

STAFF REPORT AMENDED 9-12-84  
**CITY PLANNING COMMISSION**

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	G. Van Gordon, 739 E. Lake Avenue, No. 2, Watsonville, CA 95076		
OWNER	New Bethel Church, 2301 Monte Vista Drive, Pinole, CA 94564		
PLANS BY	Norman Jackson/o 2301 Monte Vista Drive, Pinole, CA 94564		
FILING DATE	7/20/84	50 DAY CPC ACTION DATE	REPORT BY: FG:lr
NEGATIVE DEC	7/30/84	EIR	ASSESSOR'S PCL NO. 251-153-02,03,04,05

**APPLICATION:**

- A. Negative Declaration
- B. Special Permit to Construct a Church in the R-1 Zone
- C. Lot Line Adjustment to Merge 4 Parcels into One Lot Totaling 0.4<sub>+</sub> ac.

**LOCATION:** 3529 Branch Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop a church.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1984 North Sacramento Community Plan Designation:	Residential, 4-8 du/ac.
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Meeting hall
Surrounding Land Use and Zoning:	
North: Residence; R-1	
South: Residence; R-1	
East: Residence, vacant; R-1	
West: Vacant; R-1	
Parking Required:	1 space/6 seats, = 27
Parking Provided:	28 spaces
Property Dimensions:	120' x 156'
Property Area:	18,864 sq. ft.
Square Footage of Building(s):	3,458 <sub>±</sub> sq. ft.
Height of Structure(s):	39 ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available
Exterior Building Colors:	Off-white, light brown roof
Exterior Building Materials:	Stucco, composition roof

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

- A. The subject site consists of four lots which are designated for residential use on the General Plan and the North Sacramento Community Plan. The site is zoned Single Family (R-1). The use of the site for a church is compatible with the applicable Community Plan and surrounding land uses.
- B. The site is a .43<sub>±</sub> ac. parcel which is developed with a 912<sub>±</sub> sq. ft. meeting hall. This structure would be removed if the applicant's project is approved.

APPLC. NO. P84-283

MEETING DATE September 13, 1984

CPC ITEM NO. 13

002493

- B. Approve the Special Permit subject to conditions and based upon Findings of Fact which follow;
- C. Approve the Lot Line Merger by adopting the attached resolution.

Conditions-Special Permit

- 1. The applicant shall construct a barrier along the west property line to prevent access on to the unimproved alley.
- 2. The driveway shall be constructed to City standards.
- 3. The applicant shall submit a sign program to staff for review and approval prior to the issuance of sign permits.
- 4. The applicant shall submit a revised landscape, irrigation and shading plan to staff for review and approval prior to the issuance of building permits.
- 5. A six foot high decorative masonry wall shall be constructed along the south property line in accordance with the City Fence Ordinance.
- 6. *The multi-purpose area and office/study which project from the dome shall be designed and constructed in an architectural style which is compatible with the geodesic dome. Revised design shall be reviewed and approved by staff.*

Findings of Fact

- 1. Granting the Special Permit is based upon sound principles of land use, in that:
  - a) adequate space is available on the site to accommodate the proposed project;
  - b) the project will not alter the character of the neighborhood.
- 2. Granting the Special Permit will not be detrimental to public health, safety or welfare or result in the creation of a nuisance, in that:
  - a) church uses are considered to be compatible with residential uses;
  - b) adequate parking will be provided on the site.
- 3. The project is consistent with the North Sacramento Community Plan and the General Plan which designate the site for residential purposes.

- B. Approve the Special Permit subject to conditions and based upon Findings of Fact which follow;
- C. Approve the Lot Line Merger by adopting the attached resolution.

Conditions-Special Permit

1. The applicant shall construct a barrier along the west property line to prevent access on to the unimproved alley.
2. The driveway shall be constructed to City standards.
3. The applicant shall submit a sign program to staff for review and approval prior to the issuance of sign permits.
4. The applicant shall submit a revised landscape, irrigation and shading plan to staff for review and approval prior to the issuance of building permits.
5. A six foot high decorative masonry wall shall be constructed along the south property line in accordance with the City Fence Ordinance.

Findings of Fact

1. Granting the Special Permit is based upon sound principles of land use, in that:
  - a) adequate space is available on the site to accommodate the proposed project;
  - b) the project will not alter the character of the neighborhood.
2. Granting the Special Permit will not be detrimental to public health, safety or welfare or result in the creation of a nuisance, in that:
  - a) church uses are considered to be compatible with residential uses;
  - b) adequate parking will be provided on the site.
3. The project is consistent with the North Sacramento Community Plan and the General Plan which designate the site for residential purposes.

C. The applicant's plans indicate that a 3,458+ sq. ft. structure would be constructed. The church assembly area would be housed in a geodesic dome with a multi-purpose area and office/study projecting from the east and west side of the dome. After review of the plans, staff has the following comments:

1. The multi-purpose area and office/study which project from the dome should be designed and constructed in an architectural style which is compatible with the geodesic dome.
2. A six foot high masonry wall must be constructed along the south property line.
3. It appears that the landscape plan does not comply with the 50 percent shading requirement. The applicant should revise the landscape plans accordingly. This may include the elimination of parking spaces to provide planting strips. This may also necessitate a corresponding reduction of seats in the church assembly area to comply with the parking requirements.
4. The plans indicate on-site signs. A sign program should be submitted to staff for review and approval.

D. The proposed project has been reviewed by the City Traffic Engineering Division, Fire, Real Estate and the Del Paso Heights PAC. The following comments were received:

Traffic

1. Proposed driveway shall be constructed to City standards.
2. Provide barrier along west property line to prohibit ingress/egress on to undeveloped alley.

Del Paso Heights PAC

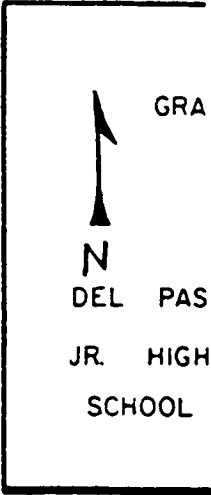
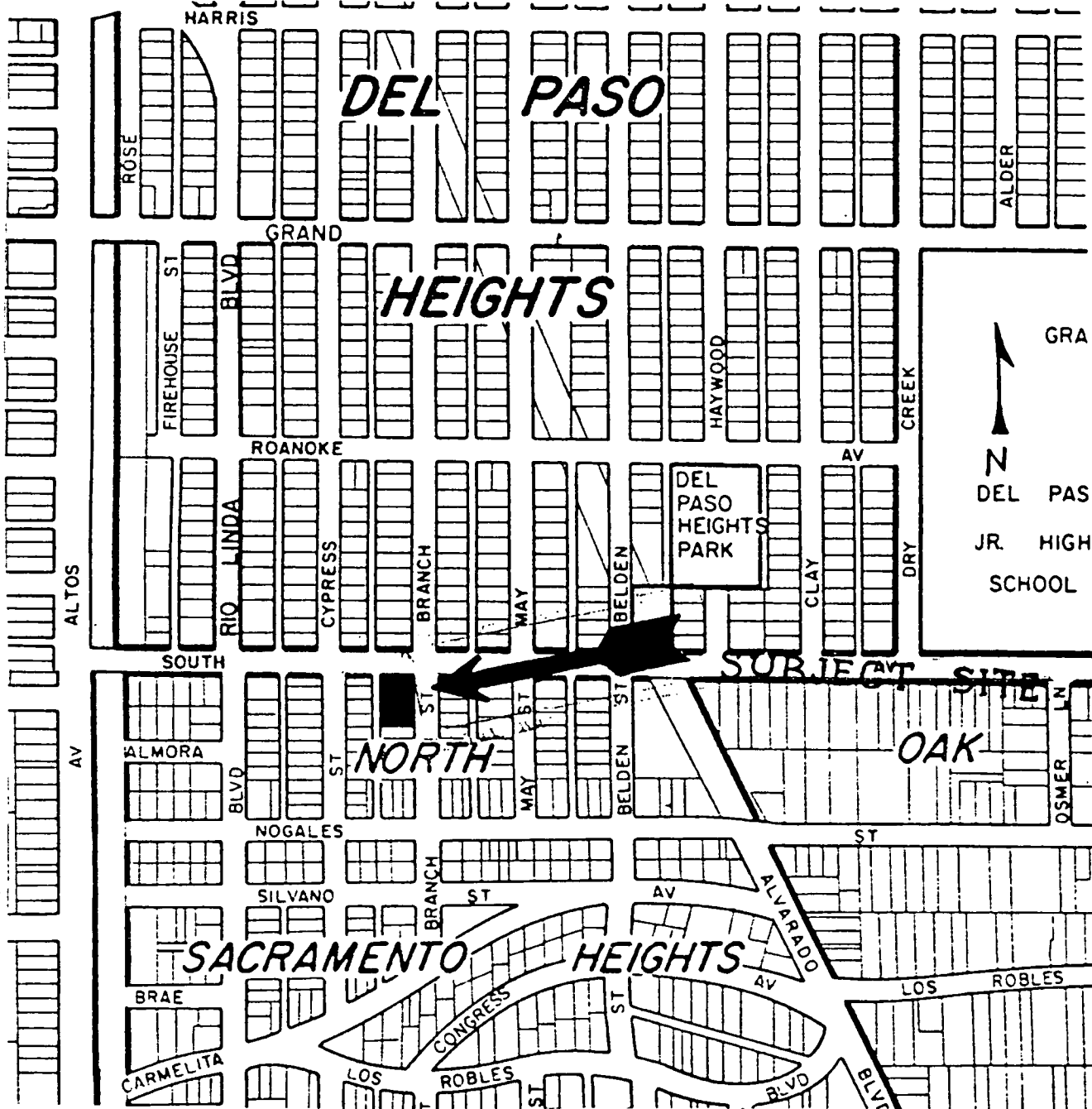
PAC comments were unavailable at the time this report was prepared. Staff, however, has contacted the PAC and they have indicated support for the proposed project. PAC comments will be presented at the Commission hearing.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

RECOMMENDATIONS: Staff recommends the following actions:

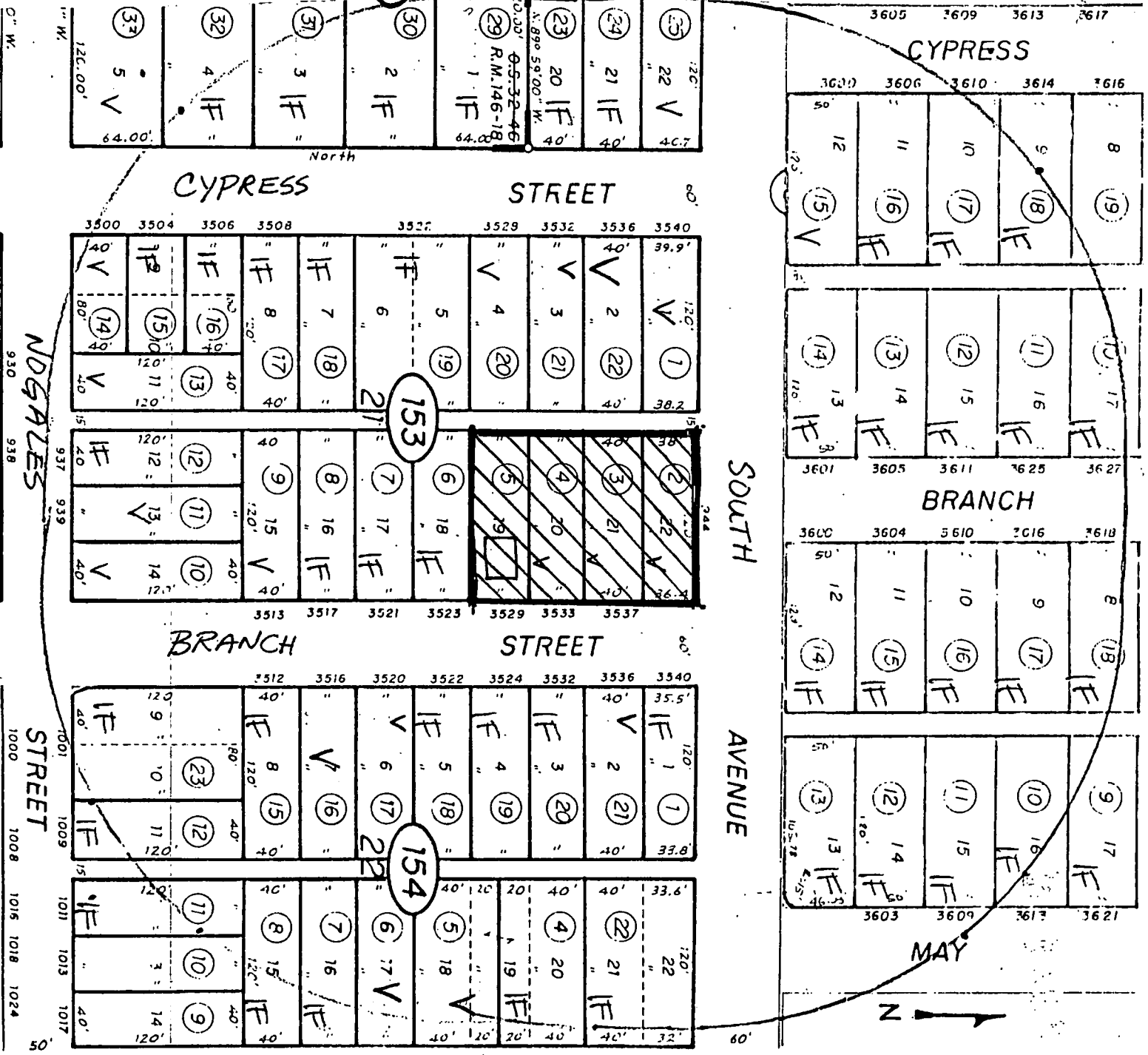
- A. Ratify the Negative Declaration;

# EXHIBIT A



## VICINITY MAP

# EXHIBIT B



# LAND USE & ZONING MAP

P84-283

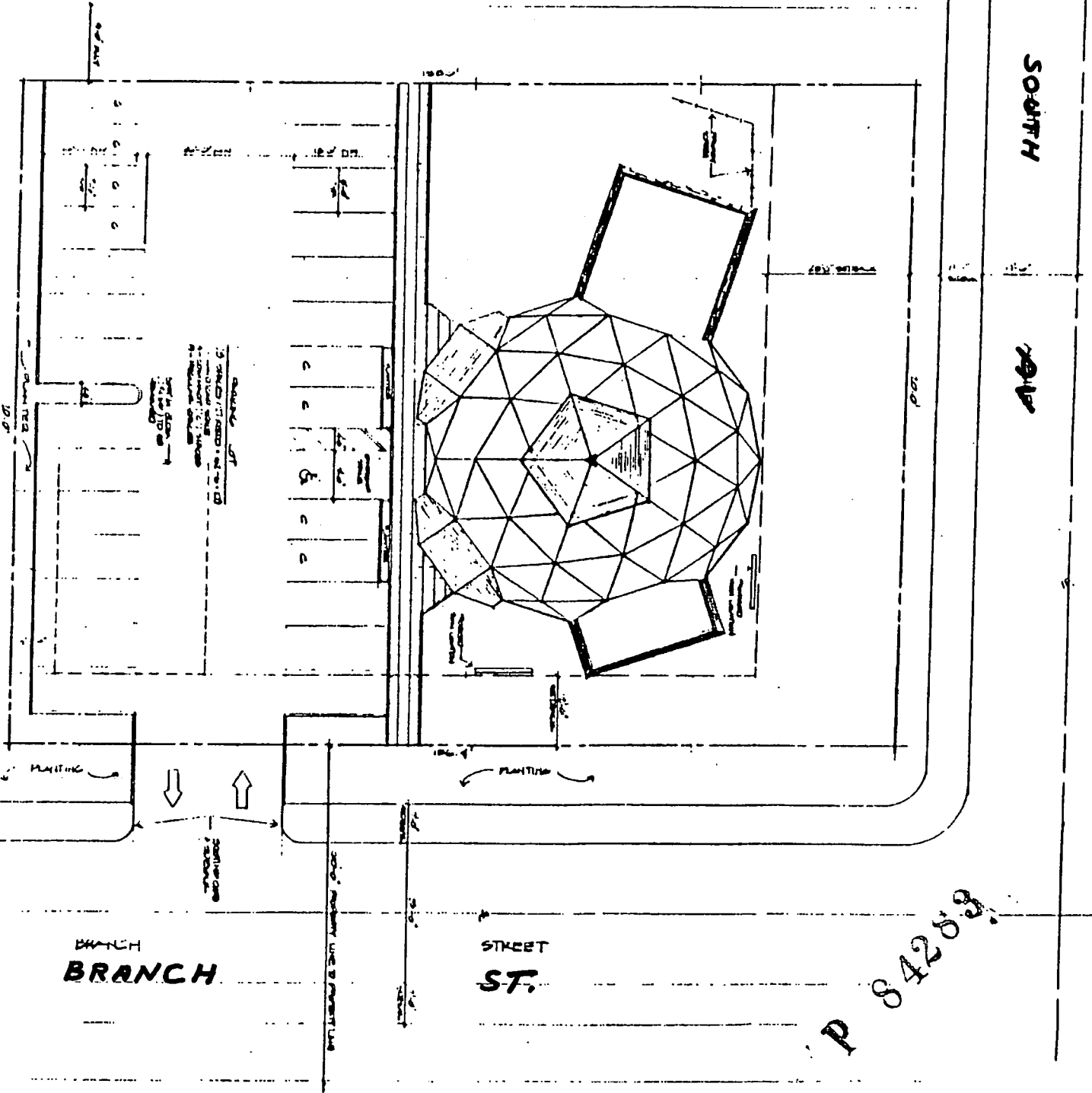
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9-13-84

No. 13

## SITE PLAN

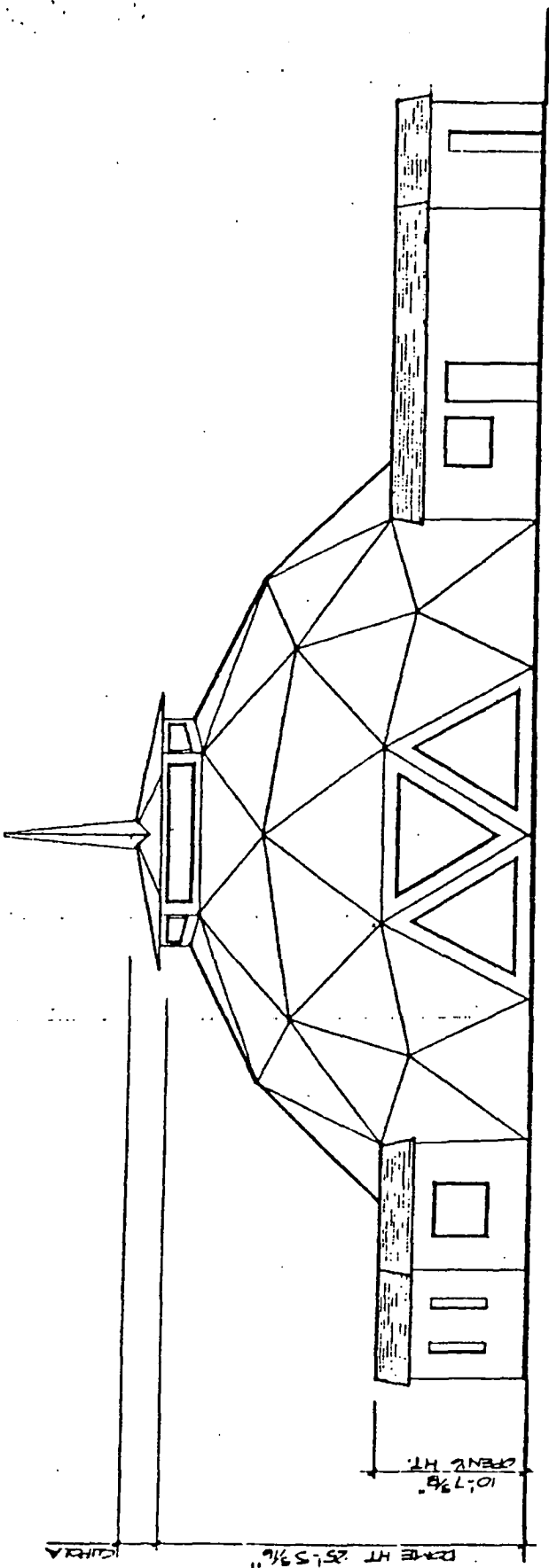
STATISTICS	
LOT AREA:	18,800.00
DEVELOPABLE AREA:	14,400.00
IMPROVEMENTS:	1,200.00
UNIMPROVED AREA:	13,200.00
TOTAL AREA:	18,800.00



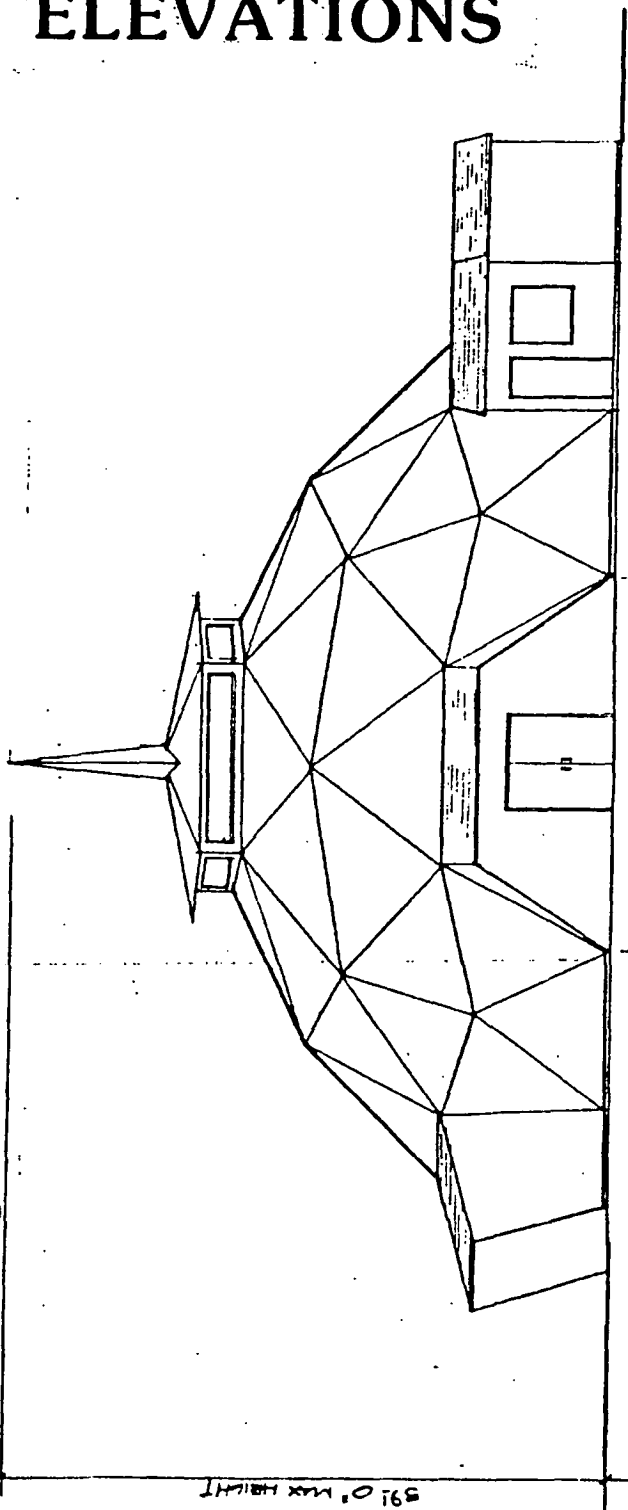
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# EXHIBIT D

## ELEVATIONS



① ELEVATION @ SOUTH ST.

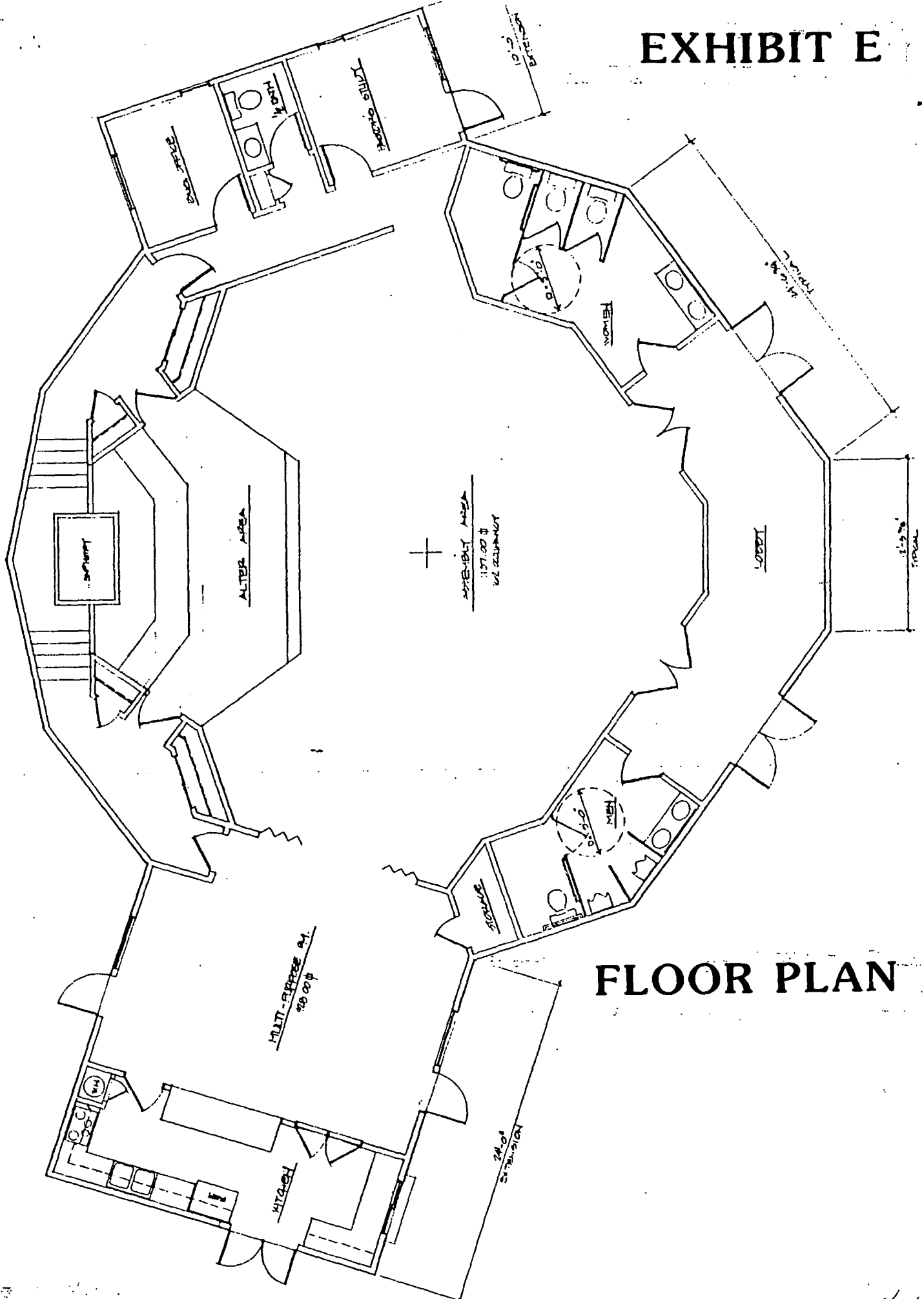


② ELEVATION @ PARKING LOT

002504



# EXHIBIT E

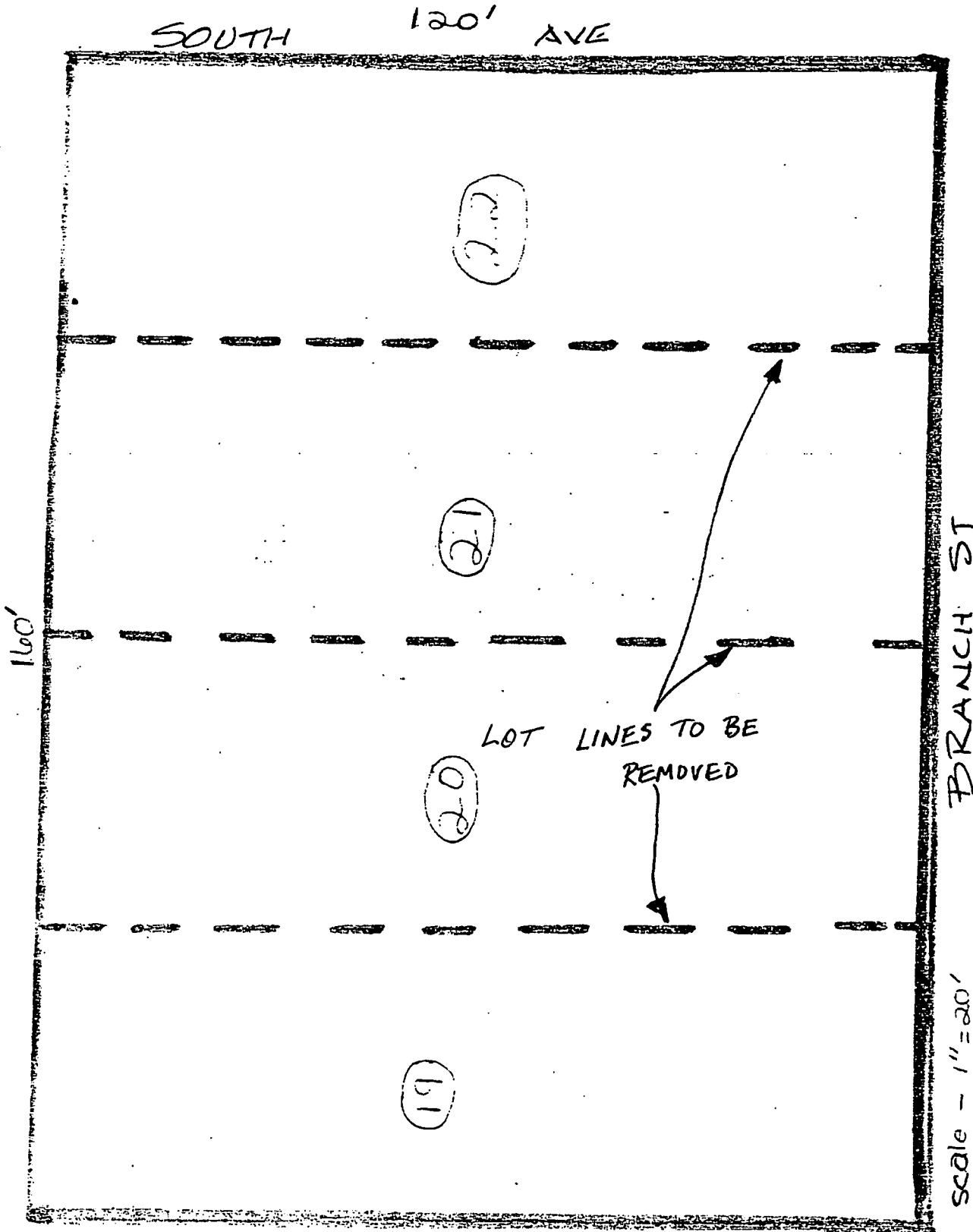


# FLOOR PLAN

# EXHIBIT F

↑ No.

## LOT LINE ADJUSTMENT



Scale - 1" = 20'

--- Old Lot Lines  
— New Lot Lines

Legal description - Lot 21, Block 21, as shown on the Plat of North Sacramento Heights, recorded in Book 12 of map #120.