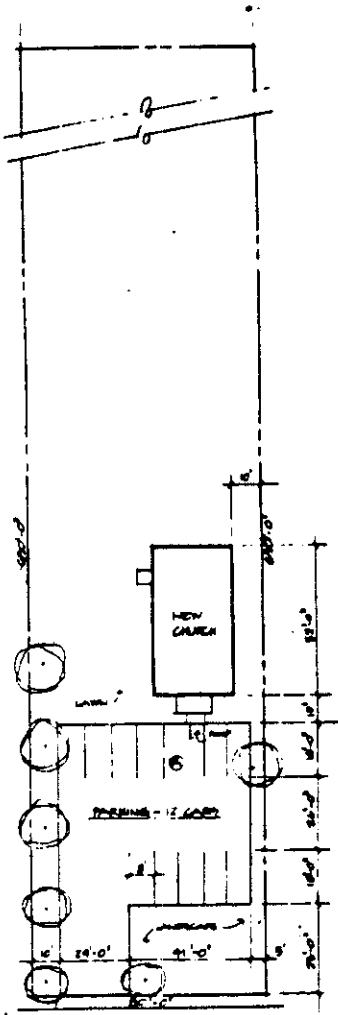


SOUTH ELEVATION
1/4" = 1'-0"



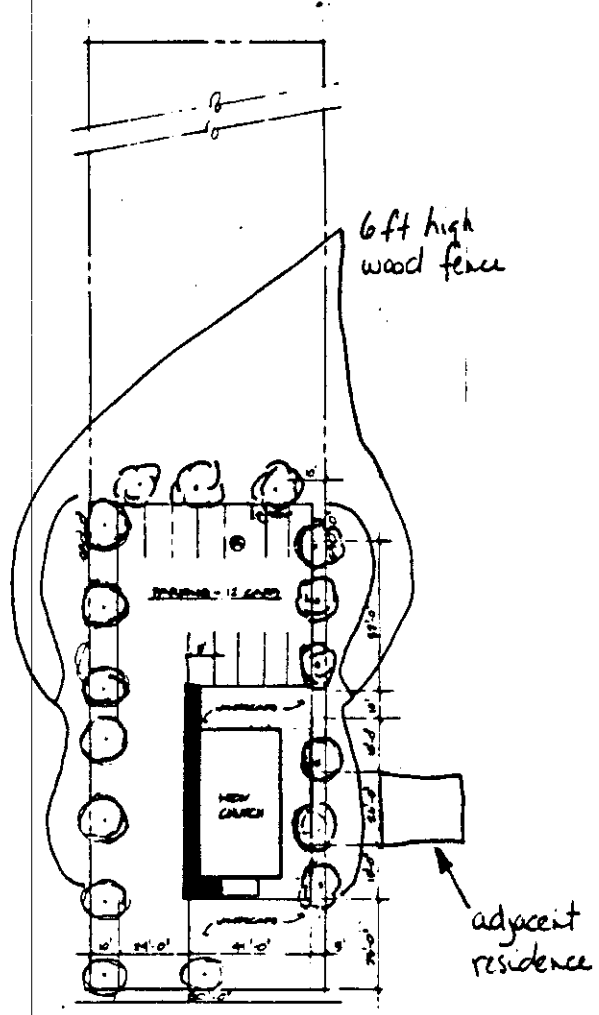
REFLECTED CEILING PLAN
1/4" = 1'-0"

SITE PLAN



LEHIGH MILLS RD
SITE PLAN
1" = 20'-0"

Applicant



LEHIGH MILLS RD
SITE PLAN
1" = 20'-0"

Staff