

# CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

**APPLICANT** Tony Rohrs, Greenhaven Lutheran Church, 475 Florin Rd., Sacto., CA 95831  
**OWNER** Lutheran Church Missouri Synod, 465 Woolsey St., San Francisco, CA 94134  
**PLANS BY** Reynolds-Webber, architects, 777 Campus Commons Dr., Ste. 165, Sacto., 95825  
**FILING DATE** 3/26/86 **ENVIR. DET.** 4/10/86 **REPORT BY** DH:bw  
**ASSESSOR'S-PCL. NO.** 030-370-02

**APPLICATION:** A. Negative Declaration

B. Special Permit to expand a church facility and establish a master plan for church facility on 3+ acres in the Agriculture (A) zone.

**LOCATION:** 475 Florin Road

**PROPOSAL:** The applicant is requesting the necessary entitlement to enlarge an existing church by expanding over four phases to add seating, office, classrooms and parking.

**PROJECT INFORMATION:**

1974 General Plan Designation: Major public/quasi-public and transportation  
1977 North Pocket Community Plan Designation: Institutional  
Existing Zoning of Site: Agriculture  
Existing Land Use of Site: Church; seating capacity: 108

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant & Apartments: R-2A	Front:	25'	25'
South: High School; Agriculture	Side(Int):	10'	N/A
East: Single Family Residential; R-1	Side(St):	12-1/2'	N/A
West: Apartments & Townhouses; R-2A	Rear:	15'	N/A

Parking Required: 28 spaces existing  
Parking Provided: 28 spaces  
Property Dimensions: Irregular  
Property Area: 3.0+ acres  
Square Footage of Building: Phase I: 5,764; Phase II: 3,060  
Phase III: 5,500; Phase IV: 5,000  
Height of Building: One story; 20 feet  
Topography: Flat  
Street Improvements/Utilities: Existing  
Exterior Building Materials: T1-11 plywood, cement plaster  
Roof Material: Asphalt shingle

**PROJECT BACKGROUND:** On February 27, 1968, the applicant received approval to construct a 4,111 square foot church with 108 seating capacity sanctuary and a 28 space parking lot (P-3185). The original plans showed future buildings and parking on the remaining acreage. The applicant now seeks approval of a four-phase expansion of the church to include a fellowship hall, offices, classrooms and additional parking.

**APPLC. NO.** P86-133 **MEETING DATE** May 8, 1986 **ITEM NO** 12

PROJECT EVALUATION: Staff has the following comments:

- A. Land Use - Zoning: The subject site is currently partially developed with a 108 seating capacity church and 28 space parking lot. Approximately two acres remains vacant and is the area for the proposed phased development. The subject site is designated on the 1974 General Plan as Major Public/Quasi-Public and Transportation uses. The 1977 North Pocket Community Plan designates the site for institutional uses. The site is zoned agricultural. Churches are allowed in the agricultural zone, subject to securing a special permit from the Planning Commission. Surrounding land uses include single family to the east, a high school to the south, apartments to the west and vacant land to the north.
- B. Site Plan - Phasing: The applicant proposes a four phase expansion of the facility and is summarized below. Exhibit A presents more detailed information on each phase and staff comments are provided for each phase.

C. PHASE I

1. Building: Construct a 3,060 square foot multi-use classroom.
- a. Contains six classrooms
  - b. Kitchen area of 140 square feet
  - c. Bathroom facilities
  - d. Office area of 120 square feet
  - e. Movable walls will allow 120-seat dining room (20 parking spaces)

The applicant is not planning on establishing a pre-school at this time. A subsequent special permit will be necessary for a pre-school. No changes are proposed in the design of the parking lot for Phase I. The only landscaping improvements will be for the area between the multi-use classroom and Florin Road.

2. Elevations: The proposed Phase I multi-purpose building will be a one story wood frame construction with plywood siding, T1-11 and cement plaster paint. Plywood siding will be stained to match the existing church. Doors and windows will be aluminum frame. Roof material will be composition asphalt shingles, a color similar to the sanctuary building. The roof line has angular projections visible from Florin Road. Staff supports the elevations as long as the colors and materials are uniform with the sanctuary and additional buildings.

3. Wall or Fence Requirement: The City code requires a solid masonry wall whenever a non-residential use, in this case a parking lot, is adjacent to a residential zone or use.

The single family residentially zoned property located to the east of the site has a six-foot high solid board fence in good repair and heavily landscaped. No improvements to the parking lot are planned for Phase I, so the issue of a wall does not need to be addressed for Phase I. The applicant does plan on expanding the parking lot when Phase II is started. At that time, the issue of the wall on the east property line will be resolved.

Landscaping: A concrete walkway is proposed to the multi-purpose building from the parking lot. Landscaping will be included in the final site plan for Phase I. Staff recommends that detailed landscaping and irrigation plans be reviewed by staff prior to issuance of building permits which would show the following:

- a. Berming of three to four feet height along Florin Road frontage the length of the new building 116 feet is proposed. The remaining 112 feet to the north property line does not need to be landscaped since the Phase IV classroom building is planned for the northern lot area. The applicant has indicated limited resources to install all landscaping along Florin Road as part of Phase I.
- b. Heavy tree coverage is recommended along Florin Road. Use of evergreen trees, such as redwood or continuance of eucalyptus presently used on the site is suggested. Trees should be a minimum five-gallon size and planted on 20-foot centers or clustered at a similar density. Shrubs should be planted adjacent to the building. All landscaped areas should be lawn and irrigated. The remaining undeveloped areas of the lot is to be cleared and kept in a non-hazardous condition so that grass fires will not occur nor trash accumulate. Staff prefers irrigation and installation of grass on the remaining vacant portion but realizes the increased maintenance cost may preclude the improvement. The applicant has indicated that as Phase II, III and IV are built, more areas will be landscaped and irrigated.

D. PHASE II

1. Building:

- a. Construct church offices - 600 square feet
- b. Enlarge Narthex - 806 square feet
- c. Add outdoor storage area
- d. Refurbish sanctuary to increase seating capacity to 300
- e. Expanding parking lot to 73 spaces

2. Elevations: No elevations were provided. Staff recommends that exterior building elevations be reviewed by the Planning Director for architectural compatibility with the Phase I building. No elevations were provided for Phase III or Phase IV so that staff review of elevations for consistency is recommended as a condition of this special permit.

3. Site Plan: Additional seating capacity of the church will not require exterior changes to the sanctuary. The addition of the narthex and offices will be on the side of the sanctuary facing the east parking lot area. The precise parking lot plan should show compliance with the parking ordinance, including the 50% tree shading requirement. Staff recommends that precise parking lot and space dimensions be shown on the revised site plan for Phase II.

4. Fence or wall requirement: At the time the parking lot is expanded, either a six-foot solid masonry wall will be required, or a variance application must be submitted to the Planning Commission for consideration. This special permit does not waive the requirement of a six-foot solid masonry wall.
5. Landscaping: The parking lot will be landscaped. Detailed plans will be required for materials and ground coverage. Staff recommends that all landscaping be phased for subsequent expansion.

E. PHASE III

The applicant proposes to construct a 5,500 square foot fellowship hall with a seating capacity of 350 persons and a kitchen facility. This building will be located adjacent to the expanded parking lot.

Since no elevations or floor plans were submitted, staff recommends that exterior building elevations, floor plans and landscape plans shall be reviewed and approved by the Planning Director prior to issuance of building permits for the Phase III building.

The new fellowship hall could create additional parking demand. However, the applicant has indicated that the use of the sanctuary, fellowship hall and multi-use classroom at the same time will not happen. In order to evaluate and determine whether the Phase III building (fellowship hall) could create additional parking demand, staff suggests that a new special permit-public hearing be required for Phase IV expansion. Additional parking could therefore be required as part of Phase IV expansion.

F. PHASE IV:

The applicant proposes to construct a 5,000 square foot classroom building with 18 classrooms and bathroom facilities. This Phase IV building will be located on the northerly portion of the site and adjacent to the proposed Phase I building. (See Phase IV site plan.) No elevations were provided at this time.

A new special permit and public hearing should be required so that staff can evaluate the parking demand for the Phase III (fellowship hall) and the potential parking demand of the Phase IV building expansion. Additional parking could be required at that time.

g. ADDITIONAL COMMENTS

1. Lighting: No plans for on-site lighting were provided. Staff recommends all lighting be directed on-site and not reflect onto adjacent residentially zoned properties.
2. Trash Enclosure: No provision for trash enclosures are shown on the plans. If commercial dumpster units are required for any phase of the project, staff recommends the revised site plan show trash enclosures complying with the trash enclosure guidelines, Exhibit B.

3. Trellis: An overhead trellis is proposed from the parking lot to the courtyard area. No design or materials were provided. Staff recommends that at the time of plan review for Phase I, the applicant show the materials, color and profile of the trellis. If the trellis is part of a subsequent phase, it should be shown as part of the plans for that phase.
4. Timing: This special permit grants the applicant conditional approval of Phase I, II and III only. The Phase IV will require a new special permit.

DEPARTMENTAL REVIEW: The City Engineer, Traffic Engineer, and Greenhaven Homeowners' League reviewed the proposed plans with the following comments received:

Traffic Engineer: Driveway permits required for new driveways to commercial standards.

City Engineer: No comment

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the special permit and master plan to expand an existing church, subject to conditions and based upon Findings of Fact which follow:

Conditions: Special Permit:

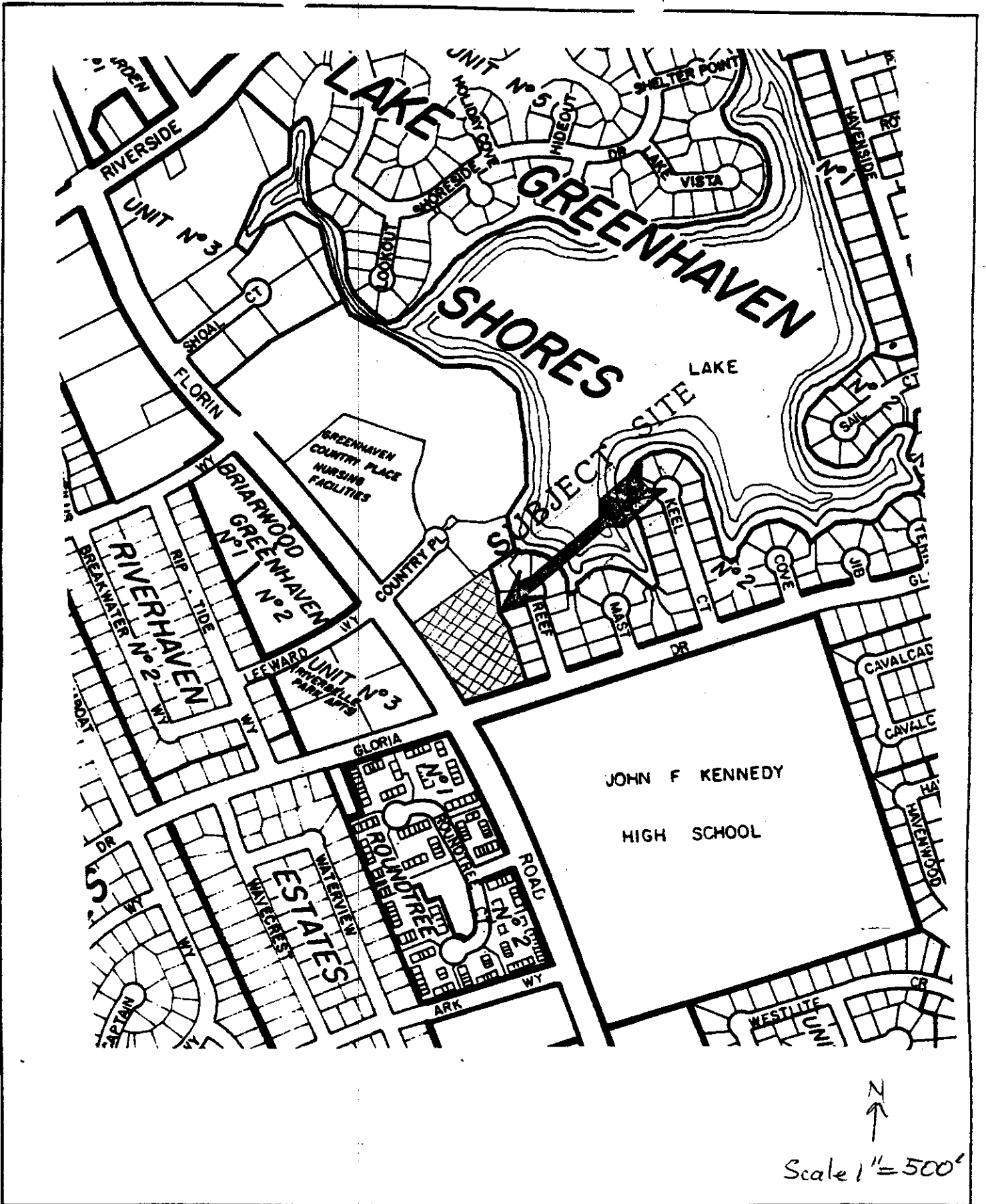
1. The colors and materials used on the multi-purpose building of Phase I shall be compatible and similar to the existing sanctuary building. All subsequent phases shall maintain the architectural and design similarity.
2. The applicant shall install a six-foot solid decorative masonry wall at the time of the Phase II parking lot expansion or obtain the necessary waiver from the Planning Commission.
3. The applicant shall submit detailed landscaping and irrigation plans which show the following:
  - a. Landscaping and irrigation system;
  - b. For Phase I, a three to four-foot high landscaped berm along Florin Road frontage.

Heavy tree coverage with evergreen trees, (five-gallon size). Staff recommends redwood trees, or trees selected based on input from the City Arborist. Trees shall be a minimum of 20 feet on center or clustered in a similar density of one tree for every 20 feet of street frontage;

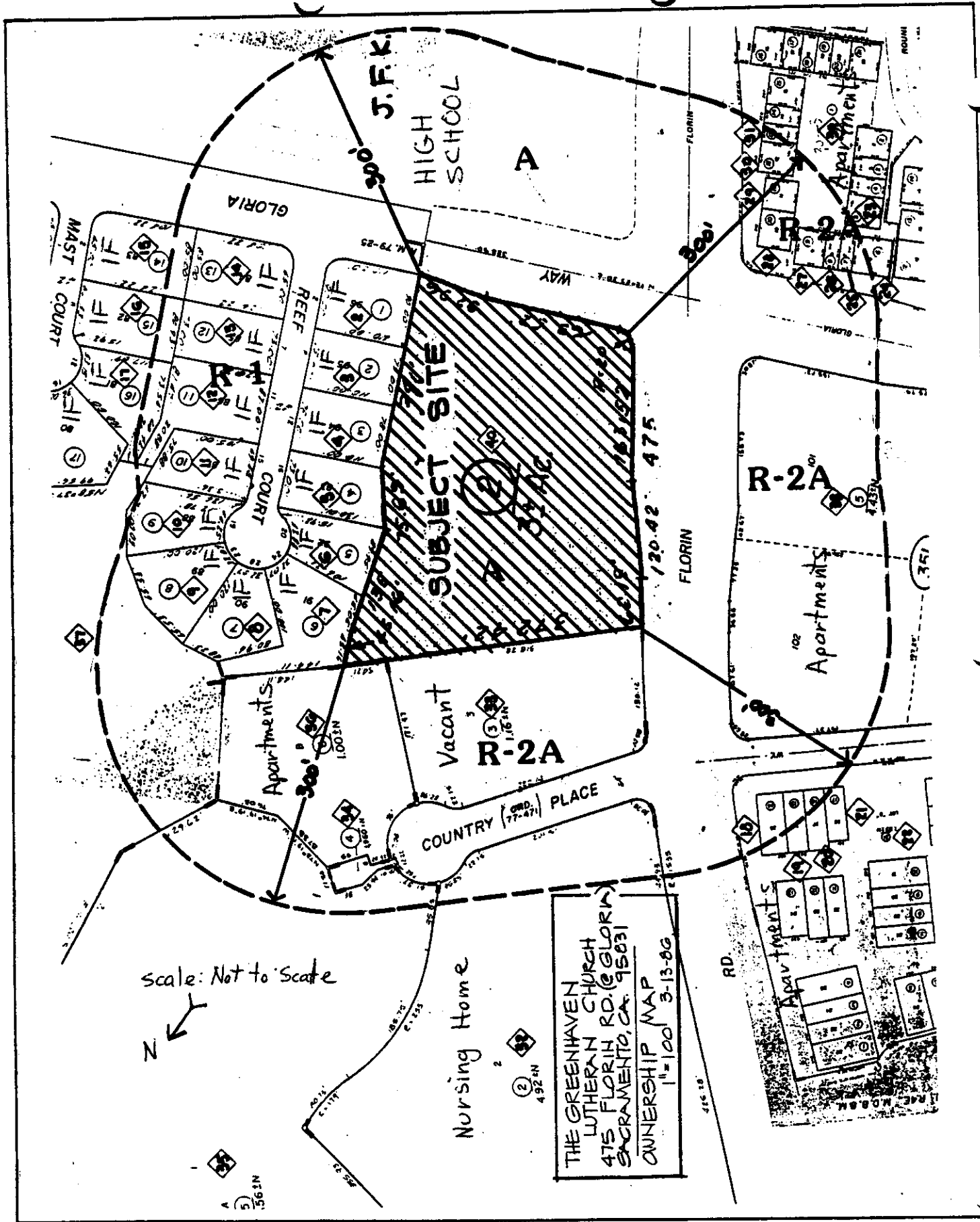
- c. Shrubs are to be placed adjacent to the west wall of the multi-purpose building;
  - d. Remaining undeveloped areas shall be maintained in a weed free non-hazardous condition.
5. The applicant shall submit to the Planning Director for review and approval revised site plans and elevations for Phases II and III prior to issuance of building permits.
  6. The revised parking lot shall comply with the City Parking Ordinance for aisle width, stall dimension and maneuvering area. The lot shall be shaded in accordance with the tree shading ordinance.
  7. A new special permit for Phase IV shall be required.
  8. All on-site lighting shall be directed onto the subject site and not reflect onto adjacent residentially zoned property.
  9. A trash enclosure shall be shown on revised site plans complying with the Trash Enclosure Guidelines, Exhibit B, if outdoor trash recepticals are planned. No unscreened dumpsters shall be allowed.
  10. Detailed plans for materials and colors for the trellis shall be submitted for staff review prior to issuance of building permits for the trellis.
  11. Any signs proposed for the new buildings shall comply with the City Sign Ordinance.
  12. Driveway permits shall be required to the satisfaction of the City Traffic Engineer for revised driveway improvements.

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use, in that the proposed church expansion is compatible with surrounding land uses which consist of a high school, residential uses and other churches.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance, in that both off-street parking and landscaping have been provided.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for institutional use by the 1974 General Plan and the 1977 North Pocket Community Plan, and the proposed church expansion conforms with these plan designations with a special permit.



# VICINITY MAP



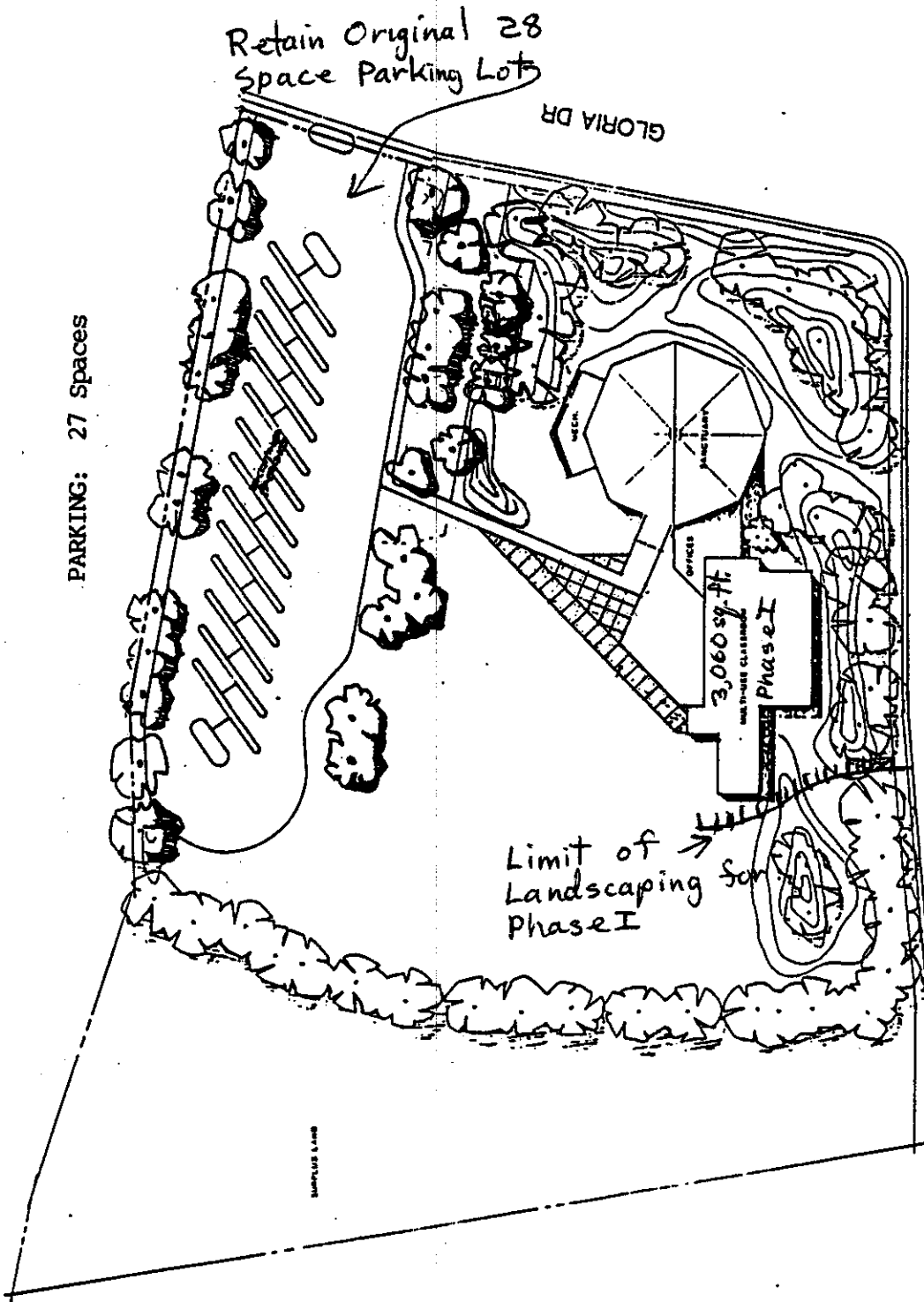
# LAND USE & ZONING MAP



# PHASE I

## PHASE 1 MASTERPLAN

Reynolds, Webber Architects Sacramento, Ca



# GREENHAVEN LUTHERAN CHURCH



PARKING: 27 Spaces

Retain Original 28  
Space Parking Lots

GLORIA DR

FLORIN RD

Limit of  
Landscaping for  
Phase I

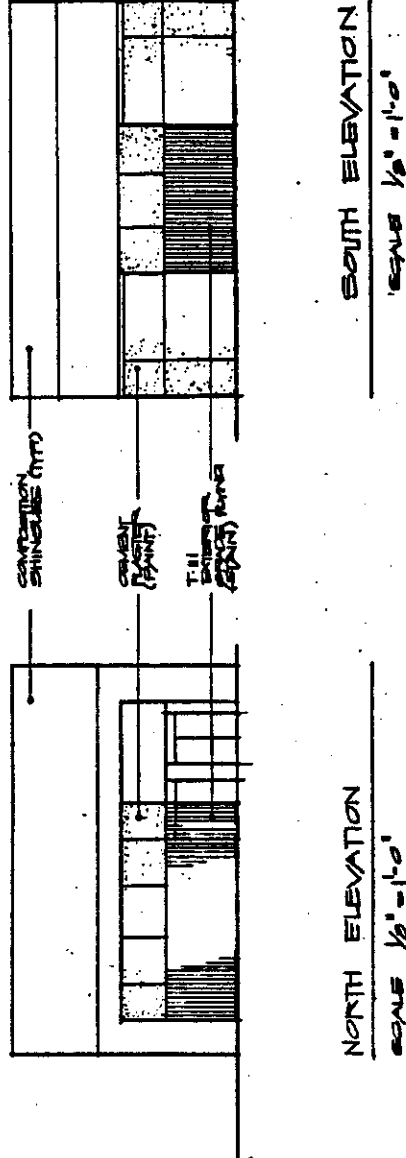
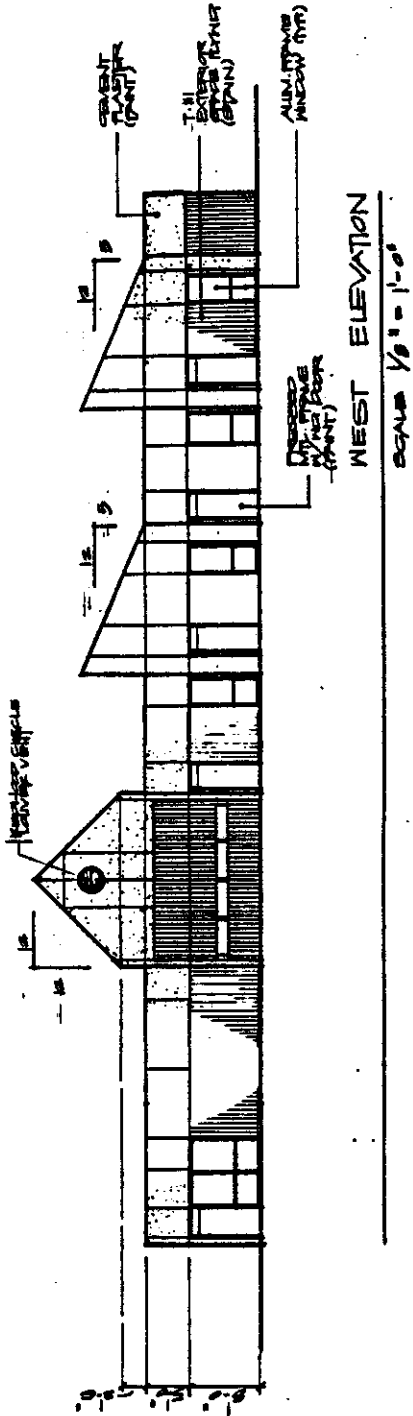
3,060 sq. ft.  
Phase I

OFFICES

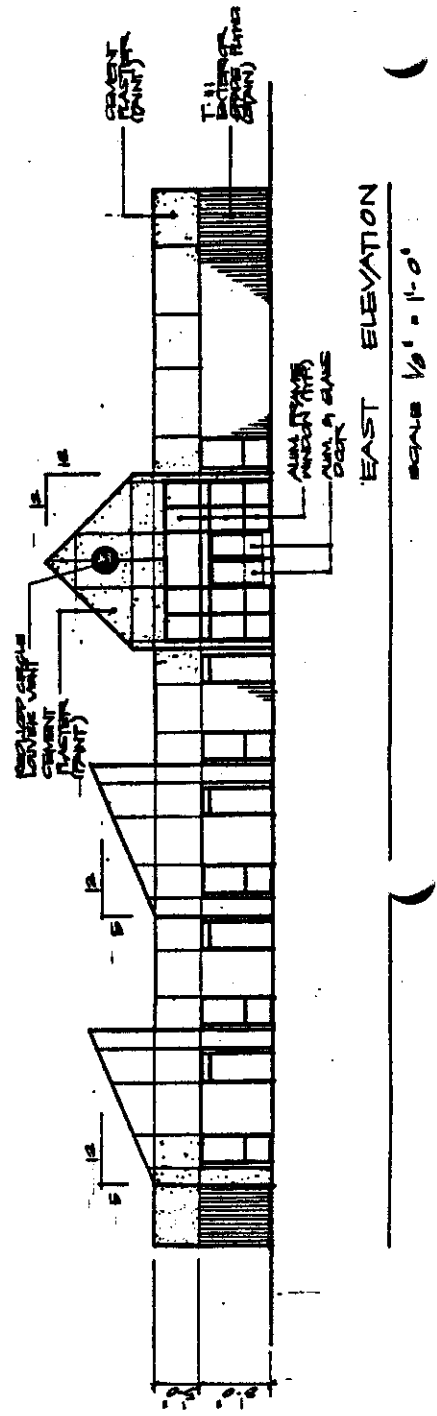
PLACEMENT

SURPLUS LAND

# ELEVATIONS



NORTH ELEVATION  
SCALE 1/8" = 1'-0"



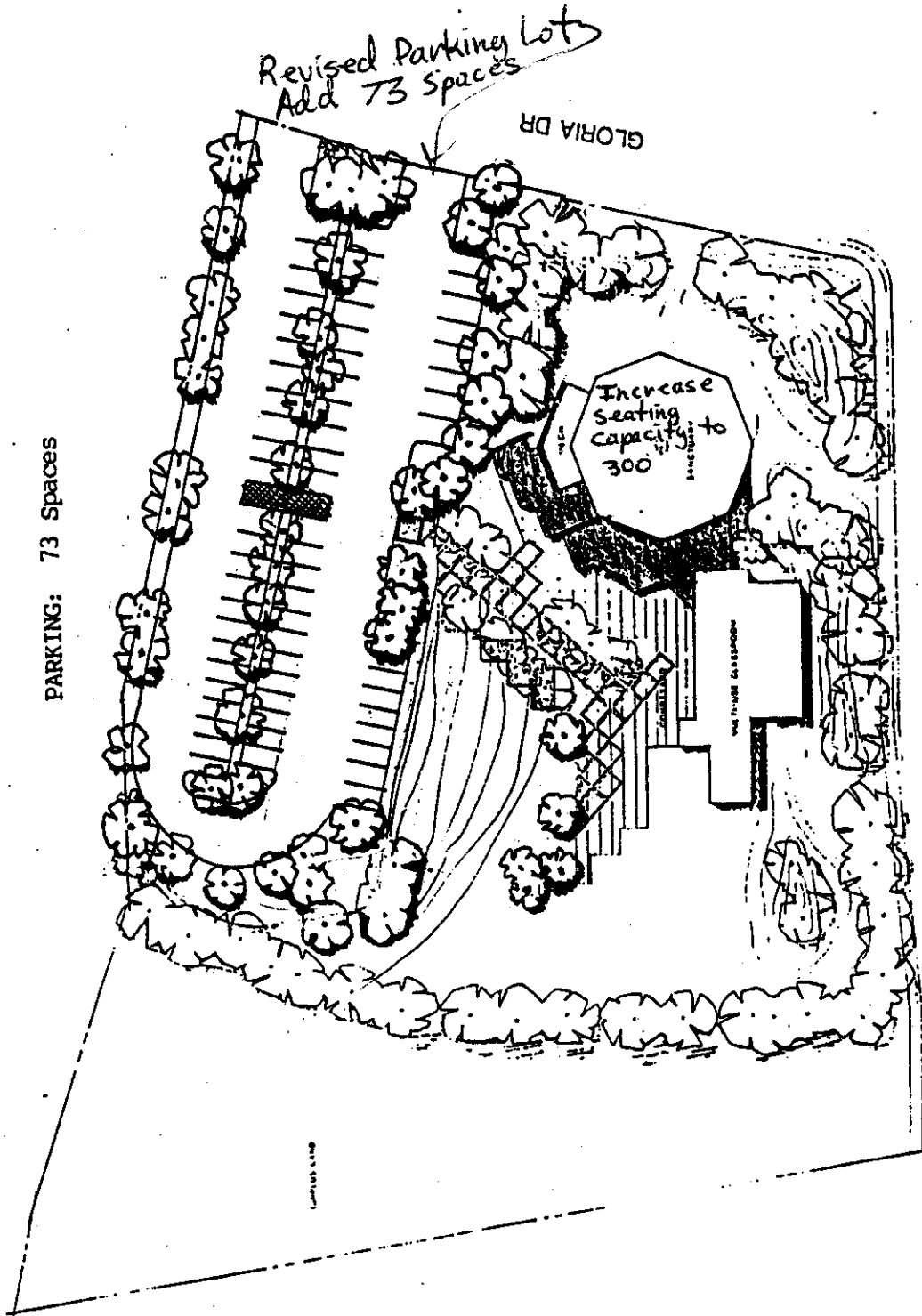


# PHASE II

## PHASE 2 MASTERPLAN

Reynolds, Webber Architects Sacramento, Ca

PARKING: 73 Spaces



# GREENHAVEN LUTHERAN CHURCH

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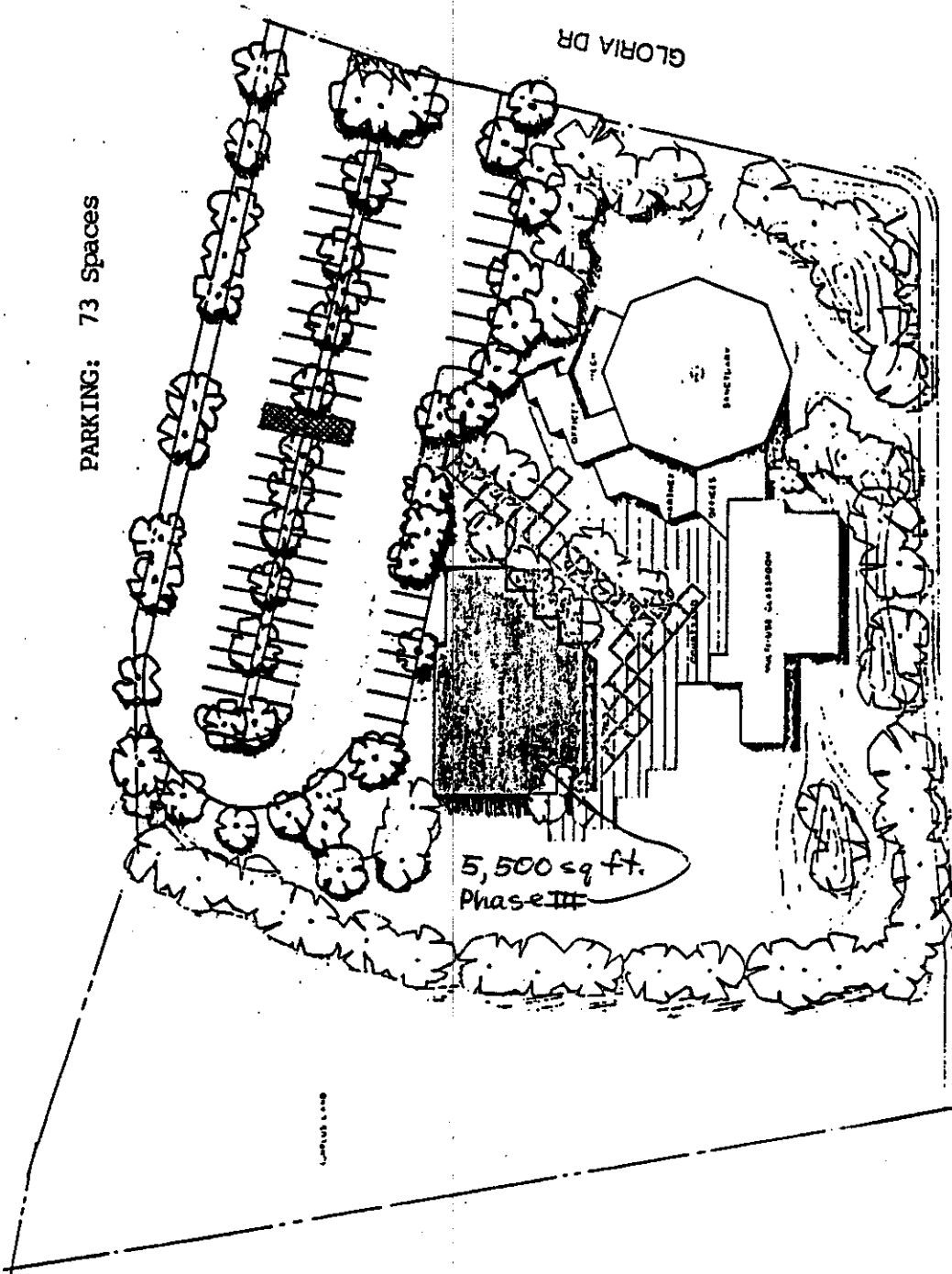
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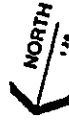
# PHASE III

## PHASE 3 MASTERPLAN

Reynolds, Webber Architects Sacramento, Ca



# GREENHAVEN LUTHERAN CHURCH



FLORIN RD

PARKING: 73 Spaces

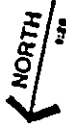
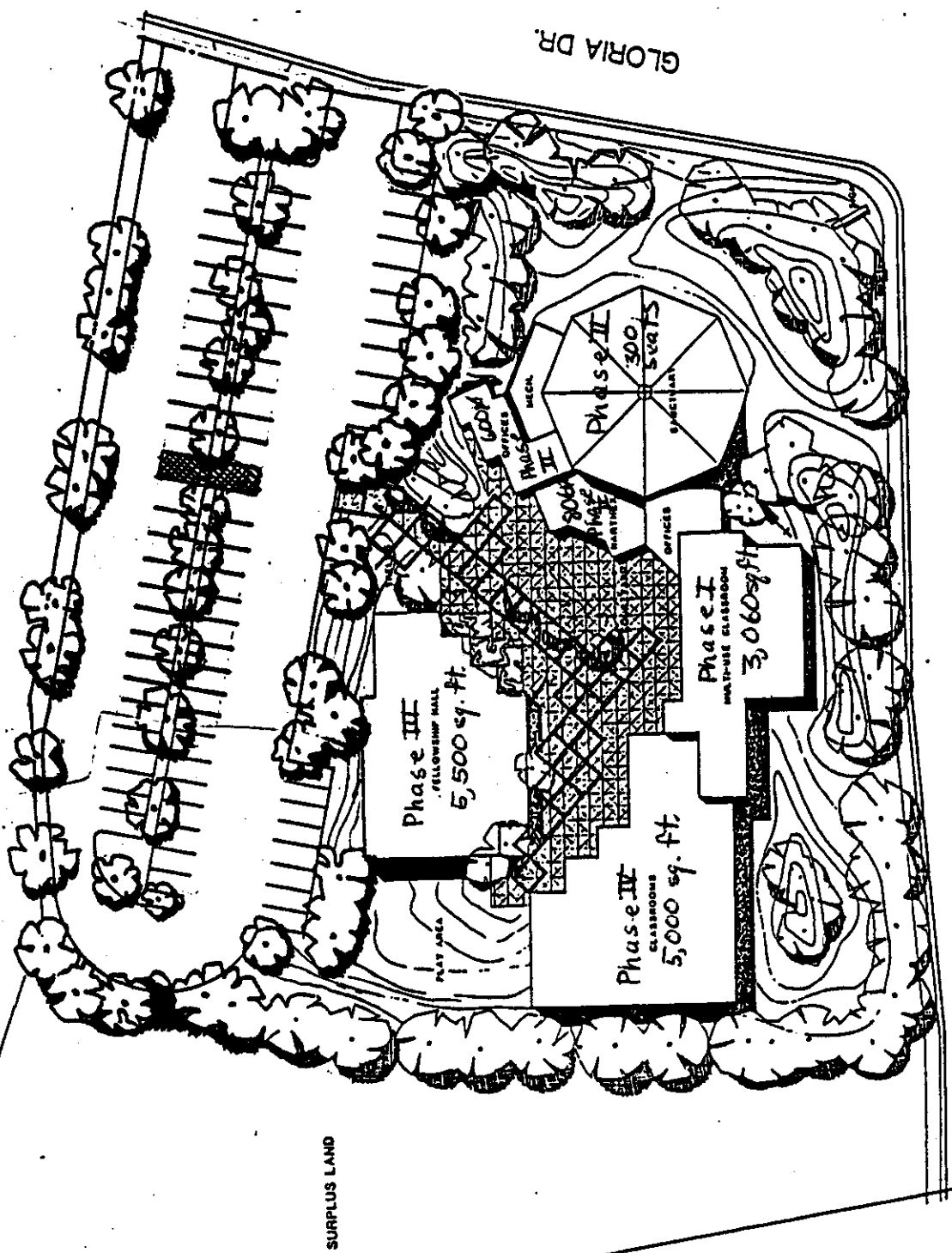
5,500 sq. ft.  
Phase III

GLORIA DR

# PHASE IV

PHASE 4  
**MASTERPLAN**  
nto, Ca  
Reynolds, Webber Architects Sac

PARKING: 73 Spaces



FLORIN RD.

# GREENHAVEN LUTHERAN CHURCH

GREENHAVEN LUTHERAN CHURCH

EXHIBIT A

Entire lot size - 131,308 sq. ft.<sup>+</sup> = 3 acres

Existing sanctuary - 4,118 sq. ft., pew space @ 18"/person = 106  
(existing seats)

Existing parking - 28 spaces

Future buildings + Existing building = 19,234 sq. ft.

Future parking planned - 73 spaces

Spaces Broken Down:

1. Existing sanctuary + new narthex & offices  
Existing sanctuary - 4,118 sq. ft. - 300 proposed seats  
(1 parking space/6 seats = 50 spaces)  
Expanded narthex - 806 sq. ft. (1 space/100 sq. ft.) = 8  
spaces)  
Storage - 150 sq. ft. - no parking required  
Church Offices - 600 sq. ft. - (1 space/400 sq. ft.) = 15  
spaces  
New toilets to be included in new sanctuary  
  
Total sq. footage - 5,764 sq. ft.
2. Multi-use - 3,060 sq. ft. - 1 space/100 sq. ft. = (31 parking  
spaces)
3. Classrooms - 5,000 sq. ft. - parking determined by planning  
commission
4. Fellowship Hall - 5,500 sq. ft. - 1 space/100 sq. ft. = 55  
spaces

Parking Required: If each individual building were considered -  
146 spaces + parking for 5,000 sq. ft. of classrooms deter-  
mined by planning

Parking Proposed: 73 spaces

Maximum lot coverage allowed - no requirements  
Zone A (Agricultural)

Maximum Height: 50'

Minimum Yard Requirements: Front - See section 3; C-1 Zoning  
Ordinance  
Rear - 15 ft  
Int. Side - 10 ft.  
Street Side - 12-1/2 ft.

P86133

GREENHAVEN LUTHERAN CHURCH  
MASTERPLAN PROGRAM

PHASE ONE

1. Multi-Use Room (2,400 s.f.)

- a. Six (6) classrooms - Ten (10) chairs + conference
- b. Seat 120 for dinner (/15 s.f./ = 1,800 s.f.)
- c. One (1) nursery (fixed)
- d. One (1) high school age (fixed)
- e. Movable walls
- f. Wet play area (common)
- g. Storage
- h. Increase to 25 classrooms later

2. Kitchen (140 s.f.)

- a. Residential type

3. Toilets (Assembly)

- w/c - 1 per 1-100, 2 per 101-200, 3 per 201-400 people
- urinals - 1 per 1-200, 2 per 201-400 people
- lavs - 1 per 1-200, 2 per 201-400 people
- df - 1 per 1000 people
- slopsink - One (1)

4. Pre-School Office (120 s.f.)

- a. Close to classrooms
- b. Easy Access



GREENHAVEN LUTHERAN CHURCH  
MASTERPLAN PROGRAM

PHASE TWO

5. Increase Narthex
  - a. Outside of octagon
  - b. Weather protection
  - c. Visiting
6. Refurbish Sanctuary
  - a. Crying room
  - b. Re-design layout for services
  - c. Flexible/efficient seating
  - d. Add more light
    1. Energy efficient lighting
    2. Brighter colors
  - e. Re-design office spaces
  - f. Increase seating capacity from 108 to 300 seats.
7. Outside Storage Area
  - a. Adequate for garden tools
  - b. Adequate for power mowers
  - c. Adequate for material storage
8. Church Offices (600 s.f.)
  - a. Secretary/reception (200 s.f.)
    1. Close to storage/copy room
    2. Close to pastor office
  - b. Pastor office (200 s.f.)
    1. Close to secretary
    2. Secondary exit/entrance
  - c. Pastor assistant office (200 s.f.)
    1. Close to secretary
    2. Close to pastor
    3. Secondary exit/entrance
9. Toilets (Office)

w/c - 1 per 1-15, 2 per 16-35, 3 per 36-55 people  
lavs - 1 per 1-15, 2 per 16-35, 3 per 36-90 people  
df - 1 per 75 people  
slopsink - 1 per floor
10. Storage (200-300 s.f.)
  - a. Copy, secure area/audio and visual storage
  - b. Close to secretary

GREENHAVEN LUTHERAN CHURCH  
MASTERPLAN PROGRAM

PHASE THREE

11. Fellowship Hall (5,500 s.f.)

- a. Seat 350 for dinner
- b. Kitchen facilities

GREENHAVEN LUTHERAN CHURCH  
MASTERPLAN PROGRAM

PHASE FOUR

12. Classroom Addition (5,000 s.f.)

- a. Add eighteen (18) classrooms
- b. Increase toilets

13. Toilets (Classrooms)

w/c	- 1 for each	30 boys, 1 for each	25 girls
urinals	- 1 for each	25 boys	
lavs	- 1 for each	35 boys, 1 for each	35 girls
df	- 1 for each	40 pupils	

TRASH ENCLOSURE GUIDELINES

1. The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main structure(s).
2. The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position. The hinges shall be sufficient in size, strength and number to adequately support the metal gates.
3. The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.
4. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
5. The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. The enclosure shall be adequate in capacity, number and distribution.