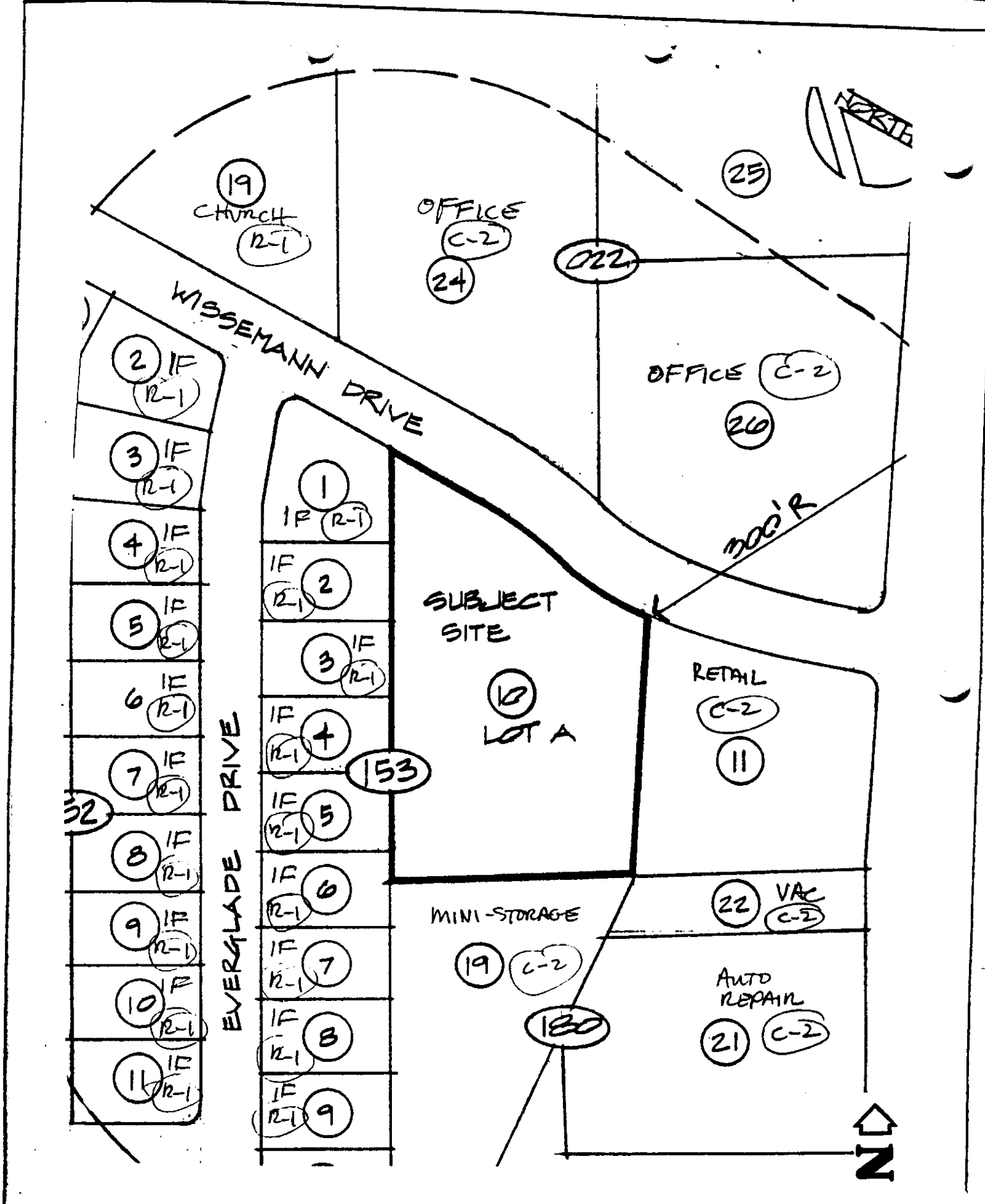


Conditions - Special Permit

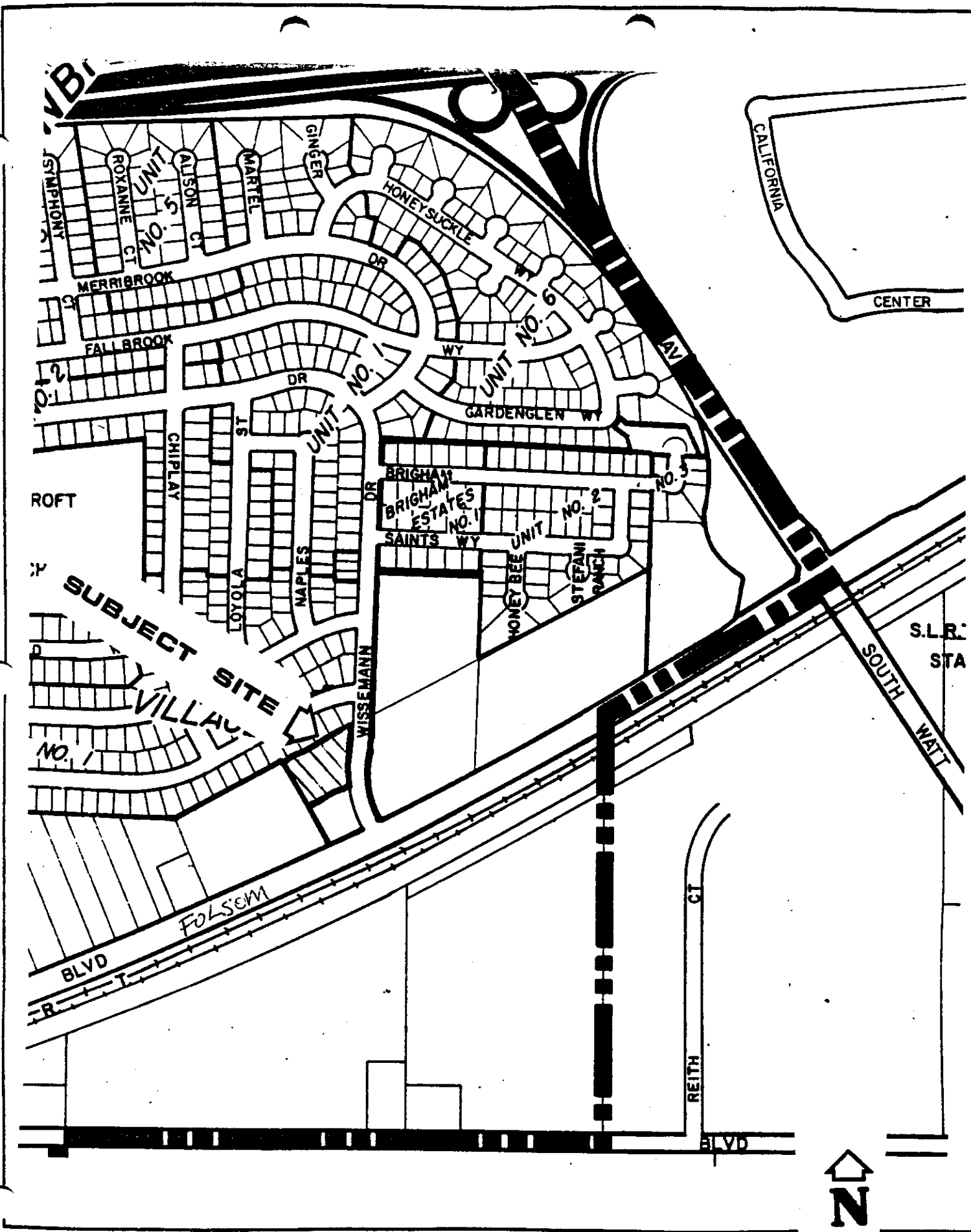
The approved plans shall be the same as those attached to the staff report.

Findings of Fact - Special Permit

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed church expansion is compatible with the surrounding residential and commercial uses.
2. The proposed project will not be injurious to the public health, safety or welfare nor to surrounding properties in that:
 - a. the proposed expansion will be located away from residential uses; and
 - b. adequate parking is located on the site.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for commercial and offices by the 1974 General Plan and the proposed church expansion conforms with the plan designation.



LAND USE & ZONING MAP



VICINITY MAP

P87-441

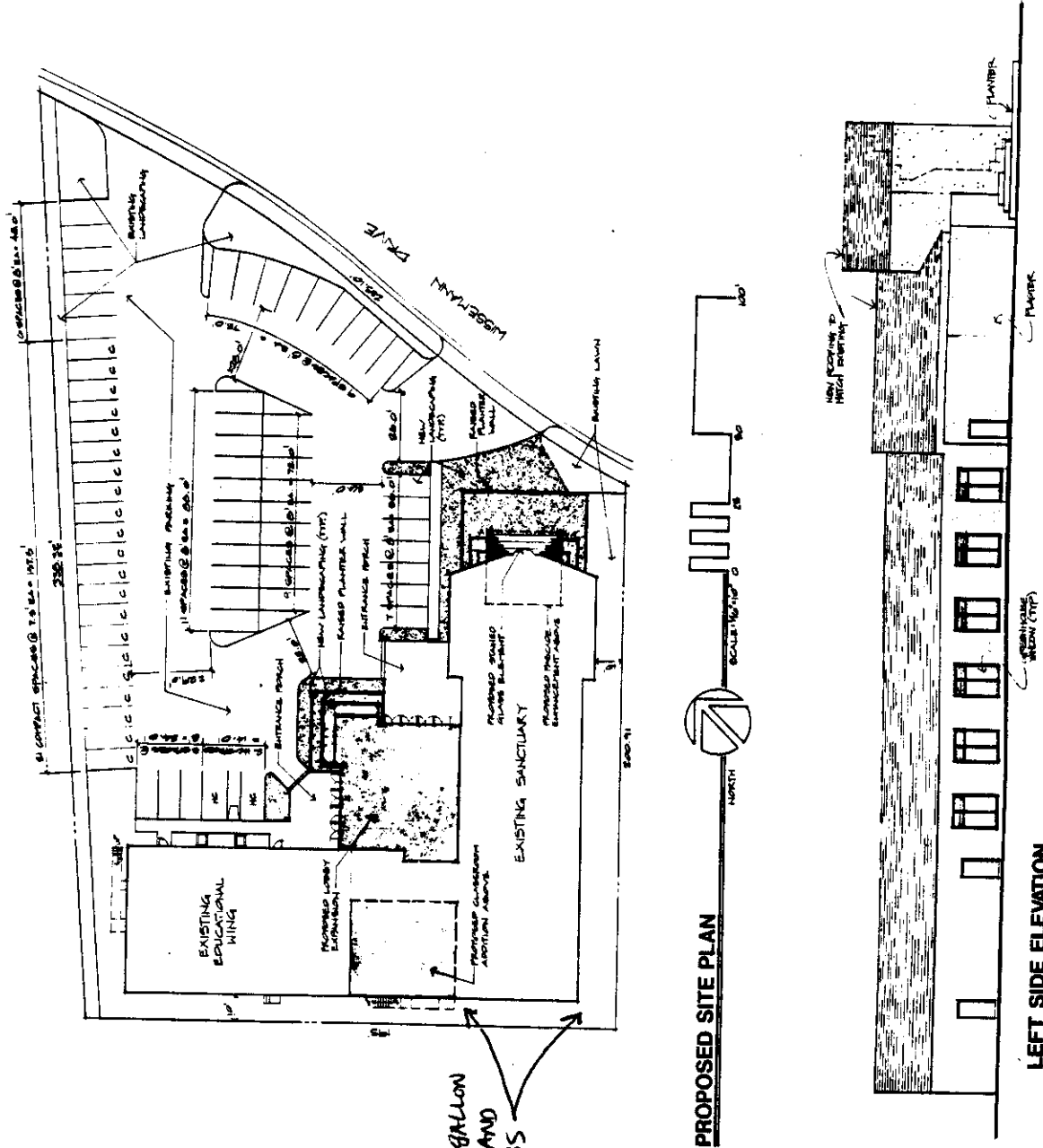
12-17-87

ITEM 14

KULWIEC GROUP

CITE PLAN

PROJECT: VALLEY COI CHURCH SACRAMENT
 CONCEPT SITE PLAN / E
 DATE: 11/20/87
 SHEET NO.: 860 100

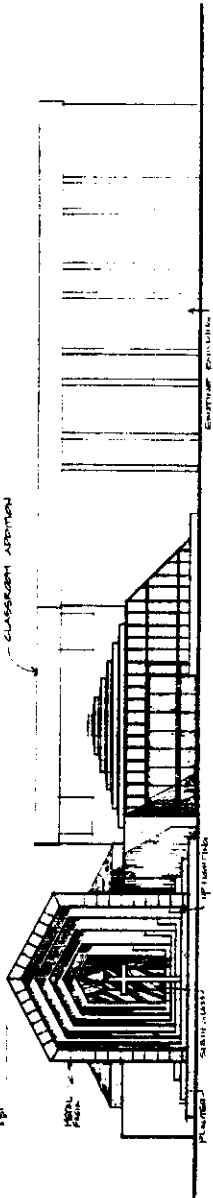


P87-441

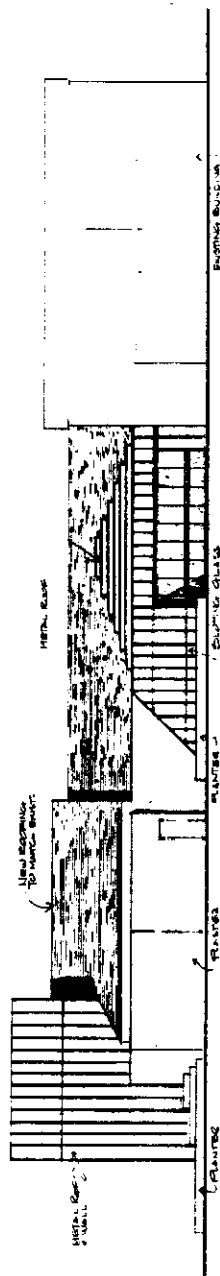
12-17-87

ITEM 14

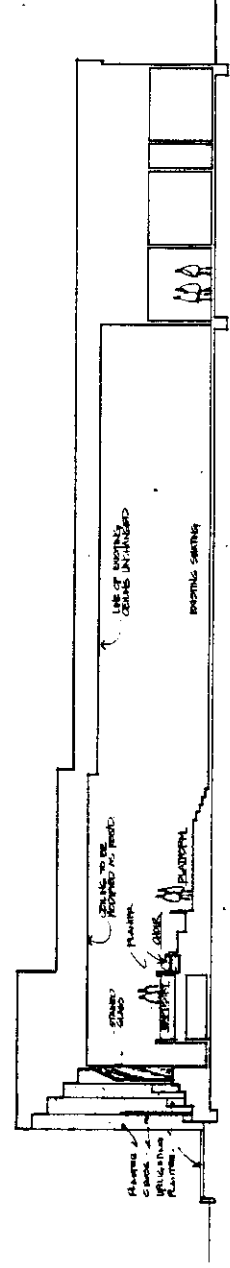
PROJECT: VALLEY C CHURCH
 SACRAMENTO
 SHEET TITLE: CONCEPT ELEVATION
 DATE: 12/12/88
 PROJECT NO: 860130



FRONT ELEVATION



RIGHT ELEVATION



SECTION THRU SANCTUARY

087-441

12-17-87

ITEM 14

FLOOR PLANS

INTEGRATED ARCHITECTURE
 1211 12th Ave S.E.
 SUITE 100
 SEASIDE, OR 97138

PROJECT:
 VALLEY COMMUNITY
 CHURCH
 SACRAMENT

CONCEPT:
 FLOOR PLAN

DATE:
 03/08/87

PROJECT NO:
 860180

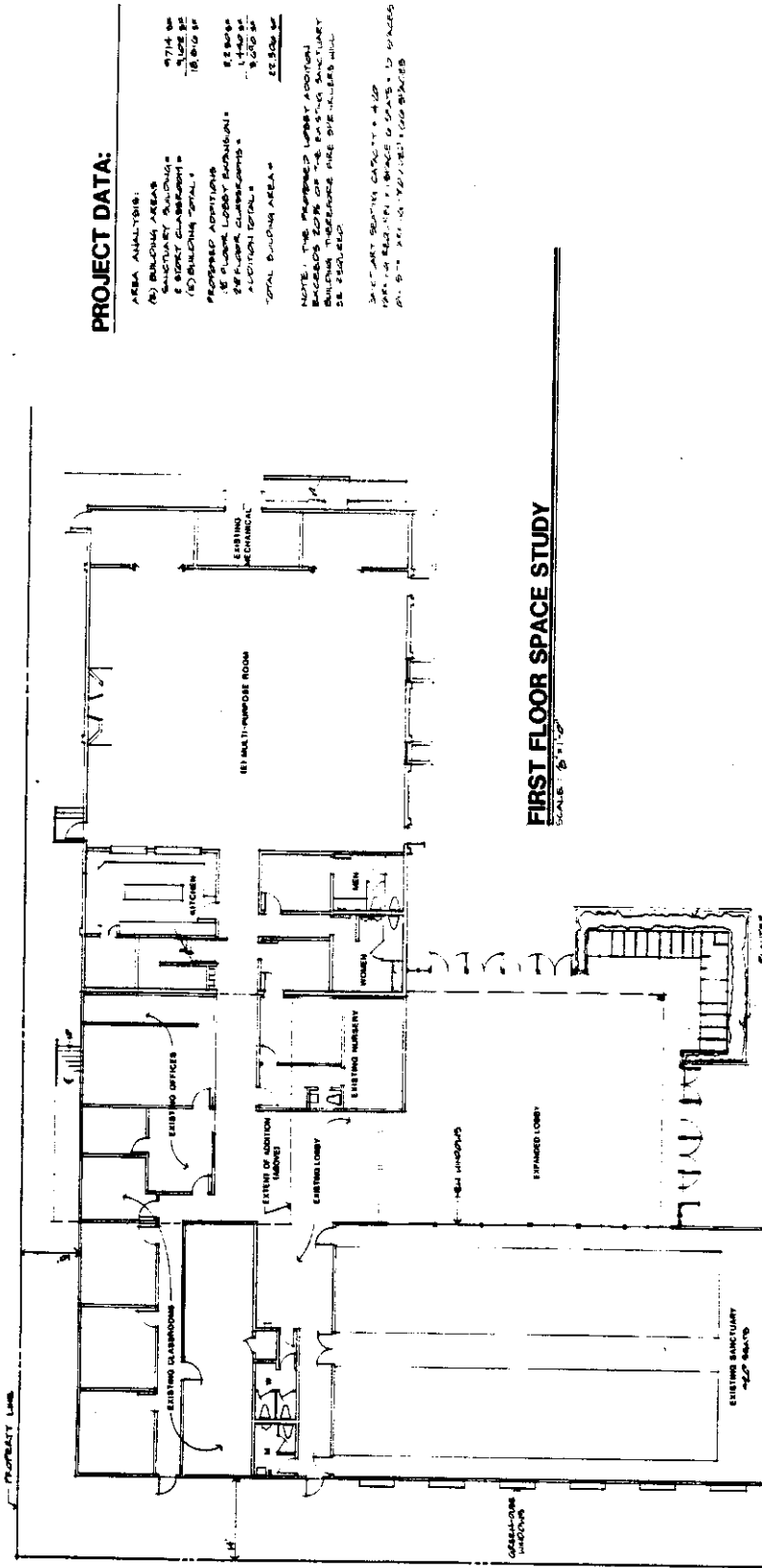
KUWIEC GROUP

PROJECT DATA:

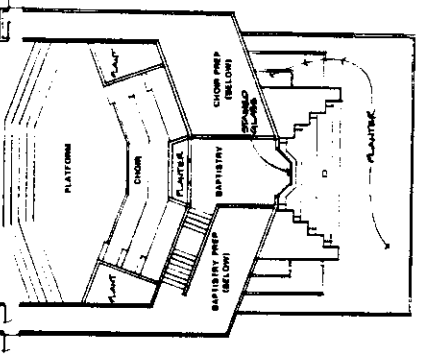
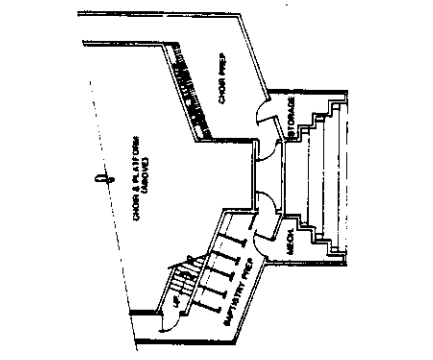
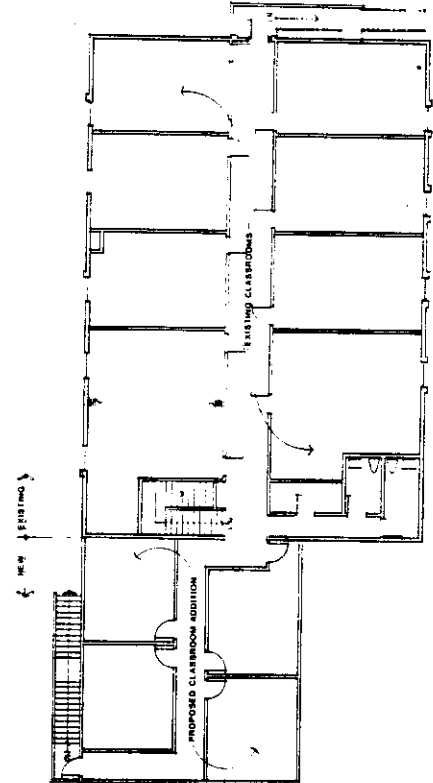
AREA ANALYSIS:
 (A) BUILDING AREA
 21,134 sq ft
 (B) SACTUARY BUILDING
 18,870 sq ft
 (C) SACTUARY LOBBY
 1,500 sq ft
 (D) SACTUARY SANCTUARY
 28,250 sq ft
 (E) SACTUARY
 1,500 sq ft
 (F) SACTUARY
 1,500 sq ft
 (G) SACTUARY
 1,500 sq ft
 TOTAL BUILDING AREA =
 55,500 sq ft

NOTE: THE PROPOSED LIBRARY ADDITION
 WILL BE ADDED TO THE SACTUARY BUILDING
 AND WILL INCLUDE FIVE CHECKERS WITH
 28,250 SQ FT.
 SACTUARY LOBBY CAPACITY = 400
 SACTUARY SANCTUARY CAPACITY = 1,000
 SACTUARY SANCTUARY CAPACITY = 1,000

FIRST FLOOR SPACE STUDY
 SCALE: 1/4" = 1'-0"



SECOND FLOOR SPACE STUDY
 SCALE: 1/4" = 1'-0"



P87-441

12-17-87

WRTM 14

CITY PLANNING COMMISSION

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

APPLICANT Darrell Howe and Associates, 11368 Burnham Street, W. Los Angeles, CA 90049
OWNER Valley Community Church, 3150 Wissemann Drive, Sacramento, CA 95826
PLANS BY Darrell Howe and Associates, 11368 Burnham Street, W. Los Angeles, CA 90049
FILING DATE 10/16/87 **ENVIR. DET.** Ex 15301e(1) **REPORT BY** CV/vf
ASSESSOR'S-PCL. NO. 078-0153-010

APPLICATION: Special Permit to expand an existing 13,816 sq. ft. church.

LOCATION: 3150 Wissemann Drive

PROPOSAL: The applicant is requesting the necessary entitlements to expand the church lobby and add four classrooms.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Office
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Church
Surrounding Land Use and Zoning:	Setbacks: Required Provided
North: Office; C-2	Front: 25' 38±'
South: Mini-storage; C-2	Side(Int): 5' 10±'
East : Retail; C-2	
West : Single Family Residential; R-1	Rear: 0' 10±'

Parking Required:	68 spaces
Parking Provided:	68 spaces
Property Dimensions:	Irregular
Property Area:	1.28+ acres
Square Footage of Building:	Existing: 13,128 Proposed: 17,506
Height of Building:	31'+
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Stucco, stone, glass
Roof Material:	Asphalt shingles, metal panels

BACKGROUND: The church site was annexed to the City in 1965. On November 12, 1974, the Commission approved a special permit (P-6187) to enlarge the church by adding classrooms, nursery areas, an office and a pastor's study. The number of seats in the chapel was increased from 275 to 375. On January 10, 1980, the Planning Commission approved a special permit to expand the church by adding classrooms, and enlarging the fellowship hall (P8879).

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is zoned General Commercial (C-2) and is developed

with a church. Surrounding land uses include offices to the north, single family residential to the west, retail to the east and a mini-storage to the south.

B. Project Description

The applicant proposes to add 3,690 sq. ft. to the existing church. This addition would include four classrooms and an expansion of the existing church lobby (see site plan). Other changes proposed include a stained glass element and proposed facade enhancement to the front of the existing sanctuary (see site plan and elevations).

The hours of operation for the church are Sunday mornings and Wednesday evenings.

C. Parking

There are a total of 408 existing seats. The on-site parking area for the church is paved and includes a total of 68 spaces as required by the Zoning Ordinance. Staff finds this parking arrangement to be satisfactory.

D. Elevations

The elevations submitted indicate the proposed classroom additions, sanctuary facade modifications and lobby expansion will be constructed of stucco, stone and glass to match the existing building materials. Staff has reviewed the elevations submitted and finds them to be satisfactory.

E. Agency Review

This proposal was reviewed by the City Departments of Traffic Engineering, Engineering, Building Inspections and Water and Sewer Division and the following comments were received:

Engineering

Redesign the south driveway so that it is at a right angle (see site plan for driveway location.)

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

RECOMMENDATION: Staff recommends approval of the special permit subject to conditions and based upon the findings of fact which follow: