

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:

ITEM # 13
August 22, 1996
Page 1

P96-063 - First Romanian Apostolic Church

- REQUEST:
- A. Negative Declaration
 - B. Special Permit Modification to increase the seating capacity of an approved church building from 450 to 600; and to construct a 1,500± classroom facility.
 - C. Lot Line Merger combining two parcels located at 4141 Fell Street into one parcel, measuring 1.85± developed acres, in the Standard Single Family Residential (R-1) zone.
 - D. Variance to allow wood fencing in lieu of a masonry wall.

LOCATION: 4141 Fell Street ²³⁷⁻
 APN: ~~238~~ 0151-012; 016
 North Sacramento Community Plan Area
 Grant Union High School District
 Council District 2

APPLICANT:	Hoshida & Reyes c/o Allan Hoshida 2420 K Street, Suite 230, Sacramento, CA. 95816 (916) 444-1480
OWNER:	First Romanian Apostolic Church
PLANS BY :	Allan Hoshida
APPLICATION FILED:	Filed on 6/17/96; Completed on 7/17/96
STAFF CONTACT:	Taiwo Jaiyeoba, 264-8287

SUMMARY:

The applicant is requesting modification of a previously approved Special Permit for a Church Building/Classroom wing for the First Romanian Apostolic Church. The request is to increase the seating capacity of an approved Church building from 450 to 600. Presently, a 1,545 sqft. structure is used for church services. The additional structures to the existing one are proposed to be: a 6,466± square foot Church Building and a 1,736± square foot mezzanine which will be used for holding church services during the hours of 9:00 p.m. to 12:00 p.m. and 6:00 p.m. to 8:00 p.m. on Sundays and on

Saturdays in case of weddings; and a 1,500± square foot Classroom Wing which will be used by the Church to hold Bible Study, Choir practice and other business meetings during the hours of 7:00 p.m. to 9:00 p.m. from Monday to Friday. The primary users are proposed to be members of the Church (approximately 600 persons). The subject site is located at 4141 Fell Street (north of Interstate 80) in the Standard Single Family Residential (R-1) zone. In order to meet the applicant's objectives for this development, the project requires a Lot Line Merger and a Special Permit Modification.

RECOMMENDATION:

Staff recommends approval of the project, subject to compliance with the conditions included in the attached Notice of Decision and Findings of Fact. Staff is recommending approval because churches are allowed in any zone with a Special Permit and because it is an expansion of an existing use which has been at this location for approximately 6 years. The First Romanian Apostolic Church has been operating in their Church Building on the subject site since approval of the original Special Permit in 1990 (P90-064). The project includes conditions that the gates on the entrances/exits be equipped with appropriate overrides for adequate emergency vehicle access (Knox box or lock).

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Community Plan Designation:	Residential (4-8 du/na)
Existing Land Use of Site:	Partially Developed
Existing Zoning of Site:	Standard Single-Family Residential (R-1) zone

Surrounding Land Use and Zoning:

North: Residential, R-1
 South: Interstate 80, TC
 East: Vacant, R-1
 West: Residential, (R-1)

Existing Structure: 1,545 sqft. (proposed Multi-Purpose building)

Proposed Structures:

Church Ground Floor:	6,446 sqft.
Church Mezzazine:	1,736 sqft.
Subtotal Church:	8,202 sqft.
Classroom:	1,500 sqft.

Total New Structures: 9,702 sqft.

Property Dimensions: Irregular
Property Area: 1.85± partially developed acres

Setbacks:	<u>Required</u>	<u>Provided</u>
Front:	25'	196' to Fell Street (from existing building)
Rear:	15'	207' to Dry Creek Road
Side (int):	5'	11' to Property Line (adjacent building)
Side (int):	5'	19.5' to Property Line (Interstate 80)

Parking Required: 150 parking spaces

Parking Provided: Providing 150 parking spaces: 67 existing parking spaces.
83 new parking spaces.

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

<u>Permit</u>	<u>Agency</u>
Building Permits	Building Inspection Division
Driveway Permits	Public Works Department

BACKGROUND INFORMATION:

On **March 22, 1990**, the City Planning Commission approved a Special Permit to construct a 7,850 square foot church which would contain a main assembly room for 400 people, classrooms and support facilities. Sixty eight parking spaces would be provided where sixty seven spaces were required (P90-064). At the time, 1 parking space was required for each 6 seats.

On **May 11, 1992**, the Planning Director approved a Special Permit modification (P92-081) to allow the temporary use of a double wide trailer for sunday school classrooms for a church on one partially developed acre in the Standard Single Family Residential (R-1) zone. This temporary use has been extended to December 21, 1998.

Under the current application, the applicant is requesting the modification of the existing approved special use permit (P90-064) for a church building to accommodate 600 people and a classroom wing to accommodate a second parcel of land; a lot line merger and variance to use wood fencing on the northern edge in lieu of masonry wall. 150 car parking spaces are proposed to be provided.

STAFF EVALUATION: Staff has the following comments:A. Policy Considerations/Adopted Policies

The project is consistent with General Plan designation of Low Density Residential (4-15 du/na) land use. Churches are allowed in any zone with a Special Permit. The North Sacramento Community Plan (NSCP) was adopted in 1984. The project is also consistent with the NSCP designation of Residential (4-8 du/na). A Special Permit was given to the First Romanian Apostolic Church for the first time on March 22, 1990. The current application is a request for construction of two additional structures for fellowship and associated activities plus a mezzazine on the originally approved, but not yet built, structure (total new structures - 9,702+ square feet).

B. Site Plan Design/Zoning Requirements1. Setbacks

The project site is located in the Standard Single Family Residential (R-1) zone. The site is bounded on the north by a single family residence, on the south by a drainage canal and Interstate 80 freeway, on the east and west by Fell Street and Dry Creek Road, respectively. The City Zoning Ordinance setback requirements for the Standard Single Family Residential zone consist of a 25-foot front setback; a 5-foot interior side setback and a 15-foot rear setback. Fell Street is considered the front yard property line and Dry Creek Road is considered the rear yard property line. The existing building, as well as the proposed structures comply with these setback requirements. The new church structure is proposed to be located approximately 207 feet from the Dry Creek road to the west. (see Exhibit 1-A, Site Plan).

2. Parking/Circulation

The previously approved Special Permit required 67 parking spaces for the Church and classroom (trailer). The project proposes to construct 150 parking spaces in all. Because comments from the Department of Public Works have been included as conditions of project approval, an entrance should be provided on the east side of the proposed building in order to facilitate ease of access into the building for users of the handicap parking spaces located on the east side of the building.

The current proposal includes hours of operation from 9:00a.m. to 12:00p.m., and 6:00p.m. to 8:00p.m. on Sundays, and 7:00p.m. to 9:00p.m. on weekdays. In addition, hours of operation on Saturdays will be from 8:00a.m. to 12:00p.m. During these times, the gates, which are located at the site entrances off of Dry Creek Road and Fell Street, will be open for users of the facility. An on-site member will manually open and lock the gate daily. A condition of project approval

requires a Knox box or lock to be installed on this gate for adequate emergency vehicle access to the site.

3. Landscaping/Fencing

The current proposal does not indicate modification to the existing landscaping for the site (including the parking area). The proposed development area, however, will require adequate landscaping, and the design shall meet the City Zoning Ordinance requirements for parking lot landscaping and shading.

The project proponent has proposed to remove the almond tree from the site because it is located where the church entrance is proposed to be. The City Arborist has visited the site and determined that the tree can be removed.

At the time of approval of the original Special Permit for the Church Building, (P90-064) and in accordance with the Zoning Ordinance, the applicant was required to put a six foot high masonry wall along the north property line adjacent to the residential uses. The current proposal is a Variance request to waive the masonry wall and use wood fencing. Staff recommends that the wood fencing be without gaps, double sided, six foot high and of a decorative nature with plantings to be based on a submitted landscape plan.

4. Signage

The City Sign Ordinance allows one identification sign and one bulletin board for each developed parcel, not exceeding a total of 16 square feet in area for all displays. The current application does not include a request for signage. Any future signage proposals for the church building are required to either comply with the Sign Ordinance and obtain sign permits or apply for a Variance from these signage requirements. A Variance would be subject to additional approvals.

D. Building Design

Overall, the design is adequate. The current request allowing construction of a church building proposes the use of synthetic plaster exterior walls painted off-white. The windows would be tinted glass in anodized aluminium frames. The roof materials would be composition shingles. Comments of the Design Review Services unit of the Planning Department have been incorporated. A two or three color scheme on stucco should be used to accent specific features and break up visual mass. Composition shingles should be 30 or 40 year dimensional composition with heavy ridge caps at all ridges. Window frame and glass colors should compliment the building colors. There are no signs or symbols on the exterior facade. As a condition of approval, the windows on the north elevation should be non-operable because of noise concerns for the residential properties located along the north boundary.

PROJECT REVIEW PROCESS:A. Environmental Review

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. Mitigation measures were not made as conditions of approval of this project because no significant environmental impacts are anticipated to occur as a result of the proposed project.

B. Public/Neighborhood/Business Association Comments

As part of the City's early project notification process, the current request was routed to the following neighborhood associations: the Robla Community Association and the North Sacramento Congress of Neighborhoods. The surrounding property owners within a 500-foot radius of the project site were also notified of the project proposal.

As of the date of the report, no written comments or phone calls have been received from any of the groups.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. Comments received from the Department of Public Works and the Department of Utilities relate to traffic requirements, domestic water service and on-site drainage system. No additional comments were received from other agencies.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve, conditionally approve, or deny the Special Permit Modification, Lot Line Merger and Variance. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

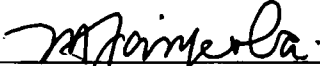
RECOMMENDATION:

Staff recommends the Planning Commission take the following action :

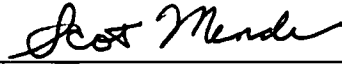
- A. Adopt the attached Notice of Decision & Findings of Fact ratifying the Negative Declaration.
- B. Adopt the attached Notice of Decision & Findings of Fact approving the Special Permit Modification to increase the seating capacity of an existing church building from 450 to 600 and to construct 1,500± square feet of a classroom facility.

- C. Adopt the attached Notice of Decision & Findings of Fact approving the Lot Line Merger combining two parcels located at 4141 Fell Street between Fell Street and Dry Creek Road into one parcel measuring 1.85± acres, in the Standard Single Family Residential (R-1) zone.
- D. Adopt the attached Notice of Decision & Findings of Fact approving the Variance to waive the masonry wall requirement and to erect a six-foot double sided wood fencing on the northern property line.

Report Prepared By,

Taiwo Jaiyeoba
Assistant Planner

Report Reviewed By,

Scot Mende
Senior PlannerAttachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1-A	Site Plan/Lot Line Merger Exhibit
Exhibit 1-B	Structure Elevations - Church Building
Exhibit 1-C	Previous Staff Report for Special Permit P90-064
Attachment 2	Vicinity Map
Attachment 3	Land Use and Zoning Map

ATTACHMENT 1

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
THE FIRST ROMANIAN APOSTOLIC CHURCH, LOCATED AT 4141 FELL STREET,
SACRAMENTO, CALIFORNIA IN THE
STANDARD SINGLE FAMILY RESIDENTIAL (R-1) ZONE. (P96-063)**

At the regular meeting of August 22, 1996, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. **Negative Declaration;**
- B. **Approved the Special Permit Modification to increase the seating capacity of an existing church building from 450 to 600 and to construct 1,500± square feet of a classroom facility;**
- C. **Approved the Lot Line Merger combining two parcels located at 4141 Fell Street between Fell Street and Dry Creek road into one parcel measuring 1.85± acres, in the Standard Single Family Residential (R-1) zone;**
- D. **Approved the Variance to waive the masonry wall requirement and to erect a six-foot double sided wood fencing without gaps on the northern property line.**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. The City Planning Commission approves the Negative Declaration, based upon the following findings:
 - 1. The Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA;
 - 2. The proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project;
 - 3. Based upon the Initial Study and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment.
- B. **Special Permit Modification:** The Special Permit Modification to increase the seating capacity from 450 to 600 and to construct 1,500± square feet of a classroom facility is hereby approved subject to the following findings of fact:
 - 1. The project, as conditioned, is based upon sound principles of land use in that the additional structures are an expansion of the existing First Romanian Apostolic Church and is compatible with the other uses in the area (residential and vacant property).

2. The proposed use, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that a double sided six foot, decorative wood fencing will be constructed along the North property line abutting residential property.
 3. The project will not enlarge or encourage the development of a skid row or blighted area in that the construction materials and elevations have been reviewed by Planning Staff and conditions of approval have been added to the project for compatibility with the existing structure.
 4. The proposed use will not be contrary to or adversely affect any progress of redevelopment or neighborhood conservation.
 5. The project is consistent with the General Plan which designates the site for Low Density Residential land use.
- C. Lot Line Merger: The Lot Line Merger to combine two parcels located at 4141 Fell Street into one parcel is hereby approved subject to the following findings of fact:
1. The parcel merger is consistent with the General Plan which designates the site for Low Density Residential (4-15 du/na) uses.
 2. The parcel merger will not result in the abandonment of any street or utility easement of record, and that the parcel merger will not result in the transfer of property from one owner to another owner.
 3. The parcel merger will not result in the elimination or reduction in size of the access way to any resulting parcel, or that the application is accompanied by new easements to provide access which meet all the City requirements regarding access to parcels in the location and of the size as those proposed to be created.
 4. The resulting parcels created by the parcel merger conform to the requirements of the City's Building Code and the City's Zoning Ordinance.
- D. Variance: The variance to waive the masonry wall requirement along the north boundary of the property is hereby approved subject to the following findings:
1. Granting the wall Variance does not constitute a special privilege extended to an individual property owner in that similar variances would and have been granted to other property owners facing similar circumstances.
 2. Granting the wall Variance would not be detrimental to the public welfare nor result in the creation of a public nuisance in that :
 - A) The construction of a six-foot double sided wooded fence without gaps will provide adequate sound attenuation.

- B) The construction of the fence will be of a decorative nature with plantings on the south side of the fence which will provide an attractive landscape.
- 3. Granting the wall Variance does not constitute a use variance in that Church Building is allowed in the Residential (R-1) zone with Special Permit.
- 4. The project is consistent with the General Plan which designates the site for Low Density Residential use.

CONDITIONS OF APPROVAL

B. The Special Permit Modification (Exhibits 1-A & 1-B) to increase the seating capacity of an approved Church Building from 450 to 600 and to construct 1,500± square feet of a classroom facility is hereby approved subject to the following conditions:

- B1. The project shall comply with the City Zoning Ordinance requirements of Section 34 (Solid Waste Regulations for enclosure design, location, operation, and recycling) subject to review and approval by the City Solid Waste Division (Department of Public Works).
- B2. All site plan revisions shall comply with the City Zoning Ordinance for parking lots (design/maneuverability/shading) and solid waste (trash enclosure design/operation/location). Parking spaces shall not block trash enclosure access.
- B3. The gated entrances/exits on Fell Street and Dry Creek Road shall include a Knox box or lock acceptable to the City Fire and Police Departments for emergency access to the site. Gates shall be set back a minimum 20' from Right of Way.
- B4. The gated entrances/exits shall remain open from 9:00a.m. to 12:00p.m. and 7:00p.m. to 9:00p.m. on Sundays, 7:00p.m. to 9:00p.m. on Weekdays and on Saturdays, 8:00a.m. to 12:00p.m.
- B5. The windows on the north elevations shall be non-operable.
- B6. To ensure continuity of design of the structures within the site, the additional structures shall be constructed with use of similar exterior colors which are compatible with the existing structure. Final design including construction materials and color scheme shall be subject to review and approval by Planning Staff prior to issuance of any Building Permits.
- B7. To facilitate ease of access into the building for users of handicap parking spaces, ADA spaces to be relocated closer to the main entrance.
- B8. Dedicate and construct Dry Creek Road as a standard 40 feet half-street.

- B9. All parking spaces and aisles shall be to City Standards. Parking aisles at east end of the site should be redesigned in order to have adequate back-out manoeuvring room for northernmost stalls.
- B10. Church services shall not be allowed to operate in the classroom building and in the multi-purpose structure.
- B11. Any deviation from the proposed use of the project structures will require a Special Permit Modification (either Zoning Administrator or Planning Commission level).
- B12. The Department of Utilities water book shows a 6 inch water distribution main adjacent to or within this site. If no easement exists for this main and the main is on-site, an easement shall be dedicated to the satisfaction of the Department of Utilities.
- B13. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one foot off-site contours within 400' of the project boundary is required. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- B14. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per section 11.12 of the Design and Procedures Manual).
- B15. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff caused by development of the area. Since the project is not served by a regional water quality control facility and is less than 25 acres, only source control measures are required. This will not affect site design. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures", dated January 23, 1995, for appropriate source control measures.

Advisory Notes:

- B16. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

B17. There is no sanitary sewer main adjacent to this site. It is assumed that there is an on-site sewer system. If so, the county may require an adequacy test for on-site sewer system because of the added flow from the addition.

C. The Lot Line Merger to combine two parcels located at 4141 Fell Street into one parcel is hereby approved subject to the following condition:

C1. Properly abandon any excess water services to the satisfaction of the Utility Department after Lot Line Merger (one service per lot is permitted).

C2. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.

C3. File a waiver of Parcel Map.

D. The Variance to waive the masonry wall requirement along the north boundary of the property is hereby approved subject to the following conditions of approval:

D1. The proposed 6 foot wood fence shall be double sided.

D2. The fence shall be without gaps and shall be of a decorative nature with plantings on the south side of the fence.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

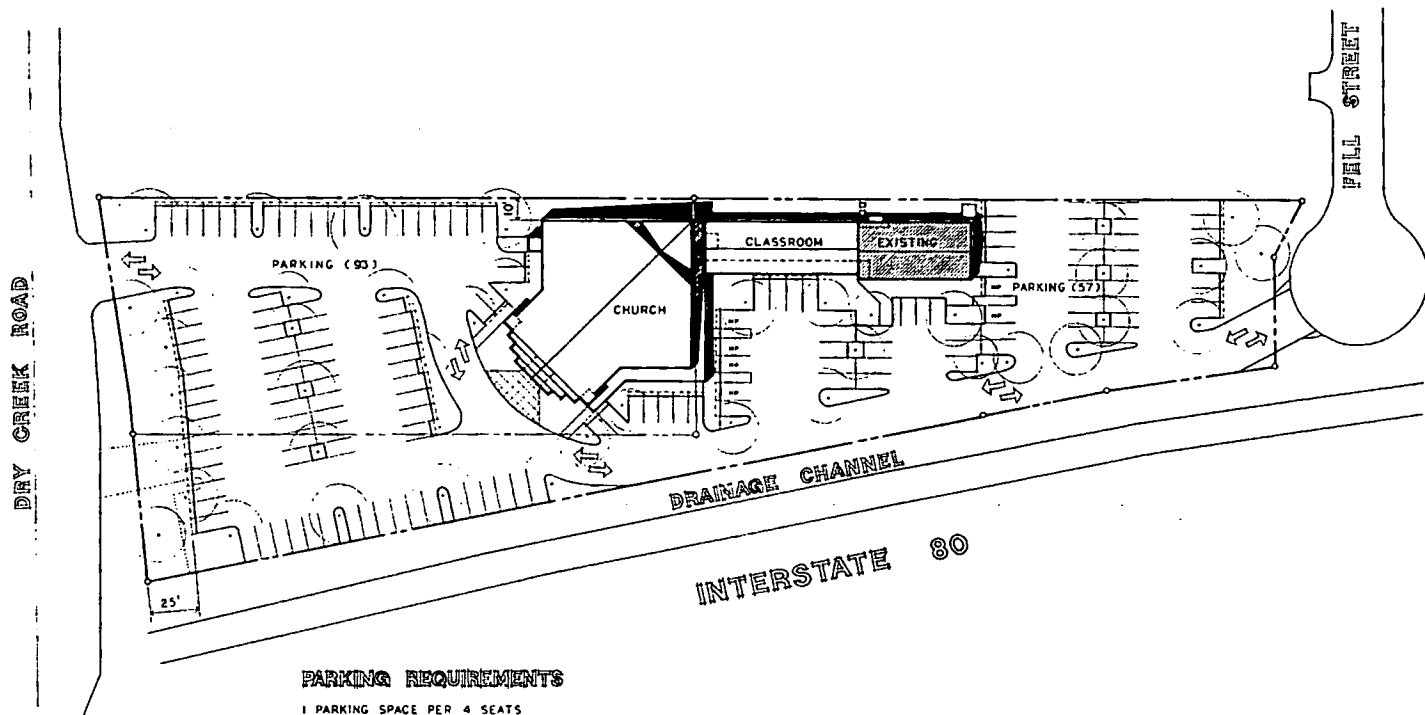
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| Exhibit | 1-A | Site Plan/Lot Merger Exhibit |
| Exhibit | 1-B | Structure Elevations - Church Building |
| Exhibit | 1-C | Previous Staff Report for Special Permit P90-064 |

August 22, 1996

Exhibit 1-A
Site Plan/Lot Merger Exhibit

P96-063



PARKING REQUIREMENTS
 1 PARKING SPACE PER 4 SEATS
 CHURCH CAPACITY — 600 SEATS
 PARKING REQUIRED — 150 CARS
 PARKING PROVIDED — 150 CARS

 **SITE PLAN**
1" = 30'-0"

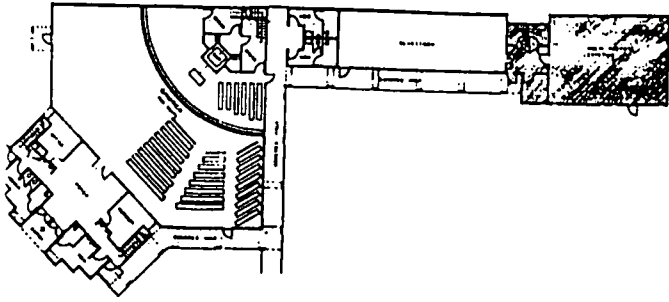
**FIRST ROMANIAN
 APOSTOLIC CHURCH
 SACRAMENTO, CALIFORNIA**

 **HOSHIDA & REYES**
 ARCHITECTS
 2228 G STREET, SUITE 210
 SACRAMENTO, CALIFORNIA 95811
 (916) 441-1111

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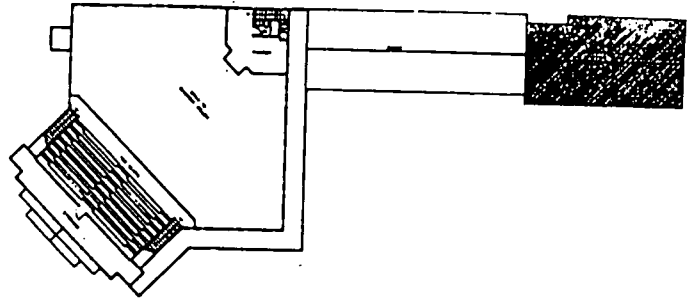


Exhibit 1-B
Church Building Elevations



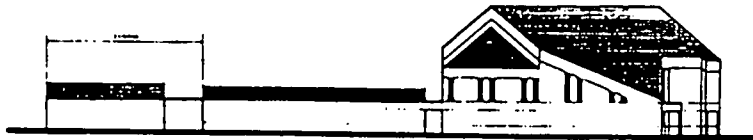
⊕ GROUND FLOOR PLAN

⊕ SK-2

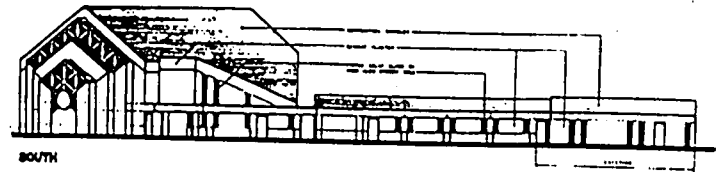


⊕ MEZZANINE

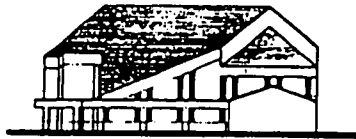
⊕ SK-3



NORTH



SOUTH



EAST
EXTERIOR ELEVATIONS



WEST

⊕ SK-4



SOUTHWEST
EXTERIOR ELEVATIONS

⊕ SK-5

Exhibit 1-C
Previous Staff Report for Special Permit P90-064

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

APPLICANT: <u>First Romanian Apostolic Church, P.O. Box 38443, Sacramento, CA 95838</u>		
OWNER : <u>First Romanian Apostolic Church, P.O. Box 38443, Sacramento, CA 95838</u>		
PLANS BY : <u>Allen Hosida, Hosida and Reyes, 2330 Alhambra Blvd, Suite 100, Sacramento, Ca 95817</u>		
FILING DATE: <u>February 13, 1990</u>	ENVIR. DET.: <u>Neg. Dec.</u>	REPORT BY: <u>Doug</u>
ASSESSOR'S PCL. NO. <u>237-0151-012</u>		

APPLICATION: A. Negative Declaration

B. Special Permit to allow a 7,850 sq. ft. church on 1.0± vacant acres in the single family residential (R-1) zone.

LOCATION: Fell Street and Interstate 80 freeway

PROPOSAL: The applicant is requesting a special permit to construct a 7,850 sq. ft. church in an R-1 zone. The building would a main assembly room for 400 people, classrooms and support facilities. There would be 68 parking spaces provided on-site (67 spaces are required).

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 DU/NA)
Community
Plan Designation: Residential (4-8 DU/NA)
Existing Zoning of Site: Single Family Residential; R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setback	Required	Provided
North: Residential; R-1	Front	25'	25'
South: Interstate 80 freeway; R-1	Side (int)	5'	5'
East: Vacant; R-1	Side (int)	5'	18'
West: Residential; R-1	Rear	15'	17'

Parking Required: 67 spaces; Parking ratio required: 1 space per 6 seats
 Parking Provided: 68 spaces
 Property Dimensions: Irregular
 Property Area: 1± acre
 Square Footage of Building: 7,800 sq. ft.
 Height of Building: 30'
 Topography: Flat
 Street Improvements: existing
 Utilities: existing
 Exterior Building Materials: Synthetic Plaster
 Roof Material: Composition shingles

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(16)

PROJECT EVALUATION: Staff has the following comments regarding the proposal:

A. Land Use and Zoning

The subject site consists of 1.0± acre of vacant land in the single family (R-1) zone. The North Sacramento Community Plan and the General Plan designate the parcel and surrounding area as low density residential. There is a single family residence on the adjacent lot to the north. The land across Fell Street to the east and across Dry Creek Road to the west is vacant. There is a drainage canal immediately south of the proposed project site with a mesh wire fence separating the parcel from the drainage canal. The Interstate 80 freeway is beyond the drainage canal and approximately 30' below ground level of the church parcel.

B. Applicant's Proposal:

The applicant is requesting special permit to construct a 7,800 sq. ft. church for a future anticipated congregation of 400 people, and parking for 68 automobiles. The applicant proposes to construct the church in phases with Phase 1 consisting of a temporary church seating 165 people. Phase 2 would consist of the main church structure which would seat 400 people. The Phase 1 structure would become a meeting room and children center when Phase 2 is completed. The anticipated completion date for the entire project is one year.

C. STAFF ANALYSIS:

1. PARKING

The parking requirement for the proposed church is 67 spaces at a one space for every six people ratio as required by the Zoning Ordinance. The applicant proposes 68 spaces. Over the past year staff has noted that a ratio of one space for every four people is more appropriate for a church use. This determination is backed by traffic studies prepared by traffic consultants on other similar proposals. A traffic study prepared for the St. Paul Missionary Baptist Church located at 4020 12th Avenue revealed that the average vehicle occupancy rate was 2.21 people per vehicle (P88-447). The International Traffic Engineering "Parking Generation", 1987 reference states an average parking rate of 0.43 parking spaces per attendee at a church (this is a ratio of 1 space for every 2.12 people). A people per vehicle count was done by the applicant at staff request. The vehicle count showed that there were 8 vans each carrying 10 people for a total of 80 people, 10 large cars carrying 7 people each for a total of 70 people, 7 cars/trucks carrying 2 people each for a total of 14 people, and 3 cars each carrying 3 people for a total of 9 people. 173 people came in 28 vehicles. Staff, upon talking with the applicant, believes that the church could be redesigned for 300 people which would bring the ratio closer to one parking space per 5 people. In addition, staff recommends that all the parking should be installed for the entire site when phase one is being developed which would be the church for 160 people, and that other parking arrangements be made before the main church structure is built in phase two. These arrangements could be solely or a combination of acquiring adjacent property for parking or locating off-site parking and providing shuttle service to the church location.

2. FENCES AND WALLS

The applicant would be required to put a six foot high masonry wall along the north property line adjacent to the residential uses. A masonry wall is also being required by the environmental coordinator for noise attenuation purposes and the traffic engineer for safety reasons along the south property line adjacent to and parallel with the drainage canal and the I-80 freeway. Staff recommends that the wall be of a decorative nature with plantings based on a submitted landscape plan.

3. INGRESS AND EGRESS

The applicant has proposed a driveway in and out of the proposed project site along Dry Creek Road. Staff is concerned that this driveway is too close to the Dry Creek Road Overpass over I-80 which, due to its arched

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design would limit visibility for and of vehicles driving north over the overpass and toward the subject site. Staff recommends that the driveway on Dry Creek Road be a limited fire excess road.

4. BUILDING DESIGN

The proposed church would be constructed with a synthetic plaster exterior walls painted off-white. The windows would be tinted glass in anodized aluminum frames. The roof materials would be composition shingles. There are no signs or symbols on the exterior facade. Staff has no recommendation regarding the building design.

AGENCY COMMENTS:

The applicant's proposal has been routed to the City's Traffic Engineer, Engineering, Building Inspections, the City Water and Sewer Division. The following comments were received:

Traffic Engineering

- 1. Driveway on Dry Creek Road is a visibility problem and is not recommended.
- 2. The parking lot as shown creates a thoroughfare between Fell Street and Dry Creek Road. The lot should be redesigned.
- 3. All driveways shall be a minimum 24' wide, including the driveway between the parking lots.
- 4. Fell Street shall be a 54' R.O.W. typical cross section.
- 5. The cul-de sac shall be typical for a 54 ' R.O.W.

City Engineering

- 1. The owner will need pay the necessary fees to the Bell Avenue Sanitary Sewer Fee District.
- 2. Construct standard frontage improvements adjacent to Fell Street and Dry Creek Road.
- 3. Extend offsite sewer and drain pipes as necessary (plans shall be approved by Public Works Dept.).
- 4. On-site grading, paving and drainage shall be approved by the Public Works Dept. prior to issuance of a building permit.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project, with implemented mitigation measures as described below, will not have a significant affect on the environment.

A. Air

Development of the church will result in short term increases in particulate matter that may impact the surrounding residences. The following mitigation measures shall apply to mitigate these impacts:

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:

- 1. 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%.

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2. Cover stockpiles of sand, soil, and similar materials with a tarp.
3. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
4. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
5. Increase the frequency of city street cleaning along streets in the vicinity of construction site.
6. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.

B. Noise

Noise generated from church activities could disturb the neighboring resident. The following mitigation measure shall apply in order to reduce noise impacts to a less-than-significant level:

Provide a six foot masonry wall along the northern border of the church property that abuts the existing residential use, and along the southern boundary of the property across from the church structure.

C. Light and Glare

The overhead light standards may have a light and glare impact on the residence located to the north, and on Interstate 80 to the south. The following mitigation measure shall apply to assure that these impacts are brought to a less-than-significant level:

Install outdoor lighting in such a way that no stray light falls off the project site onto neighboring residences or interstate 80.

D. Cultural Resources

The subject site is located in a Primary Impact Area as defined by the SGPU (DEIR, pg. V-5). The following mitigation measure shall apply to reduce potential impacts to cultural resources to a less than significant level:

If subsurface archaeological or historical remains (including unusual amount of bones, stones, or shells are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the Special Permit subject to conditions to be met during at the completion of construction and based upon findings of fact which follow.

Conditions

1. The church shall be limited to a maximum of 300 seats.
2. The applicant shall be permitted to construct the church in two phases. Phase 1 shall consist of a 160 seat church with a minimum of 40 on-site parking spaces. Prior to issuance of building permits for the Phase 2

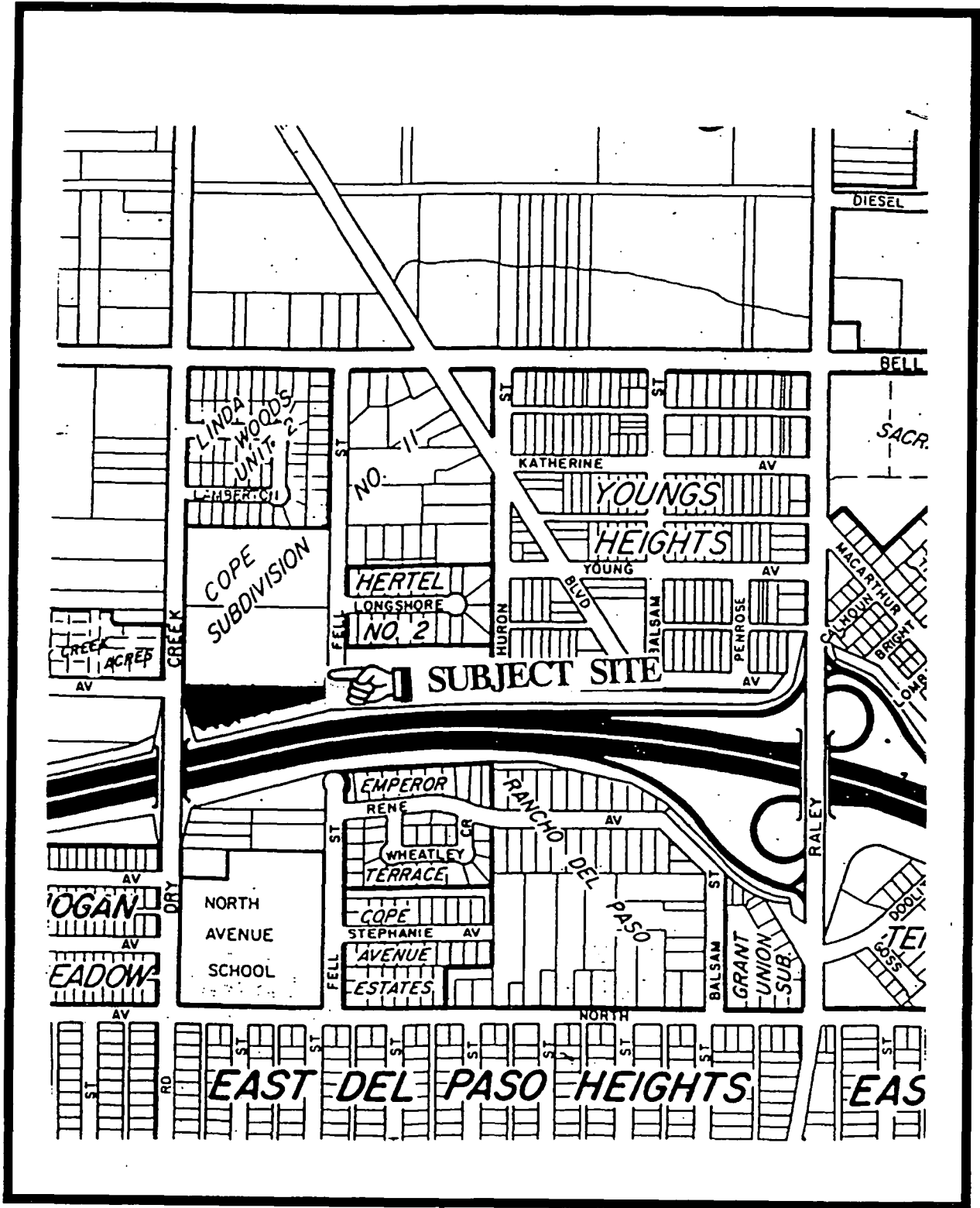
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church the applicant shall submit a transportation management plan to the Planning Director for review and approval which indicates the equivalent of a parking ratio of one space per four seats. The transportation plan shall include a carpool/vanpool program and/or arrangements for off-site parking.

3. Construct a decorative wall along the south property line and the north property line. The design and materials of the wall shall be subject to Planning Director review and approval prior to issuance of building permits.
4. Landscape, shading and irrigation plans shall be submitted for Planning Director review and approval prior to issuance of building permits. The landscape plan shall indicate planting along the north side of the wall adjacent to the south property line and a landscape planter along the south side of the wall adjacent to the north property line.
5. The driveway onto Dry Creek Road shall be redesigned as a fire access roadway to the satisfaction of the Fire Department, Transportation Division and Planning Director.
6. 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%.
7. Cover stockpiles of sand, soil, and similar materials with a tarp.
8. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
9. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
10. Increase the frequency of city street cleaning along streets in the vicinity of construction site.
11. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
12. Install outdoor lighting in such a way that no stray light falls off the project site onto neighboring residences or Interstate 80.
13. If subsurface archaeological or historic remains (including unusual amount of bones, stones, or shells are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

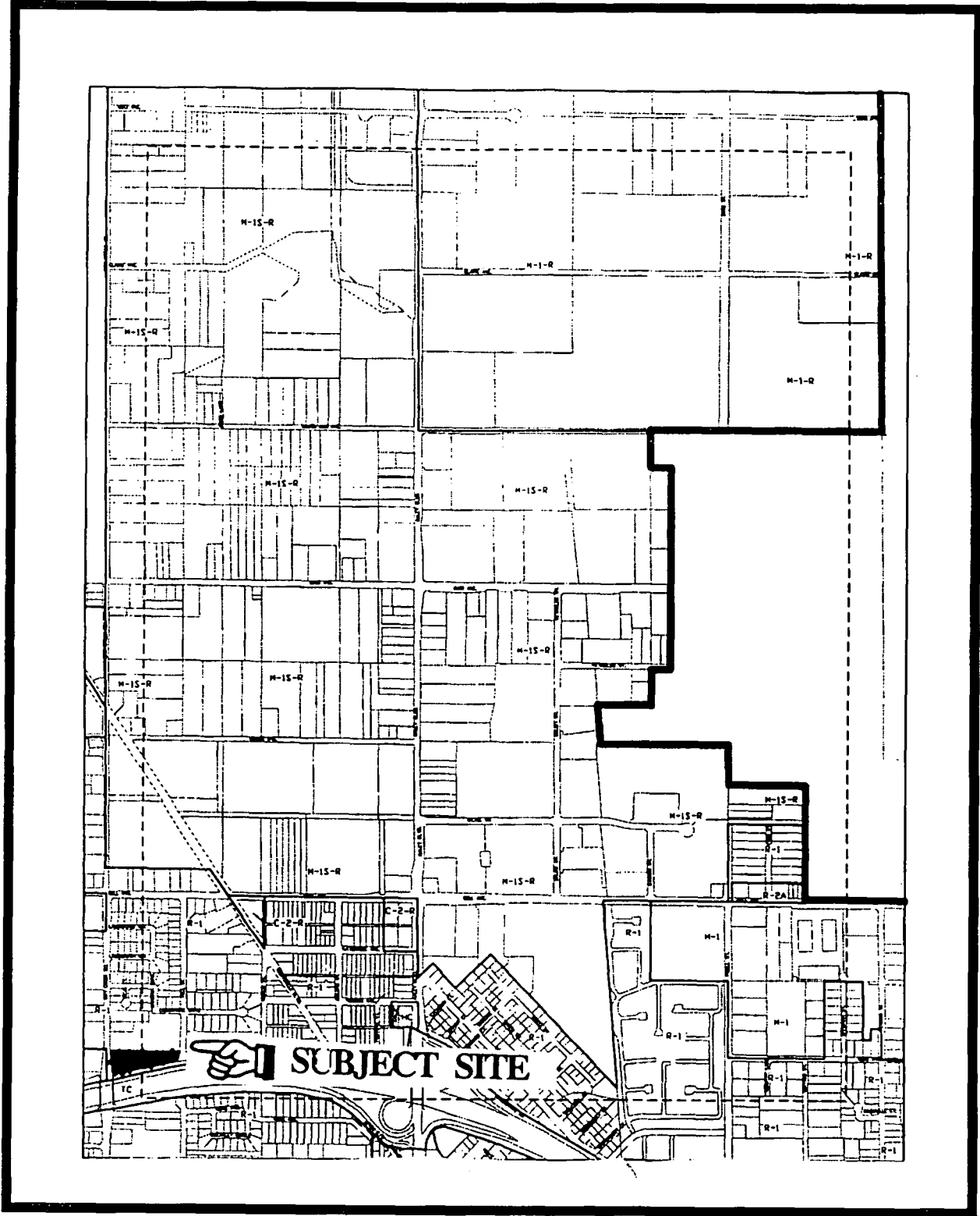
FINDINGS OF FACT

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed church is compatible with the adjacent residential development.
2. The proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, nor result in the creation or a nuisance in that adequate parking, landscaping, and architectural design are provided.
3. The proposed project is consistent with the City's General Plan in that the Plan designates the site for residential uses and the proposed church conforms with this plan designation provided a Special Permit is obtained.



VICINITY MAP
ATTACHMENT 2

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LAND USE AND ZONING MAP
ATTACHMENT 3