

**CITY PLANNING COMMISSION**  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

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| <b>APPLICANT</b> Dan Chaddock, Vernon Willis, Leroy Moseley, 7541 Saint Andre Lane, Sacramento, Ca 95828 |
| <b>OWNER</b> The Church of God of Prophecy, 7005 Woodbine Avenue, Sacramento, CA, 95822                  |
| <b>PLANS BY</b> Dan Chaddock, Vernon Willis, Leroy Moseley, 7541 Saint Andre Lane, Sacramento, Ca 95828  |
| <b>FILING DATE</b> October 3, 1990 <b>ENVIR. DET.</b> Negative Declaration <b>REPORT BY</b> SLY          |
| <b>ASSESSOR'S PCL. NO.</b> 041-0055-001  |

- APPLICATION:**
- A. Negative Declaration
  - B. Special Permit Modification to locate a 1,560 square foot mobile home on an existing church site on 7.2+ developed acres in the Standard Single Family, Executive Overlay-4, (R-1{EA-4}) zone.
  - C. Variance to waive a six foot high masonry wall along the east property line.

**LOCATION:** 7005 Woodbine Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to locate a 1,560 square foot mobile home on the church site for a caretaker.

**PROJECT INFORMATION:**

General Plan Designation: Low Density Residential (4-15 du/na)  
 1984 Airport Meadowview  
 Community Plan Designation: Residential (4-8 du/na)  
 Existing Zoning of Site: Standard Single Family, Executive Overlay-4, (R-1{EA-4})  
 Existing Land Use of Site: Church facility

| Surrounding Land Use and Zoning: |                          | Setbacks   | Required | Provided |
|----------------------------------|--------------------------|------------|----------|----------|
| North:                           | Vacant, R-1{EA-4}        | Front:     | 25'      | 25'      |
| South:                           | Vacant, R-1{EA-4}        | Side(Int): | 5'       | 20'      |
| East:                            | Single Family, R-1{EA-4} | Side(St):  | 12.5'    | 12.5'    |
| West:                            | Single Family, R-1{EA-4} | Rear:      | 15'      | 18'      |

Parking Required: 31 (1 sp/residence, 30 sp/church)  
 Parking Provided: 31 (2sp/residence, 29 sp/church)  
 Property Dimensions: 134 feet x 235 feet  
 Property Area: 0.72+ acres  
 Square Footage of Building: Church building- 3,808 square feet  
 Mobile home- 1,560 square feet  
 Total-5,368 square feet  
 Height of Building: 15 feet  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing  
 Exterior Building Materials: Metal  
 Roof Material: Metal

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The applicant did not provide any landscaping plans for the area around the proposed location for the mobile home. Staff requires landscaping plans similar to staff's proposal (see Exhibit C) be submitted for staff review and approval prior to issuance of building permits. The plans should include three large trees to the north of the mobile home and tall shrubs along the east parking lot to provide a buffer between the parking lot and the residential use of the mobile home.

2. Building Materials and Design:

The proposed mobile home is made of metal with a metal roof and will have a one foot eave. It will be light tan in color. Staff recommends the mobile home be repainted before the final building inspection.

The applicant provided floor plans of the mobile home, but no elevations of the mobile home. The applicant proposes to locate the mobile home with the front oriented to the north. Staff recommends the mobile home be oriented with the front to the south to provide a main entrance facing the church area as opposed to a opening towards the residential property and fence. This will also reduce the amount of surfacing required to provide a walkway to the main entrance (see staff Exhibit C).

Staff supports the approval of the Special Permit Modification in that the proposed mobile home addition, as conditioned, is an appropriate land use for the subject site and is compatible with existing land uses in the area. Staff supports the approval of the Variance in that waving the requirement for the masonry wall will not significantly affect the other residential properties in the area and a wood fence currently exists between the two parcels to separate the mobile home from the existing residence.

D. Agency Comments

The proposed project was reviewed by City Traffic Engineering and Engineering Departments. The following comments were received:

1. City Traffic Engineering staff comments:

Parking for the mobile home should be behind set back line.

2. Engineering Staff comments:

a. Full frontage improvements currently exist along Woodbine Avenue and 57th Avenue.

b. The mobile home will be required to tie into the existing water and sewer services which are connected to the existing church. (Only one service per lot allowed.)

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment and has filed a negative declaration with no mitigation measures.

RECOMMENDATION: Staff recommends the following actions:

A. Ratify the Negative Declaration.

B. Approve the Special Permit Modification to locate a 1,560 square foot mobile home on an existing church site subject to the conditions and based upon the findings of fact which follow.

C. Approve the Variance to waive a six foot high masonry wall along the east property line subject to the conditions and based upon the findings of fact which follow.

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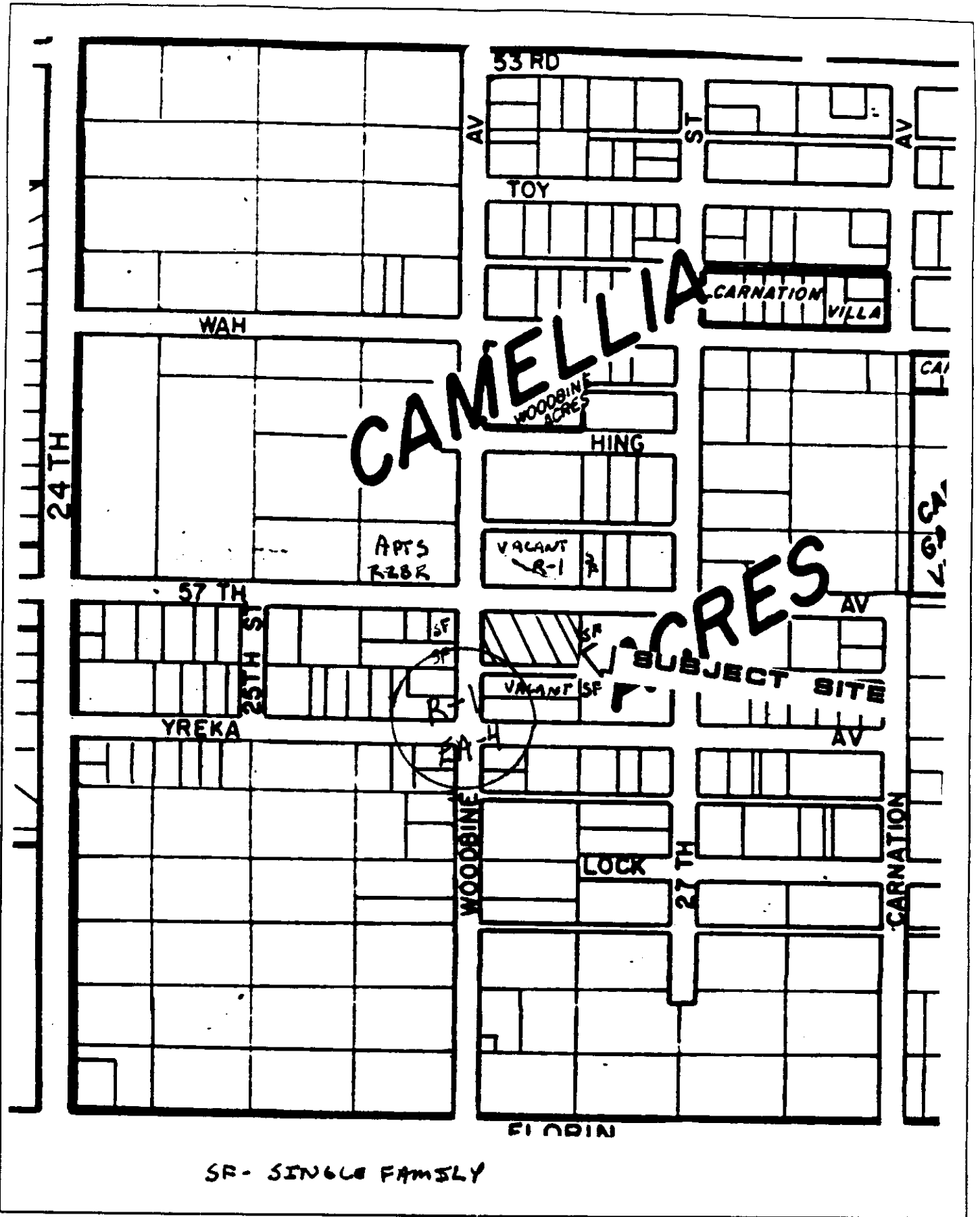
street.

3. Granting the variance does not constitute a special privilege extended to an individual applicant in that a variance would be and has been granted to other property owners facing a similar circumstance.
4. Granting the variance does not constitute a special privilege extended to an individual applicant in that Church facilities are allowed in the Standard Single Family (R-1{EA-4}) zone, subject to Special Permit approval.
5. The project is consistent with the General Plan and the Airport Meadowview Community Plan which designates the site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively.

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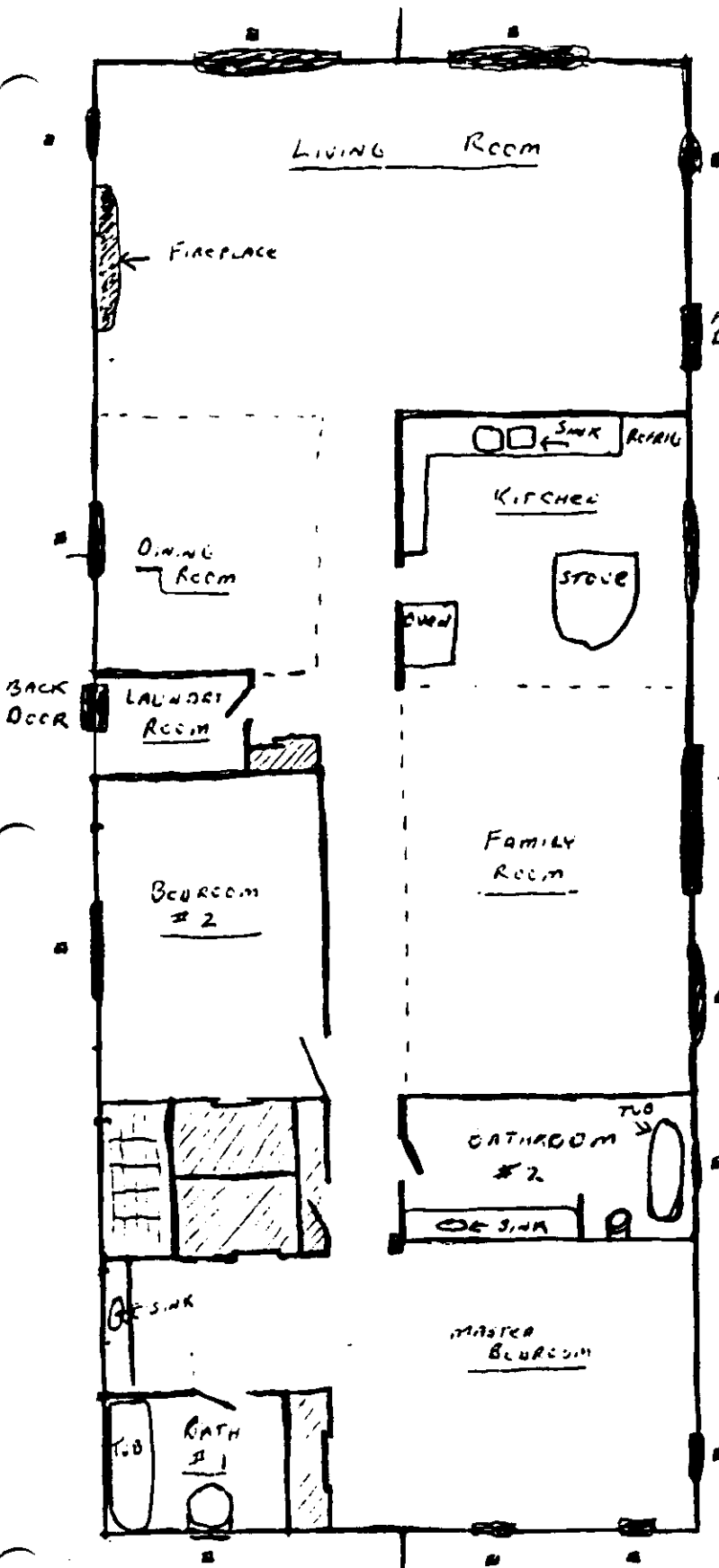
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**LAND USE & ZONING MAP**

# EXHIBIT - B



- LIVING ROOM - 14'6" X 24'
- DINING ROOM - 10'6" X 9'
- LAUNDRY ROOM - 5'6" X 5'6"
- BEDROOM #2 - 13' X 9'
- BATH #1 - 6' X 7'
- KITCHEN - 11' X 12'
- FAMILY ROOM - 17' X 12'
- BATH #2 - 6' X 12'
- MASTER BEDROOM - 11'6" X 12'
- EXTENDED PART OF MASTER BEDROOM - 5'6" X 9'

29" FROM GROUND TO FLOOR

LEGEND

- WINDOWS
- CLOSETS
- ESTIMATED END OF ROOMS (NO WALL PRESENT)
- FURNACE AND HOT WATER HEATER
- COMPARTMENT
- WALL

Scale  
1" = 7'