

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT Sacramento Congregation of Jehovah's Witnesses, 3133 McKinley Blvd	OWNER Bert & Tone L. Agostini, 975 Acacia Ave, Sacramento, CA 95815	PLANS BY Paul Michaels	FILING DATE 12-17-75	60 DAY CPC ACTION DATE	REPORT BY TAP:dp
NEGATIVE DEC		ASSESSOR'S PCL NO. 19-191-53			

APPLICATION: Special Permit (P-6963) to establish a church in the R-1 zone.

LOCATION: 2910 26th Avenue

PROJECT INFORMATION: The applicant proposes to construct a 3200 square foot church with 32 off-street parking spaces. The church in this proposal would develop approximately 20% of the 1.75 acre site. There are no future plans for the balance of the property. The surrounding land use and zoning are as follows:

North: Single family dwellings - vacant & R-1

South: Single family dwellings & R-1

West: Single family dwellings & R-1

East: 12 - unit deep lot development & R-1

STAFF COMMENT: In addition to the residential uses in the immediate area, there are two other churches. These churches are indicated on the attached vicinity map. The church would front on 26th Avenue which the Traffic Engineer indicates is a collector street providing access across the Western Pacific Railroad tracks between Franklin Blvd. and 27th Street. The City Traffic Engineer indicates the street can handle the traffic generated by the church. The applicant proposed to submit to the Commission a revised site plan which will increase the front yard setback to 35' and provide additional landscaping.

The staff does have serious concerns with the fact the remainder of the property has no development plans.

STAFF RECOMMENDATION: The staff recommends approval of the Special Permit, subject to the final site plan review and approval by the City staff, and the staff's recommendation is based on the following facts:

1. The project is based on sound land use principles of land use;

a. Churches are allowed in residential areas when located on a collector street or major street. The church is located on a collector street.

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2. The project is not injurious to the public:

- a. The revised plan provides landscaping which acts as a buffer for the adjacent residential uses to the east and west.
- b. Most of the traffic generated by the church will be handled by the collector street (26th Avenue).

3. It relates to a plan:

- a. The General Plan and the Fruitridge Community Plan indicate residential and light-density residential uses, respectively.
- b. The Zoning Ordinance allows churches in the R-1 zone subject to the granting of a Special Permit by the Planning Commission when they do not have a detrimental effect on the surrounding residential uses.