

CITY PLANNING COMMISSION
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Dan Chaddock, Vernon Willis, Leroy Moseley, 7541 Saint Andre Lane, Sacramento Ca, 95828
OWNER The Church of God of Prophecy, 7005 Woodbine Avenue, Sacramento, CA, 95822
PLANS BY Dan Chaddock, Vernon Willis, Leroy Moseley, 7541 Saint Andre Lane, Sacramento, Ca, 95828
FILING DATE October 3, 1990 ENVIR DET Negative Declaration REPORT BY SLV
ASSESSOR'S PCL. NO. 041-0055-001

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit Modification to locate a 1,560 square foot mobile home on an existing church site on 7.2± developed acres in the Standard Single Family, Executive Overlay-4, (R-1{EA-4}) zone.
 - C. Variance to waive a six foot high masonry wall along the east property line.

LOCATION: 7005 Woodbine Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to locate a 1,560 square foot mobile home on the church site for a caretaker.

PROJECT INFORMATION:

General Plan Designation: 1984 Airport Meadowview	Low Density Residential (4-15 du/na)
Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	Standard Single Family, Executive Overlay-4, (R-1{EA-4})
Existing Land Use of Site:	Church facility

Surrounding Land Use and Zoning:

		Setbacks	Required	Provided
North:	Vacant, R-1{EA-4}	Front:	25'	25'
South:	Vacant, R-1{EA-4}	Side(Int):	5'	20'
East:	Single Family, R-1{EA-4}	Side(St):	12.5'	12.5'
West:	Single Family, R-1{EA-4}	Rear:	15'	18'

Parking Required:	31 (1 sp/residence, 30 sp/church)
Parking Provided:	31 (2sp/residence, 29 sp/church)
Property Dimensions:	134 feet x 235 feet
Property Area:	0.72± acres
Square Footage of Building:	Church building- 3,808 square feet Mobile home- 1,560 square feet Total-5,368 square feet
Height of Building:	15 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Metal
Roof Material:	Metal

BACKGROUND INFORMATION: On August 9, 1966, the Planning Commission approved a Special Permit for the church development on the subject site with 30 off-street parking spaces (ref P2741). The original approved plot plan also included plans for future development of a classroom and a parsonage. These buildings were never constructed.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is 0.72± partially developed acres in the Standard Single Family, Executive Airport Overlay-4 (R-1{EA-4}) zone. The site is developed with a 3,808 square foot single story church building. The General Plan designates the subject site as Low Density Residential (4-15 du/na) and the 1984 Airport Meadowview Community Plan designates the site as Residential (4-8 du/na). The surrounding land use and zoning for the subject site are vacant, R-1{EA-4} to the north and south; single family, R-1{EA-4} to the east and west.

B. Applicant's Proposal

The applicant is proposing to locate a 1,560 square foot mobile home on the church site for a caretaker. The structure will be a 24 foot by 65 foot double wide mobile home with a one foot eave (see Exhibits A and B). The applicant intends to use the existing fence which separates the church property and the adjacent property instead of a wall.

C. Staff Analysis

1. Site Plan:

The applicant proposes to locate a 24 foot by 65 foot double wide mobile home on a vacant part of the church site. This added structure will serve as church caretaker's home. The Zoning Ordinance requires that the mobile home, including foundation, walkways, and stairs or ramps meet all applicable building codes and state certification specifications prior to actually locating the home on the site.

At present, there is a wooden fence that runs along the east property line separating the church property from the adjacent residential property. There is no fence nor wall along the south property line separating the parking lot from the unimproved alley that parallels the property line. The Zoning Ordinance requires that a six foot masonry wall be constructed between a non-residential development and existing residential property. The applicant is seeking to wave the requirement for the wall along the east property line. The mobile home will be used as a residence for an on-site caretaker facility thus, this addition is placing a residential use adjacent to other residential uses. Staff supports the request to wave the wall and let the existing fence serve as a visual buffer between the properties. However, it is recommended that a wooden fence also be constructed along the south property line to the front yard setback to prevent alley access since the alley is unimproved. Staff also recommends that the mobile home only be used as a residence and any other use for the mobile home will require Planning Director review and approval.

The applicant proposes to construct a concrete slab for the mobile home parking spaces at the north end of the property adjacent to 57th Avenue. Staff recommends that area be landscaped with three large trees and the parking pad be relocated to the southeast portion of the existing parking lot (see Exhibit C). Locating the parking pad on the existing lot will reduce the current parking by two spaces. The original Special Permit required thirty parking spaces be provided and currently, only 29 spaces are provided. Staff recommends the parking lot be restriped to include spaces for compact cars so that the required thirty parking spaces can be created. Additionally, staff suggests the area to be used for the mobile home parking be marked with a reserved parking designation and a planter be used to separate the reserved parking area from the parking lot.

The applicant did not provide any landscaping plans for the area around the proposed location for the mobile home. Staff requires landscaping plans similar to staff's proposal (see Exhibit C) be submitted for staff review and approval prior to issuance of building permits. The plans should include three large trees to the north of the mobile home and tall shrubs along the east parking lot to provide a buffer between the parking lot and the residential use of the mobile home.

2. Building Materials and Design:

The proposed mobile home is made of metal with a metal roof and will have a one foot eave. It will be light tan in color. Staff recommends the mobile home be repainted before the final building inspection.

The applicant provided floor plans of the mobile home, but no elevations of the mobile home. The applicant proposes to locate the mobile home with the front oriented to the north. Staff recommends the mobile home be oriented with the front to the south to provide a main entrance facing the church area as opposed to an opening towards the residential property and fence. This will also reduce the amount of surfacing required to provide a walkway to the main entrance (see staff Exhibit C).

Staff supports the approval of the Special Permit Modification in that the proposed mobile home addition, as conditioned, is an appropriate land use for the subject site and is compatible with existing land uses in the area. Staff supports the approval of the Variance in that waiving the requirement for the masonry wall will not significantly affect the other residential properties in the area and a wood fence currently exists between the two parcels to separate the mobile home from the existing residence.

D. Agency Comments

The proposed project was reviewed by City Traffic Engineering and Engineering Departments. The following comments were received:

1. City Traffic Engineering staff comments:

Parking for the mobile home should be behind set back line.

2. Engineering Staff comments:

a. Full frontage improvements currently exist along Woodbine Avenue and 57th Avenue.

b. The mobile home will be required to tie into the existing water and sewer services which are connected to the existing church. (Only one service per lot allowed.)

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment and has filed a negative declaration with no mitigation measures.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the Special Permit Modification to locate a 1,560 square foot mobile home on an existing church site subject to the conditions and based upon the findings of fact which follow.
- C. Approve the Variance to waive a six foot high masonry wall along the east property line subject to the conditions and based upon the findings of fact which follow.

Conditions:

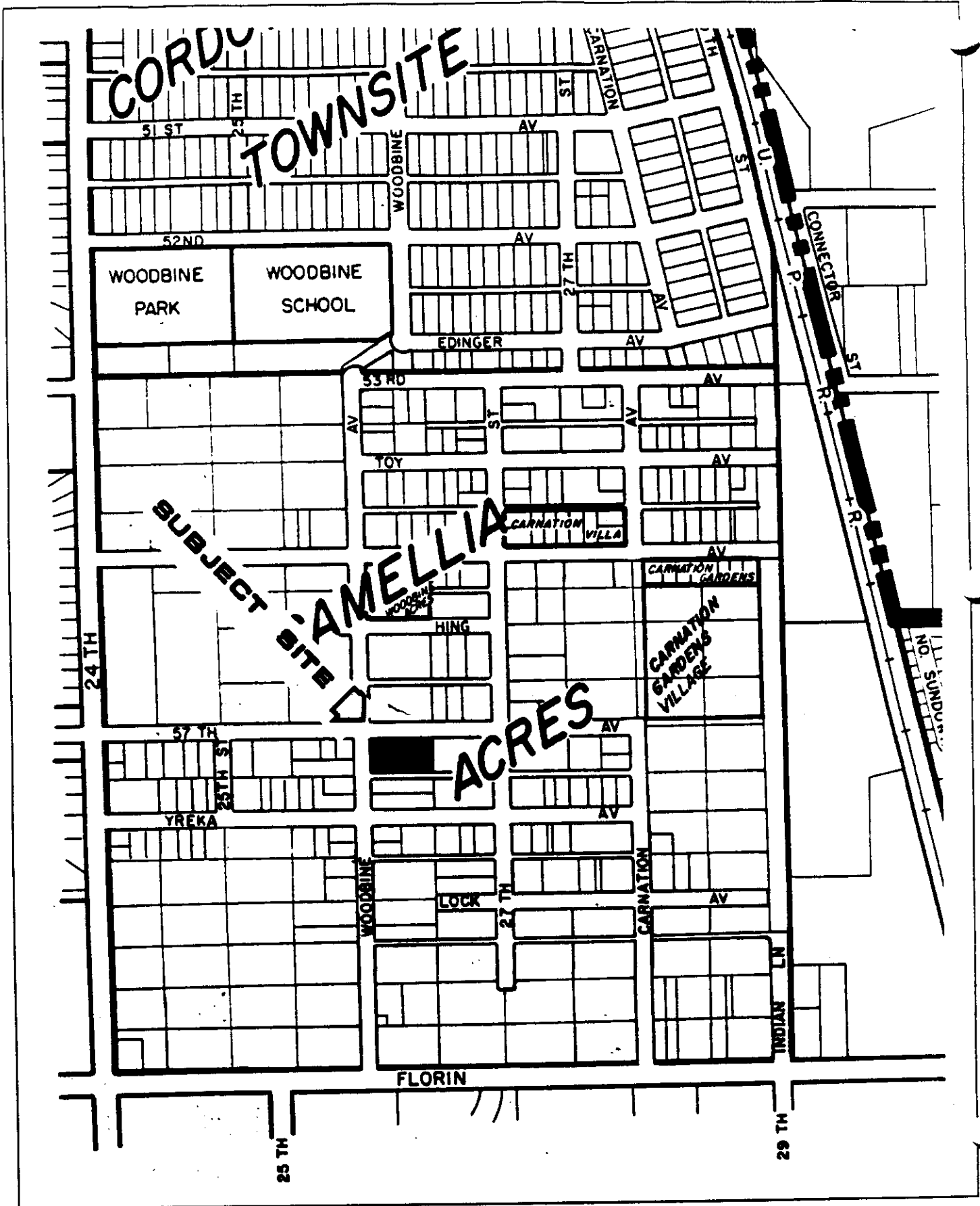
1. A building permit shall be obtained to locate the mobile home on the subject site. The applicant shall ensure that the foundation, walkways, stairs or ramps, and the mobile home itself meet all applicable building codes and state certification specifications prior locating the home on the site.
2. The applicant shall construct a six foot wooden fence along the south property line to the front yard setback to prevent alley access.
3. The mobile home shall only be used as a residence and any other use for the mobile home will require Planning Director review and approval.
4. The parking pad for the mobile home shall be relocated to the southeast portion of the existing parking lot. The parking lot shall be restriped to include spaces for compact cars so that the required thirty parking spaces for the church can be provided. The area to be used for the mobile home parking shall be marked with a reserved parking designation and a planter along the length of the parking stall shall be provided to separate the reserved parking area from the parking lot.
5. The applicant shall submit landscaping plans similar to staff's proposal (see Exhibit C) for staff review and approval prior to issuance of building permits. The plans should include three large trees to the north of the mobile home and tall shrubs along the east side of the mobile home to provide a buffer between the parking lot and the residential use of the mobile home.
6. The mobile home shall be repainted before the final building inspection.
7. The mobile home shall be oriented with the front of the home to the south and elevations depicting the mobile home fully assembled on the church site shall be submitted for staff review and approval prior to the issuance of building permits. These plans shall include the walkway and type of approach to the main entrance as well as any proposed patios or decks planned for the mobile home.
8. The mobile home will be required to tie into the existing water and sewer services which are connected to the existing church.

Findings of Fact:

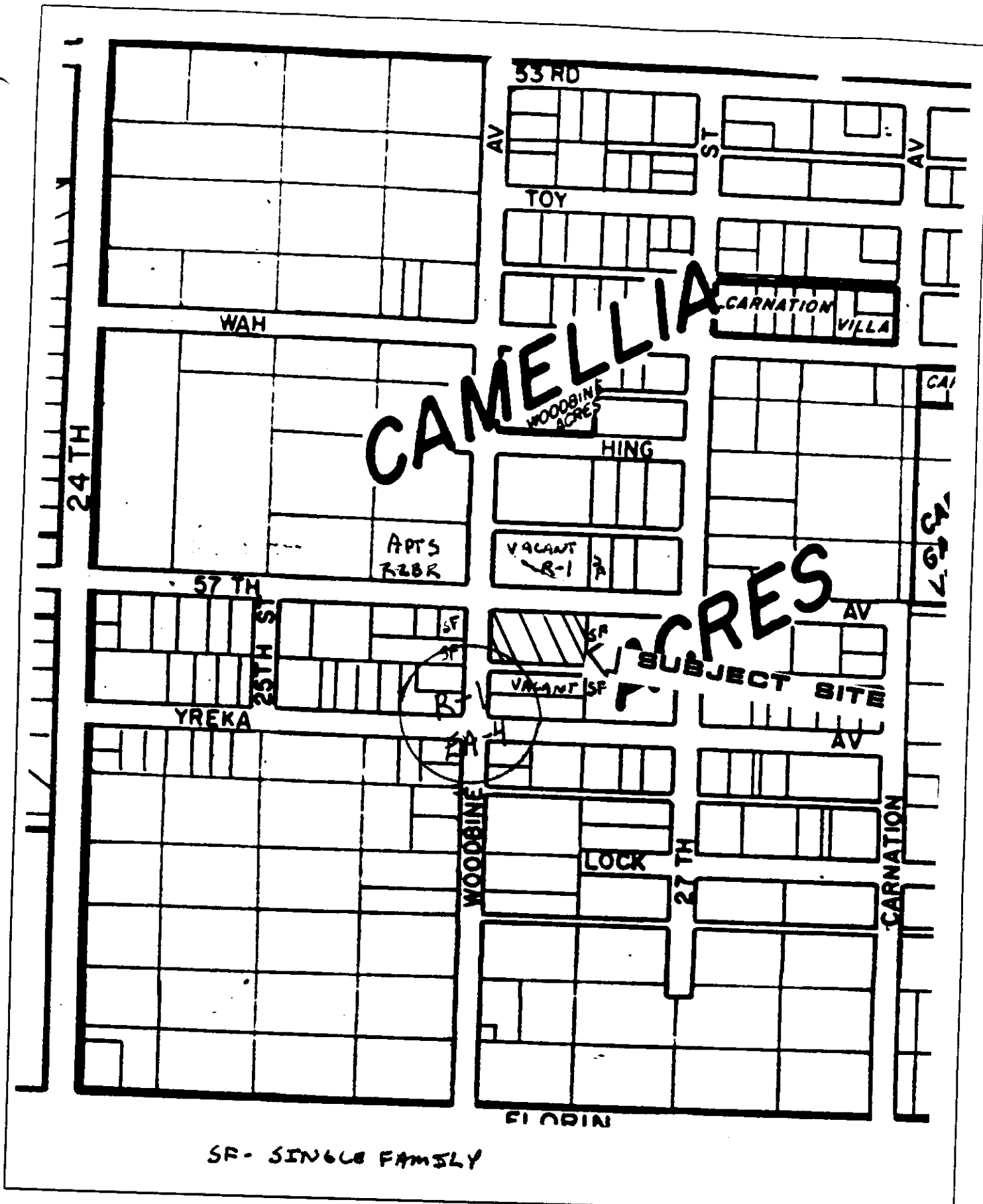
1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. a caretaker's residence on a church property is compatible with adjacent single family residential uses and other existing public and private facilities such as schools and churches found in the area;
 - b. adequate off-street parking will be provided.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. adequate on-site parking will be provided;
 - b. the existing fence and the required additional fencing will provide an adequate visual buffer between the caretaker's residence and the adjacent residential uses;
 - c. the required landscaping and improvements to the mobile home will enhance the appearance of the mobile home and the site as well as provide screening for more privacy from the parking lot and the

street.

3. Granting the variance does not constitute a special privilege extended to an individual applicant in that a variance would be and has been granted to other property owners facing a similar circumstance.
4. Granting the variance does not constitute a special privilege extended to an individual applicant in that Church facilities are allowed in the Standard Single Family (R-1{EA-4}) zone, subject to Special Permit approval.
5. The project is consistent with the General Plan and the Airport Meadowview Community Plan which designates the site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively.



VICINITY MAP



SF - SINGLE FAMILY

LAND USE & ZONING MAP

EXHIBIT - A

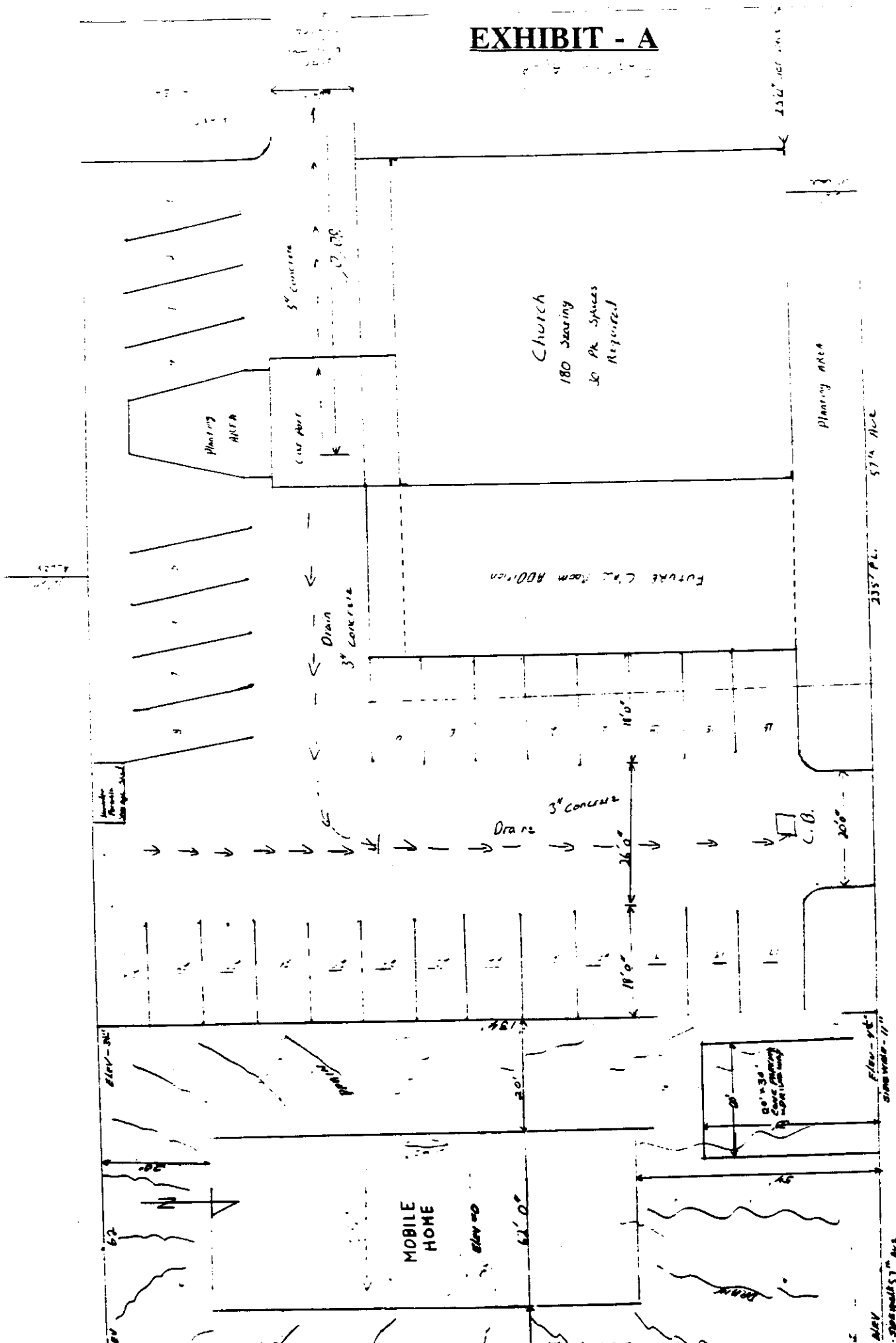
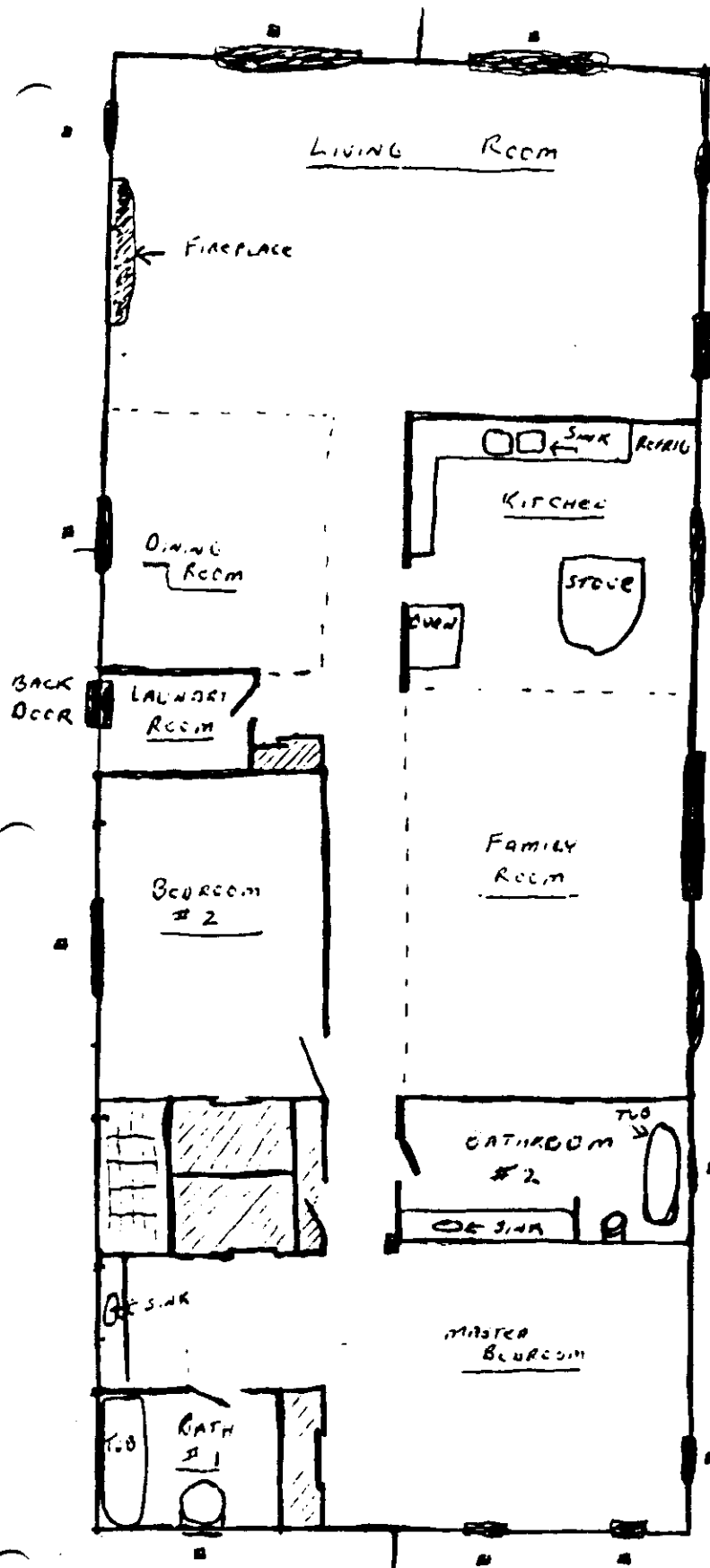


EXHIBIT - B



- LIVING ROOM - 14'6" x 24'
- DINING ROOM - 10'6" x 9'
- LAUNDRY ROOM - 5'6" x 5'6"
- BEOROOM #2 - 13' x 9'
- BATH #1 - 6' x 7'
- KITCHEN - 11' x 12'
- FAMILY ROOM - 17' x 12'
- BATH #2 - 6' x 12'
- MASTER BEOROOM - 11'6" x 12'
- EXTENDED PART OF MASTER BEOROOM - 5'6" x 9'

29" FROM GROUND TO FLOOR

LEGEND

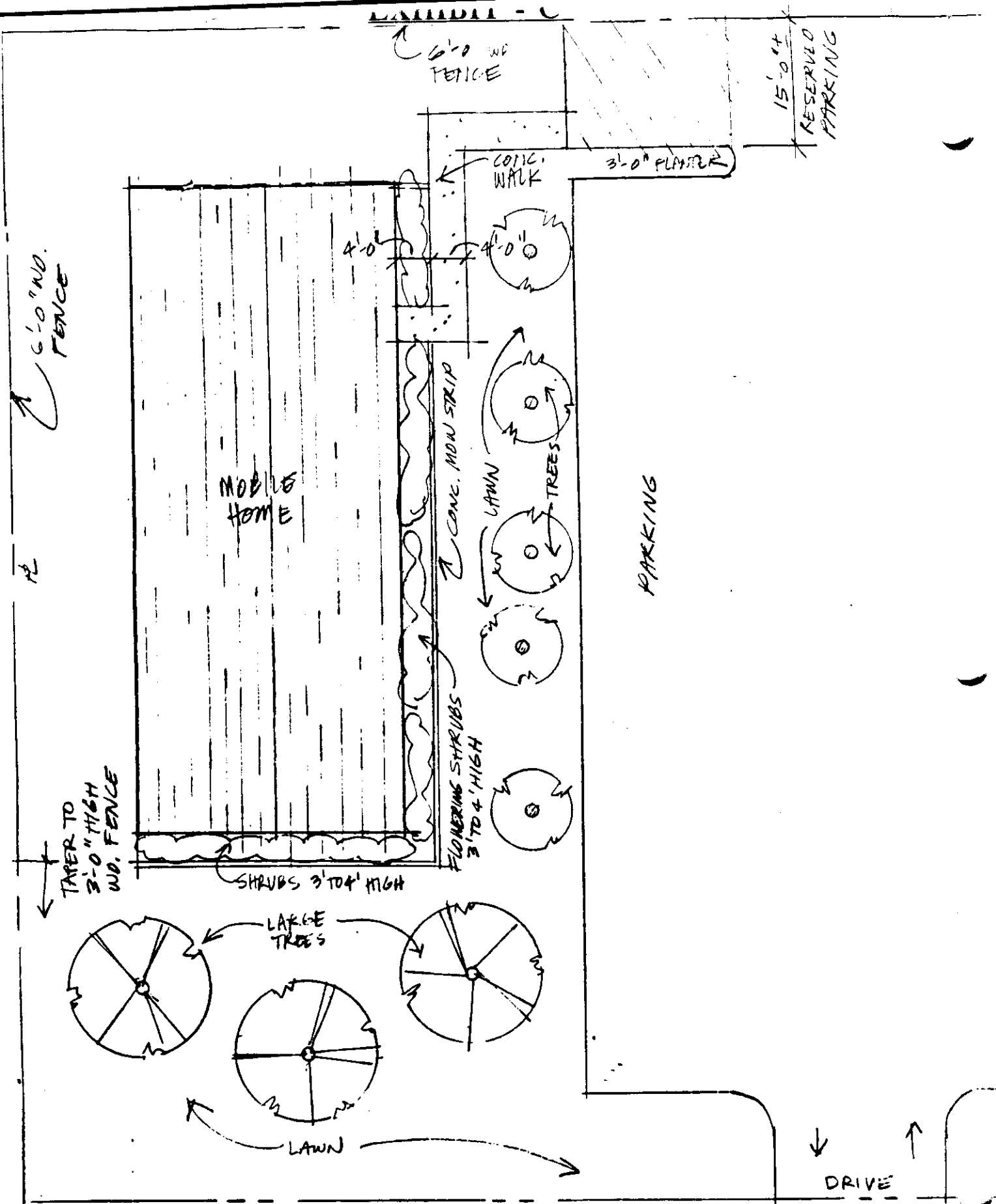
- WINDOW
- CLOSETS
- ESTIMATED END OF ROOMS (NO WALLS PRESENT)
- FURNACE AND HOT WATER HEATER COMPARTMENT
- WALL

SCALE
1" = 7'

P90-421

JANUARY 10, 1991
FEBRUARY 14, 1991

ITEM 8



STAFF'S SUGGESTED
SITE PLAN

P90-421

FEBRUARY 14, 1991
JANUARY 10, 1991

ITEM 8