

Roof Material: Standing Seam

BACKGROUND INFORMATION: On July 26, 1990, the Planning Commission approved a Special Permit, a Variance, and a Lot Line Adjustment for a 12,950 square foot church expansion and a 50 foot tower. The special permit and variance have expired and the lot line merger has not been recorded. The applicant has resubmitted the exact same project.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of seven parcels totaling 2.38± developed acres in the Standard Single Family (R-1) zone. The site is developed with an existing church and a single family dwelling that will be demolished. The General Plan designates the subject site as Low Density Residential (4-15 du/na). The surrounding land use and zoning for the site are residential, zoned (R-1) to the north, south, east, and west. A Special Permit is required to locate or expand a church use in any zone.

B. Applicant's Proposal

The applicant is proposing to transfer the present church facility (El Faro Church) into a new 12,950 square foot church facility with an upper level. Phases II through IV totaling 665 seats would require traffic and parking studies to assess the impacts on the adjacent streets, therefore, the applicant does not wish to have these phases reviewed at this time. Therefore, staff is only reviewing the first phase of the project and any additional development will require a Special Permit. The applicant is also requesting a variance to exceed the maximum height limit for a 50 foot high church tower.

The proposed hours of operation are 9:30 AM to 12:30 PM, and 6:00 PM to 8:30 PM on Sundays and 7:00 PM to 9:00 PM Tuesday through Friday. Tuesday through Friday office hours are 1:30 PM to 5:00 PM. The applicant indicated to staff that the existing 200 seat church facility will be retained and used for storage, dining, and recreation in the future. It is recommended that no meals for low-income and/or homeless persons shall be served or distributed on the existing and new church premises.

C. Site Plan Design

The submitted site plan indicates a new 12,950 square foot church facility to be located on the south east corner of Marin Avenue and 77th Street. Two driveway entrances are located off of Marin Avenue and four driveway entrances are off of 77th Street. Currently a cyclone fence is provided along a portion of the northeast property line and a wrought iron fence is located on the remaining portion of the property line facing the church. The site plan indicates the existing dwelling to be demolished. A demolition permit will be required prior to tearing down the dwelling. It is recommended that a six foot high wrought iron fence be provided along the remaining portion of the eastern property line facing the new church facility and along Marin Avenue (Exhibit B). A six foot high concrete wall is located along the north and west property lines. The new church facility will be setback approximately 40 feet from 77th Street and 30

feet from Marin Avenue. Sufficient setbacks are provided.

No trash enclosures or signage is indicated on the submitted site plan. Staff recommends that a trash enclosure be provided on the site and built to the standards in the Zoning Ordinance. The enclosures should also provide adequate receptacles for recycling in accordance with the recycling requirements of the Zoning Ordinance. Any signage must meet all the requirements required by the Sign Ordinance and have a sign permit. A landscape plan has not been submitted for staff's review. It is recommended that a landscape and irrigation plan be submitted for Planning staff's review and approval prior to issuance of building permits. All new designated parking areas shall meet the 50 percent shading requirement.

D. Parking and Circulation

As previously noted, there are two driveway entrances/exits off of Marin Avenue and four off of 77th Avenue. The layout of the parking lot indicates a total of two-hundred parking spaces to be provided for total build-out. There are currently 80 parking spaces on the site and a total of 81 spaces are required for 325 seats based on the Zoning Ordinance requirement of one space for every four seats. Staff recommends the addition of one more space to fulfill the parking requirements.

Staff has concern with the entire 200 parking spaces being provided in the first phase. With the existing number of parking spaces plus one space meeting the requirement for a 325 seat church facility (81) spaces, there is no need to provide additional parking spaces for the remaining phases which may not occur. The applicant indicated to staff that the future build-out solely depends on economics and demand. Therefore, there is no guarantee that this parking additional parking will be needed. In addition, the City's Traffic Engineer has indicated to staff that the proposed design is unacceptable and the driveway ingress and egress shall be limited to two on site. Staff, therefore, recommends that the proposed lot be revised to the satisfaction of the City's Traffic Engineer prior to issuance of any building permits. The vacant north east lot fronting on 77th Street, designated for 56 future parking, shall not be paved nor used for parking vehicles. Minimum 7 foot wide planters shall be provided along Marin Avenue where new parking will be located. Future development on the site requiring additional parking will be subject to a Special Permit and review and approval by the City's Traffic Engineer.

E. Building Design

The applicant submitted floor plans and elevations for the proposed new church addition. Exterior building materials consist of stucco with a light tan building color. Roof material will be standing seam. The elevations indicate a 30 foot high structure with a 50 foot high bell tower. The proposed building materials will be compatible with the surrounding residential neighborhood and existing church facility.

The floor plans indicate 14 classrooms, nursery, bookstore and conference room in addition to four offices. In addition, the floor plan indicates a walkway to be provided between the existing church and the new church. The proposed walkway will be a lobby enclosed by a glass wall. The proposed building design was reviewed by the City's Design Review Coordinator.

F. Variance/Bell Tower

A variance is requested to exceed the required 35 foot height limit in the (R-1) zone. The proposed bell tower will be 50 feet in height. The bell tower will be incorporated into the church and will extend approximately 14 feet above the roof line totaling 50 feet from grade level to the highest point. The proposed bell tower's material and color is compatible with the existing church.

Staff had some concerns with the time of day the bell tower will be rung, since the use is surrounded by residential on all four sides. Staff, therefore, recommends that the church bell tower not be rung prior to 8:00 A.M. and after 10:00 P.M. Since the proposed 50 foot high bell tower will be an architectural feature and will be compatible with the existing structure and will not be a distraction in the neighborhood, staff supports the variance to exceed the 35 foot height limit.

G. Agency Comments

The proposed project was reviewed by City Traffic Engineering, Engineering Departments, Building Inspections, and the Water and Sewer Divisions. The following comments were received:

1. Traffic Engineering staff comments:

The proposed parking lot shall be redesigned to the satisfaction of the City's Traffic Engineer.

2. Engineering Development staff comments:

On-site paving, grading and drainage shall be approved by Public Works Department prior to issuance of a building permit.

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 with the following mitigation measures:

1. 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:
 - a. 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%.
 - b. Cover stockpiles of sand, soil, and similar materials with a tarp.
 - c. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.

- d. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
 - e. Increase the frequency of city street cleaning along streets in the vicinity of construction site.
 - f. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
2. Standard parking lot lighting shall be installed which must meet City standards and not generate light or glare onto surrounding property.
 3. The applicant will comply with the following State regulations:
 - a. Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing building prior to demolition or renovation.
 - b. If asbestos containing materials are identified on the project site, the applicant will determine the quantity of material to be removed and comply with the following applicable State and Federal regulations:
 - c. California Occupational Safety and Health Administration (CAL-OSHA) work safety standards must be applied to any demolition or renovation of structures that contain more than 100 square feet of asbestos containing material. Specific standards are provided by CAL-OSHA (San Francisco Office: (415) 974-7633).
 - d. Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures than contain more than 160 square feet or 260 linear feet of asbestos containing materials. Specific information is provided by EPA (San Francisco Office: (415) 974-7633).

In order to document compliance with these measures, the applicant will provide a copy of the awarded demolition bid to the City Environmental Coordinator prior to issuance of a building permit for demolition.

RECOMMENDATION: Staff recommends the following:

- A. Ratify the Negative Declaration.
- B. Approve the Special Permit to allow a 12,950 square foot church expansion with a total of 325 seats subject to conditions and based upon findings of fact which follow.
- C. Approve the Variance to exceed the maximum height in the (R-1) zone to allow a 50 foot high church tower subject to conditions and based upon findings of fact which follow.

Conditions:

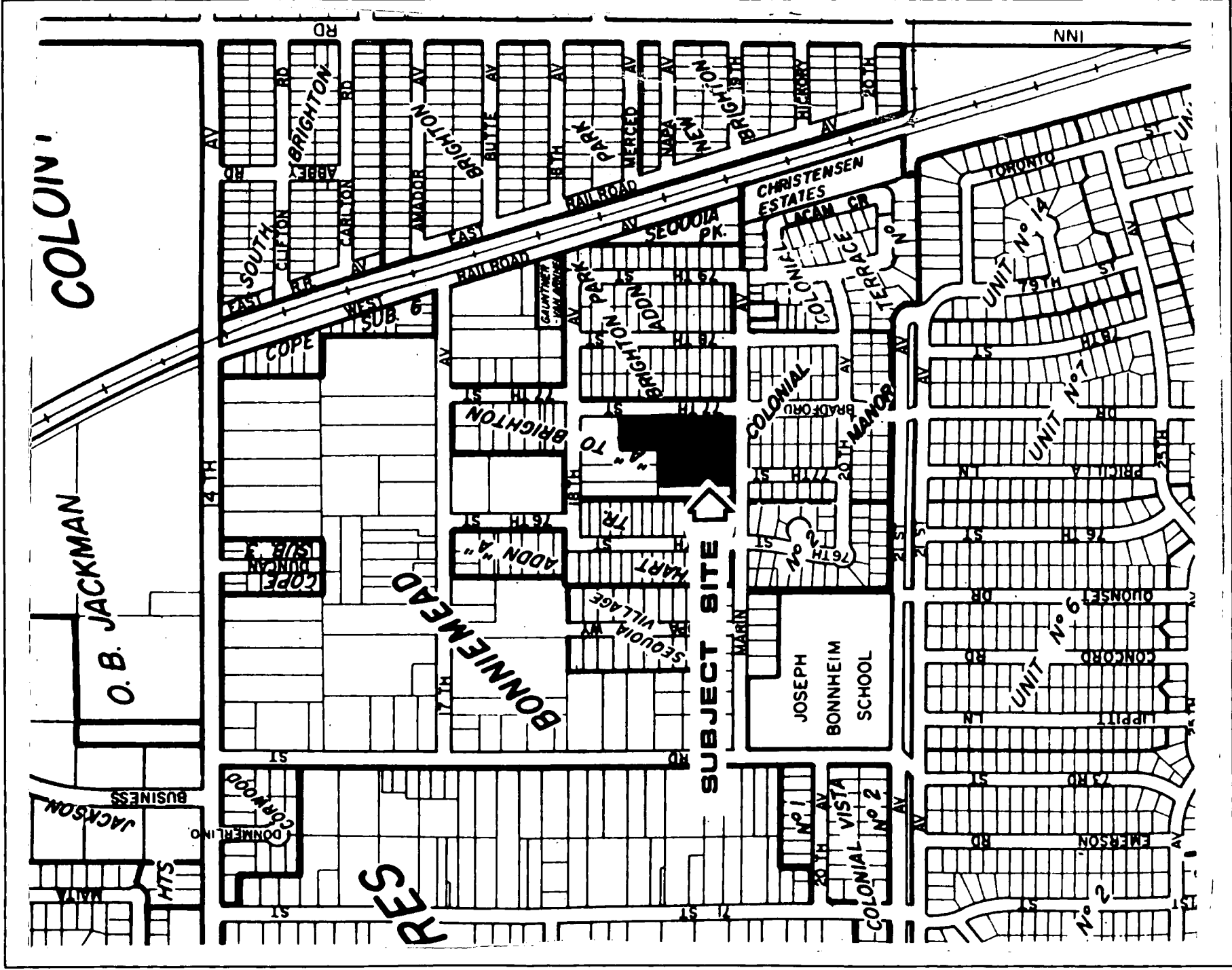
1. Future development on the subject site will require a Special Permit to be approved by the City Planning Commission. Future parking lots on the subject site shall be reviewed and approved by the City's Traffic Engineer prior to issuance of building permits.
2. The proposed hours of operation shall be from 9:30 AM to 12:30 PM, and 6:00 PM to 8:30 PM on Sundays and 7:00 PM to 9:00 PM Tuesday through Friday. Tuesday through Friday office hours shall be 1:30 PM to 5:00 PM. Any change in hours, uses of the facility, and/or the addition of child care services shall require a modification of the Special Permit.
3. The existing 200 seat church facility shall be retained and used for storage, dining and recreational use only. No meals for low-income and/or homeless persons shall be served or distributed on the existing and new church premises.
4. A demolition permit shall be obtained prior to tearing down the residential dwelling.
5. A six foot high wrought iron fence shall be provided along the remaining portion of the eastern property line facing the new church facility and along Marin Avenue (Exhibit B).
6. A trash enclosure shall be provided on the site and be built to meet the Zoning Ordinance specifications. The enclosures shall provide adequate receptacles for recycling in accordance with the recycling requirements of the Zoning Ordinance.
7. Any signage shall meet all the requirements required by the Sign Ordinance and have a sign permit.
8. A landscape and irrigation plan shall be submitted for the Planning staff review and approval prior to issuance of building permits. All new designated parking areas shall meet the 50 percent shading requirement.
9. The driveway ingress and egress shall be limited to two on site.
10. A proposed parking lot shall be revised to the satisfaction of the City's Traffic Engineer prior to issuance of building permits. The existing parking lot shall be increased by one space prior to the granting of the Certificate of Occupancy.
11. The vacant north east lot fronting on 77th Street, designated for 56 parking spaces shall not be paved nor used for parking vehicles and shall be barricaded.
12. Minimum seven foot wide planters shall be provided along Marin Avenue where new parking will be located.
13. The church bell tower shall not be rung prior to 8:00 A.M. and after 10:00 P.M.
14. On-site paving, grading and drainage shall be approved by Public Works Department prior to issuance of a building permit.

15. Construction contractors shall 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 will include the following:
 - a. 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%.
 - b. Cover stockpiles of sand, soil, and similar materials with a tarp.
 - c. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 - d. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
 - e. Increase the frequency of city street cleaning along streets in the vicinity of construction site.
 - f. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
16. Standard parking lot lighting shall be installed which must meet City standards and not generate light or glare onto surrounding property.
17. The applicant shall comply with the following State regulation:
 - a. Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing building prior to demolition or renovation.
18. If asbestos containing materials are identified on the project site, the applicant will determine the quantity of material to be removed and comply with the following applicable State and Federal regulations:
 - a. California Occupational Safety and Health Administration (CAL-OSHA) work safety standards must be applied to any demolition or renovation of structures that contain more than 100 square feet of asbestos containing material. Specific standards are provided by CAL-OSHA (San Francisco Office: (415) 974-7633).
 - b. Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures than contain more than 160 square feet or 260 linear feet of asbestos containing materials. Specific information is provided by EPA (San Francisco Office: (415) 974-7633).
19. In order to document compliance with these measures, the applicant will provide a copy of the awarded demolition bid to the City Environmental Coordinator prior to issuance of a building permit for demolition.

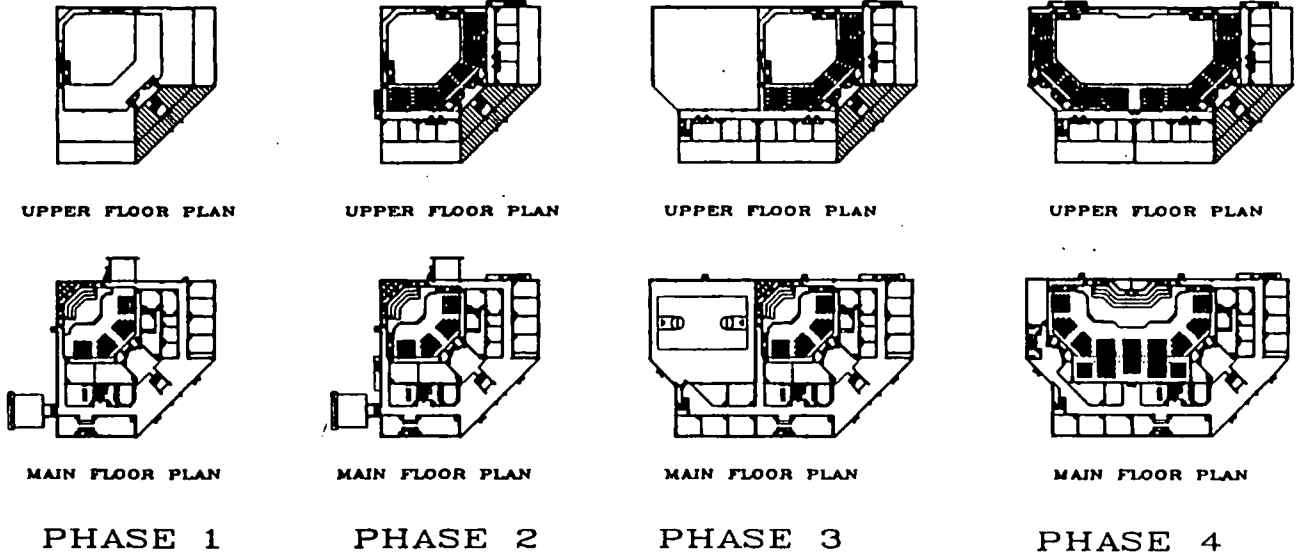
20. The lot line merger shall be recorded prior to the issuance of any building permit.

Findings Of Fact

1. The project is based upon sound principles of land use in that the proposed church is compatible with the surrounding residential neighborhood and existing church.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
 - a. adequate parking, setbacks and landscaping is provided on the subject site;
 - b. an existing 6 foot high concrete wall is located along the west and north property lines to screen potential noise.
 - c. a dust abatement program will be implemented prior to construction to reduce the effect of construction on adjacent residential properties; and
 - d. lights on the subject site will be shielded to focus light downward and away from adjacent properties.
 - e. the church bell will not be rung prior to 8:00 A.M. and after 10:00 P.M.
3. Granting the variance does not constitute a special privilege extended to an individual property in that, any individual property owner would be granted a variance facing similar circumstances for a church structure.
4. The project is consistent with the General Plan in that the site is designated for low density residential (4-15 du/na) and churches are allowed in residential zones subject to a Special Permit.



VICINITY MAP



DEVELOPMENTAL PLANS

OF BUILDING EXPANSION POTENTIALS

GENERAL NOTES:

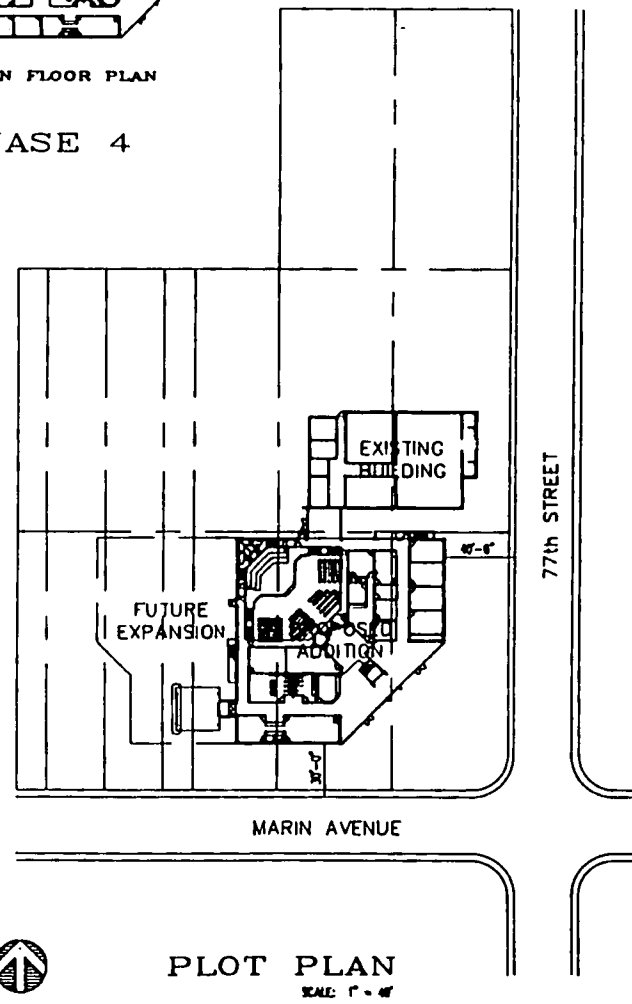
THESE NOTES SHALL APPLY UNLESS OTHERWISE INDICATED BY DRAWINGS OR SPECIFICATIONS.

- 1 THE AMERICAN INSTITUTE OF ARCHITECTS GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT A-201, LATEST EDITION, IS A PART OF THESE DOCUMENTS.
- 2 WHERE A DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, EVEN THOUGH NOT SPECIFICALLY MARKED ON THE DRAWINGS.
- 3 ANY APPARENT ERRORS, DISCREPANCIES, OR OMISSIONS ON THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO BIDDING.
- 4 ALL MATERIALS AND FIXTURES TO BE FURNISHED AND INSTALLED AS SPECIFIED, UNLESS OTHERWISE NOTED.
- 5 ALL WORK TO BE ACCOMPLISHED IN ACCORDANCE WITH THE GOVERNING BUILDING CODES AND APPLICABLE CITY, COUNTY, AND/OR STATE REGULATIONS.
- 6 THE GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE BRACING OR SHORING FOR ALL THE WORK DURING THE CONSTRUCTION PERIOD.
- 7 THE GENERAL CONTRACTOR SHALL FURNISH ACCESS PANELS TO ALL VALVES, SWITCHES, AND OTHER EQUIPMENT CONTROLS; WORKING IN CONJUNCTION WITH ALL TRADES.
- 8 EACH CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION OF DESIGN DRAWINGS FOR THEIR RESPECTIVE TRADES, OF ALL EQUIPMENT AND SYSTEMS PROPOSED IN ACCORDANCE WITH ALL APPLICABLE CODE REQUIREMENTS; OBTAINING APPROVALS FROM THE SUPERVISING AGENCIES.
- 9 EACH CONTRACTOR SHALL COMPLETE THE WORK WITH ALL ITEMS NECESSARY TO MEET CODE REQUIREMENTS; NO EXTRA SHALL BE ALLOWED TO MEET CODE REQUIREMENTS.

PROJECT CRITERIA

THE FOLLOWING INFORMATION OUTLINES THE BUILDING(S) DESCRIBED IN THESE DRAWINGS.

- 1 OCCUPANCY CLASSIFICATION: ASSEMBLY
- 2 TYPE OF CONSTRUCTION: _____
- 3 FIRE PROTECTION: HAND HELD FIRE EXTINGUISHERS & SMOKE DETECTORS
- 4 BUILDING SQUARE FEET: (EXISTING) _____ (NEW) _____
- 5 TOTAL SQUARE FEET: STORIES: _____ NUMBER OF BUILDINGS: _____
- 6 MAXIMUM BUILDING HEIGHT: 37'-0" TO TOP OF FASCIA
- 7 OCCUPANT LOAD: NAME: 225 CHANCELL: 35 BALCONY: 240 OVERFLOP: _____
EMPLOYEE: _____ STUDENTS: _____ CUSTOMERS: _____
- 8 EXITS: NUMBER OF DOORS: 10 TOTAL UNITS: 8 TOTAL CAPACITY: 325
- 9 PARKING SPACES REQUIRED: 123
- 10 ALL BUILDINGS DESCRIBED IN THESE PLANS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE FOLLOWING CODES:
STANDARD BUILDING CODE
NATIONAL PLUMBING CODE
N.E.P.A.
LIFE SAFETY CODE
NATIONAL ELECTRIC CODE



PLOT PLAN
SCALE: 1" = 40'

REVISIONS	
DATE	DESCRIPTION

PRELIMINARY


NOT FOR CONSTRUCTION

A PROPOSED FACILITY FOR
EL FARO CHURCH
SACRAMENTO, CALIFORNIA
REV. JOHN C. SEMCOO - PASTOR

THE BRANUM GROUP

ARCHITECTS

1000 J STREET, SACRAMENTO, CA 95811
TEL: (916) 442-1111 FAX: (916) 442-1112



DATE: _____
FILE: 993-057

SHEET NO.
T-2

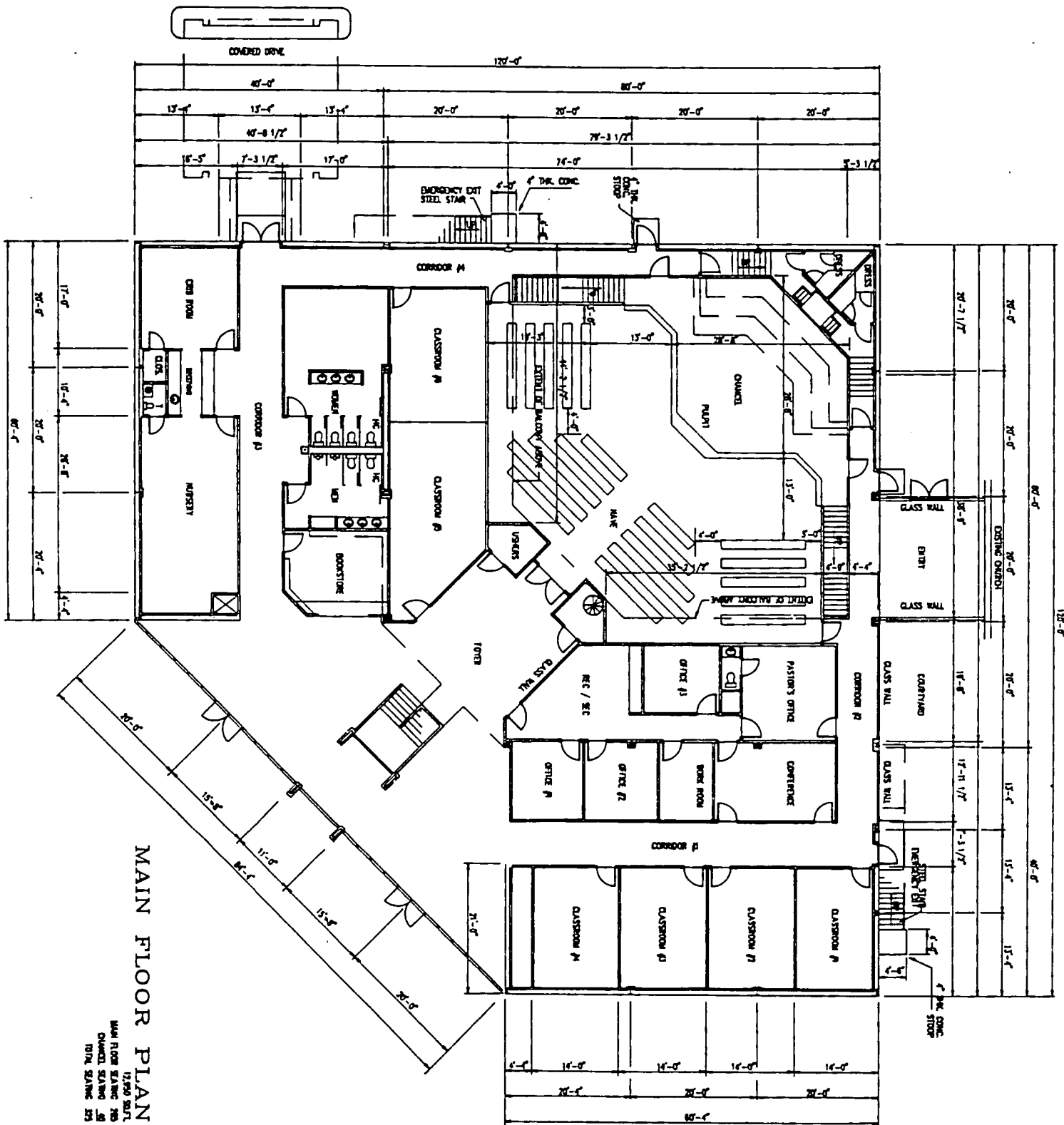
ITEM 16

MAY 13, 1993

993-057

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EXHIBIT C



MAIN FLOOR PLAN

1250 SOUT
 CHAMBERLAIN RD
 SACRAMENTO, CALIF 95811

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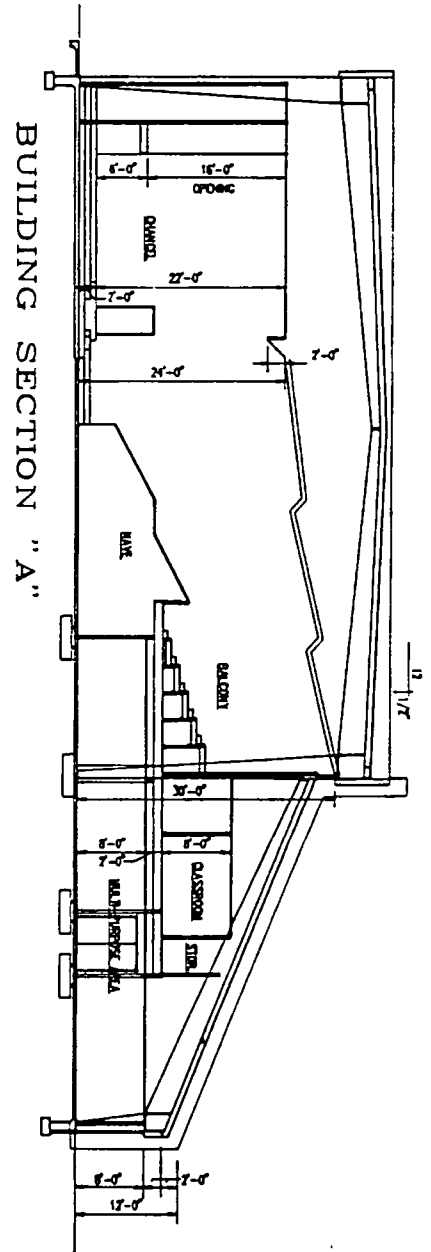
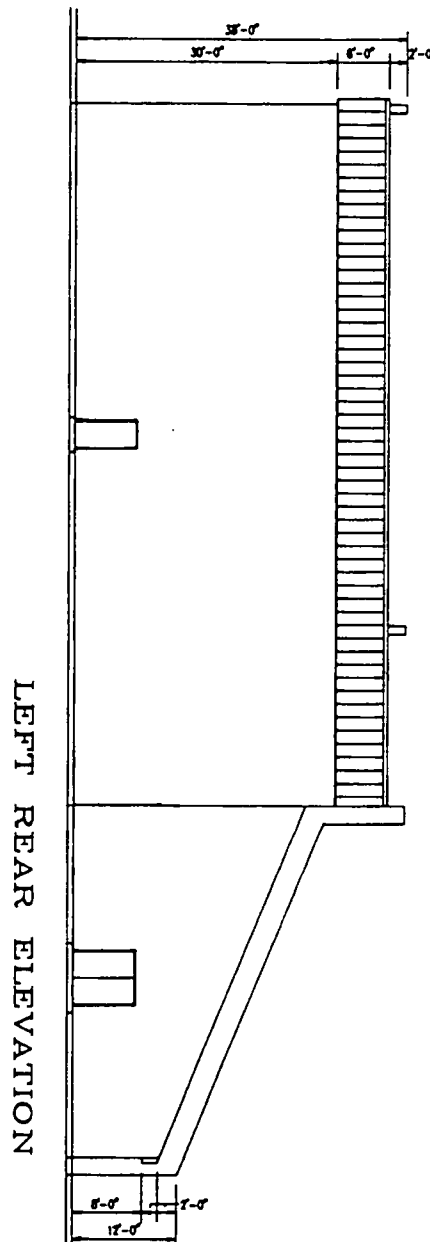
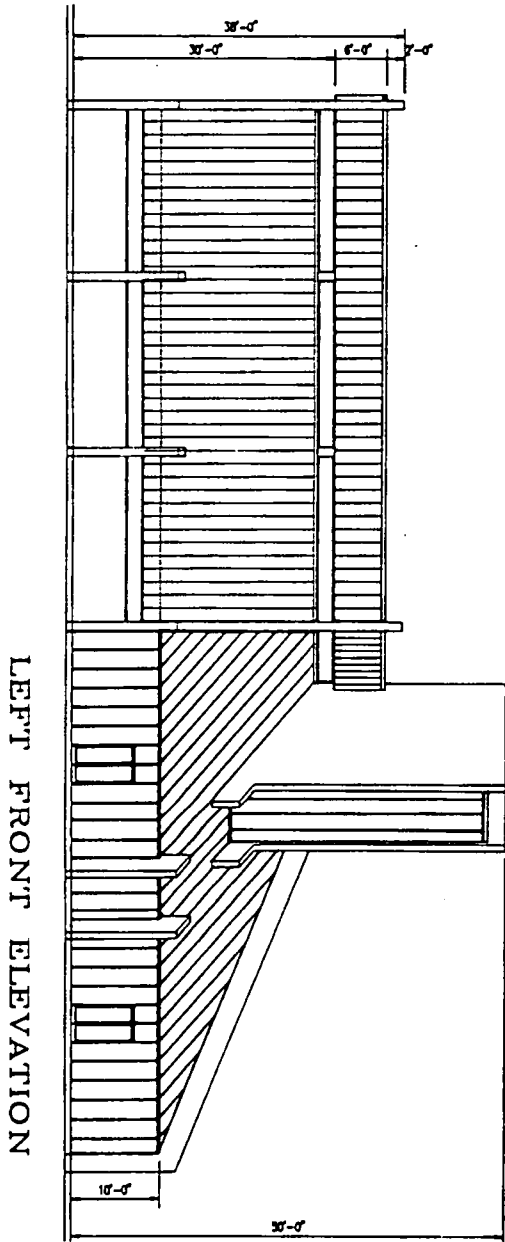
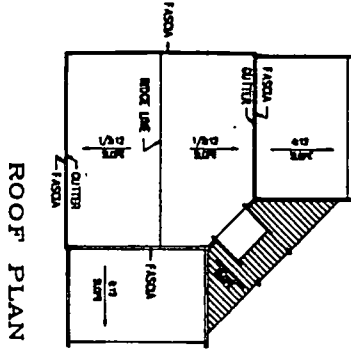
SHEET NO. A-1	DATE: FILE:		MAIN FLOOR PLAN A PROPOSED FACILITY FOR EL FARO CHURCH SACRAMENTO, CALIFORNIA REV. JOHN C. SERGIO - PASTOR	PRELIMINARY NOT FOR CONSTRUCTION	REVISIONS										
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MAY 13, 1993

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EXHIBIT E



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A-3

DATE:
FILE: 888



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EXTERIOR ELEVATIONS
A PROPOSED FACILITY FOR
EL FARO CHURCH
SACRAMENTO, CALIFORNIA
REV. JOHN C. SERENIO - PASTOR

MAY 13, 1993

PRELIMINARY
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REVISIONS		
DATE	MARK	DESCRIPTION

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