

P95-092 - Apostolic Assembly Church Time Extension

- REQUEST:
- A. Special Permit 3-Year Time Extension to construct an 11,080 square foot church, a 7,500 square foot fellowship hall, a 5,610 square foot classroom building, and an 1,830 square foot pastoral residence in three phases on 2.51± vacant acres in the Standard Single Family (R-1) zone.
 - B. Special Permit 3-Year Time Extension to operate a day care center for 20 children within a 5,610 square foot church education building.
 - C. Variance 3-Year Time Extension to waive the required six-foot masonry wall.
 - D. Variance 3-Year Time Extension to waive the three required parking spaces for the child care center.

LOCATION: 6600 63rd Street
APN: #040-0031-008
South Sacramento Community Plan Area
Sacramento Unified School District
Council District 6

APPLICANT:	Hoshida & Reyes, Alan Hoshida, 444-1480 2420 K Street STE 230 Sacramento, CA 95816
OWNER:	Apostolic Assembly of the Faith in Christ, Jesus, Inc. P.O. Box 2534 Sacramento, CA 95812
PLANS BY :	Hoshida & Reyes
APPLICATION FILED:	9-21-95 APPLICATION COMPLETE: 9/21/95
STAFF CONTACT:	Colleen Carollo, 264-5691

SUMMARY/RECOMMENDATION:

The applicant is requesting the necessary entitlements to extend the time limit for construction of a new church complex in three phases. This church complex will include a 600-seat sanctuary, a fellowship hall, a classroom building which will also contain a day care center, and a pastoral residence. The applicant proposes no changes to the original

request for the project which was approved by the Planning Commission on September 23, 1993 (P93-029). The project is located within the South Sacramento Community Plan area. **Staff recommends approval of the project, subject to compliance with the conditions of the previously approved Special Permits and Variances.** This recommendation is based upon the proposal's consistencies with the Zoning Ordinance regarding church and child care facility locations on residentially zoned land and because this is the same project that was previously supported by staff and approved by Planning Commission . Staff recommends granting the three-year extensions.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North: Vacant, Single Family Residential (R-1)
South: Single Family Residential (R-1)
East: Mobile Home Park, Standard Single Family Residential (R-1)
West: Duplexes, Single Family Alternative (R-1A)

Setbacks:	<u>Required</u>	<u>Provided</u>
Front:	17.5'	73' ±
North Side:	5'	38' ±
South Side:	5'	7' ±
Rear:	15'	122' ±

Property Dimensions:	224' x 489'
Property Area:	2.51 ± gross acres
Square Footage of Buildings:	
Church-	11,080 s.f.
Fellowship Hall-	7,580 s.f.
Classrooms-	5,610 s.f.
Residence-	<u>1,830 s.f.</u>
Total-	26,100 s.f.

Height of Buildings: 30 feet to plate line and 42 feet to top of cross (1-story)
Exterior Building Materials: Synthetic Plaster
Roof Material: 30-40 year Dimension Composition Shingles
Seats Provided: 600
Parking Provided: 151 spaces
Parking Required: Church- 150 spaces (1 space per 4 seats)
Child Care- 3 spaces (1 space per 8 clients)
Residence- 1 space (1 space per residence)
Total- 154 spaces

Topography: Flat
Street Improvements: Existing
Utilities: Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit/Approval</u>	<u>Agency</u>
Building Permits (for building)	Building Division
Building Permits (for parking lot)	Building Division
Sign Permit	Building Division

BACKGROUND: On September 23, 1993, Planning Commission approved: a Special Permit to construct the church, fellowship hall, classroom, and pastoral residence; a Special Permit to operate a day care center for 20 children; a Variance to waive the required six-foot masonry wall (temporary- required concrete wall to be constructed with Phase III); and a Variance to waive the three required parking spaces for the child care center for the project site.

The applicant has now submitted an application requesting extensions to these Special Permits and Variances in order to acquire funding for construction. The current application was submitted on September 21, 1995 and requests extensions to September 23, 1998.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The Sacramento General Plan and South Sacramento Community Plan designate the project site for Low Density Residential (4-15 du/na & 4-8 du/na) development. The proposed church complex is consistent with the General Plan and Community Plan Land Use designation of Low Density Residential. The General Plan and South Sacramento Community Plan do not have specific goals and policies related to churches. However, the General Plan has a specific goal which states, "maintain and improve the quality and character of residential neighborhoods in the City". The proposed church complex and child care center are compatible with the surrounding residential area in the design and scale of the buildings. Churches in a neighborhood area can also enhance neighborhood stability. Additionally, the future child care center will provide a needed community service.

Special Permits and Variances are required to be established within two years after such entitlements are approved. The Planning Commission is authorized to grant extensions (up to three years maximum) upon showing of good cause by the applicant. Staff considered the following criteria for evaluating the requested time extensions:

- The proposal shall be consistent with the General Plan and Community Plan for the area in which it will be located;

- The proposal shall be compatible with the nearby existing and/or future planned development;
- The proposal shall not be a special privilege extended to the property owner; and
- The proposal shall be the same as the previously approved Special Permits and Variances.

B. Site Plan Design/Zoning Requirements

1. Setbacks/Fencing

The City Zoning Ordinance requires a Special Permit for church operations in any zone. The project site is located in the Standard Single Family Residential (R-1) zone. Based upon this zoning, the minimum setbacks required are a 25-foot front setback; a 15-foot rear setback; and 5-foot side setbacks. The current project request has not been modified from the previously approved project (P93-029) and continues to meet the setback requirements (Exhibit C-1, Site Plan).

The City Zoning Ordinance requires a solid 6-foot masonry wall along property lines for non-residential uses which abut single family residential uses. A church and child care center are considered non-residential uses. The applicant has requested an extension of their Variance to temporarily waive this wall requirement until construction of Phase III of the complex. Until that time, a six-foot solid wood fence with no gaps would be constructed along the site perimeter. This wall is required to provide a visual and noise buffer for the adjacent residential properties from the church activities. The area adjacent to the site (on the north) and a portion of the area to the south are vacant. A wood fence will provide an adequate buffer until the final phase of construction. However, the west side (large parking area proposed) is adjacent to existing duplexes. The original approval was conditioned that a concrete wall be constructed along the entire west property line and the length of the parking area along the south property line to provide a buffer for residences from any potential disturbances.

2. Parking/Landscaping

The Zoning Ordinance requires that churches provide one parking space for every four seats; the pastoral residence provide one space; and the child care center provide one space for every eight clients. Because the child care facility will operate during the week, when the church activities are at a minimum, the applicant requested a Variance to waive the three required

child care center parking spaces. The prior approval was conditioned that: the parking layout include 40 percent compact parking; the entire parking area along the north property line and in the rear of the site be constructed during the first phase to provide adequate access; and the parking area in the southeast corner of the site (front area) not be developed prior to Phase III. The current request for extensions includes the same conditions as previously approved.

The City Zoning Ordinance requires a landscaped planter area for all parking areas adjacent to the property lines abutting public streets, as well as a 50 percent shading requirement within 15 years of establishment of the parking lot. The previously approved project (P93-029) included conditions requiring submittal of a final landscape plan prior to issuance of building permits. The current request for extensions includes the same conditions as previously approved. The proposed project is required to comply with the landscaping and shading requirements of the City Zoning Ordinance.

3. Signage

The City Sign Ordinance allows one identification sign and one bulletin board for each developed parcel, not exceeding a total of 16 square feet in area for all displays. The applicant is not making any requests for signage with this proposal. Any future signage proposals for the church are required to either comply with the Sign Ordinance and obtain sign permits or apply for a Variance from these signage requirements. This Variance would be subject to additional approvals.

C. Building Design

The previously approved Special Permit included construction of the proposed four-building church complex in three phases. Phase I includes the construction of a 7,580 square foot fellowship hall located in the center of the site towards the north side and parking areas (other than southeast parking). Phase II construction includes construction of a 5,610 square foot classroom building, an 1,830 square foot pastoral residence, and the children's playground. Phase III construction includes construction of an 11,080 square foot, 600-seat, church and the remaining parking areas. Prior approval included conditions requiring 30-40 year dimensional composition shingles, major water main extension, fire hydrants, and height restrictions on the cross of 42-feet. The current request for extension includes the same conditions as previously approved.

The previously approved Special Permit for operation of a child care facility included operation commencing after completion of the education building in Phase II. The center will have a maximum of 20 children and six staff. The hours of operation for the child care center were approved as Monday through Friday, 7:30

a.m. to 6:00 p.m. The previously approved project included the condition that the child care center would not operate out of the fellowship hall at any time and that any change in the days, hours, or number of children for operation would require a modification of the Special Permit. The current request for extension includes the same conditions as previously approved.

PROJECT REVIEW PROCESS:

A. Environmental Determination

On September 23, 1993, the Planning Commission ratified a Negative Declaration for the originally proposed project. Section §15162 of the CEQA Guidelines provides that an additional Negative Declaration need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. None of these conditions exist; therefore, a new Negative Declaration is not required.

B. Public/Neighborhood/Business Association Comments

The current request for extensions was routed to the following neighborhood associations: Avondale Action Committee; Southeast Area Neighborhood Association; Area Churches Together; and the 21st Avenue Neighborhood Association. The surrounding land owners within a 500 foot radius of the project site were also notified of the project proposal. As of the date of this report, no comments have been received from these neighborhood associations and neighbors.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. All of the conditions of approval contained in the resolutions for the original project approval (P93-029) apply to this time extension. The following summarizes the comments received from agencies and departments that were different than the comments received on the originally approved project and that will be conditions and/or advisory notes for the current requests for time extensions:

1. Department of Utilities

The comments which are specifically listed as additional conditions in the resolution address compliance with the State NPDES requirements and compliance with the City's Grading, Erosion, and Sediment Control Ordinance.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the Special Permit and Variance Time Extensions. The Planning Commission actions may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

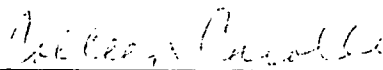
RECOMMENDATION:

Staff recommends the Planning Commission take the following action:

- A. Adopt the attached Resolution (Attachment C) approving the Three-Year Time Extension of the Special Permit to construct a 11,080 square foot church, a 7,500 square foot fellowship hall, a 5,610 square foot classroom building, and a 1,830 square foot pastoral residence in three phases;
- B. Adopt the attached Resolution (Attachment C) approving the Three-Year Time Extension of the Special Permit to operate a day-care center for 20 children within a 5,610 square foot church education building;
- C. Adopt the attached Resolution (Attachment D) approving the Three-Year Time Extension of the Variance to waive the required six-foot masonry wall; and
- D. Adopt the attached Resolution (Attachment D) approving the Three-Year Time Extension of the Variance to waive the three required parking spaces for the child care center.

Report Prepared By,

Report Reviewed By,



Colleen Carollo
Associate Planner



Barbara L. Wendt
Senior Planner

Attachments

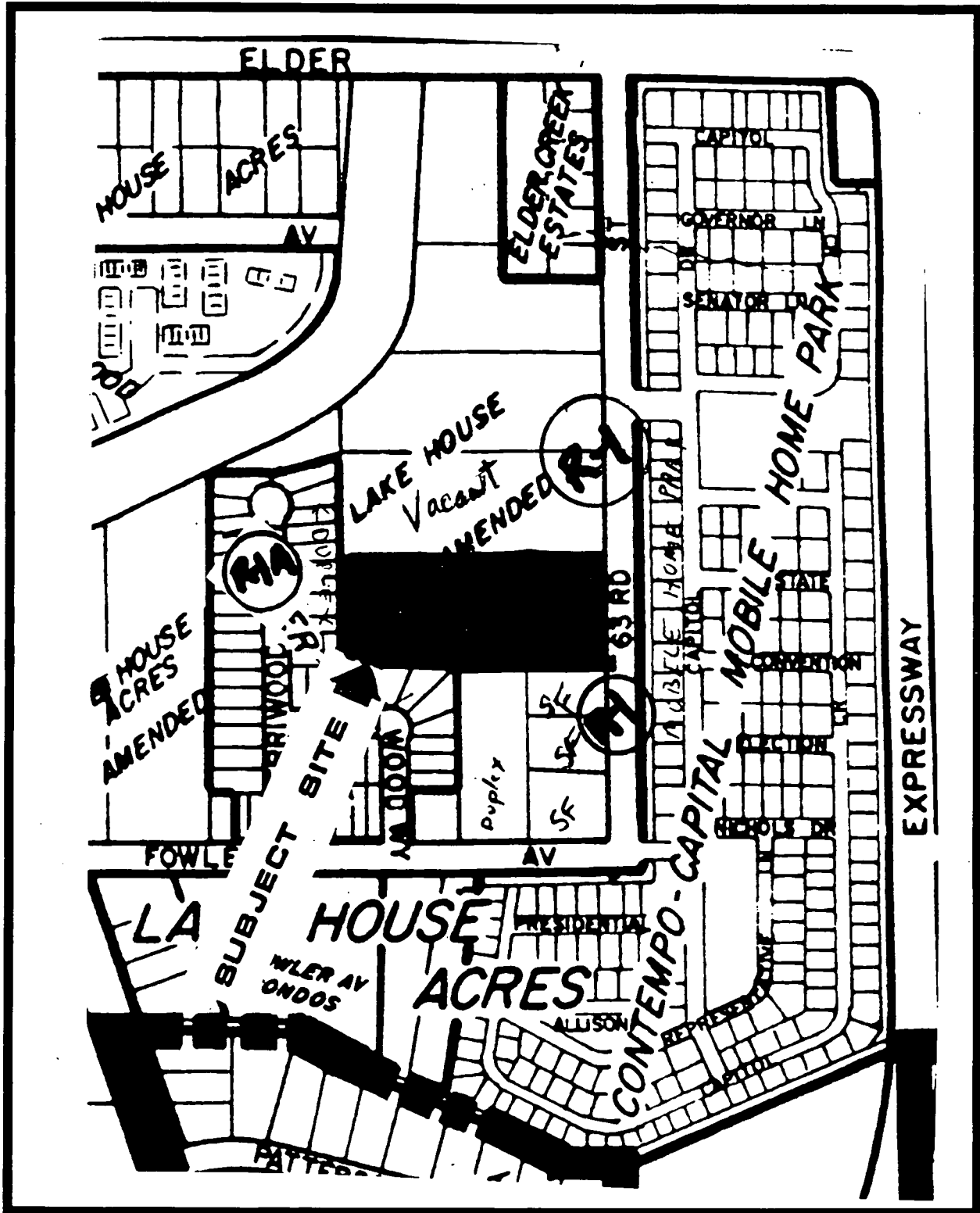
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|--------------|---|
| Attachment A | Vicinity Map |
| Attachment B | Land Use and Zoning Map |
| Attachment C | Resolution Adopting Special Permit Extensions |
| Exhibit C-1 | Site Plan |
| Exhibit C-2 | Floorplan |
| Exhibit C-3 | North & Northwest Elevations |
| Exhibit C-4 | East, West, and South Elevations |
| Attachment D | Resolution Adopting Variance Extensions |

ATTACHMENT B

P95-092

NOVEMBER 16, 1995

ITEM # 17
PAGE 9



LAND USE AND ZONING MAP

17

ATTACHMENT C

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF November 16, 1995

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING THREE-YEAR TIME EXTENSIONS FOR: A SPECIAL PERMIT TO CONSTRUCT AN 11,080 SQUARE FOOT CHURCH, A 7,500 SQUARE FOOT FELLOWSHIP HALL, A 5,610 SQUARE FOOT CLASSROOM BUILDING, AND AN 1,830 SQUARE FOOT PASTORAL RESIDENCE IN THREE PHASES; AND A SPECIAL PERMIT TO OPERATE A DAY CARE CENTER FOR 20 CHILDREN WITHIN A 5,610 SQUARE FOOT CHURCH EDUCATION BUILDING ON 2.51± VACANT ACRES IN THE STANDARD SINGLE FAMILY (R-1) ZONE AT 6600 63RD STREET.

(P95-092) (APN:#040-0031-008)

WHEREAS, the City Planning Commission on November 16, 1995, held a public hearing on the request for approval of Three-Year Time Extensions on Special Permits for property located at the above described location;

WHEREAS, the City Environmental coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The Special Permit Time Extensions for three years (valid through September 23, 1998), are hereby approved based upon the following findings of fact:

- A. A Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the City Planning Commission has reviewed and considered the information contained herein.
- B. The project, as conditioned, is based upon sound principles of land use in that:
 - 1) the proposed church and child care center are compatible with the surrounding residential neighborhood;
 - 2) the child care center will provide a neighborhood service; and
 - 3) there will be adequate off-street parking for both uses.
- C. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - 1) adequate parking, setbacks, and landscaping will be provided on the subject site;
 - 2) a 6-foot high masonry wall will be constructed along the west and a portion of the south property lines during Phase I and along the remaining south and norther property lines in Phase III to screen potential noise; and
 - 3) neither the church use or the child care center activities will have a significant impact on the adjacent residential development.
- D. The project is consistent with the General Plan and South Sacramento Community Plan which designate the site for Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively. Churches and child care centers are allowed in residential zones subject to a Special Permit.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The Special Permit Three-Year Time Extensions for the proposed church complex and child care center are hereby approved, subject to the following conditions:
 - A. Comply with the conditions included in the approval resolution for the original Special Permits (Resolution No. 1453). This document is kept on file in the Planning Division Office (P93-029);
 - B. The proposed development is not contiguous to an existing public water main. The property owner/developer shall be responsible for any required major off-site water main extensions as determined by the Department of Utilities, Engineering Services Division.
 - C. An on-site surface drainage system is required and shall be connected

to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).

- D. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- E. A drainage study described in Section 11.7 of the City Design and Procedures Manual is required. This study is to be approved by the Department of Utilities prior to issuance of a Special Permit time extension. Due to known flooding problems, the 10-year and 100-year HGL's shall be shown on the improvement plans. This drainage study shall also include any flows that come from off-site. Starting HGL's for this drainage study can be obtained from the Department of Utilities upon request.
- F. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff caused by development of the area. Since the project is not served by a regional water quality control facility and is greater than 1 acre, both source controls and on-site treatment control measures are required. On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages. Improvement plans must include on-site treatment control measures. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures", dated January 23, 1995, for appropriate source control measures and recommended on-site control measures.

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of these Special Permit Time Extensions:

- G. Only one domestic water service will be allowed per parcel.
- H. Multiple fire services are allowed per parcel and may be required.
- I. All water connections shall comply with the city of Sacramento's Cross Connection Control Policy.
- J. Any new domestic water services shall be metered.

- K. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

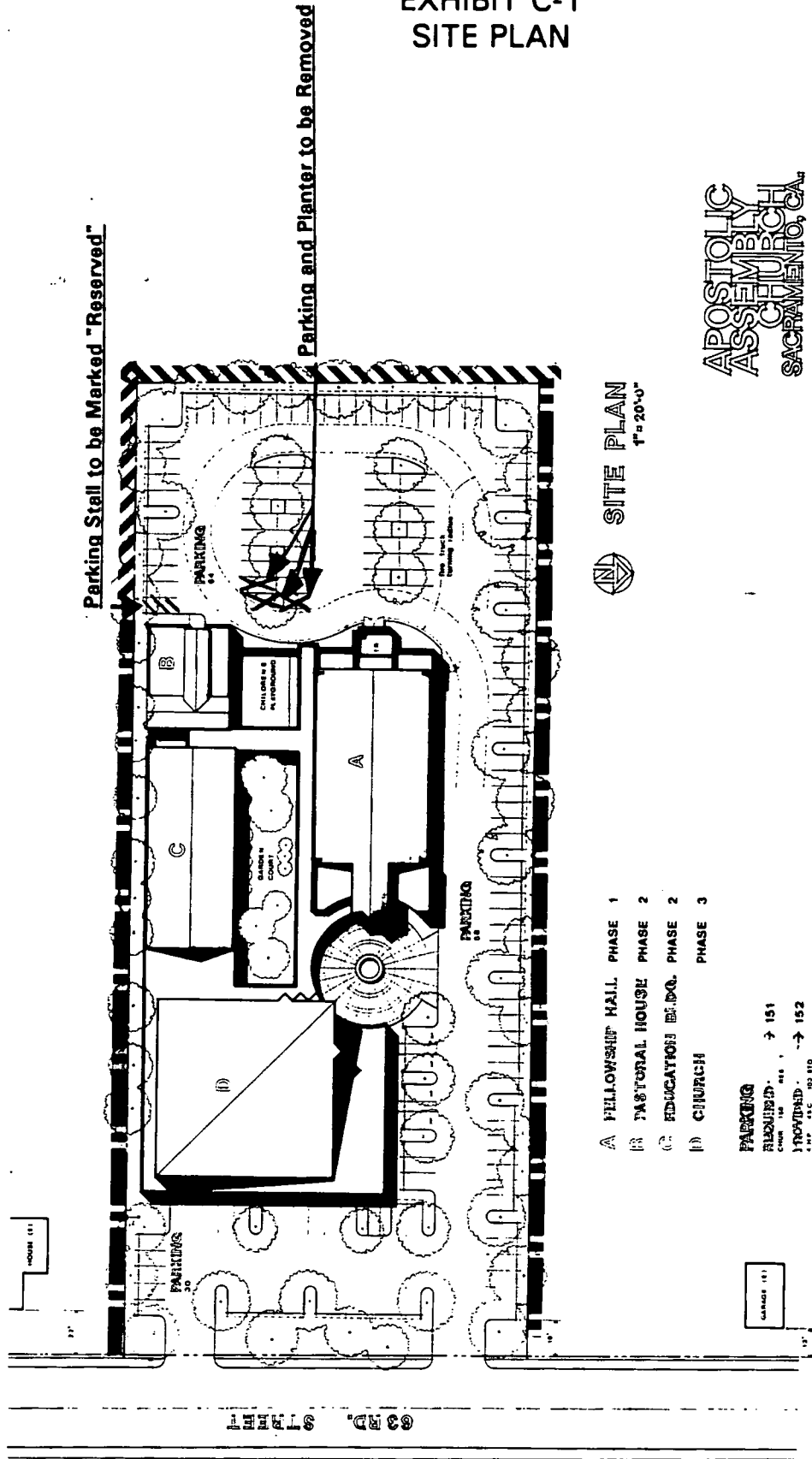
- L. If the water distribution main required to be constructed per the above conditions is constructed by the City prior to construction of this project, a fee for the construction of the main based on this project's frontage may be assessed.

CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION
P95-092

EXHIBIT C-1 SITE PLAN



SITE PLAN
1" = 20'-0"

- A FELLOWSHIP HALL PHASE 1
- B PASTORAL HOUSE PHASE 2
- C EDUCATION BLDG. PHASE 2
- D CHURCH PHASE 3

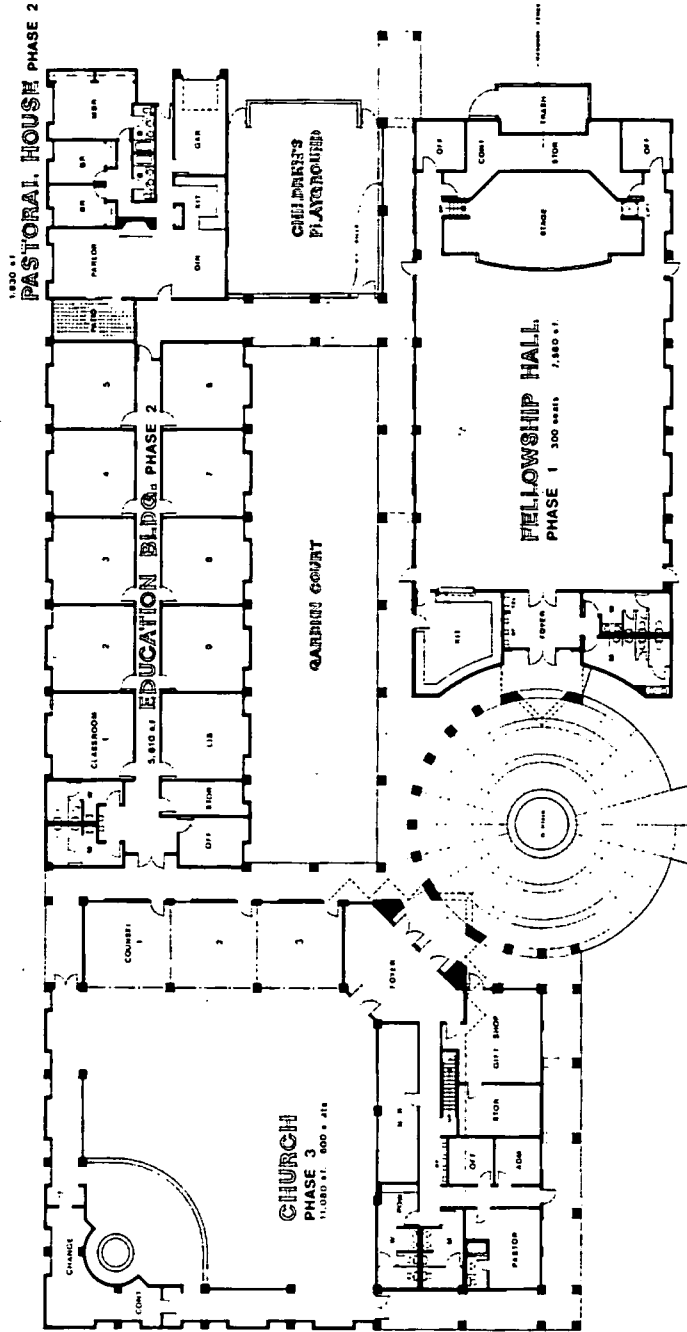
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6-Foot Solid Wood Wall Until Phase III
 6-Foot Solid Concrete Wall Commencing w/Phase I

**APOSTOLIC
ASSEMBLY
SACRAMENTO, CA**

SK # 1
 15 APRIL 1995
 15 MAY 1995
 15 JUNE 1995
 15 JULY 1995
 15 AUGUST 1995
 15 SEPTEMBER 1995
 15 OCTOBER 1995
 15 NOVEMBER 1995
 15 DECEMBER 1995

EXHIBIT C-2
FLOOR PLAN

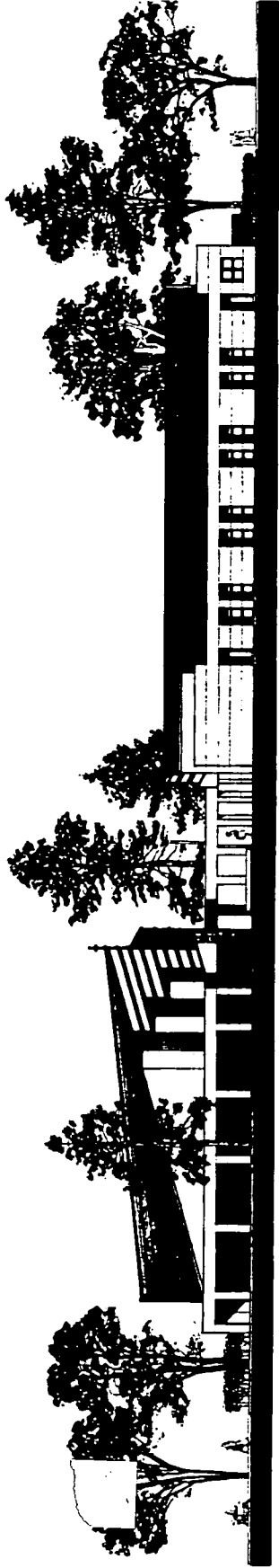


APOSTOLIC
ASSEMBLY
CHURCH
SACRAMENTO, CA

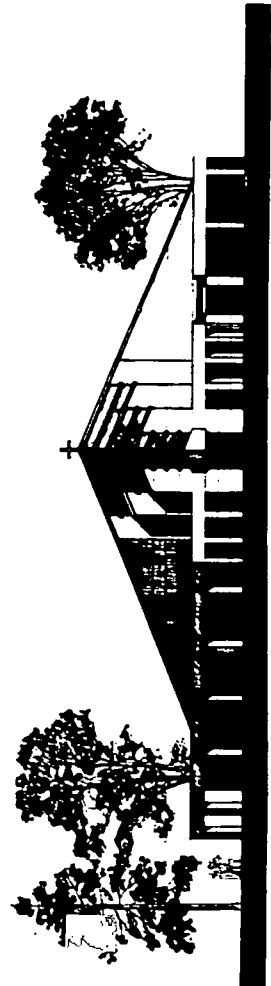
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FLOOR PLAN
3/62 7/15/95

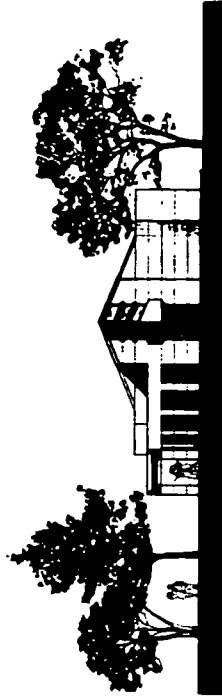
EXHIBIT C-3
NORTH AND NORTHWEST ELEVATIONS



NORTH ELEVATION
3/4" = 1'-0"

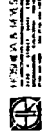


NORTHWEST ELEVATION CHURCH
3/4" = 1'-0"



FELLOWSHIP HALL EAST ELEVATION
3/4" = 1'-0"

SK# 3



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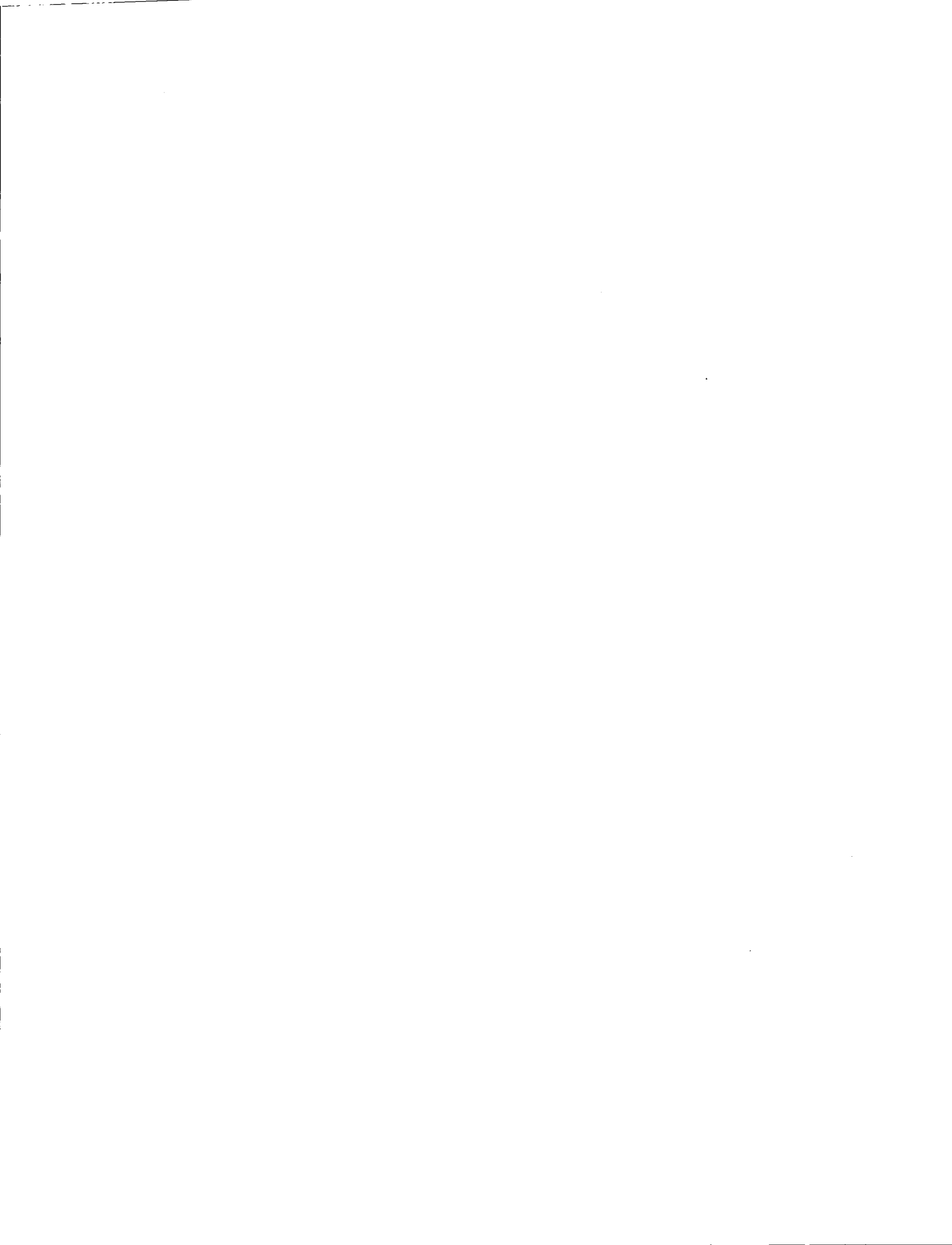
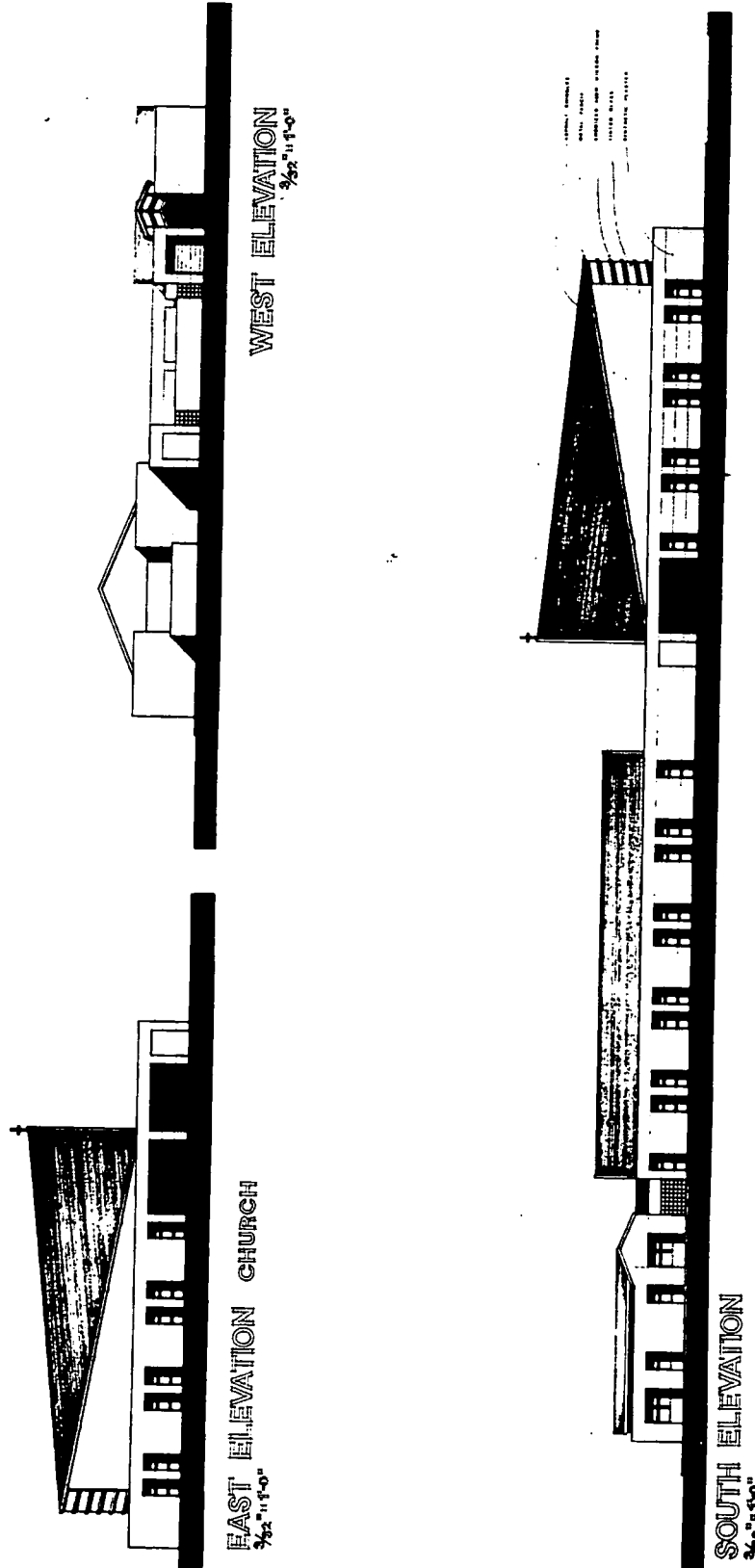


EXHIBIT C-4
EAST, WEST, AND SOUTH ELEVATIONS



SK # 4



ATTACHMENT D

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF November 16, 1995

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING THREE-YEAR TIME EXTENSIONS FOR: A VARIANCE TO WAIVE THE REQUIRED SIX-FOOT MASONRY WALL (UNTIL CONSTRUCTION OF PHASE III); AND A VARIANCE TO WAIVE THE THREE REQUIRED PARKING SPACES FOR A CHILD CARE CENTER ON 2.51± VACANT ACRES IN THE STANDARD SINGLE FAMILY (R-1) ZONE AT 6600 63RD STREET.

(P95-092) (APN:#040-0031-008)

WHEREAS, the City Planning Commission, on November 16, 1995, held a public hearing on the request for approval of Three-Year Time Extensions on variances for property located at the above described location;

WHEREAS, the City Environmental coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The Variance Time Extensions for three years (valid through September 23, 1998), are hereby approved based upon the following findings of fact:
 - A. Granting the Variance Time Extensions does not constitute a special privilege extended to an individual property owner in that the variances would be granted to other property owners facing similar



circumstances.

- B. Granting the Variance Time Extensions would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - 1) adequate parking will be provided on the site;
 - 2) a solid wood fence with no gaps will be constructed adjacent to the vacant property and a solid masonry wall will be constructed around the parking area adjacent to the residences with Phase I; and
 - 3) the required masonry wall will be constructed around the entire project site by the completion of all building phases.
- C. Granting the Variance Time Extensions does not constitute a use variance in that a church and child care center are allowed in the Standard Single-Family (R-1) zone with a Special Permit.
- D. The project is consistent with the General Plan and the South Sacramento Community Plan which designate the site for Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

- 1. The Variance Three-Year Time Extensions for the proposed church complex and child care center are hereby approved, subject to the following conditions:
 - A. Comply with the conditions included in the approval resolution for the original Variances (Resolution No. 1453). This document is kept on file in the Planning Division Office (P93-029).

CHAIRPERSON

ATTEST:

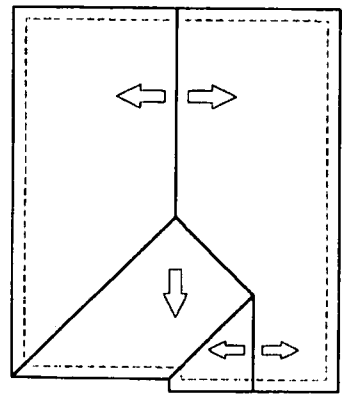
SECRETARY TO PLANNING COMMISSION
P95-092



Exhibit 1-3
 Item 8
 Pg 23



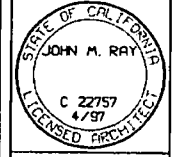
FRONT ELEVATION 'C'



KEYNOTES

REV.	DATE:
	11/06/95

J M R
 ARCHITECTURE
 555 UNIVERSITY AVENUE, SUITE 282
 SACRAMENTO, CALIFORNIA 95825
 (916) 649-7849 jmrarch@att.netcom.com



ASHLEY OAKS COURT
 Sacramento, California
 Sacramento County

DATE: 4/21/1995
 SCALE: 1/4" = 1'-0"
 DRAWN: JMR Arch
 JOB: db.es/1e
 SHEET