

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

APPLICANT	Jon Westphal 5749 El Camino Ave. Carmichael CA. 95824		
OWNER	Bharatiya Sabha Temple Sacto. CA. 95833		
PLANS BY	Jon Westphal 5749 El Camino Ave. Carmichael CA. Sacto. CA. 95824		
FILING DATE	10-17-90	ENVIR. DET.	Neg. Dec.
ASSESSOR'S PCL. NO.	038-251-025		
REPORT BY	bw		

**APPLICATION:**

- A. Negative Declaration
- B. Special Permit Modification to construct a detached 4,800 square foot multi-purpose facility on 1.84± partially developed acres in the Standard Single Family (R-1) zone.

**LOCATION:** 7495 Elder Creek Road

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a multi-purpose facility as part of an existing church.

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential (4-15 du/na)		
1986 South Sacramento Community Plan Designation:	Residential (4-8 du/na)		
Existing Zoning of Site:	R-1		
Existing Land Use of Site:	church (Bharatiya Sabha Temple)		
Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
	North: Residential; R-1	Front: 25'	135'
	South: Residential; R-1	Side(Int): 5'	32'-75'
	East: Residential, Vacant; R-1	Rear: 15'	149'
	West: Church; R-1		
Parking Required:	83 spaces (based on max. bldg. occupancy)		
Parking Provided:	92 spaces		
Property Dimensions:	166' x 484'		
Property Area:	1.8± acres		
Building Square Footage:	4,800 sq.ft. (multi-purpose facility)		
Height of Building:	27'		
Topography:	Flat		
Street Improvements:	Existing		
Utilities:	Existing		
Exterior Building Material:	Stucco		
Roof Materials:	Metal		
Exterior Building Colors:	Off white and brown		

**Background Information:** On June 24, 1982, the City Planning Commission approved a Special Permit to establish a 4,800 sq.ft church and a Variance to the waive the required six foot high masonry wall along the west property line (P82-134). The church was approved as phase one development with a multi-purpose facility to later be constructed as phase two. The existing church has been constructed with no seats because of the church's religious practices. The applicant is requesting a Special Permit Modification to construct a multi-

purpose facility as phase two development.

**PROJECT EVALUATION:** Staff has the following comments:

A. Land Use and Zoning

The subject site consists of one partially developed parcel on 1.8+ acres in the Standard Single Family (R-1) zone. The General Plan and 1986 South Sacramento Community Plan designates the site for Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively. There are vacant and single family uses to the north, south and east and an existing church facility to the west. The subject site is surrounded by R-1 zoning.

B. Applicant's Proposal

The applicant is proposing to construct a 4,800 square foot multi-purpose facility as part of an existing religious temple. A special permit modification is required to construct additional church related facilities on existing church sites. The applicant has indicated to staff that the multi-purpose building will be used as an assembly area on special occasions. The same people who use the existing sanctuary will be using the new multi-purpose facility. The multi-purpose facility will be used on weekends and occasional week-nights. Since the proposed use is mostly surrounded by residential development, staff is recommending that the hours of operation at the multi-purpose facility be limited to 7:00 A.M. to 10:30 P.M. daily.

C. Site Plan Design

The submitted site plan indicates an existing temple building and the proposed multi-purpose facility (see Exhibit A). The new multi-purpose facility will be located behind (north) the existing temple and a courtyard will be located between the two structures. The courtyard area will serve as a gathering area. An existing two-way driveway and a one-way drive is located on the site for access onto Elder Creek Road. A 20 foot distance will be established between the proposed facility and the existing temple. The new facility will line up with the temple's east and west building lines. Both buildings are setback 32 feet from the west property line and 75 feet from the east property line. The existing temple is setback 135 feet from the front property line and the new facility will be setback 149 feet from the rear property line. Adequate setbacks are being provided. A six foot high block wall exists along the east and north property lines. A wrought iron gate is located in front of the existing church which faces Elder Creek Road. As previously noted, a variance was granted to waive the required wall along the west property line. No trash enclosure is located on the subject site nor on the submitted site plan. Staff recommends that a trash enclosure be provided on the site and comply with the City's Trash Enclosure Ordinance. An existing detached sign is located on the property facing Elder Creek Road. No new signage is proposed. Any new signage shall comply with the City's Sign Ordinance. The site plan indicates a new lawn area at the rear of the subject site. Staff recommends that a three foot high fence or some other type of preventive measure (i.e. landscaping, curb etc.) be provided along the new lawn area to prevent vehicles from parking on the lawn. The applicant shall provide staff with the proposed preventive measure for review and approval prior to issuance of building permits.

D. Building Design

The applicant submitted floor plans and elevations for the new multi-purpose facility (Exhibit B). Exterior building materials consist of stucco with a metal roof. The exterior colors will be off white and brown. The new building will match the existing building in color and materials with the exception of the roof slopes.

The new facility's elevations indicate a 27 foot high building with a portion of the structure being two levels (Exhibits C and D). The first level will consist of an assembly room, bathrooms, entry/lobby, a closet and storage room and a kitchen. The partial second level will house the two office rooms, reception room, mechanical

room and storage room and attic space. Staff finds the new facility's design to be acceptable and compatible with the existing structure and the surrounding neighborhood.

**E. Parking Design**

The layout of the parking lot indicates a total of 92 parking spaces. The total number of parking spaces required was based on the existing church's total building occupancy. Parking was calculated this way because there are no seats used during worship and the sanctuary and multi-purpose rooms are not likely to be in use at the same time. The Building Inspections Department determined in the original application (P82-134) that the maximum occupancy of the sanctuary is 498 people. Based on the 498 occupancy limit, a total of 83 parking spaces were required at the ratio of one space per six occupants. Sufficient parking is being provided. The submitted site plan reflects a different parking layout than what was originally approved and what is existing. Staff recommends that plans for the parking lot and its landscaping and irrigation be submitted for staff's review and approval prior to issuance of building permits for the new multi-purpose facility. All new paved areas shall comply with the City's Paving and Shading Ordinance.

**F. Agency Comments**

The project has been reviewed by the Traffic Engineer, Engineering, Building Inspections and the Southeast Area Neighborhood Association. No comments were received.

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

**RECOMMENDATION:** Staff recommends the following actions:

- A. Ratify the Negative Declaration; and
- B. Approve the Special Permit Modification subject to conditions and based upon findings of fact which follow.

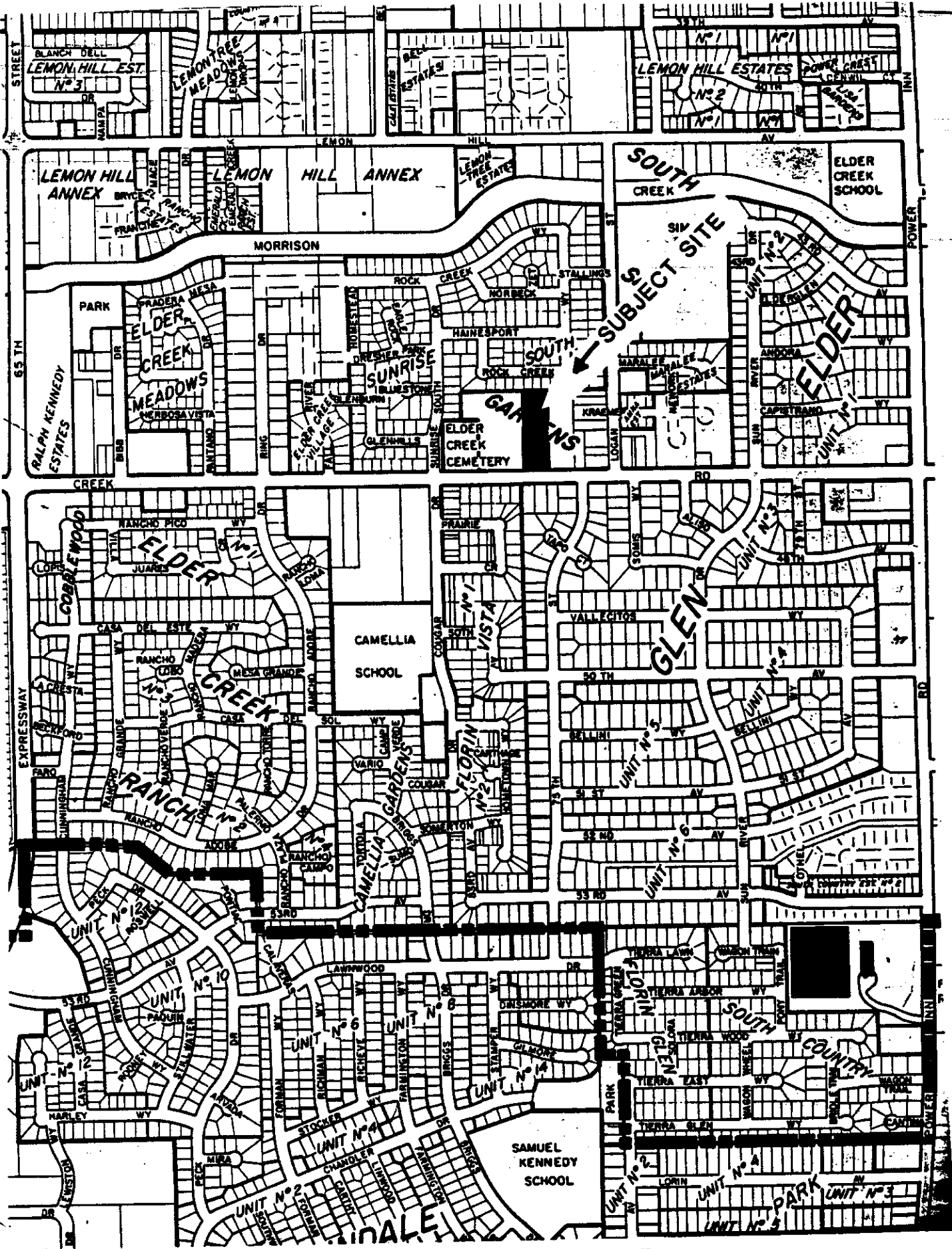
**Conditions**

1. The hours of operation at both the multi-purpose facility shall be limited to 7:00 A.M. to 10:30 P.M. daily.
2. A trash enclosure shall be provided on the site and comply with the City's Trash Enclosure Ordinance.
3. Any new signage shall comply with the City's Sign Ordinance.
4. A three foot high fence or some other type of preventive measure shall be provided along the new lawn area to prevent vehicles from parking on the lawn. The applicant shall provide staff with a proposal of the preventive measure to be reviewed and approved by staff prior to issuance of building permits.
5. A total of 92 parking spaces shall be provided on the site. Plans for the parking lot and its landscaping and irrigation shall be submitted for staff's review and approval prior to issuance of building permits for the new multi-purpose facility.
6. All new paved areas shall comply with the City's Paving and Shading Ordinance.
7. The new multi-purpose building shall be used as an extension of church activities. If the proposed multi-purpose building is used for separate activities other than church related activities, the applicant shall obtain a special permit modification

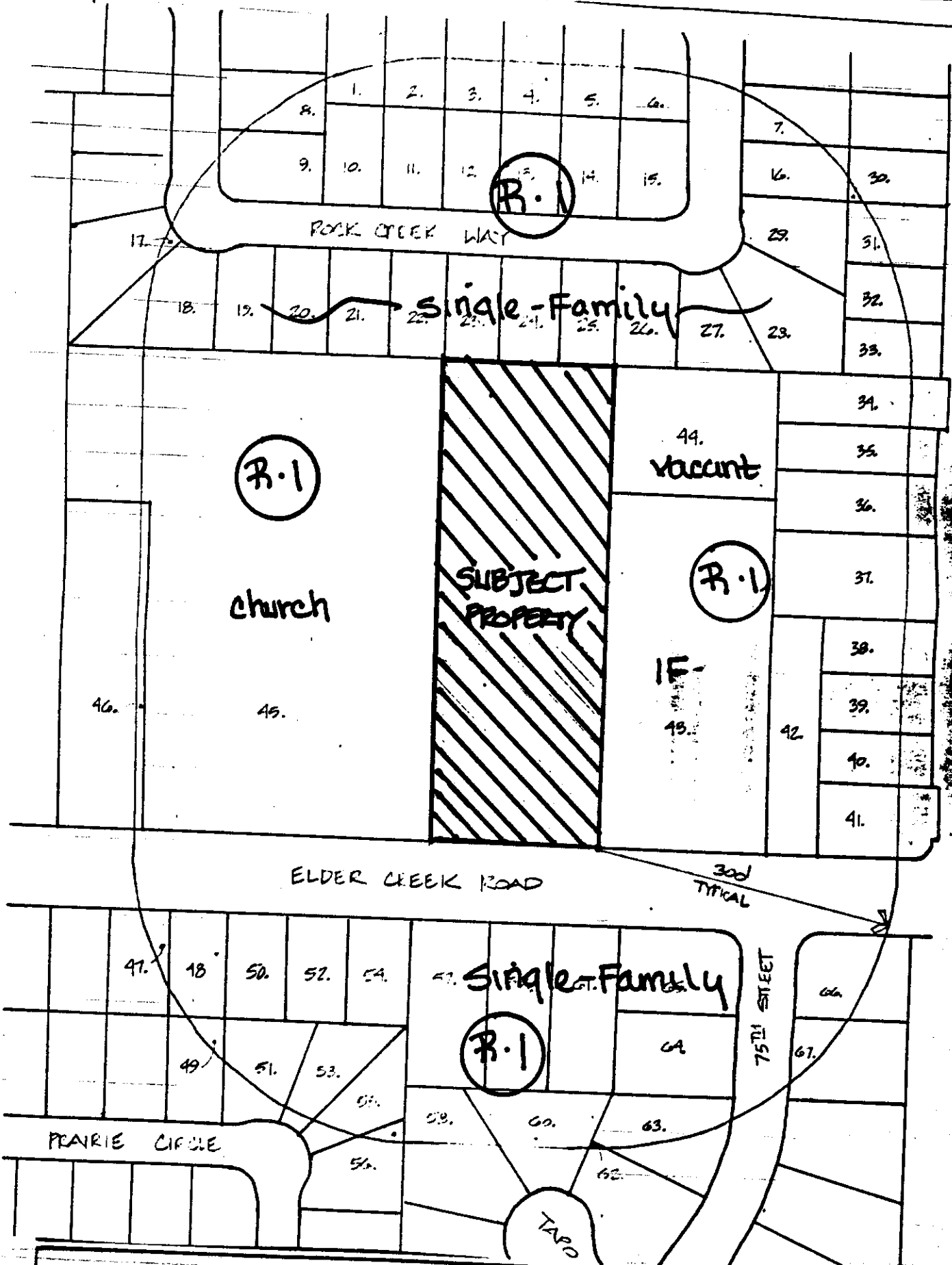
from the City and additional parking may be required.

Findings of Fact

1. The project is based upon sound principles of land use in that the proposed multi-purpose use is an extension of the existing sanctuary and is compatible with surrounding land uses.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
  - a. adequate parking and landscaping will be provided on the subject site;
  - b. a six foot high wall exist on the site and a three foot high fence will be provided on the site;
  - c. the hours of operation will be limited to 7:00 A.M. to 10:30 P.M. daily; and
  - d. the new facility will be an extension of the existing sanctuary.
3. The proposed project is consistent with the General Plan and 1986 South Sacramento Community Plan in that the site is designated for residential uses in both plans and churches with ancillary uses conforms with the plans' designations.



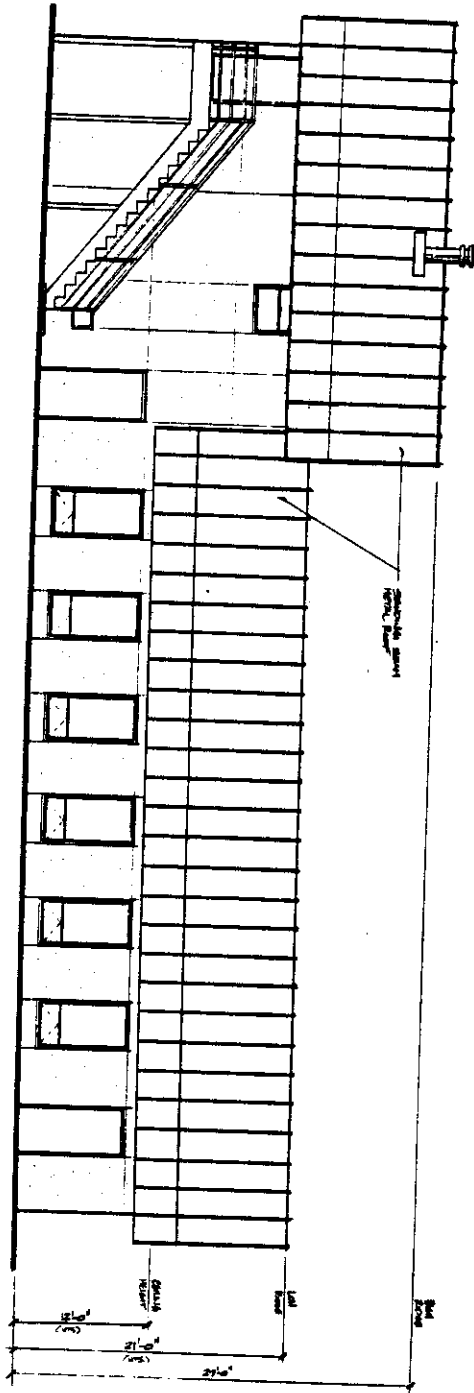
**VICINITY MAP**



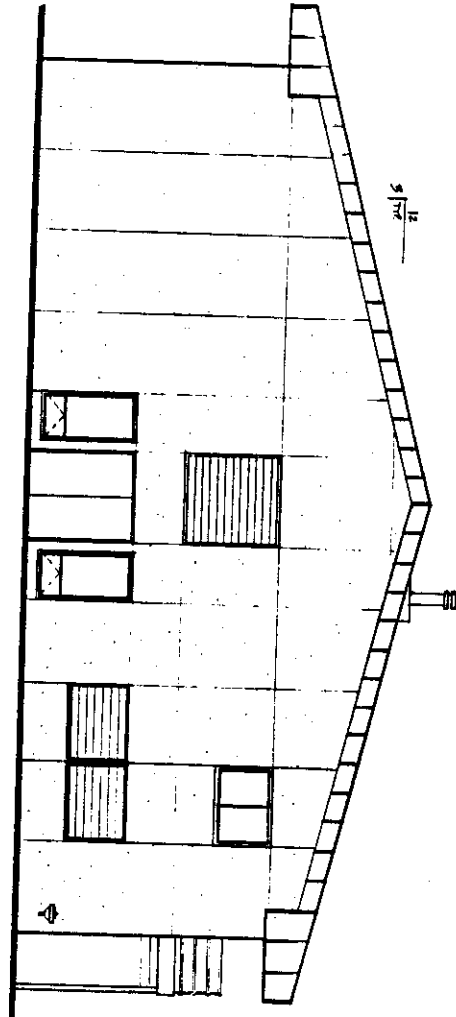
# LAND USE & ZONING MAP



EAST ELEVATION



SOUTH ELEVATION



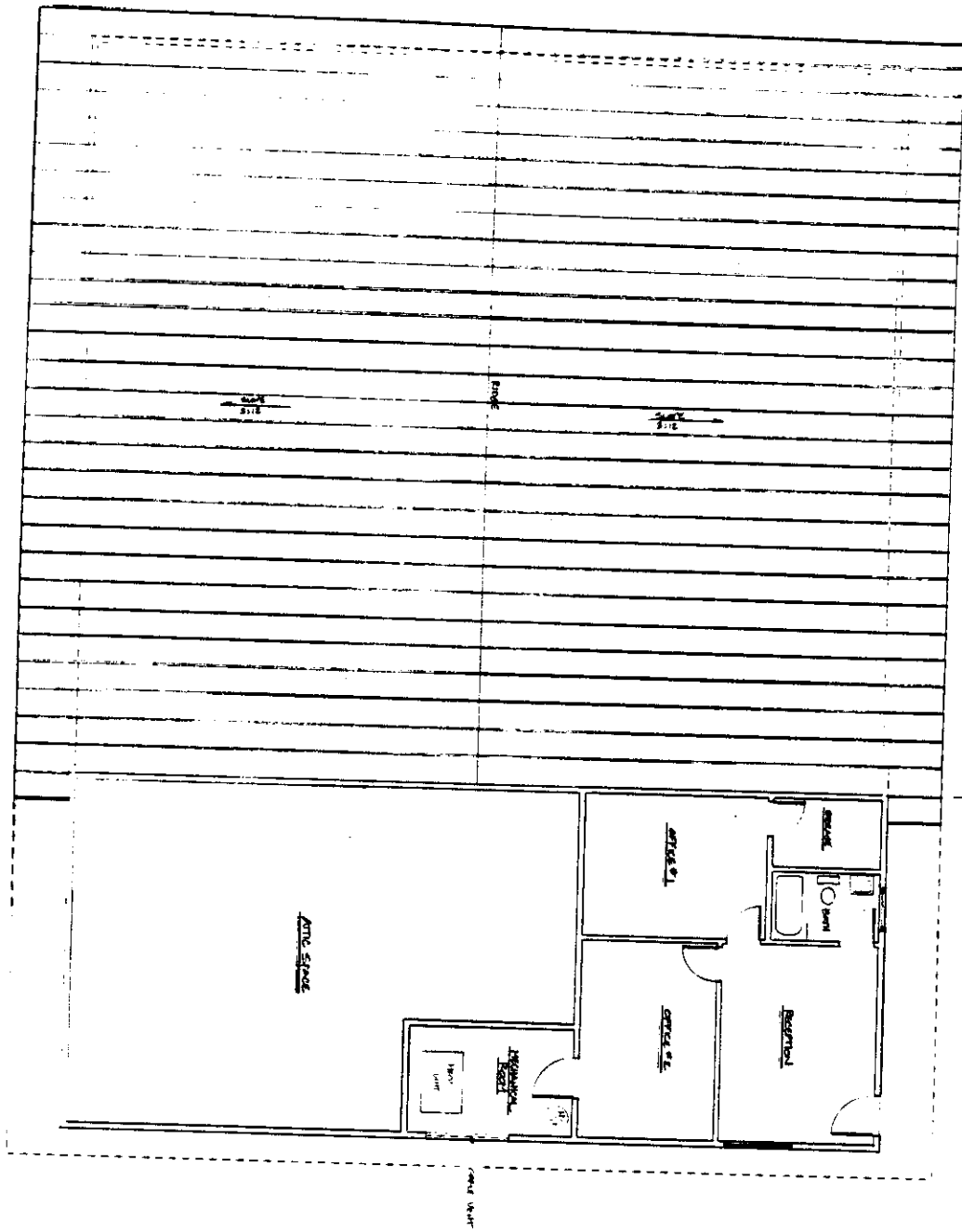
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# Exhibit D

SECOND FLOOR



Back out 2nd floor  
RECEPTION ROOM

NO. 2-5045	DATE 9/14/90	SCALE 1/4" = 1'-0"	BY JAL
<b>A9</b>			

MULTIPURPOSE BUILDING  
 @ BHARATIYA SABHA TEMPLE  
 7405 ELDER CREEK ROAD  
 CITY OF SACRAMENTO

SECOND FLOOR

**JW** Jon W. Whipple  
 Architect  
 6700 W. Camino Arroyo  
 Sacramento, California 95820  
 (916) 486-0270


090-121

1-21-91

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