

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

APPLICANT	Stanton Elliott, 5 Gary Way, Alamo, CA 94507				
OWNER	First Gospel Assembly of Sacramento, 1541 Jessie Av, Sacramento, CA 95838				
PLANS BY	Stanton Elliott, 5 Gary Way, Alamo, CA 94507				
FILING DATE	03-01-91	ENVIR. DET.	Negative Declaration	REPORT BY:	D. Holm
ASSESSOR'S PCL. NO.	237-0017-017-0000 and 237-0017-032-0000				

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit Modification to allow the addition of a 2,800± square foot social hall to an existing church located on .96± partially developed acres located in the Standard Single Family (R-1) zone.
 - C. Lot Line Adjustment to merge two parcels into one parcel.

LOCATION: 1541 Jessie Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to merge two parcels into one parcel in order to allow for the construction of a 2,800± square foot social hall for the use of the existing Gospel Assembly Church.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1984 North Sacramento Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	Standard Single Family (R-1)
Existing Land Use of Site:	The First Gospel Assembly Church

Surrounding Land Use and Zoning:

North: Single Family & Service Station; R-1 & HC
South: Interstate 80 Freeway; R-1
East: Single Family; R-1
West: Single Family & Vacant; R-1

Property Dimensions:	180'± x 180'± (irregular)
Property Area:	.96± acres

Maximum Seating of Sanctuary:	176
Required Number of Parking Spaces:	44
Proposed Number of Parking Spaces:	45
Existing Building Materials:	Stucco with Composition Shingles
Proposed Building Materials:	Stucco with Composition Shingles
Exterior Building Colors:	Light Tan with Brown Trim
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

BACKGROUND INFORMATION: The subject site has been developed with a church facility since it was annexed into the City of Sacramento in 1962. On March 26, 1969, the Planning Director approved a 40'9" x 24'6" building to be moved onto the subject site in order to provide classrooms for the church. On April 8, 1982, a special permit was approved by the City Planning Commission allowing a mobile home to be moved onto the subject site and a garage to be constructed in order to provide a residence and a parking area for the pastor of the church. There have been no other requests for expansions of the existing church facility since 1982.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of .96± partially developed acres in the Standard Single Family (R-1) zone. The site is developed with a 4,598± square foot church facility with 176 seats in the sanctuary and a single family residence for use of the pastor. The site is designated for Low Density Residential (4-15 du/na) in the General Plan and Residential (4-8 du/na) in the 1984 North Sacramento Community Plan. The surrounding land use and zoning includes single family, zoned Standard Single Family (R-1) and a service station, zoned Highway Commercial (HC), to the north; the Interstate 80 Freeway; zoned Standard Single Family (R-1), to the south; single family, zoned Standard Single Family (R-1), to the east; and single family and vacant land, zoned Standard Single Family (R-1) to the west.

B. Applicant's Proposal

The applicant is proposing to construct a 2,800± square foot social hall for the use of the existing church congregation. The additional space will be used for church dinners, dances and other activities as needed to serve the congregation. In order to construct the proposed social hall the applicant is also requesting to merge the two parcels which are owned by the church.

C. Staff Analysis**Special Permit Modification**

The applicant is proposing a 2,800± square foot addition to an existing church in order to provide a social hall. The proposed addition will be attached to the main sanctuary building which is 3,640± square feet. There is currently an existing metal shed within the area that the proposed social hall is to be located. The existing shed should be removed prior to construction of the social hall. The existing church building is stucco with a composition shingle roof. The proposed social hall has been designed to match the existing structures.

There are currently 176 fixed seats within the main sanctuary of the church, the proposed expansion will not increase the seating within the main sanctuary. Churches are required to provide one parking space for every four fixed seats within the main sanctuary area. As proposed, the existing parking lot will be restriped in order to provide 45 parking spaces. Staff has reviewed the proposed expansion with the City's Traffic Engineering Division. The Traffic Division feels that there is adequate access to and from the existing church and that the proposed social hall should not create a traffic problem.

The proposed social hall will provide additional area needed in order to have dinners, dances and other activities for the congregation. A 30 foot front setback is being proposed for the social hall. Currently the frontage along Penrose Street is landscaped. The Zoning Ordinance requires that the front yard setback area be landscaped. The frontage along Penrose should be landscaped prior to a final building permit if the existing landscaping is destroyed. Staff has no objections to the proposed social hall provided that all minimum required setbacks are maintained as shown on Exhibit C.

Lot Line Adjustment

The subject site consists of two parcels one is a vacant parcel adjacent to Penrose Street and the other parcel is developed with a church, education center, storage shed, pastor's residence and a two car garage. In order to meet the minimum required 25 foot front yard setback for the proposed social hall the applicant is requesting to merge the two adjacent parcels which are both owned by the church. Staff has reviewed the applicant's request to merge the two parcels into one parcel and has no objections.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Services, Building Inspections and Fire. The following comments were received from the Engineering Development Division:

Engineering Development Division

1. The existing church facility is not serviced by a public sewer system. The added social hall to be used for dining may place an added burden on the existing septic pit. Location of any leach fields are not shown, verify they are not in conflict with the proposed social hall. Coordinate this with the County Health Department.
2. Applicant shall sign an agreement with the City agreeing to join and participate in any future assessment district for the construction of the required frontage improvements.
3. We request the following conditions and comments be made a condition for approval of this lot line adjustment.

Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger being recorded:

- a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
- b. File a waiver of Parcel Map.
- c. Pay off or segregate any existing assessments.
- d. Coordinate with County Sanitation District.

On August 16, 1991, planning staff contacted the Young Heights Neighborhood Watch Association and discussed the proposed project. The association stated that they were in support of the proposed church expansion.

ENVIRONMENTAL DETERMINATION:

The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to 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 mandatory mitigation measures listed below into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur. The mandatory mitigation measures are listed below.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit Modification to allow the addition of a 2,800± square foot social hall to an existing church subject to conditions and based upon findings of fact which follow; and
- C. Approve the Lot Line Adjustment to merge two parcels into one parcel by adopting the attached resolution.

Conditions - Special Permit Modification

1. The applicant shall sign an agreement with the City agreeing to join and participate in any future assessment district for the construction of required frontage improvements.
2. The applicant shall coordinate with the County Health Department in regards to the existing septic pit. The applicant shall indicate the location of any leach fields on the site plan prior to the issuance of any building permits.
3. The applicant shall obtain a Certificate of Compliance from the Public Works Department, Development Services Division prior to obtaining any building permits.
4. The existing metal storage shed shall be removed prior to construction of the social hall.
5. Any of the front yard landscaping that is destroyed during construction shall be replanted prior to issuance of a final on the building permit.
6. The existing parking lot shall be restriped to meet the City's minimum parking stall widths, depths and maneuvering area prior to issuance of a final on the building permit.

Mandatory Mitigation Measures

1. **Mitigation Measure A** - The applicant shall utilize the following construction materials:
 - a. Double (dual) glazed windows
 - b. R-19 wall insulation
 - c. R-30 roof insulation
 - d. 3/8" plywood sheeting

2. Mitigation Measure B - The applicant shall implement the following ventilation requirements:
 - a. A mechanical ventilation system shall be installed that will provide minimum air circulation and fresh air requirements. There shall be no need to open windows, doors, or other exterior openings to provide adequate ventilation.
 - b. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
3. Mitigation Measure C - Alternative mitigation measures may be utilized to achieve the required interior noise level subject to approval by the Environmental Coordinator.

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that the church is compatible with the surrounding residential uses and adequate open space, parking and circulation will be maintained.
2. The project, as conditioned, will not be detrimental to the public safety or welfare nor result in the creation of a public nuisance in that:
 - a. adequate landscaping and open space is provided; and
 - b. adequate parking and circulation is provided.
3. The proposed project is consistent with the General Plan which designates the site as Low Density Residential (4-15 du/na) and the 1984 North Sacramento Community Plan which designates the site as Residential (4-8 du/na). A church with a social hall is an allowed use in the Standard Single Family (R-1) zone subject to special permit approval.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE TWO LOTS INTO ONE LOT CONSISTING OF LOTS 18, 19, 20, 21 AND 22 OF BLOCK 4 AS SHOWN ON THE OFFICIAL "PLAT OF YOUNG'S HEIGHTS", RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, APRIL 2, 1912, IN BOOK 13 OF MAPS, PAGE NUMBER 14, LOCATED AT 1541 JESSIE AVENUE. (APN: 237-0173-017 AND 032) (P91-050)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 1541 Jessie Avenue; and

WHEREAS, the Environmental Coordinator has filed a Negative Declaration for the lot line adjustment; and

WHEREAS, the lot line adjustment is consistent with the General Plan and the 1984 North Sacramento Community Plan and the proposed lot line adjustment conforms with the Plan Designation;

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

that the lot line adjustment for property located at 1541 Jessie Avenue, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger approval of this lot line adjustment:

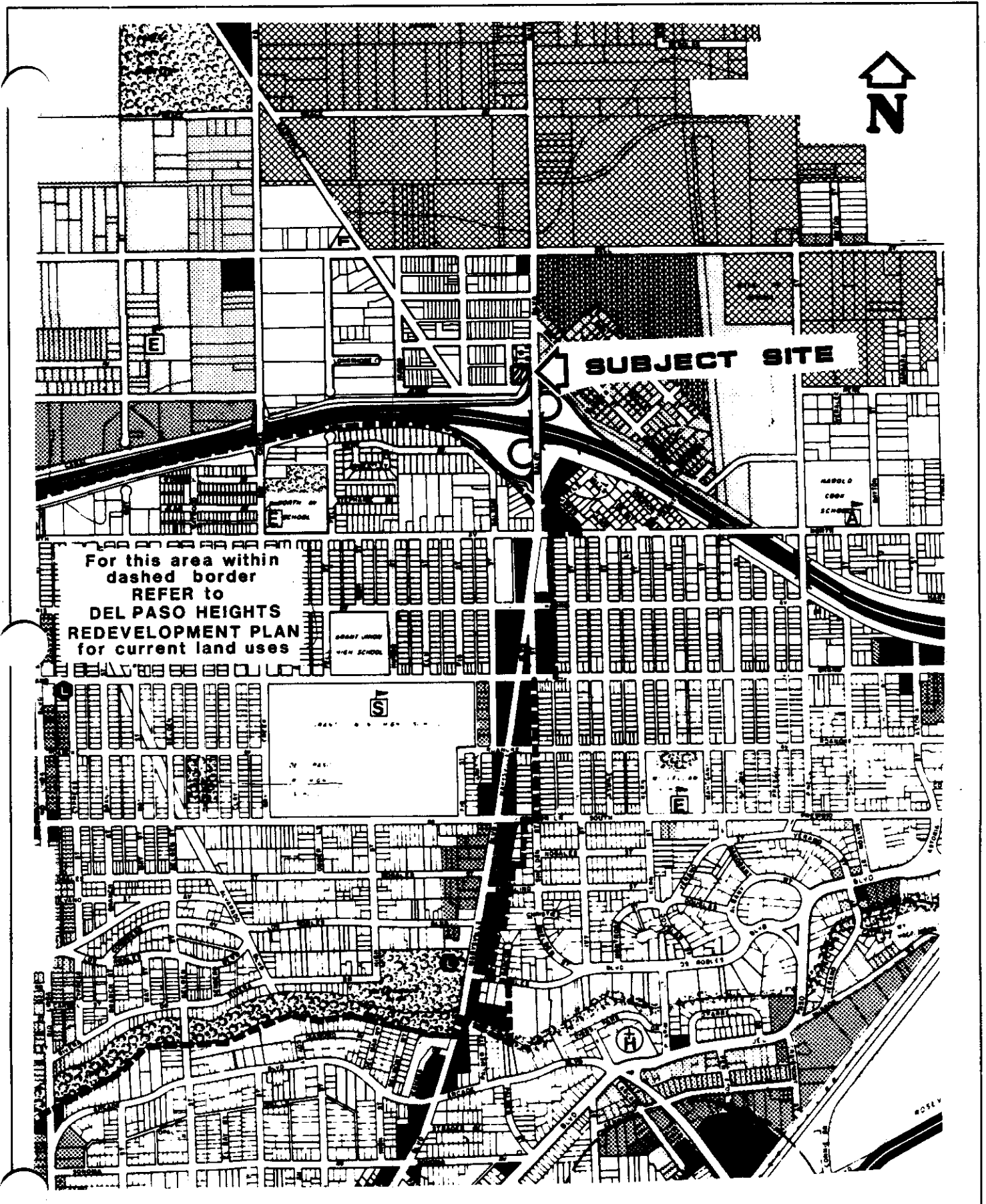
- a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.

- b. File a waiver of Parcel Map.
- c. Pay off or segregate any existing assessments.
- d. Coordinate with County Sanitation District.

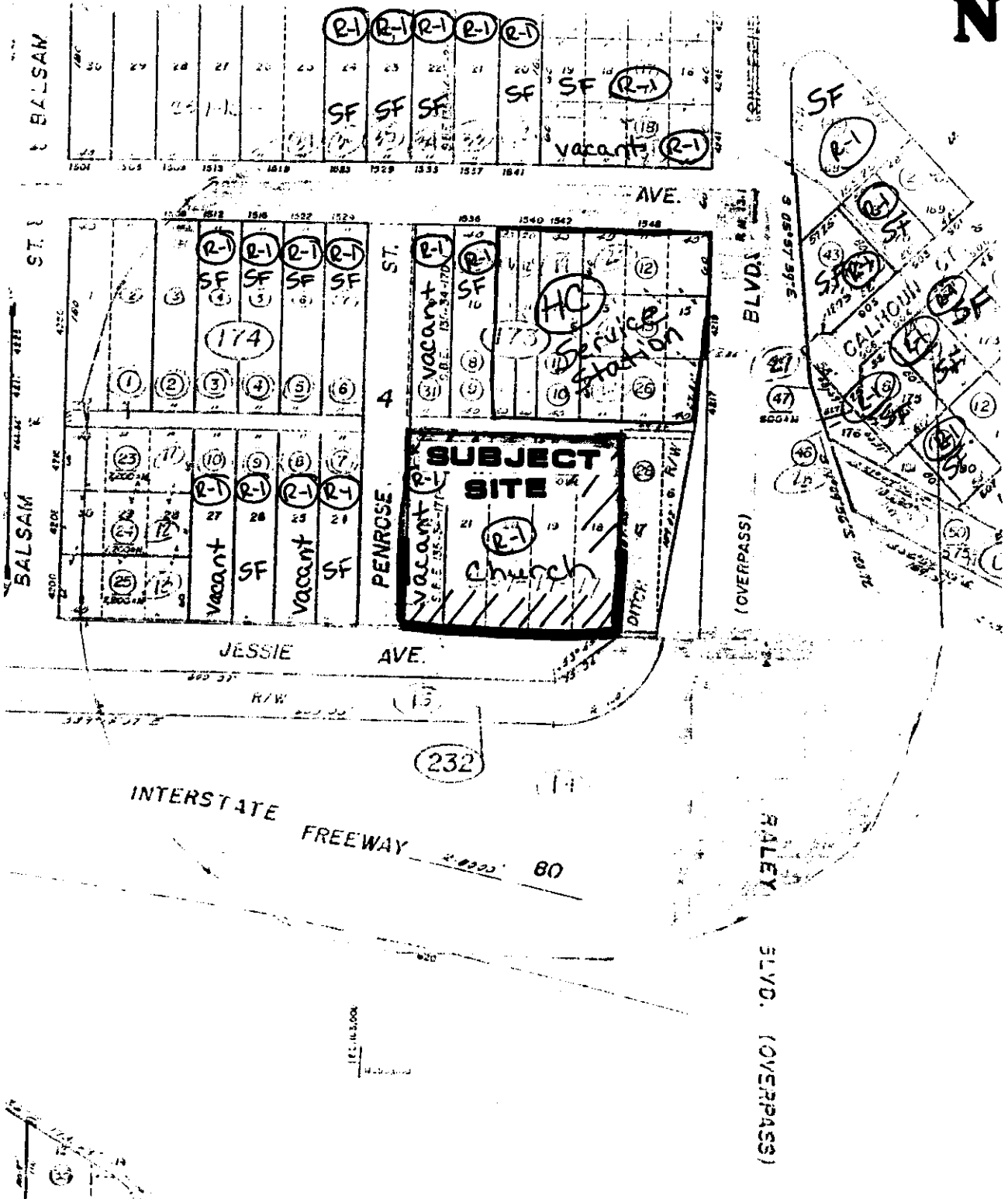
CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



VICINITY MAP



LAND USE & ZONING MAP



ARCHIT EXHIBIT A
STANTON
ELLIOTT

MEMBER AMERICAN INSTITUTE OF ARCHITECTS

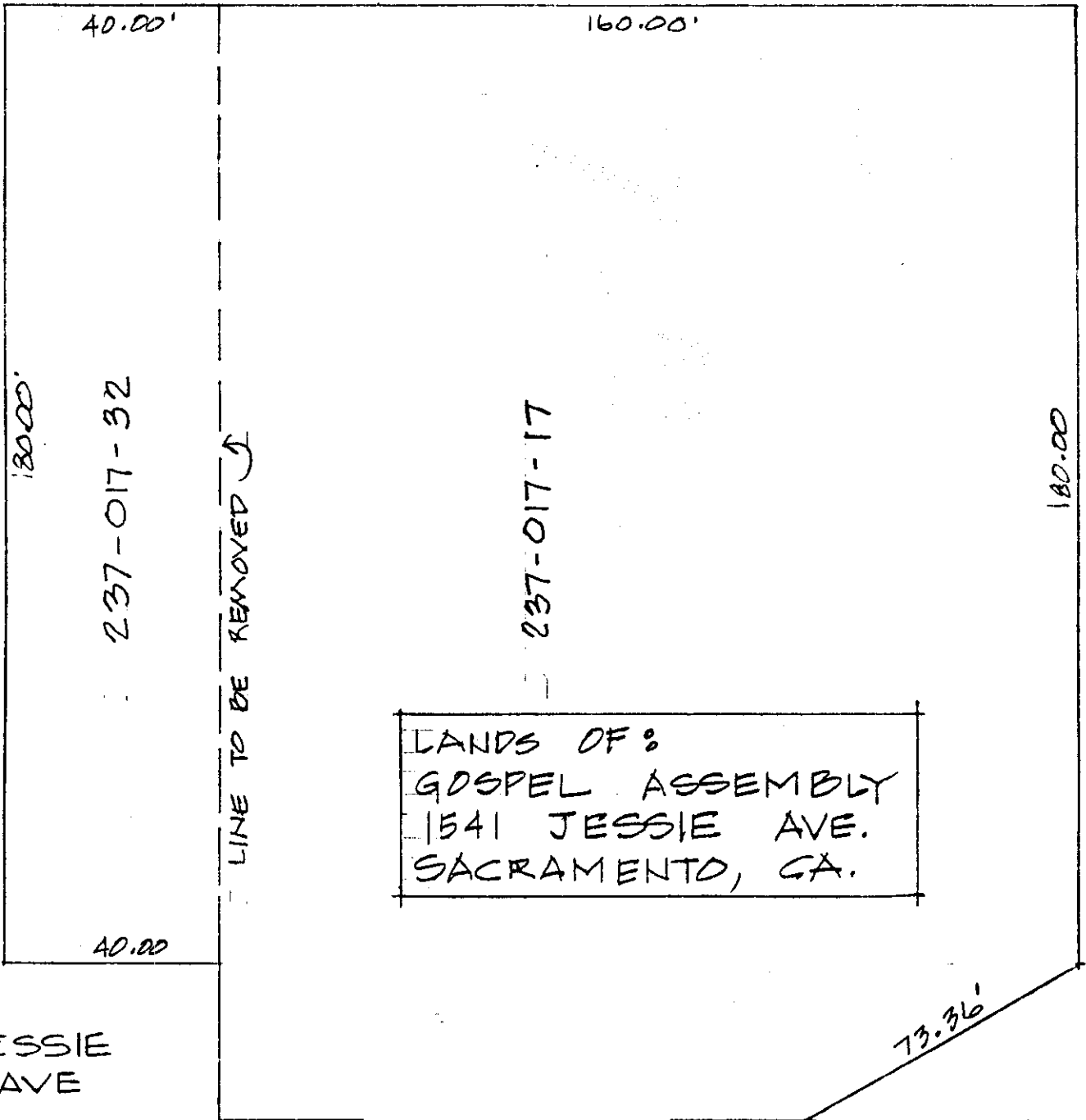
LOT LINE ADJUSTMENT

1" = 30'

NORTH



ALLEY



PENROSE ST.

JESSIE AVE

LANDS OF:
 GOSPEL ASSEMBLY
 1541 JESSIE AVE.
 SACRAMENTO, CA.

EXHIBIT - B

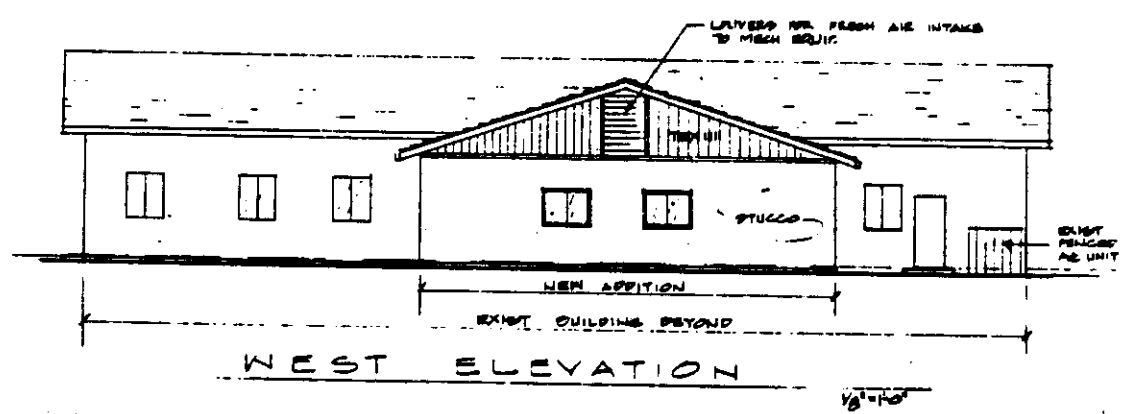
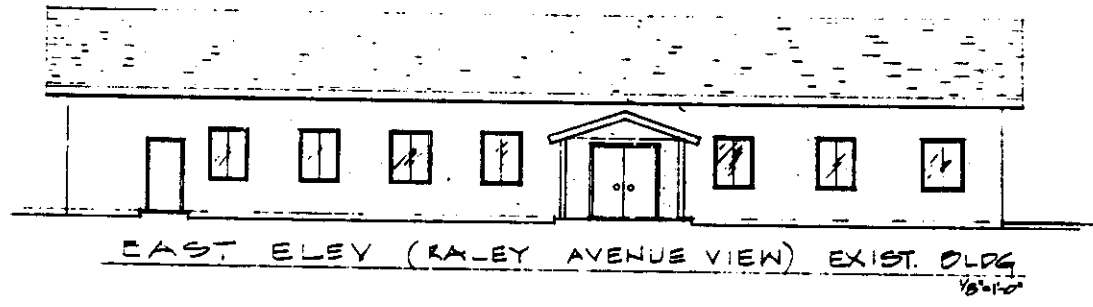
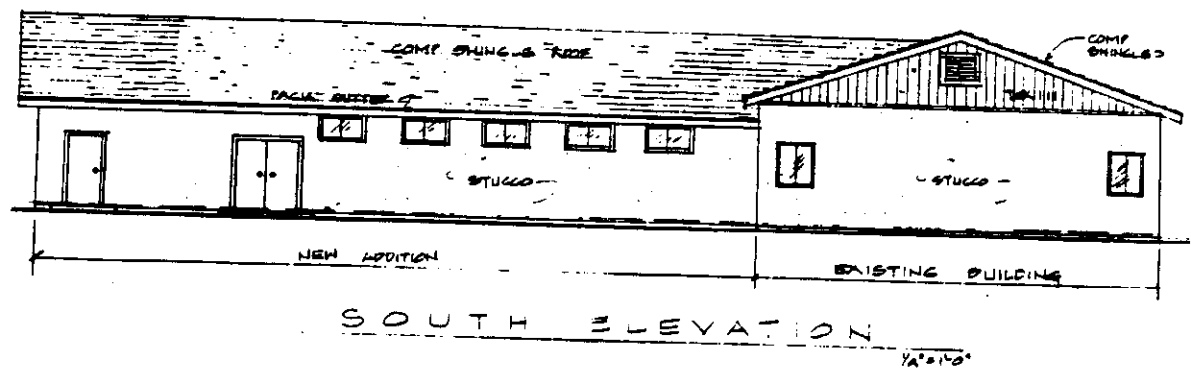
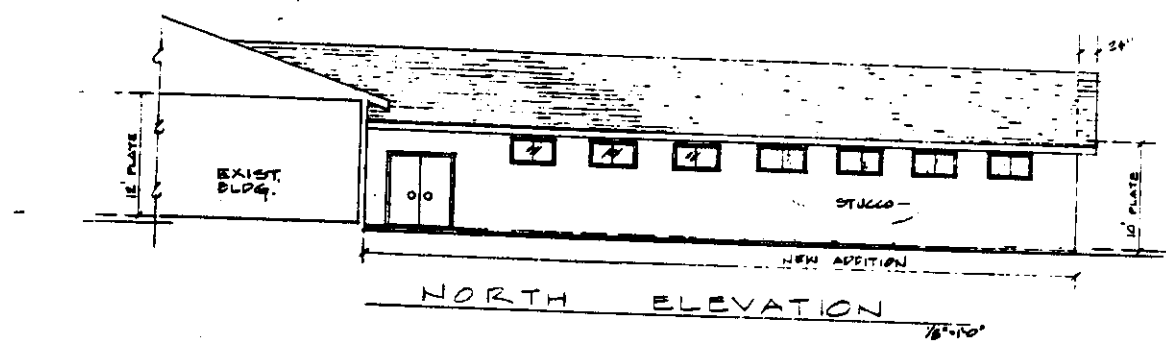
PROPOSED LEGAL DESCRIPTION

LEGAL DESCRIPTION

Lots number 18,19,20,21 22 of Block 4
of Young's Heights, as recorded in Book 13
of Maps, Page number 14, on April 2, 1912.

EXHIBIT D ELEVATIONS

EXTERIOR MATERIALS:
 MATCH EX. OF ROOF & GABLE GRAY COMPOSITION SHINGLE
 STUCCO: WHITE CREAM PAINT FINISH
 TRIM: BROWN PAINT COLOR



	Church Development Associates A. R. Rutledge, Director Stanton Elliott, Architect 1070 Concord Ave. Suite 175 Concord, California 94520 415 885-3550	NEW SOCIAL HALL FOR GOSPEL ASSEMBLY 1841 JESSIE AVE SACRAMENTO, CA.	
	2 GENERAL SCALE		