

# CITY PLANNING COMMISSION

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

APPLICANT Zepher Associates (Ed Astone) P O Box 160422, Sacramento, CA 95816  
OWNER Roosevelt and Aniettar Sullen, 46 & Yuba River Circle, Sac., CA 95831  
PLANS BY Paul Slayton  
FILING DATE 10/31/86 ENVIR. DET. Exempt 15303 REPORT BY KMB/vf  
ASSESSOR'S PCL. NO. 027-162-13,16,31,32

- APPLICATION:**
- A. Special Permit to convert an existing 21,336+ Sq. Ft. vacant church structure into a community center with 68 parking spaces on 1.07+ partially developed acres in the Single Family (R-1) Zone.
  - B. Variance to waive requirement for a six foot high masonry wall between residential and non-residential uses.
  - C. Lot Line Adjustment to merge four lots totaling 1.07+ acres.

**LOCATION:** Power Inn Road between 34th and 35th Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to convert a vacant Church into a Community Center and to develop 68 parking spaces on the now vacant portion of the site.

**PROJECT INFORMATION:**

1974 General Plan Designation: Residential  
1986 South Sacramento Community Plan Designation: Residential 4-8  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Vacant Church and Vacant Land

| Surrounding Land Use and Zoning: | Setbacks:  | Required | Provided (Existing) |
|----------------------------------|------------|----------|---------------------|
| North: Residential, R-1          | Front:     | 25'      | 18'                 |
| South: Residential, R-1          | Side(int): | 5'       | 9'                  |
| East: Industrial, M-25           | Side(St):  | 12' 6"   | 84'                 |
| West: Residential, R-1           | Rear:      | 15'      | 6'                  |

Parking Required: To be determined by Planning Commission  
Parking Provided: 68 spaces  
Property Dimensions: 122' x 250' plus 130' x 125'  
Property Area: 1.07+ acres  
Square Footage of Building: 21,336 Sq. Ft.  
Height of Building: 25'  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: Stucco  
Roof Material: Composition

**PROJECT EVALUATION**

- A. **Land Use and Zoning:** The subject site consists of a vacant church building on one parcel, with the remaining parcels vacant. The four lots total 1.07 acres located

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in the Single Family (R-1) zone. The site is designated "Residential" by the General Plan and "Residential 4-8" by the 1986 South Sacramento Community Plan. Surrounding land uses include single family residential to the north, south and west, and Light Industrial to the east.

- B. Project Description: The applicant is requesting a Special Permit to convert a vacant church into a Community Center and to develop 68 parking spaces on the now vacant portion of the site. The applicant is also requesting a waiver of the requirement to provide a six foot high masonry wall between residential and non-residential uses. The Community Center will be a private non-profit facility, with proposed hours of operation on weekdays from 8 A.M. to 10 P.M., and on weekends and special occasions from 8 A.M. to 2 A. M. Existing offices within the structure are to be used by publicly funded counselors and health care professionals. The applicant states that there will be one employee on the site. No office space is to be leased, but will be provided on an as-needed basis to a maximum of about six additional employees such as counselors. On special events, there are likely to be more employees, depending on the type of event scheduled. The multipurpose room/conference room will be rented to Community groups and other groups for purposes such as meetings, weddings, dinners and recreation (no bingo). The facility will also be used by the Red Cross, as a shelter during emergencies. A manager's apartment is to be provided on a portion of the second floor of the east wing. Staff has no objection to the proposed uses of the facility, as long as certain conditions to be discussed are met.
- C. Parking: The site plan, as submitted, shows a total of 68 parking spaces, with 62 spaces located in a large lot to be constructed and six spaces located just off 35th Avenue. The Zoning Ordinance prohibits back-out parking from non-residential uses on to a public street; thus, staff would not support approval of these six spaces. The total parking to be provided, which could be supported by staff, then, is 62 spaces.
- D. Occupancy: The proposed Community Center will have no fixed seating. The applicant desires to obtain approval for as much capacity as is possible. Given that the project will provide 62 parking spaces, Staff feels that it is appropriate to allow six people per parking space, which is based on the parking requirement for a Church of one space per six seats. The total permitted occupancy of the building, then, would be 372 persons. The maximum occupancy must be posted.
- E. Hours of Operation: The applicant proposes hours of operation on weekdays from 8 A.M. to 10 P.M. and on weekends and special occasions from 8 A.M. to 2 P.M. The project is located adjacent to Single Family Residences to the north, south and west. Due to the potential conflict of late-night activities with residential uses, Staff feels that it is appropriate to limit the hours on weekends and special occasions to 12:00 midnight.
- F. Masonry Wall: The applicant is requesting a waiver of the requirement for a six foot masonry wall, which is required along the west and a portion of the north boundaries. There are existing wood and chain link fences. Due to the potential for outdoor activity, noise and late-night use of the adjacent parking lot, Staff feels that a six foot masonry wall is appropriate along most of the boundaries on

which the wall is required. Staff would support a waiver of the requirement for most of the lower west boundary, since the west elevation of the building, which is adjacent to residential use, has no door openings or windows. The site plan attached shows the Staff recommendation for location of the six foot masonry wall. The wall is provided where there is potential for outdoor use of the site, and adjacent to parking areas. The wall may drop down to three feet along the first 25 feet of the upper west boundary of the site for visibility and aesthetic purposes for the adjacent residence.

- G. Agency Review: The proposed project was reviewed by Engineering, Traffic Engineering, Real Estate, and Water and Sewer and the following comments were received:
1. Real Estate: pay off any existing assessments;
  2. Traffic Engineering: relocate driveways so that they are 40' to 60' from intersections.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303).

RECOMMENDATION: Staff recommends that the Commission take the following action:

- A. Approve the Special Permit subject to Conditions and based on the Findings of Fact which follow;
- B. Approve the Variance to waive a portion of the required six foot masonry wall subject to Conditions and based on Findings of Fact which follow;
- C. Approve the lot line adjustment by adoption of the attached Resolution:

Special Permit - Conditions:

1. A revised site plan showing removal of the six parking spaces shown along 35th Avenue and relocation of driveways to 40' to 60' from the intersections shall be submitted to the Planning Director for review and approval prior to issuance of building permit;
2. The maximum permitted occupancy shall be 372 persons. This maximum occupancy must be posted on the building in a visible location;
3. Hours of operation shall be limited to 8 A.M. to 10 P.M. on weekdays and 8 A.M. to 12:00 midnight on weekends and special occasions.

Special Permit - Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use, in that:
  - a. a community center is allowed in residential zones with a Special Permit;
  - b. the project is located on a major street across from industrial uses.

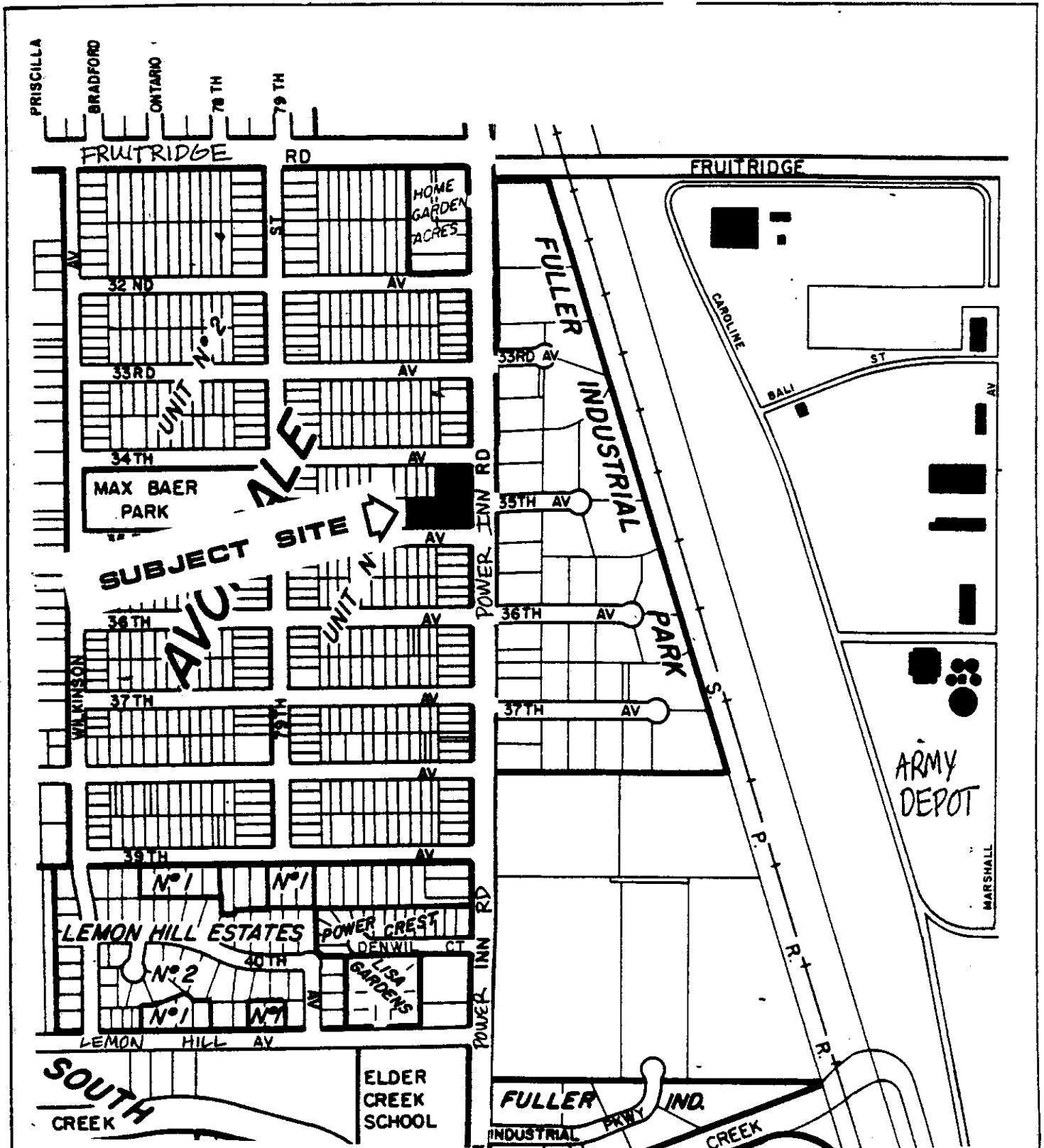
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that:
  - a. adequate on-site parking will be provided;
  - b. hours of operation shall be limited;
  - c. maximum occupancy shall be limited;
  - d. outdoor use areas and parking areas will be buffered by a six foot high masonry wall.
3. The proposed project is consistent with the City's Discretionary Land Use Policy in that the site is designated for residential use by the 1986 South Sacramento Community Plan and the proposed Neighborhood Community Center is consistent with the plan designation.

Variance - Conditions:

A 6 foot masonry wall shall be constructed adjacent to outdoor use areas and parking areas, to be consistent with the description shown on the attached site plan.

Variance - Findings of Fact:

1. The variance request, as conditioned, is not a special privilege extended to one property owner in that a variance would be granted to other property owners facing similar circumstances.
2. The variance will not be injurious to the public welfare nor to surrounding properties in that a six foot high masonry wall will be provided adjacent to outdoor use areas and parking areas with chain link or wooden fencing used on the boundary with no masonry wall.
3. Granting the variance does not constitute a use variance in that a Community Center is allowed by Special Permit in any zone, including the Single Family Residential Zone of the City.
4. The proposed project is consistent with the City's Discretionary Land Use Policy in that the site is designated for residential use by the 1986 South Sacramento Community Plan and the proposed Neighborhood Community Center is consistent with the Plan designation.

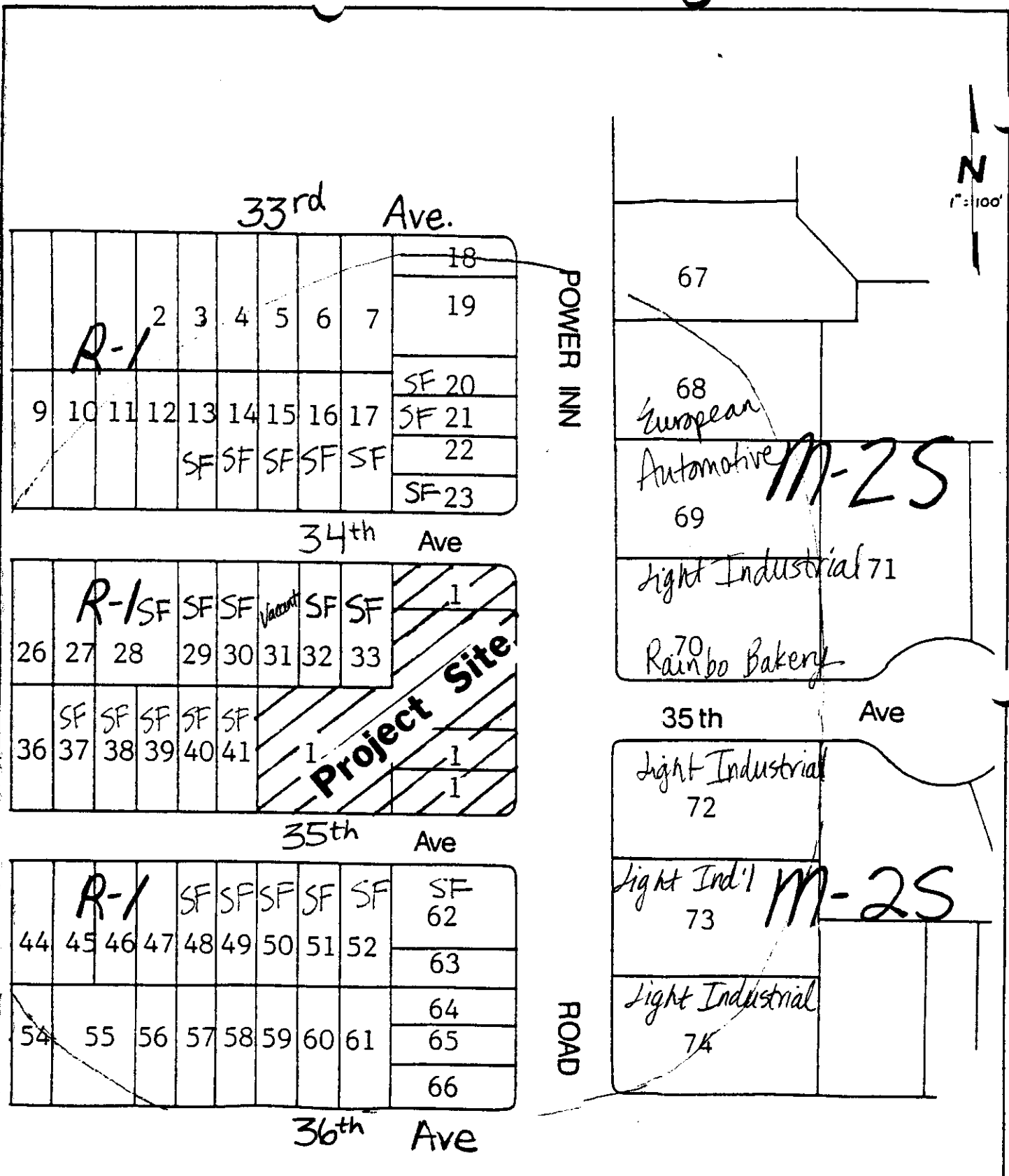


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VICINITY MAP

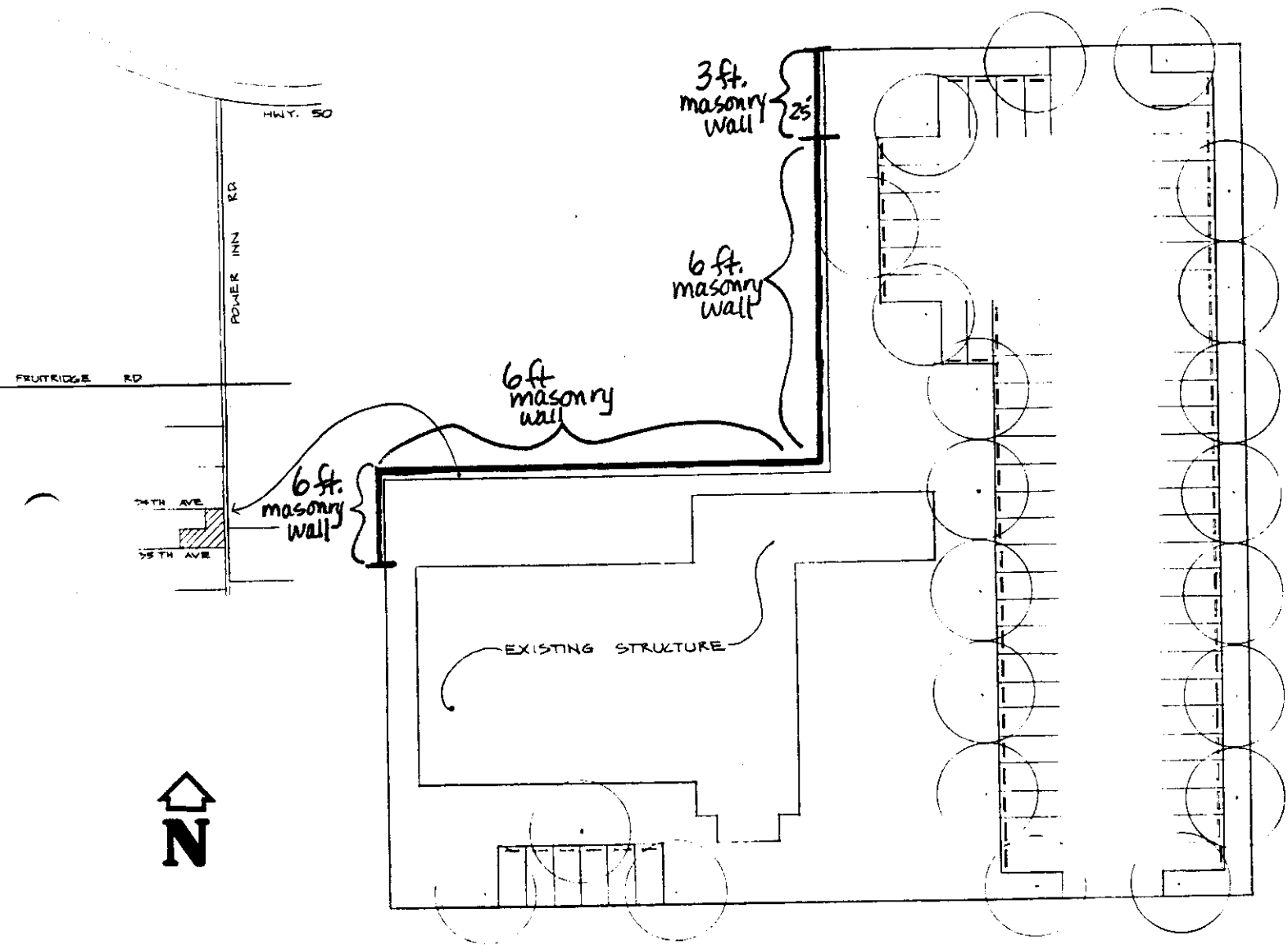


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**LAND USE & ZONING MAP**



# SITE PLAN

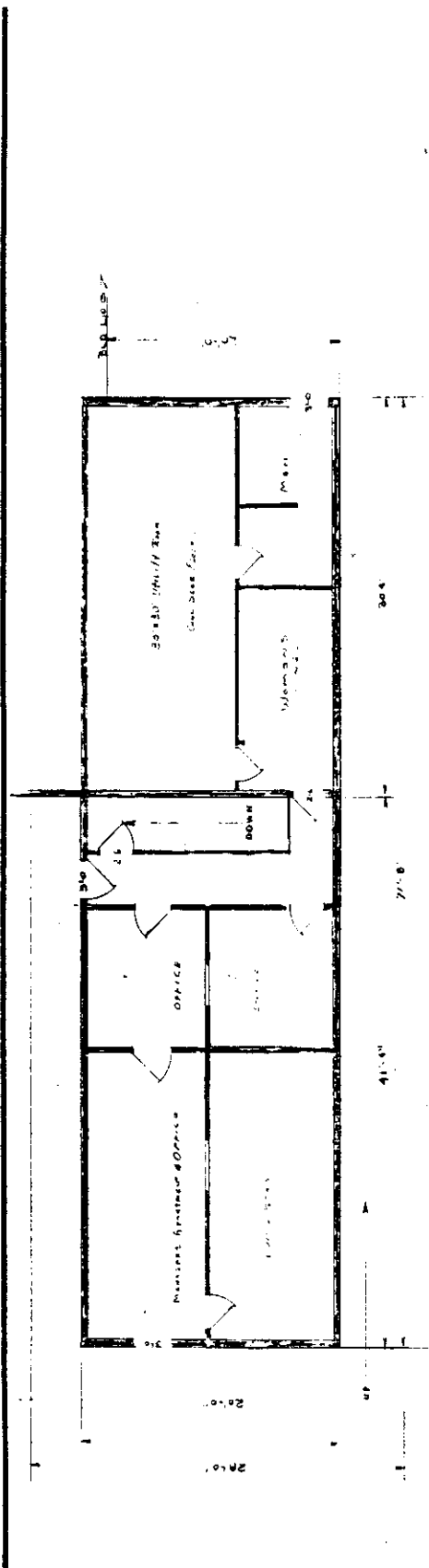
ELDER CREEK COMMUNITY HALL

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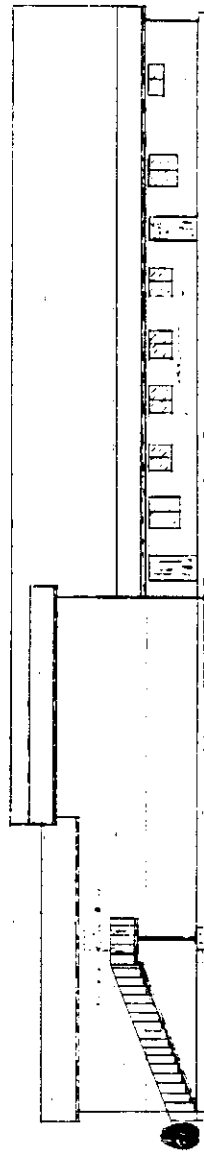
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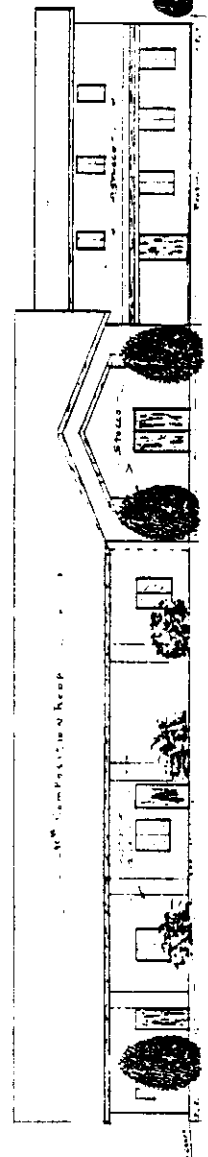
LOCATION MAP NO SCALE  
 PARKING PLAN 1/16" = 1'  
 P 86431



EAST WING FLOOR PLAN



NORTH ELEVATION



SOUTH ELEVATION



WEST VIEW



EAST VIEW

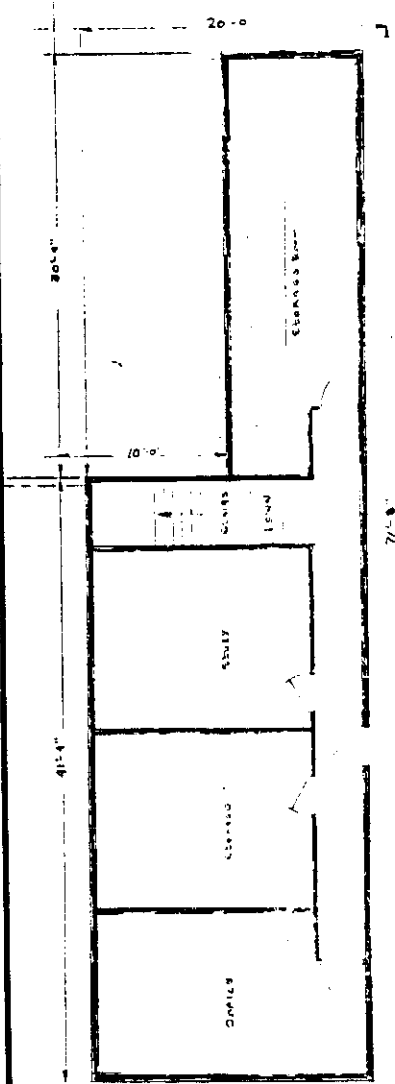
# ELEVATIONS

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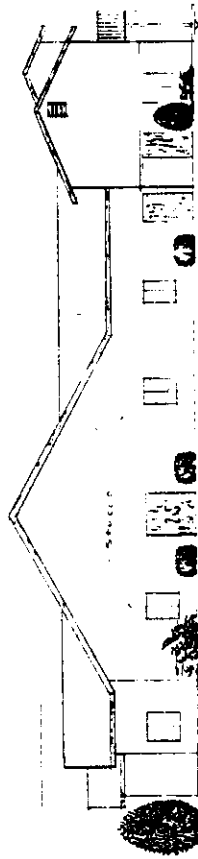
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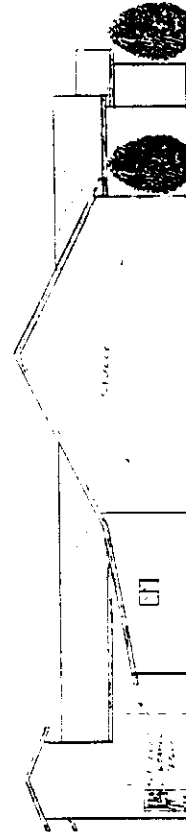




EAST WING 2nd. story



EAST ELEVATION



WEST ELEVATION

# ELEVATIONS

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RESOLUTION FOR EXEMPT

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF *December 4, 1986*

APPROVING A LOT LINE ADJUSTMENT TO  
*APN Numbers 027-162-13, 16, 31 and 32 ; west side  
Power Inn Road between 34<sup>th</sup> and 35<sup>th</sup> Avenues  
(P86-431)*

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located *on the west side of Power Inn Road, between 34<sup>th</sup> and 35<sup>th</sup> Avenues* ; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)); and

WHEREAS, the lot line adjustment is consistent with the 1974 General Plan and *the 1986 South Sacramento* Community Plan; the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for *Residential 4-8* use by the *1986 South Sacramento Community Plan* and the proposed *community center* conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located *on the west side of Power Inn Road between 34<sup>th</sup> and 35<sup>th</sup> Avenues*, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

- 1. Pay off any existing assessments*

\_\_\_\_\_  
CHAIR

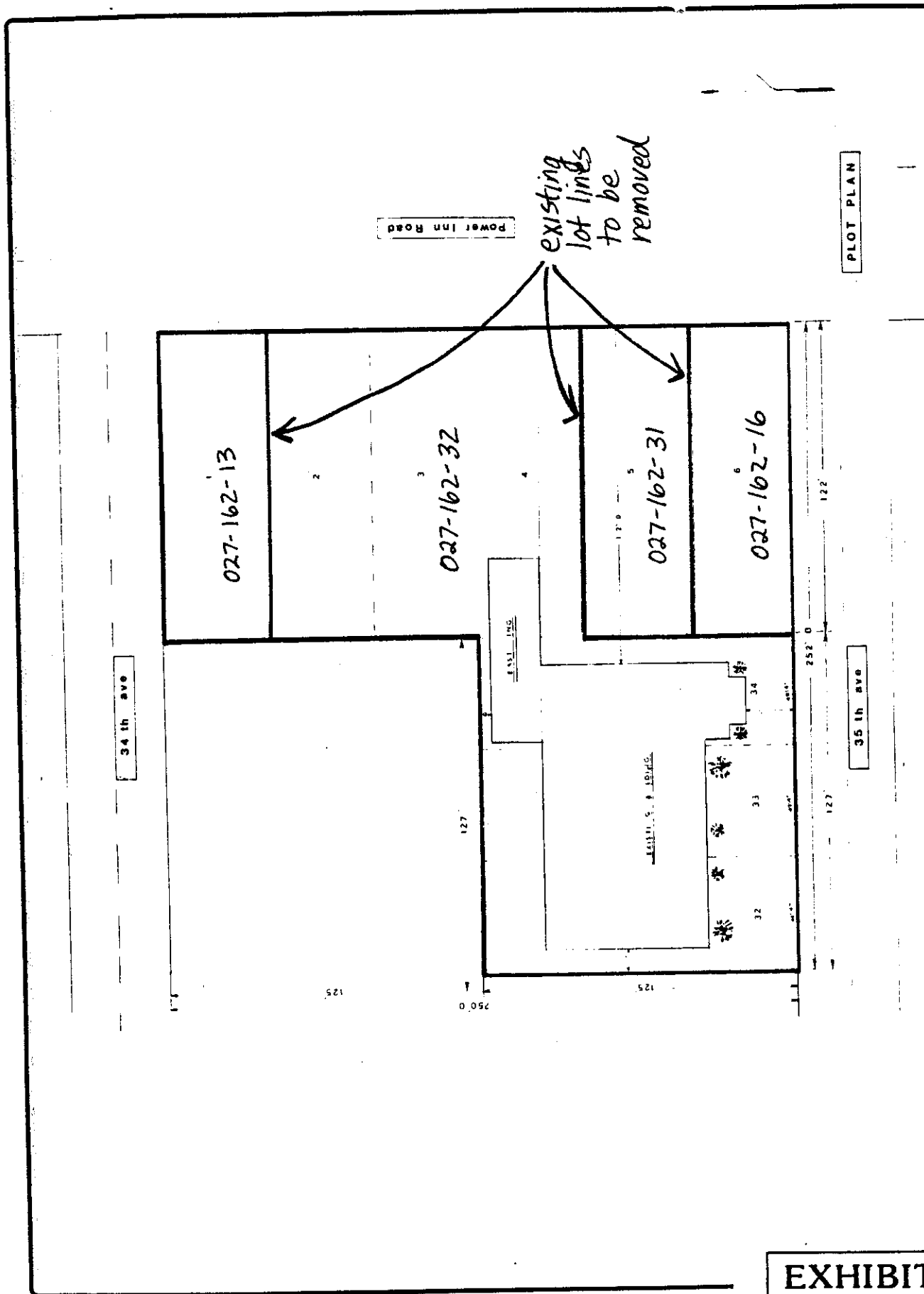
ATTEST:

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION

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*December 4, 1986*

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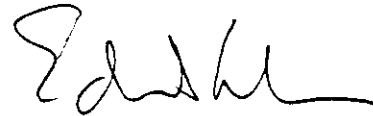
# ZEPHYR <sup>URBAN</sup> MANAGEMENT ASSOCIATES

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## LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5, 6, 32, 33, 34 in BLOCK 4 as shown on the plot of Avandale Subdivision No. 1, recorded in BOOK 19 of MAPS, MAP NOS. 31 and 32 of Sacramento County.



ZEPHYR URBAN MANAGEMENT ASSOCIATES

EXHIBIT B

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