

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Thomas DeKleer, 2020 'I' Street, Sacramento, CA 95814		
OWNER	Sacramento Christian Reformed Church, 1390 Florin Road, Sacto., CA 95822		
PLANS BY	_____		
FILING DATE	4/20/84	50 DAY CPC ACTION DATE	_____
REPORT BY	PB:bw		
NEGATIVE DEC.	Ex. 15303(c)	EIR	_____
ASSESSOR'S PCL. NO.	047-021-03,04,13		

APPLICATION: Special Permit to expand an existing church facility

LOCATION: 1390 Florin Road

PROPOSAL: The applicant is requesting the necessary entitlement to enlarge educational space for church by adding a 2,356 square foot classroom building.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1984 Airport-Meadowview
Community Plan Designation: Residential (4-8 du/ac.)
Existing Zoning: R-1
Existing Land Use: Church (2 parcels vacant)

Surrounding Land Use and Zoning:

North: Commercial (offices); C-1
South: Residential; R-1
East: Residential; R-1
West: Vacant/Park; R-1

Parking Required: 54 spaces
Parking Provided: 61 spaces
Ratio Required: 1 space per 6 seats (sanctuary) + 1 sp. per 500 sq.ft.
Ratio Provided: 1 space per 6 seats (sanctuary) + 1 sp. per 300 sq.ft.
Property Dimensions: Irregular
Square Footage (new) Building: 2,356
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: Light Green/Tan
Exterior Building Materials: Stucco

BACKGROUND INFORMATION: On December 19, 1961 the Planning Commission approved a special permit for the use of an existing dwelling as a church and nursery until a new building was completed. This, and a minimum 20-car parking lot, was to be in accordance with the submitted site plan (P-757).

On November 8, 1971 the Commission approved establishment of an elementary school structure and tabled a request to utilize lot 317 (Parcel 4) for a playground area until development plans were submitted (P-4856).

STAFF EVALUATION: Staff has the following comments and concerns:

1. The subject site is three parcels of Single Family (R-1) zoned property, with single family residential use on two sides, vacant State property and a Little League Field to the west and commercial/offices to the north across Florin Road.

APPLC. NO. P84-155

MEETING DATE May 24, 1984

CPC ITEM NO. 18

The subject site contains a church sanctuary, an educational building and a Sunday School building. An existing parking lot containing 61 spaces is located to the south of the structures with access onto Amherst Street.

The proposed educational facility will add a 2,356 square foot; 10 classrooms to accommodate increased church membership.

2. The site is in the EA-4 (Executive Airport) Overlay zone. This allows churches, but restricts structures to two habitable stories, or 30 feet in height. (The proposed project is 15 feet high). Staff transmitted this proposal to the Airport Land Use Commission for review and comment. Comments have not been received at the writing of this report.
3. The proposed project was reviewed by City Engineering, Traffic Engineering, Building Inspections and ALUC. There were no objections to the plan; however, Building Inspections requires that the project shall meet Building Code requirements.
4. Two of the sites' three parcels are presently unused, but are watered and maintained. The applicant states that there are no plans for future use of this area. It should be noted that the Planning Commission previously tabled the portion of the church's request to use an adjacent lot on Amherst for a playground until plans for the site were submitted. Any use of this parcel for a playground or other church activity will require Commission review and approval.
5. The applicant proposes to expand only the educational facilities at this time. Any further expansion or use of the parcel for other than church activities, such as Sunday School, should be preceded by submission and approval of a master plan for the entire site. A lot merger of the three parcels should be applied for at the same time.
6. In conclusion, staff has no objection to the church expansion. The proposed classroom is adequately set back from the street and is located on a major street (Florin Road). The design and materials of the addition are compatible with the existing structure and surrounding residential structures. In addition, the church has adequate off-street parking.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review, pursuant to State EIR Guidelines (CEQA, Sec. 15303(c)).

STAFF RECOMMENDATION: Staff recommends the following action:

Approval of the special permit, subject to conditions and based on Findings of Fact which follow:

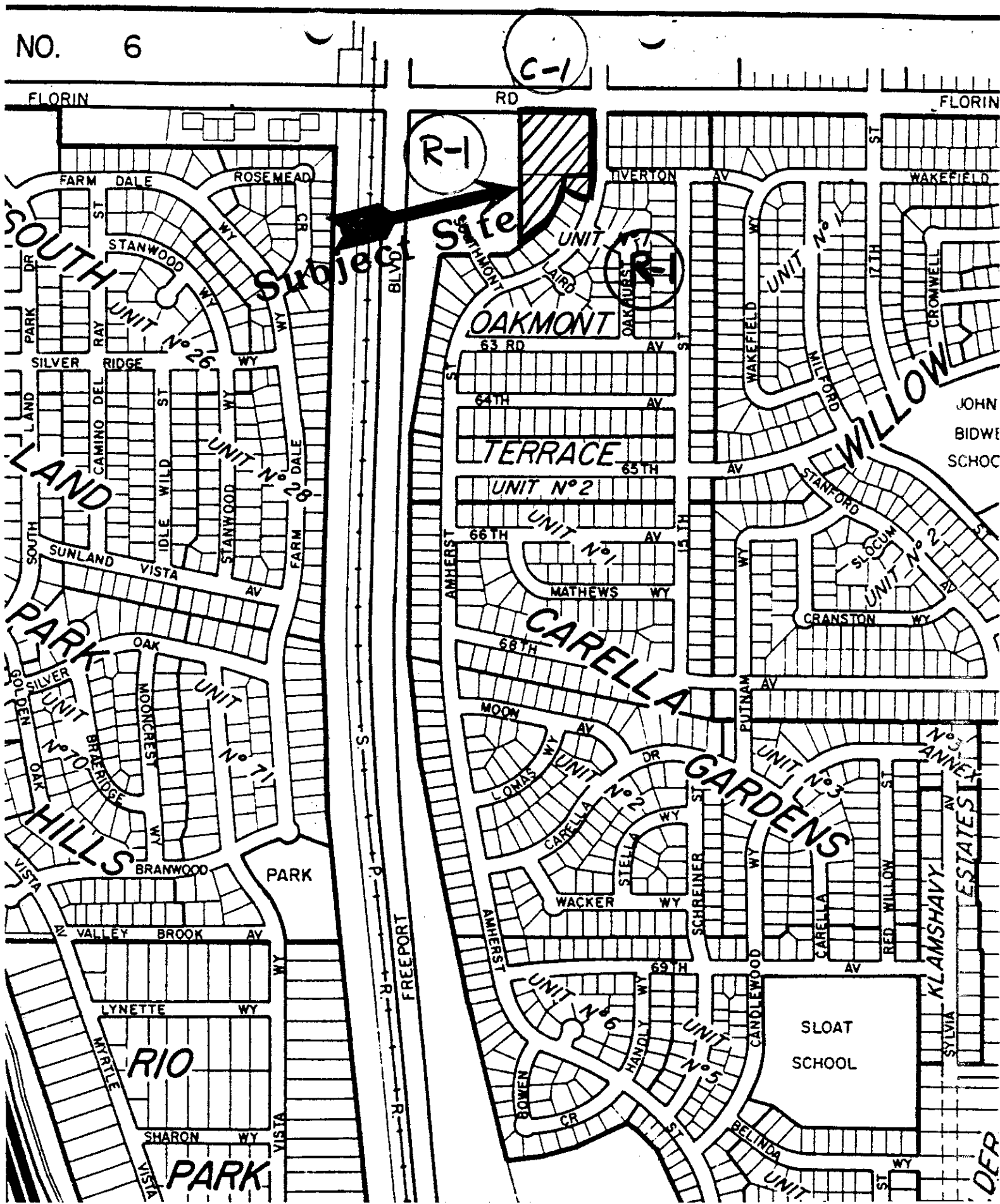
Conditions - Special Permit

- a. The project shall meet Building Code requirements;
- b. The site shall be used for church related functions only.

Findings of Fact

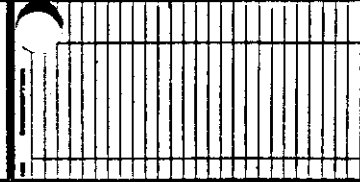
- a. The proposed project is based on sound principles of land use in that:

- 1) the project is compatible with the existing church facility and the surrounding land use which consist of residential, commercial and churches; and
 - 2) the facility is located on a major street.
- b. The project, as proposed, will not be detrimental to the public health, safety and welfare, nor result in the creation of a nuisance in that
- 1) the church has existed since the early 1960's and
 - 2) adequate off-street parking is available for church-related uses;
 - 3) the expanded facility will not alter the character of the neighborhood.
- c. The proposed project complies with the objectives of the General Plan and the 1984 Airport-Meadowview Community Plan in that the site is designated residential which allows churches upon issuance of a special permit.

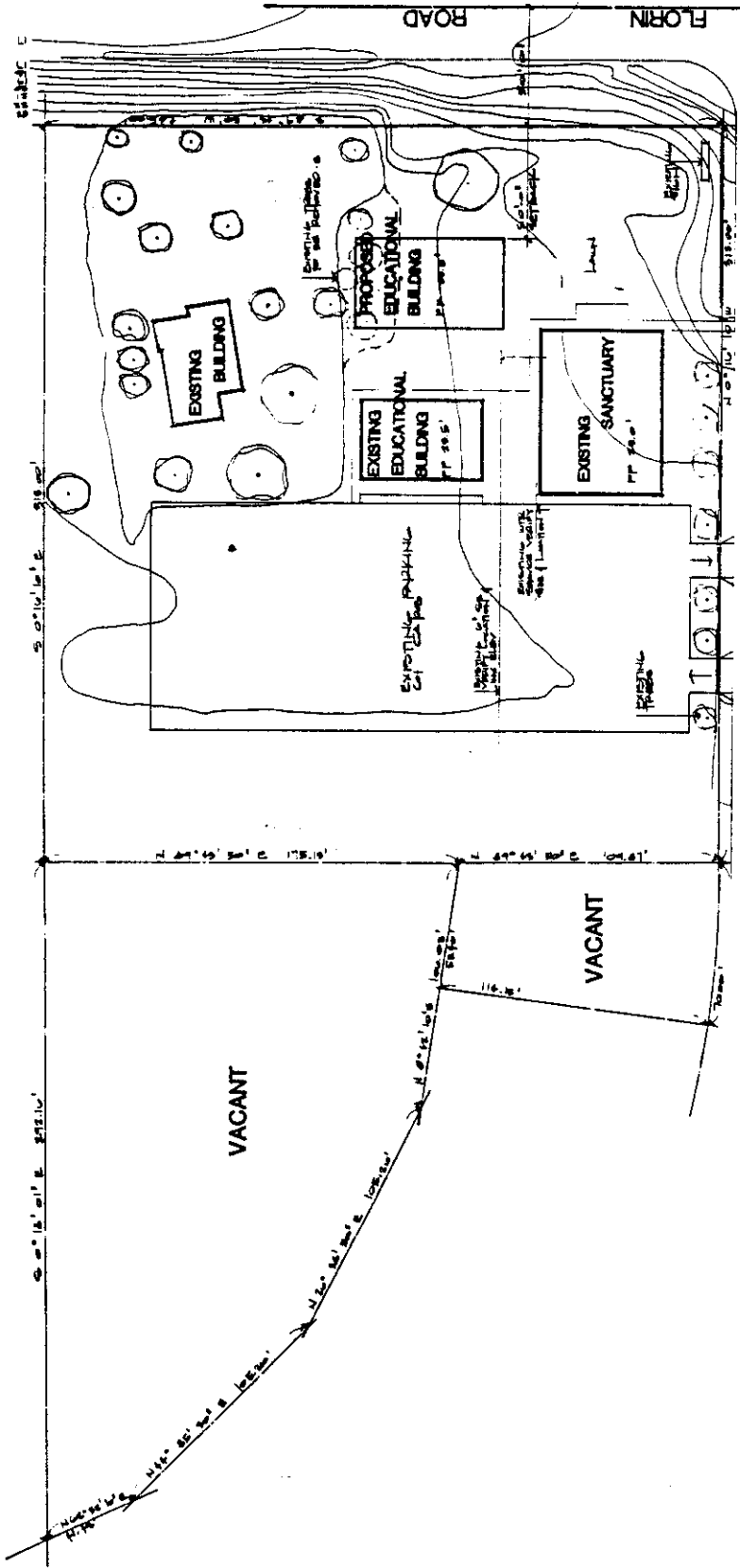


Location Map

SACRAMENTO CHRISTIAN REFORMED CHURCH
 1309 FLORIN ROAD
 SACRAMENTO, CALIFORNIA 95822
 REVEREND ROBERT DE VRIES PASTOR



SITE PLAN



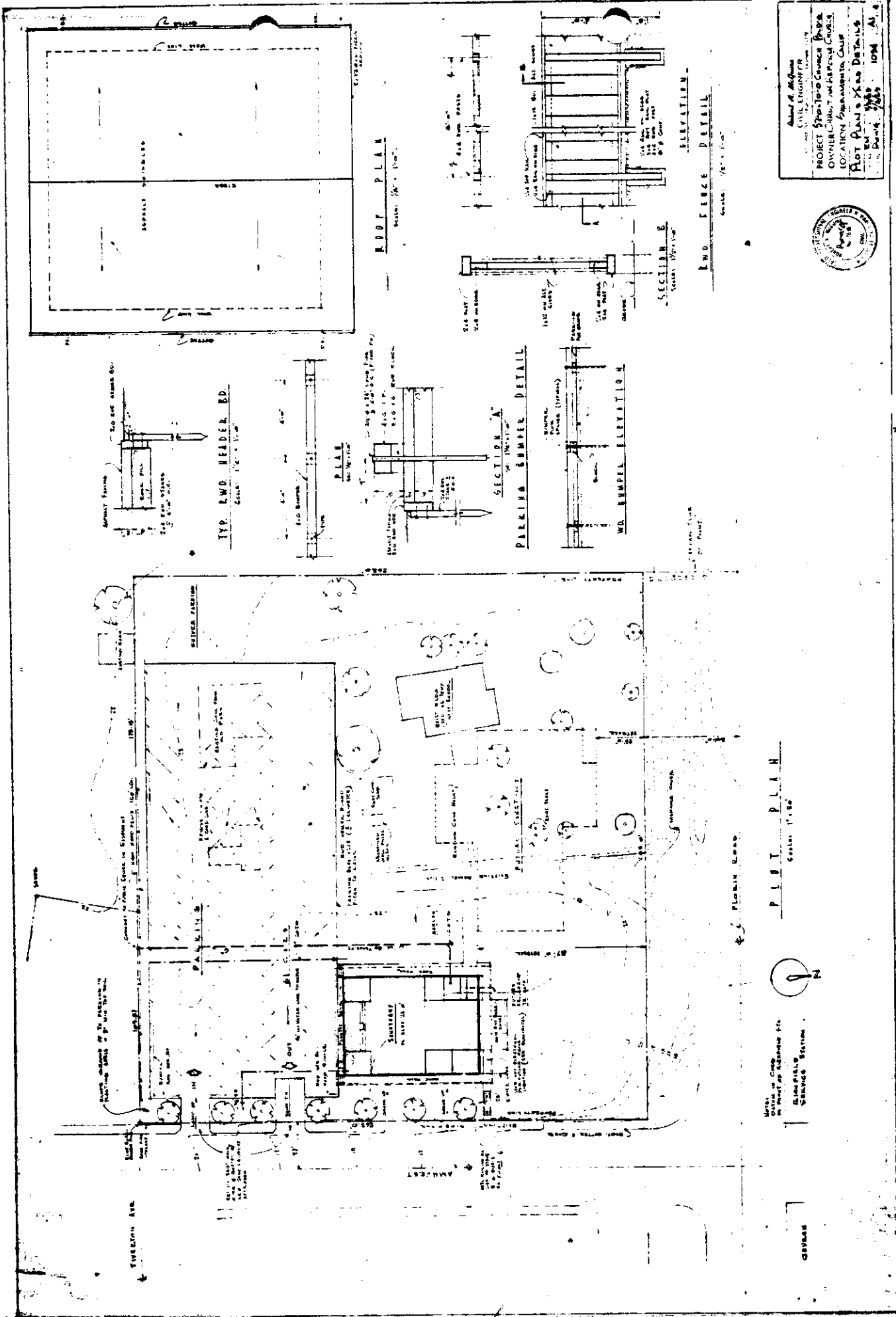
AMHERST STREET



P 84155

5-24-84

No. 18



Robert A. McNamee
 CIVIL ENGINEER
 PROJECT: ZED SPECIAL PERMIT
 OWNER: City of Los Angeles
 LOCATION: Santa Anita Cause
 ROUTE 66, Santa Anita
 City of Los Angeles, California
 Date: 10/14/71
 Scale: 1/8" = 1'-0"



P.L.T. PLAN
 Scale: 1/8" = 1'-0"



Note: See
 Permit of Reference No.
 General Station

ZED SPECIAL PERMIT (1971)

