

P94-021 - FIRST ASSEMBLY CHURCH - PRIVATE SCHOOL

REQUEST:

- A. **Negative Declaration;**
- B. **Rezone 0.08± acres from Highway Commercial (H-C) to Standard Single Family Residential (R-1);**
- C. **65402 Review of an Alley Abandonment to abandon the alley located between Penrose Avenue and Raley Boulevard, north of I-80 and south of Youngs Avenue;**
- D. **Special Permit to construct and operate a 2,640± square foot private school on an existing church site in the Standard Single Family (R-1) zone.**
- E. **Variance to reduce front yard setback from 25 feet to 20 feet; and**
- F. **Variance waive masonry wall requirement adjacent to residential development;**
- G. **Lot Line Merger to merge eight lots into five.**

LOCATION: 1541 Jessié Avenue, SE of the intersection of Youngs Ave. and Raley Blvd.
Parcel Numbers: 237-0173-001, 008, 009, 010, 011, 026, 031 and 032
CPA/Subarea: North Sacramento/Youngs Heights
Grant High and Robla Elementary School Districts
Council District 2

APPLICANT:	Mike Blackburn 1541 Jessie Avenue, Sacramento, CA 95838
OWNER:	First Baptist Church 1541 Jessie Avenue, Sacramento, CA 95838
APPLICATION FILED:	March 2, 1994
STAFF CONTACT:	Jim McDonald, Associate Planner, 264-5723

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SUMMARY/RECOMMENDATION:

The applicant proposes to construct a 2,640 square foot private school on an existing .96 acre church site located North of Interstate 80 and west of Raley Boulevard at the southeast corner of Penrose and Youngs Avenues. The school will utilize 45 existing parking spaces located adjacent to the church. The project requires the discretionary planning entitlements described above. In evaluating the project, the basic issues are the configuration of the site and buildings, traffic noise from I-80 and availability of infrastructure. **Staff recommends approval of the project.** This recommendation is based on its consistency with the policies regarding special uses in the North Sacramento Community Plan, and the compatibility with adjacent land uses.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential
Community Plan Designation:	Residential 4-8 du/na
Existing Land Use of Site:	Church
Existing Zoning of Site:	R-1 and H-C

Surrounding Land Use and Zoning:

North: Residential; R-1
 South: Interstate 80
 East: Gas Station/Single Family; H-C/R-1
 West: Residential; R-1

Setbacks:	Required	Provided
Front:	25'	20'
Side(St):	NA	NA
Side(Int):	20'	20'
Rear:	20'	20'

Property Dimensions:	irregular
Property Area:	1.0 \pm gross acres 0.81 \pm net acres

Square Footage of Building:	2,640 square feet
Height of Building:	1 story
Exterior Building Materials:	T-111
Parking Provided:	45 spaces
Parking Required:	45 spaces
Street Improvements:	Existing
Utilities:	Septic/City Water

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Certificate of Compliance	Public Works, Development Services
Alley Abandonment	Public Works, Development Services
Building Permit	Building Division
Septic Permit	County Environmental Mngt.Division
Sign Permit	Building Division

BACKGROUND INFORMATION:

On August 22, 1991, the Planning Commission approved a Special Permit Modification to allow the expansion of the existing church facility. Also approved was a lot line adjustment to merge two parcels to create on .96± acre parcel. The site has been developed as a church site since it was annexed to the City in 1962. The applicant is requesting a Special Permit to allow a 2,640± square foot private school consisting of three portable buildings with a total capacity of approximately 20 students, employ 7 staff, and will have primary operating hours of 8 a.m. to 5 p.m. on weekdays.

The site is within the North Sacramento Community Plan (NSCP) area (See attachment B, Locator Map). The 1986-2006 Sacramento General Plan Update (SGPU) designation for the site is Low Density Residential and the North Sacramento Community Plan designates the site as Residential 4-8. The current and proposed zoning of the site is Standard Single Family (R-1). A small portion of the project site is zoned Highway Commercial (H-C) and is proposed to be rezoned to R-1. The site is presently occupied by an existing church.

The project site is bordered on the north and west by parcels zoned and used for residential development. An existing gas station is located to the east and the existing church and Interstate 80 are located to the south.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The proposed project is consistent with the SGPU land use designation of Low Density Residential and the NSCP designation of Residential 4-8 du/na. Churches and schools are allowed in any zone subject to approval of a Special Permit. The proposed structures will consist of three portable buildings. The project will also require that a lot line adjustment be made with an adjacent neighbor to accommodate a reconfigured site that will allow the school to be located on the same parcel and in closer proximity to the existing church. The alley that currently bisects the church and school properties will be abandoned and incorporated into a combined parcel. School activities will occur primarily indoors, therefore, potential noise impacts will be attenuated to less than significant levels.

The residence located on the northern boundary of the site is located on two separate parcels. The northernmost parcel (20' X 80') is zoned for Highway Commercial (H-C). Staff is recommending that this parcel be rezoned to Single Family Residential (R-1). This rezone would be consistent with the underlying General and Community Plan designations of Low Density and Residential 4 - 8 respectively.

B. Tentative Map Design

The project site was originally located on a 40' by 80' parcel located on the southeast corner of Penrose Street and Youngs Avenue. Staff requested that the applicant reconfigure the site to allow the proposed school building to be more centrally located to the existing church facility. Consequently, the applicant has entered into an agreement with adjacent property owners to merge portions of five parcels into one to create a 1.0± acre parcel. The project will include the abandonment of an existing 15 foot wide alley that separates the proposed school location from the existing church. The abandoned alley will be incorporated into the combined school/church parcel.

The site is currently served by the City water system. The nearest sewer service, however, is located approximately 150 feet east in the Raley Boulevard rights of way (ROW). The site currently utilizes an on-site septic system. The applicant is proposing to expand this system to accommodate the school facility. Approval of the expanded system will be required by the County Environmental Management Department prior to issuance of building permits.

C. Site Plan Design/Zoning Requirements

1. Setbacks

The property is zoned R-1, which requires the following setbacks: 25 feet front, 5 feet side yard, and 15 feet in the rear yard. The uniform building code (UBC), however, requires that 20 feet be provided between each side of the buildings and the property lines. The Zoning Ordinance does not specify setback requirements for school uses. The setbacks are therefore subject to the determination by the Planning Commission. Staff supports the 20 foot front setback due to the limited nature of the reduction and restrictions placed on site design because of the irregular shape of the lot. The setback is also compatible with setbacks in the surrounding vicinity.

2. Parking/Circulation

Access to the site will be from Youngs Avenue. The proposed school will utilize the 45 parking spaces provided for the existing church facility located south of the proposed school buildings.

3. Landscaping

The school facility will be turfed to match the existing church facility, including landscape setback areas. The turfed area in front of the church will be utilized as a playground area. The street side of the church and school will be surrounded by a six foot tall wrought iron fence.

4. Signage

The project will include one 2 foot by 16 foot sign attached to the wrought iron fence in front of the school. The 32 square foot sign will not be illuminated.

D. Building Design

The two of the proposed buildings will be portable buildings (30 feet by 32 feet) previously utilized by the Elk Grove Unified School District. The third building will be a prefabricated building measuring 12 feet by 60 feet. Each of the buildings will have wooden (T-111) exterior, and flat roofs.

PROJECT REVIEW PROCESS:

A. Environmental Determination

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.

B. Public/Neighborhood/Business Association Comments

The Youngs Heights Neighborhood Association was provided with a project description pursuant to the early notification process. No comments were received. The applicant has worked closely with adjacent property owners to coordinate the Lot Line Adjustment.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. **Public Works Department**

- On site grading and paving to be reviewed and approved by Public Works
- Comply with County Environmental Management Department for on-site septic system approval
- Record Abandonment and Lot line adjustment (certificate of compliance) prior to issuance of building permit
- Sign an agreement with the City agreeing not to protest future assessment districts to provide infrastructure (e.g., curbs, gutters, sewer etc.)

2. Building Department

- Buildings will require building permits

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A,B,C,E,F and H. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action. Item(s) D and G below, requires City Council approval.

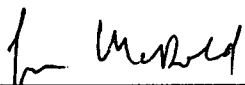
RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

- A. Ratify the **Negative Declaration**;
- B. Recommend that the City Council approve the **Rezone 0.08±** acres from Highway Commercial (H-C) to Standard Single Family Residential (R-1);
- C. Find the **Alley Abandonment** located between Penrose Avenue and Raley Boulevard, north of I-80 and south of Youngs Avenue to be consistent with the General Plan pursuant to Government Code Section 65402;
- D. Adopt the attached Resolution to approve the **Special Permit** to construct and operate a 2,640± square foot private school on an existing church site in the Standard Single Family (R-1) zone.
- E. Adopt the attached Resolution to approve the **Variance** to reduce front yard setback from 25 feet to 20 feet; and
- F. Adopt the attached Resolution to approve the **Variance** waive masonry wall requirement adjacent to residential development;
- G. Adopt the attached Resolution to approve the **Lot Line Merger** to merge eight lots into five.

Report Prepared By,

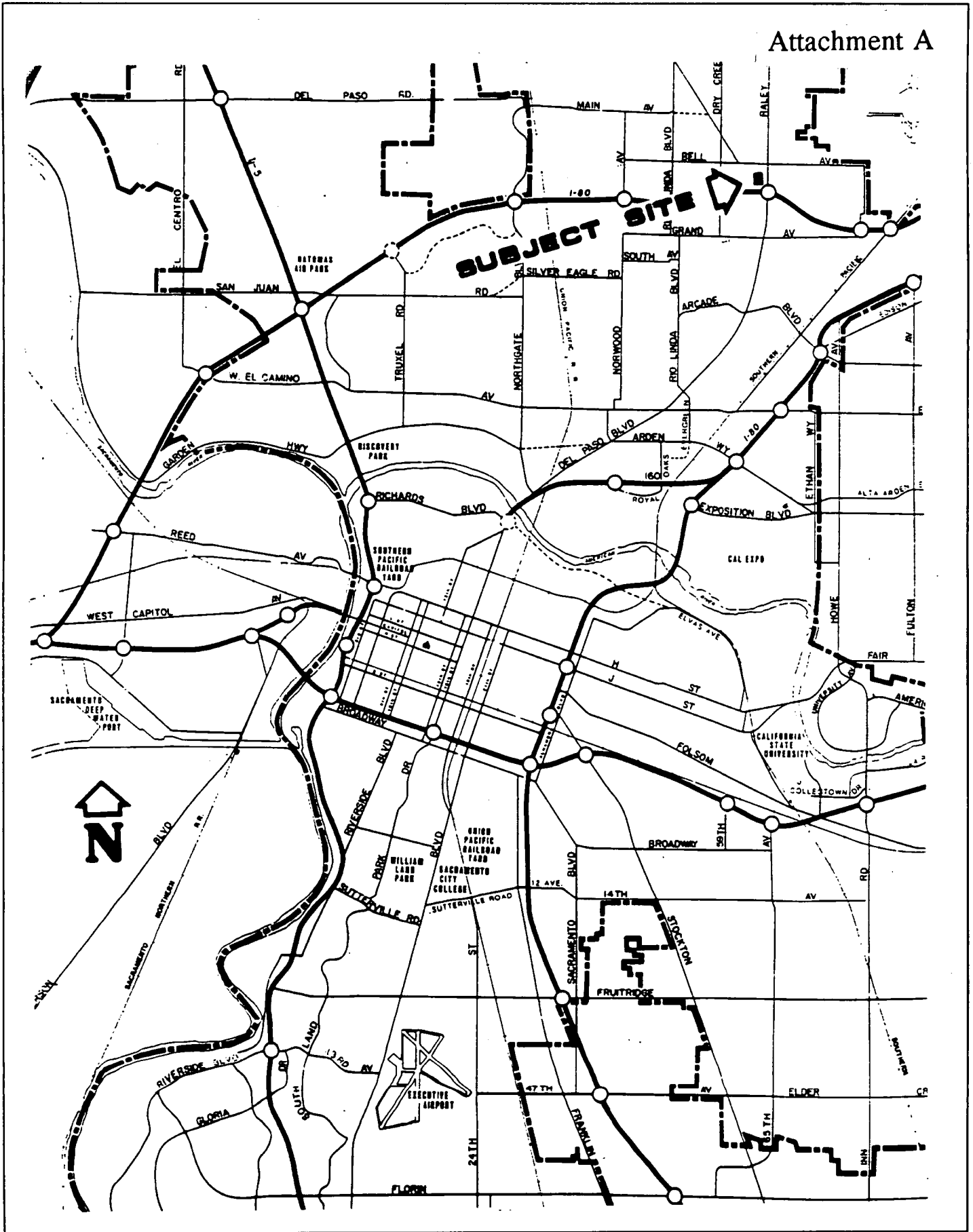
Report Reviewed By,



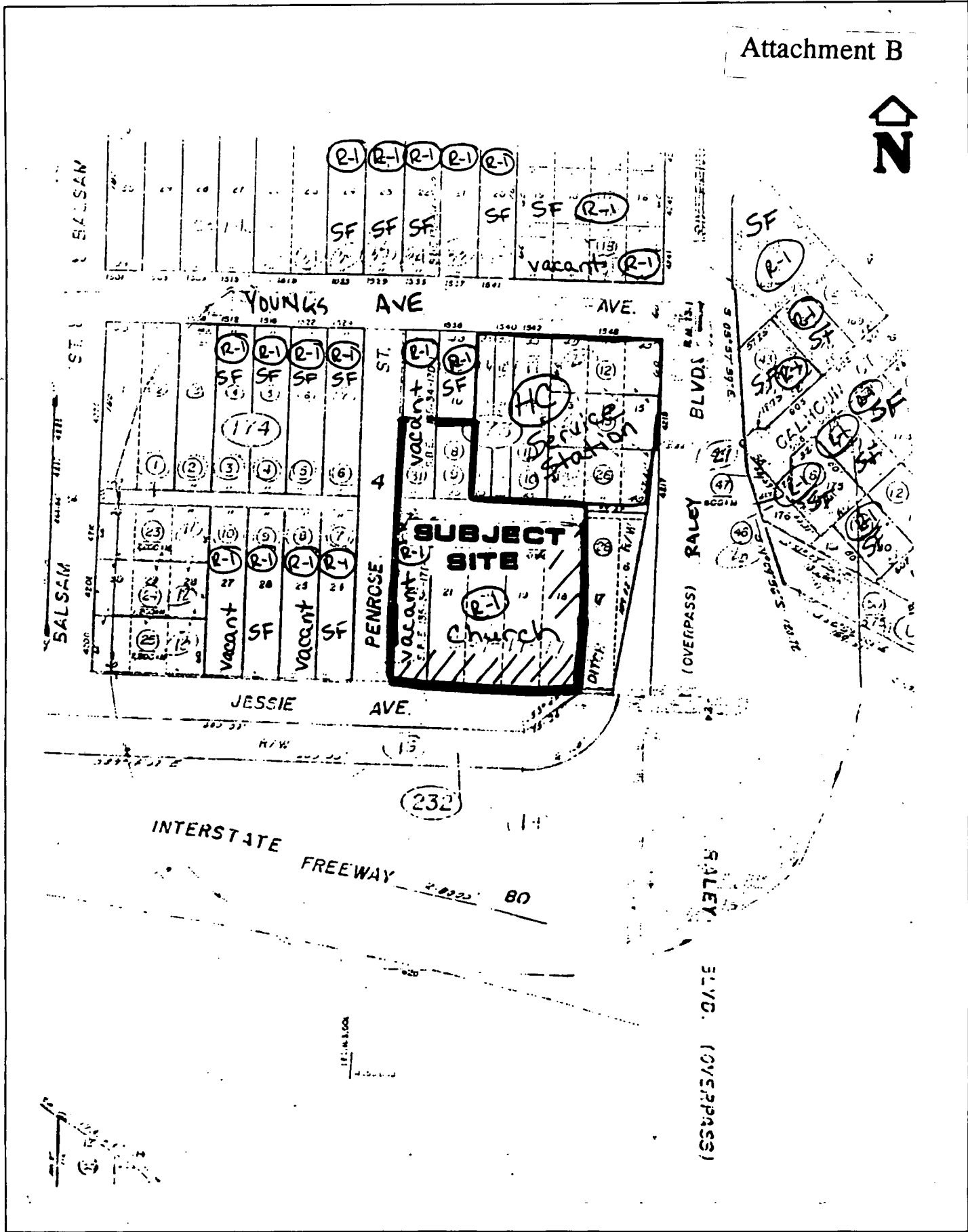
Jim McDonald, Associate Planner



Senior Planner



LAND USE & ZONING MAP



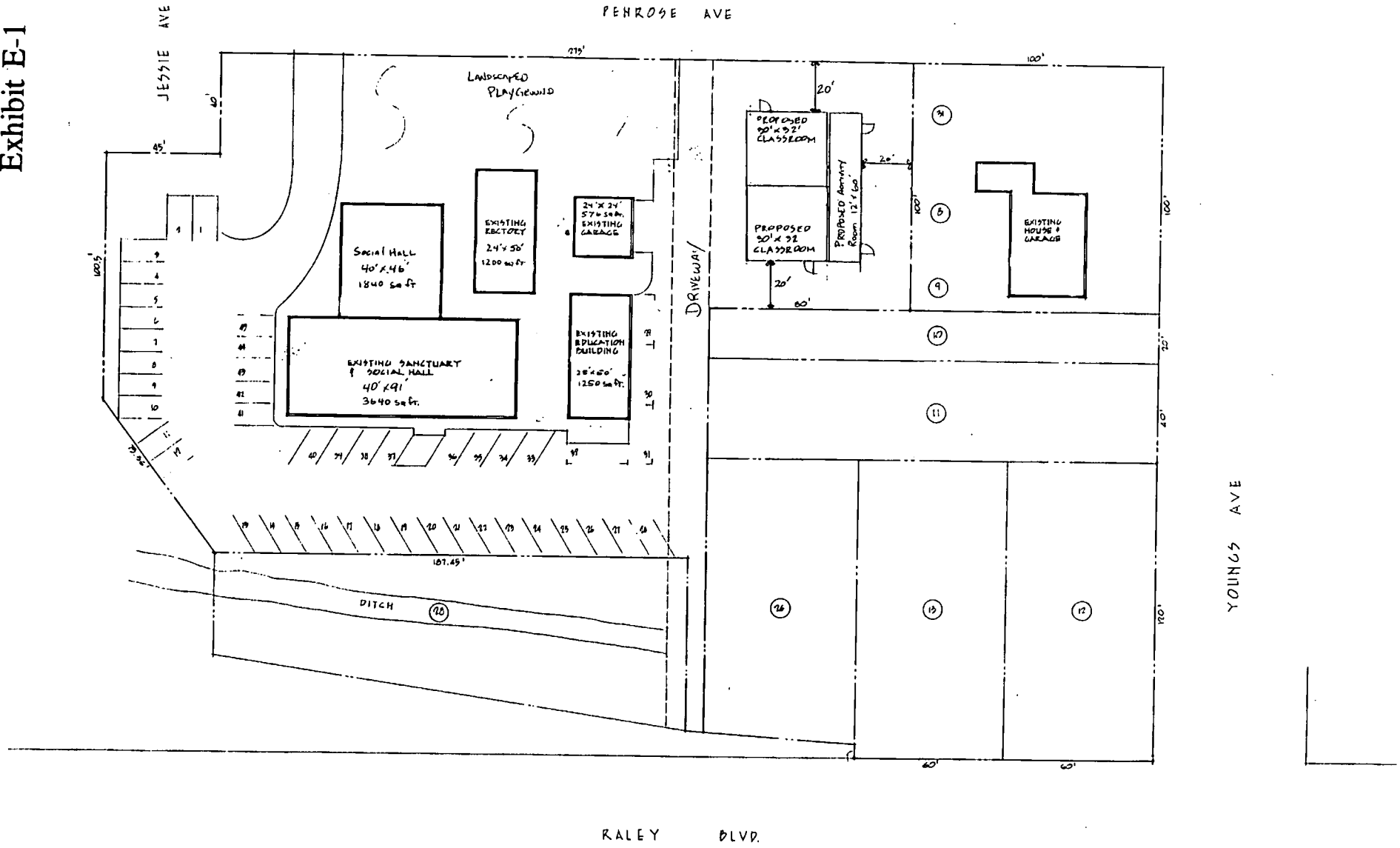
VICINITY MAP

Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Draft Resolution Approving the Rezone (Council Approval)
Exhibit C-1	Rezone Exhibit
Attachment D	Draft Resolution Approving the Alley Abandonment (Council Approval)
Attachment E	Resolution Approving the Special Permit
Exhibit E-1	Site Plan
Exhibit E-2	Elevations
Attachment F	Resolution Approving the Variance to reduce the front yard setback
Attachment G	Resolution Approving the Variance to waive the masonry wall
Attachment H	Resolution Approving the Lot Line Merger
Exhibit H-1	Lot Line Merger Exhibit
Exhibit H-2	Lot Line Merger Legal Description
Attachment I	Comment Letters

P94-021.CPC

Exhibit E-1



SITE PLAN SCALE: 1" = 20'

GOSPEL ASSEMBLY
1541 JESSIE AVE SACRAMENTO, CA

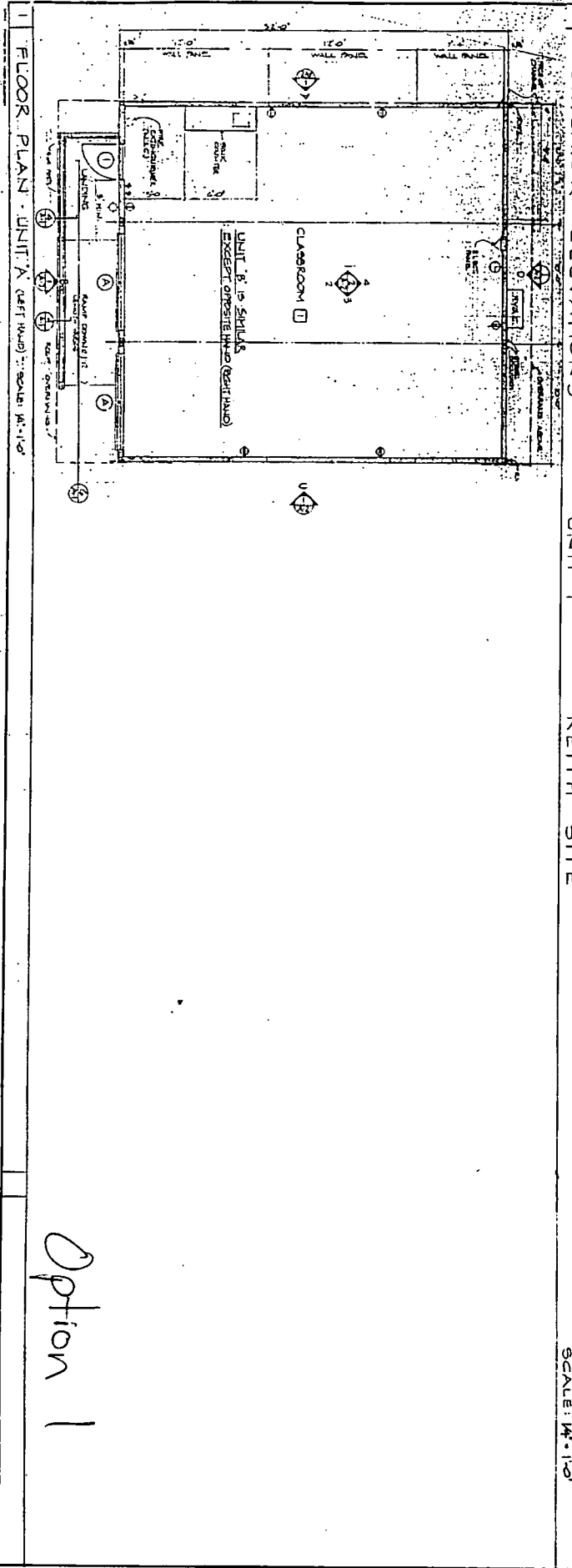


APRIL 15, 1944

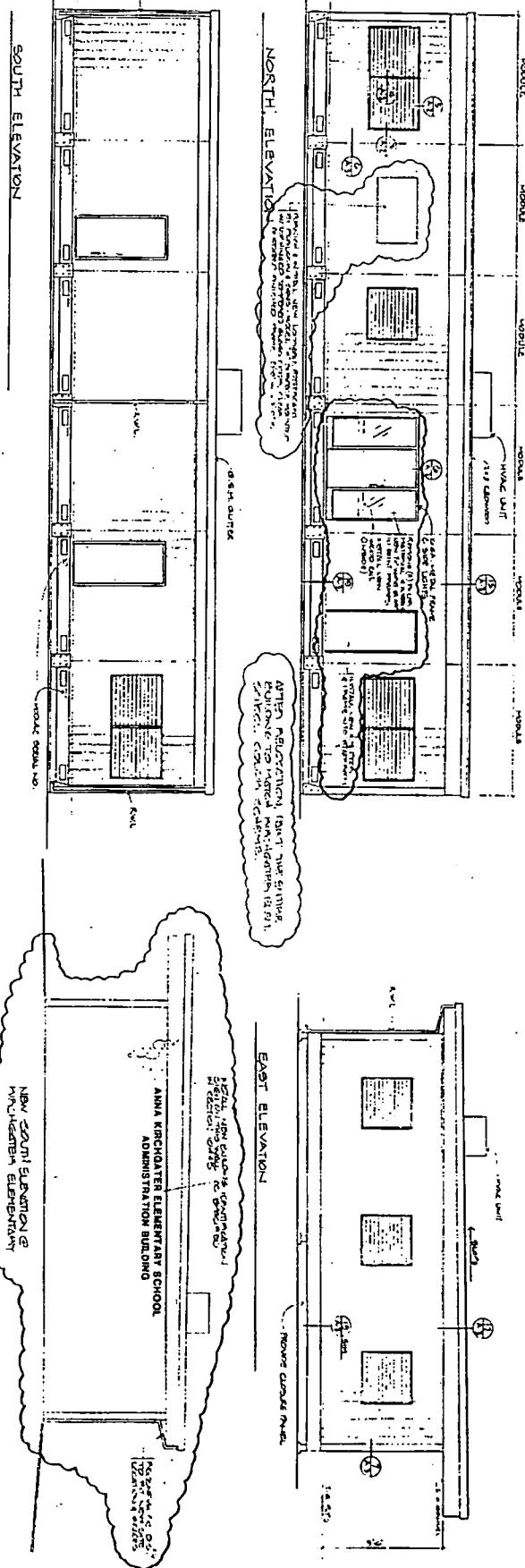


OF 3

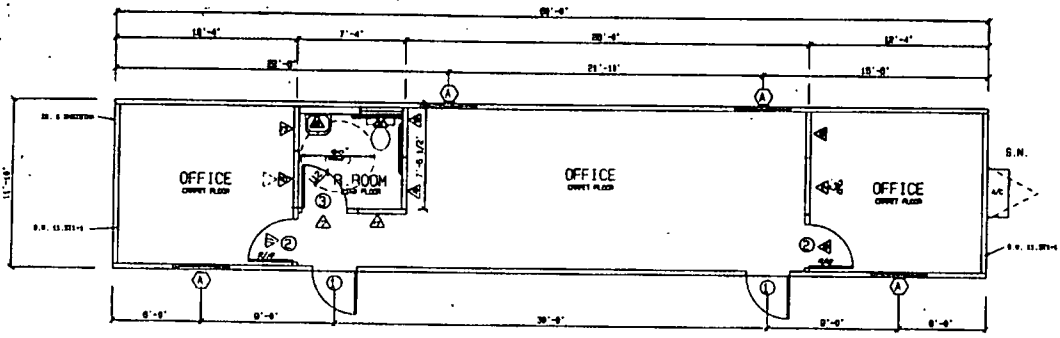
Exhibit E-2



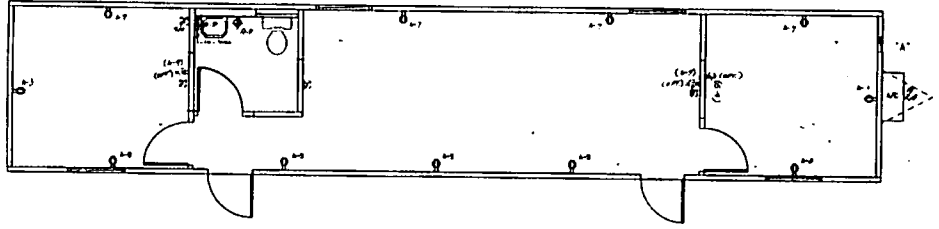
EXTERIOR ELEVATIONS UNIT 'A' REITH SITE



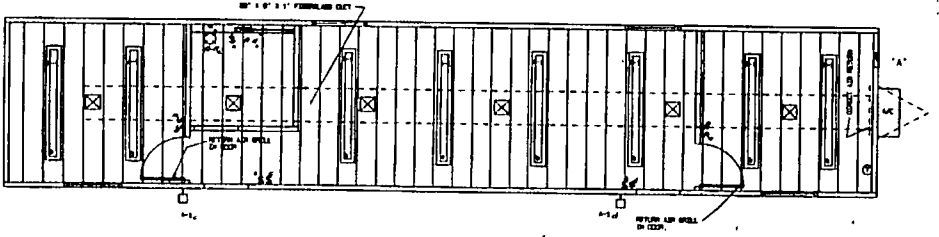
A-5 RELOCATABLE CLASSROOMS REITH & PLAZA PARK SCHOOLS ELK GROVE UNIFIED SCHOOL DISTRICT ELK GROVE, CALIFORNIA	M. GEORGE LAWRY, A.L.A. P.O. Box 2216 Santa Rosa, Ca. 95402 Telephone: 530-546-3641	G&V CONTRACTORS, INC. 2603 BENNETT RIDGE ROAD SANTA ROSA, CALIFORNIA	OFFICE OF THE STATE ARCHITECT STATE ARCHITECT 4150a	STATE ARCHITECT STATE ARCHITECT R. McNeill
	18			



FLOOR PLAN
MF 1'-1" = 1"

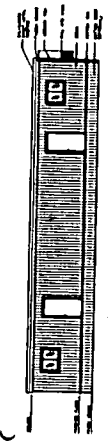


POWER PLAN
MF 1'-1" = 1"

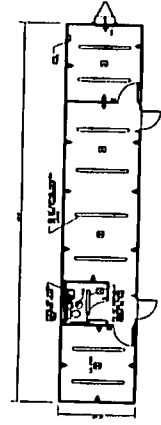


LIGHTING, MECH. PLAN.
MF 1'-1" = 1"

MOB412 w/ rest room



TYPICAL OFFICE

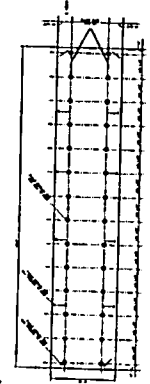


ELECTRICAL PLAN

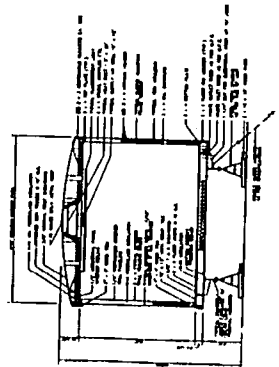
Dimensions subject to change without notice.

Option 1

MOB412 w/ rest room



FLOORING DIMENSION PLAN



TYPICAL OFFICE SECTION

SCOTTSMAN BUILDINGS

The Building Group, Inc.
1400-152-1150

SCOTTSMAN BUILDINGS
1200 R.R. OFFICE UNIT

LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1

LOTS 9 THRU 11 AND LOTS 18 THRU 22 IN BLOCK 4 OF THAT CERTAIN PLAT ENTITLED "YOUNG'S HEIGHTS" RECORDED IN THE OFFICE OF THE RECORDER'S OFFICE OF SACRAMENTO COUNTY IN BOOK 13 OF MAPS, MAP NO. 14.

EXCEPTING THEREFROM THE EAST ONE HALF OF SAID LOT 11 AND THE WEST 2.00 FEET OF SAID LOTS 9 AND 22.

ALSO EXCEPTING THE NORTH 100.00 FEET OF SAID LOTS 9 THRU 11.

TOGETHER WITH A PORTION OF JESSIE AVENUE (FORMERLY KNIGHT AVENUE AS SHOWN ON SAID PLAT) BOUNDED ON THE WEST BY THE SOUTHERLY PROJECTION OF THE WEST LINE OF SAID LOT 21 AND ON THE EAST BY THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE OF CALIFORNIA FREEWAY 880.

TOGETHER WITH A PORTION OF THE 20.00 FOOT WIDE ALLEY AS SHOWN ON SAID PLAT BOUNDED ON THE WEST BY THE SOUTHERLY PROJECTION OF THE EASTERLY LINE OF THE WEST TWO FEET OF SAID LOT 9 AND ON THE EAST BY THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE OF CALIFORNIA FREEWAY 880. EXCEPTING THEREFROM THE SOUTH ONE HALF OF SAID ALLEY LYING NORTH OF LOTS 16 AND 17.

PARCEL 2

THE NORTH 100.00 FEET OF LOTS 9 THRU 11 OF THAT CERTAIN PLAT ENTITLED "YOUNG'S HEIGHTS" RECORDED IN THE OFFICE OF THE RECORDER'S OFFICE OF SACRAMENTO COUNTY IN BOOK 13 OF MAPS, MAP NO. 14.

EXCEPTING THEREFROM THE EAST ONE HALF OF SAID LOT 11 AND THE WEST 2.00 FEET OF SAID LOTS 9 AND 22.



B
M
W
R

Attachment I
Glenn Marshall

File Number (P or M) 94-021
(Revised)

CITY OF SACRAMENTO
PLANNING DIVISION
DEVELOPMENT PROJECT ROUTING

TO: Engineering Transportation
Engineering Development
Utilities

FROM: Project Manager: Jim McDonald 2645723

Assessor's Parcel Number: 237-01703-008, 009, 010, 011, 017, 026, 031

1541 Jesse Ave Project Name/Location: FIRST BAPTIST CHURCH @ Penrose & Young # 03.

Applicant's Name: MIKE BLACKBURN

Applicant's Phone No.: 922-4994

Pre CPC Date, Time & Loc. NO ADDITIONAL PRE-CPC. PLEASE RETURN COMMENTS TO ME BY 5/25/94

PROJECT DESCRIPTION: ENTITLEMENTS FOR A PRIVATE SCHOOL ON AN EXISTING ~~SCHOOL~~ ^{CHURCH} SITE IN THE STANDARD SINGLE FAMILY (R-1) ZONE.

- VARIANCE TO REDUCE FRONT & SIDE YARD SETBACKS; • N/C
- VARIANCE TO WAIVE MASONRY WALL • N/C

ALLEY ABANDONMENT - TO ABANDON ALLEY BETWEEN PENROSE ~~WEST~~ AND RALEY BLVD, NORTH OF I-80 & SOUTH OF YOUNGS AVE. • Provide Sign off letters. • see Attached

SPECIAL PERMIT TO CONSTRUCT AND OPERATE A PRIVATE SCHOOL (120 STUDENTS, IZ,640 A)

- COMMENTS: SP. • Comply with the City's Cross Connection Control Policy
- On Site grading, paving and drainage shall be approved by Public Works prior to issuance of a Building Permit
 - Comply with County Environmental Management Dept. for onsite septic system approval.
 - Record Abandonment and Lot line adjustment (certificate of compliance) prior to issuance of Building Permit

Reviewed By: Glenn Marshall Date MAY 27 1994
4/7/93 bw

• Sign an agreement with the City agreeing not to protest the formation of a future assessment district for construction of curbs, gutters, sidewalks, drainage, sewer, street lighting, paving and other infrastructure improvements.

LOT LINE ADJUSTMENT REVIEW

PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICES

MAP NAME: 1541 Jessie Ave (Gospel Assembly) P- 94-021

REVIEWED BY: Glenn Marshall DATE: MAY 27 1994

We recommend that this lot line adjustment be denied - see Comments

We request that the following conditions and comments be made a condition for approval of this lot line adjustment.

Applicant shall complete the following at the Public Works Department, Development Services, prior to a lot line adjustment/merger being recorded:

a) File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.

b) File a waiver of Parcel Map.

Done c) Pay off or segregate any existing assessments.

d) Place note on Certificate of Compliance: Sewer and water services to each lot shall be provided at time of obtaining building permits.

e) Submit drawing showing location of existing ~~sewer and water services~~. Provide a private easement to the existing house from the alley across the street.

f) Properly abandon any excess water services to the satisfaction of the Water Division (One service per lot is permitted.) water main in the alley

g) Provide separate water and sewer services for each unit to the satisfaction of the Utilities Department.

N/A
Zone X h) Notice: Property to be adjusted/merged in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services, Room 100, 927 10th Street.

Comments: Retain existing water easement in existing alley to be abandoned as well as other easements required per abandonment.

Record abandonment prior to or concurrently with Certificate of compliance.