

FINAL

CITY PLANNING COMMISSION  
SACRAMENTO, CALIFORNIA  
MEMBERS IN SESSION:

ITEM # 8  
February 10, 1994  
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P93-154 - New Life Baptist Church

REQUEST: A. Special Permit to allow a church to occupy an existing 2,730 square foot structure on 0.84± acres in the Light Industrial Planned Unit Development (M-1-S-PUD) zone.

LOCATION: 300 Harris Avenue  
AP#250-0027-011  
North Sacramento Community Plan Area  
Norwood Tech PUD  
Grant Joint Union School District  
Council District 1

APPLICANT:	Jim Anderson (916) 227-7040 300 Harris Avenue Sacramento, CA 95838
OWNER:	Earl Fredrick Goldstein et. al. 6929 Sunrise Boulevard, Suite 111 Citrus Heights, CA 95610
APPLICATION FILED:	October 14, 1993
STAFF CONTACT:	Hilary Perry, 264-5698

**SUMMARY/RECOMMENDATION:**

On the proposed project site there are two structures (Building A = 17,590 square feet & Building B = 13,200 square feet). The applicant is proposing to utilize an existing 2,730 square foot space, that is included in the overall square footage of Building A, for a 95 seat church. It is the intention of the project proponent to use the subject site for the New Life Baptist Church until a permanent New Life Baptist Church is built at 3801 Norwood Avenue. The applicant estimates that the construction of the permanent church will be completed in five years (Pers. Comm. Jim Anderson, 10-27-93). Entitlements for the permanent church will be required under separate application.

**Staff recommends approval of the project.** This recommendation is based on the fact that the proposed use is compatible with the existing Light Industrial and residential land uses that are in the project vicinity.

**PROJECT INFORMATION:**

General Plan Designation:	Industrial - Employee Intensive
Community Plan Designation:	Labor Intensive Light Industrial
Existing Land Use of Site:	North Point Business Park
Existing Zoning of Site:	Light Industrial Planned Unit Development (M1S-PUD)

**Surrounding Land Use and Zoning:**

North: Industrial; M1S-PUD  
 South: Residential; R-1A  
 East: Industrial; M1S-PUD  
 West: Industrial; M1S-PUD

Setbacks:	Required	Provided
Front:	25'	32±'
Side(Int):	5'	19.5±'
Side(St):	5'	5'
Rear:	15'	15±'

Property Dimensions:	173' x 200'
Property Area:	0.84± gross acres 0.37± net acres
Height of Structure:	18' (1 story)
Exterior Building Materials:	Concrete Block
Roof Material:	Roll Cap/Tar
Parking Provided:	50 spaces (23 spaces for 95 seat church, 14 spaces for the balance of Bldg. A, 13 spaces for Bldg. B)
Parking Required:	50 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</u>	<u>Agency</u>
Certificate of Occupancy	Public Works, Development Services
Building Permit (Change in use)	Building Division

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**BACKGROUND INFORMATION:**

In July of 1980, Council approved an amendment to the 1975 Morrison Light Industrial PUD to add additional acreage and industrial square footage to an existing PUD and to change the name of the PUD to the Norwood Tech PUD. The guidelines for the Norwood Tech PUD include a list of prohibited uses for the Norwood Tech Business Park. Church Use was not included on this list. The City of Sacramento Zoning Ordinance allows churches to be located in any zone with the granting of a Special Permit. Therefore, the applicant has requested a Special Permit to allow a church to use an existing space in the Norwood Tech PUD within the Light Industrial (M1S-PUD) zone.

**STAFF EVALUATION:****A. Policy Considerations**

The General Plan designates the subject site as Industrial -Employee Intensive and the North Sacramento Community Plan designates the site as Labor Intensive Light Industrial. The proposed church use is consistent with the General Plan and North Sacramento Community Plan land use designations. The General Plan does 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 will provide a transition of intensity and a buffer between the residential area to the south of the site and the industrial area to the north. Churches in a neighborhood area can also provide more neighborhood stability.

The subject site is in an area that is developed with both multiple family residential uses to the south and industrial uses to the north, east and west. The area surrounding the site zoned Light Industrial (M-1) except to the south which is zoned for Medium Density Residential use. The proposed parking area for the church will be located in the portion of the parcel zoned and used for Light Industrial purposes. Churches are allowed in the (M-1S) zones with a special permit. Additionally, keeping the M-1S zoning designation will allow for the possibility of future industrial development once the New Life Baptist Church has built a permanent church facility.

**B. Site Plan Design/Zoning Requirements****1. Special Permit**

A Special Permit is required to locate a church use in any zone. The New Life Baptist Church will have approximately 95 people attending services on Sunday mornings. Church services will be held on Sunday mornings between 10:00 a.m.

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and noon, and on weekdays for meetings and bible study classes between 6 p.m. and 9 p.m.. It is the intention of the project proponent to use the subject site for the New Life Baptist Church until a permanent New Life Baptist Church is built at 3801 Norwood Avenue. The applicant estimates that the construction of the permanent church will be completed in five years (Pers. Comm. Jim Anderson, 10-27-93). Entitlements for the permanent church will be required under separate application. Staff supports the church use that will not significantly impact the adjacent residential development.

## 2. Setbacks

The existing space on the project site is 2,730 square feet in size. The applicant is proposing to use this industrially zoned space as a 95 seat church. The subject structure was previously used as a recording studio.

The Zoning Ordinance requires a six foot masonry wall between residential and non-residential uses. For this reason a wall was constructed along the southern portion of the parcel when the North Point Business Park was constructed. The setbacks of the building that will house the church are existing and conform to the the Zoning Ordinance regulations and the PUD Guidelines. The proposed project will does not involve construction and will not result in an encroachment upon the required front setbacks, rearyard setbacks, or lot coverage.

## 3. Parking/Circulation

There are two driveway entrances/exits for the parking for the proposed New Life Baptist Church. One entrance is off Harris Avenue and one entrance is off Disc Drive. There are entrance to the proposed sanctuary facing Harris Avenue and Disc Drive. The layout of the parking lot indicates a total of 50 parking spaces will be provided. A total of 23 parking spaces are required for the 95 person church, 14 spaces are required for the remaining 14,860 square foot Building A, and 13 spaces are required for the 13,200 square foot building B. The parking requirement is based upon the Zoning Ordinance requirement of one space for every four seats in a church, and 1 seat for ever 1,000 square feet of floor area for warehouse use. Because the Zoning Ordinance parking requirements are met and since the hours of operation of the church do not occur during business hours when the parking associated with the adjacent parking use is at a peak, it is anticipated that adequate parking will be provided.

## 4. Landscaping

The proposed project site is presently developed with a 2,730 square foot structure. The Norwood Tech PUD Guidelines have specific requirements for

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landscaping. These requirements were observed when the existing structure that will house the proposed church was constructed. The proposed New Life Baptist Church use will not affect the existing landscaping.

5. **Signage**

There was no signage indicated on the submitted site plan nor as a part of the application. Any signage must meet all the requirements set forth by the City's Sign Ordinance and the Norwood Tech PUD Guidelines. If the proposed church intends to have signage, a sign permit must be obtained from the City of Sacramento Planning and Development Department.

C. **Building Design**

The exterior building materials consist of concrete slabs. The exterior colors are beige with teal trim. The roofing material consists of roll cap and tar. The existing structure is consistent with the design of and the materials used for the North Point Business Park and the Norwood Tech PUD. The City of Sacramento Zoning Ordinance allows a maximum height limit of 75 feet in the Light Industrial Zone. The existing structure is in compliance with the 75 foot height limit. This structure has one floor. The subject proposal does not involve any changes to the existing building design.

**PROJECT REVIEW PROCESS:**

A. **Environmental Determination**

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared.

B. **Public/Neighborhood/Business Association Comments**

The proposed project application packet was sent to the Del Paso Heights Planning Advisory Council and no comments were received. The proposed project application packet was also sent to the surrounding land owners within a 500 foot radius of the project site and no comments were received.

C. **Summary of Agency Comments**

The proposal was routed to the City's Traffic Engineer, Engineering Development

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Services Section, Building Division, Police Department, Fire Department and Utility Department. The following summarizes the comments received:

1. Engineering Development Services

The comments which are specifically listed as conditions in the resolution addressed lighting between entry and parking lot.

2. Fire Department

The comments which are specifically listed as conditions in the resolution addressed submittal of a seating plan prior to issuance of a Certificate of Occupancy.

3. Building Division

The comments which are specifically listed as conditions in the resolution addressed the need to obtain a Building Permit for the change in the type of occupancy.

**PROJECT APPROVAL PROCESS:**

The Planning Commission has the authority to approve or deny the requested Special Permit. The decision of the Planning Commission may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

**RECOMMENDATION:**

Staff recommends approval of the proposed development for the following reasons:

- The proposed project will be consistent with the General Plan and the North Sacramento Community Plan and policies.
- The proposed project will provide adequate setbacks, landscaping, and is compatible with adjacent land uses and development.
- The proposed project does not result in an increase in the size of the existing footprint as previously approved and does not exceed the maximum lot coverage.

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lot coverage.


Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration
- B. Adopt the attached Resolution approving the Special Permit to allow a church to occupy an existing 2,730 square foot structure in the Light Industrial - Planned Unit Development (M1S-PUD) Zone.

Report Prepared By,

  
Hilary Perry  
Assistant Planner

Report Reviewed By,

  
Scot Mende  
Senior Planner

Attachments

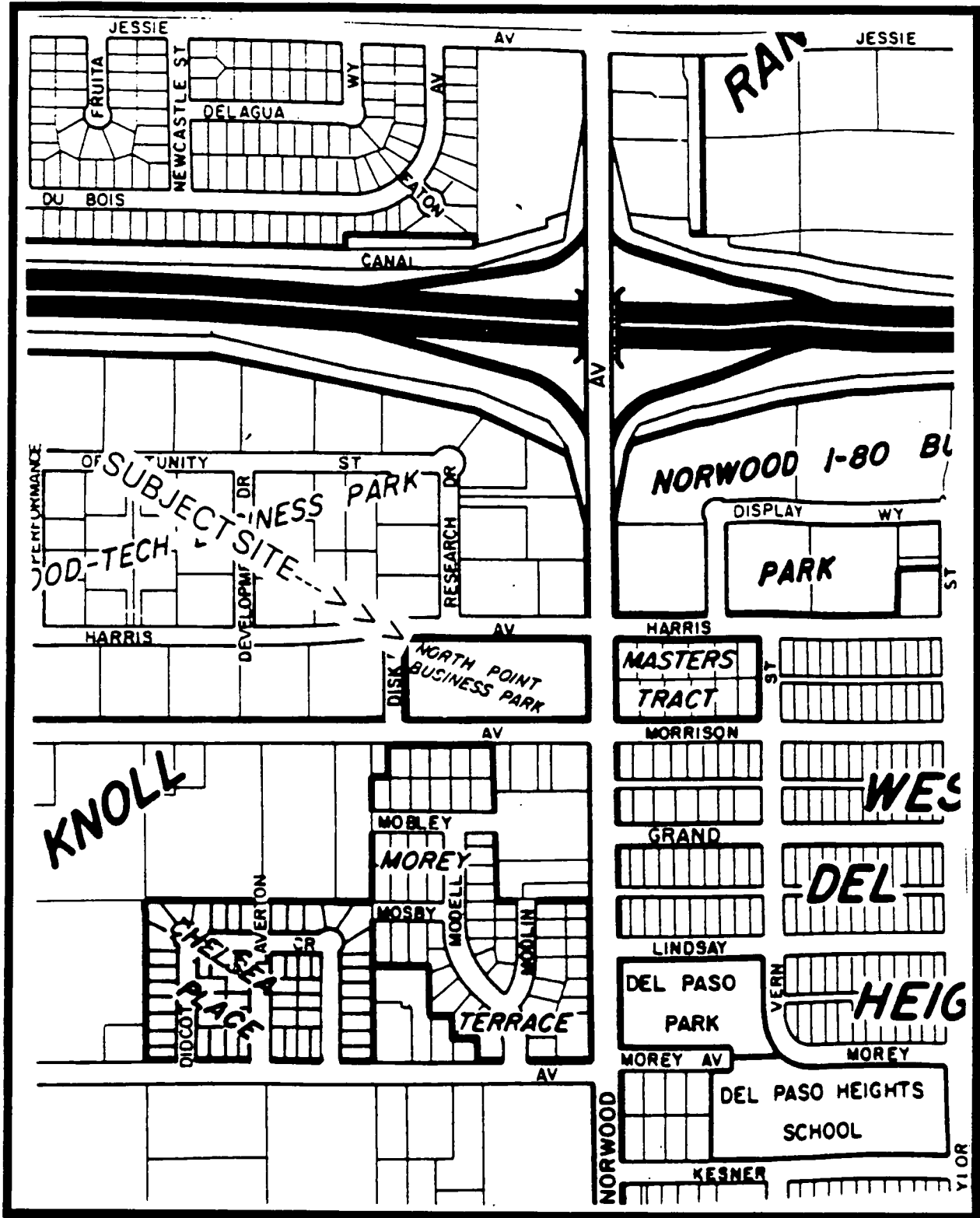
Attachment 1	Vicinity Map
Attachment 2	Land Use and Zoning Map
Attachment 3	Resolutions
Exhibit A	Site/Floor Plan

ATTACHMENT 1

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VICINITY MAP

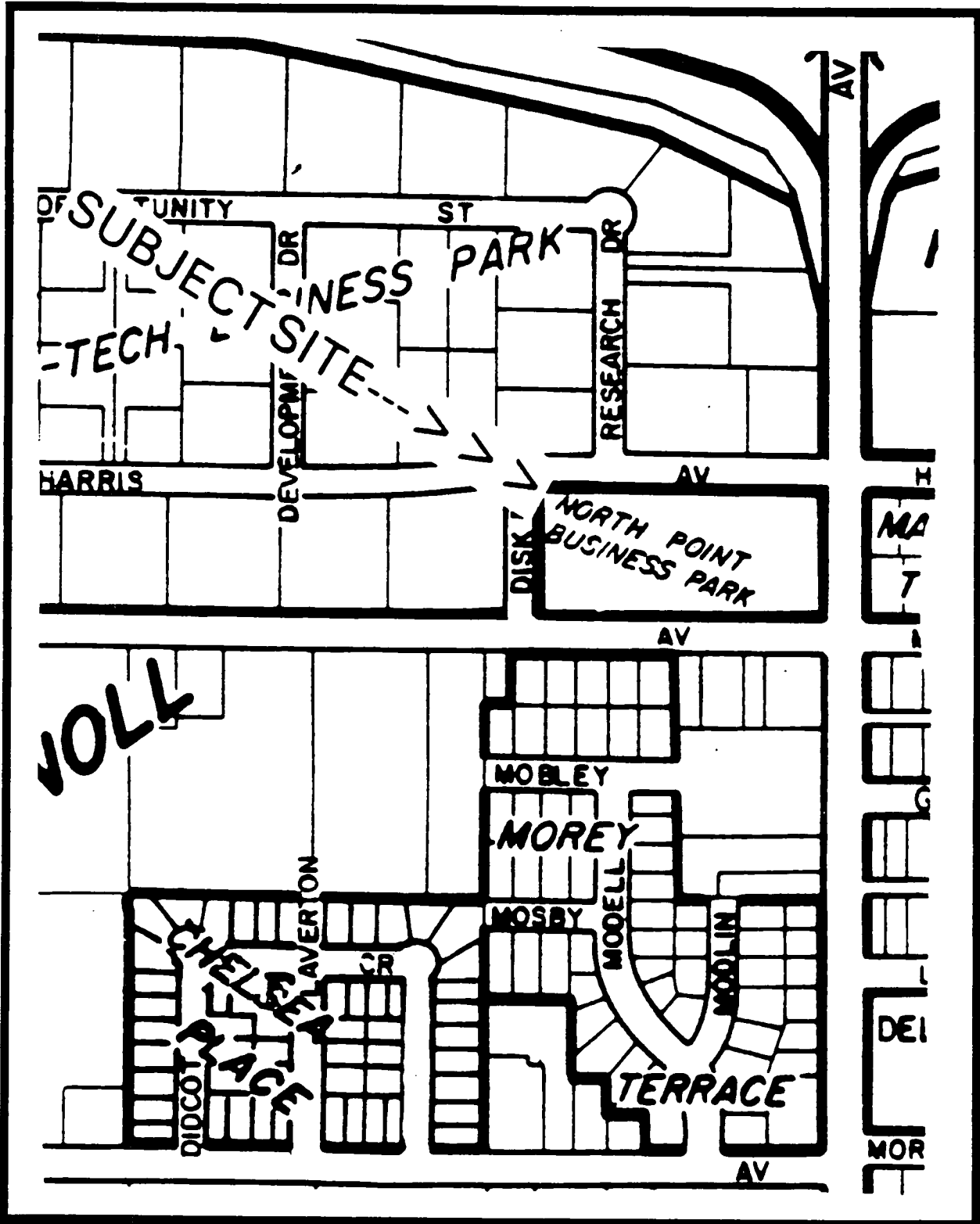


ATTACHMENT 2

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LAND USE ZONING MAP

ATTACHMENT 3

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**RESOLUTION NO.**

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF FEBRUARY 10, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT  
AND APPROVING A SPECIAL PERMIT FOR  
PROPERTY LOCATED AT 300 HARRIS AVENUE  
(P93-154)(APN:250-0027-011)

WHEREAS, the City Planning Commission on February 10, 1994, held a public hearing on the request for approval of a special permit to allow a church to use an existing 2,730 square foot structure at the 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 is hereby approved based upon the following findings of fact:
  - a. The 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. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
    - 1) The proposed project does not result in an increase in the size of the Norwood Tech PUD as previously approved and does not exceed the maximum setback requirements;
    - 2) The proposed church use is compatible with the surrounding residential and industrial land uses in the area.

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2.           The Special Permit for the proposed church use is hereby approved subject to the following conditions:
- c.           The project is consistent with the General Plan and North Sacramento Community Plan which designate the site for Light Industrial land use.
- a.           The applicant shall obtain the Certificate of Compliance for the proposed use prior to the issuance of a Building Permit.
  - b.           The applicant shall assure Engineering Development that adequate lighting is provided between the entry and the parking lot prior to issuance of the Certificate of Occupancy.
  - c.           The applicant shall submit a seating plan to the Building Department prior to issuance of a Certificate of Occupancy.
  - d.           The applicant shall obtain a Building Permit for the change in the type of occupancy for the existing structure.

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SECRETARY TO PLANNING COMMISSION

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