

CITY PLANNING COMMISSION

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

1984
5/12/84

APPLICANT	Rev. Jasper Ruffin, 7655 Manorcrest Way, Sacramento, CA 95822		
OWNER	New Home Baptist Church, 6612 Woodbine Avenue, Sacramento, CA		
PLANS BY	Joseph Wooten, architect		
FILING DATE	12/9/83	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC	7/2/84	EIR	ASSESSOR'S PCL NO. 036-106-20,21,22

- APPLICATION:
- A. Negative Declaration
 - B. Special Permit to expand an existing church and to expand a non-conforming use in the Executive Airport (EA-2) Overlay zone (Sec. 2-F-8 and 30-H)
 - C. Variance to allow expansion of existing non-conforming use in EA-2 zone (Sec. 30-H)
 - D. Lot Line Adjustment to merge three parcels (Subdivision Map Act, Sec. 66499.20-3/4)

LOCATION: 6612 Woodbine Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to expand an existing church facility.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1984 Airport Meadowview Community
 Plan Designation: Residential (4-12 du/ac)
 Existing Zoning of Site: R-1
 Existing Land Use of Site: Church

Surrounding Land Use and Zoning:
 North: Residential; R-1
 South: Residential; R-1
 East: Residential; R-1
 West: Residential; R-1

Parking Required: 50 spaces
 Parking Provided: 63 spaces
 Parking Ratio: 1 space per 6 seats
 Property Dimensions: 180' x 300'
 Property Area: 1.2± acres
 Square Footage of Existing Building: 2,208±
 Square Footage of Proposed Addition: 2,760±; Total square footage: 4,968±
 Significant Feature of Site: Located in Executive Airport (EA-2) Overlay zone
 Topography: Flat
 Street Improvements/Utilities: Existing
 Exterior Building Colors: White
 Exterior Building Materials: Stucco
 Height of Existing Building: 18 feet
 Height of Proposed Addition: 14 feet

STAFF EVALUATION: Staff has the following comments regarding this proposal:

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- D. The submitted site plan does not indicate a wall along the north property line where the proposed parking lot is located adjacent to residential uses. The applicant should be aware that a six-foot high solid wall is required by the Zoning Ordinance in this area.

- E. Staff has concerns regarding the proposed increase in persons per acre as a result of the church expansion in the EA-2 zone. At present, the church has a membership of approximately 250 people, or a concentration of 104 persons per acre. This figure is inconsistent with the land use policies of the Executive Airport Comprehensive Land Use Plan (CLUP) which allows a maximum of 50 persons per acre in Overlay Zone No. 2. The proposed church expansion, designed to accommodate 300 people, will increase this concentration to 125 persons per acre. While the applicant proposes to open the church only on weekends and evening hours during the weekdays, the potential for endangering a greater number of lives over and above those that already use the church facility should not be encouraged by allowing the church's expansion. No benefits to the public health, safety or welfare will result by authorizing the expansion of this non-conforming use under a primary flight path to Executive Airport. Staff, therefore, recommends denial of the special permit and variance requests.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Denial of the Special Permit to expand the existing non-conforming church facility, based on Findings of Fact which follow;
- C. Denial of the Variance to allow the expansion of an existing non-conforming use, based on Findings of Fact which follow;
- D. Approval of the Lot Line Adjustment to merge three parcels by adopting the attached resolution.

Findings of Fact

- 1. The project, if approved, would not be based on sound principles of land use in that it would increase the number of persons per acre on a site located under a primary flight path to Executive Airport;
- 2. The project, if approved, would be injurious to the public health, safety and welfare in that it increases the potential for having large social gatherings on a site located in an area with documented safety hazards;
- 3. The project is inconsistent with the policies of the Executive Airport Comprehensive Land Use Plan (CLUP) which prohibits churches and the concentration of over 50 persons per acre in the EA-2 zone.

- A. The subject site consists of three parcels totaling 1.2± acres in the Single Family (R-1) zone. A 2,208± square foot church facility is presently located on the site, with the westerly .4 acre utilized as a community garden. The applicant is requesting the necessary entitlements to construct a 2,760± square foot addition to the church facility. The purpose of the addition would be to provide classroom space for the church. Moveable partitions would be used to create the classrooms so that the addition could also be used as a multi-purpose room to accommodate large events, such as weddings and funerals. In addition, the parking lot would be improved to provide space for 63 automobiles.
- B. The subject site is also located in Executive Airport Overlay Zone No. 2 (EA-2). Church facilities are not permitted in the EA-2 zone. The present church facility, however, has been in existence on the site since 1971 and therefore is an existing non-conforming use (P-8687). The Planning Commission may grant, or conditionally grant, a variance to expand or enlarge an existing non-conforming use in the EA-2 zone only after finding that either:
1. under the circumstances of the particular case the benefit to the public health, safety and welfare outweighs any detriment inherent in such change;
 2. that the literal application of the provisions of this plan will result in practical difficulties or unusual hardships for the property owner which outweigh the public purposes articulated in Section 30A of the Zoning Ordinance.

The Environmental Coordinator requested and received comments from the following agencies which review uses proposed in the Executive Airport Overlay zones. Their comments are as follows:

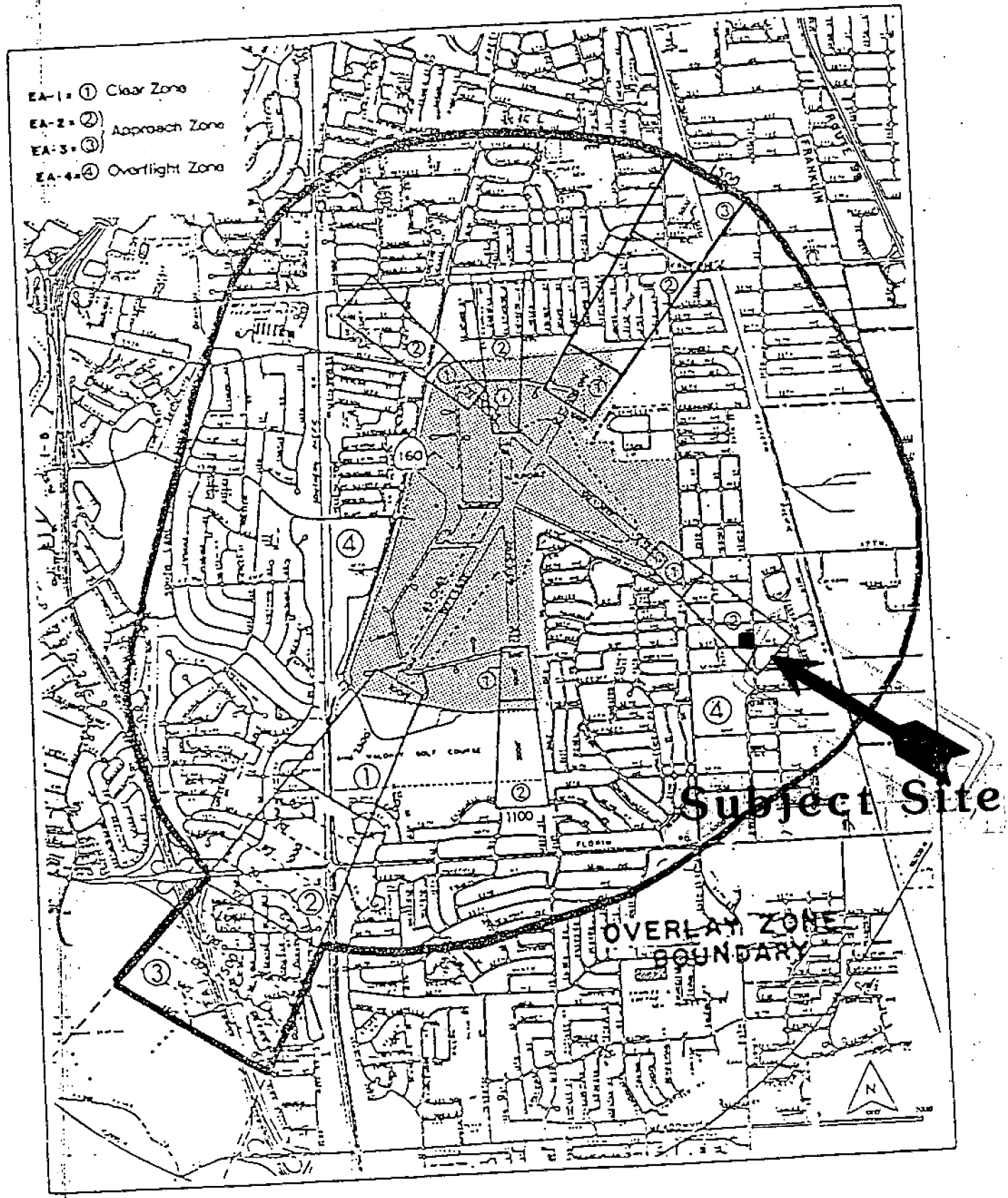
- Cal/Trans, Division of Aeronautics: Recommend denial of the project as the expansion has the potential of increasing the density of people in the Approach Safety Zone (Exhibit E);
- County of Sacramento, Department of Airports: Recommends against approval of the special permit (Exhibit F);
- SACOG, Airport Land Use Commission: No recommendation. See attached comments (Exhibit G);
- County Health Department: No mitigation measures requested.

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.

- C. The proposed project has also been reviewed by the City Traffic Engineering, Engineering, Real Estate and Water and Sewer Divisions. They had no objections to the proposed church expansion. The following comments were received from Traffic Engineering:
1. No access allowed from parking lot to adjacent alley unless alley is improved;
 2. Widen aisle widths to 26 feet and reduce length of parking stalls to 26 feet.

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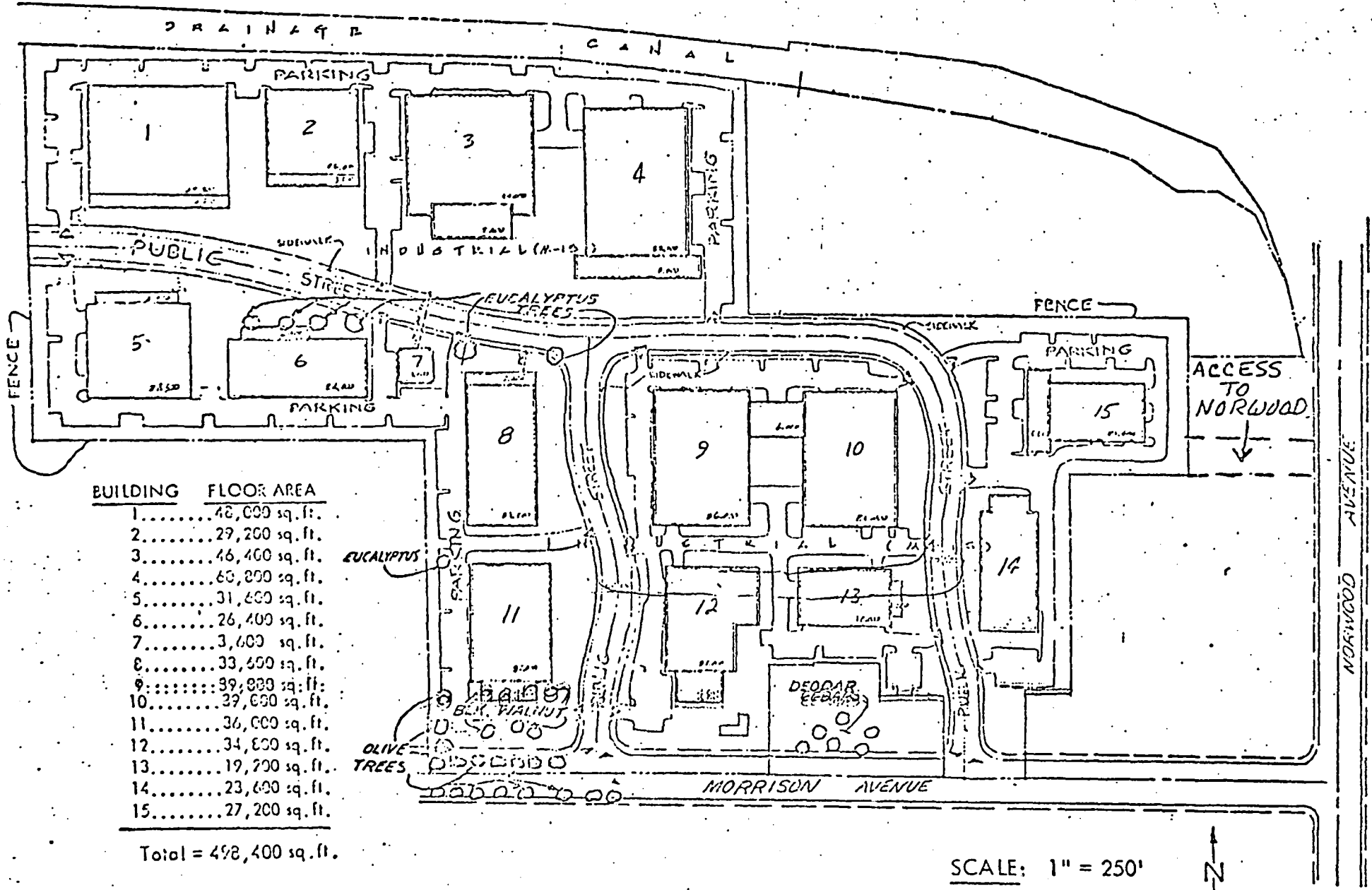
Sacramento Executive Airport OVERLAY ZONING ORDINANCE



002464

FREEWAY

I-880



BUILDING	FLOOR AREA
1.....	48,000 sq. ft.
2.....	29,200 sq. ft.
3.....	46,400 sq. ft.
4.....	60,200 sq. ft.
5.....	31,600 sq. ft.
6.....	26,400 sq. ft.
7.....	3,600 sq. ft.
8.....	33,600 sq. ft.
9.....	39,800 sq. ft.
10.....	39,600 sq. ft.
11.....	36,000 sq. ft.
12.....	34,600 sq. ft.
13.....	19,700 sq. ft.
14.....	23,600 sq. ft.
15.....	27,200 sq. ft.

Total = 498,400 sq. ft.

Total Land Area = 34.5 ac.

SCALE: 1" = 250'

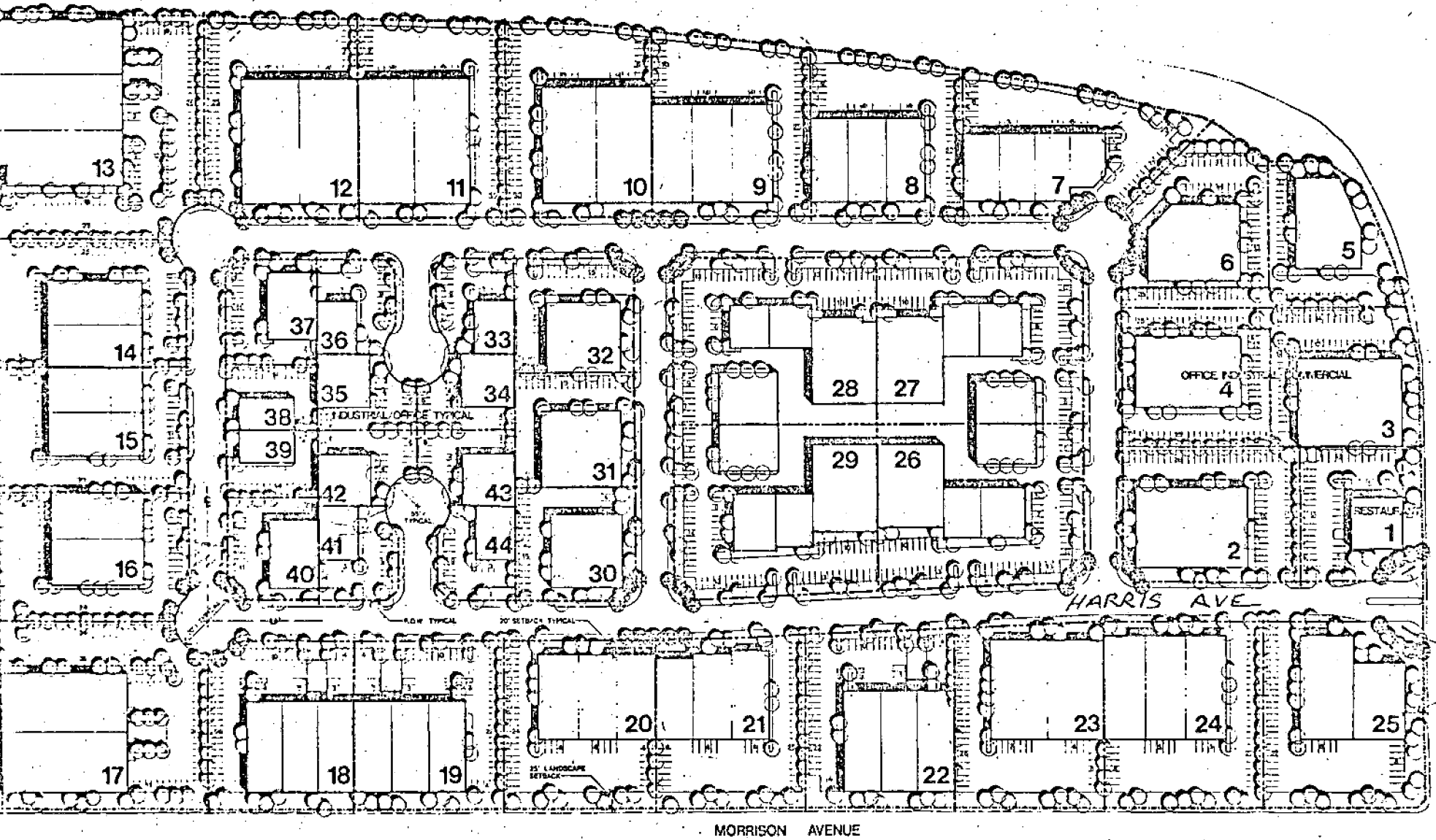


SITE PLAN OF
PLANNED UNIT DEVELOPMENT

ON MORRISON AVENUE AND NORWOOD AVENUE OFF I-880

002466

EXHIBIT A



62 NORWOOD AVENUE

BY LANDSCAPE SERVICE

002468

NORWOOD TECH BUSINESS PARK

SACRAMENTO, CA.

DEVELOPER: HATHAWAY / CHAMBERLAIN-BANCHERO

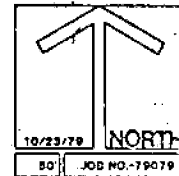
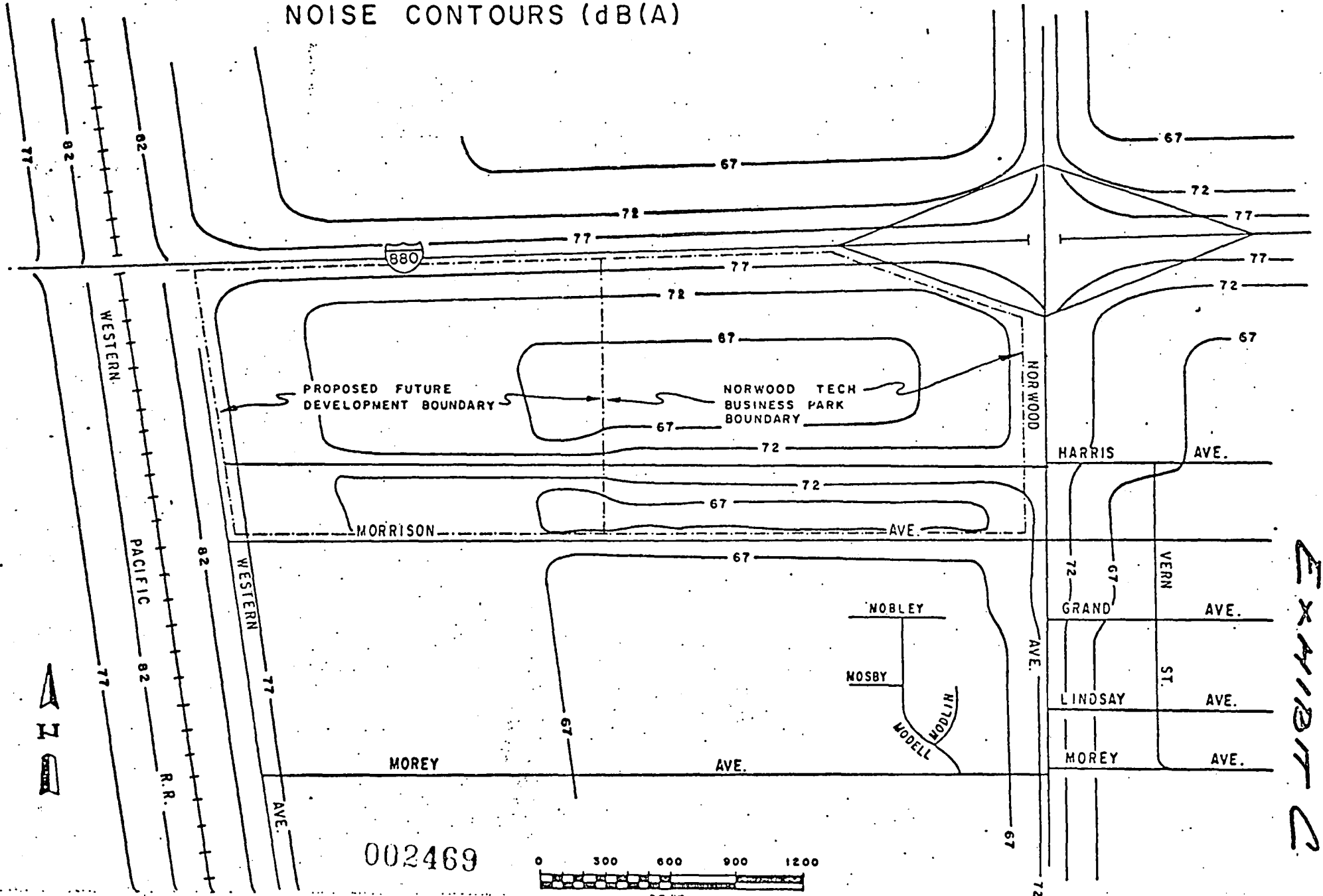


EXHIBIT B

NORWOOD TECH BUSINESS PARK

NOISE CONTOURS (dB(A))

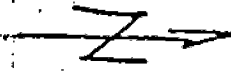


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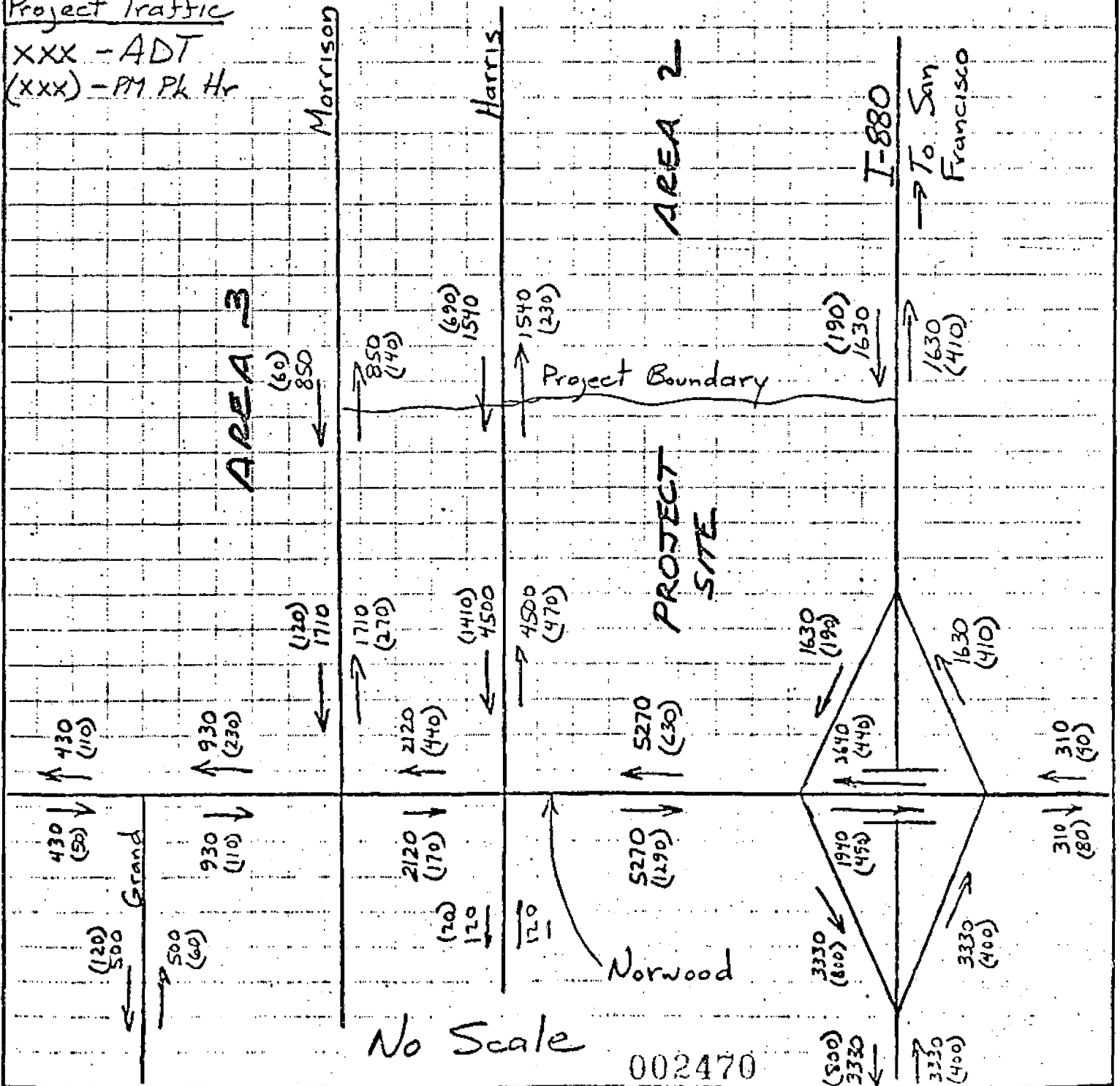
EXHIBIT C

SCALE

Alternate E
 Harris Main Entrance/Exit



Project Traffic
 xxx - ADT
 (xxx) - PM Pk Hr

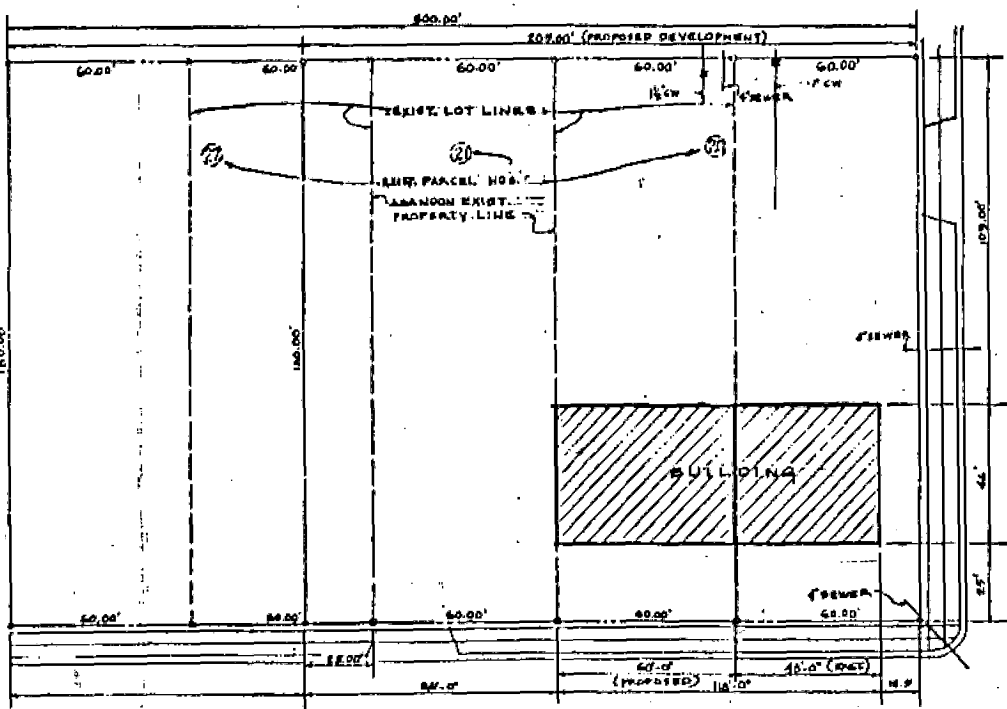


No Scale

002470

P83-41

7-13-84

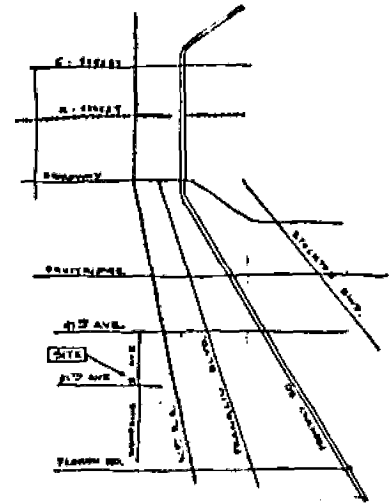


51ST AVENUE

WOODBINE AVENUE

SITE PLAN (N)

002465



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:
 LOTS 276, 277, 278, 279 AND 280 AS SHOWN ON THE OFFICIAL
 "PLAT DEARBORNIA TOWNSITE" RECORDED IN THE OFFICE OF
 THE COUNTY RECORDER OF SACRAMENTO COUNTY ON MAY 14,
 1907 IN BOOK 8 OF MAPS, MAP 28.

LOT LINE ADJUSTMENT

EXHIBIT A

JOSEPH B. WOOTEER
 SACRAMENTO, CALIFORNIA
 ARCHITECT



CHURCH BUILDING ADDITION
 S. 12, WOODBINE AVENUE
 SACRAMENTO, CA
 NEW HOME RESIDENTIAL
 PARTIST CHURCH, S.L.T.D.

SHEET NO
 1
 OF ONE

No. 2

EXHIBIT B

LEGAL DESCRIPTION

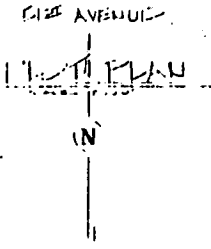
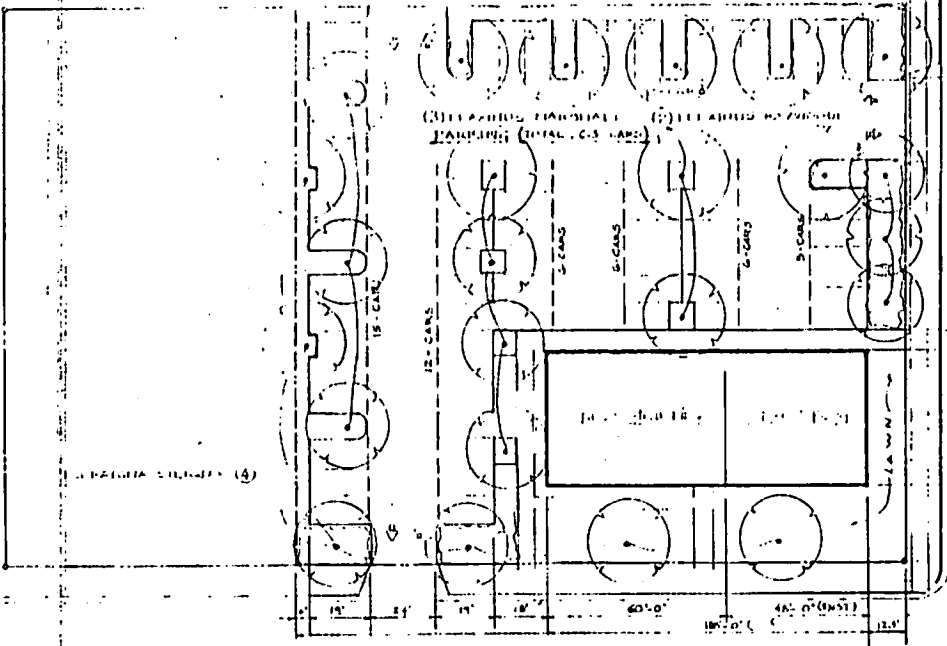
LOTS 276,277,278,279 AND 280 AS SHOWN ON THE OFFICIAL "PLAT OF CORDORVA TOWNSITE" RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY ON MAY 14, 1907 IN BOOK 8 OF MAPS, MAP 28.

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P 83-410

7-12-84

No. 22



NO.	QUANT.	BOTANICAL NAME (COMMON NAME)	DIAMETER (100%)	S. E. W. PLANTING DIRECTION (100%)	N. PERIM. CORNER QUARTER (25%)	REMARKS
1	3	DIJERA JENKINSONIA SIRALIAN WILLOW		(3) 100 (50%)		1100 PLANTING AREA
2	7	FLAKINUS RAYWAGDI	(7) 962	6,724		416
3	8	FLAKINUS MARSHALL MARSHALL GREEN ASH	(7) 962	6,734	(1) 240	1,008
4	4	PERALINA SILICATA PAPER BELL		(4) 354		90

A = 13,468 B = 1,592 C = 240 A+B+C+D = 15,604
 1100 PLANTING AREA = 1,974
 TOTAL SHADED AREA = 15,150 sq. ft.
 TOTAL PAVED AREA = "E" = 22,500 sq. ft.

WOODVILLE

002471

NEW HOME BAPTIST CHURCH ADDITION

P 83410 EXHIBIT C

P83-410

7-12-84

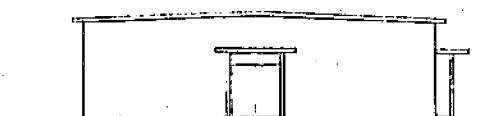
No. 22

NEW HOME BAPTIST CHURCH ADDITION



NORTH ELEVATION

SCALE 1/8" = 1'-0"



WEST ELEVATION

SCALE 1/8" = 1'-0"



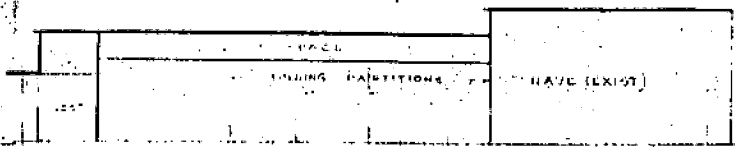
SOUTH ELEVATION

SCALE 1/8" = 1'-0"



SECTION "B-B"

SCALE 1/8" = 1'-0"

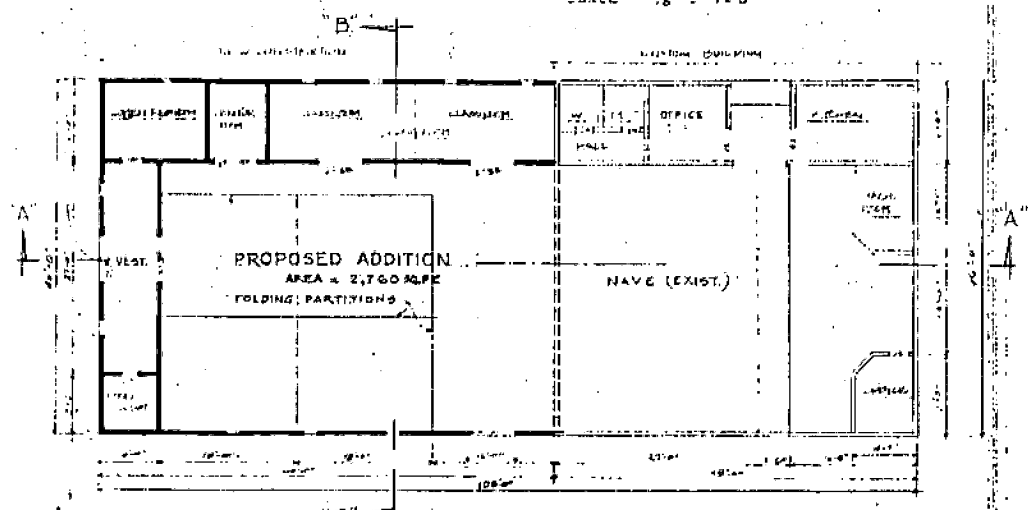


SECTION "A-A"

SCALE 1/8" = 1'-0"

- LEGEND**
- EXISTING WALLS & PARTITIONS
 - NEW WALLS & PARTITIONS

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FLOOR PLAN

P 8341 U

EXHIBIT D

