

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	John L. House Sr. - 2195 Golden Gate Ave., San Francisco, CA 94118		
OWNER	United Scottish Rite Supreme Council - 2195 Golden Gate Ave., San Francisco, CA		
PLANS BY	Parkway Homes - 5000 Auburn Blvd., Sacramento, CA		
FILING DATE	11-1-82	50 DAY CPC ACTION DATE	12-9-82
		REPORT BY:	SC:sg
NEGATIVE DEC.	11-29-82	EIR	ASSESSOR'S PCL. NO. 250-174-11

- APPLICATION:
1. Negative Declaration
 2. Special Permit to establish a social center for a fraternal organization meeting hall in the R-1 single family zone.

LOCATION: 76 Ford Road

PROPOSAL: The applicant is requesting this special permit to utilize an existing structure located in a residential zone for a social hall for meetings and religious events.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 North Norwood Community Plan Designation:	Light Density Residential
Preliminary North Sacramento Community Plan Designation:	Single Family
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant structure
Surrounding Land Use and Zoning:	
North: Vacant; R-1	
South: Residential; R-1	
East: Residential; R-1	
West: Residential; R-1	

16 X Parking Required:	18
Parking Provided:	13
Property Dimensions:	55' x 198'
Property Area:	.25 acres
Square Footage of Building(s):	1,800 sq. ft.
Height of Structure(s)	1-story
Topography:	Flat
Street Improvements:	Minimal
Utilities:	Existing
Exterior Building Colors:	Brown
Exterior Building Materials:	Vertical wood siding

STAFF EVALUATION: Staff has the following concerns and comments regarding this requested Special Permit:

1. The subject site is located on a residential street which is narrow and traffic along this street has generated complaints to the City Traffic Engineer.
2. The driveway as indicated on the site plan does not meet the required minimum width of 24' for this type of use. In addition, the neighboring residence on the west side of the property is less than two feet from the driveway and parking area.

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3. The proposed use, as a meeting hall, is not compatible with the surrounding residential uses along this street and single family residences are located near the property lines on both sides of the subject site.
4. The site plan indicates that 13 parking spaces will be provided at the rear of the site. Two of the parallel parking spaces would have to be eliminated since they do not meet code. Based on a requirement of one parking space per 100 square feet of floor area, there should be 18 parking spaces. There are 11 proposed legal spaces which would leave the site deficient in parking by seven spaces.
5. The Traffic Engineer noted possible drainage problems on the site and indicated that a drain line extension may be necessary.

RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Denial of the Special Permit to allow a social center in a single family residentially zoned neighborhood based on the following findings of fact:

Findings of Fact - Special Permit

- a. The project is not based on sound principles of land use in that a social center and meeting hall would not be compatible with the surrounding single family residential uses.
- b. The project would be detrimental to the public safety and welfare and would create a nuisance for the neighborhood in that:
 1. Adequate on-site parking is not provided.
 2. The proposed use would generate additional traffic on a street that is not equipped to handle this traffic.
 3. The neighboring residential structure is only two feet from the driveway and parking lot of the proposed center. The driveway is not adequate to accommodate on-site traffic which may pose noise problems and safety hazards for the neighboring residence.
- c. The proposed project does not comply with the objectives of the General Plan or the North Norwood Plan in that the site is designated for residential purposes and a meeting hall is not consistent with this objective.

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DRAINAGE

WESTERN

WESTERN

M-1

R-2

WESTERN

FORD

SILVER EAGLE

SOUTH

MOREY

R-1

23

R-3-R

SUBJECT SITE

ARROWROCK RD

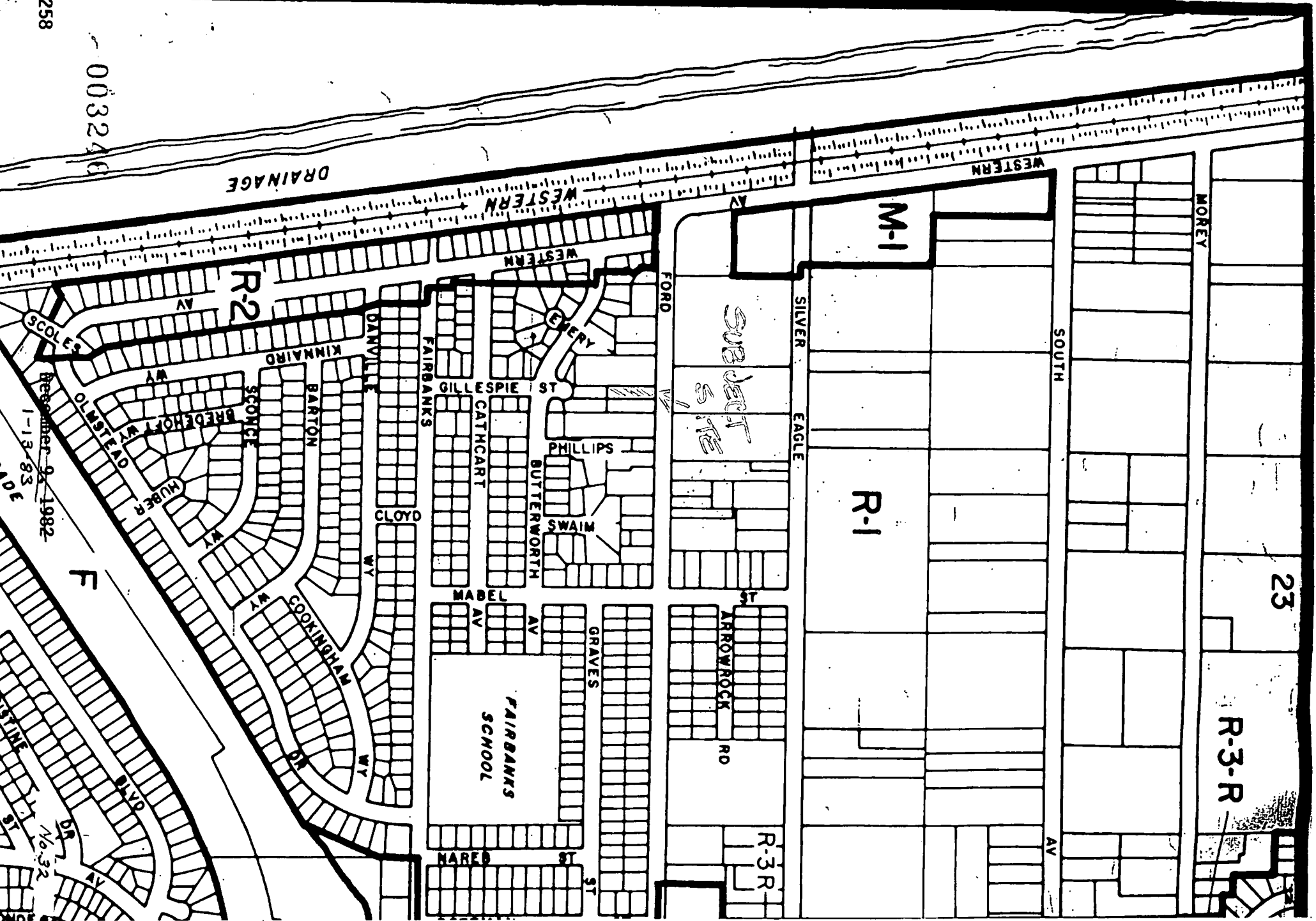
R-3-R

GILLESPIE ST
CATHCART
PHILLIPS
BUTTERWORTH
SWAIN

FAIRBANKS SCHOOL
GRAVES
MABEL AV
MABEL ST
FAIRBANKS

Revised 9-1982
1-13-83

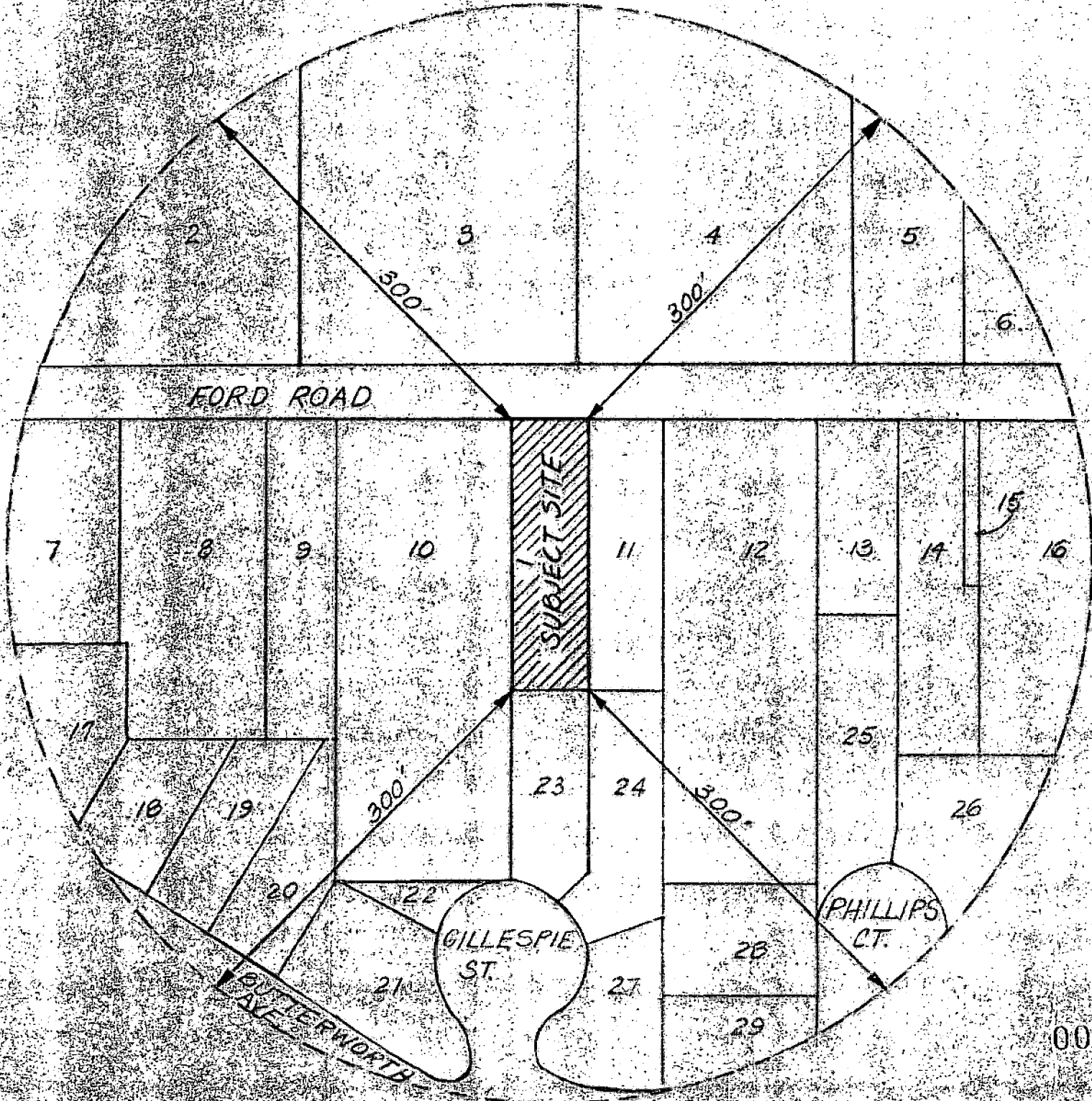
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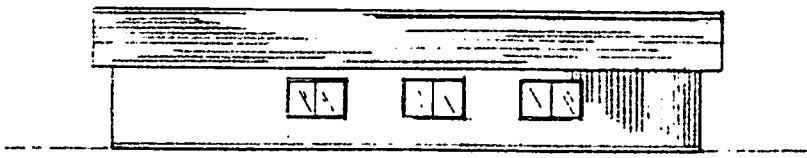
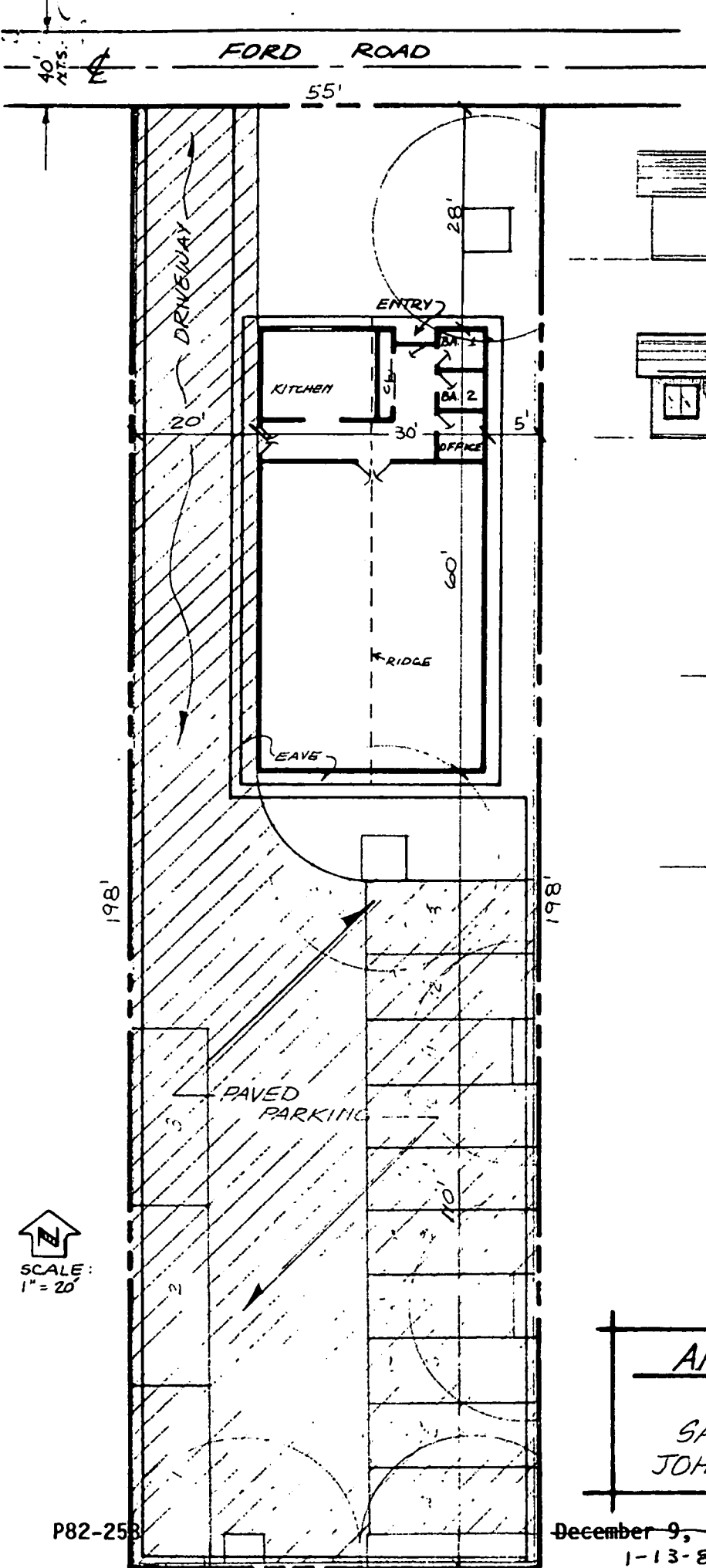
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December 9, 1982
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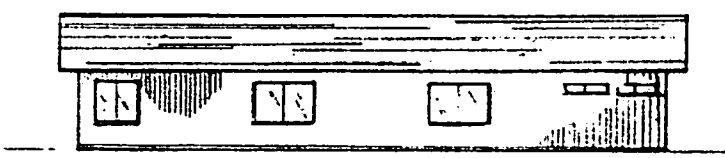
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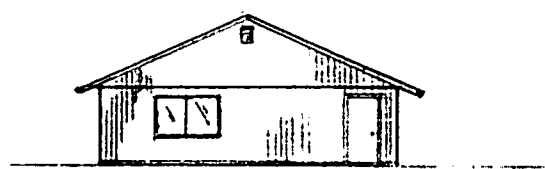
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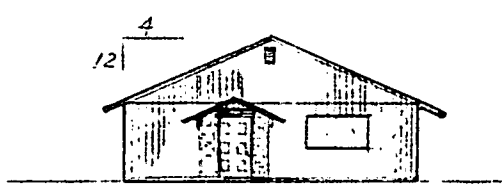
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION

SCALE:
1" = 20'

APN. 250-174-1100
76 FORD ROAD
SACRAMENTO, CALIF.
JOHN L. HOUSE - OWNER