

# CITY PLANNING COMMISSION

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

APPLICANT	Raymond Frazier - P.O. Box 38906, Sacramento, CA 95838		
OWNER	Raymond Frazier - P.O. Box 38906, Sacramento, CA 95838		
PLANS BY	Jesus Civil Draftsman - 2224 62nd Avenue, Sacramento, CA 95822		
FILING DATE	7-25-86	ENVIR. DET.	8-1-86
ASSESSOR'S-PCL. NO.	263-141-044		
REPORT BY	EG:sq		

- APPLICATION:
- A. Negative Declaration
  - B. Special Permit to construct a 150 seat, 33,955 square foot church with a church school and a 28 space parking lot
  - C. Variance to exceed the 35 foot height limit by six feet
  - D. Variance to reduce the maneuvering area by three feet for five compact parking spaces

LOCATION: 631 Eleanor Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct a church in the R-1 zone.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1984 North Sacramento Community  
Plan Designation: Residential (4-8)  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-1	Front:	25'	144'
South: Residential; R-1	Side(Int):	5'	11'
East: Residential; R-1	Rear:	15'	15'
West: Residential; R-1			

Parking Required: 25 spaces  
Parking Provided: 28 spaces  
Property Dimensions: Irregular  
Property Area: 0.87+ acres  
Square Footage of Building: 33,955 sq. ft.  
Height of Building: 68-1/2 ft.  
Topography: Flat  
Street Improvements: Existing  
Utilities: Available to site  
Exterior Building Materials: Stucco  
Roof Material: Spanish tile

BACKGROUND INFORMATION: The site was previously developed with a 28 unit apartment and was zoned Light Density Multiple Family (R-3). Subsequently, the zoning was changed to Single Family (R-1) with the adoption of the North Sacramento Community Plan in 1984 and the apartments have been demolished.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is a vacant 0.87+ acre lot which is zoned single family (R-1). The site is designated for residential uses in both the General Plan and the 1984 North Sacramento Community Plan. Surrounding uses are predominantly single family.
- B. The applicant is proposing to construct a 150 seat, 33,955 square foot church with a church school for forty children and a 28 space parking lot. In addition, the church would exceed the 35 foot height limit by six feet and maneuvering area for five compact parking spaces would have to be reduced by three feet.

In reviewing the site development plan, it is apparent that the factor which most constrains the location of buildings, landscaping and parking on the site is the existence of a large heritage oak with a 63 foot limb-span. This tree is located almost exactly in the center of the property. All structures, landscaping and surfaced areas must, therefore, be located outside of the tree's dripline.

- C. The layout of the parking lot will require that the compact parking spaces be allowed to provide a 22 foot long maneuvering area instead of the required 25 feet. This is necessary due to the fact that to be able to provide the landscape planter and to avoid placing an impervious surface within the dripline of the oak tree which could have a deleterious effect on the oak tree. For that reason, staff would recommend approval of the variance for a reduced maneuvering area.
- D. The church elevations indicate a two-story structure with an exterior of stucco and Spanish tile roof. The church structure is rather massive looking and does exceed the 35 foot height limit by six feet. Staff cannot make the necessary findings for the granting of a height variance since no hardship exists. The plate line of the building can be lowered without significantly altering the architectural style of the building nor without a significant reduction of usable floor area. Staff recommends that the height of the building be reduced to 35 feet since the adjacent structures are single story residential units.
- E. The proposed church would also house a school with a capacity for 40 students. The church has provided indoor classrooms, game room, gym, study halls, showers and a dining hall for the students. Staff has no objection to the school since class size will be small and classroom activities will be limited to the interior of the church.
- F. The project has been reviewed by the Traffic, Public Works, Fire and Building Inspections divisions. The following comment was received:

Public Works

Drainage, water and sewer services shall be approved at time of building permit application.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment. A negative declaration with the following mitigation measures has been filed:

- A temporary six foot high chainlink fence shall be placed around the dripline of the tree to prevent soil compaction resulting from stacked construction materials, parked equipment and vehicles. The fence shall remain in place until landscaping begins.
- Grading, trenching, cutting and/or filling within the dripline of the tree shall not occur.
- Roadways and building foundations shall not extend into the tree's dripline.
- Irrigation systems within the tree's dripline shall be prohibited. Landscape plans must be submitted which indicate only appropriate native vegetation within the dripline.
- Pruning or cutting of the tree, except for cleaning of dead wood, shall be prohibited.
- No action shall be taken that will harm the health, vitality or longevity of the Heritage Oak identified for preservation on the attached site plan.

RECOMMENDATION: Staff recommends the following:

- A. Ratify the negative declaration;
- B. Approve the special permit, subject to conditions and based upon findings of fact;
- C. Deny the variance to exceed the height limit, based upon findings of fact which follow; and
- D. Approve the variance to reduce the parking maneuvering area, subject to conditions and based upon findings of fact which follow.

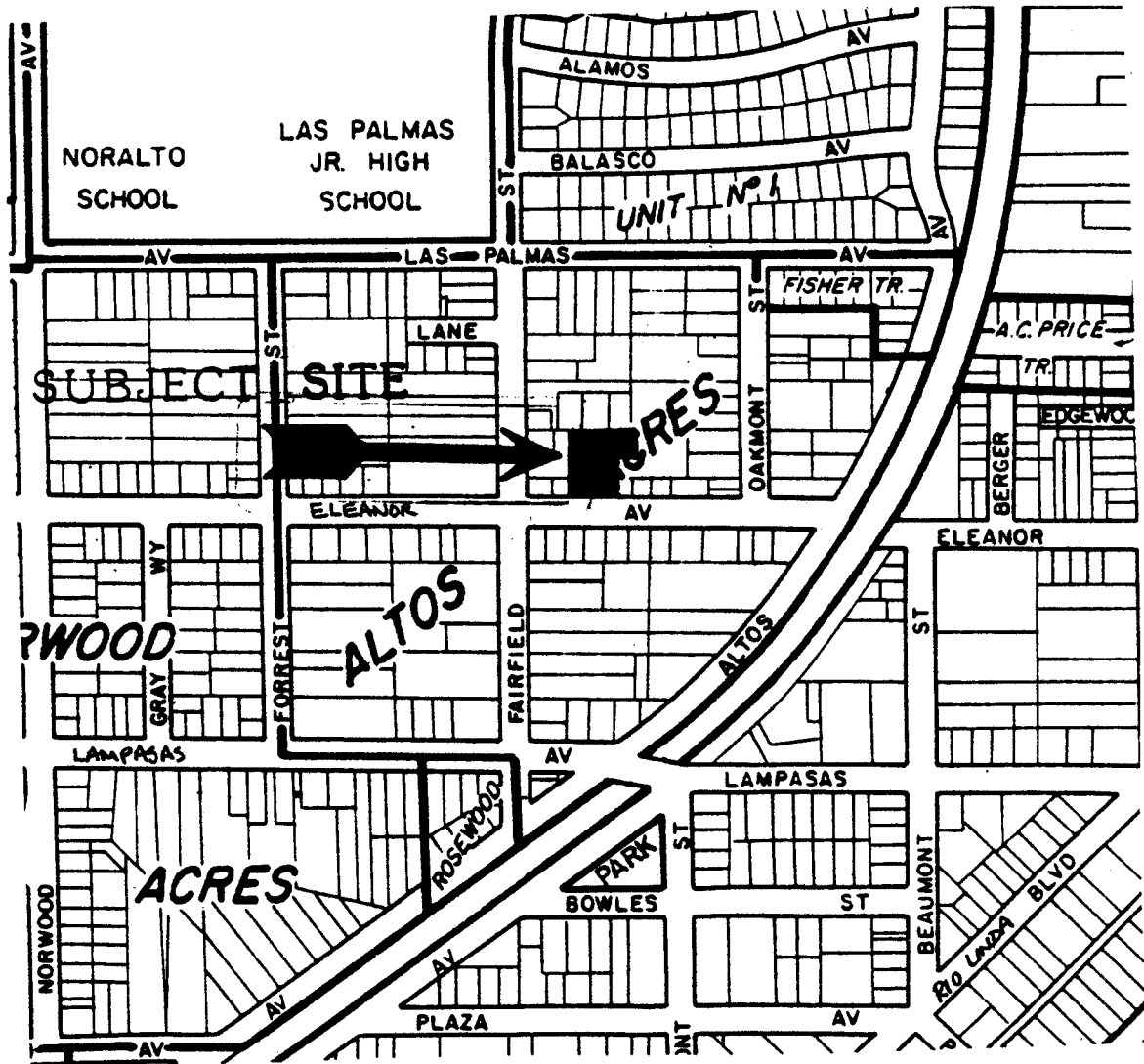
Conditions - Special Permit/Variance

1. The applicant shall submit a complete landscape/irrigation plan prior to the issuance of building permits.
2. A temporary six foot high chainlink fence shall be placed around the dripline of the tree to prevent soil compaction resulting from stacked construction

4. The proposed project, as conditioned, is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential use in the 1984 North Sacramento Community Plan and the proposed church/school conforms with the plan designation.

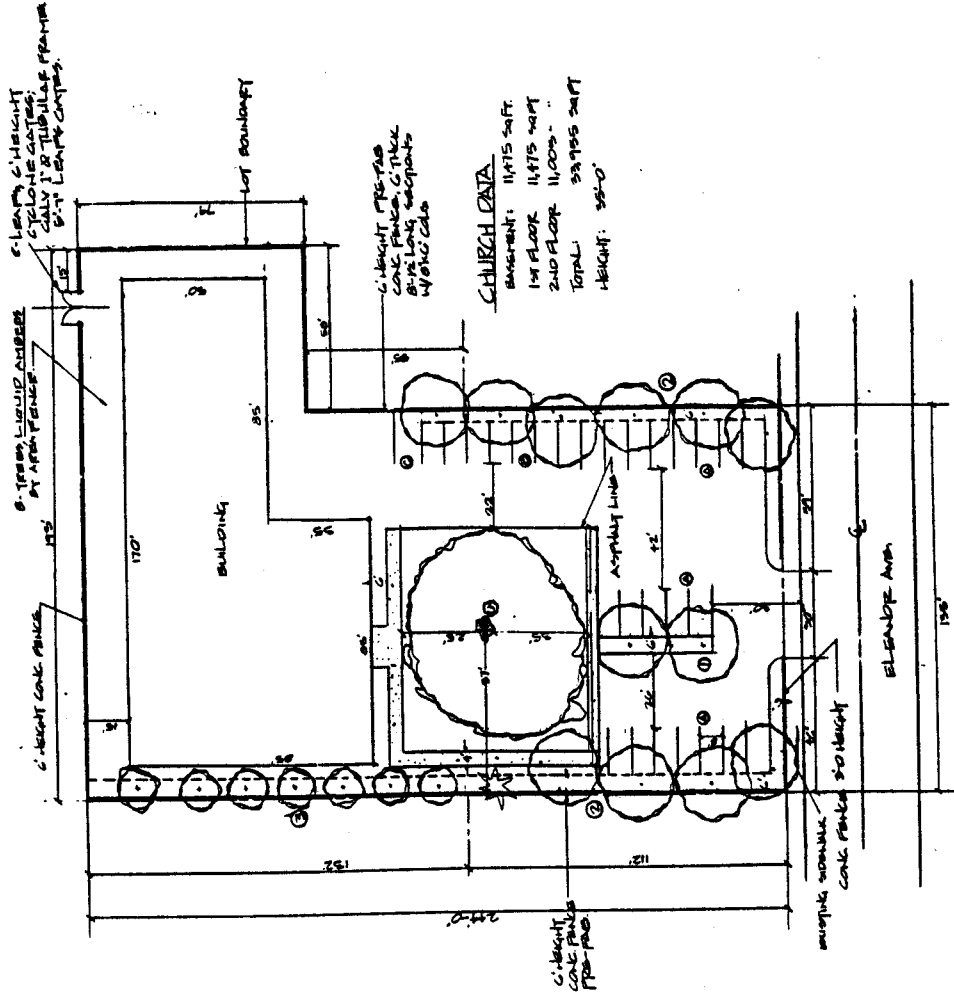
Findings of Fact - Variance (Height Limit)

1. The proposed variance request constitutes a special privilege extended to one property owner in that the church is under no hardship and that the structure can be constructed within the height limit.
2. As proposed, the variance will be injurious to the public welfare or to other property owners in the vicinity in that:
  - a. the church would be higher than any other structure in the immediate vicinity; and
  - b. The proposed height limit would not be compatible with existing residential height limits.



# VICINITY MAP



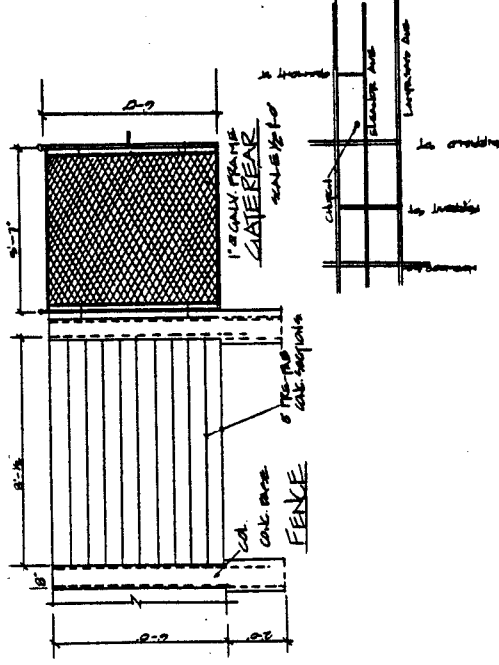


**CHURCH DATA**  
 BASEMENT: 11,475 SQ. FT.  
 1ST FLOOR: 11,475 SQ. FT.  
 2ND FLOOR: 11,000 SQ. FT.  
 TOTAL: 33,950 SQ. FT.  
 HEIGHT: 35'-0"



**SITE PLAN**

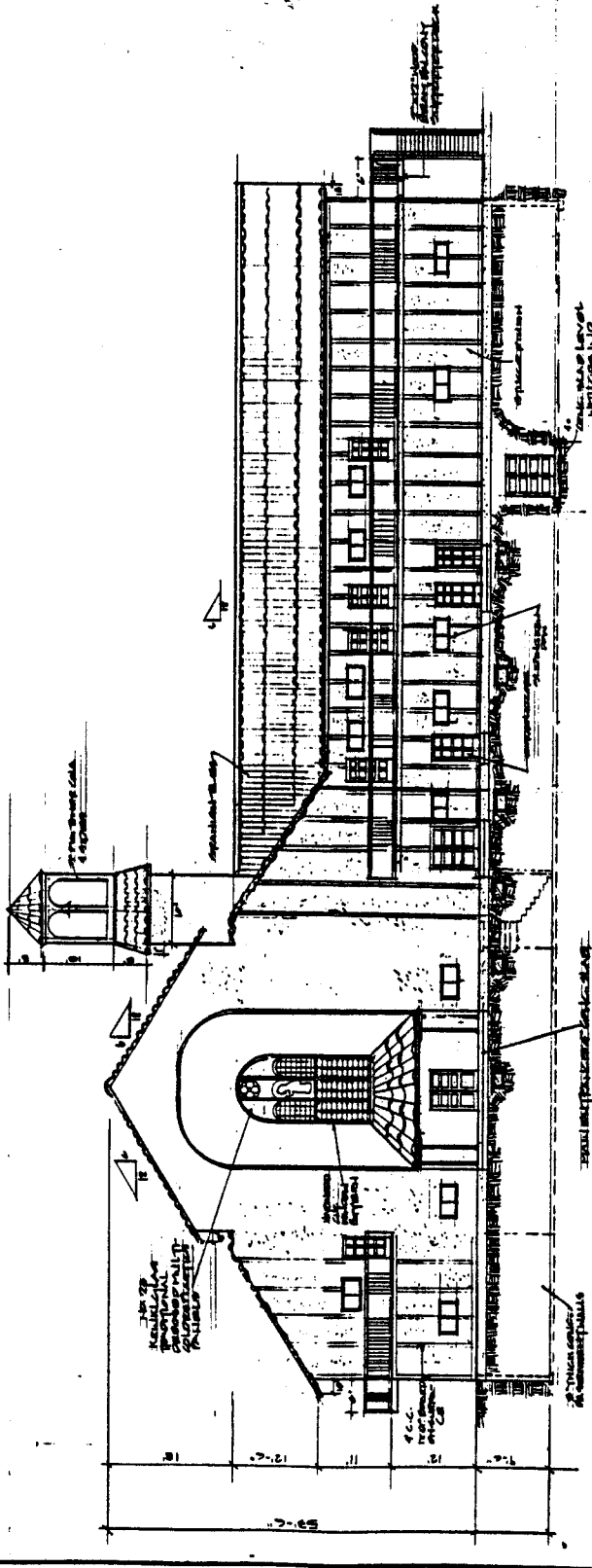
- ① ASPHALT: 30' HEIGHT MAX CONC. CURBING
- ② FLOWERING BUSHES 30' HEIGHT MAX (CONCRETE FLORIAN)
- ③ LIQUID AMBERZ: 30' TALL (CONCRETE FLORIAN)
- ④ LANDMARK: EXISTENT TREE
- ⑤ 20'-0" x 10' LONG PARKING SPALLS
- ⑥ 7'-0" x 14' COMPACT PARKING SPALLS
- ⑦ 1'-10" x 16' HORIZONTAL PARKING SPALLS



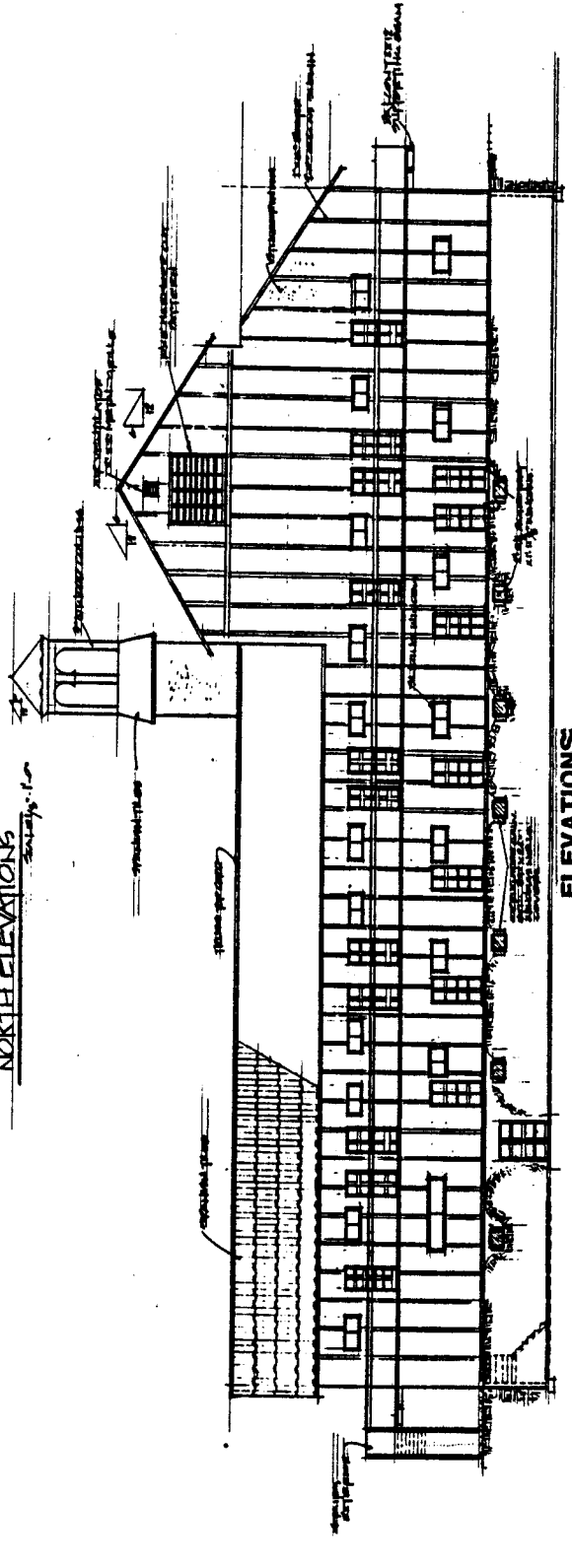
**LOCATION MAP**


BISHOP FRAZIER PROJECT  
 CALIFORNIA SAINTS INC.  
 ELEANOR AVE.  
 SACRAMENTO CALIF.

JESUS CIVIL DRAFTSMAN  
 2224 62D AVE  
 SACRAMENTO CALIF. 95822

NORTH ELEVATIONS



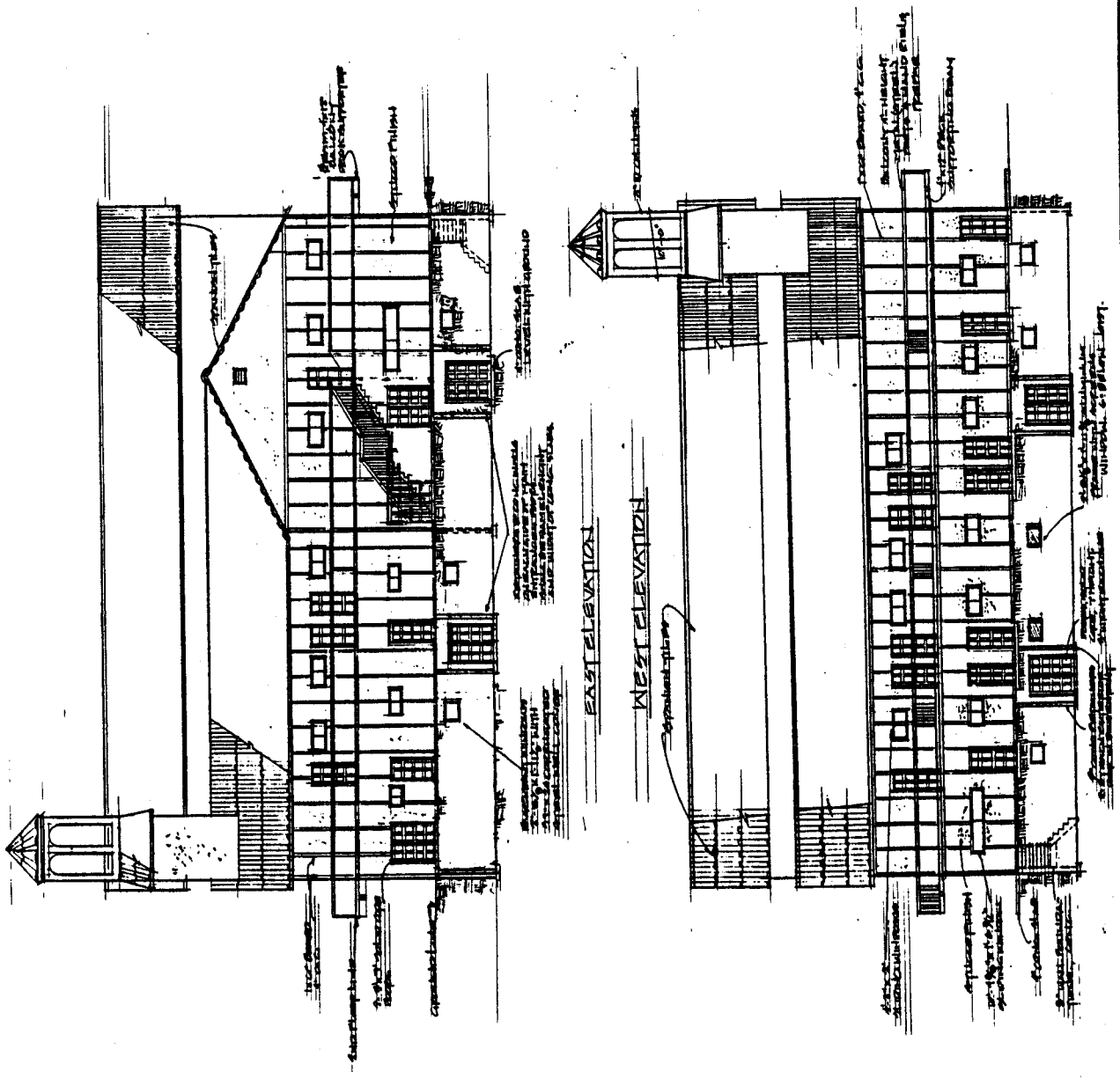
ELEVATIONS SOUTH

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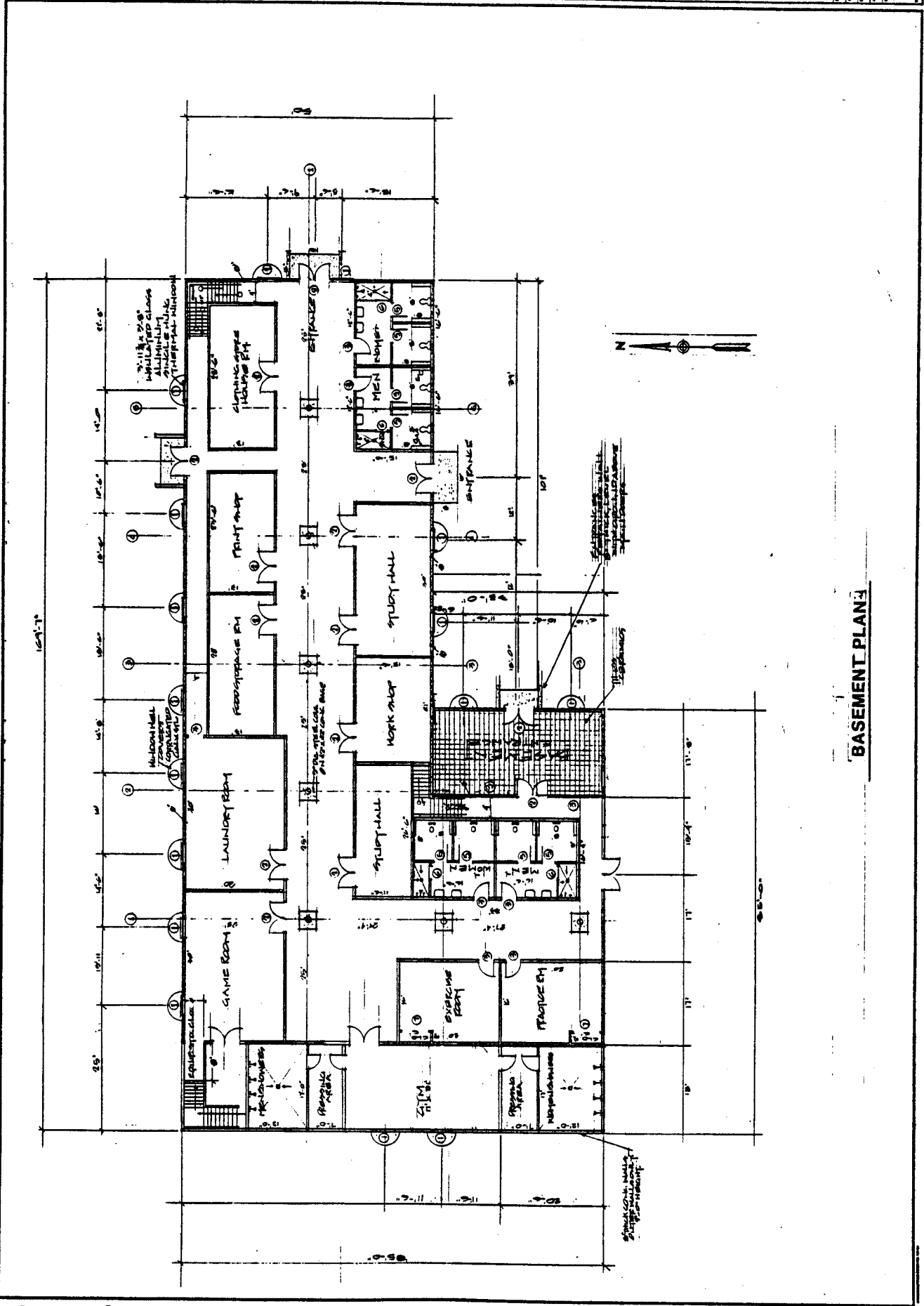




1	SCALE
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CALIFORNIA SAINTS INC  
 BISHOP FRAZIER PROJECT  
 2224 62D AVE  
 SACRAMENTO CALIF. 95822

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BASEMENT PLAN

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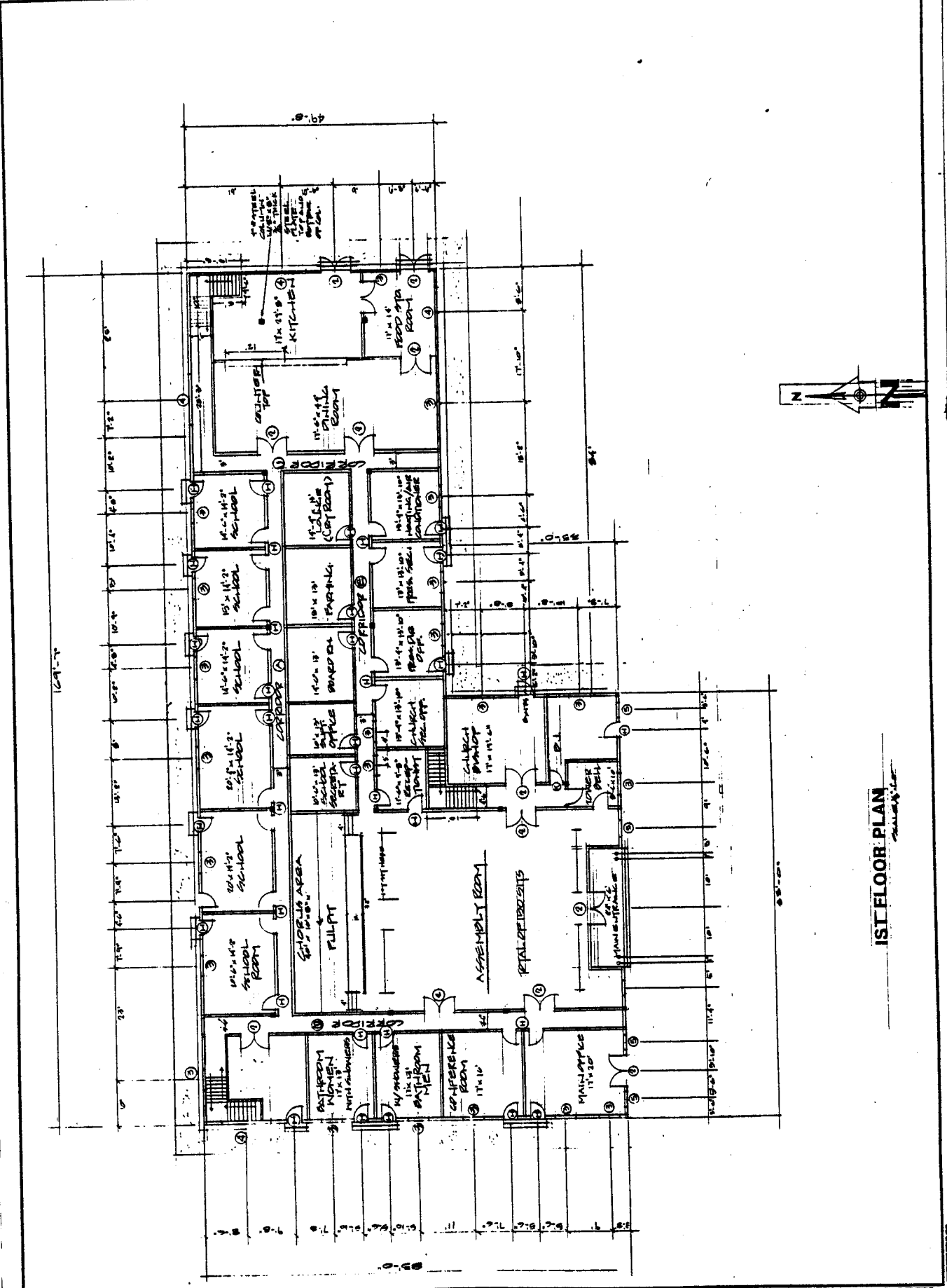
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DATE	7/15/86
BY	J.P.
CHECKED	
SCALE	AS SHOWN

CALIFORNIA SAINTS INC  
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 ELEANOR AVE.  
 SACRAMENTO CALIF. 95822

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PROJECT NO.	100-100-100
DATE	7/15/86
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CHECKED	
SCALE	AS SHOWN

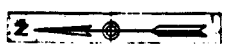
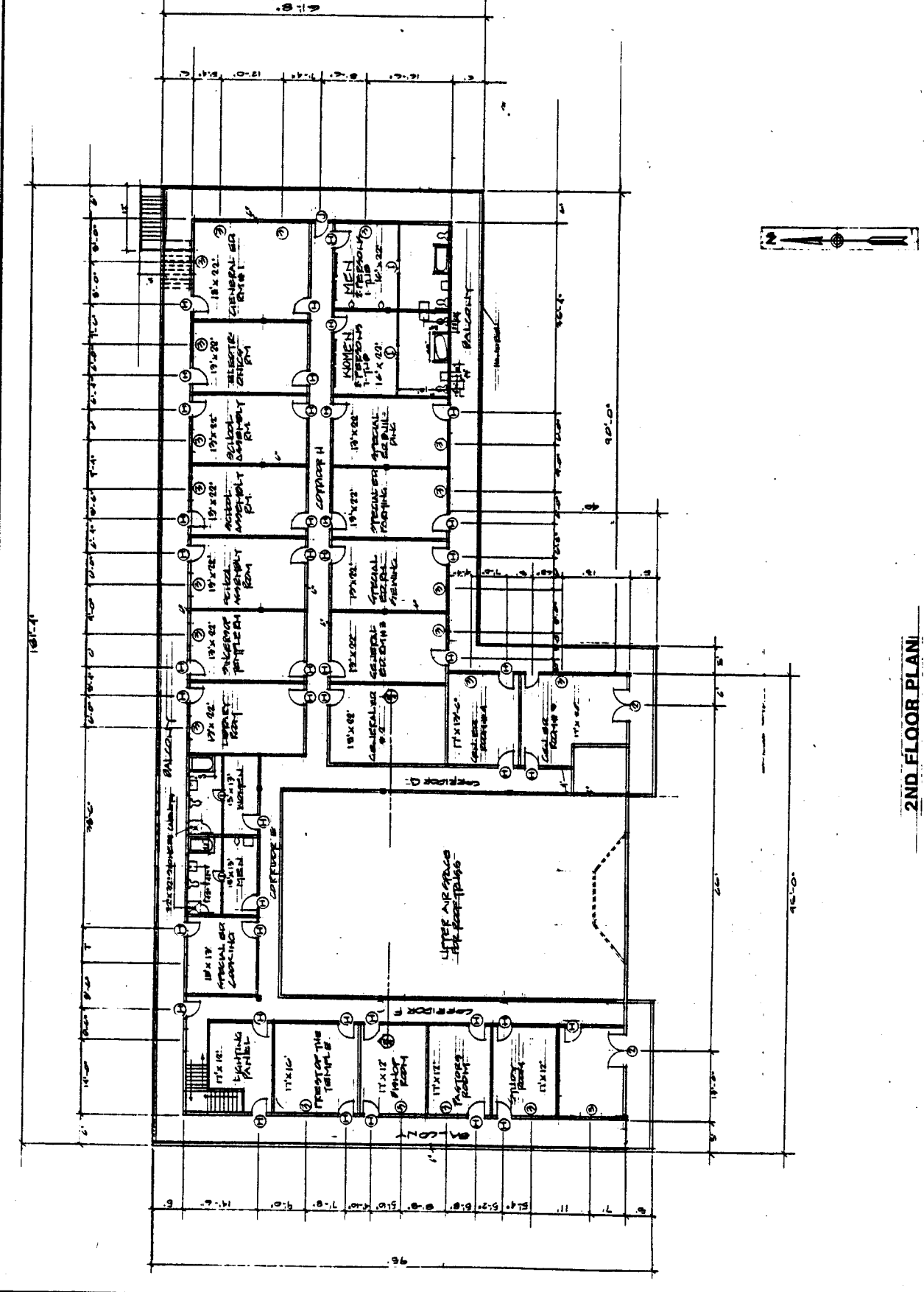


1ST FLOOR PLAN

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2ND FLOOR PLAN