

City Planning Commission
Sacramento, California

Members in Session:

Subject: Various requests for 7270 Meadowgate Dr. (P90-325)

The staff report on this item is being prepared and will be forwarded to you at the earliest possible time.

Respectfully submitted,



Suzanne Glimstad,
Secretary to Commission

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

APPLICANT: <u>St. Mary Coptic Church, Father Mattias F. Wabba, P.O. Box 277951, Sacto, CA 95827</u>		
OWNER: <u>Hiad and Hoda Samuel, 5921 Whalers Cove Ct, Elk Grove, CA 95758</u>		
PLANS BY: <u>St. Mary Coptic Church, P.O. Box 277951, Sacto, CA 95758</u>		
FILING DATE: <u>July 16, 1990</u>	ENVIR. DET.: <u>Neg. Dec.</u>	REPORT BY: <u>Doug</u>
ASSESSOR'S PCL. NO. <u>049-0380-020</u>		

APPLICATION: A. Negative Declaration

B. Special Permit to construct a 7,560 sq. ft. church with 90 seats on 0.5 vacant acres in the General Commercial (C-2) zone.

C. Variance to allow 7 of the required 23 parking spaces to be located off-site.

LOCATION: 7270 Meadowgate Drive

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 7,560 sq. ft. church with 90 seats on an existing building pad within an existing shopping center development.

PROJECT INFORMATION:

General Plan Designation:	Community/ Neighborhood Commercial and Offices
South Sacramento Community Plan Designation:	General Commercial
Existing Zoning of Site:	General Commercial (C-2)
Existing Land Use of Site:	Vacant building pad within existing shopping center

Surrounding Land Use and Zoning:

North:	Commercial, C-2
South:	Residential, R-3R
East:	Commercial, C-2
West:	Residential and Commercial, R-1, R-3, C-2

Parking Required:	23 parking spaces
Parking Provided:	16 parking spaces on site, 19 off-site parking spaces (35 total)
Property Dimensions:	irregular
Property Area:	22,380 sq. ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Masonry
Roof Material:	Fiberglass shingle

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of a building pad of approximately 0.51 developed acres within an existing shopping center. The proposed project site is located at the southeastern corner of the shopping center where there is very little auto and foot traffic. The site is zoned General Commercial (C-2). The General Plan designates the site Community/ Neighborhood Commercial and Offices. The South Sacramento Community Plan designates the site General Commercial. The shopping center stores are to the north and east in the C-2 zone. There are single and multiple family residential uses to the west and south located in the Standard Single Family (R-1) and Multiple Family (R-3) zones.

B. Applicant's Proposal

The applicant is proposing to construct a 7,560 sq. ft. church with a total occupancy not to exceed 90 people. The building will consist of a Parish hall with an altar, five Sunday school classrooms, a baptistery, an assembly room, a serving kitchenette, a lobby and two toilet rooms. The applicant proposes to have 35 parking spaces.

The hours of operation would be 7:00 a.m. to 11:00 a.m. on Sundays and 7:00 p.m. to 9:00 p.m. on Fridays.

C. Staff Analysis

1. Parking

The proposed project would provide 35 parking spaces. The parking requirement in the Zoning Ordinance is one parking space for every 4 seats. This would equate to a requirement of 23 parking spaces. Therefore, the church has an additional 12 parking spaces. The church would provide 16 parking spaces on the building pad itself and the remainder would be provided along southwestern edge of the shopping center. The off-site parking spaces are rarely used since they are tucked in behind and at considerable walking distance from the shopping center stores.

2. Site Plan and Building Design

The proposed location of the church is in the far southwestern corner of an existing shopping center. The building pad on which it would be placed measures approximately 108 feet by 75 feet. The surrounding area is asphalted. There is a loading dock for the drug store use to the east approximately 50 feet away from the southeast corner of the on-site parking location for the church. The shopping center parking adjacent to Munson Way is not being utilized by shoppers because of its distance from the retail uses in the shopping center complex. There is no landscaping showing on the submitted plans. The parking area would need to be 50% shaded and the plantings and their location would need to be shown on a landscape plan and be approved by the Planning Director.

The church would have a masonry horizontal lapped siding exterior with a fiberglass shingled roof. The color of the exterior walls would be grey. The church would be 30 feet height at its peak with a single cross extending approximately 5 feet more. The fascia would have a design above the entry location, but there would be no signs on the church. Planning staff finds the proposed building design and materials acceptable and compatible with the surrounding commercial and residential uses. Staff recommends that, if any signs are proposed for the church in the future, the signs should be subject to Planning Director review and approval.

3. Staff Conclusion

Staff has no objections to the applicant's request. The proposed church use and its design, as conditioned

is compatible with existing land uses in the area. Adequate parking and landscaping will be provided. Staff, therefore, recommends approval of the special permit request.

AGENCY COMMENTS:

The applicant's proposal has been routed to the City's Transportation Engineer, Engineering, and Building Inspections Divisions. The Engineering Development Division had the following comments:

1. A 25' drainage easement extends through the proposed building location. Within the easement is a 30" water main, a 72" storm drain and an 8" sewer main. It would be cost prohibitive to relocate these utilities.
2. Driveway location is at a property line. Either relocate property line through a lot line adjustment or merger or relocate the driveway to comply with the City Ordinance.

ENVIRONMENTAL EVALUATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B) 1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
 - o Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
 - o Cover stockpiles of sand, soil, and similar materials with a tarp.
 - o Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 - o Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension or PM 10 through vehicle movements over these surfaces.
 - o Increase the frequency of city street cleaning along streets in the vicinity of construction site.
 - o Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
- B. All exterior lighting will be directed away from or properly shaded to eliminate glare on existing residential uses and oncoming traffic.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the Special Permit to construct the proposed church subject to conditions and based upon findings of fact which follow.
- C. Approve the Variance to allow 19 off-site parking spaces subject to conditions and based upon findings of fact which follow.

Conditions- Special Permit

- 1. The hours of operation shall be no more than 8:00 a.m. to 2:00 p.m. on Sundays and 6:00 p.m. to 9:30 p.m. on Fridays. Any change in hours of operation shall be subject to Planning Director review and approval.
- 2. The applicant shall resolve the issue regarding the utility easements and the utilities within those easements to the satisfaction of the Public Works Department before issuance of a building permit.
- 3. The applicant shall provide a landscape, shading and irrigation plan for the site for Planning Director review and approval prior to issuance of building permits.
- 4. The applicant shall provide a sign program for the church facility prior to issuance of any sign permits. Any detached signs shall be monument signs.
- 5. All driveways shall meet the requirements of the City's Transportation Division.
- 6. The project shall comply with the Negative Declaration mitigation measures.

Conditions- Variance

- 1. The applicant shall submit a site plan of the shopping center indicating all uses at the shopping center site and all available parking spaces before a building permit is issued for the church.
- 2. The applicant shall obtain a minimum 10 year lease from the owner of the shopping center for the 19 off-site parking spaces before a building permit is issued. A copy of the lease shall be submitted to the Planning Director prior to issuance of building permits for the church. Evidence of reciprocal ingress, egress and parking maneuvering agreements shall also be provided.

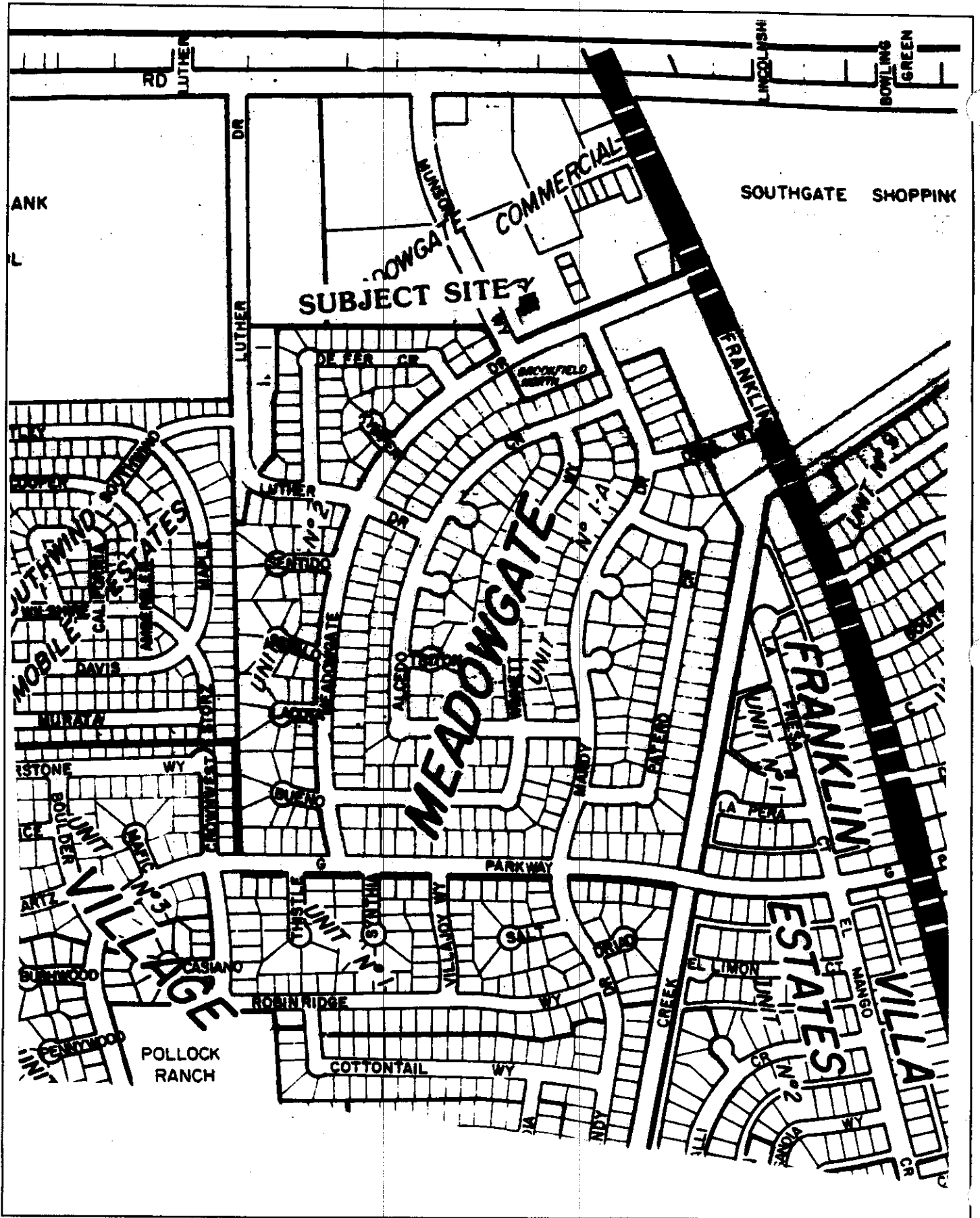
Findings of Fact- Special Permit

- 1. The project, as conditioned, is based upon sound principles of land use in that the church development is compatible with the surrounding commercial and residential uses.
- 2. The project, as conditioned, will not be detrimental to the public safety or welfare, nor result in the creation of a public nuisance in that adequate parking and landscaping will be provided.
- 3. The project is consistent with the General Plan which designates the site Community/ Neighborhood Commercial and Offices.

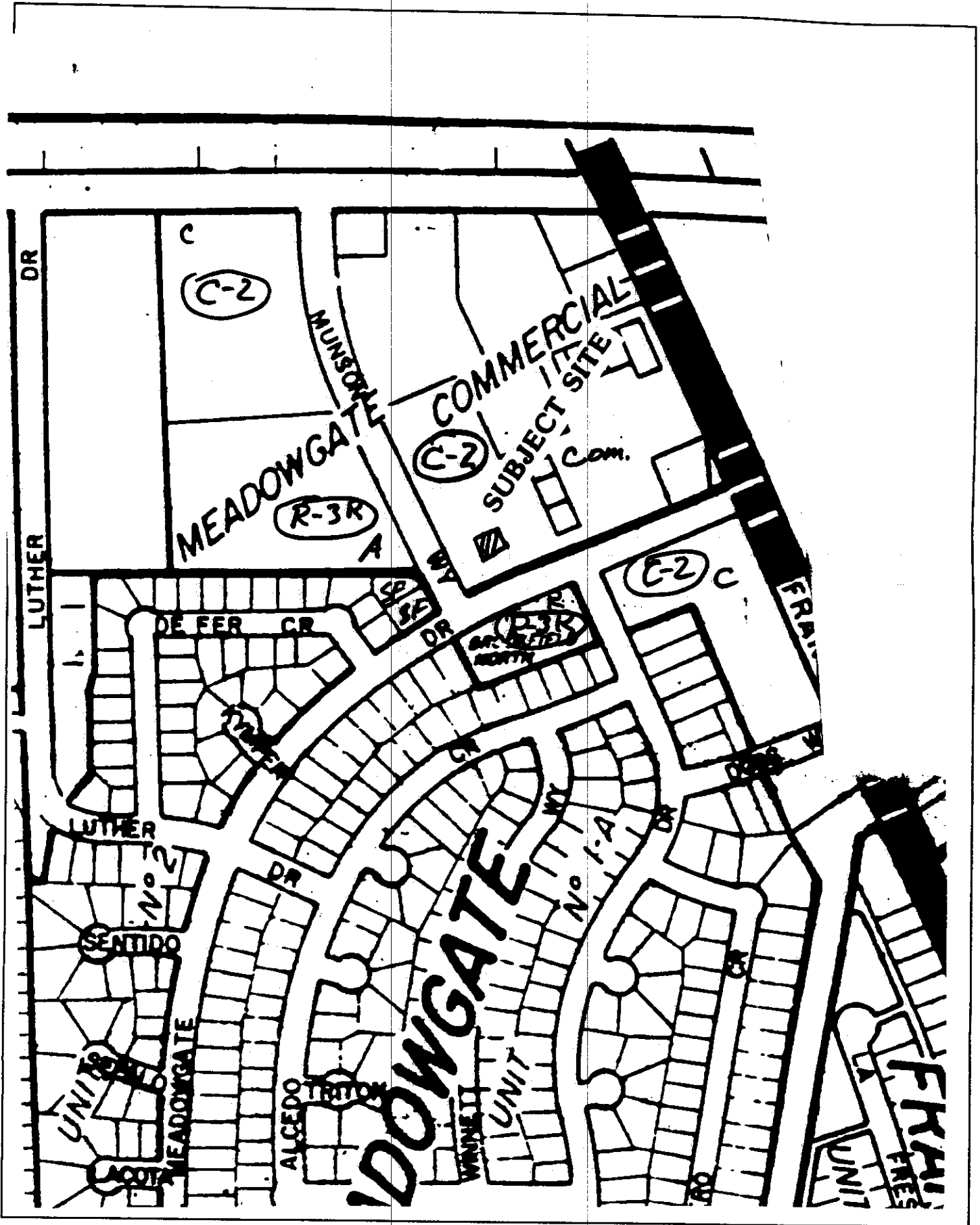
Findings of Fact- Variance

- 1. The project, as conditioned, does not constitute a special privilege in that (a) the applicant is providing 19 of the required parking spaces off site on the adjacent parcel; (b) a variance would be granted to other property owners facing similar circumstances.

2. The project as conditioned, is not a use variance in that the proposed warehouse use is allowed in the General Commercial (C-2) zone.
3. The project, as conditioned, will not be injurious to the public welfare nor to property in the vicinity of the applicant in that the required parking spaces will be provided in close proximity to the church facility on an adjacent parcel.
4. The project is consistent with the General Plan which designates the site Community/ Neighborhood Commercial and Offices.



VICINITY MAP



LAND USE & ZONING MAP



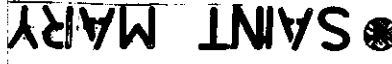
REVISIONS	PATER N MATTHEWS F. VANDY	P.O. BOX 277881	SACRAMENTO, CA. 95827	COPTIC ORTHODOX CHURCH	 SAINT MARY COPTIC ORTHODOX CHURCH

EXHIBIT - A SITE PLAN

