

REPORT AMENDED BY STAFF 1-10-85  
CITY PLANNING COMMISSION

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

APPLICANT	Intervest Developments, 2422 Arden Way, Suite A 30, Sacramento, CA 95825		
OWNER	Progressive Church of God in Christ, 1969 Barnett Way, Sacramento, CA 95822		
PLANS BY	Gillespie & Company, Box 1928, Oakdale, California		
FILING DATE	12/3/84	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	12/31/84	EIR	ASSESSOR'S PCL NO. 048-012-05

- APPLICATION:**
- A. Negative Declaration
  - B. Special Permit to establish a church in the R-1 zone (Sec. 2-F-8)
  - C. Variance to waive the six-foot masonry wall requirement (Sec. 3-7-b(1))

**LOCATION:** 2251 Meadowview Road

**PROPOSAL:** The applicant is requesting the necessary entitlements to establish a church on 2+ vacant acres of land located in the Single Family (R-1) zone.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1984 Airport-Meadowview Community Plan Designation:	Residential (4-8 du/ac.)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

**Surrounding Land Use and Zoning:**

North:	Vacant; R-1
South:	Vacant; R-1
East:	Church; R-1
West:	Vacant; R-1

Parking Required:	67 spaces
Parking Provided:	94 spaces
Parking Ratio:	1:6 fixed seats; No. of seats: 400
Property Dimensions:	200' x 435'
Property Area:	<u>2+</u> acres
Square Footage of Building:	12,000
Topography:	Flat
Street Improvements:	Existing
Utilities:	To be provided
Exterior Building Colors:	Earth tones
Exterior Building Materials:	Stucco with rock veneer, tile roof
Height of Structure:	29 feet

**BACKGROUND INFORMATION:** On December 15, 1964, the Planning Commission approved a request to establish a church on the subject site (P-2134). The church was never constructed, and the site remains vacant. On May 27, 1968, the Commission granted a special permit to establish a church on the five-acre parcel adjacent to the east (P-3276); that church was constructed.

000384

APPLC. NO. P85-002

MEETING DATE January 10, 1985

CPC ITEM NO. 18

PROJECT EVALUATION: Staff has the following comments:

- A. Land Use. The subject site is a two-acre parcel located on the north side of Meadowview Road, a major street with a center divider. The site is designated for residential uses in the 1974 General Plan and the 1984 Airport-Meadowview Community Plan. The site is surrounded by a church to the east and single family residential to the south.

A request to subdivide the site to the north and west into 300± single family residential units is currently being processed. The site is zoned Single Family (R-1). The Zoning Ordinance provides for establishment of churches in any zone subject to Special Permit approval. The request is compatible with applicable plans, surrounding land uses and current zoning.

- B. Design: The applicant proposes to construct an 12,000± square foot church of stucco and rock veneer. Roofing material will be tile. There will be 400 fixed seats in the sanctuary. There will be a 2,400 square foot multi-purpose room and ancillary rooms, such as offices, a nursery and a kitchen. The church is to be located along the Meadowview Road frontage with 94 parking spaces located at the rear of the site. The structure will be 29 feet high at the roof peak with an additional nine feet of spire. Staff supports the Special Permit request. The proposed church will be conveniently located on a major street for adequate access. There is adequate parking located behind the church, screened from view along Meadowview Road. Setback and height requirements of the Zoning Ordinance are complied with.

- C. Circulation: Plans for this project were routed to the Traffic Division, Engineering Division and Fire Prevention. The Traffic Division had the following comments: *(staff amended)*

1. Driveway shall be a minimum of 10 feet from side property line (measured from property line to edge of driveway flare); *(staff deleted)*
2. Driveway shall be a minimum of 24 feet wide to 40 feet back of Meadowview Road frontage. A 30-foot width at back of sidewalk is recommended. *(staff deleted)*

*Since the preparation of this report the applicant has submitted revised plans. The revised plans indicate the entrance to the site to be on the east side with some parking along the Meadowview Road street frontage. Staff has no objection to the concept in that it will locate the driveway adjacent to the existing church. The Traffic Engineer has made some suggestions for the improvement of on-site circulation. Staff, therefore, recommends revised plans be submitted to the Planning Director for review and approval prior to issuance of building permits. This plan should also indicate landscaping and irrigation detail (staff amended).*

- D. The current request entails a church use only. Any other uses, such as a childrens' day care center or church operated school, will be subject to additional Commission approval.

000385

- E. The applicant's plans omit a six-foot solid masonry wall as is required between non-residential uses and residential uses or zoning. A variance has, therefore, been requested to waive this requirement. Since the site to the east is developed with a church, staff has no objection to waiving the wall along that line. The proposed residential uses to the north and east should be buffered from the noise, lights and fumes of the parking area. The applicant will therefore be responsible for constructing a six-foot solid masonry wall along the north and west property line. Design of the wall should be approved by the Planning Director prior to issuance of building permits.
- F. The applicant's plans are not sufficiently detailed to determine whether the 50% parking lot shading requirement can be met. These plans are to be submitted and approved at the building permit stage of processing. *(staff deleted)*

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the project and determined that it will not have a significant adverse impact on the environment. A Negative Declaration has been filed.

RECOMMENDATION: Staff recommends the following:

- A. Ratification of the Negative Declaration;
- B. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow;
- C. Approval of the Variance, based upon Findings of Fact which follow.

Conditions

1. The applicant shall construct a six-foot solid decorative masonry wall along the north and west property line. Design of the wall shall be reviewed and approved by the Planning Director prior to issuance of building permits;
2. The applicant shall redesign the driveway so that it is 10 feet from the west property line at the flare and is a minimum of 24 feet wide to 40 feet back of the front property line. *submit revised plans for the parking lot for the review and approval of the Planning Director prior to issuance of building permits. Plans shall include landscaping and irrigation detail. (staff amended)*

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use, in that:
  - a. it is conveniently located on a major street;
  - b. it is located adjacent to a similar use.
2. The project, as conditioned, will not be injurious to public health, safety or welfare or result in the creation of a nuisance, in that:

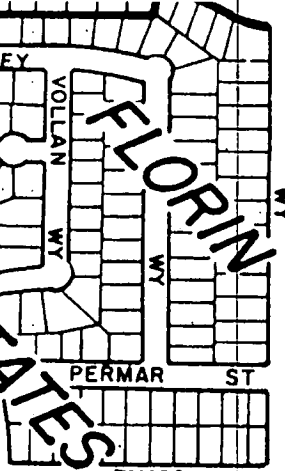
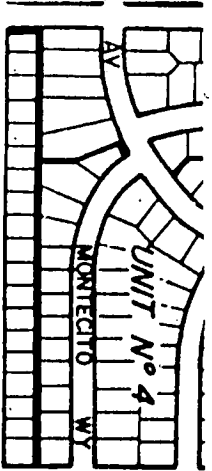
000386

- a. adequate on-site parking is provided;
  - b. parking will be adequately buffered from the adjacent residentially zoned property.
3. The project is consistent with the 1974 General Plan and the 1984 Airport-Meadowview Community Plan which designate the site for residential uses.
  4. The project is compatible with the Zoning Ordinance which allows the establishment of churches, subject to special permit approval.

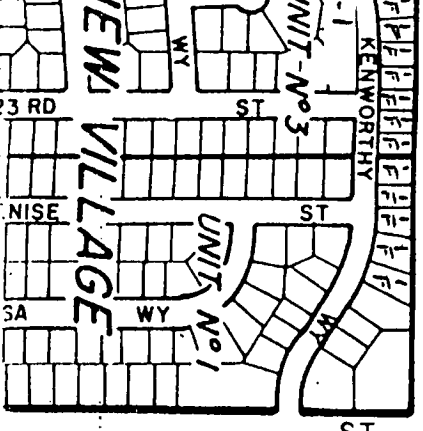
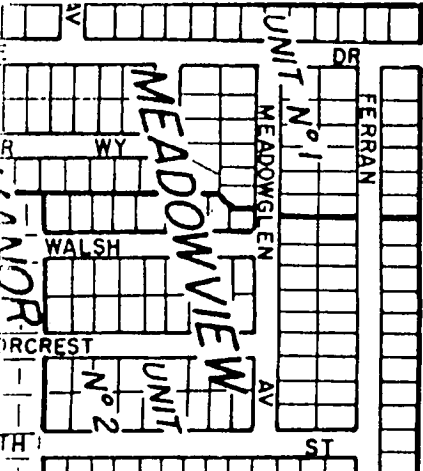
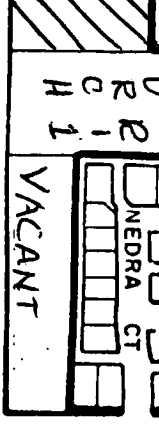
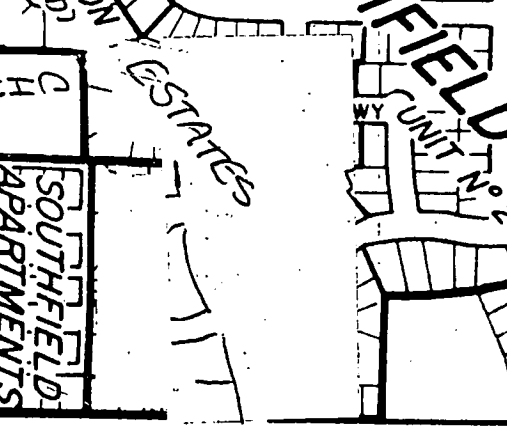
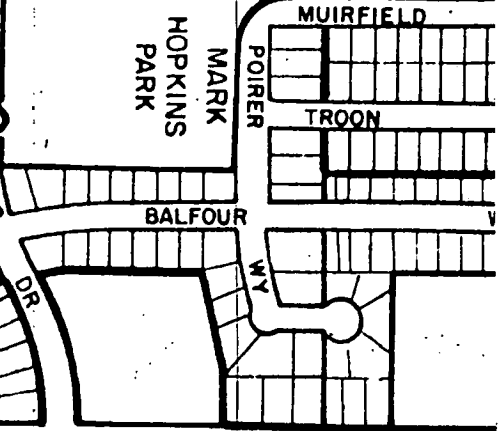
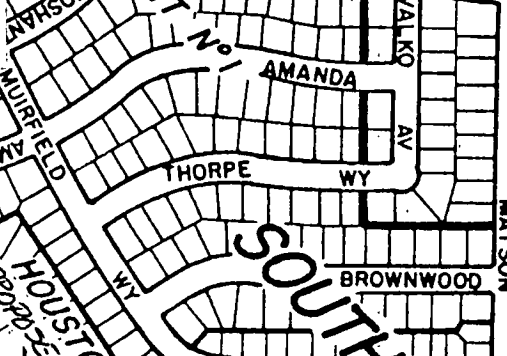
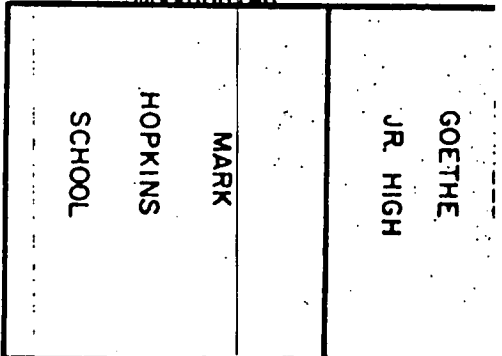
Findings of Fact - Variance

1. Granting the request does not constitute a special privilege extended an individual applicant, in that the east property line is adjacent to a non-residential use.
2. Granting the request does not constitute a use variance, in that churches are allowed in any zone subject to special permit approval.
3. Granting the variance will not be injurious to public welfare or to property in the vicinity, in that proposed residential uses will be buffered from noise, light and fumes created by the parking lot.
4. Granting the variance is in harmony with the intent of the Zoning Ordinance which is to buffer residential uses from the required parking of adjacent non-residential uses.

000387



SUBJECT SITE



000385

VICINITY - LAND USE - ZONING

085-002

1-10-85

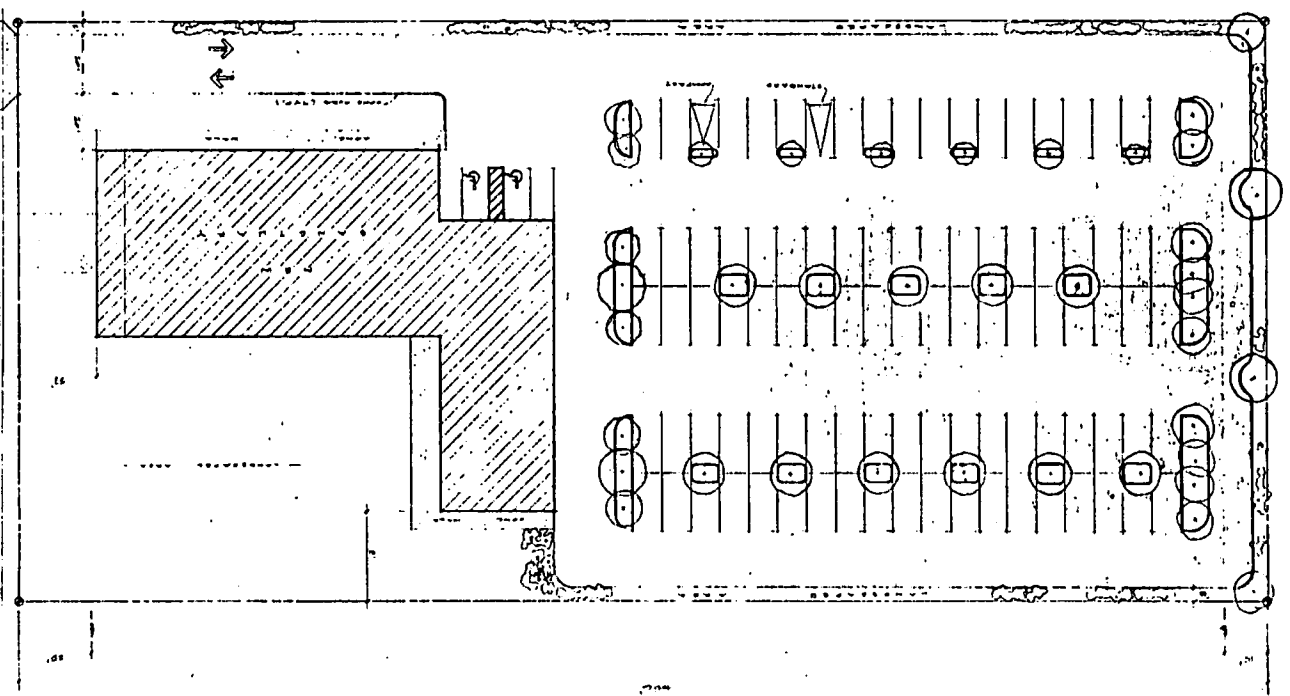
No. 18

# SITE PLAN

LAND USE	
LAND USE	100%
TOTAL AREA	9150 sq. ft.
LAND AVAILABILITY	100%
LANDSCAPE	1100 sq. ft.
PAVING	8100 sq. ft.
LANDSCAPE	4500 sq. ft.
PAVING	3600 sq. ft.

LANDSCAPE	
LANDSCAPE	1100 sq. ft.
PAVING	8100 sq. ft.
TOTAL AREA	9200 sq. ft.
LAND AVAILABILITY	100%
LANDSCAPE	1100 sq. ft.
PAVING	8100 sq. ft.
TOTAL AREA	9200 sq. ft.



LAND USE

MEADOWVIEW ROAD

000383

# PRELIMINARY PLAN

DATE	11-7-84
SCALE	1"=20'
PROJECT	PHOTO
NO.	3

REVISIONS	

85-002

1-10-85

No. 18

P85-002

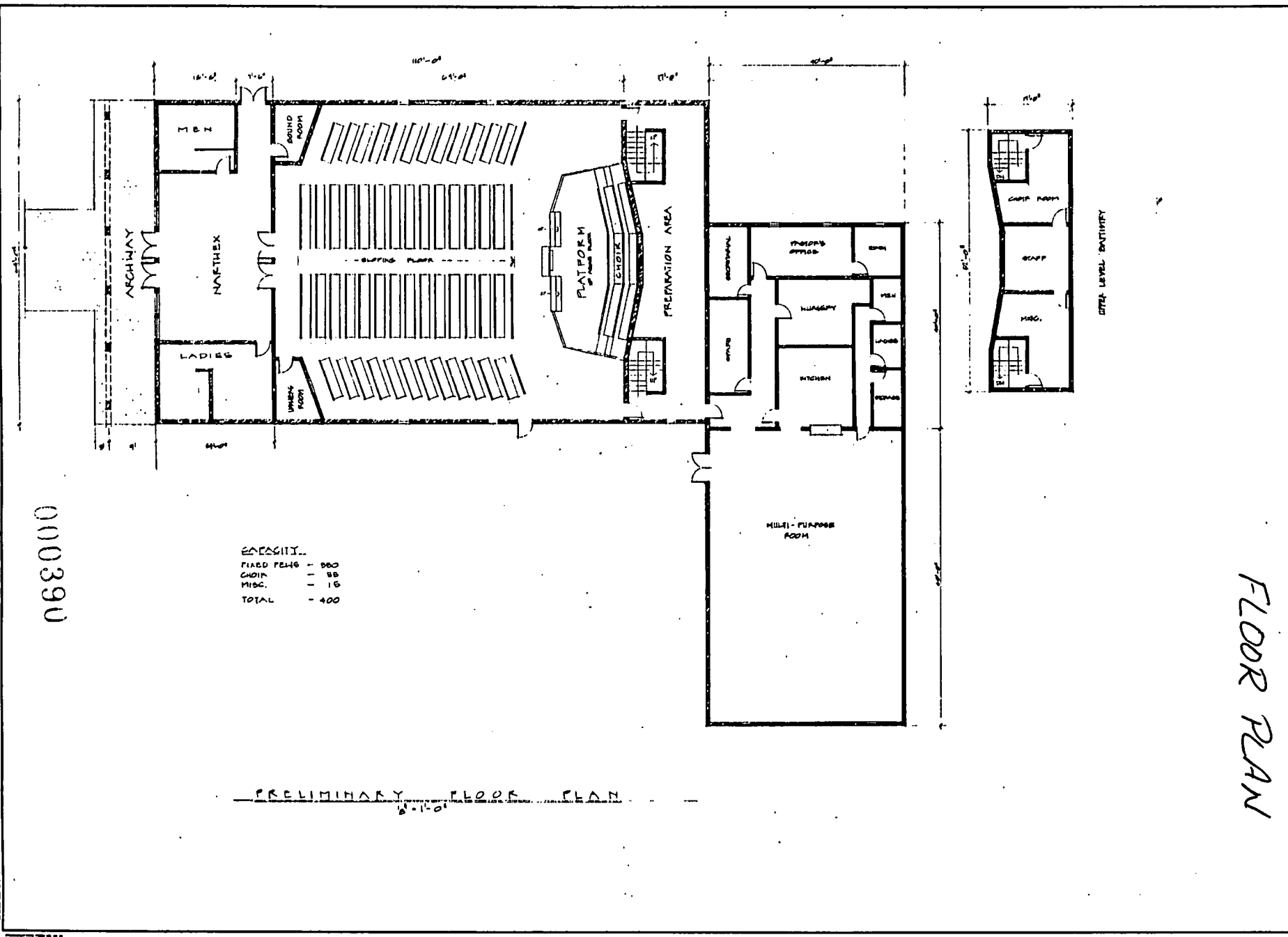
1-10-85

No. 18

000390

CAPACITY...

FIXED SEAT	1	800
CHAIR	1	88
MISC.	1	16
TOTAL	-	400



PRELIMINARY FLOOR PLAN

FLOOR PLAN

REVISION	01
DATE	1-10-85
SCALE	1/8" = 1'-0"
ROOM	FO
NO.	000390
2	

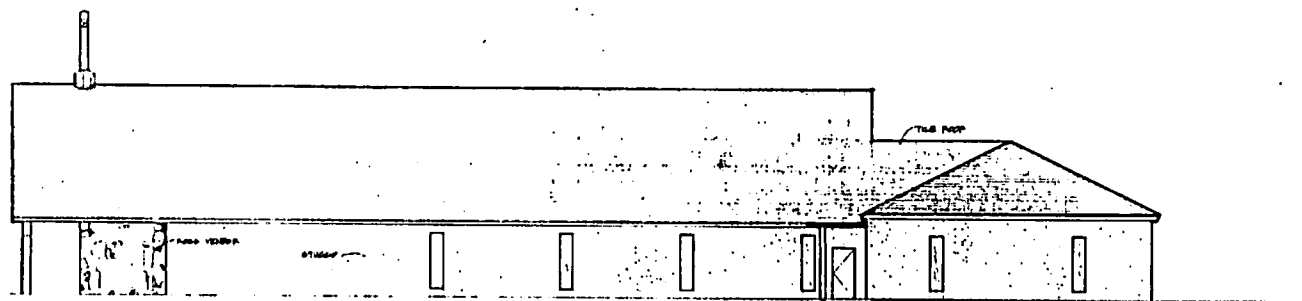
PRELIMINARY PLAN

P85-102

1-10-85

No. 18

000391



EAST ELEVATION



MEADOW VIEW ROAD ELEVATION


PLAN

PRELIMINARY

ELEVATIONS

DATE	11-1-84
SCALE	1/2" = 1'-0"
NO.	1
BY	STANLEY