

CITY PLANNING COMMISSION

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

APPLICANT	Rev. Jasper Ruffin, 7655 Manorcrest Way, Sacramento, CA 95822				
OWNER	New Home Baptist Church, 6612 Woodbine Avenue, Sacramento, CA				
PLANS BY	Joseph Wooten, architect				
FILING DATE	12/9/83	50 DAY CPC ACTION DATE		REPORT BY	JP:bw
NEGATIVE DEC.	7/2/84	EIR		ASSESSOR'S PCL. NO.	036-106-20.21.22

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to expand an existing church and to expand a non-conforming use in the Executive Airport (EA-2) Overlay zone (Sec. 2-F-8 and 30-H)
 - C. Variance to allow expansion of existing non-conforming use in EA-2 zone (Sec. 30-H)
 - D. Lot Line Adjustment to merge three parcels (Subdivision Map Act, Sec. 66499.20-3/4)

LOCATION: 6612 Woodbine Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to expand an existing church facility.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1984 Airport Meadowview Community Plan Designation: Residential (4-12 du/ac)
Existing Zoning of Site: R-1
Existing Land Use of Site: Church

Surrounding Land Use and Zoning:
North: Residential; R-1
South: Residential; R-1
East: Residential; R-1
West: Residential; R-1

Parking Required: 50 spaces
Parking Provided: 63 spaces
Parking Ratio: 1 space per 6 seats
Property Dimensions: 180' x 300'
Property Area: 1.2± acres
Square Footage of Existing Building: 2,208±
Square Footage of Proposed Addition: 2,760±; Total square footage: 4,968±
Significant Feature of Site: Located in Executive Airport (EA-2) Overlay zone
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: White
Exterior Building Materials: Stucco
Height of Existing Building: 18 feet
Height of Proposed Addition: 14 feet

STAFF EVALUATION: Staff has the following comments regarding this proposal:

- A. The subject site consists of three parcels totaling 1.2± acres in the Single Family (R-1) zone. A 2,208± square foot church facility is presently located on the site, with the westerly .4 acre utilized as a community garden. The applicant is requesting the necessary entitlements to construct a 2,760± square foot addition to the church facility. The purpose of the addition would be to provide classroom space for the church. Moveable partitions would be used to create the classrooms so that the addition could also be used as a multi-purpose room to accommodate large events, such as weddings and funerals. In addition, the parking lot would be improved to provide space for 63 automobiles.
- B. The subject site is also located in Executive Airport Overlay Zone No. 2 (EA-2). Church facilities are not permitted in the EA-2 zone. The present church facility, however, has been in existence on the site since 1971 and therefore is an existing non-conforming use (P-8687). The Planning Commission may grant, or conditionally grant, a variance to expand or enlarge an existing non-conforming use in the EA-2 zone only after finding that either:
1. under the circumstances of the particular case the benefit to the public health, safety and welfare outweighs any detriment inherent in such change;
 2. that the literal application of the provisions of this plan will result in practical difficulties or unusual hardships for the property owner which outweigh the public purposes articulated in Section 30A of the Zoning Ordinance.

The Environmental Coordinator requested and received comments from the following agencies which review uses proposed in the Executive Airport Overlay zones. Their comments are as follows:

- Cal/Trans, Division of Aeronautics: Recommend denial of the project as the expansion has the potential of increasing the density of people in the Approach Safety Zone (Exhibit E);
- County of Sacramento, Department of Airports: Recommends against approval of the special permit (Exhibit F);
- SACOG, Airport Land Use Commission: No recommendation. See attached comments (Exhibit G);
- County Health Department: No mitigation measures requested.

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

- C. The proposed project has also been reviewed by the City Traffic Engineering, Engineering, Real Estate and Water and Sewer Divisions. They had no objections to the proposed church expansion. The following comments were received from Traffic Engineering:
1. No access allowed from parking lot to adjacent alley unless alley is improved;
 2. Widen aisle widths to 26 feet and reduce length of parking stalls to 26 feet.

- D. The submitted site plan does not indicate a wall along the north property line where the proposed parking lot is located adjacent to residential uses. The applicant should be aware that a six-foot high solid wall is required by the Zoning Ordinance in this area.
- E. Staff has concerns regarding the proposed increase in persons per acre as a result of the church expansion in the EA-2 zone. At present, the church has a membership of approximately 250 people, or a concentration of 104 persons per acre. This figure is inconsistent with the land use policies of the Executive Airport Comprehensive Land Use Plan (CLUP) which allows a maximum of 50 persons per acre in Overlay Zone No. 2. The proposed church expansion, designed to accommodate 300 people, will increase this concentration to 125 persons per acre. While the applicant proposes to open the church only on weekends and evening hours during the weekdays, the potential for endangering a greater number of lives over and above those that already use the church facility should not be encouraged by allowing the church's expansion. No benefits to the public health, safety or welfare will result by authorizing the expansion of this non-conforming use under a primary flight path to Executive Airport. Staff, therefore, recommends denial of the special permit and variance requests.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Denial of the Special Permit to expand the existing non-conforming church facility, based on Findings of Fact which follow;
- C. Denial of the Variance to allow the expansion of an existing non-conforming use, based on Findings of Fact which follow;
- D. Approval of the Lot Line Adjustment to merge three parcels by adopting the attached resolution.

Findings of Fact

1. The project, if approved, would not be based on sound principles of land use in that it would increase the number of persons per acre on a site located under a primary flight path to Executive Airport;
2. The project, if approved, would be injurious to the public health, safety and welfare in that it increases the potential for having large social gatherings on a site located in an area with documented safety hazards;
3. The project is inconsistent with the policies of the Executive Airport Comprehensive Land Use Plan (CLUP) which prohibits churches and the concentration of over 50 persons per acre in the EA-2 zone.

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission
on date of

APPROVING A LOT LINE ADJUSTMENT TO MERGE LOTS 276, 277,
278, 279 AND 280 AS SHOWN ON THE OFFICIAL "PLAT OF
CORDOVA TOWNSITE" RECORDED IN THE OFFICE OF THE COUNTY
RECORDER OF SACRAMENTO COUNTY ON MAY 14, 1987 IN BOOK 8
OF MAPS, MAP 28 (APN: 036-106-20,21,22) (P83-410)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 6612 Woodbine Avenue; and

WHEREAS, the lot line adjustment will not have a significant effect on the environment as determined by the Environmental Coordinator, who has also provided notice to the public of the preparation of a Negative Declaration; and

WHEREAS, the lot line adjustment is consistent with the 1974 City General Plan and the 1984 Airport Meadowview Community Plan;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento: that the lot line adjustment for property located at 6612 Woodbine Avenue, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

MAP

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P93-410

LOCATION & LAND USE MAP

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INDUSTRIAL CITY

CORDOVA TOWNSHIP

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KIESSIG

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Subject Site

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WOODBINE SCHOOL

EDINGER

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TOY

WAM

HING

57TH

YREKA

LOCK

27TH

CARNATION

CONNECTOR

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NO. 10
SUNOWN

7-12-84

No. 10

Sacramento Executive Airport OVERLAY ZONING ORDINANCE

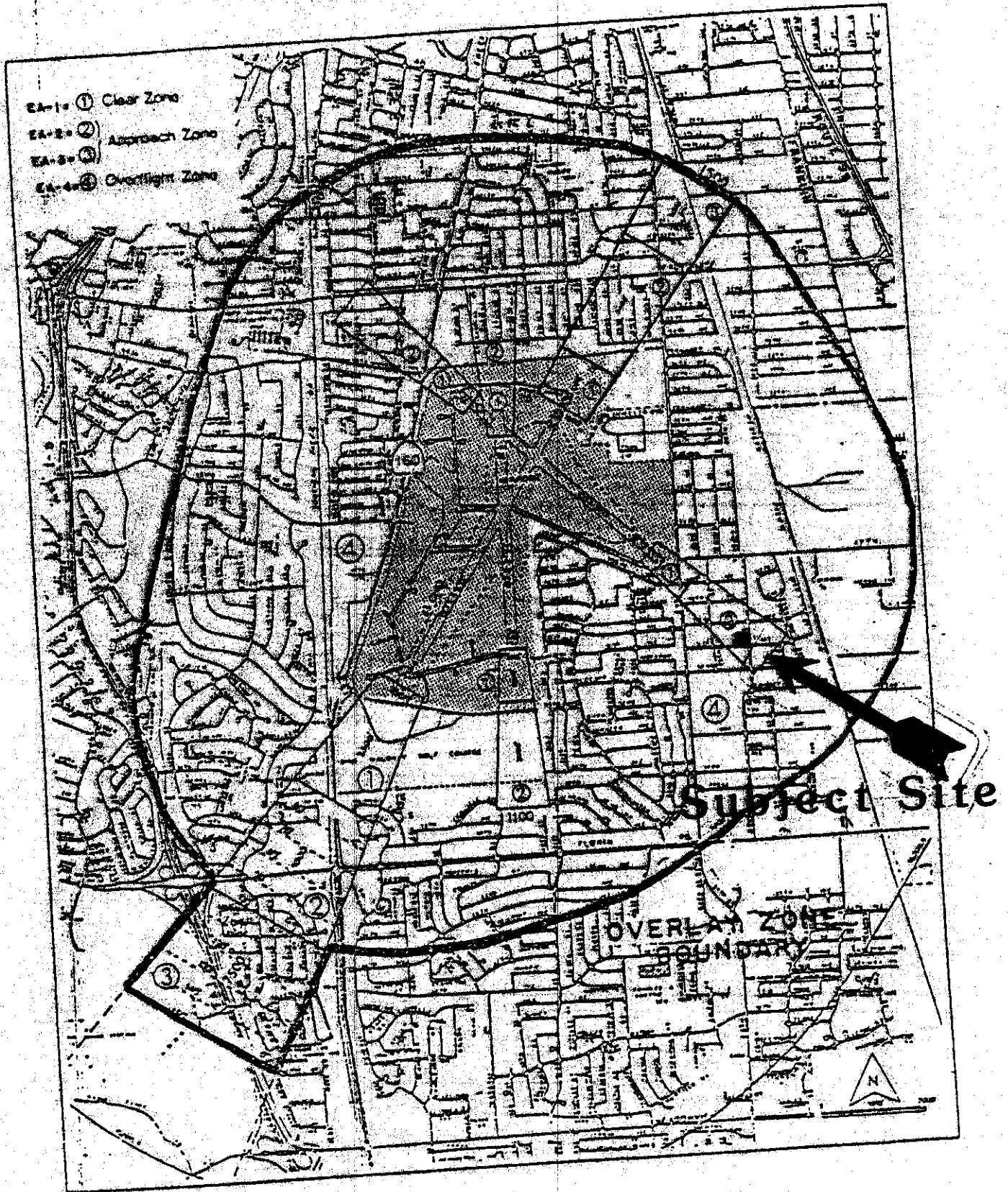
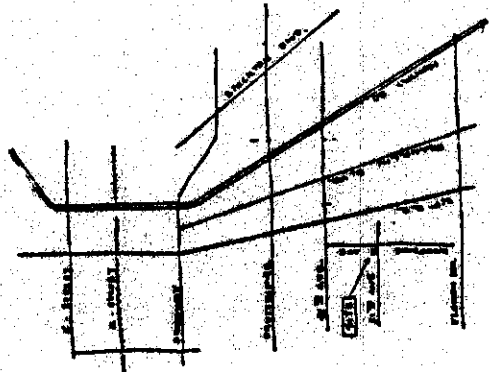




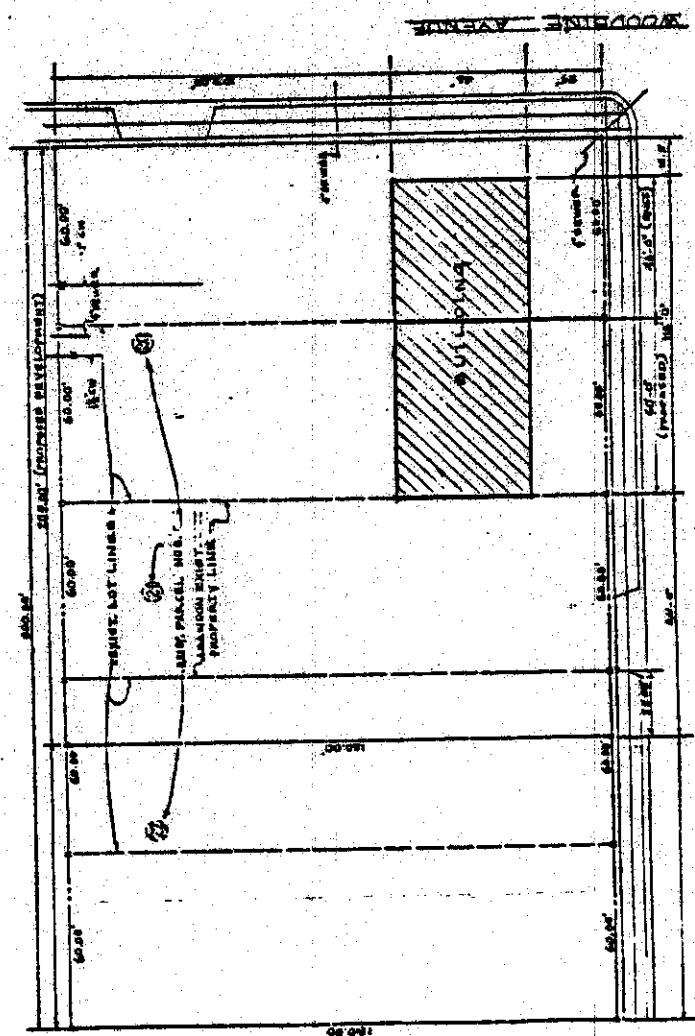
EXHIBIT A



VICINITY MAP
 NOT TO SCALE

LEGAL DESCRIPTION:
 LOTS 276, 277, 278, 279 AND 280 AS SHOWN ON THE OFFICIAL
 MAP OF SACRAMENTO TOWNSHIP, RECORDED IN THE OFFICE OF
 THE COUNTY RECORDER OF SACRAMENTO COUNTY ON MAY 14,
 1987 IN BOOK 6 OF MAPS MAP 28.

LOT LINE ADJUSTMENT



51ST AVENUE
 WOODBINE AVENUE
 SITE PLAN

EXHIBIT B

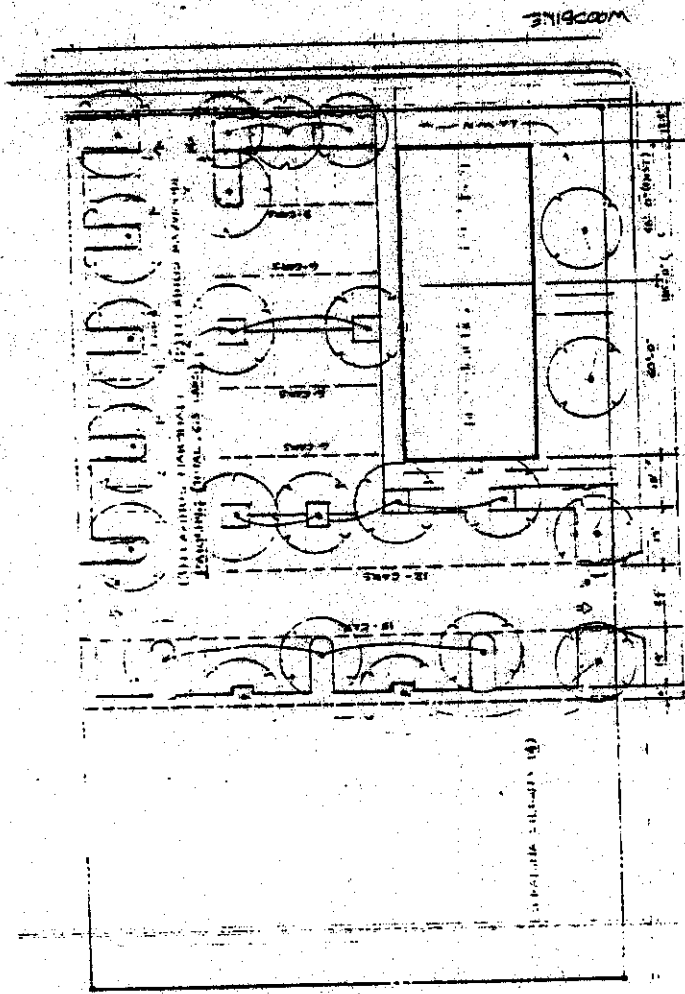
LEGAL DESCRIPTION

LOTS 276, 277, 278, 279 AND 280 AS SHOWN ON THE OFFICIAL "PLAT OF CORDORVA TOWNSITE" RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY ON MAY 14, 1907 IN BOOK 8 OF MAPS, MAP 28.

P 83410

EXHIBIT C

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
1	CONCRETE	10740	240	2577600
2	STEEL	10740	240	2577600
3	BRICK	10740	240	2577600
4	PAINT	10740	240	2577600
5	GLASS	10740	240	2577600
6	ROOFING	10740	240	2577600
7	MECHANICAL	10740	240	2577600
8	ELECTRICAL	10740	240	2577600
9	PLUMBING	10740	240	2577600
10	LANDSCAPING	10740	240	2577600
11	PERMITS	10740	240	2577600
12	CONTINGENCY	10740	240	2577600
13	TOTAL			30931200



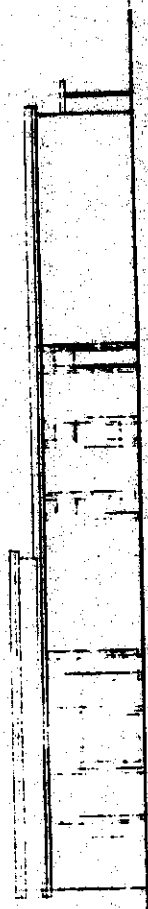
117th AVENUE
N

NEW HOME BAPTIST CHURCH ADDITION

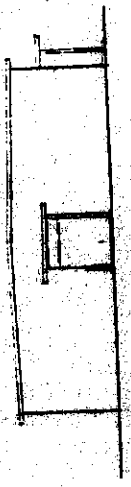
NEW HOME BAPTIST CHURCH ADDITION

P 88410

EXHIBIT D



NORTH ELEVATION
SCALE 1/4" = 1'-0"



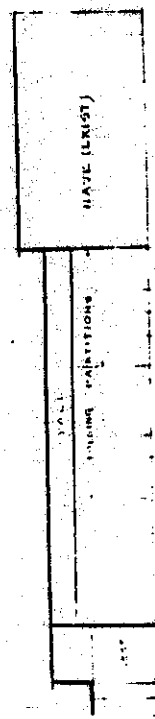
WEST ELEVATION
SCALE 1/4" = 1'-0"



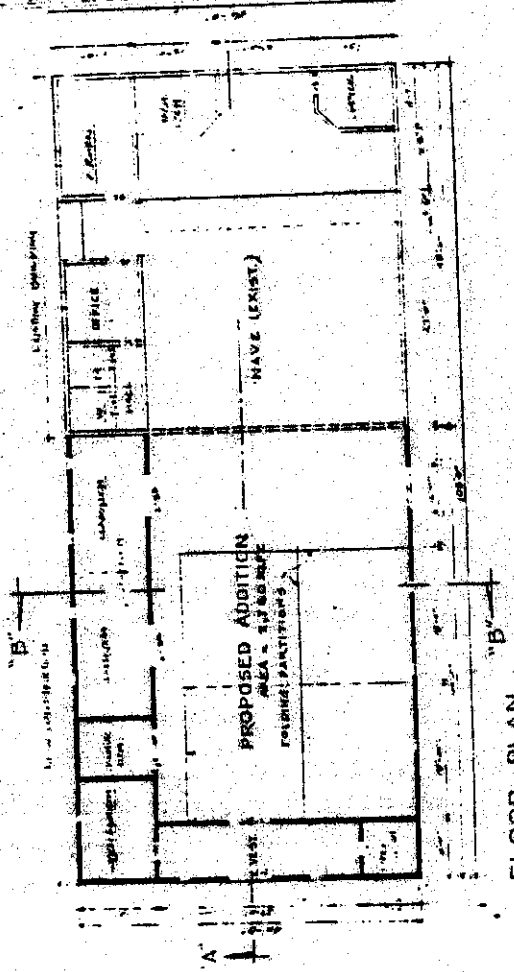
SOUTH ELEVATION
SCALE 1/4" = 1'-0"



SECTION "A-B"
SCALE 1/4" = 1'-0"



SECTION "A-A"



FLOOR PLAN

— EXISTING PARTITIONS
— NEW WALLS & PARTITIONS

DEPARTMENT OF TRANSPORTATION

DIVISION OF AERONAUTICS

1120 "N" STREET
SACRAMENTO, CA 95814
(916) 322-3090

EXHIBIT E



April 24, 1984

Mr. Steve Dee
Assistant Planner
City of Sacramento
927 10th Street
Suite 300
Sacramento, CA 95814

Dear Mr. Dee:

At your request, we have reviewed the proposed New Home Missionary Baptist Church Expansion Project located at 612 Woodbine Avenue near the Sacramento Executive Airport. This type of expansion appears to bring with it the potential for increasing the density of people in the Approach Safety Zone.

Public safety is best assured by prohibiting projects that attract large numbers of people from being built in airport Approach Safety Zones. A major purpose for identifying the Approach Safety Zones is to establish limits to unwise development. In this case, the proposal is an expansion of an existing church which makes saying "no" more difficult. However, planners must also remember that should an aircraft crash into a land use involving large numbers of people, the consequences are likely to be high.

In summation, it is the view of this Department that the consideration for public safety should prevail over the desires for expansion by the proponent. We recommend denial of the project.

Sincerely,

MARK F. MISPAGEL, Chief
Division of Aeronautics

Richard G. Dyer

Richard G. Dyer
Airport Environmental Specialist

CITY PLANNING DEPARTMENT

APR 25 1984

RECEIVED

COUNTY OF SACRAMENTO
DEPARTMENT OF AIRPORTS

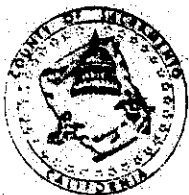
6968 AIRPORT BOULEVARD
SACRAMENTO, CALIFORNIA 95837
(916) 929-5411

CITY PLANNING DEPARTMENT

FEB 27 1984

RECEIVED
EXHIBIT F

February 22, 1984



DIRECTOR OF AIRPORTS
George W. McLaughlin

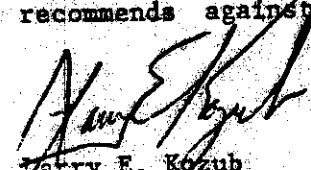
Mr. Steve Dee
Assistant Planner
City of Sacramento
Planning Department
927 10th Street, Suite 300
Sacramento, CA 95814

SUBJECT: USE PERMIT APPLICATION NO. P-83-410

Dear Mr. Dee:

The Department of Airports has reviewed subject use permit application requesting expansion of existing church facilities and offer the following comments:

1. Subject property is located in the Sacramento Executive Airport Runway 30 Approach Zone No. 2.
2. The Executive Airport Comprehensive Land Use compatibility Plan (CLUP) guidelines identify "churches" as an inconsistent use within Approach Zone No. 2 land use policies.
3. Application of the Executive Airport CLUP provisions would prohibit the expansion of an existing inconsistent use, however, such expansion would be permissible subsequent to a public hearing and City Council determination of specific findings (Reference Executive Airport CLUP, Final Report, March 1982, page 21).
4. Expansion of church facilities may expose larger numbers of persons to inherent airport hazards over longer periods of time.
5. The Department of Airports recommends against approval of Use Permit No. P-83-410.


Larry E. Kozub
Airport Planner

LEK:sam

SACRAMENTO METRO

EXECUTIVE AIRPORT

FRANKLIN FIELD

P-83-410

7-12-84

No. 22

SACRAMENTO AREA COUNCIL OF GOVERNMENT **EXHIBIT G**
 AIRPORT LAND USE COMMISSION
 FOR THE COUNTIES OF SACRAMENTO, SUTTER, YOLO, YUBA
 PUBLIC AGENCY REQUEST FOR STAFF COMMENT

Control #: P-83-410 Affected Airport(s): Executive Airport ALUC Review #: 84-06

Application for: REZONE TENTATIVE SUBDIVISION/PARCEL MAP OTHER existing church
 Special permit to expand existing church

Requested by: Sacramento City Planning Department Date Received: 2/14/84 Date Comment Requested: 2/17/84

Applicant to Public Agency: New Home Missionary Baptist Church

Address _____ Telephone _____

Location of Property (reference to airport): The project is located SE of Runway 12-30, at the NW corner of Woodbine Avenue and 51st Street.

Description of Proposed Development: Expand existing church on 11 acre site.

Applicable ALUC Policy: HEIGHT SAFETY NOISE

ALUC Staff Comments:

The project is located within the airport area of influence established by the Comprehensive Land Use Plan (CLUP) for Executive Airport (March 1982). The proposed project is located within Approach Zone 2 which contains both height restrictions and land use policies related to airport safety.

The proposed project involves the expansion of an existing church. The CLUP generally prohibits the expansion of existing inconsistent uses. There is a provision in the CLUP, however, that permits a public agency, after a public hearing, to authorize an expansion of an inconsistent use. To do so, the jurisdiction must make a determination that under the circumstances of the particular case, the benefit to the public health, safety and welfare outweighs any detriment inherent in such change; or that the literal application of the provisions of the plan will result in practical difficulties or unusual hardships for the property owner which outweigh the public interests served by the Plan.

The proposed project is also within the Airport Height Restriction Area established by the Federal Aviation Regulations (FAR) Part 77. These regulations require that the Federal Aviation Administration be informed of any proposed construction that would penetrate the 20 to 1 ratio approach surface established by FAR Part 77. Although it is unlikely that any structure associated with the proposed project would penetrate the established height plane, the proponent should be made aware that obstructions such as large antennae may be inconsistent at this location.

Reviewed By: David Boyer, Planner II Date: 2/16/84