

# PLANNING COMMISSION

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

APPLICANT	Church of God, 7620 La Mancha Way, Sacramento, CA 95823				
OWNER	Church of God, 7620 La Mancha Way, Sacramento, CA 95823				
PLANS BY	Gary Mochizvki, NCT Engineering				
FILING DATE	7-24-86	ENVIR. DET.	Ex. 15302(e)(2)	REPORT BY	CV:ldc
ASSESSOR'S-PCL. NO.	118-0101-030				

- APPLICATION:
- A. Special Permit to construct a church and multi-purpose building.
  - B. Variance to waive the required masonry wall along the west and north property lines.

LOCATION: 7620 La Mancha Way

PROPOSAL: The applicant is requesting the necessary entitlements to construct a church, multi-purpose building and expand the existing parking lot.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1986 South Sacramento Community Plan Designation:	Residential (4-8 du/ac)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Preschool and office

Surrounding Land Use & Zoning:	Setbacks:	Required	Provided	
			Church	Multi-Purpose Rm
North: Residential; County	Front:	25'	30'+	135'+
South: Apartments; R-1AR	Side(Int):	5'	40'+	20'+
East: Freeway 99; County	Rear:	15'	130'+	170'+
West: Residential; R-1				

Parking Required:	40 spaces
Parking Provided:	80 spaces
Property Dimensions:	Irregular
Property Area:	2.1+ acres
Square Footage of Buildings:	Multi-Purpose Room: 3,600 sq. feet Sanctuary and Office: 5,000 sq. feet
Height of Building:	One story
Topography:	Flat
Street Improvements and Utilities:	Existing
Exterior Building Materials:	Stucco Stone, Stucco
Roof Material:	Composition

BACKGROUND INFORMATION: On May 26, 1970, the Planning Commission approved a Special Permit for a church and related residential and office facilities on the subject site. The applicant did not renew the permit prior to its expiration.

On April 11, 1972, the applicant applied for a Special Permit to develop the subject site with a chapel and church offices. The applicant proposed to develop the site in phases. The first phase consisted of a residential type structure to be used as a residence for church employees and offices. This structure is presently located on the site.

On October 1, 1984, the City Council approved a Tentative Map (P84-295) to divide the subject site into three parcels. Two of these parcels are developed with single family residences and the third parcel (subject site) is developed with a church office. The Council also approved a Subdivision Modification to defer Parkland Dedication fees for the subject site.

PROJECT EVALUATION: Staff has the following comments:

- A. Land Use/Zoning: The site is zoned single family residential and is developed with a preschool and church office. Surrounding land uses include residential to the north and west, Freeway 99 to the east and apartments to the south.
- B. Proposal: The applicant proposes to construct a church and multi-purpose building. The church will accommodate 240 people and the multi-purpose room function as a fellowship hall and educational building. The existing six space parking lot will be expanded to 80 parking spaces to be located in the rear of the subject site.

The project will be developed in two phases. Phase I will include the multi-purpose building, while Phase II will include construction of the church building scheduled for 1987.

A seven foot high, 5' x 8' internally illuminated monument sign is proposed to be placed in the front lawn area in front of the proposed church along La Mancha Way. The sign is proposed to be placed ten feet from the front property line. The applicant will submit detailed sign plans at a later date.

The Sign Ordinance does not allow monument signs to be located in building setback areas. Therefore, this sign must be relocated 25 feet behind the front property line. The sign shall not exceed six feet in height and the area devoted to sign letters (excluding logo) shall not exceed 16 square feet.

The Zoning Ordinance requires a solid masonry wall along the north and west property lines. Staff does not think a wall is necessary along the south property line because a parking lot and driveway for a multi-family development are located adjacent to this property line. Staff notes the entire subject site is enclosed with a six foot high wood fence. This fence is in good condition. The applicant proposes to landscape the area between the parking lot and the north and west property lines. Staff recommends fifteen gallon trees and large shrubs be planted along the

north and west property lines, sufficient to screen the adjacent residences. Staff therefore, supports the request to waive the masonry wall requirement.

The applicant also proposes to remove an existing 18" diameter pine tree located adjacent to the existing parking lot. This tree has very low branches easily accessible to the preschool children. The applicant proposes to replace this tree with a large shrub to eliminate possible injuries to children climbing the pine tree. Staff has no problems with this proposal provided the pine tree is replaced with a large shrub.

- C. Elevations: Staff has indicated to the applicant that the elevations submitted for the church will need to be revised. Since these plans are unacceptable, staff suggests the church building design be reviewed and approved by the Design Review Board.

The elevations submitted for the multi-purpose room (fellowship hall) are acceptable. However, it will need to be modified as follows: (See Exhibit A)

East elevation: Add wood trim to windows, replace stucco stone with brick veneer, add brick veneer to other corner proposed for stucco.

West elevation: Add wood trim on all windows, replace stucco stone with brick veneer, add brick veneer to corner proposed for stucco, replace T1-11 with brick veneer.

North elevation: Add brick veneer to both building corners.

South elevation: Add brick veneer to both building corners.

- D. Parking Lot: The applicant proposes to add 80 additional parking spaces. No landscaping plans have been submitted. The parking lot shall comply with the Tree Shading Ordinance prior to issuance of building permits.
- E. Interdepartmental Review: This project was reviewed by the City Departments of Traffic Engineering, Engineering, Fire and the Sacramento County Planning Department and no comments were received.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15302(e)(2)).

STAFF RECOMMENDATION: Staff recommends the Planning Commission approve the Special Permit and Variance subject to conditions and based upon the following Findings of Fact:

Conditions - Special Permit:

1. The elevations submitted for the multi-purpose building shall be

revised as follows: (as per Exhibit A)

East elevation: Add wood trim to all windows, replace stucco stone with brick veneer, add brick veneer to corner proposed for stucco.

West elevation: Add wood trim on all windows, replace stucco stone with brick veneer, add brick veneer to corner proposed for stucco, replace T1-11 with brick veneer.

North elevation: Add brick veneer to both building corners.

South elevation: Add brick veneer to both building corners.

2. Revised church elevations shall be submitted for review and approval by the Planning Director prior to issuance of a building permit.
3. The proposed parking lot shall meet the Tree Shading Ordinance requirements.
4. If the 18" diameter pine tree is removed, it shall be replaced with a large shrub subject to review and approval of the Planning Director.
5. The proposed monument sign shall not be located in the 25' setback area. Design of the sign shall be reviewed and approved by the Planning Director.
6. The proposed church building design shall be reviewed and approved by the Design Review Board.

Variance - Conditions

Fifteen gallon trees and large shrubs shall be planted adjacent to the north and west property line, sufficient to provide a dense visual buffer between the subject site and adjacent residences. Landscape plans for these trees and shrubs shall be submitted for review and approval of the Planning Director prior to issuance of a building permit.

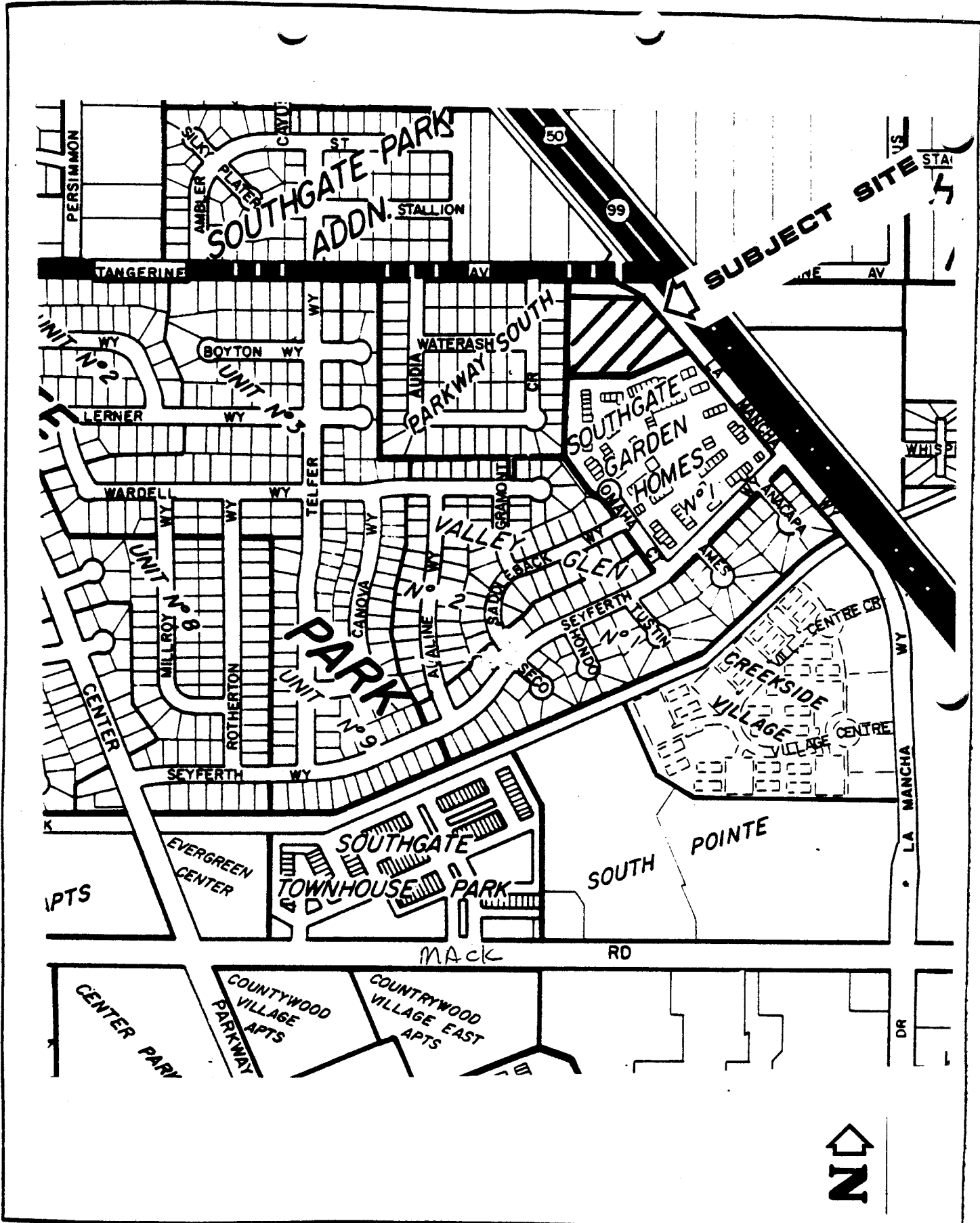
Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use, in that the proposed parking lot expansion, church and multi-purpose building are compatible with surrounding land uses.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
  - a. adequate landscaping and off-street parking has been provided;

- b. the existing six foot high wood fence and landscaping will provide an adequate buffer between the church and residences.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential use by the 1986 South Sacramento Community Plan and the proposed parking lot expansion, church and multi-purpose building with a special permit conforms with the plan designation.

Findings of Fact - Variance for masonry wall along the north and west property lines

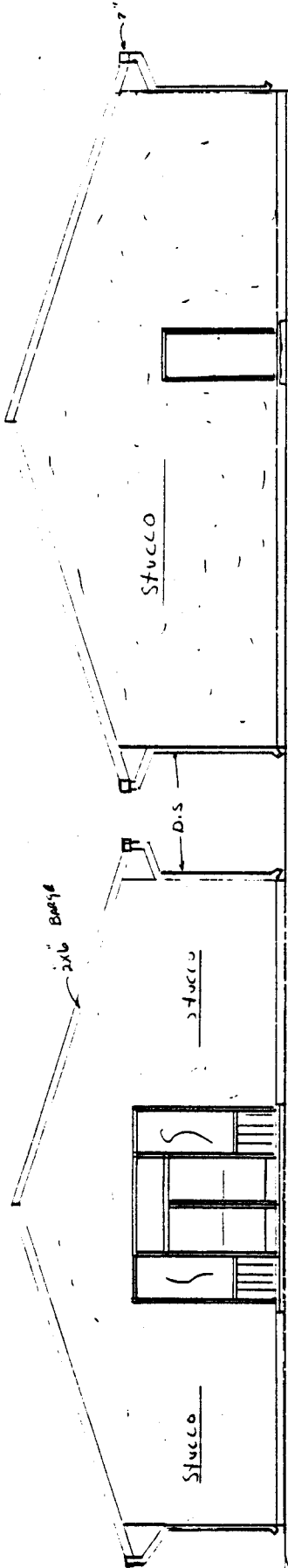
1. The variance, as conditioned, does not constitute a special privilege extended to one individual property owner, in that:
  - a. the applicant proposes to develop a landscape buffer along the north and west property lines;
  - b. a variance would be granted to any other owner facing similar circumstances.
2. The variance, as conditioned, will not be injurious to the general public nor surrounding properties, in that adequate landscaping has been provided, in addition to the existing six foot high wood fence.
3. The project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated as residential by the 1986 South Sacramento Community Plan, and the proposed church development conforms with this plan designation provided a special permit has been issued.



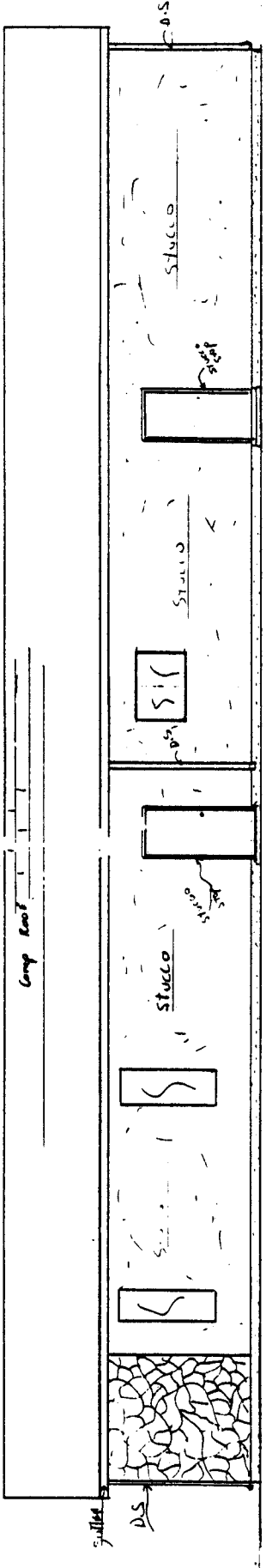
**VICINITY MAP**



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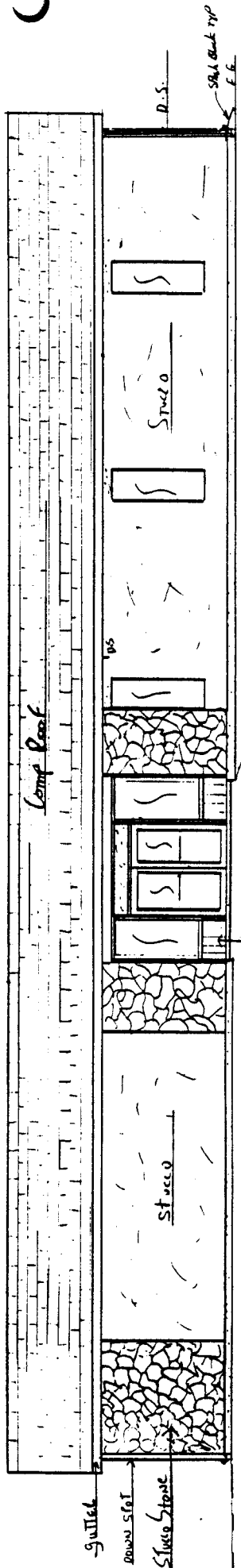


NORTH ELEVATION



SOUTH ELEVATION

EAST ELEVATION



WEST ELEVATION

9-11-86

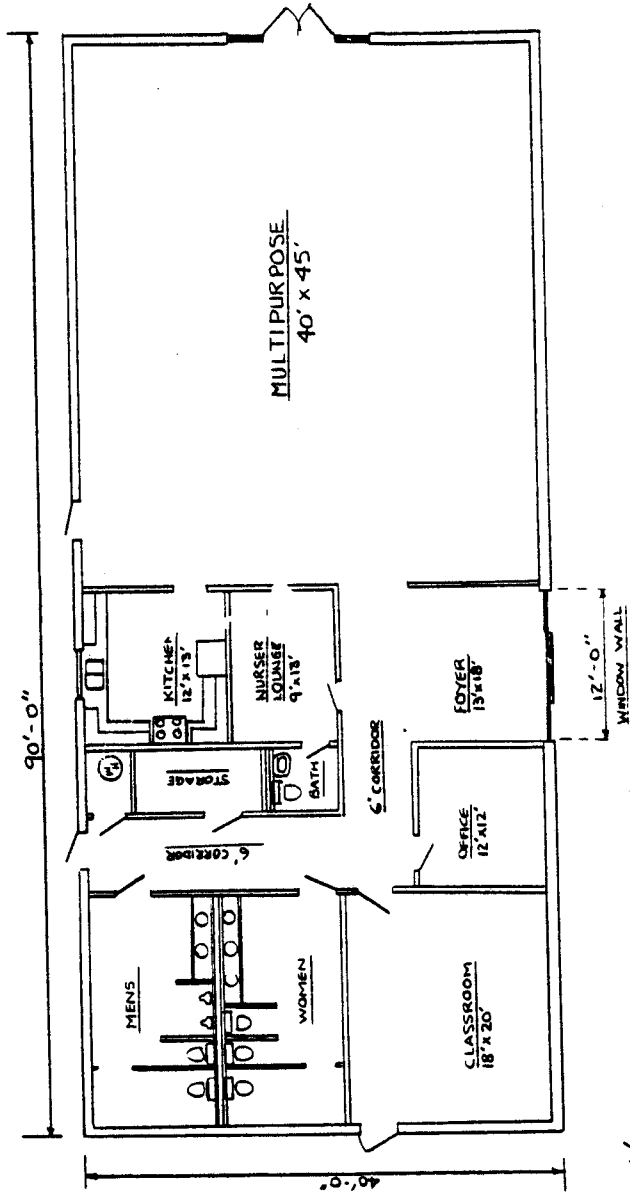
GARY MACHINER  
 A/C T. ENGINEERING #C-30584  
 Pathway Follow Ship Hall  
 620 LA MANCHA WAY

PACIFIC SCIENCE CENTER  
 916 991 4014  
 Robert [unclear]

A-1

Item 0





PHASE I

FLOOR PLAN - MULTIPURPOSE

SCALE 1/8" = 1'  
 DATE 7-15-86  
 DRAWN BY EEN-GJN  
 CHECKED BY

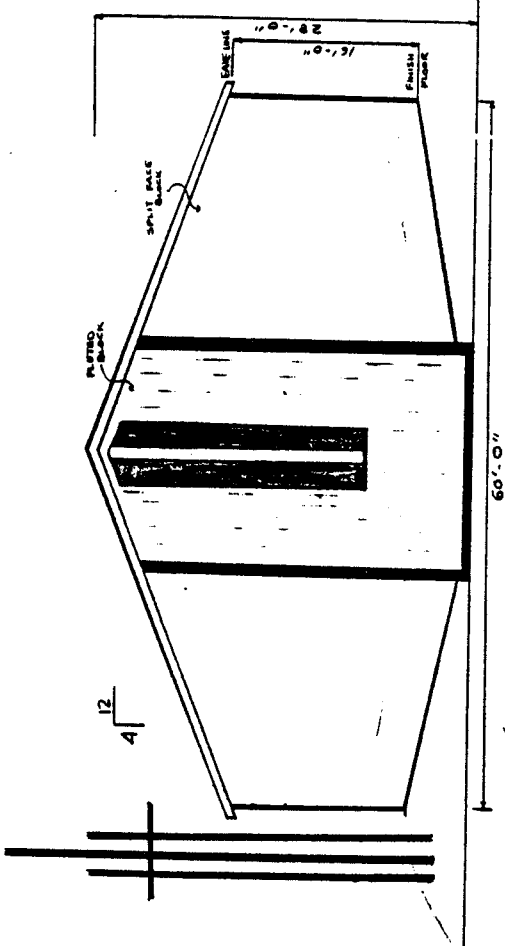
CHURCH OF GOD

7620 LA MANCHA WAY

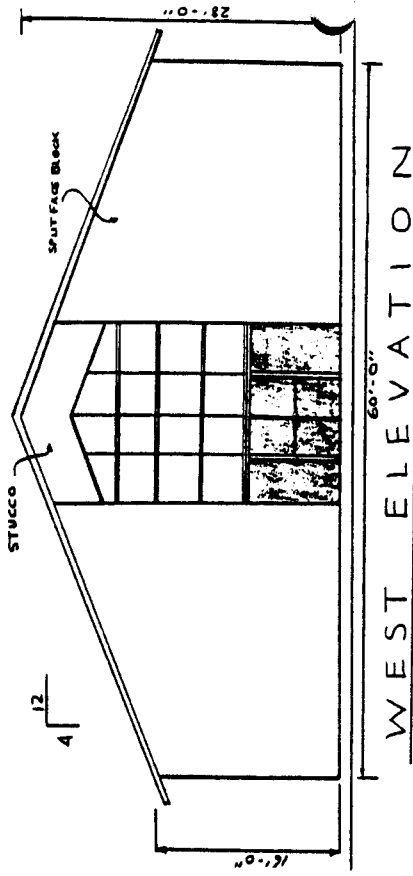
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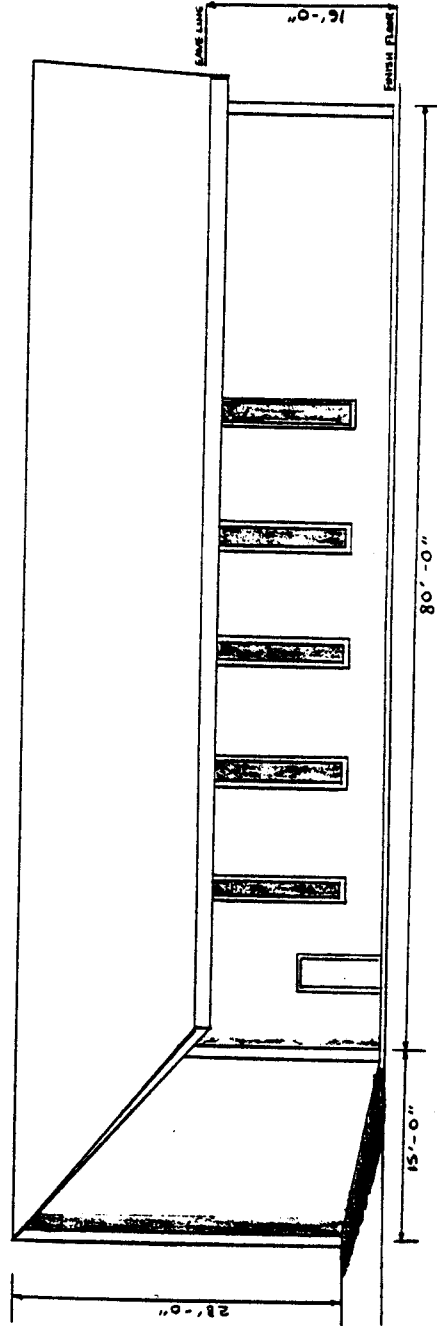
ITEM 8



EAST (FRONT) ELEVATION



WEST ELEVATION



NORTH/SOUTH ELEVATION

PHASE II

SANCTUARY

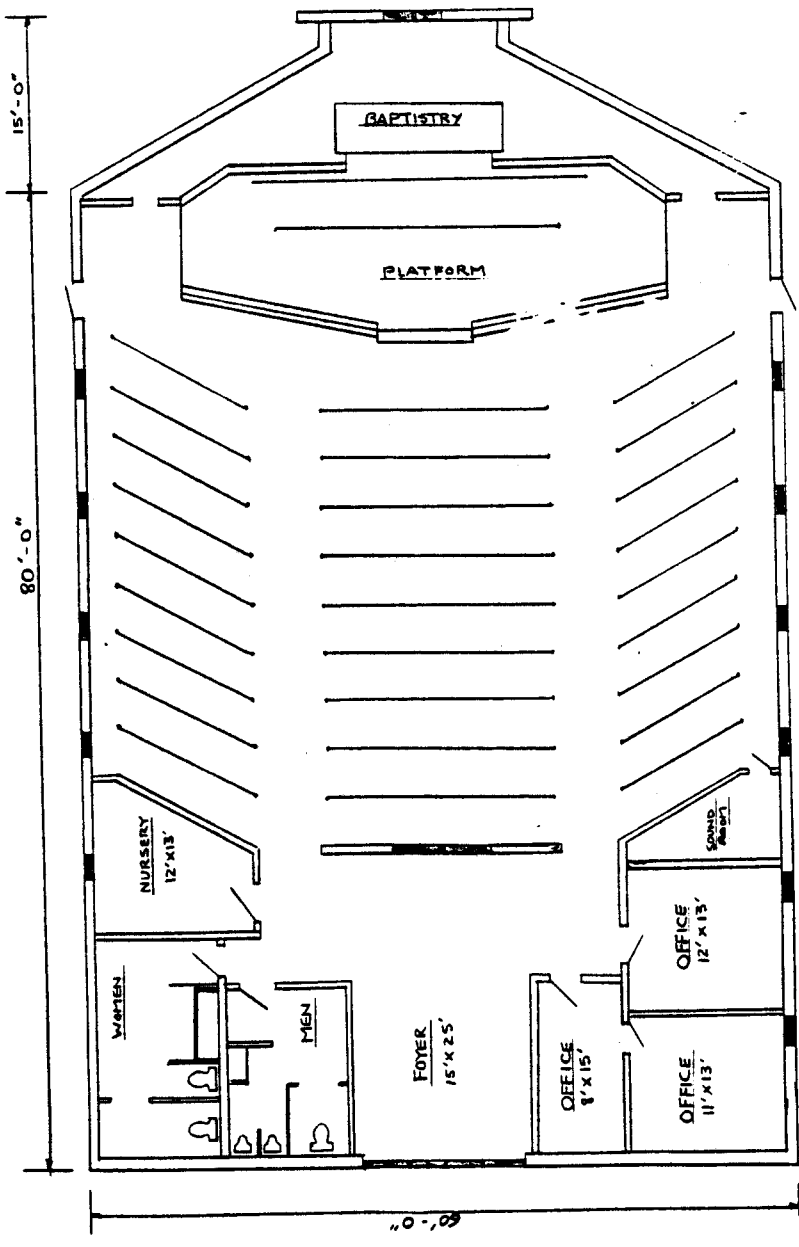
SCALE 1/8" = 1'-0"  
 DATE 7-20-86  
 DRAWN BY E.E.M. G.M.  
 CHECKED BY

CHURCH OF G  
 7620 LA MANCHA WAY

P86-292

9-11-86

Hem 8



FLOOR PLAN

SANCTUARY - PHASE II

SCALE 1/8" = 1'-0"  
DATE 7-16-86  
DRAWN BY J.E. McGINN  
PROJECT

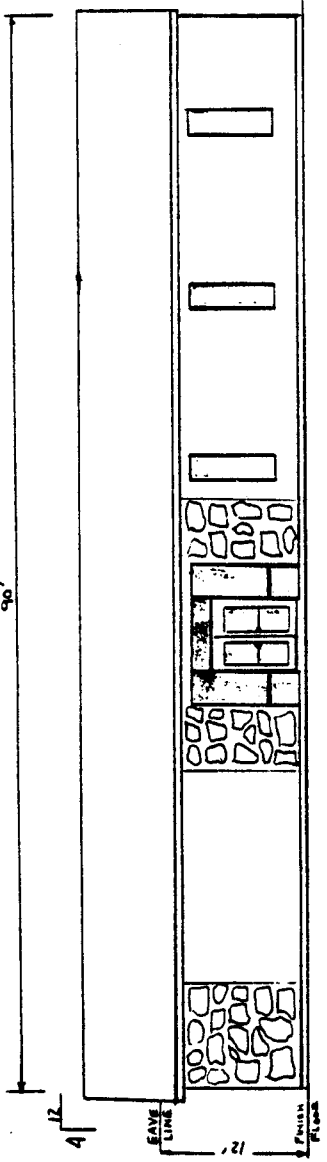
CHURCH OF GOD

7620 LA MANCHA WAY

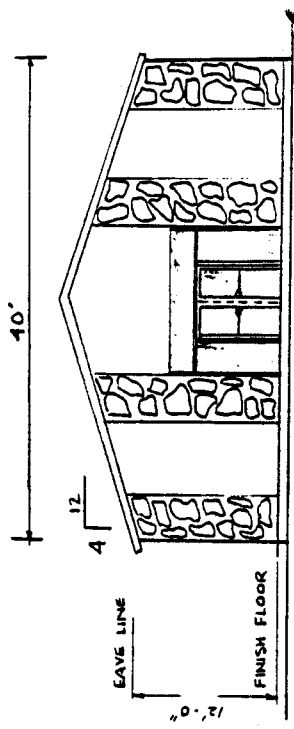
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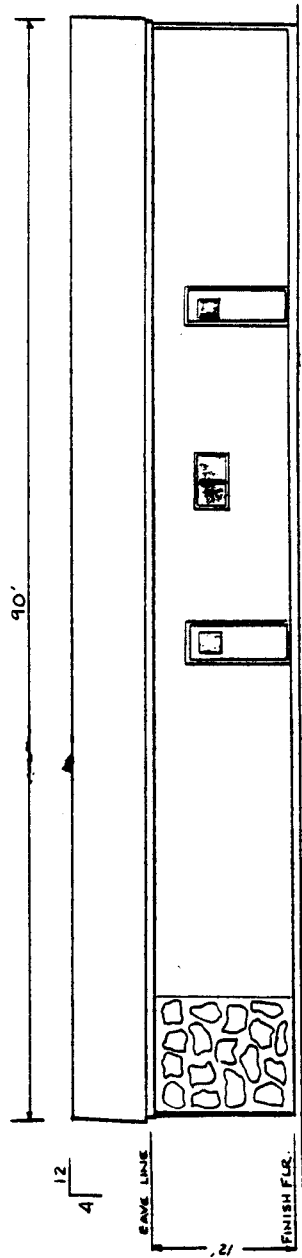
Item 8



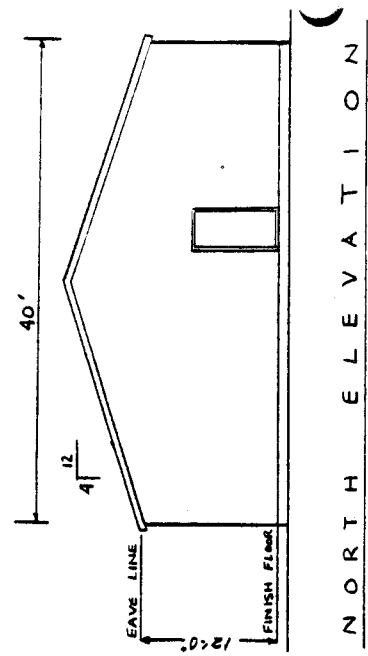
WEST ELEVATION  
1/8" = 1'-0"



SOUTH ELEVATION  
1/8" = 1'-0"



EAST ELEVATION  
1/8" = 1'-0"



NORTH ELEVATION  
1/8" = 1'-0"

PHASE I - MULTIPURPOSE

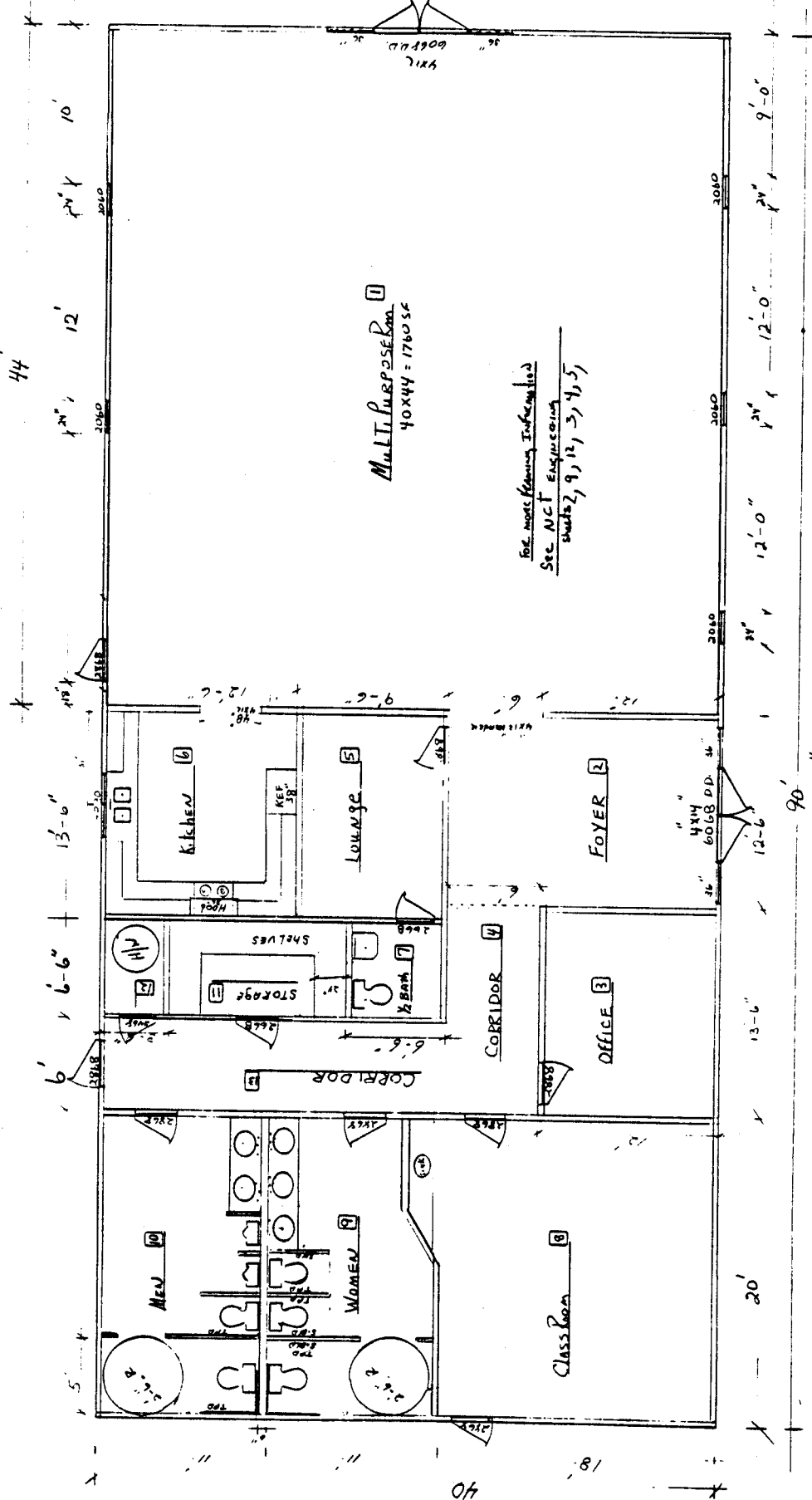
SCALE: 1/8" = 1'-0" (GENERAL)  
DATE: 7-15-86

DESIGNED BY: EAMC-G/ALC  
DRAWN BY: EAMC-G/ALC

CHURCH OF GOD  
7620 LA MANCHA WAY

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P86-292



MULTI-PURPOSE ROOM  
40x44 = 1760 SF

FOR MORE PLANNING INFORMATION  
SEE AECT ENGINEERING  
SHEETS 2, 9, 12, 3, 4, 5

NEW BUILDING PROJECT FOR  
FELLOWSHIP HEALTH EDUCATION CENTER  
40' X 90' 3600 SF  
7620 LA MANCHA WAY  
SACRAMENTO, CALIF.  
*[Signature]*

Scale 1/4" = 1'  
FLOOR PLAN

Pacific Seave Construction  
1033 N. ST. San Leandro, Calif.  
916 991 4014 916 991 4048

A-2  
JUN 20 1986

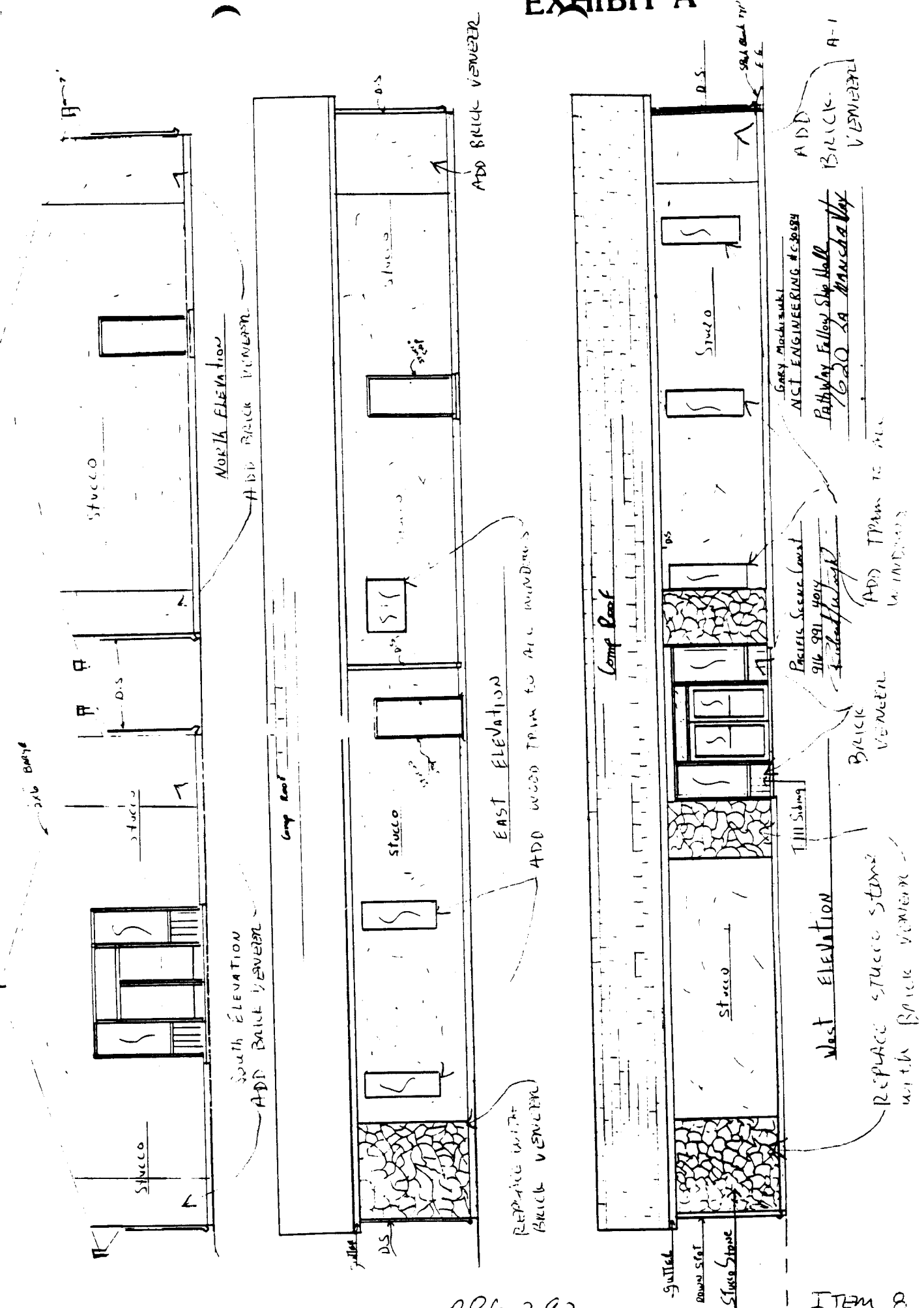
9-11-86

Item B



P862

# EXHIBIT A



South Elevation  
ADD BRICK VENEER

North Elevation  
ADD BRICK VENEER

East Elevation  
ADD WOOD TRIM TO ALL WINDOWS

West Elevation  
REPLACE STUCCO STONE WITH BRICK VENEER

Gray Madsen  
NCT ENGINEERING #C0594

Pathway Fellow Ship Hall  
1020 La Mancha Way  
A-1

Pacific Seacoast  
916 991 4014  
F. J. ...

ADD TRIM TO ALL WINDOWS

ADD BRICK VENEER

REPLACE WITH BRICK VENEER

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ITEM 8