

STAFF REPORT AMENDED 1-13-83
CITY PLANNING COMMISSION

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

APPLICANT	E.M. Kado Associates, AIA, Inc., 1819-16th Street, Sacramento, CA 95814		
OWNER	Tenrikyo Sacramento Church, 6361-25th Street, Sacramento, CA 95814		
PLANS BY	E. M. Kado Associates, AIA, Inc., 1819-16th Street, Sacramento, CA 95814		
FILING DATE	12-10-82	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC.	Exempt 15037(d) and 15105(a) EIR	ASSESSOR'S PCL. NO.	036-062-16 thru 21

- APPLICATION:
1. Special Permit to modify Special Permit P-2631 to allow a 2,000 square foot addition to an existing church;
 2. Lot Line Adjustment to merge six parcels

LOCATION: 6361-25th Street

PROPOSAL: The applicant is requesting the necessary entitlements to expand an existing 2,610 square foot church by 2,048 square feet.

PROJECT INFORMATION

1974 General Plan Designation: Residential
1965 Airport Community Plan Designation: Light Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Church

Surrounding Land Use and Zoning:

North: Residential; R-1
South: Vacant and R-1
East: Residential; R-1
West: Vacant, Residential and R-1

Parking Required: 30 spaces (one parking space per six seats)
Parking Provided: 31 spaces
Property Dimensions: 150' x 240'
Property Area: 36,000 square feet
Square Footage of Building: 4,658 (total)
Height of Structure: 27 feet
Significant Feature of Site: Within Executive Airport Zone Four Overlay
Exterior Building Colors: Earth tones
Exterior Building Materials: Stucco with wood trim; composition shingle roof

BACKGROUND INFORMATION: On May 10, 1966 the Commission approved a special permit to allow the development of a 2,610 square foot church facility and pastor's residence on the subject site (P-2631).

STAFF EVALUATION: Staff has the following comments relative to this application:

1. The subject site is located within the Executive Airport Overlay Zone 4. Zone 4 is a designation which corresponds to an overflight area around Executive Airport and is the least restrictive overlay zone.

APPLC. NO. P82-296

MEETING DATE January 13, 1983

CPC ITEM NO. 29

001805

Per the Ordinance amendments adopted by the City Council on November 23, 1982, the proposed church expansion is permissible given the following limitation:

"No structure (may be erected) with more than two habitable stories or which exceeds 30 feet in height."

Since the proposed expansion consists of a one-story addition and is under 30 feet tall, there poses no conflict with the Executive Airport Overlay zoning.

2. Staff has no objection to the proposed building and parking lot expansion as indicated on the attached plans. Since 47th Avenue is a major street, the project is designed to have vehicular access via 25th Street and the adjacent alley. The City Engineering Department requests that this adjacent alley be improved to City standards along the subject site.
3. The proposed lot line adjustment to merge six parcels was reviewed by the appropriate City departments. The City Engineer requested the following condition be required:

The applicant shall improve the adjacent alley along the subject site to City standards.

4. Staff notes that the proposed project is subject to the 50 percent shading requirement for surfaced areas. Staff recommends that the applicant provide for additional landscaping along 47th Street. This landscaping should include berming to reduce the visual impact of the parking lot.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow;
2. Approval of the proposed Lot Line Adjustment to merge six parcels by adoption of the attached resolution.

Special Permit - Conditions

- a. The applicant shall ~~improve~~ the adjacent alley along the subject site to City standards; *(CPC amended to: shall revise the plans to eliminate access to the...)(CPC added: Access shall not be permitted to 47th Avenue)*
- b. The applicant shall submit detailed landscape and irrigation plans for the subject site. These plans shall indicate compliance with the 50 percent shading requirement as well as landscaping along 47th Avenue, which includes shrub and tree plantings among an undulating berm of a minimal height of three feet

Special Permit - Findings of Fact

- a. The special permit is based upon sound principles of land use in that a portion of the subject site to be expanded is adjacent to 47th Avenue which is a major street;
- b. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare in that adequate on-site parking is provided;
- c. The special permit is consistent with the General Plan Major Street Policy to:

Encourage the development of better landscaping and beautification standards for all streets and freeways in Sacramento.

001806

CORPORATION

Location Map

YARD

GLEN-ELLEN

R-3

GLEN-ELLEN

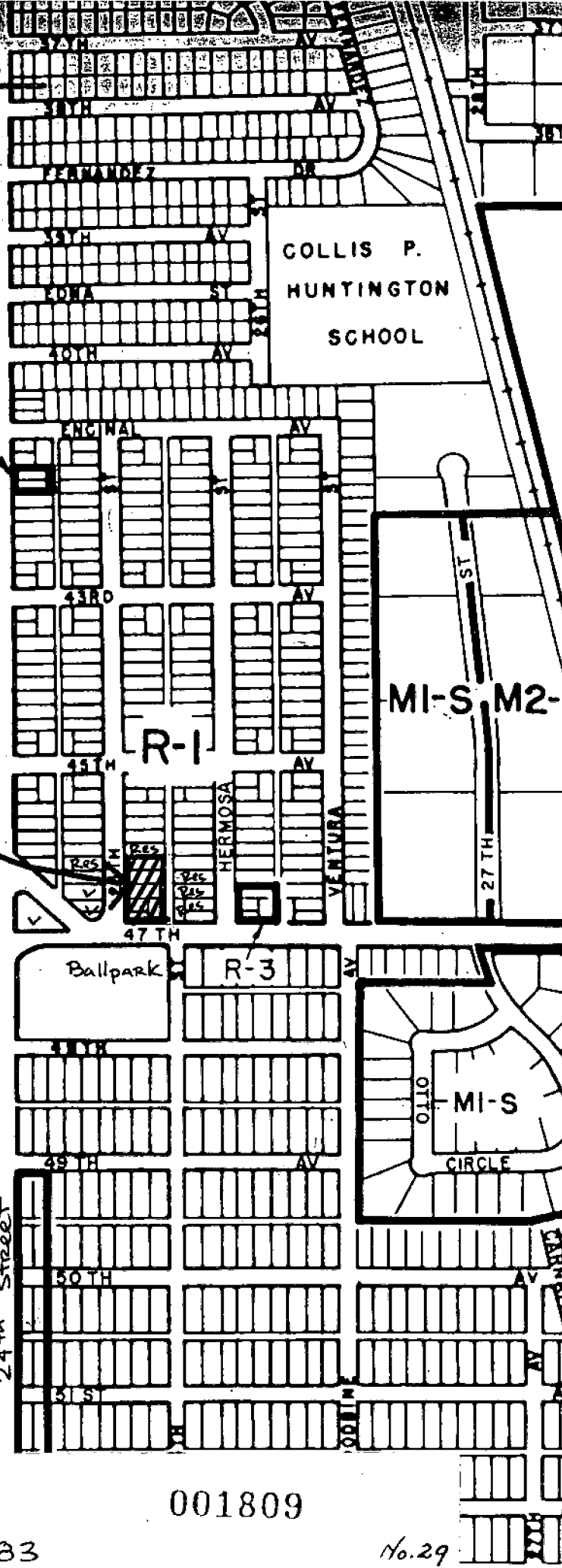
C-2

CORK CIRCLE

R-2-R

Sacramento Executive Airport

Subject Site



COLLIS P. HUNTINGTON SCHOOL

R-1

MI-S M2-S

Ballpark

R-3

MI-S

Olio Circle

24th Street

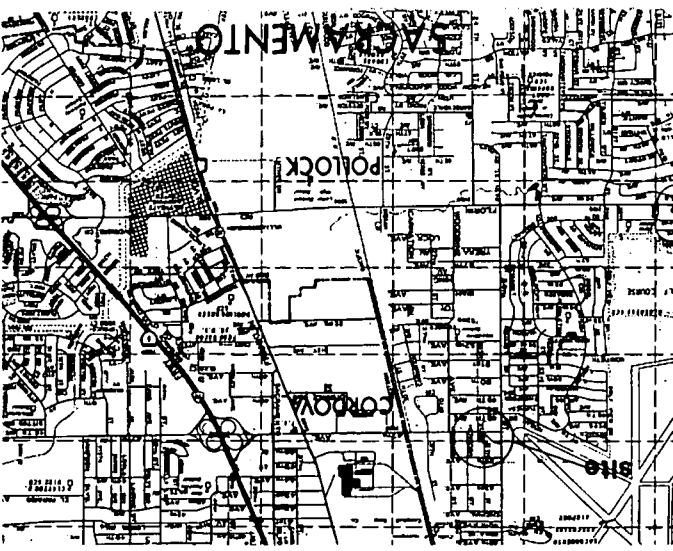
001809

P.82.296

1-13-83

No.29

001811



- LEGEND
- (E) EXISTING (E) TREE TO REMAIN
 - (E) TREE TO BE REMOVED
 - (E) CONSTRUCTION TO BE REMOVED
 - (E) ASPHALT TO REMAIN
 - (N) NEW (N) ASPHALT CONC. PAVING
 - (N) ADDITION

SITE PLAN SCALE 1" = 20'

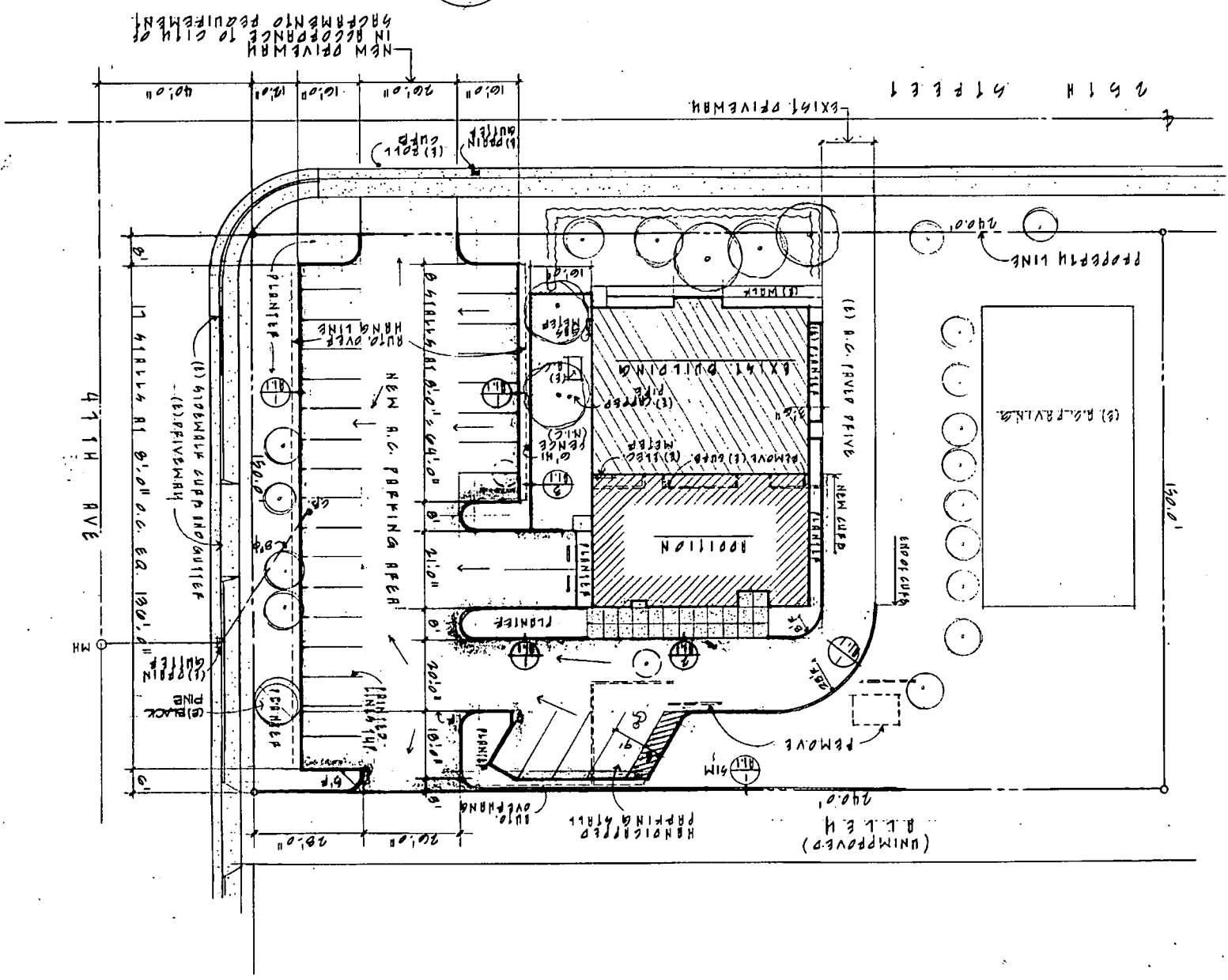
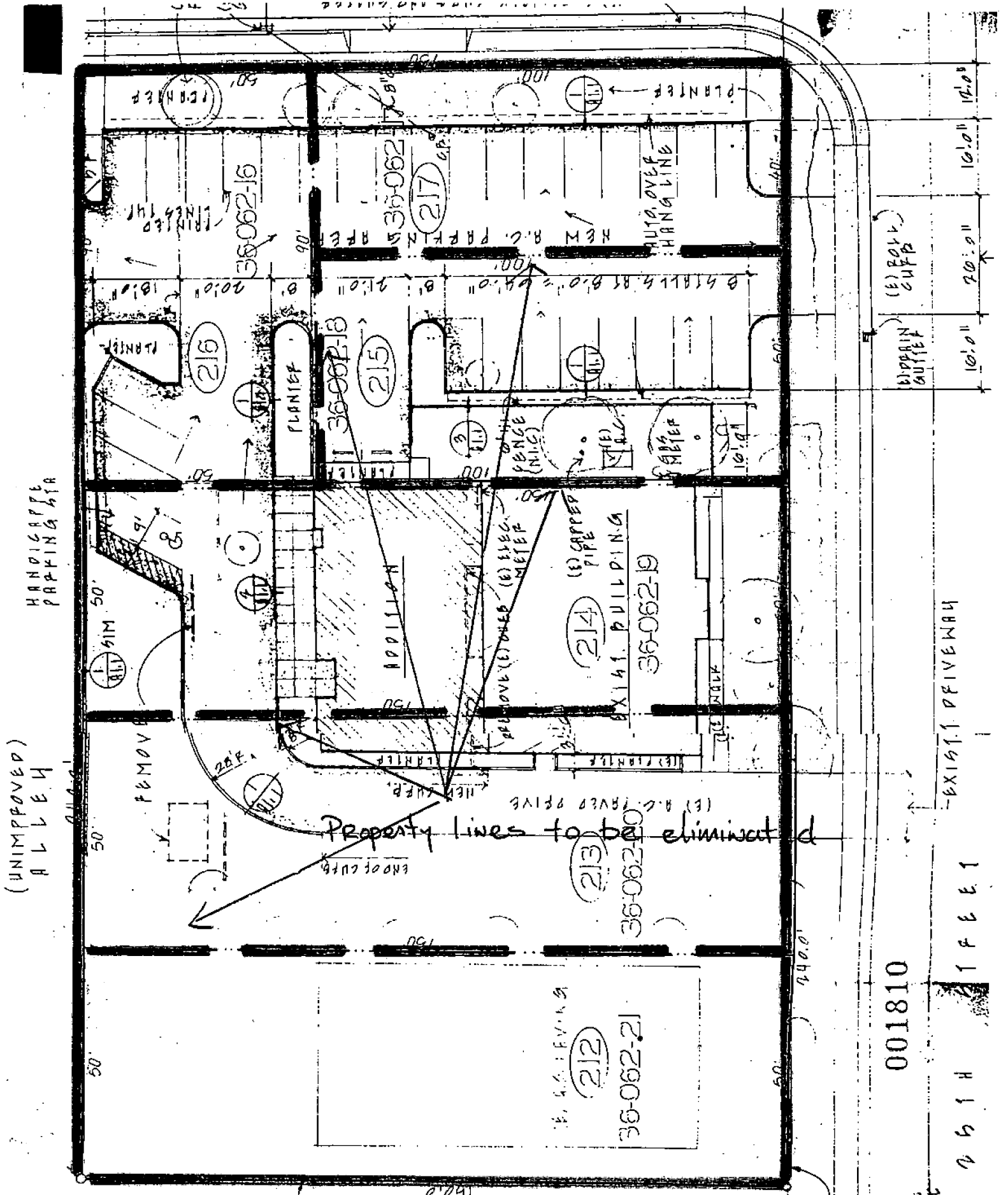


Exhibit B



(UNIMPROVED)
ALLEY

HANDICAPPED
PARKING AREA

PROPERTY LINES TO BE ELIMINATED

001810

EXIST. DRIVEWAY

1 FEET