

CITY PLANNING COMMISSION

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

APPLICANT	Stephen Kihlthau - 6517 Burdett Way, Sacramento, CA 95823				
OWNER	Citadel Baptist Church - 5230 Ehrhardt Avenue, Sacramento, CA 95823				
PLANS BY	Church Development Associates - 1157 Saratoga Avenue, San Jose, CA 95129				
FILING DATE	3-5-85	50 DAY CPC ACTION DATE		REPORT BY: FG:sg	
NEGATIVE DEC	3-15-85	EIR	---	ASSESSOR'S PCL NO	117-132-32

APPLICATION: A. Negative Declaration

B. Special Permit to construct a church auditorium on a lot developed with church facilities.

LOCATION: 5230 Ehrhardt Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct a church auditorium.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1968 Valley Hi Community
Plan Designation: Light Density Residential
Existing Zoning of Site: A
Existing Land Use of Site: Church facilities

Surrounding Land Use and Zoning:

North: Vacant; R-1
South: Single family; R-1
East: Vacant; A
West: Vacant; A

Parking Required:	89 spaces
Parking Provided:	135 spaces
Property Dimensions:	Irregular
Property Area:	3.78± acres
Square Footage of Building:	13,000 square feet
Height of Building:	45 feet to top of steeple
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Colors:	Neutral
Exterior Building Materials:	Stucco

BACKGROUND INFORMATION: On November 26, 1980, the Planning Commission approved a special permit to construct a 682 seat church sanctuary on the subject site. The special permit has since expired (P-9225).

PROJECT EVALUATION:

- A. The subject site is designated for residential use on both the General Plan and the 1968 Valley Hi Community Plan. The site is zoned Agriculture (A).
- B. The applicant's plan calls for the development of a 13,000± square foot church auditorium. The facility will have seating for 534 and classrooms for Sunday

school. The applicant will provide 135 parking spaces which exceeds the parking requirements by 46 spaces.

- C. The subject site is presently the location of the Citadel Bible College which occupies the existing classrooms and chapel. The site is located adjacent to residential uses to the south and along a portion of the west property line, which requires the construction of a six foot high solid masonry wall along said property lines. Staff is concerned that when the property to the west of the new church parking lot is developed that the proposed six foot high chain link fence will not provide an adequate buffer. Therefore, it is recommended that a six foot high solid masonry wall be constructed on the west property line along the entire length of the parking lot as indicated on Exhibit A. The remainder of the site abuts on vacant agriculturally zoned land which will not require a solid wall.
- D. The applicant has not indicated the type nor the degree of landscaping to be provided on site. The applicant must comply with the 50% parking lot shading requirement. A complete landscape and irrigation plan will need to be submitted.
- E. The proposal was reviewed by the Traffic Engineering, Water/Sewer and the Engineering Divisions. They had no comments.
- F. The installation of any lighting in the parking area shall be designed so that lights will not be directed toward the future or existing residential uses.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project could not have a significant impact on the environment and a negative declaration has been filed.

RECOMMENDATION: Staff recommends the following actions:

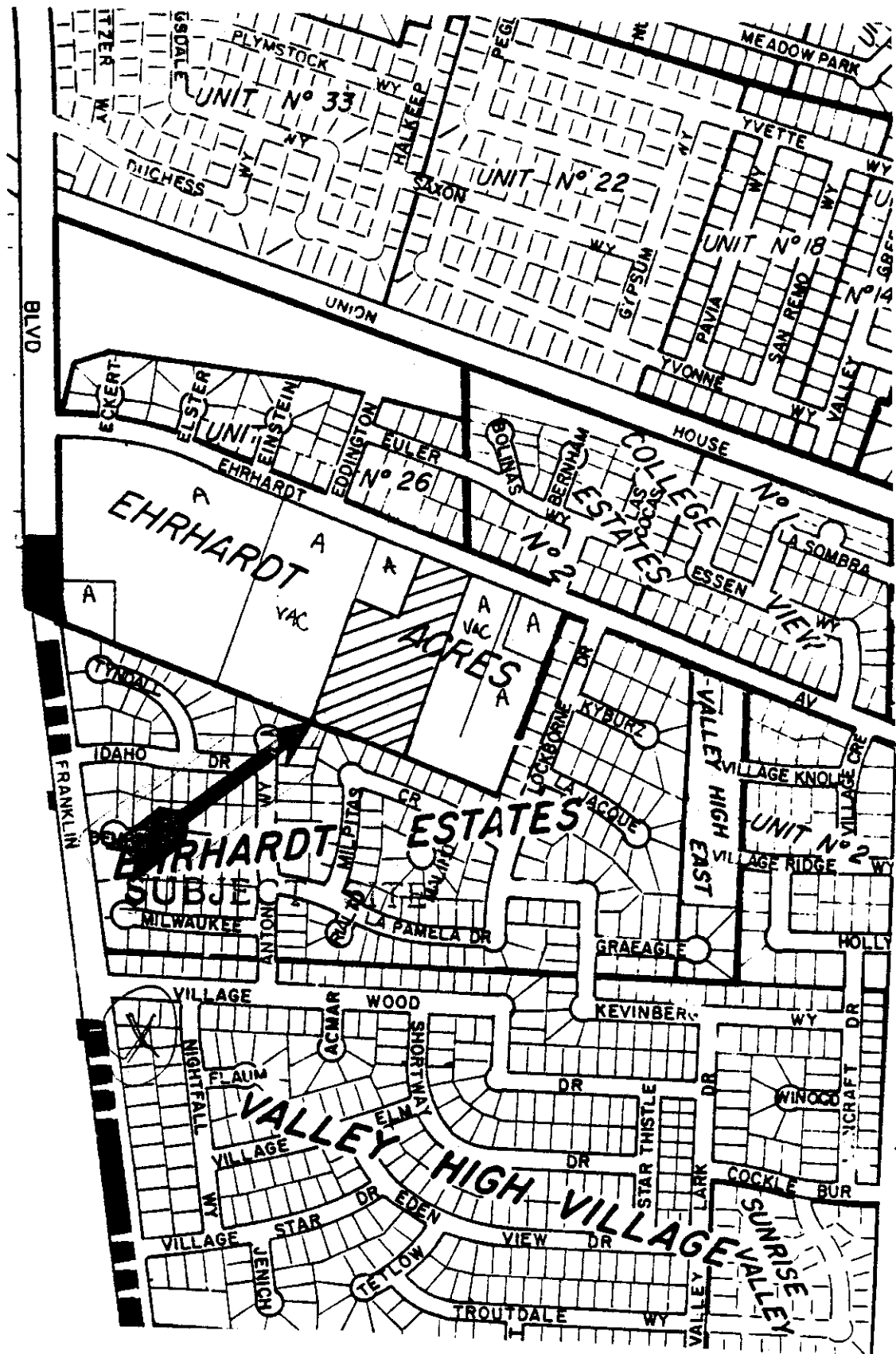
- A. Ratification of the Negative Declaration;
- B. Approval of the Special Permit, subject to conditions and based on findings of fact which follow:

Conditions

1. A lighting plan shall be submitted to staff for review and approval prior to issuance of building permits.
2. The applicant shall submit a complete landscaping, shading and irrigation plan for review and approval by the Planning Director prior to issuance of building permits
3. Further expansion of the church use shall be subject to a subsequent special permit application.
4. The applicant shall construct six foot high solid masonry walls along the west, north and south property line as indicated on Exhibit A.

Findings of Fact

1. The special permit is based on sound principles of land use planning in that:
 - a. The project, as conditioned, is adequately buffered from adjacent residential uses and zoning.
 - b. The proposal, as conditioned, is compatible with surrounding land uses.
2. The proposal is not injurious to public health, safety or welfare in that it will be adequately buffered from surrounding residential uses and zoning.
3. The proposal complies with the objectives of the 1979 General Plan which designates the site residential and allows religious activities with the approval of a special permit.



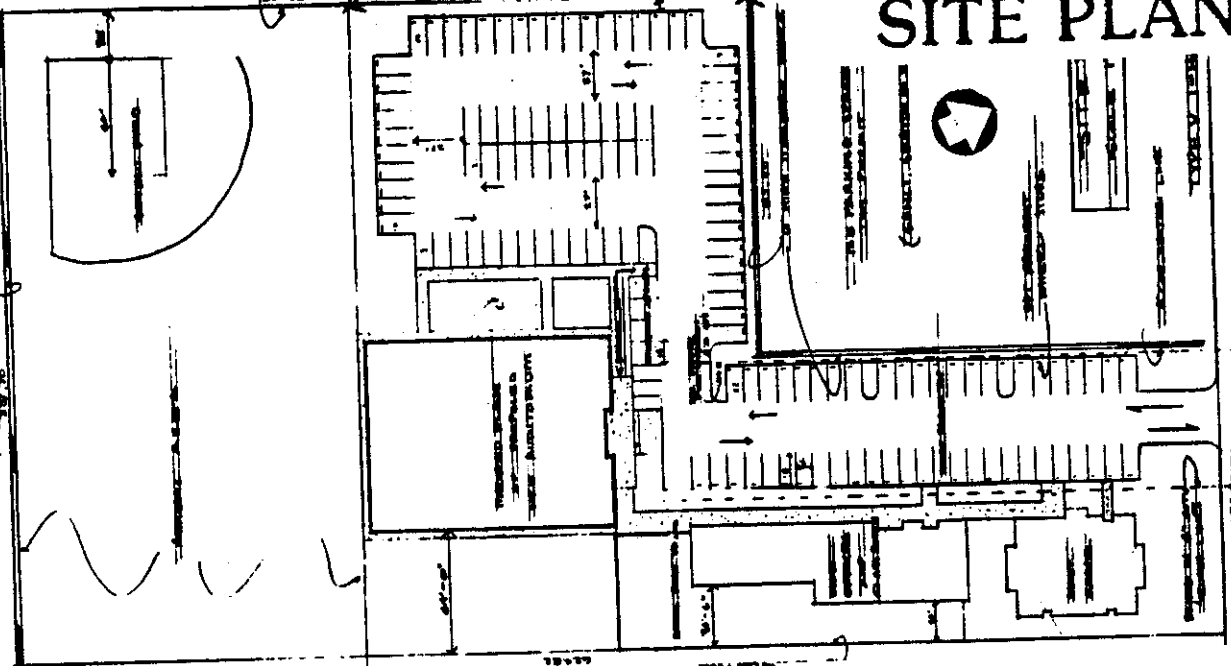
* All properties zoned R-1 except as noted
 * All uses residential except as noted

VICINITY - LAND USE - ZONING

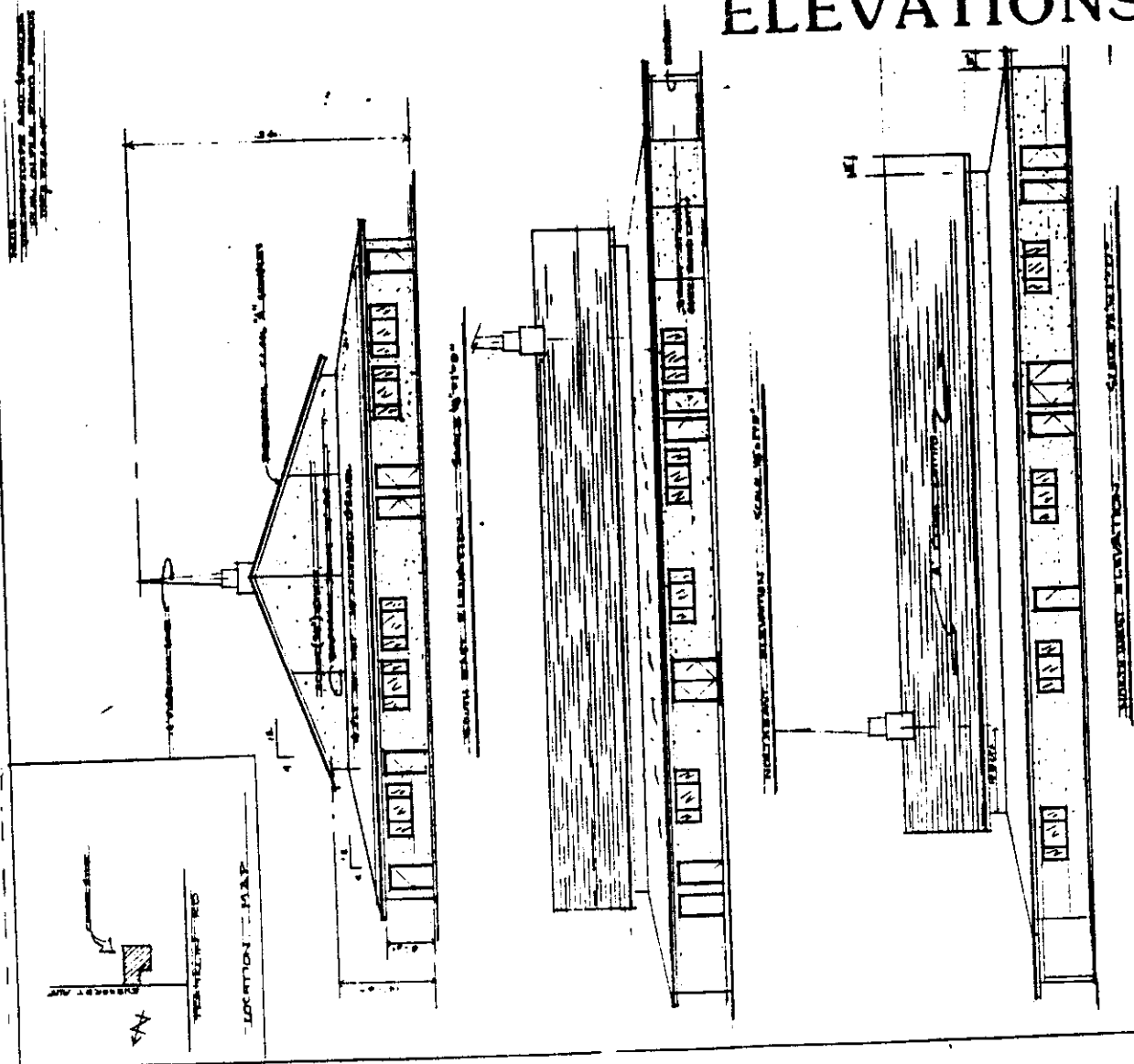
EXHIBIT A

SITE PLAN

recommend 6 ft high solid fence here



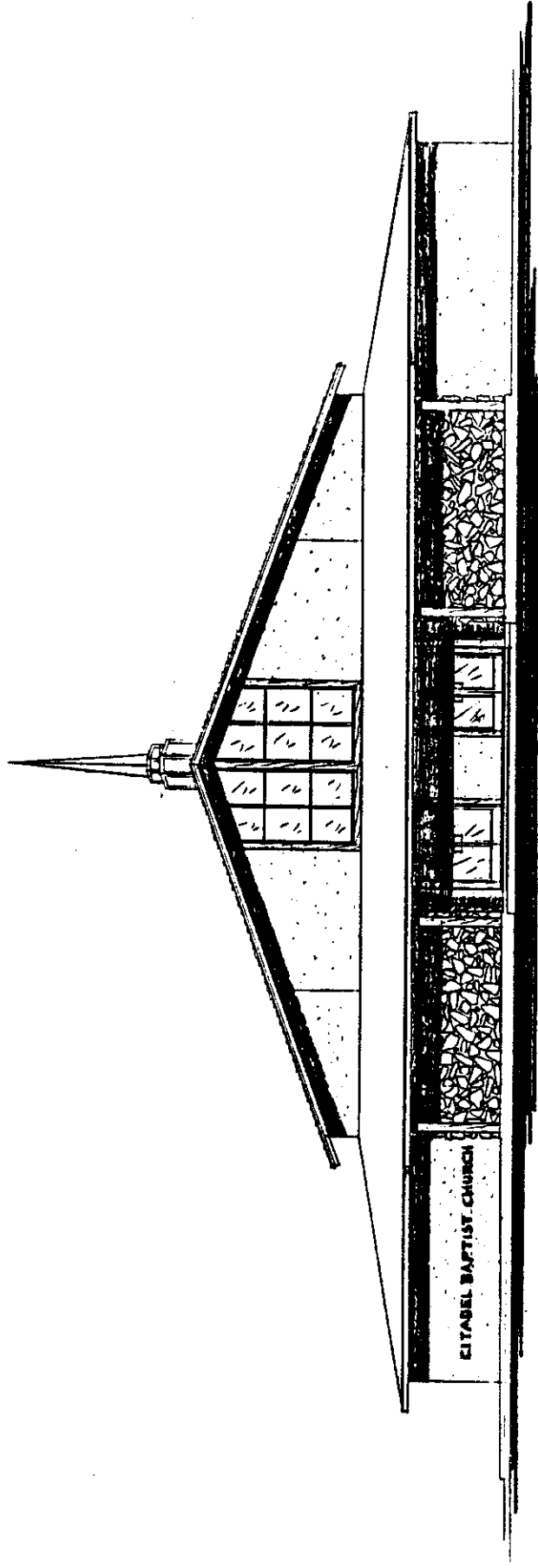
ELEVATIONS



CITADEL BAPTIST CHURCH
5250 EHRHARDT AVE
MENDOTO CA.

EXHIBIT B

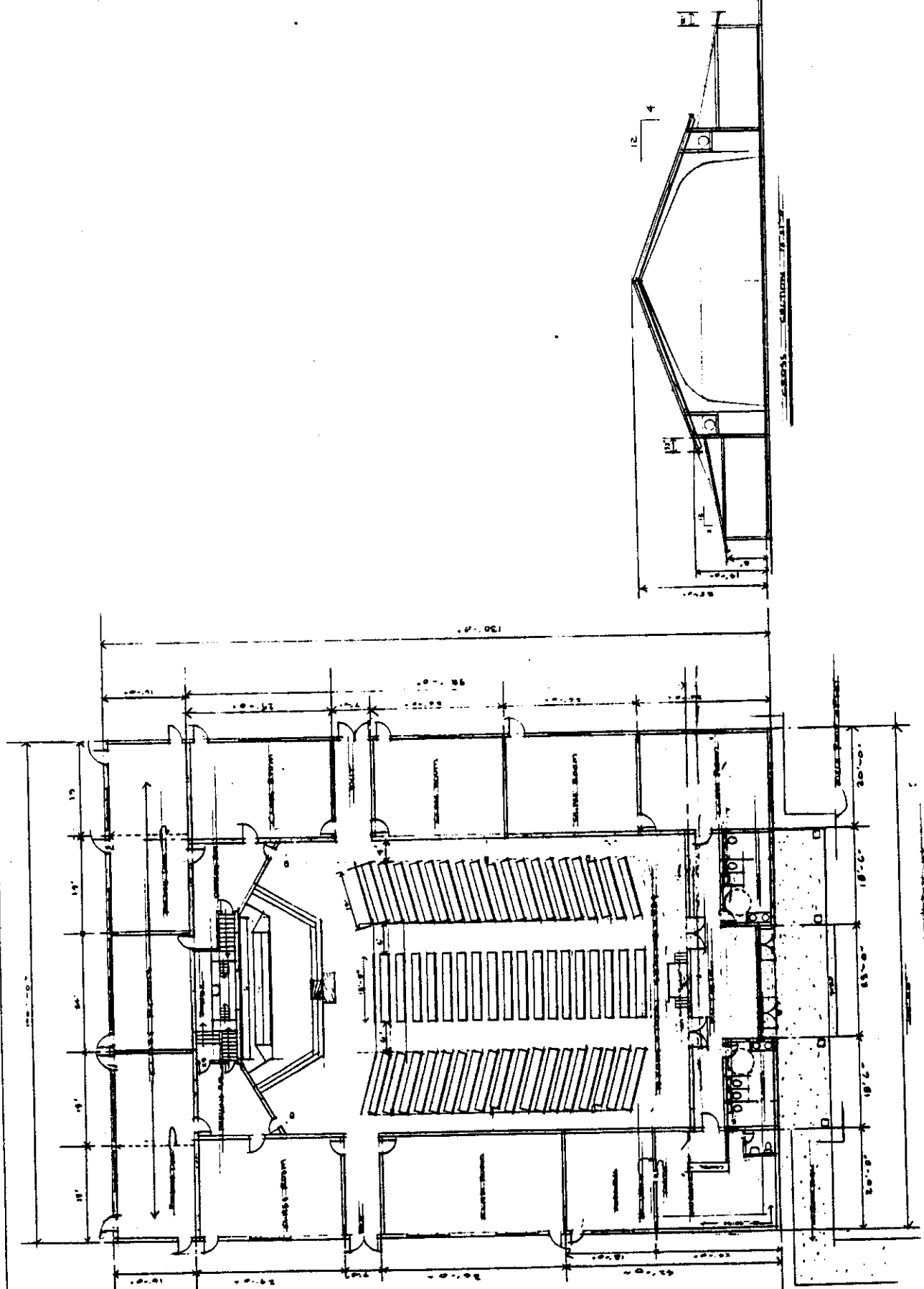
ELEVATIONS



FRONT ELEVATION SCALE 1/4" = 1'-0"
(NEW AUDITORIUM AND CLASSROOMS)

CITADEL BAPTIST CHURCH
5230 EMBURY AVE
SANTA ANITA, CA

EXHIBIT C FLOOR PLANS



P85-120

4-11-85

Item 24