

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Edward Varnarde, 189 Sconce Way, Sacramento, CA 95838				
OWNER	Macedonia Baptist Church, 700 Benton Ave., P.O. Bx. 38296, Sacto., 95838				
PLANS BY	Drafting Service, J.A. Moran, 538 LaPurissima Way, Sacto., CA 95819				
FILING DATE	4/3/86	ENVIR. DET.	Neg Dec 4/28/86	REPORT BY	CV:bw
ASSESSOR'S-PCL. NO.	237-110-22				

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to expand an existing church
 - C. Variance to waive the required six-foot high solid masonry wall

LOCATION: 700 Benton Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 4,860 square foot sanctuary with 386 seats. The applicant is also requesting a variance to waive the required six-foot high solid masonry wall along the rear and east interior property lines.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 North Sacramento Community Plan Designation:	7-15 du/na
Existing Zoning of Site:	Agriculture
Existing Land Use of Site:	Developed with a church

Surrounding Land Use and Zoning:

North:	Single Family Residential, Junk yard; A
South:	Single Family Residential; R-1
East:	Single Family Residential; A
West:	Taylor Street School; A

Setbacks:	Required	Provided
Front:	20'	118'+
Side(Int):	10'	10'
Rear:	15'	20'+

Parking Required:	65 spaces
Parking Provided:	75 spaces
Property Dimensions:	Irregular
Property Area:	1.8± acres
Square Footage of Building:	4,860
Height of Building:	12 feet, one story
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Materials:	Stucco
Roof Material:	Composition shingles
Color:	White

PROJECT EVALUATION: Staff has the following comments:

- A. Zoning/Land Use: The subject site is zoned Agriculture (A) as is the surrounding property located to the east, west and north. Property located south of the subject site is zoned Single Family Residential (R-1). Surrounding land uses include a school located to the west, single family residential and a junk yard located to the north, residential to the east and south.
- B. Site Plan/Building Design: The applicant proposes to develop a 4,860 square foot sanctuary with 386 seats. The existing structure, presently used as a sanctuary, would remain and be used as a fellowship and recreation hall. However, the west wing of the existing structure would be removed to provide room for a future parking area as shown on the site plan.

The applicant is requesting a variance to waive the required six-foot high solid masonry wall along the rear property line. Presently, a six-foot high wood fence is located along the entire rear property line separating the church use from adjacent residential development. The applicant has indicated a future desire to replace this wood fence with a six-foot high solid masonry wall. However, the applicant is unable to construct a six-foot high solid masonry wall at the present time.

In addition, by locating the new structure between the parking area and the south property line, a permanent buffer will be created to mitigate noise and lights from the vehicles. Therefore, a wood fence would be appropriate. Several evergreen trees should also be planted along the south property line between the two structures.

The applicant is also requesting a variance to waive the required six-foot high masonry wall along the east property line. Presently, a six-foot high chainlink fence separates the subject site from the single family residence located on the adjacent parcel. The applicant has indicated that, because he intends to purchase the adjacent parcel to the east, he is not willing to comply with the masonry wall requirement.

Staff recommends if the applicant has not purchased the adjacent parcel to the east prior to building occupancy, a six-foot high solid masonry wall shall be required. This wall shall be constructed along the east property line from the front property line to the beginning of the proposed structure's east building wall (see site plan).

Staff has reviewed the proposed elevations and finds them to be architecturally compatible with the existing sanctuary and therefore has no comment.

- C. Parking: The applicant proposes to restripe the existing paved parking lot to provide a total of 75 parking spaces, 10 more than is required.

Traffic Engineering has reviewed the site plan and indicated a portion of the subject site should be dedicated to the City to provide for a future cul-de-sac with curb and gutter on Benton Avenue (see site plan). This dedication will be required as part of the building permit process.

- D. Landscaping: The site plan indicates the proposed building will be separated from the existing building by a proposed courtyard area. Staff recommends several 15-gallon evergreen trees be planted between the wood fence along the rear property line and the proposed courtyard area to provide an additional visual buffer between the residences located to the south and the courtyard area.
- E. Inter-departmental Review: This proposal was reviewed by the City Departments of Traffic Engineering, Engineering and Fire, and the following comment was received:

Traffic Engineering: Dedicate a total of 100 feet for a future cul-de-sac on Benton Avenue.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration.

RECOMMENDATION:

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit to allow a 4,860 square foot sanctuary with 386 seats;
- C. Approve the variance to waive the six-foot masonry wall requirement along the rear and east property lines.

Conditions - Special Permit

1. The proposed sanctuary shall be developed per the submitted site plan and elevations submitted.
2. The existing sanctuary shall be used as a recreation and fellowship hall.
3. The west wing of the existing sanctuary shall be removed as indicated on the site plan.
4. Evergreen trees shall be planted between the rear property line and the courtyard area to provide additional visual buffer for church activities. The number and type of trees shall be reviewed and approved by the Planning Director prior to the issuance of building permits.

Conditions - Variance

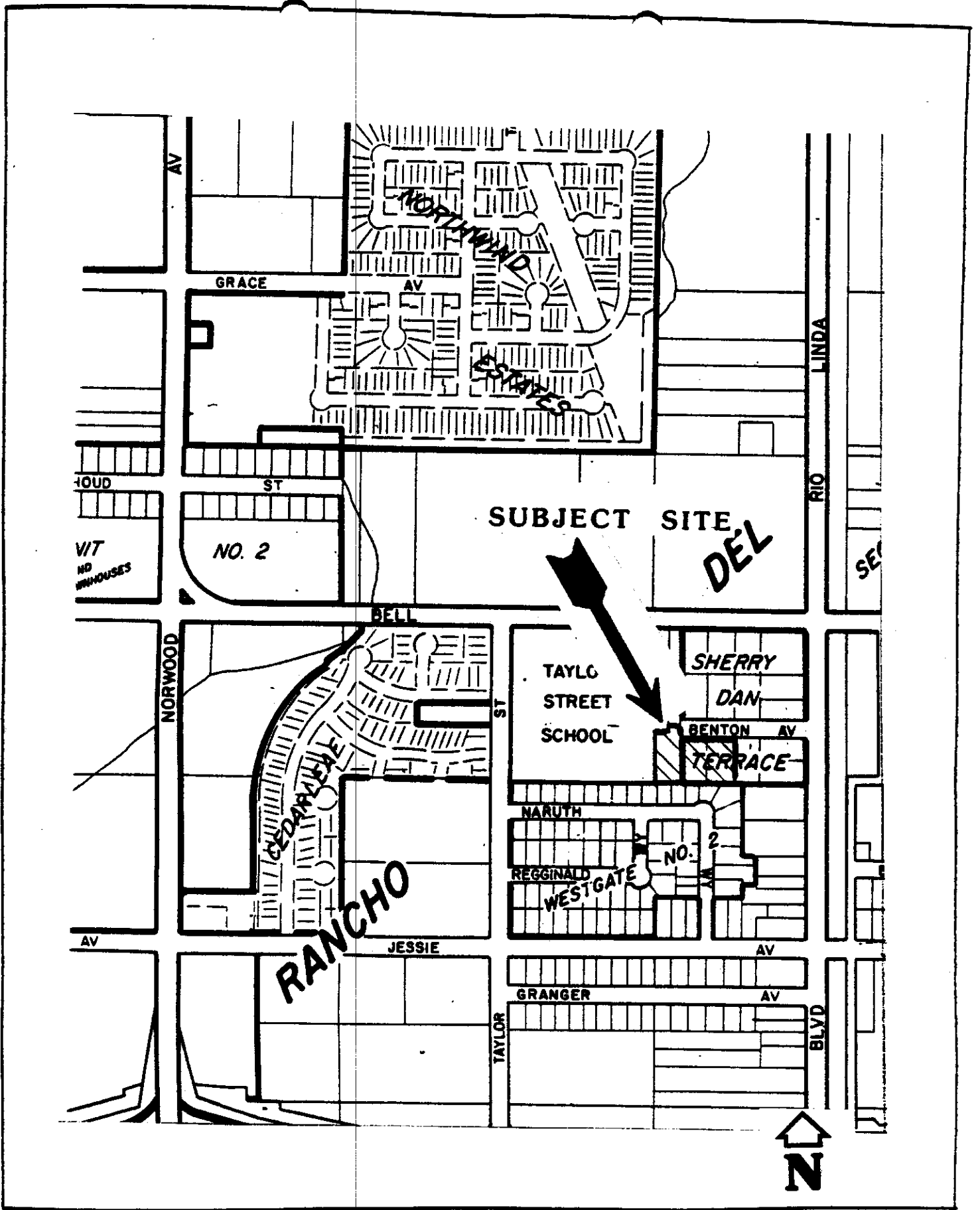
1. The existing fence located on the rear property line shall be maintained until it is replaced with a six-foot high masonry wall.
2. The existing chainlink fence located on the east property line shall be replaced with a six-foot high masonry wall if the adjacent parcel to the east has not been purchased by the applicant prior to obtaining an occupancy permit for the proposed building. This wall shall be constructed along the east property line from the front property line to the proposed building (see site plan).

Findings of Fact - Special Permit

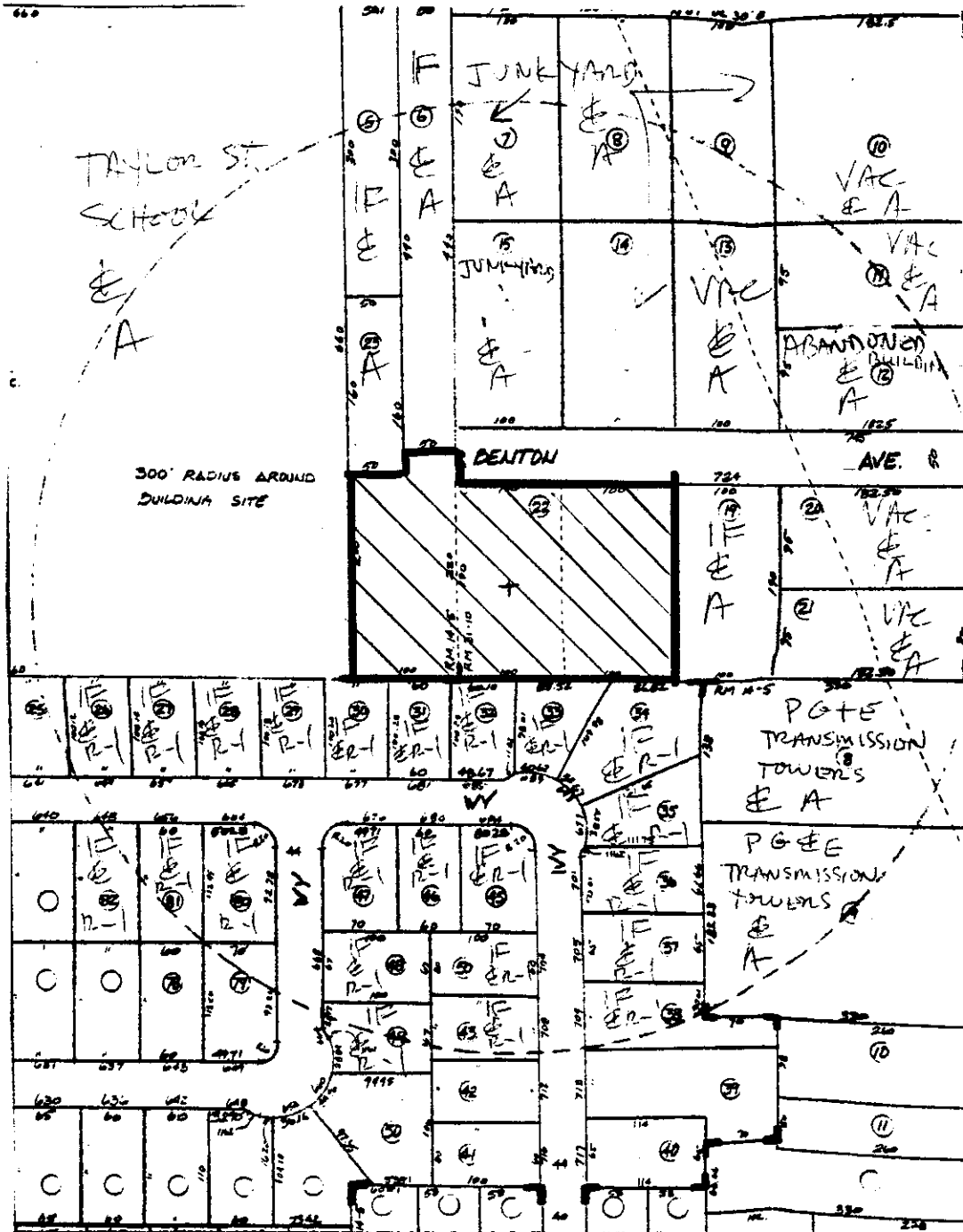
1. The project, as conditioned, is based upon sound principles of land use, in that the proposed church development is compatible with surrounding industrial, residential and school uses.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance because off-street parking has been provided. In addition, there is an existing six-foot high wood fence located along the rear property line.
3. The proposed project, with a special permit, is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential use by the 1984 North Sacramento Community Plan, and the proposed church use conforms with this plan designation.

Findings of Fact - Variance

1. The variance, as conditioned, does not constitute a special privilege extended to one individual property owner, in that:
 - a. there is an existing six-foot high solid wood fence located along the entire rear property line of the subject site. Also, there is an existing six-foot high chainlink fence located along the east property line;
 - b. a variance would be granted to any other property owner facing similar circumstances.
2. The variance, as conditioned, will not be injurious to the general public nor surrounding properties, in that adequate off-street parking has been provided.
3. The project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated as residential by the 1984 North Sacramento Community Plan, and the proposed church use conforms with this plan designation provided a special permit has been issued.



VICINITY MAP



LAND USE & ZONING MAP

