

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

APPLICANT Carthan Davis 4862 Garden Homes Place Sacto CA 95758
OWNER New Bethel Church 3529 Branch St acto CA 95838
PLANS BY Carthan Davis 4862 Garden Homes Place Sacto CA 95758
FILING DATE 4-23-92 ENVIR. DET. Neg Dec REPORT BY B. Williams
ASSESSOR'S PCL. NO. 251-0153-002,003,004,005

APPLICATION:

A. Negative Declaration

B. Special Permit to construct a 3,490 square foot church with 120 seats on 0.43± partially developed acres in the Standard Single Family (R-1) zone.

LOCATION: 3529 Branch Street

PROPOSAL: The applicant is requesting the necessary entitlements to allow the construction of a new church with 120 seats.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1984 North Sacramento Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Church

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-1	Front:	25'	25'
South: Residential; R-1	Side(Alley):	5'	47'
East: Residential; R-1	Street Side:	12'1/2"	12'1/2"
West: Residential; R-1	Rear:	15'	60'

Parking Required:	30 spaces (one space per four seats)
Parking Provided:	30 spaces
Property Dimensions:	120' x 158'
Property Area:	0.43±
Existing Church Building:	988 sq.ft.
Proposed Church Building:	3,490 sq.ft.

Height of Building:	21' (one story)
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Material:	Horizontal Lap Siding/Brick
Roof Materials:	Laminated Shingle
Exterior Building Colors:	White w/light peach

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of four partially developed parcels on 0.43± acres in the Standard Single Family (R-1) zone. The General Plan designates the site for Low Density Residential (4-15 du/na) and the 1984 North Sacramento Community Plan designates the site for Residential (4-8 du/na). The subject site is also within the Del Paso Heights Redevelopment Area. Surrounding land use and zoning includes residential to the north, south, east and west in the R-1 zone.

On September 13, 1984, the City Planning Commission approved a Lot Line Adjustment to merge the four partially developed lots into one (P84-283). At present, a certificate of compliance to complete the lot line adjustment has not been obtained by the applicant. A certificate of compliance shall be obtained by the applicant prior to issuance of building permits for the new church building.

B. Applicant's Proposal

The applicant is proposing to construct a 3,490 square foot church facility with 120 seats on the subject site. The applicant intends to demolish the existing 988 square foot church building and construct a larger church facility. A church use has been located on the premises for over 25 years. A Special Permit is required to locate or expand a church use in the Standard Single Family (R-1) zone. The proposed hours of operation are 10:00 AM to 3:00 PM on Sundays and 7:30 PM to 9:30 PM on Wednesdays (bible study) and Fridays (church service) .

C. Site Plan

The submitted site plan indicates one driveway for ingress and egress off of South Avenue and one driveway for entrance only off of Branch Street. Parking will be located at the rear and on the interior side of the subject site (see Exhibit A). As previously mentioned, the existing church building will be demolished. A demolition permit will be required prior to tearing down the structure. The new church building will be setback 25 feet from South Avenue and 13 feet from Branch Street. A 12 1/2 foot wide landscape setback will be provided along Branch Street and landscaping ranging between 17 feet to 25 feet in width will be provided along South Avenue. A four foot wide landscape planter will be located along the west and south property lines. Landscape planters will also be provided within the parking lot for adequate shading and to break up the parking. A landscape and irrigation plan shall be submitted to the Planning Director for review and approval by the Planning Director prior to issuance of building permits. Sufficient landscaping and

setbacks will be provided.

A six foot high solid brick wall will be provided along the south property line. It is recommended that the wall be reviewed and approved by the Design Review staff prior to issuance of building permits. A trash enclosure is located at the south west section of the site. The trash enclosure shall comply with the City's Trash Enclosure Ordinance. Mechanical equipment is reflected on the site plan. This equipment shall be adequately screened with landscaping and/or some other type of screening. The screening proposed shall be reviewed and approved by the Design Review staff prior to issuance of building permits. A three foot high, 16 square foot monument/identification sign will be provided on the northeast corner of South Avenue and Branch Street (see Exhibit A). The proposed signage complies with the City's Sign Ordinance for identification signs. The proposed identification sign shall be reviewed and approved by the Planning Director prior to issuance of a sign permit.

D. Parking & Circulation

As previously noted, ingress and egress onto the subject site will be off of South Avenue and a driveway entrance only will be off of Branch Street. The site plan indicates a total of 30 parking spaces (16 standard, 12 compact & 2 handicap). Under the current Zoning Ordinance, the applicant is providing sufficient parking based on one parking space per four seats. The proposed parking layout has been reviewed and approved by the City's Traffic Engineer. The parking lot will be required to meet the 50 percent shading requirement.

E. Building Design

The applicant submitted floor plans and elevations for the proposed church. Exterior building materials will consist of horizontal lap siding with an off white and light peach building color. Some brick elements will be incorporated into the facade. Roof material will be laminated shingles. The proposed building material will be compatible with the surrounding residential neighborhood. The building design will be required to be reviewed and approved by the Design Review/Preservation Board prior to issuance of building permits.

The applicant submitted north and west elevations for the proposed church (Exhibit B). The applicant indicated to staff that the south and east elevations will be similar in style and design with the west elevation. It is recommended that the south and east elevations be provided with the formal application submitted for Design Review/Preservation Board approval.

F. Agency Comments

The proposed project has been reviewed by the City's Traffic Engineer, Engineering, Flood Control and the Sacramento Housing & Redevelopment Agency. The following comments were received.

Engineering

1. Notice: Property to be developed in accordance with this Special Permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100;
2. On site grading, paving and drainage shall be approved by Public Works prior to issuance of a building permit. Improvements shall be designed to convey 0.3 cfs/acre -6 inches below the gutter flowline.
3. A certificate of compliance shall be recorded to merge the four existing parcels.
4. Applicant shall comply with City's Cross Connection Control Policy.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared.

RECOMMENDATION: Staff recommends the following:

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit to construct a 3,490 square foot church with 120 seats, subject to conditions and based upon findings of fact which follow.

Conditions

1. A demolition permit shall be obtained prior to tearing down the existing church building.
2. The proposed hours of operation shall be from 10:00 AM to 3:00 PM on Sundays and 7:30 PM to 9:30 PM on Wednesdays for bible study and on Fridays for church service.
3. A six foot high masonry wall shall be provided along the south property line. The masonry wall shall be reviewed and approved by the Design Review staff prior to issuance of building permits.
4. A landscape and irrigation plan shall be submitted for the Planning Director's review and approval prior to issuance of building permits.
5. The trash enclosure shall comply with the City's Trash Enclosure Ordinance.

6. The mechanical equipment shall be adequately screened with landscaping and/or some other type of screening. The screening proposed shall be reviewed and approved by the Design Review staff prior to issuance of building permits.
7. All signage proposed on the subject site shall comply with the City's Sign Ordinance. The proposed signage shall be reviewed and approved by the Planning Director prior to issuance of a sign permit.
8. All designated parking areas shall meet the 50 percent shading requirement.
9. The building design shall be reviewed and approved by the Design Review/Preservation Board prior to issuance of building permits. The south and east elevations shall be submitted with the formal Design Review application.
10. Notice: Property to be developed in accordance with this Special Permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100;
11. On site grading, paving and drainage shall be approved by Public Works prior to issuance of a building permit. Improvements shall be designed to convey 0.3 cfs/acre -6 inches below the gutter flowline.
12. A certificate of compliance shall be recorded to merge the four existing parcels.
13. Applicant shall comply with City's Cross Connection Control Policy.

Findings of Fact

1. The project is based upon sound principles of land use in that the proposed church is compatible with the surrounding residential neighborhood.
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, setbacks and landscaping will be provided on the site;
 - b. a six foot high masonry wall will be provided along the south property line to screen potential noise; and
 - c. the church design will be compatible with the surrounding residential dwellings in the area.

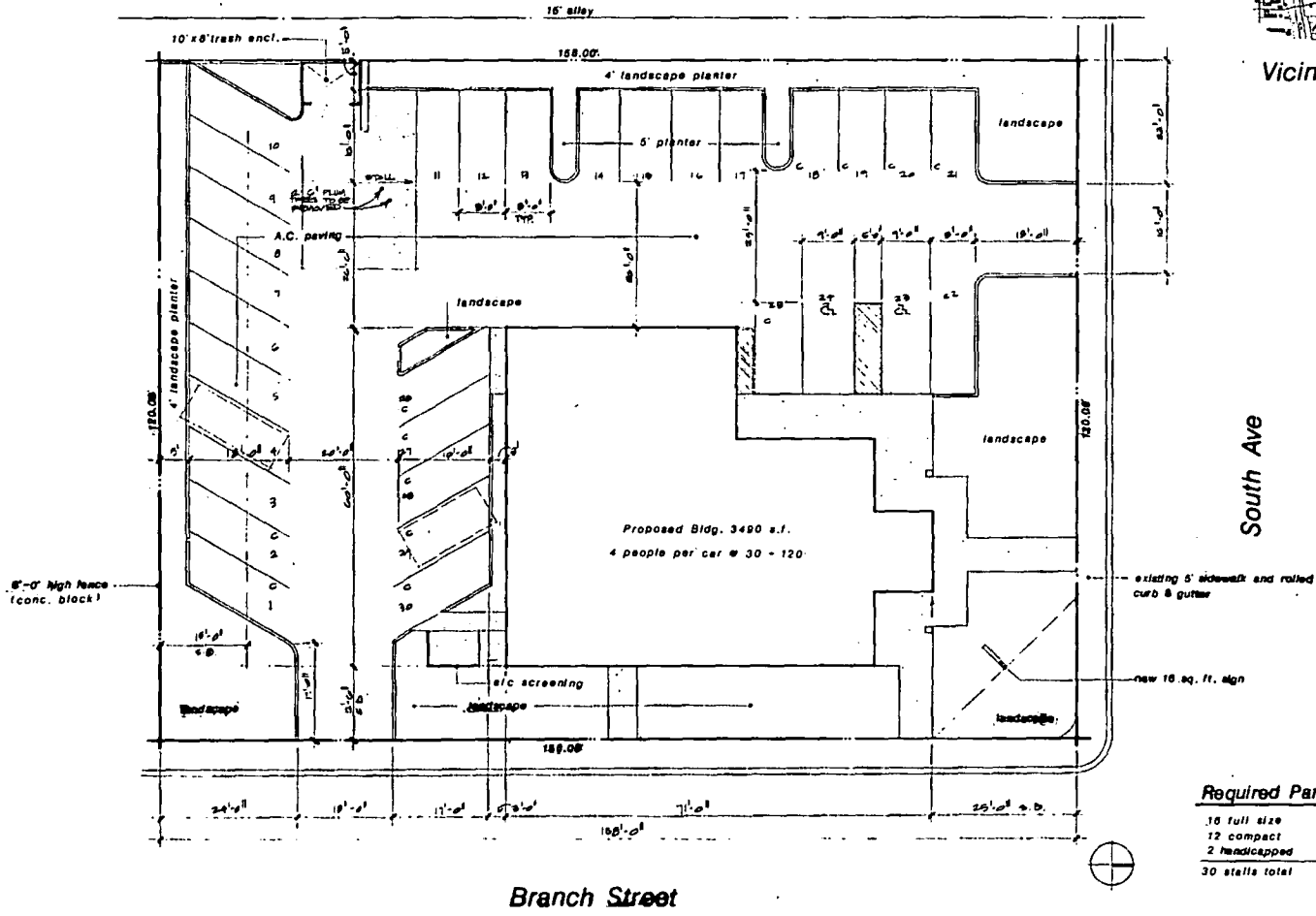
3. The project is consistent with the General Plan and North Sacramento Community Plan in that the subject site is designated for Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively, and churches are allowed in residential zones subject to a special permit.

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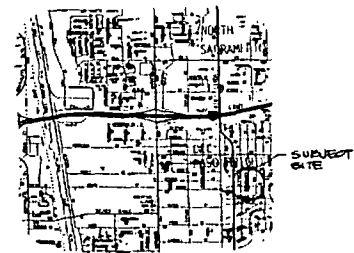
Item 12

000831



Required Parking

10 full size
12 compact
2 handicapped
30 stalls total



Vicinity Map

REVISIONS	BY

Drafting & Design
 4862 Contra Homes Place
 Elk Grove, California 95756
 916.484.6448



New Bethel Apostolic Church
 3529 Branch Street
 Sacramento, Calif.

Date	4/23/92
Scale	1/4" = 1'-0"
Drawn	CLD
By	M.B.
Sheet	1
Of	Sheets

Proposed Site Plan

EXHIBIT A

1211 F STREET
SACRAMENTO, CA

ADMINISTRATION
ROOM 300, 95811-2987
916) 261-5571
FAX 916) 261-7185
BUILDING INSPECTIONS
ROOM 200, 95811-2988
916) 261-5719
FAX 916) 261-7000
ECONOMIC DEVELOPMENT
ROOM 300, 95811-2987
916) 261-7223
ENVIRONMENTAL SERVICES
ROOM 301, 95811-2982
916) 261-7037
PLANNING
ROOM 200, 95811-2998
916) 261-5581

812 TENTH STREET
SACRAMENTO, CA 95811-2091
NEIGHBORHOOD SERVICES
916) 261-5908
FAX 916) 261-7722



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 I Street Sacramento, Ca. 95814

Sacramento County Assessor
Division of Standard Assessment
700 H Street, Room 2640
Sacramento, California 95814

RE: APN(S): 251-0153-002,003,004,005

Pursuant to Section 65862 of the Government code of the State of California, we are hereby notify your office of the following action taken by the City of Sacramento with respect to the above-numbered property:

Rezoned from _____
to _____

Special Use Permit granted permitting to construct a 3,490 sq. ft. church with 120 seats on 0.43+ ac. in the R-1 zone.

Variance from Ordinance No. 2550, Fourth Series granted allowing _____

Other _____

P 92-113

Yours truly,

Suzanne Glimstad
Suzanne Glimstad, Secretary to Planning Commission

cc: Ne Bethel Church (OWNER)

As owner of record of the above mentioned property, you are hereby notified pursuant to Government Code Section 6863.5 that the County Assessor has been notified of the granting of a zoning change, variance, special permit or other action for your property.

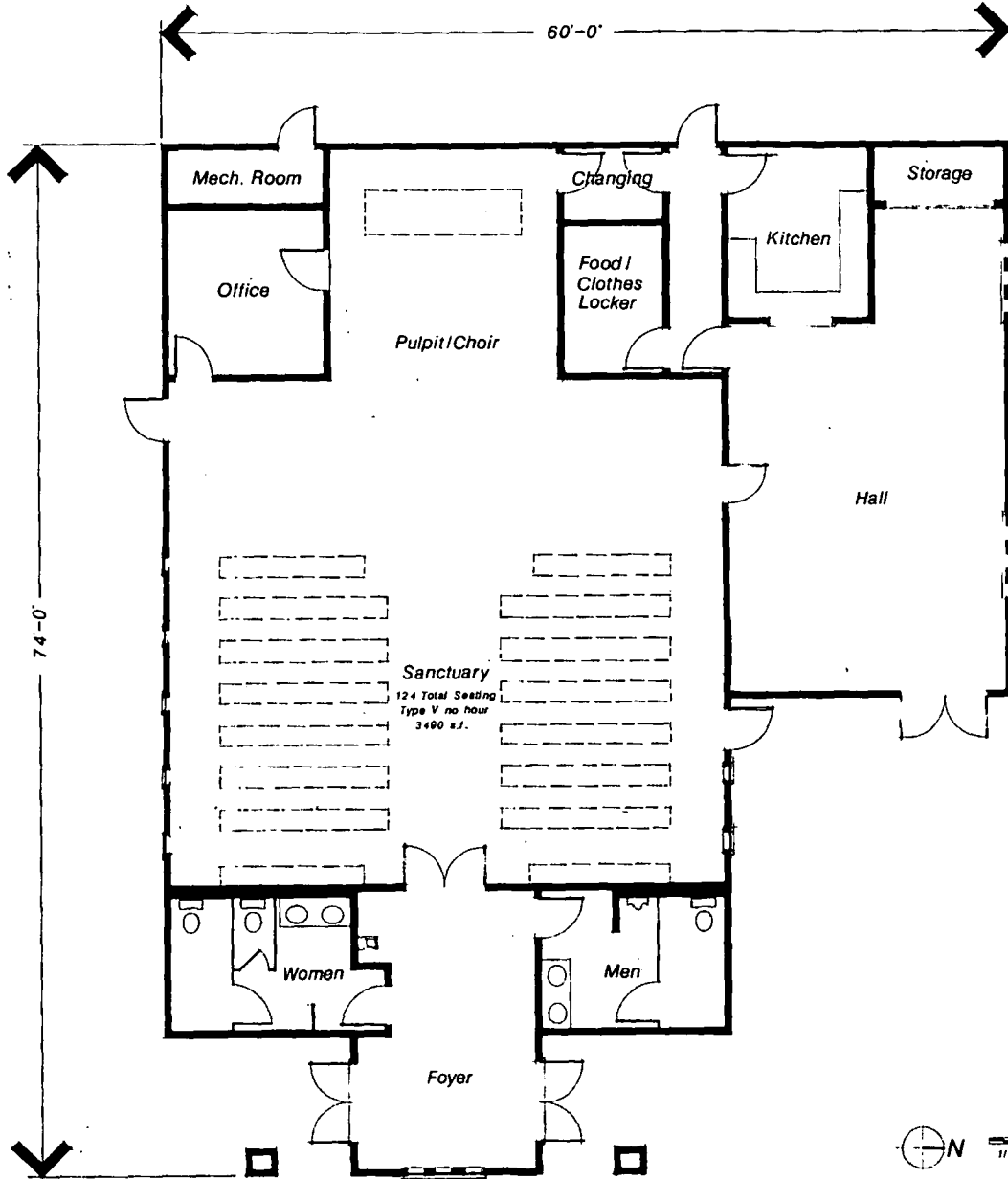
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Item 12



Proposed Floor Plan

REVISIONS	BY

Drafting & Design
4862 Garden Homes Place
Elk Grove, California 95758
916.884.0441



New Bethel Apostolic Church
3529 Branch Street
Sacto., Calif

Date	4/23/92
Scale	1/4"=1'-0"
Drawn by	CLD
Check by	N.B.
Sheet No.	2
Block	

Exhibit C

**SACRAMENTO CITY PLANNING COMMISSION
VOTING RECORD**

Meeting Date
<u>December 10, 1992</u>
Item Number
<u>12A</u>
Permit Number
<u>P92-113</u>

ENTITLEMENTS

- | | |
|---|---|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input type="checkbox"/> TENTATIVE MAP |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input type="checkbox"/> REZONING | <input type="checkbox"/> LOT LINE ADJUSTMENT |
| <input type="checkbox"/> SPECIAL PERMIT | <input checked="" type="checkbox"/> ENVIRONMENTAL DETERMINATION |
| <input type="checkbox"/> VARIANCE | <input type="checkbox"/> OTHER _____ |

Staff Recommendation
<input checked="" type="checkbox"/> Favorable <input type="checkbox"/> Unfavorable
<u> </u>
<input type="checkbox"/> Correspondence
<input type="checkbox"/> Petition

LOCATION: <u>3529 Branch Street</u>

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MOTION # _____

MOTION

	Yes	No	Motion	Second
BECERRA	<i>absent</i>			
CHINN	✓			
DONAHUE	✓			
HOLLICK	✓			✓
MYERS	<i>absent</i>			
REYNA	✓		✓	
WALKER	✓			
WEMMER	✓			
NOTESTINE	✓			

- | | |
|---|---|
| <input type="checkbox"/> To Approve | <input type="checkbox"/> To recommend approval & forward to City Council |
| <input type="checkbox"/> To Deny | <input type="checkbox"/> To recommend approval subject to cond. & forward to City Council |
| <input type="checkbox"/> To approve subject to cond. & based on find. of fact in staff report | <input checked="" type="checkbox"/> To ratify negative declaration |
| <input type="checkbox"/> To approve/deny based on find. of fact in staff report | To continue to _____ |
| <input type="checkbox"/> Intent to approve/deny subject to cond. & based on find. of fact due _____ | <input type="checkbox"/> meeting |
| | <input type="checkbox"/> Other _____ |

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**SACRAMENTO CITY PLANNING COMMISSION
VOTING RECORD**

Meeting Date
December 10, 1992
Item Number
12B
Permit Number
P92-113

ENTITLEMENTS

- | | |
|--|--|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input type="checkbox"/> TENTATIVE MAP |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input type="checkbox"/> REZONING | <input type="checkbox"/> LOT LINE ADJUSTMENT |
| <input checked="" type="checkbox"/> SPECIAL PERMIT | <input type="checkbox"/> ENVIRONMENTAL DETERMINATION |
| <input type="checkbox"/> VARIANCE | <input type="checkbox"/> OTHER _____ |

Staff Recommendation

Favorable Unfavorable w/conds.

Correspondence

Petition

LOCATION: 3529 Branch Street

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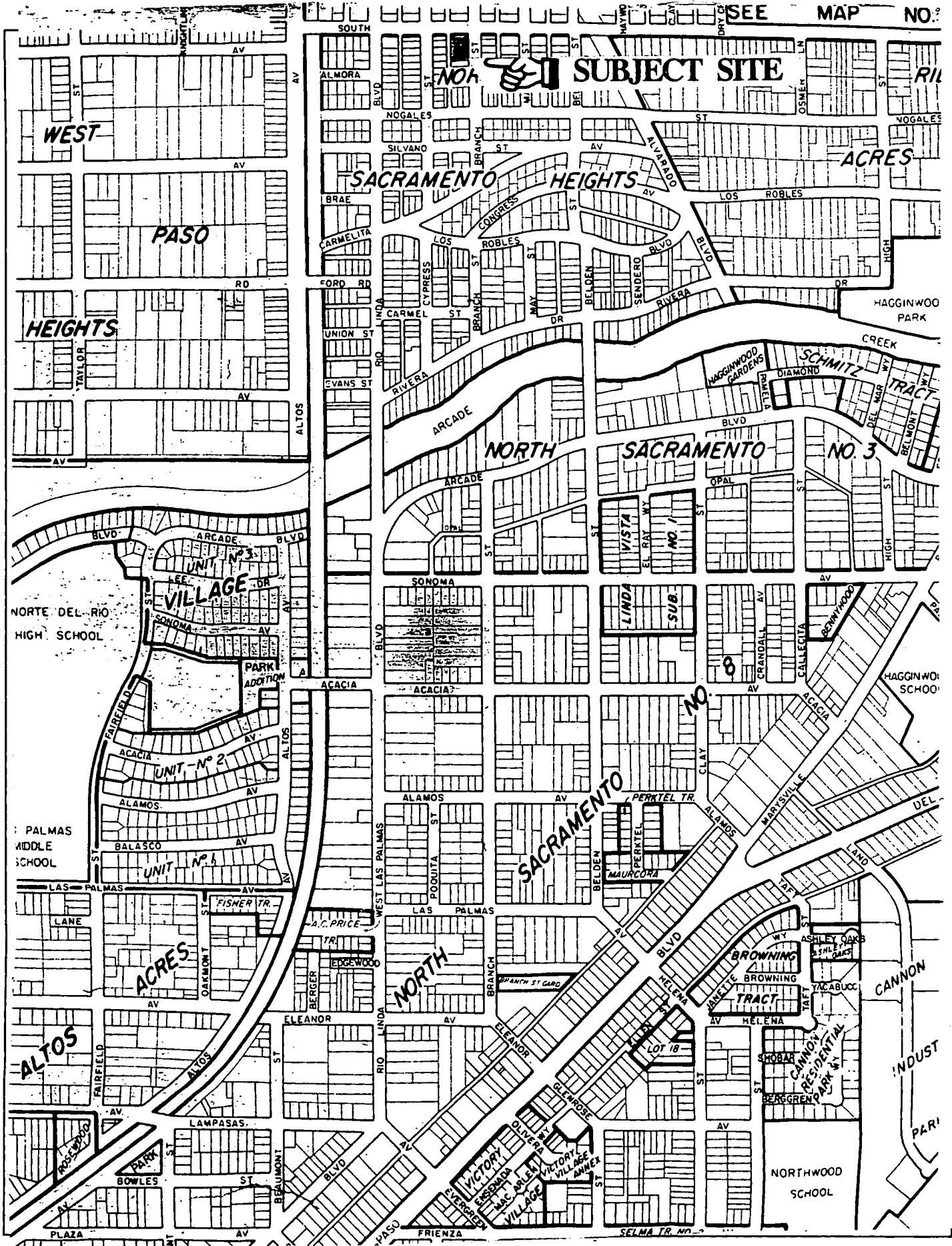
MOTION # _____

MOTION

	Yes	No	Motion	Second
BECERRA	<i>absent</i>			
CHINN	✓			
DONAHUE	✓			
HOLLICK	✓			✓
MYERS	<i>absent</i>			
REYNA	✓		✓	
WALKER	✓			
WEMMER	✓			
NOTESTINE	✓			

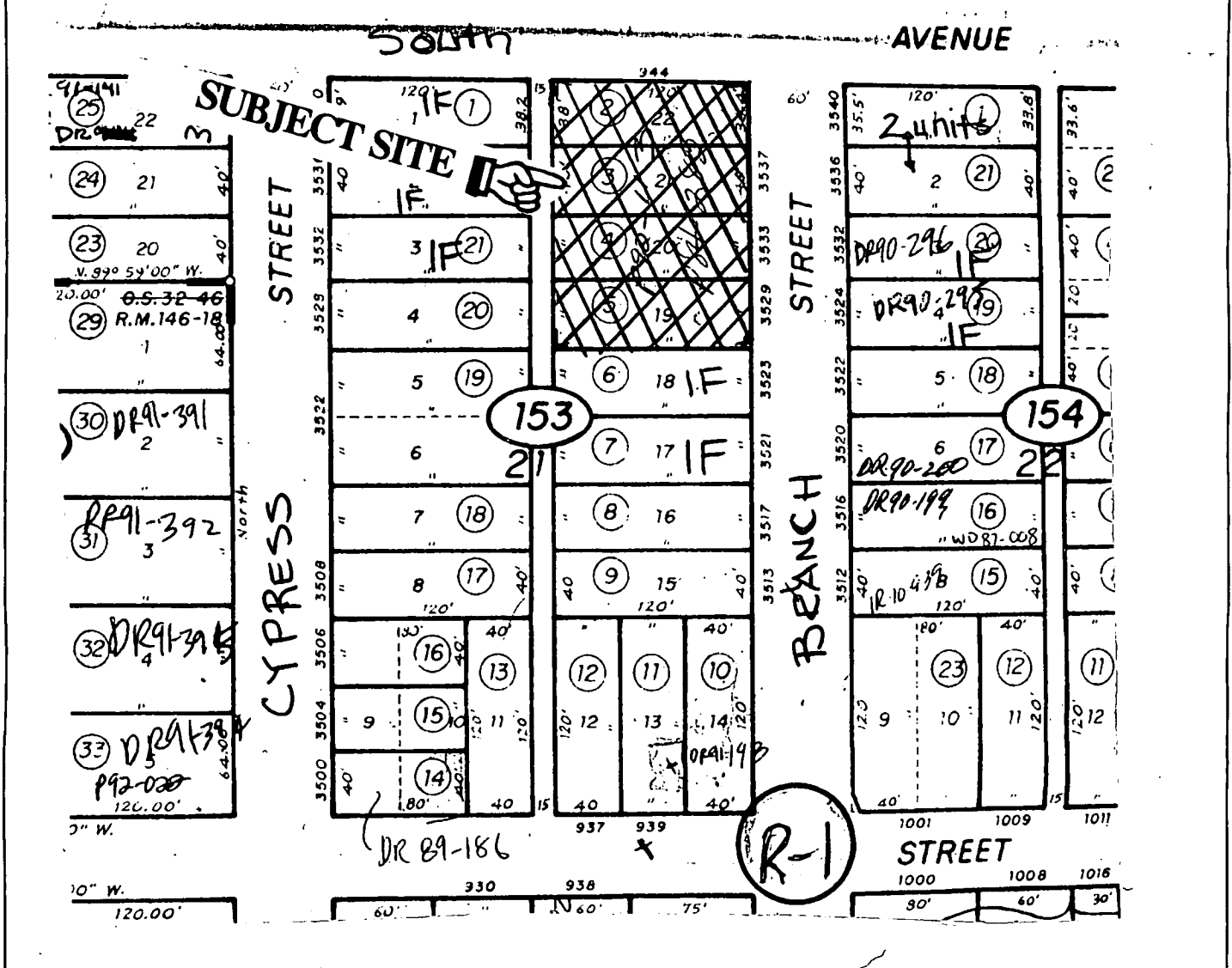
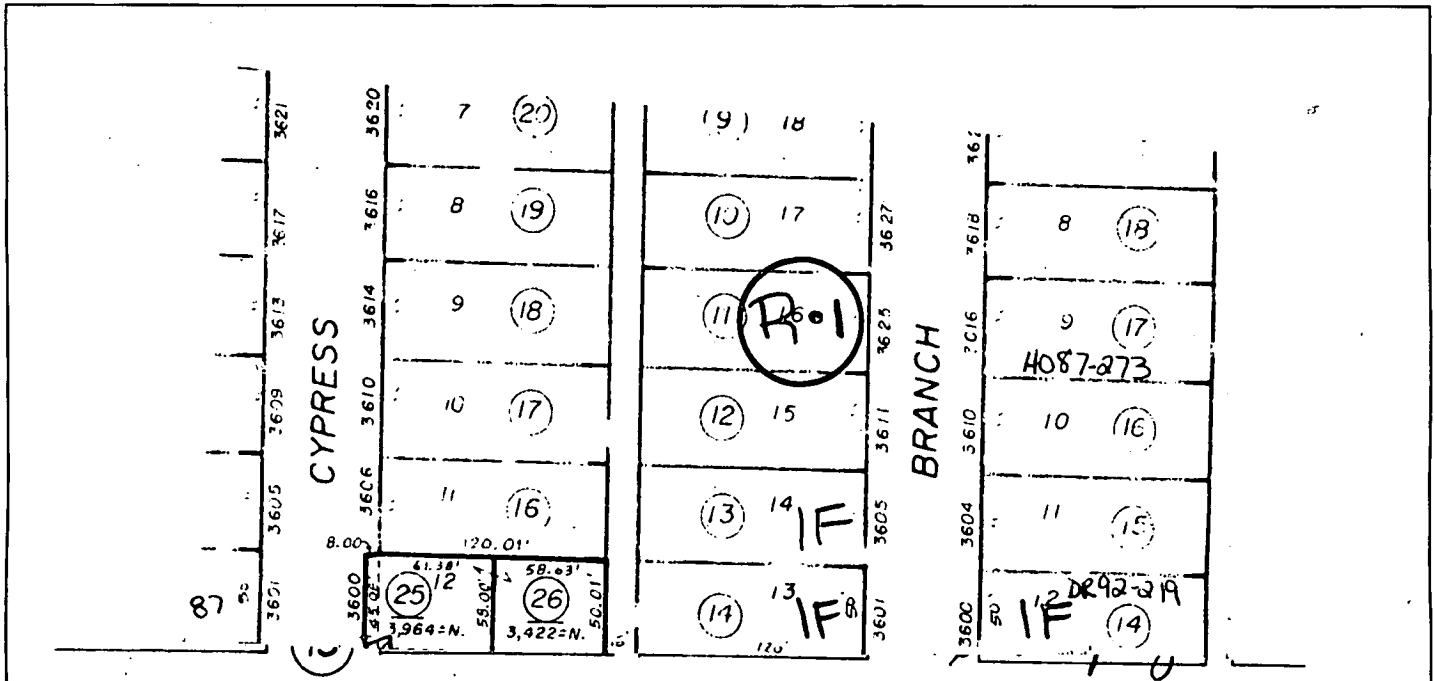
- | | |
|--|---|
| <input type="checkbox"/> To Approve | <input type="checkbox"/> To recommend approval & forward to City Council |
| <input type="checkbox"/> To Deny | <input type="checkbox"/> To recommend approval subject to cond. & forward to City Council |
| <input checked="" type="checkbox"/> To approve subject to cond. & based on find. of fact in staff report | <input type="checkbox"/> To ratify negative declaration |
| <input type="checkbox"/> To approve/deny based on find. of fact in staff report | To continue to _____ |
| <input type="checkbox"/> Intent to approve/deny subject to cond. & based on find. of fact due _____ | <input type="checkbox"/> meeting _____ |
| | <input type="checkbox"/> Other _____ |

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VICINITY MAP

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LAND USE & ZONING MAP