

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	King Morris, 4042 May Street, Sacramento, CA 95838		
OWNER	Sacramento Church of Christ, 4042 May Street, Sacramento, CA 95838		
PLANS BY	King Morris, 4042 May Street, Sacramento, CA 95838		
FILING DATE	6/19/84	50 DAY CPC ACTION DATE	7/26/84
REPORT BY:	SC:bw		
NEGATIVE DEC. Ex.	15311B	EIR	ASSESSOR'S PCL NO. 237-200-49

- APPLICATION:
- A. Special Permit to expand an existing church by 4,000 square feet in the Single Family (R-1) zone (Sec. 2-F(8))
 - B. Variance to waive the required six-foot solid masonry wall (Sec. 3-D-7(a))

LOCATION: 4042 May Street

PROPOSAL: The applicant is requesting the necessary entitlements to expand an existing church with a 4,000 square foot sanctuary.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1984 North Sacramento Community
Plan Designation: Residential; 4-8 du/ac
Existing Zoning of Site: R-1
Existing Land Use of Site: Church

Surrounding Land Use and Zoning:

North: I-880; R-1
South: Single Family Residential; R-1
East: Single Family Residential; R-1
West: Vacant; R-1

Parking Required: 40 for the new addition
Parking Provided: 53 new/18 existing
Property Dimensions: Irregular
Property Area: 2.9± acres
Square Footage of Building: 4,000 for addition
Height of Structure: 18± feet
Topography: Flat
Street Improvements: Partially improved
Utilities: Existing
Exterior Building Colors: White
Exterior Building Materials: Stucco and stone

PROJECT INFORMATION:

1. The subject site is located in the North Sacramento Community on the south side of the I-880 Freeway. The site is currently developed with a church on the southern portion of the site which extends north to the freeway. Access to the site is from May Street which terminates in a cul-de-sac at the north boundary of the subject site adjacent to the freeway. The property on the opposite side of May Street from the site is currently vacant. The property south and east of the site is developed with single family residential uses.

2. The applicant proposes to expand the church facility with a 4,000 square foot sanctuary and expand the parking lot to accommodate the increased capacity of the church.

As proposed, the new sanctuary will provide 240 seats. Based upon a parking ratio of one parking space for six seats, the applicant will be required to provide 40 additional parking spaces. The applicant will be removing some of the existing parking spaces for the proposed addition, leaving 18 of the existing parking spaces. Along with the existing 18 parking spaces, 53 new spaces will be developed for a total of 71 parking spaces to accommodate the church facility. The applicant has indicated that the existing facility will no longer be used for services, and when meetings are held in the existing structure, the sanctuary will not be in use. As proposed, the 71 parking spaces should be adequate to accommodate the activities of the church facility; therefore, staff has no objections to this request.

3. The applicant has not submitted detailed landscape, shading and irrigation plans for the new parking area. These plans will be required prior to issuance of a building permit. Fifty percent of the newly paved area will be required to be shaded.
4. The applicant is requesting a variance to waive the required six-foot solid masonry wall for the church expansion. Staff supports the variance to waive the masonry wall along the north property line since this portion of the site is adjacent to the freeway. Staff also supports waiving the solid masonry wall along the northeast property line up to the proposed parking lot since this portion of the site is not developed. The wall should, however, be required on the property line east of the parking area and along the south property line to the existing structure. This wall is needed to provide a visual and noise buffer between the parking lot and residential uses.

The plans have been sent to the Del Paso Heights PAC, and their comments have not been received by Planning staff at this time.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Sec. 15311B).

STAFF RECOMMENDATION: Staff recommends the Commission approve the project by the following actions:

- A. Approval of the Special Permit, subject to conditions and based upon Findings of Fact to follow;
- B. Approval of the Variance to waive a portion of the wall, subject to conditions and based upon Findings of Fact to follow.

Conditions - Special Permit and Variance

1. Detailed landscape, shading and irrigation plans shall be submitted for staff review and approval prior to issuance of a building permit. All newly paved access and parking areas shall meet the 50 percent shading requirement.

2. A solid six-foot masonry wall shall be provided adjacent to the parking area on the east property line and on the southern property line up to the existing structure. Plans for the wall shall be submitted to Planning staff for review and approval prior to issuance of a building permit.

Findings of Fact - Special Permit

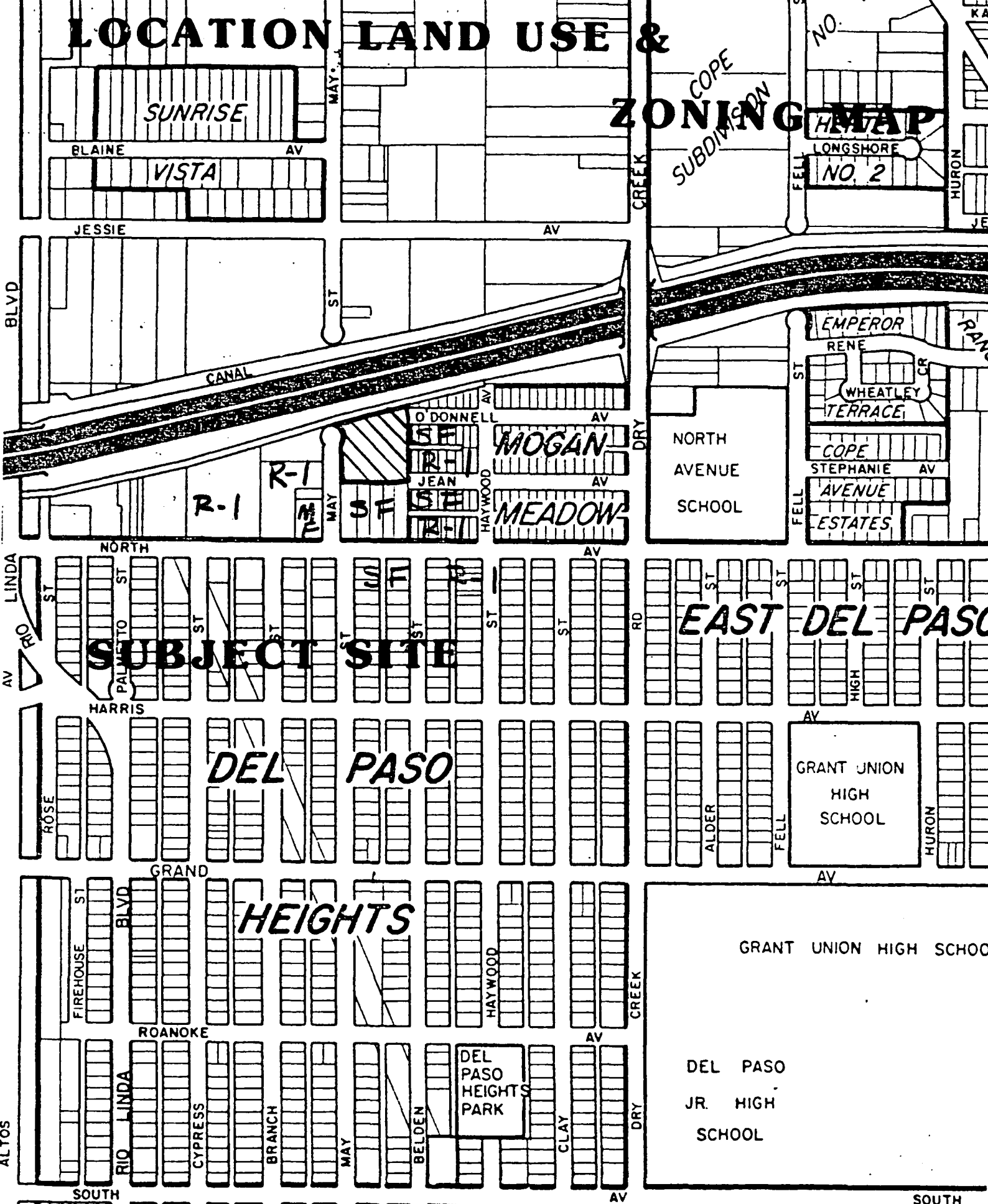
1. As proposed and conditioned, the special permit is based upon sound principles of land use, in that:
 - a. the project will not alter the character of the neighborhood, and
 - b. adequate parking and access will be provided for the church expansion.
2. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance, in that a solid masonry wall will be provided around the parking area and the new facility.
3. The special permit, as proposed and conditioned, is consistent with the North Sacramento Community Plan and the General Plan, in that the site is designated for residential uses and churches are allowed in residential zones with approval of a special permit.

Findings of Fact - Variance

1. The proposed variance does not constitute a special privilege extended to one property owner, in that other property owners have been granted variances to waive the six-foot solid masonry wall when the wall is not necessary to separate an undeveloped portion of the site from adjacent residential uses.
2. The proposed variance is not a use variance in that churches are allowed in the single family zone.
3. As proposed and conditioned, the variance does not constitute a disservice and will not be injurious to the public or other property owners in the vicinity in that adequate parking will be provided and the parking area and church expansion will be separated from adjacent residential uses by a solid six-foot masonry wall.
4. The variance is consistent with the North Sacramento Community Plan and the General Plan which designate the site for residential uses, and churches are allowed in the residential zone with approval of a special permit.

LOCATION LAND USE &

ZONING MAP



SUNRISE

BLAINE AV

VISTA

JESSIE

BLVD

CANAL

O'DONNELL AV

MOGAN

JEAN

MEADOW

R-1

MAY ST

NORTH AVENUE SCHOOL

EMPEROR RENE

WHEATLEY TERRACE

COPE AVENUE ESTATES

SUBJECT SITE

EAST DEL PASO

DEL PASO

GRANT UNION HIGH SCHOOL

HEIGHTS

GRANT UNION HIGH SCHOOL

DEL PASO JR. HIGH SCHOOL

SEE

MAP

OSMER NO.

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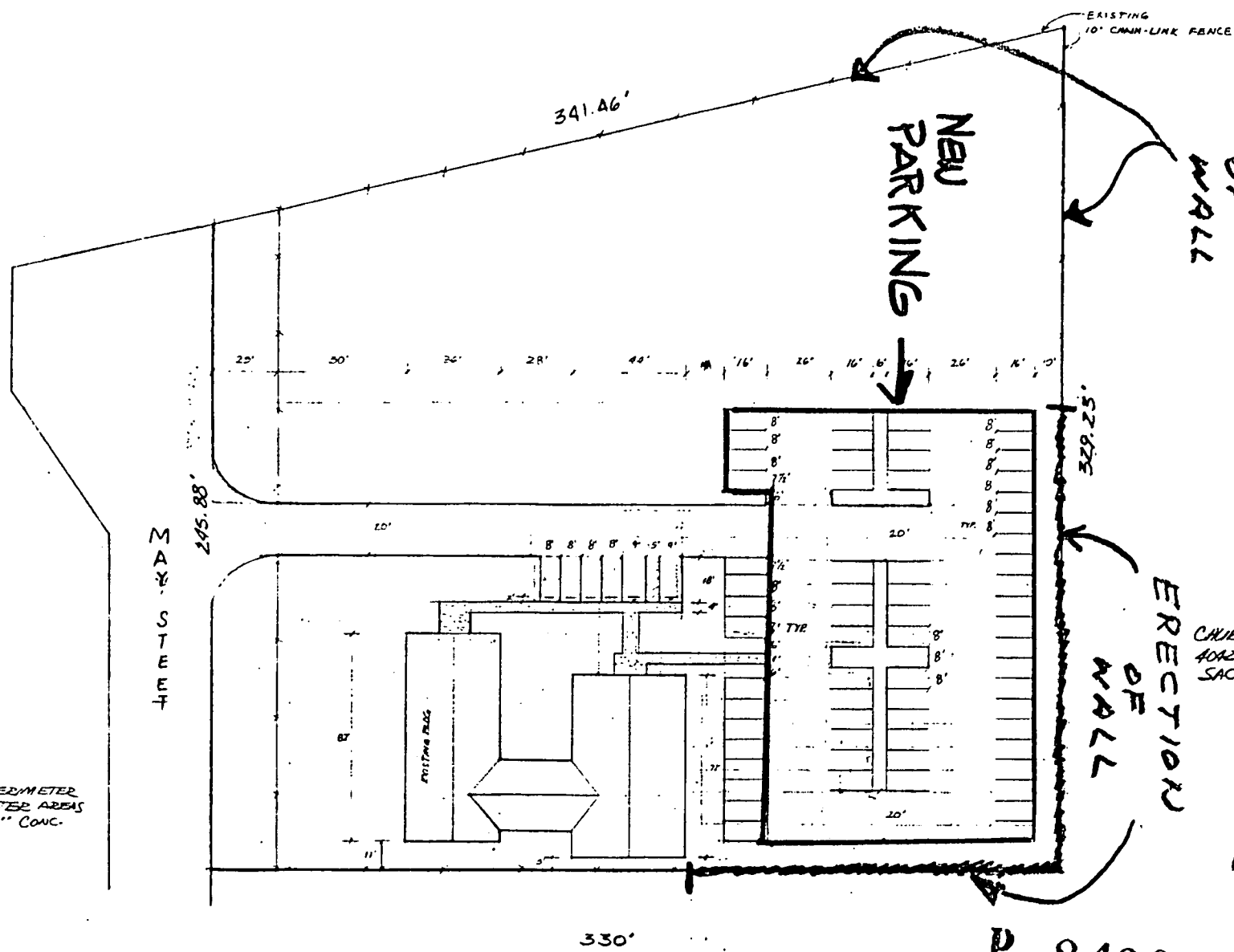
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No. 24



NOTE: PARKING LOT PERIMETER
AND ALL PLANTER AREAS
TO HAVE 6"x6" CONC.
CURBING.

CHURCH OF CHRIST
4042 MAY STREET
SACTO, CA. 95688

PARKING SPACES
61 - 5' x 16'
4 - 8' x 7'
4 - 7 1/2' x 15' - (CONDUCT)
1 - 9' x 12' - (HANDICAP)
71 - TOTAL

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- PLOT PLAN - SCALE 1" = 30'