

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Church of Nazarene, 3110-19th Avenue, Sacramento, CA 95820				
OWNER	Lou Cota & Granite Mortgage Co., 1215 Howe Avenue, Sacramento, CA 95825				
PLANS BY					
FILING DATE	3-9-84	50 DAY CPC ACTION DATE	4-12-84	REPORT BY:	SC:bw
NEGATIVE DEC.	3-16-84	EIR		ASSESSOR'S PCL. NO.	019-161-37 & 49

- APPLICATION:
1. Environmental Determination
 2. Special Permit to develop a church facility in the R-1 zone (Sec. 2-F-8)
 3. Lot Line Adjustment to merge two parcels into one with a total of 2.2 acres

LOCATION: North side 26th Avenue, approximately 450 feet west of Franklin Boulevard

PROPOSAL: The applicant is requiring the necessary entitlements to develop a church in the single family zone on a 2.2 acre parcel.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential/Commercial/Offices
1963 Fruitridge Community Plan Designation:	Light Density, Residential, Commercial and Offices
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family Structure and Vacant
Surrounding Land Use and Zoning:	
North:	Single Family; R-1
South:	Residential; R-1
East:	Commercial; C-2
West:	Residential; R-1
Parking Required:	50 spaces
Parking Provided:	50 spaces
Property Dimensions:	Irregular
Property Area:	2.2 acres
Square Footage of Building:	12,700
Height of Structure:	22± feet
Topography:	Flat
Street Improvements:	To be improved to City standards
Utilities:	To be provided
Exterior Building Colors:	Off white and brown
Exterior Building Materials:	Stucco and Spanish tile

STAFF EVALUATION: Staff has the following comments regarding this request:

1. The subject site is located at the terminus of an unnamed public street which runs along the rear of an adjacent shopping center. The area surrounding the site is developed with a mixture of single family structures, multiple family units, two churches and commercial uses. The remaining area west of the site is the vacant portion of deep lots fronting on 26th Avenue.

The vacant land west of the subject site is capable of further subdivision if public access is provided to this area. At the present time, access to this vacant land is proposed through the subject site from an unnamed street which terminates at the east property line of the church site.

2. The unnamed street was developed and dedicated as a public street in conjunction with the adjacent shopping center. When the street was developed it was designed with a curve to the west to allow for future extension of the street which would provide the necessary access for developing the rear portion of deep lots fronting on 26th Avenue. Staff has determined that street access to the vacant land west of the site is possible without extending the unnamed street through the proposed church location. Staff, therefore, has no objections to the termination of this street section. The City Traffic Engineer, however, has indicated that a cul-de-sac must be installed at the end of this street.

The site plan will have to be modified since the cul-de-sac will interfere with the proposed location of the parking lot and church facility. Revised plans should be submitted for staff review and approval.

3. Access to the church facility is proposed from the unnamed street. Staff has no objections to the proposal since this access will minimize potential parking and traffic problems along the neighboring residential streets. The applicant is required to provide one parking space for six seats. The maximum seating capacity of the church is 300, which means that 50 parking spaces will be required. The applicant is proposing to provide the required number of spaces and it is not expected that parking problems will result from this development.
4. The site plan indicates that the northwest portion of the site is to be retained as open space for future use. The applicant should be aware that future development or use of this area will require a new special permit.
5. As proposed, staff has no objections to the design of the church which will conform to the height limit for the single family zone. The building design and materials are attractive which will enhance the character of the neighborhood.
6. The applicant will be required to provide a six-foot solid masonry wall along the property lines of the developed portion of the site. The wall is required to protect the neighboring residential uses from activity on the subject site. The applicant has also indicated that lighting will be provided in the parking area which is adjacent to residential uses. The applicant is proposing low intensity lighting which will be shielded from adjacent residences; however, staff recommends that lighting plans be submitted for staff review and approval prior to issuance of building permits.
7. The parking lot must be properly landscaped, irrigated and shaded by 50 percent. The site plan indicates that some of the planter areas do not provide adequate space for the size of the proposed trees. The minimum width of planter area for this size of tree should be six feet.
8. This request also involves a lot line merger to eliminate the property line which will cross through the proposed development. Staff has no objections to this merger. The request was also reviewed by the City Engineer, City Real Estate and Traffic Engineer who indicated no objections to the proposal, subject to conditions.

City Real Estate indicated that closure calculations and monuments will be required for the new property lines and that any existing assessments must be paid. The City Engineer is requiring that a sewer and drain study be prepared. The Traffic Engineer will require that a cul-de-sac be provided and the unnamed street be named.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit, subject to the following conditions and based on Findings of Fact which follow; and
3. Approval of the Lot Line Adjustment by adopting the attached resolution with conditions.

Conditions - Special Permit

- a. The applicant shall provide a cul-de-sac at the end of the unnamed street and name the street to the satisfaction of the Planning Director. Plans for the cul-de-sac shall be submitted to the Traffic Engineer for review and approval prior to issuance of a building permit;
- b. The applicant shall submit modified site plans indicating the location of the cul-de-sac in relation to on-site parking and the church structure. The revised plans shall also indicate the required six-foot solid masonry wall;
- c. On-site lighting shall consist of low height fixtures or, if standard height fixtures are used, that they be shielded or located away from residences. Lighting plans shall be reviewed and approved by the Planning Director prior to issuance of building permits;
- d. The applicant shall submit detailed landscape, shading and irrigation plans for staff review and approval prior to issuance of a building permit. The planter areas shall be a minimum width of six feet;
- e. The applicant shall provide adequate sewage and drainage facilities to the satisfaction of the Public Works Director prior to issuance of a building permit.

Findings of Fact - Special Permit

- a. The special permit is based upon sound principles of land use in that:
 - 1) the church use will have access onto a major collector street;
 - 2) the proposed church will not alter the character of the neighborhood in that two existing churches are located in the same neighborhood;
 - 3) the property west of the subject site can be further subdivided with an alternate street location.
- b. The special permit as proposed and conditioned will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that:
 - 1) adequate on-site parking will be provided;

- 2) access to the site will be provided along a street that services commercial uses and therefore neighborhood street traffic should be minimal; and
 - 3) the location and design of the proposed church will enhance the character of the neighborhood.
- c. The special permit is consistent with the Fruitridge Community Plan and the General Plan policy to "Promote development of vacant lots which have been bypassed by urban development."

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission
on date of

APPROVING A LOT LINE ADJUSTMENT FOR
WEST ONE-HALF OF LOT 4 AND LOTS OF
PLAT OF COYLE CITY ACRES IN BOOK 16
OF MAPS, MAP 28. (P84-098)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the north side of 26th Avenue, approximately 450 feet west of Franklin Boulevard; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105(a)); and

WHEREAS, the lot line adjustment is consistent with the 1974 City General Plan and the 1963 Fruitridge Community Plan;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at the north side of 26th Avenue, approximately 450 feet west of Franklin Boulevard,

City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. The applicant shall submit closure calculation for each parcel and overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's Office.
2. The proposed lot lines are to be monumented.

CHAIR

ATTEST:

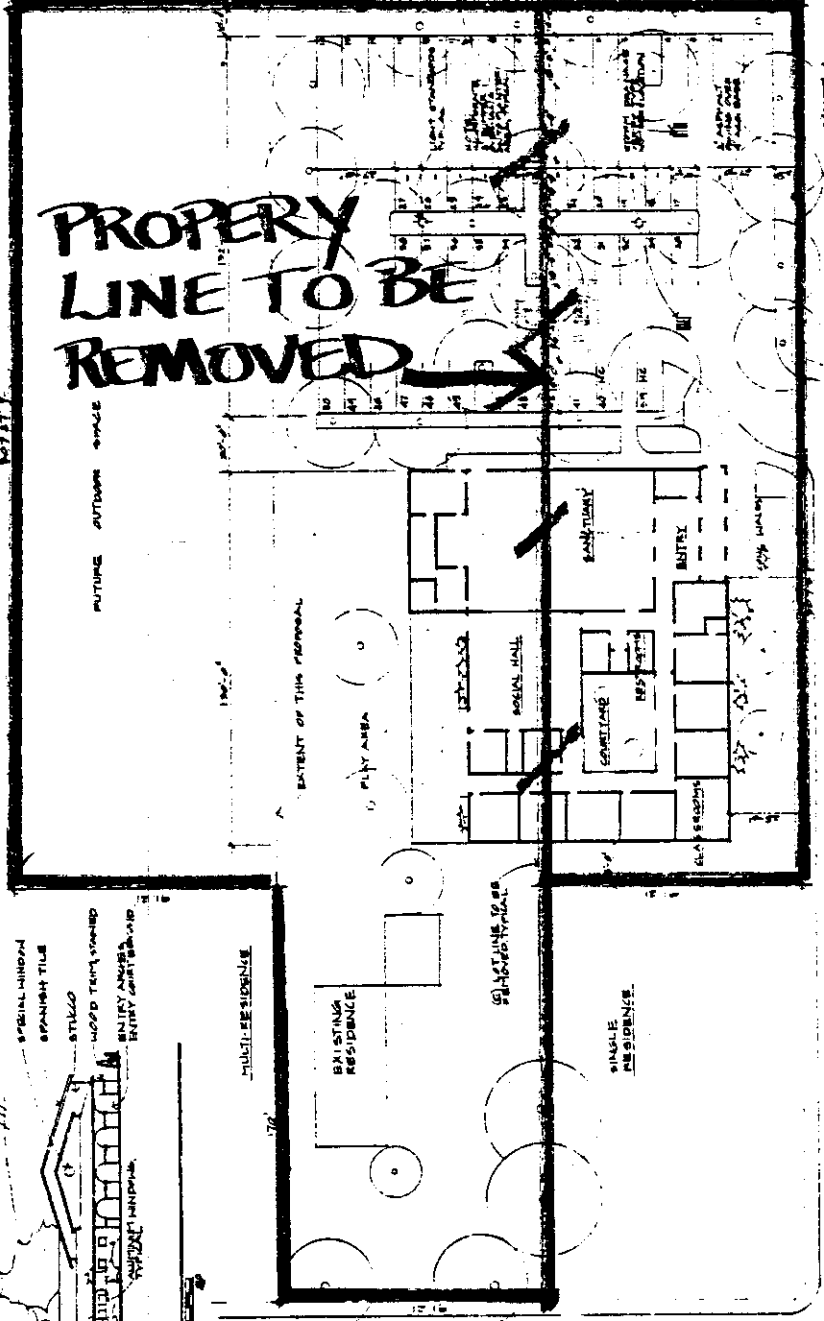
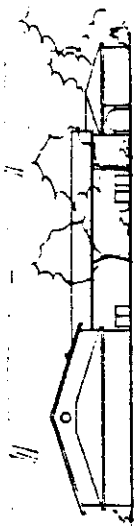
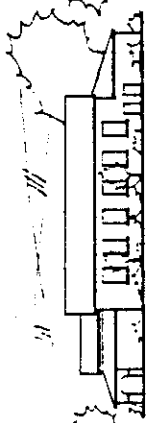
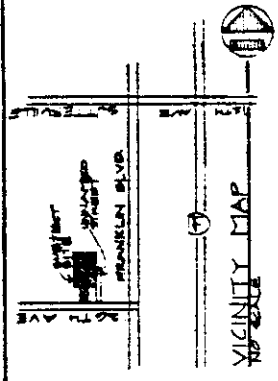
SECRETARY TO CITY PLANNING COMMISSION

EX 'A'

Legal Description of Combined Parcels:

APN 019-161-49 combined with
APN 019-161-37

such that the West one half of Lot 4 of "Plat of Coyle City Acres" according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California on April 8, 1921, in Book 16 of Maps, Map No. 28; excepting therefrom the South 170 feet; combined with Lot 5, as shown on the "Plat of Coyle City Acres, according to afore said official plat; excepting therefrom the South 170 feet of the West one-half of said Lot 5, the subdivision of said lot being made on the basis that the lot area includes one-half of the adjoining road.

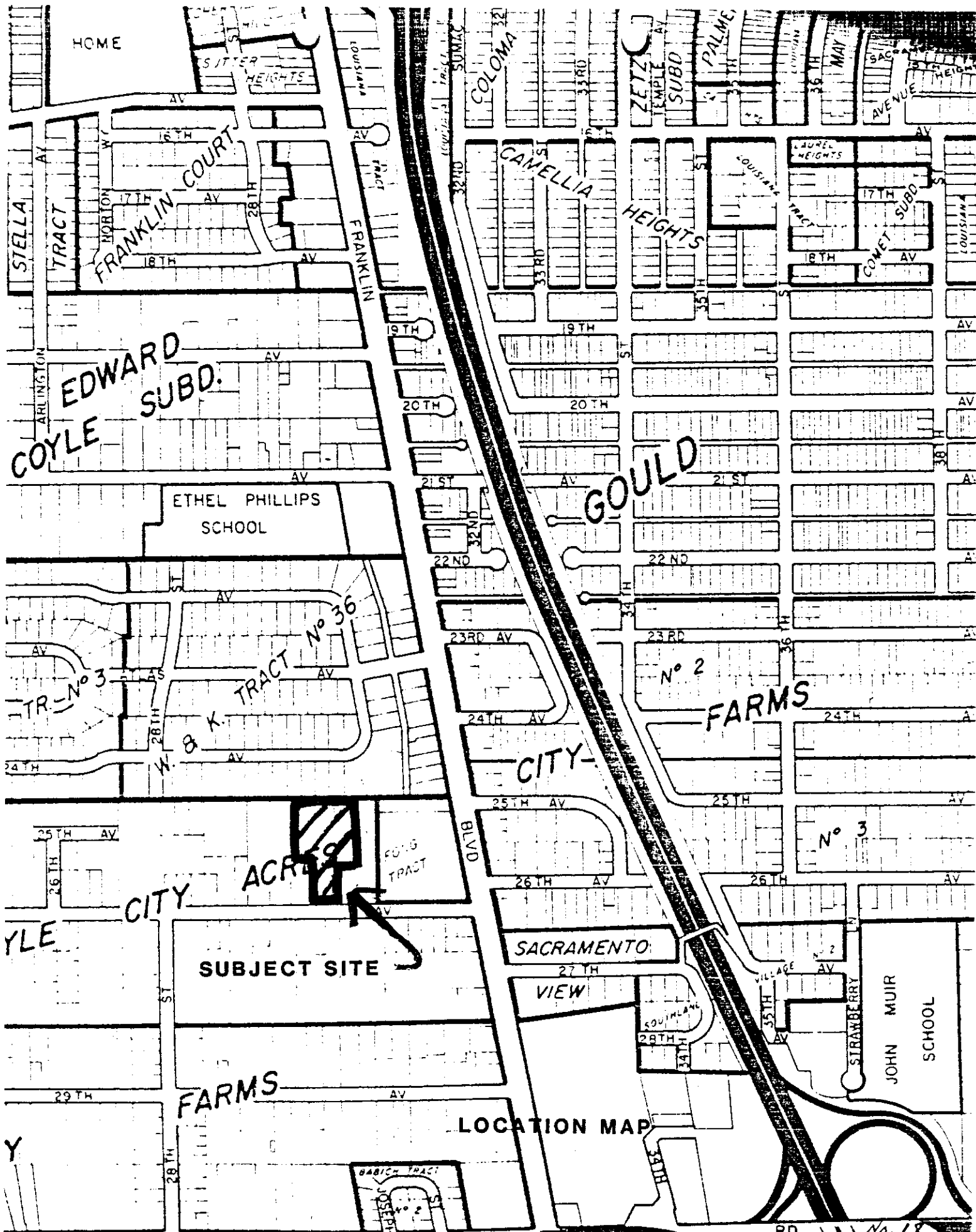


DATA

PARCEL NO.	114 101-9300
RECORDED USE:	CHURCH (SUNDAY SCHOOL) MISC. BLDG.
SITE AREA:	87,303 SQ. FT.
FLOOR AREA:	12,700 SQ. FT.
PARKING SPACES PROVIDED	48
SPACES REMOVED	50
NET BLDG. AREA	0
NET BLDG. AREA REMOVED	0
NET BLDG. AREA REMOVED	0
NET BLDG. AREA REMOVED	0
NET BLDG. AREA REMOVED	0

EX 'B'

SITE FLOOR PLAN
SCALE: 1/8" = 1'-0"



P84-098

FRUITRIDGE

4-12-84

RD No. 18

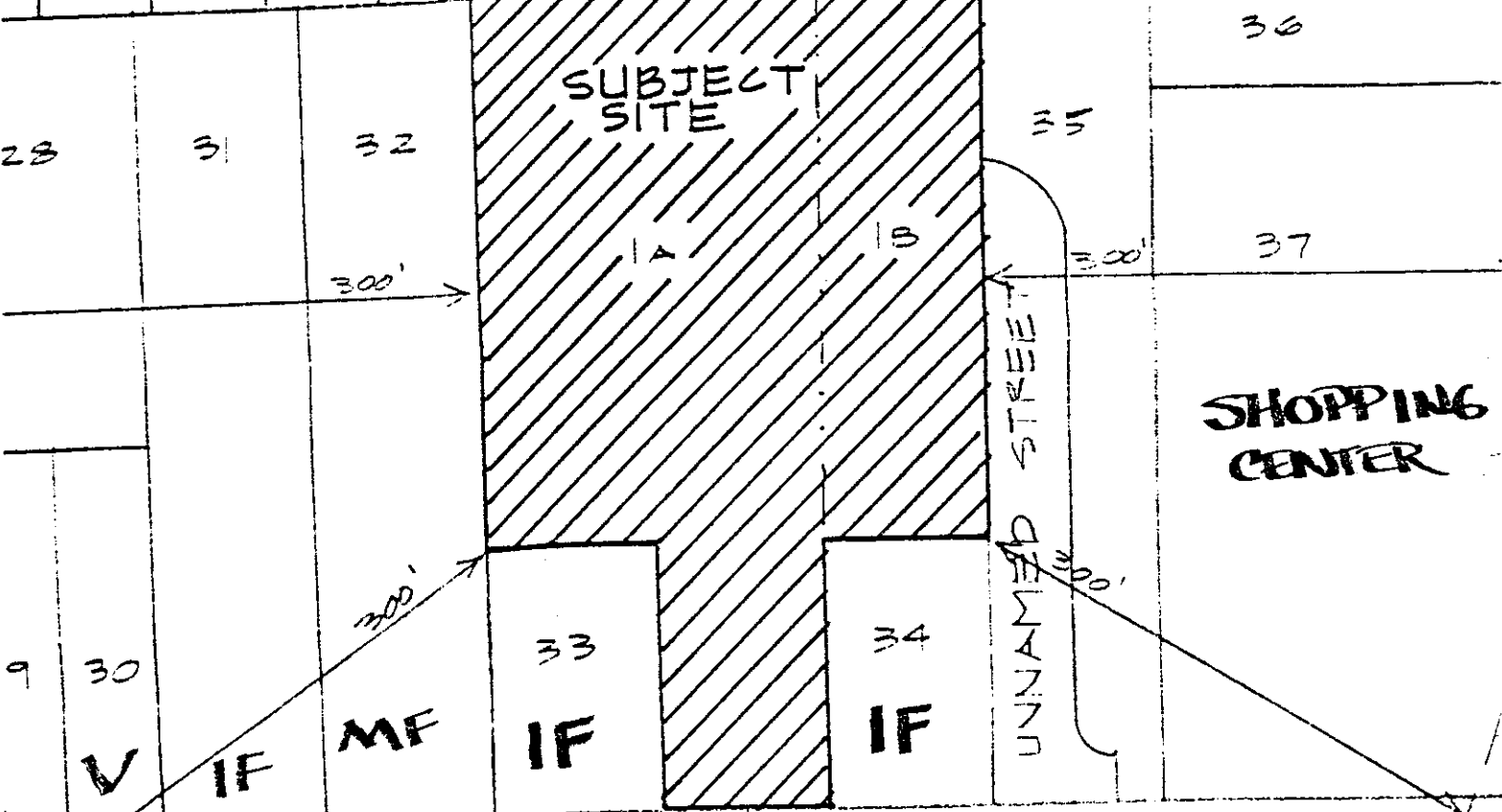
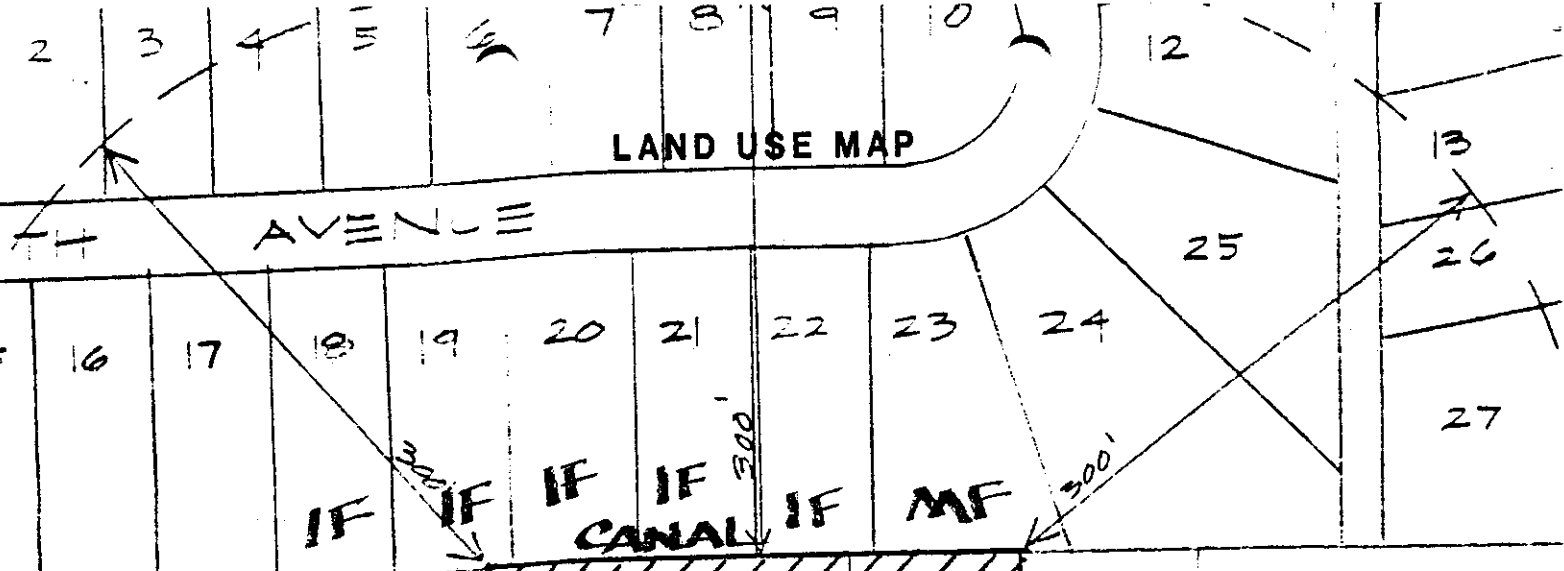
MAP

NO.

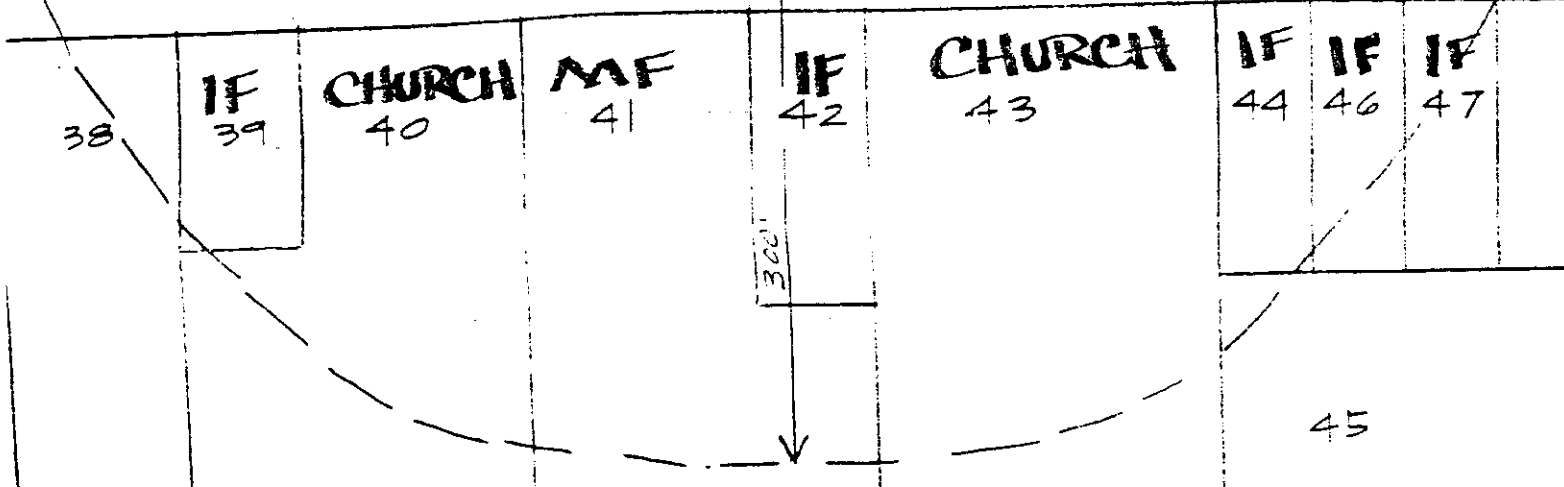
7

LAND USE MAP

TH AVENUE



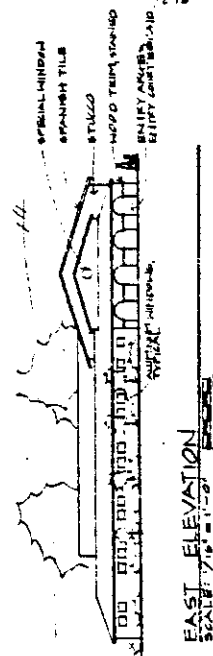
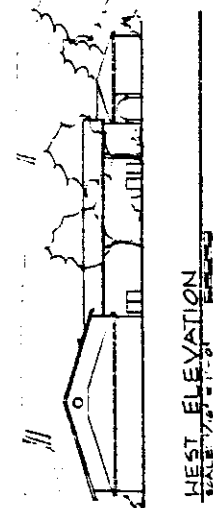
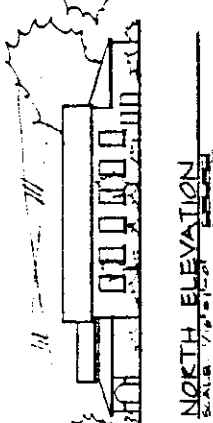
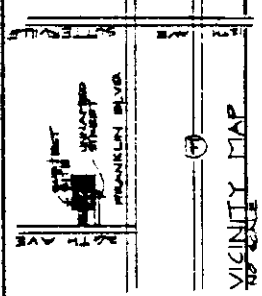
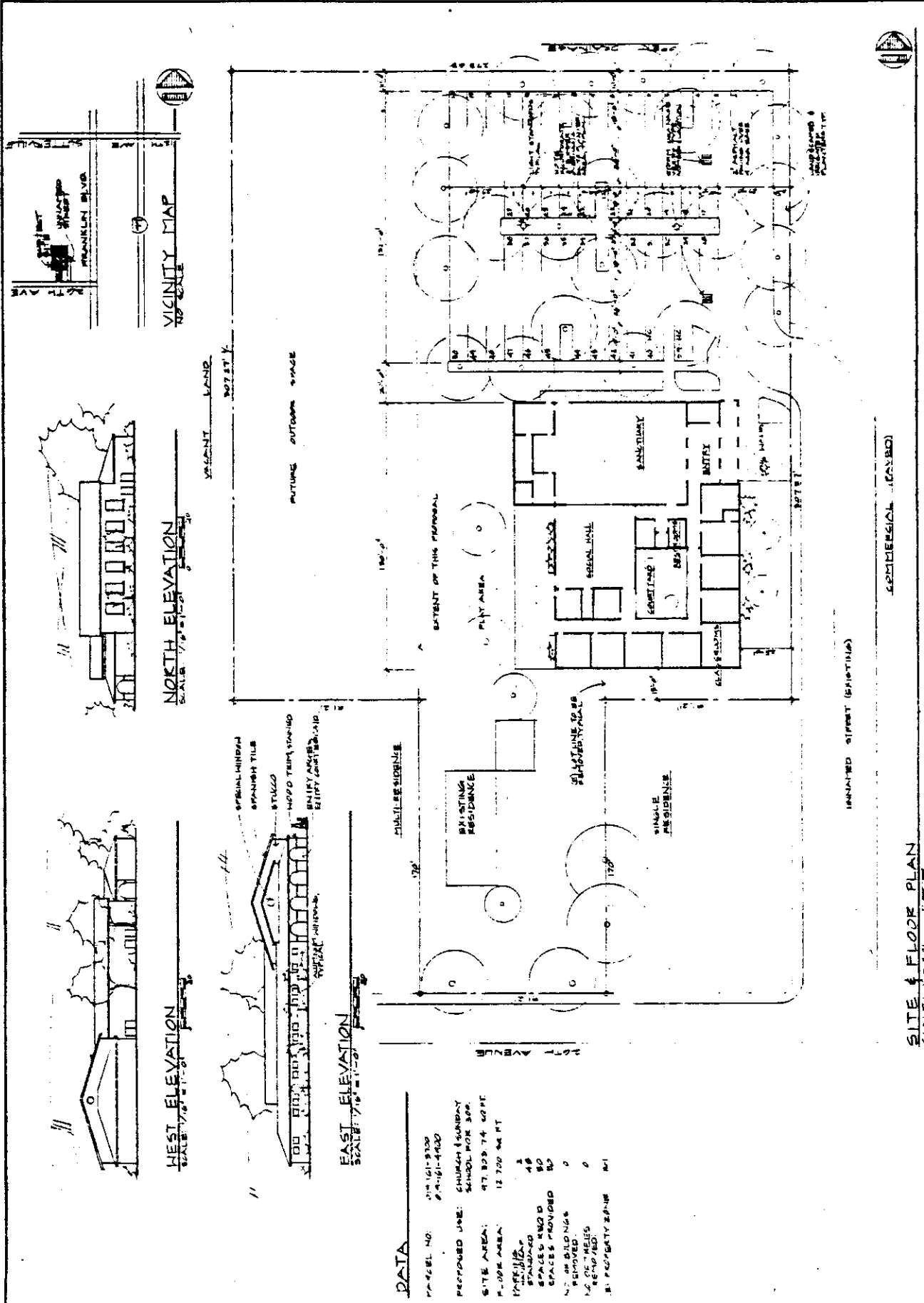
26 TH AVENUE



Luther American Church of the Nazarenes

300 26th Avenue

DATE: 4-12-84
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]



DATA

PROJECT NO: 01-101-930
 01-101-930

PROPOSED USE: CHURCH & SUNDAY SCHOOL FOR 300

SITE AREA: 97,809.74 SQ FT

FLOOR AREA: 12,700 SQ FT

TABLE:

STANDARD	4
SPACES REMOVED	48
SPACES PROVIDED BY	50
REMOVED	0
NO. OF PANELS	0
NO. OF PANELS REMOVED	0
NO. PROPERTY SPACES	01

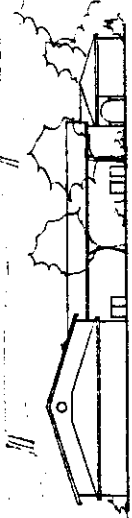
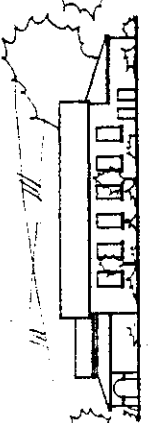
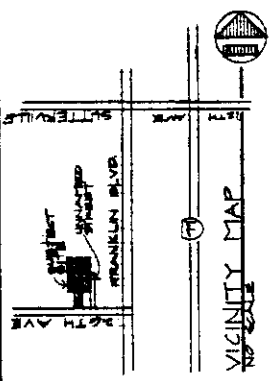
SITE & FLOOR PLAN
 SCALE: 1" = 30'

COMMERCIAL (C-200)

UNPAVED STREET (EXISTING)

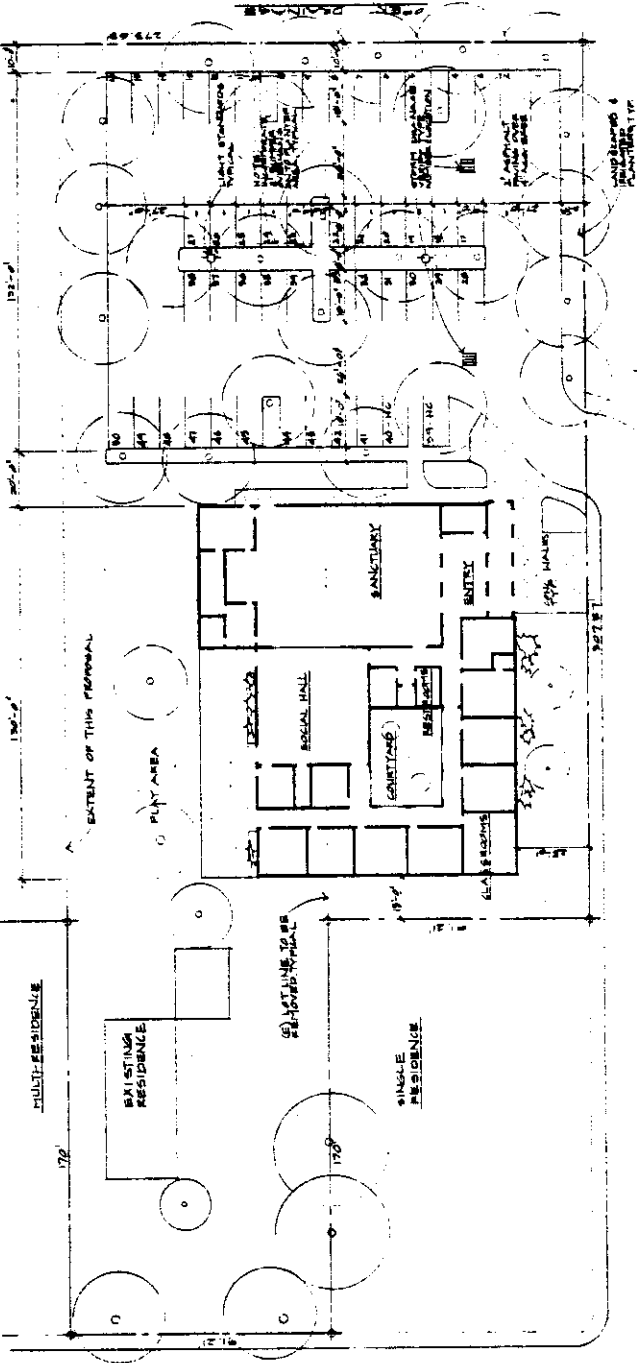
Latin American Church of the Nazarene

1
 DATE: 12/12/84
 DRAWN BY: [unclear]
 CHECKED BY: [unclear]



VACANT LAND
 NOTES: Y

PUTURE OUTDOOR SPACE



DATA

PARCEL NO. 214 1018700
 P.A. 161-4900

PROPOSED USE: CHURCH (SUNDAY SCHOOL FOR 300)

SITE AREA: 47,305.74 SQ. FT.

FLOOR AREA: 12,700 SQ. FT.

EXISTING: 2
 STAMPAED: 48
 SPACES NEG. 0
 SPACES PROVIDED: 50

NO. OF BUILDINGS REMOVED: 0

NO. OF TREES REMOVED: 0

(B) PROPERTY ZONE: M1

SITE & FLOOR PLAN
 SCALE: 1" = 20'

