

CITY PLANNING COMMISSION

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

APPLICANT	German Engineering, 3000 Franklin Blvd., Sacramento, CA 95818				
OWNER	Mount. Hermon Baptist Church, 940 North Ave., Sacramento, CA 95838				
PLANS BY	German Engineering, 3000 Franklin Blvd., Sacramento, CA 95818				
FILING DATE	8-13-86	ENVIR. DET.	Ex. 15301(e)(1)	REPORT BY	CV-1dc
ASSESSOR'S PCL. NO.	251-0014-002				

APPLICATION: A. Special Permit to expand an existing church
B. Variance to waive the required six foot high masonry wall along the south property line.

LOCATION: NW corner of North Avenue and Branch Street

PROPOSAL: The applicant is requesting the necessary entitlements to add restrooms, a library, a kitchen and a dining area.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential (4-8 du/ac)
1984 North Sacramento Community Plan Designation:	Residential (4-8 du/ac)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Developed with a church

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single family residential; R-2A	Front:	25'	30'
South: Single family residential; R-1	Side(Int):	5'	55'
East: Single family residential; R-1	Side(St):	12.5'	25'
West: Single family residential; R-1	Rear:	15'	31'

Parking Required:	9 spaces (50 seats - church)
Parking Provided:	14 spaces
Property Dimensions:	120' x 150'
Property Area:	0.41+ acres
Square Footage of Building:	Existing church: 2,076; Proposed: 1,444
Height of Building:	Single story (proposed addition)
Topography:	Flat
Street Improvements and Utilities:	Existing
Exterior Building Materials:	Stucco
Roof Material:	Composition Shingles

PROJECT EVALUATION: Staff has the following comments:

Land Use/Zoning:

The subject site is presently developed with a church and is zoned Single Family Residential (R-1). Surrounding land uses are single family residential.

B. Site Plan/Elevations:

The applicant proposes to construct a 1,444 square foot addition to an existing 2,076 square foot church. The addition would be located to the south of the existing church and would provide restroom, kitchen, library and dining area facilities.

The project is located in the Del Paso Heights area. Projects located in this area require review by the Design Review/Preservation Board.

C. Parking/Landscaping:

The applicant proposes to pave most of the existing parking lot which is presently a grass and gravel surface. Landscaping, including planters, are also proposed. A total of 14 on-site 60 degree angle parking spaces are proposed, 5 more than is required. In addition, the applicant proposes to landscape the area between the existing church, proposed addition and Branch Street with lawn and shrubs.

D. Masonry Wall Requirement:

The project site is presently totally enclosed by a six foot high chain link fence in good condition. The applicant is requesting a variance to waive the required masonry wall along the south property line. An existing house is located approximately ten feet from the south property line of the subject site.

Staff recommends the entire south property line be landscaped with 15 gallon trees and shrubs to provide an adequate landscape buffer along the south property line. Staff also recommends the addition of redwood slats to the existing chain link fence along the south property line, to provide a further buffer between the church and adjacent residential development.

E. Interdepartmental Review:

This project was reviewed by the City departments of Traffic Engineering and Redevelopment and no comments were received.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15301(e)(1)).

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 shall be reviewed and approved by the Design Review/Preservation Board.

2. The parking lot shall meet the Tree Shading Ordinance requirements prior to issuance of a building permit.

Conditions - Variance:

1. Fifteen gallon trees and shrubs shall be planted adjacent to the south property line, sufficient to provide a dense visual buffer between the subject site and adjacent residential development. Landscape plans for these trees and shrubs shall be submitted for review and approval of the Planning Director prior to the issuance of a building permit.
2. Redwood slats shall be added to the existing chain link fence along the entire south property line.

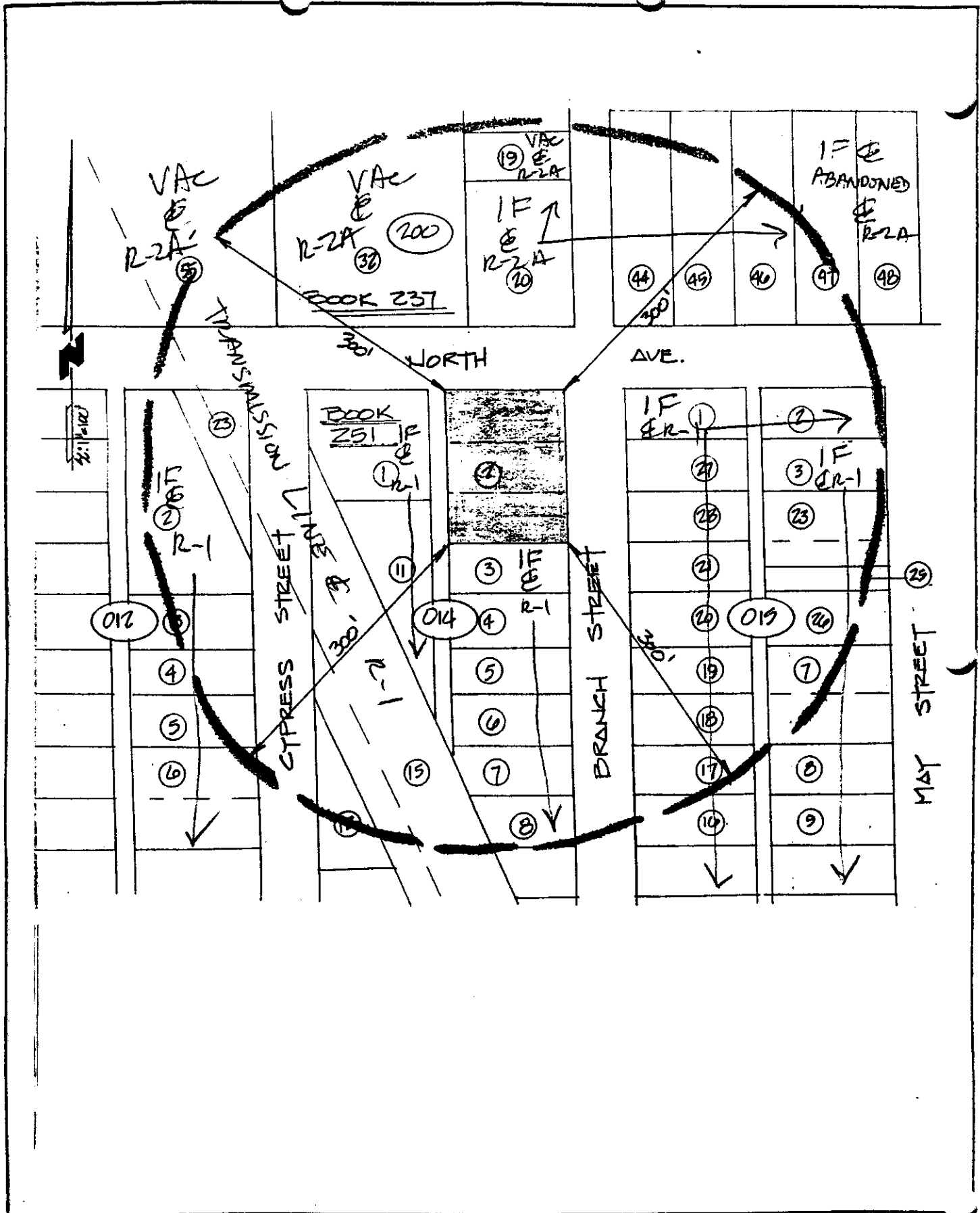
Findings of Fact - Special Permit:

1. The project, as conditioned, is based upon sound principles of land use, in that the proposed church expansion is 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 chain link fence with redwood slats and landscaping will provide an adequate buffer between the church and residence.
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 1984 North Sacramento Community Plan and the proposed church addition with a special permit conforms with the plan designation.

Findings of Fact - Variance:

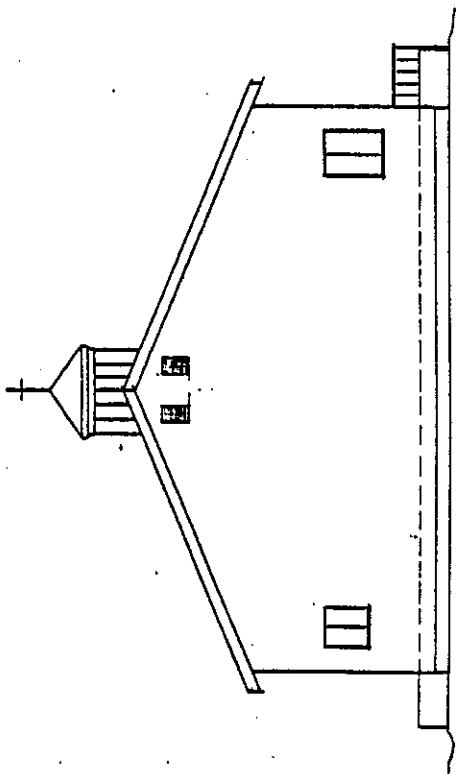
1. The variance, as conditioned, does not constitute a special privilege extended to one individual property owner, in that:
 - a. the applicant proposes to develop a landscape buffer along the south property line;
 - b. a variance would be granted to any other owner facing similar circumstances.
2. 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 chain link fence with proposed redwood slats.

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 development conforms with this plan designation provided a special permit has been issued.

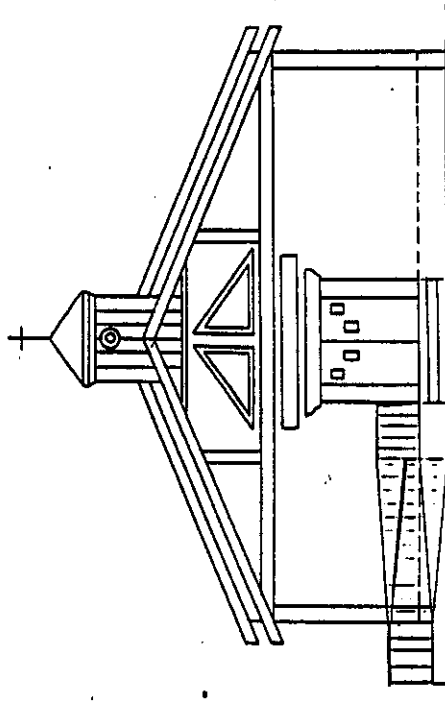


LAND USE & ZONING MAP

ELEVATIONS



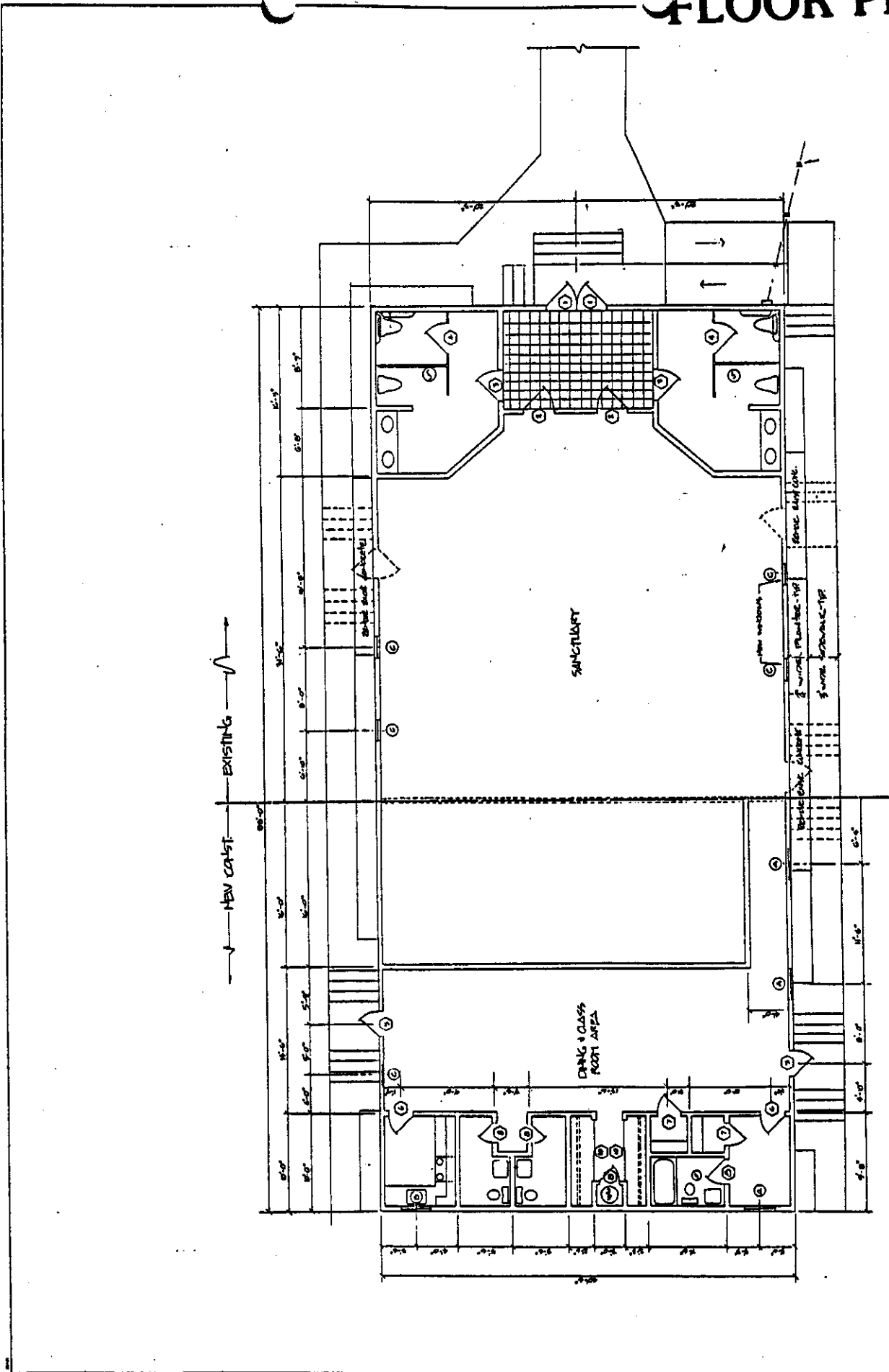
BACK ELEVATION
Scale 1/4" = 1'-0"



FRONT ELEVATION
Scale 1/4" = 1'-0"

REVISION	DATE	DESCRIPTION	BY	CHECKED	DATE	APPROVED	DATE	PROJECT NO.	DATE	SCALE	PROJECT NAME	SHEET NUMBER	TOTAL SHEETS
												4	4
ELEVATIONS												MT. HERMON BAPTIST CHURCH 140 NORTH SPONGE CITY OF SHERBOURNE, CALIFORNIA	

FLOOR PLANS



DATE	DESCRIPTION	BY	DATE	NO. OF SHEETS	SHEET NUMBER
				2	4
				McHERMON BAPTIST CHURCH 400 NORTH AVENUE CENTRAL CITY OF SCHAUMBURG, ILL.	
FLOOR PLAN SCALE 1/4" = 1'-0"				SHEET NUMBER 2 OF 4	