

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

<b>APPLICANT</b> Moments of Blessings Church, 7480 24th Street, Sacramento, CA 95822
<b>OWNER</b> Moments of Blessings Church, 7480 24th Street, Sacramento, CA 95822
<b>PLANS BY</b> Builders Design Group, 2521 West Bowland Avenue, Santa Ana, CA, 92704
<b>FILING DATE</b> August 22, 1990 <b>ENVIR. DET.</b> Negative Declaration <b>REPORT BY</b> SLY
<b>ASSESSOR'S PCL. NO.</b> 048-0215-001

- APPLICATION:**
- A. Negative Declaration
  - B. Special Permit to construct a 11,725 square foot two story church building on 4.0± developed acres in the Standard Single Family (R-1) zone.
  - C. Variance to erect a 50 foot high tower as part of the new church on 4.0± acres in the Standard Single Family (R-1) zone.

**LOCATION:** 7480 24th Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a 11,725 square foot two story church sanctuary adjacent to the existing building with a 50 foot high prayer tower.

**PROJECT INFORMATION:**

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

**Surrounding Land Use and Zoning:**

		Setbacks	Required	Provided
North:	Single Family, R-1	Front:	25'	37.5'
South:	Single Family, R-1	Side(Int):	5'	75'
East:	Single Family, R-1	Side(St):	12.5'	32.5'
West:	Single Family, R-1	Rear:	15'	155'

Seating: 620  
 Parking Required: 155 spaces  
 Parking Provided: 177 spaces  
 Property Dimensions: Irregular  
 Property Area: 4.0± acres  
 Square Footage of Building: Existing building- 3,550 square feet  
 New two story building- 11,275 square feet  
 Total- 15,275 square feet  
 Height of Building: Building- 35 feet  
 Prayer tower- 50 feet  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing  
 Exterior Building Materials: Stucco  
 Roof Material: Composition asphalt

**PROJECT EVALUATION:** Staff has the following comments:

**A. Land Use and Zoning**

The subject site is 4.0± acres in the Standard Single Family (R-1) zone. A 3,550 square foot single story church building and a 22.5 x 45 foot A-Frame structure which is proposed to be removed. 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 Single Family, zoned R-1 to the north, south, east, and west.

**B. Applicant's Proposal**

The applicant is proposing to construct a 11,725 square foot two story church sanctuary adjacent to the existing building with a 50 foot high prayer tower. The tower structure will be 40 feet high with a 10 foot high cross at the pinnacle. The new church facilities will seat 620 people and provide 177 off-street parking spaces. The existing building will be used as a social hall and for office space.

**C. Staff Analysis**

**1. Site Plan:**

The church proposes to construct the 11,725 square foot two story sanctuary building to the southeast of the existing 3,550 single story building. The first floor is 9,025 square feet and the second floor is 2,700 square feet. There will be a landscaped courtyard that separates the two buildings. The new building will house the sanctuary and the existing building will house the social hall, offices, and childcare facilities associated with church functions. The applicant does not propose to use the church facilities for a community child care facility or school facility and is aware that a Special Permit would be required to locate these uses on the site.

At present, a wooden fence runs along the north and west property lines separating the church grounds from the adjacent residential properties. The Zoning Ordinance requires that a six foot masonry wall be constructed between a non-residential development and existing residential property. Due to the increase in the intensity of the church facility and the expansion of the facility to the north and west, staff recommends a six foot masonry wall be constructed along the north and west property lines to provide a noise and visual buffer for the adjacent single family uses.

There is a triangular area in the northwest corner of the parcel designated as a playground. Staff is uncertain of the plans for the playground area. Staff recommends that a detailed site plan for the playground area be submitted for planning staff review to include at a minimum, type of equipment, type of ground cover or surfacing, and intended landscaping and irrigation.

The site plan indicates a trash enclosure located to the northwest of the existing building that will be landscaped along two sides. The trash enclosure must meet the specifications required by the Zoning Ordinance including landscaping along the perimeter.

The Zoning Ordinance requires all setbacks along street frontages be landscaped, irrigated and maintained with primarily low ground cover. The property line along 24th Street requires a 25 foot landscaped setback and the property line along Matson Drive requires a 12.5 foot landscaped setback. A landscape and irrigation plan for the entire site should be submitted for review and approval of the Planning Director.

There is an area on the site plan designated for future development. Presently, the church has no preliminary plans for the use of this area. Staff recommends that the applicant construct a fence or

other effective barrier where the developed portion of the site stops to prevent access to the undeveloped portion of the site designated for future use. There should be no parking, driving, or storage allowed on the undeveloped portion of the lot. When development on this portion of the lot is proposed, the applicant will have to apply for a modification to the Special Permit. The Special Permit Modification will be subject to the review and approval of the Planning Director or the Planning Commission depending on the nature of the proposed development.

2. Building Materials and Design:

The proposed building will have an exterior of stucco and slumpstone accents in earth tone colors. Staff finds that the new building will be compatible with the existing church building on the subject site. The applicant has indicated to staff that the existing A-Frame building will be removed (see Exhibit A). The applicant must obtain all necessary demolition permits from the Building Department. Staff recommends that all equipment on the roof areas be screened from public view.

There is a proposed walkway that parallels the new building on the west side. Staff recommends that the walkway be widened by reducing the adjacent compact parking spaces and using an allowed two foot overhang instead of prefabricated wheel stops. This change will allow more walking space and reduce the amount of asphalt surfacing for the project as well as enhancing the aesthetics of the site.

The Zoning Ordinance sets a 35 foot height limitation for all structures in the R-1 zone. The entitlements include a variance for a 50 foot high prayer tower consisting of a 40 foot tower and a 10 foot cross that will be constructed near the center of the building. The tower is square in shape, three feet on all sides. The tower will not have a significant impact on the surrounding residential areas. Staff recommends that no signs or other identifying logos be attached to or displayed on the tower.

3. Parking:

The proposed parking lot provides 177 parking spaces. the Zoning Ordinance requires churches provide one space for every four seats. Based on that ratio, there needs to be 155 parking spaces for the proposed expansion. There is adequate parking provided.

Several spaces in the northeast corner encroach into the required 25 foot front yard setback. The Zoning Ordinance prohibits any parking in the front yard setback for non-residential uses. Staff recommends the parking spaces that encroach into the front yard setback be eliminated.

Staff also requires the parking lot meet the parking 50 percent shading requirements as stipulated in the Zoning Ordinance and that planters and/or tree wells be interspersed throughout the parking lot. The parking spaces along the north property line can be reduced from 20 feet to 18 feet long which will allow the landscaped perimeter to be two feet wider.

4. Signage:

The applicant proposes a monument sign located at the southeast corner of the property. The sign is to be 40 square feet in area and six feet high. Staff has not received elevations or a detailed description of the proposed sign. The Sign Ordinance limits the size of a church's sign to only 24 square feet in area for each street frontage. Therefore, staff recommends the proposed sign be reduced in area to meet the specified requirements and submit plans for planning staff review and approval that show elevations and location.

Staff supports the approval of the Special Permit in that the proposed church expansion, 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 the proposed tower will not significantly affect the other residential

structures in the area.

**D. Agency Comments**

The proposed project was reviewed by City Traffic Engineering, Engineering Departments, and the South Sacramento Area Community Planning Advisory Council. The following comments were received:

**1. Engineering staff comments:**

Notice: Property to be developed in accordance with this special permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

**2. City Traffic Engineering staff comments:**

The church sign at the intersection of 24th Street and Matson Drive shall conform to the City's Visibility Ordinance.

**3. The South Sacramento Area Community Planning Advisory Council comments:**

They do not oppose the building or the tower, but they recommend approval only if the following modifications are met:

- a. Centerline dividers in parking area to provide tree planting sites and reduce speeding "cut-throughs";
- b. Sufficient trees to provide eventual shade over at least one third to one half of the paved area;
- c. Provide lighting in parking area (none shown);
- d. The exit areas do not seem adequate for the size of the meeting place.

**ENVIRONMENTAL DETERMINATION:** The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

**A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:**

1. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
2. Cover stockpiles of sand, soil, and similar materials with a tarp.
3. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.

4. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
5. Increase the frequency of city street cleaning along streets in the vicinity of construction site.
6. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.

B. All exterior lighting will be directed away from or properly shaded to eliminate glare on existing residential uses.

**RECOMMENDATION:** Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit to construct a 11,725 square foot two story church building subject to the conditions and based upon the findings of fact which follow.
- C. Approve the Variance to erect a 50 foot high tower as part of the new church subject to the conditions and based upon the findings of fact which follow.

**Conditions:**

1. The applicant shall construct a solid six foot masonry wall along the north and west property lines. the proposed design and materials for the wall shall be subject to Planning Director's review and approval. This wall shall be reflected in the revised submitted site plan for staff review and approval prior the issuance of building permits.
2. The applicant must submit for staff review and approval prior to issuance of building permits a detailed site plan for the playground area to include at a minimum, type of equipment, type of ground cover or surfacing, and intended landscaping and irrigation.
3. The trash enclosure shall meet the requirements in the Zoning Ordinance including landscaping around the perimeter of the enclosure.
4. All equipment on the roof shall be screened from public view.
5. The setbacks along all street frontages must be landscaped, irrigated, and maintained with primarily low ground cover. The landscape plan and parking lot design shall comply with the Tree Shading Ordinance to provide the required 50 percent shading in fifteen years. The parking lot shall have tree wells and planters interspersed throughout. A landscape and irrigation plan for the entire site shall be submitted for review and approval by the Planning Director prior to issuance of building permits.
6. The parking spaces that encroach into the front yard setback shall be eliminated. The parking spaces along the north shall be reduced to 18 feet and the remaining two feet landscaped. The parking spaces along the west side of the proposed building shall be reduced by two feet and the walkway expanded by two feet. No prefabricated wheel stops are to be used along the walkways. The revised site plan submitted for staff review and approval shall reflect the eliminated parking spaces, the reduced parking spaces, and the enlarged walkway.
7. The applicant shall construct a fence or a barrier acceptable to the Planning Director where the developed portion of the site stops. This barrier shall be noted on a revised site plan and be subject to Planning Director for review and approval prior to the issuance of Building Permits. No parking, driving, or storage is allowed on the undeveloped portion of the lot.

8. The applicant shall submit an exterior lighting plan for the project for staff review and approval prior to issuance of building permits.
9. The church sign at the intersection of 24th Street and Matson Drive shall conform to the City's Visibility Ordinance. Signs shall meet the requirements in the Sign Ordinance; specifically, the applicant must reduce the proposed sign area. A sign permit shall be required for any sign.
10. No signs or other identifying logos shall be attached to or displayed on the tower.
11. The applicant shall comply with the mitigation measures of the Negative Declaration which include:
  - a. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
    - 1) Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
    - 2) Cover stockpiles of sand, soil, and similar materials with a tarp.
    - 3) Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
    - 4) Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
    - 5) Increase the frequency of city street cleaning along streets in the vicinity of construction site.
    - 6) Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
  - b. All exterior lighting will be directed away from or properly shaded to eliminate glare on existing residential uses.

Findings of Fact:

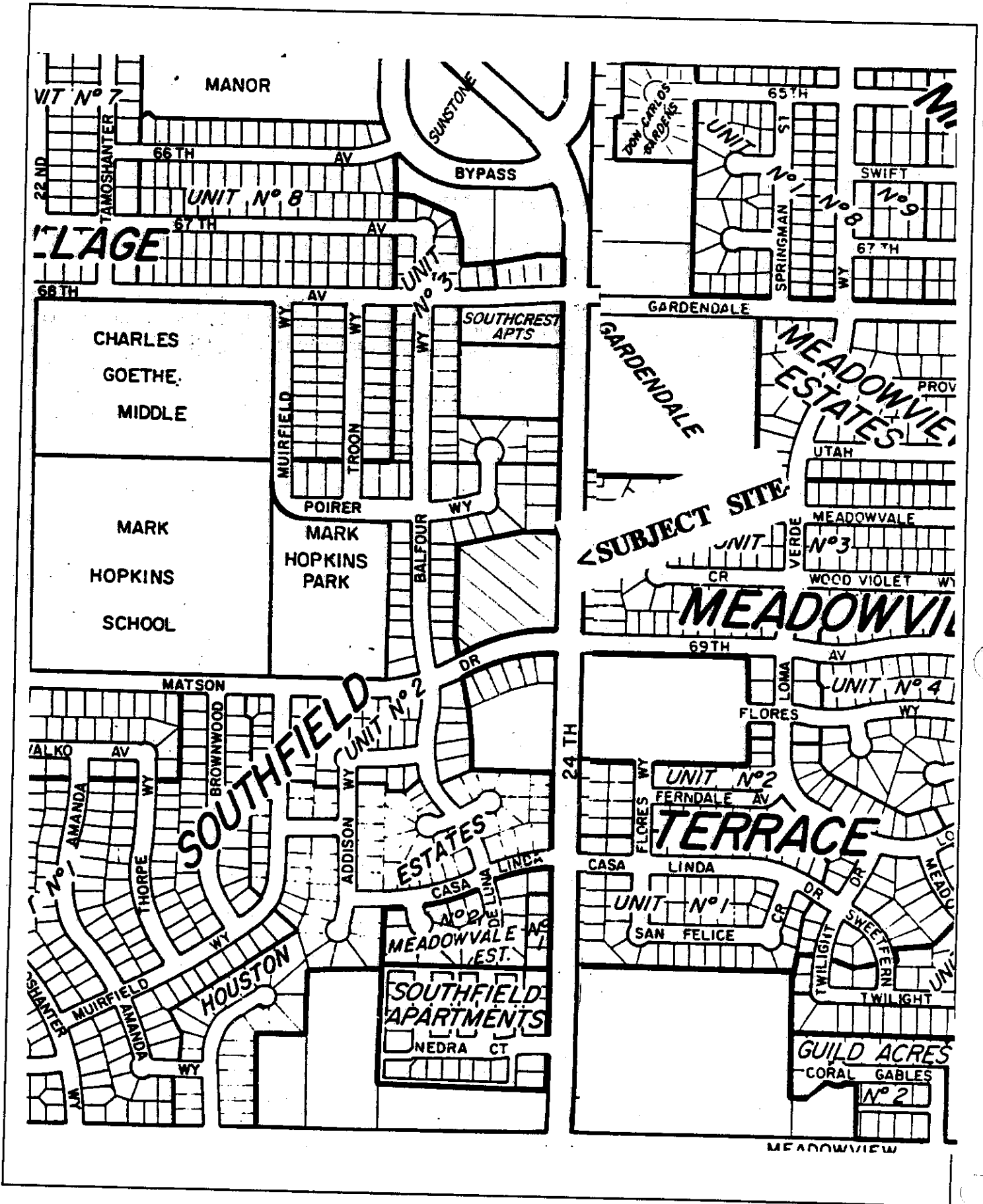
1. The proposed project, as conditioned, is based upon sound principles of land use in that:
  - a. the church facility is compatible with adjacent single family residential uses and other existing public and private facilities such as schools and churches found in the area;
  - b. adequate off-street 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. the proposed building and tower is compatible with the existing church structure;
  - b. the church is located on a collector street and will provide an adequate amount of on-site parking and landscaped setbacks;

- c. the required six foot high solid masonry wall will provide an adequate noise buffer between the church and the adjacent residential uses;
  - d. the proposed use will not significantly alter the characteristics of the area.
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 similar circumstances.
  4. Granting the variance request does not constitute a use variance in that Church facilities are allowed in the Standard Single Family (R-1) 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. Church facilities are allowed in residential zones with a Special Permit.

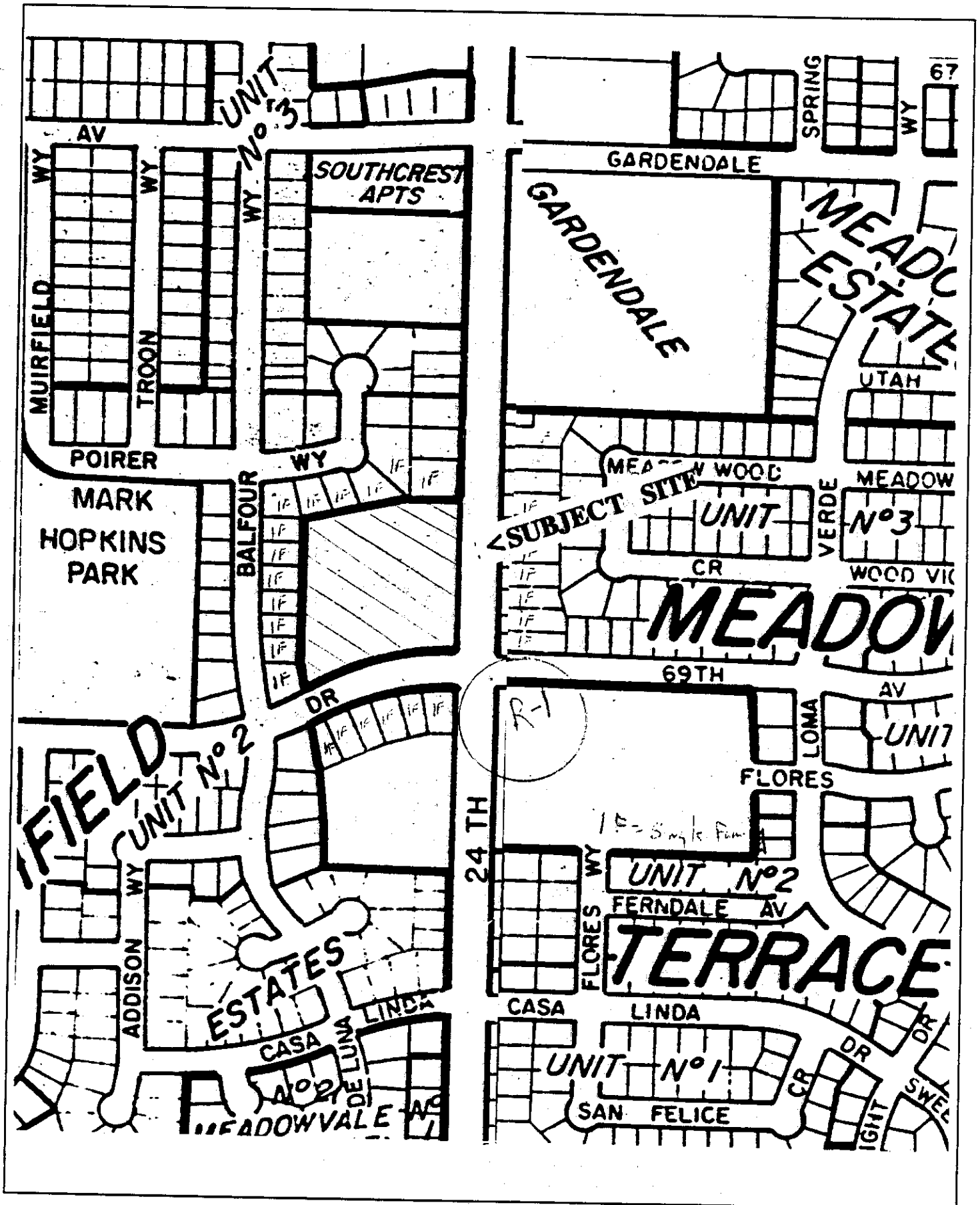




- c. the required six foot high solid masonry wall will provide an adequate noise buffer between the church and the adjacent residential uses;
  - d. the proposed use will not significantly alter the characteristics of the area.
3. Granting the variance does not constitute a special privilege extended to an individual applicant in that a variance would be and has been granted to other property owners facing similar circumstances.
  4. Granting the variance request does not constitute a use variance in that Church facilities are allowed in the Standard Single Family (R-1) 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. Church facilities are allowed in residential zones with a Special Permit.

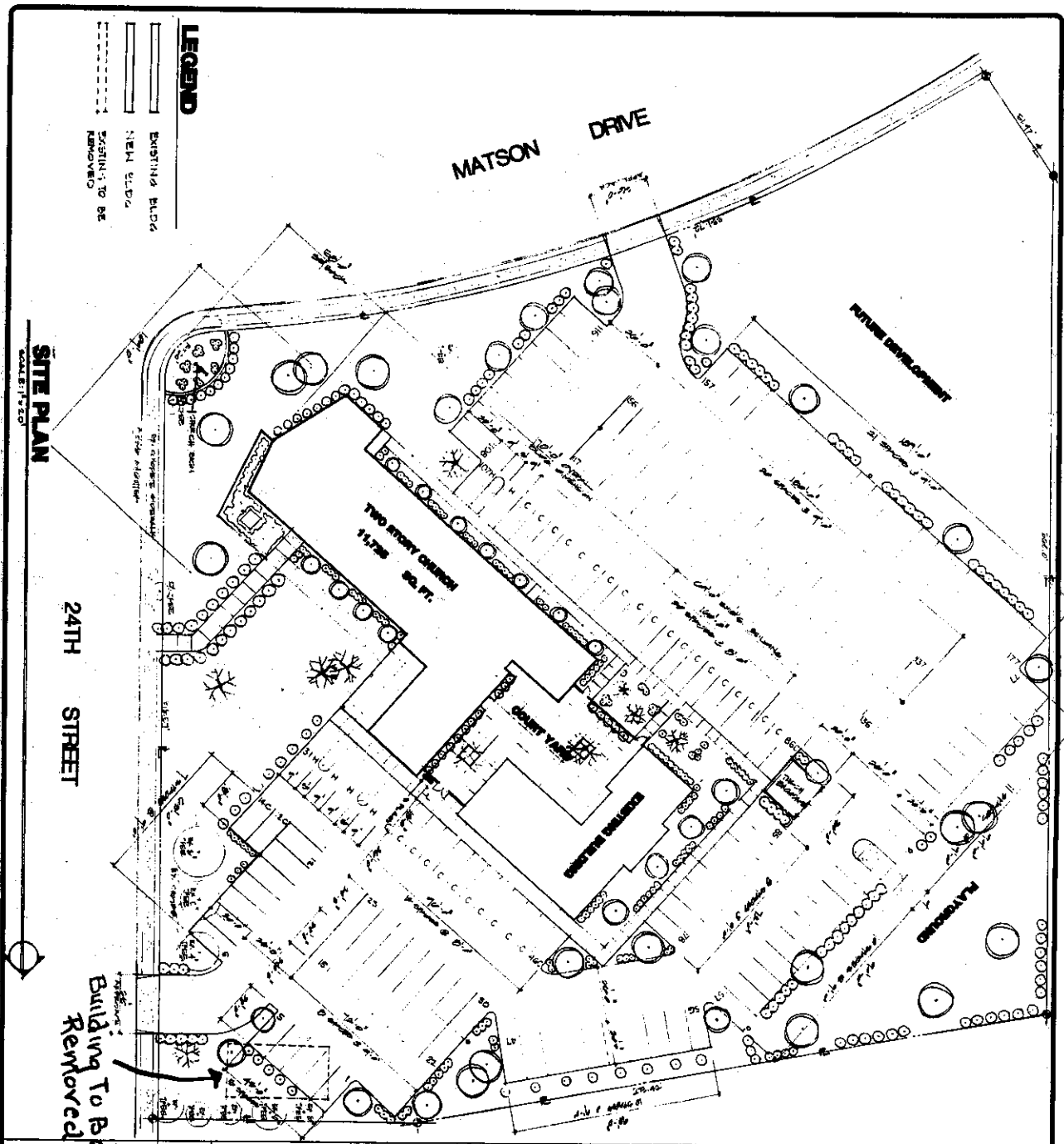


**VICINITY MAP**



**LAND USE & ZONING MAP**

# EXHIBIT A



LEGAL DESCRIPTION	
Lot:	Block: 1 E15
Tract:	
Assessor's Parcel:	048-0215-001
Map Book:	48
Page:	21
Proposed:	1480 24TH STREET
Lot Area:	5-1

SITE DATA	
Lot Area:	15,000 sq ft
Existing Building:	5,500 sq ft
Proposed Building:	11,750 sq ft
Net Area:	9,250 sq ft
Site Area:	11,750 sq ft
Sanitary Capacity:	220
Lot Coverage:	41.67%
Building Footprint:	104 sq ft
Building Volume:	111 sq ft
Building Height:	107 sq ft
Building Area:	111 sq ft
Building Volume:	111 sq ft
Building Area:	111 sq ft
Building Volume:	111 sq ft

**CD 1787**

8/10/10

NS/ND

DATE

**A-1**

**SITE PLAN**

**MOMENTS OF BLESSINGS CHURCH**

7480 WEST 24th STREET

SACRAMENTO, CALIFORNIA 95822

916-421-5303

**BDG**

**BUILDERS DESIGN GROUP**

2521 WEST ROWLAND AVENUE

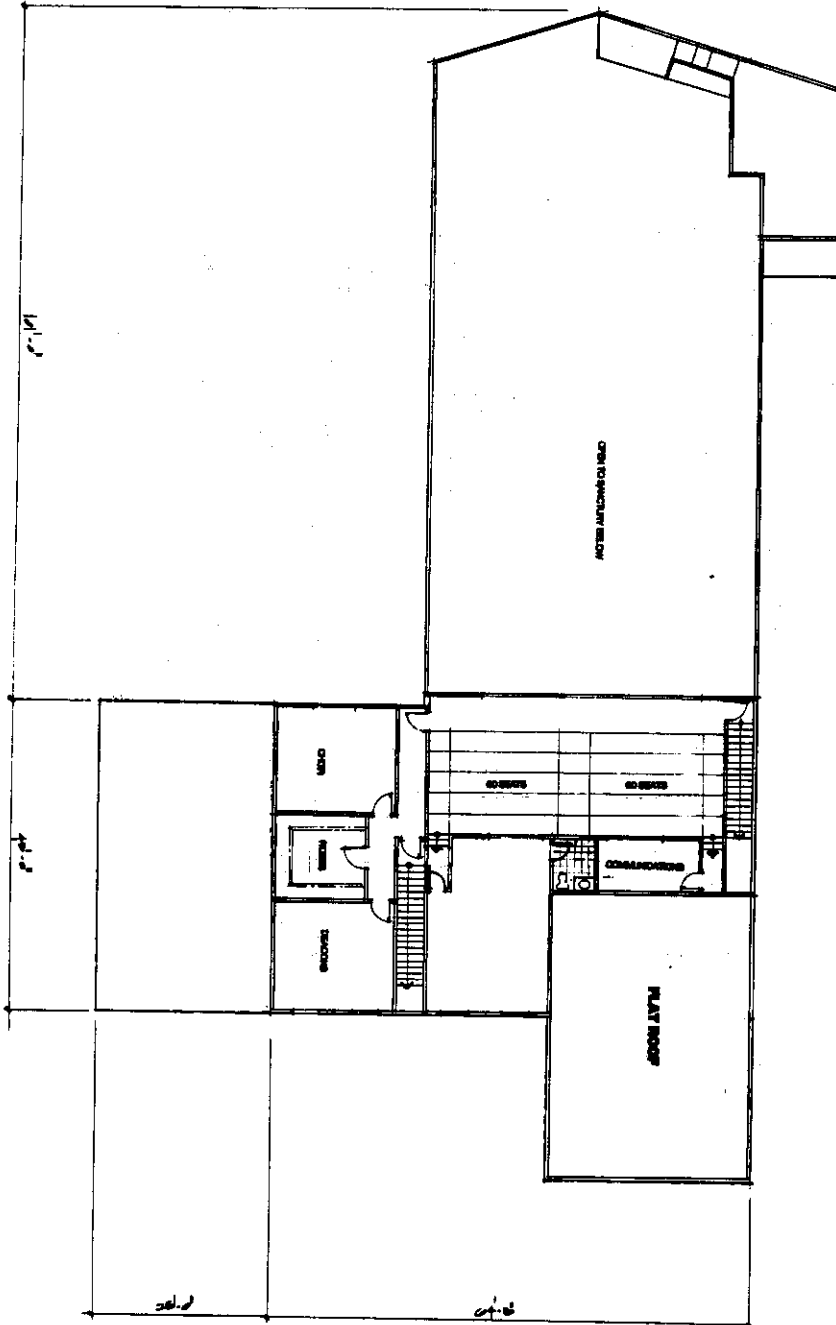
SANTA ANA, CALIF. 92704

TELEPHONE (714) 978-4878




**EXHIBIT D**

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



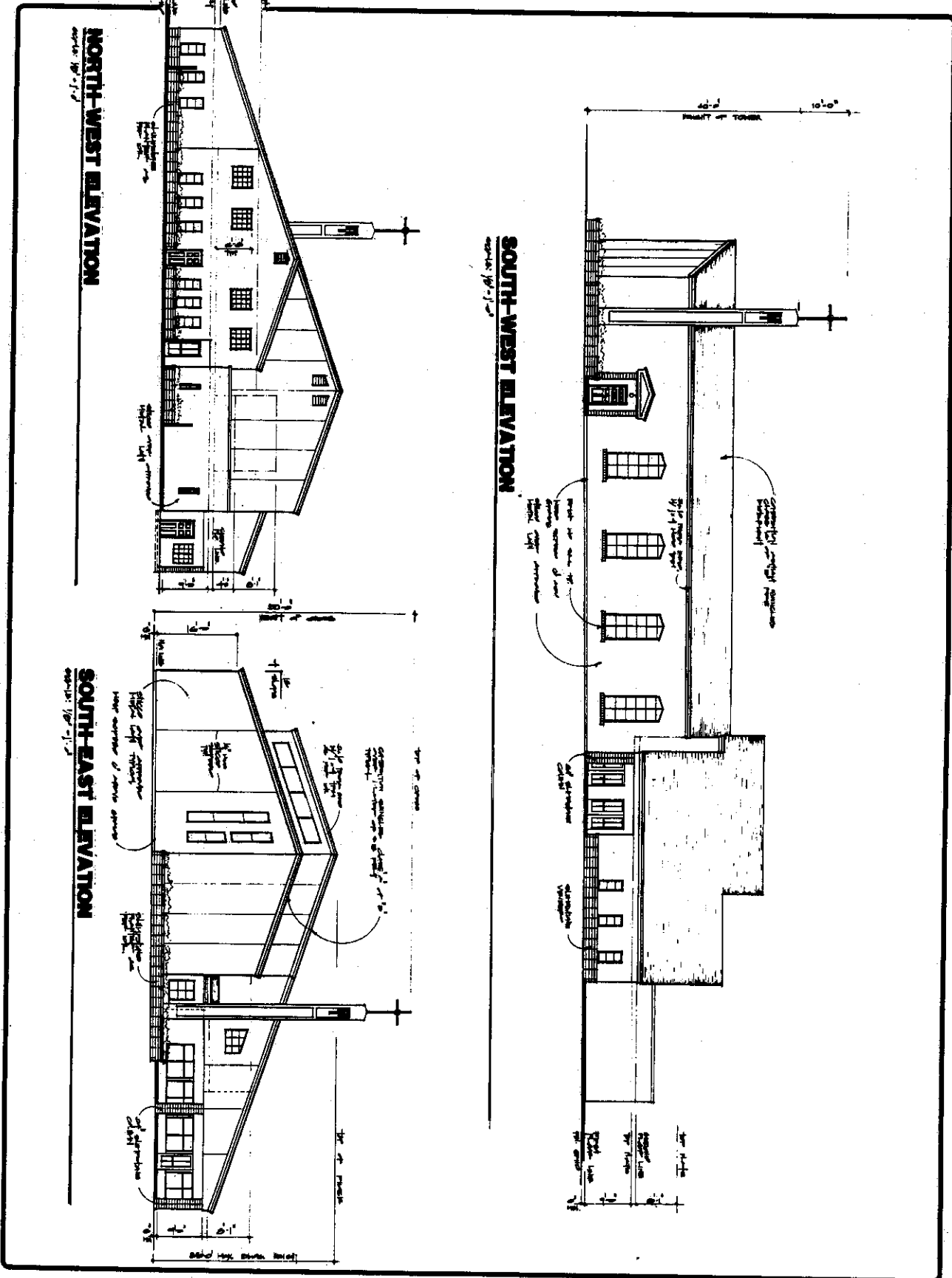
A-3	DATE	7/19/90
	BY	CELESTINE
	CHECKED	CELESTINE
	SCALE	1/8" = 1'-0"

**SECOND FLOOR PLAN**  
**MOMENTS OF BLESSINGS CHURCH**  
 7480 WEST 84th STREET  
 SACRAMENTO, CALIFORNIA 95822  
 1-916-481-8303



**BUILDERS DESIGN GROUP**  
 2221 WEST ROWLAND AVENUE  
 SANTA ANA, CALIF. 92704  
 TELEPHONE (714) 878-4678


**EXHIBIT E**



NO.	DATE	REVISION

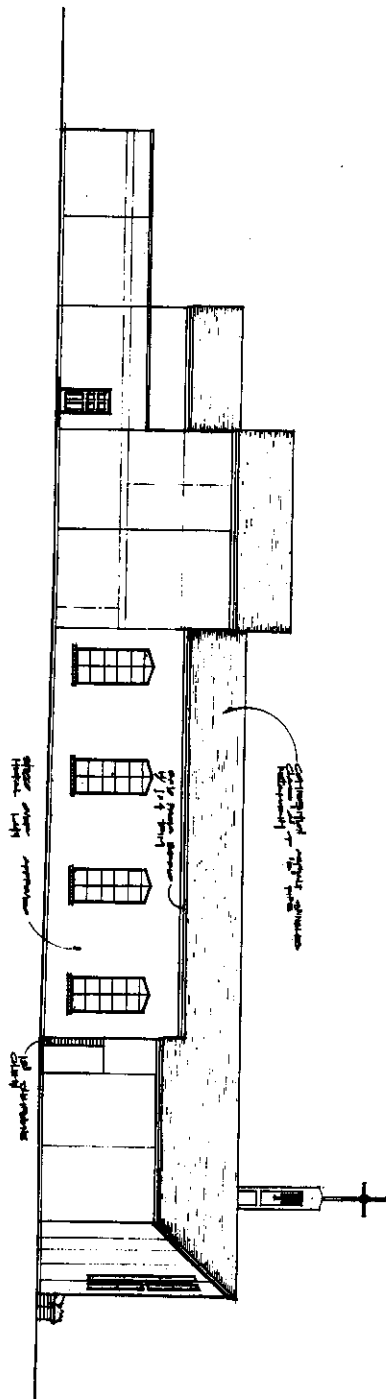
**EXTERIOR ELEVATIONS**  
**MOMENTS OF BLESSINGS CHURCH**  
 7480 WEST 24th STREET  
 SACRAMENTO, CALIFORNIA 95822  
 1-916-481-8303

**BDG**

**BUILDERS DESIGN GROUP**  
 2221 WEST ROWLAND AVENUE  
 SANTA ANA, CALIF. 92704  
 TELEPHONE (714) 878-4878


**EXHIBIT F**

**NORTH-EAST ELEVATION**



<b>A-7</b>	DATE	
	SCALE	
	PROJECT	
	REVISIONS	

**EXTERIOR ELEVATIONS**  
**MOMENTS OF BLESSINGS CHURCH**  
 7480 WEST 24th STREET  
 SACRAMENTO, CALIFORNIA 95822  
 1-916-421-5303



**BUILDERS DESIGN GROUP**

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