

*Amended 11-19-98 by CPC  
See conditions 5+9*

CITY PLANNING COMMISSION  
SACRAMENTO, CALIFORNIA  
MEMBERS IN SESSION:

ITEM # 7  
DECEMBER 17, 1998  
PAGE 1

P98 -102 SPECIAL PERMIT TO ALLOW THE CONSTRUCTION OF A  
PARKING LOT FOR ST. PAUL'S MISSIONARY BAPTIST CHURCH - 4121  
AND 4127 14<sup>TH</sup> AVENUE

**SUMMARY:**

At the November 19, 1998 City Planning Commission meeting, the Planning Commission made a Motion of Intent to: approve the Special Permit to allow construction of the parking lot, deny the Variance to reduce tree shading, approve the Variance to waive a six foot high masonry wall, and approve a Lot Line Merger to merge two lots into one lot in the Standard Single Family (R-1) zone.

**RECOMMENDATION:** Take action on the Motion of Intent as determined by the Planning Commission at the November 19, 1998 meeting, and as indicated above.

**BACKGROUND:** The Planning Commission's Motion of Intent on November 19, 1998 was based on testimony and discussion pertaining to the submitted plans. After discussion, the Planning Commission took action on the entitlements as indicated above. A change was made in the requirement for a wall to surround the parking lot. The Planning Commission determined that a double sided wooden wall with metal supports would be appropriate for the north, east and west sides of the parking lot. Conditions of approval have been amended to reflect the change.

**ENVIRONMENTAL DETERMINATION:**

A Categorical Exemption was determined appropriate for the project pursuant to CEQA Sections 15303, 15305 and 15311.

**RECOMMENDATION:** Staff recommends that the Planning Commission act on the November 19, 1998 Motion of Intent as follows:

- A. Adopt the attached Notice of Determination and Findings of Fact approving the Special Permit to allow an 84 space off-site parking lot for an existing church;
- B. Adopt the attached Notice of Decision and Findings of Fact denying the Variance to reduce the 50% tree shading requirement to 25%;
- C. Adopt the attached Notice of Decision and Findings of Fact approving the Variance to waive the six foot high masonry wall that is required between the non-residential use and the adjacent residential uses; and,
- D. Adopt the attached Notice of Decision and Findings of Fact approving the Lot

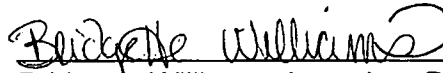
Line Merger to merge two parcels into one parcel on a .66 acre parcel in the Standard Single Family (R-1) zone.

Report Prepared By,



Don Smith, Associate Planner

Report Reviewed By,



Bridgette Williams, Associate Planner

Attachments

- Attachment 1
- Exhibit 1
- Exhibit 2
- Exhibit 3
- Exhibit 4

- Notice of Decision
- Vicinity Map
- Land Use and Zoning Map
- Site Plan
- Gate Section

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(CPC Amended 11-19-98)

**ATTACHMENT 1:**

**NOTICE OF DECISION AND FINDINGS OF FACT  
APPROVING THE SPECIAL PERMIT TO ALLOW AN 84 SPACE PARKING LOT AND  
LOT LINE MERGER TO COMBINE TWO PARCELS INTO ONE PARCEL; AND  
DENYING THE VARIANCE TO WAIVE THE 50% TREE SHADING REQUIREMENT AND  
VARIANCE TO WAIVE THE REQUIRED MASONRY WALL IN THE STANDARD SINGLE  
FAMILY RESIDENTIAL (R-1) ZONE AT 4121 AND 4127 14TH AVENUE,  
APN 014-0272-035 AND 036, SACRAMENTO, CALIFORNIA,**

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At the regular meeting of November 19, 1998, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following action for the location listed above:

- A. Categorical Exemption (Sections 15303, 15303 and 15311); and,
- B. Adopted the attached Notice of Decision and Findings of Fact approving the Special Permit to allow an 84 space off-site parking lot for an existing church;
- C. Adopt the attached Notice of Decision and Findings of Fact denying the Variance to reduce the required 50% tree shading requirement to 25%;
- D. Adopt the attached Notice of Decision and Findings of Fact approving the Variance to waive the six foot masonry wall that is required between the non-residential use and the adjacent residential uses;
- E. Adopt the Notice of Decision and Findings of Fact approving the Lot Line Merger to merge two parcels into one parcel on a .66 ± acre parcel in the Standard Single Family Residential (R-1) zone.

These actions were made based upon the following findings of fact:

**FINDINGS OF FACT**

- I. Environmental
  - A. Categorical Exemption The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Sections 15303, 15305 and 15311 of the CEQA Guidelines.
- II Special Permit
  - A. Granting the Special Permit is granted upon sound principles of planning

in that:

1. the parking lot will provide a land use on a vacant lot that has been used for illegal dumping;
  2. the parking lot will reduce the amount of on-street parking in the vicinity of the church during services; and,
  3. the parking lot will be compatible with the residential land uses in the area by adding landscaping, fencing and lighting.
- B. Granting the Special Permit is not detrimental to the public health, safety or welfare in that adequate ingress, egress, fencing and landscaping is provided.
- C. Granting of the Special Permit will not create a nuisance in that:
1. lighting will be screened from the adjacent residential properties; and,
  2. a masonry wall shall be provided to buffer the parking area from adjacent residences.
- D. Granting of the Special Permit complies with the objectives of the General Plan for the area in that:
1. a parking lot is permitted in the Standard Single Family Residential (R-1) zone with an approved Special Permit; and,
  2. it improves a vacant property and provides for overflow parking.
- III. Variance to reduce the 50% tree shading requirement to 25%
- A. Denial of the variance to reduce the tree required 50% tree shading requirement to 25% in that:
1. the variance would be injurious to the public welfare, and to property in the vicinity of the project;
  2. the parking lot would not be as aesthetically pleasing; and,
  3. the surface of the parking lot would be hotter without the additional shading, that fuel tanks in cars using the facility would be warmer and would generate greater vehicle emissions.

- B. Granting the variance would not be in harmony with the general purpose and intent of the Zoning Ordinance and would be inconsistent with the Sacramento General Plan.

IV. Variance to waive the required six foot high masonry wall

- A. Granting of the variance to waive the required six foot high masonry wall may be a special privilege extended to one individual property owner in that the same variance may not be granted for any property owner facing similar circumstances.
- B. Granting of the variance will be injurious to the public welfare, or to property in the vicinity of the project in that an adequate buffer between the parking lot would not be provide.
- C. The variance is not in harmony with the general purpose and intent of the Zoning Ordinance and consistent with the Sacramento General Plan.

V. Lot Line Merger

- 1. The Lot Line Merger is consistent with the General Plan which allows a parking lot in the zone with an approved Special Permit.
- 2. All existing streets and easements of record are reserved; and,
- 3. The resulting parcel conforms to the requirements of the Subdivision Ordinance, Chapter 40.

These actions were made based upon the following conditions of approval:

**CONDITIONS OF APPROVAL** The requested Special Permit is hereby approved subject to the following conditions:

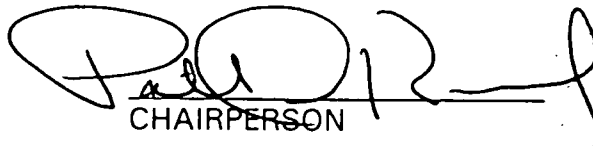
- 1. Construction of the parking lot shall conform to the approved plans. Applicant shall obtain necessary building permit(s) and comply with the provisions of the Uniform Building Code.
- 2. Landscape plans shall be submitted and approved by the Planning Division prior to the issuance of a building permit. Landscaping shall include a mixture of ground cover, flowering shrubs, trees, irrigation, planter curbs. Landscape improvements shall be installed prior to the issuance of the final building permit.
- 3. All landscaping shall be maintained at a minimum plant or shrub height of 30

- inches and trees maintained at a minimum distance of six feet from lowest branch to the ground. Decorative planting shall be maintained in a manner that will not obstruct or diminish lighting levels throughout the project.
4. Gates shall be opened prior to church services and other related activities. The gates shall be closed and secured upon conclusion of church activities. The gated entry shall be reviewed and approved by the Fire Department, Planning Division, Transportation Division of Public Works and the Building Division prior to issuance of a building permit.
  5. <sup>Any</sup> The masonry wall shall be coated with graffiti resistant paint to reduce the time and cost of maintaining the wall as graffiti free. All graffiti shall be removed within 48 hours. (CPC Amended 11-19-98)
  6. Parking lot light fixtures shall be not be higher than 14 feet. The style of the lighting stanchions shall be similar to the street lights that are located along 14<sup>th</sup> Avenue in front of the site.
  7. Lighting levels shall be as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise. A minimum of .25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the building project during the same hours. Lighting shall be shielded from traffic on 14<sup>th</sup> Avenue and from adjacent residences.
  8. Automatic sprinklers shall be provided for landscaped areas to the satisfaction of the Planning Division.
  9. <sup>double sided wooden wall with metal supports</sup> A ~~six-foot-high masonry wall~~ is required along the east, west and north property lines around the parking lot. ~~Materials for the wall should consist of split faced block or other units to enhance the appearance of the parking lot.~~ Materials to be used shall be reviewed and approved by Planning staff prior to the issuance of the building permit. (CPC Amended 11-19-98)
  10. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
  11. File a waiver of Parcel Map.
  12. Provide for handicap parking as required by the Building Division. This parking may be on the site of the subject parking lot, or in the main parking lot of the church as appropriate.
  13. Curb ramps, pedestrian ramps, walks and sidewalks shall meet Disabled Accessibility Regulations.

14. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to result in no net increase in run-off to the drainage system. This may result in providing an on-site detention system.
15. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.

## Advisory note:

16. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban run-off pollution from the site during construction.
17. This site is served by the Combined Sewer System (CSS). However based on the information provided, no significant impact to the CSS is anticipated. Consequently, no Impact/ Mitigation Agreement is required.



CHAIRPERSON

ATTEST:

For:


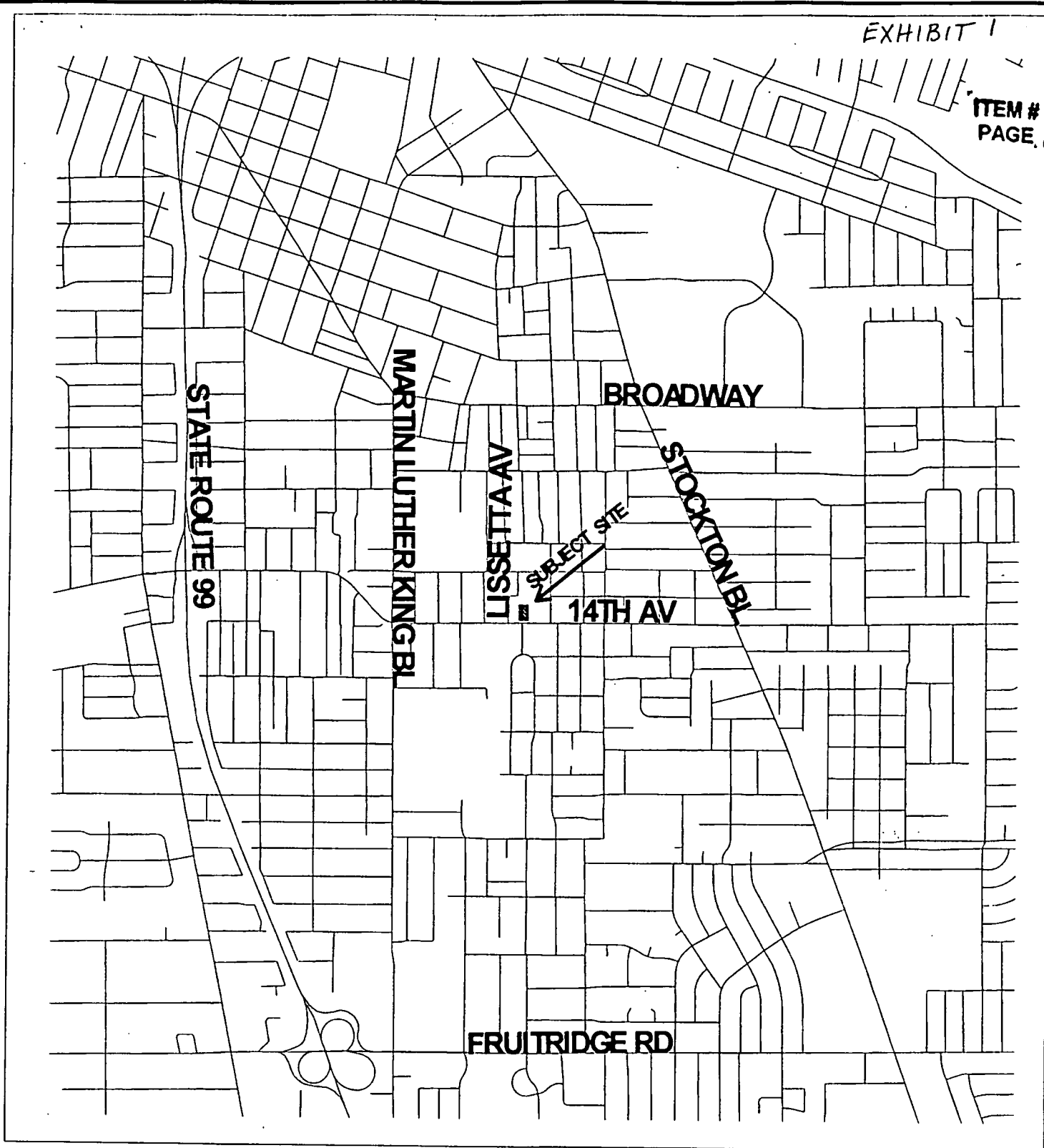


SECRETARY TO CITY PLANNING COMMISSION

12-17-99  
DATE (P98-102)

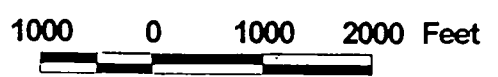
Attachments

Attachment 1	Notice of Decision and Findings of Fact
Exhibit 1	Vicinity Map
Exhibit 2	Land Use and Zoning Map
Exhibit 3	Site Plan
Exhibit 4	Gate Detail

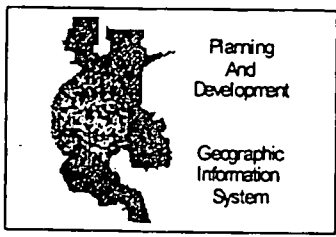
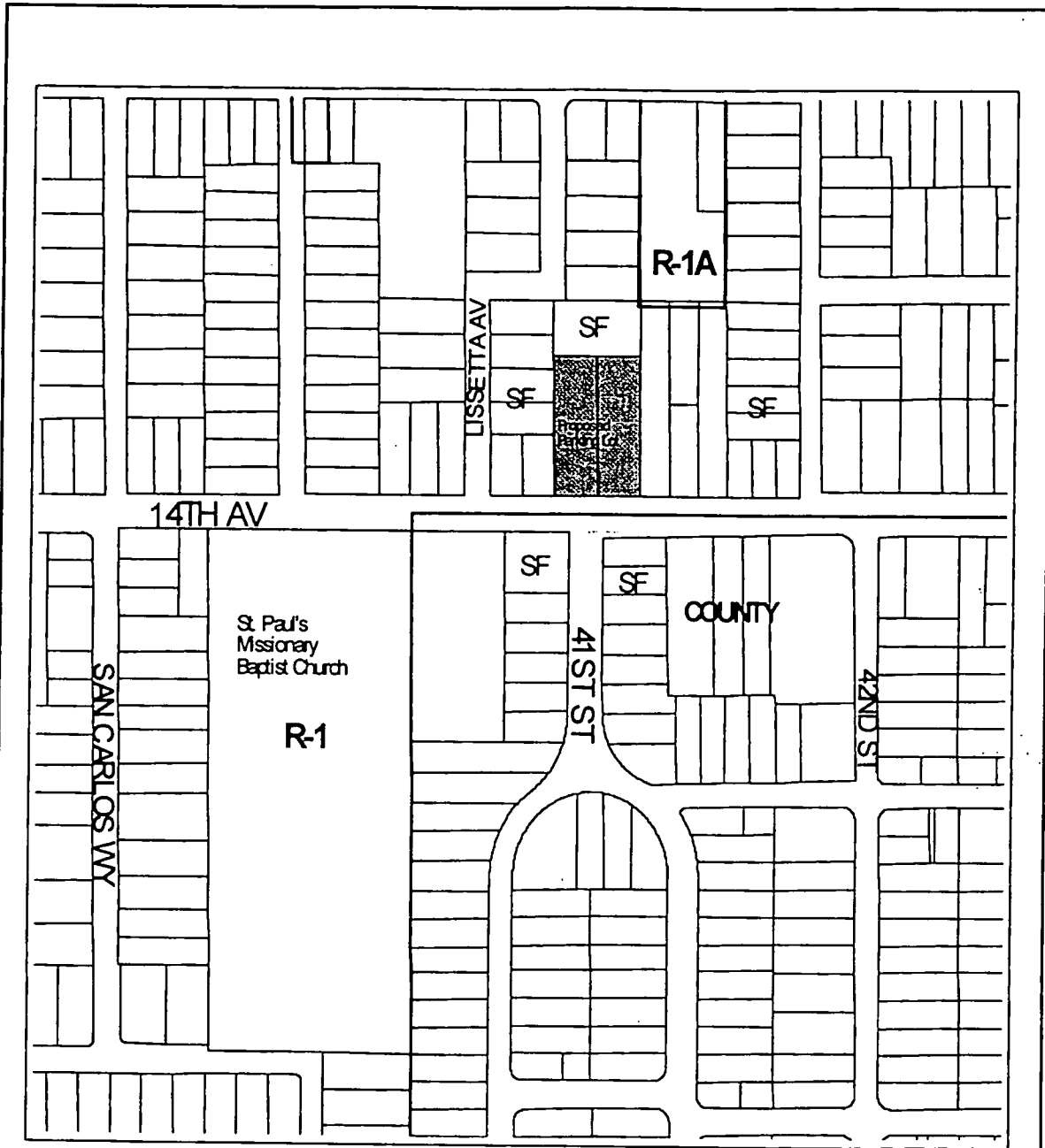


Planning  
and  
Development  
  
Geographic  
Information  
System

VICINITY MAP



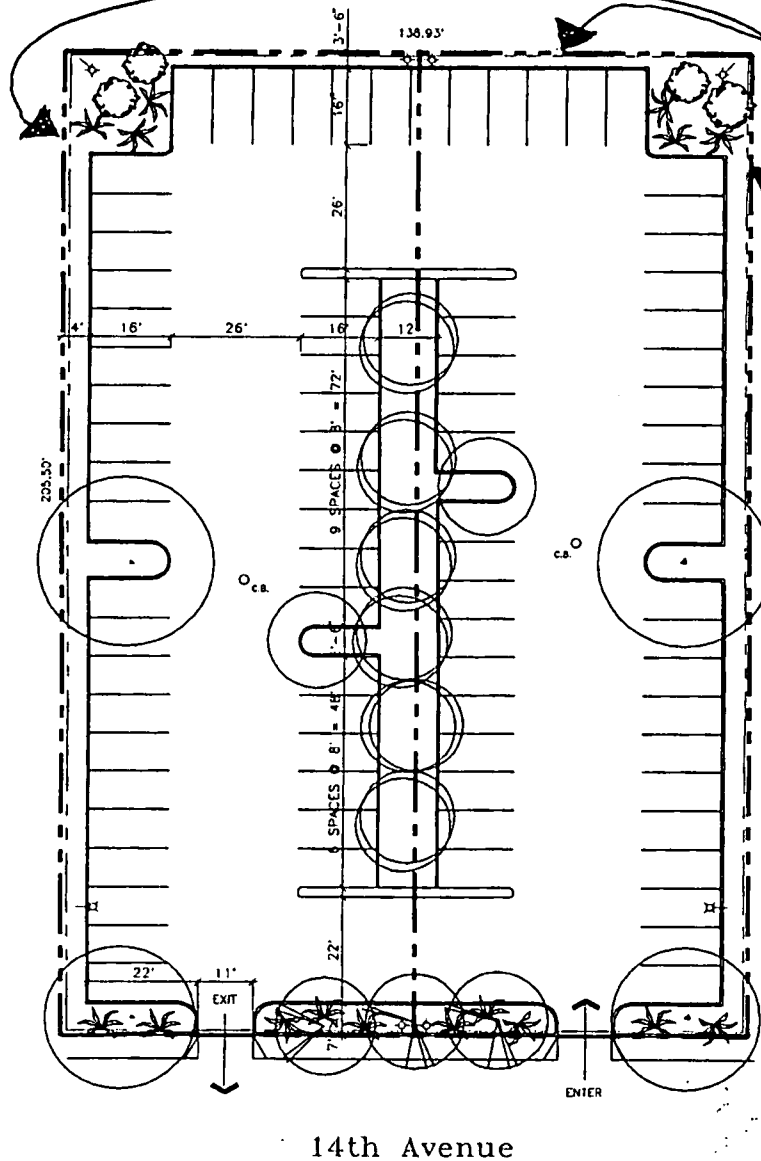




Land Use and Zoning







*double sided  
wooden fence with  
metal supports on 3 sides of  
lot  
per C/C  
11-19-98*

14th Avenue

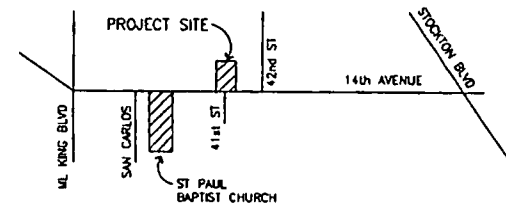
## OVERFLOW PARKING FOR ST. PAUL MISSIONARY BAPTIST CHURCH

4121 & 4127 14th Avenue  
Sacramento, CA

84 PARKING SPACES (8x18' STALLS)

SITE AREA: 28,550 SF  
PAVED AREA: 24,719 SF  
TREE SHADING: 6321 SF = 25.0%

APN 014-0272-035-0000  
APN 014-0272-038-0000

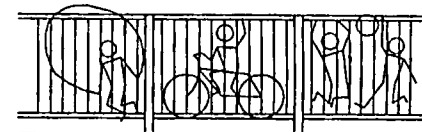


### MATERIALS

- 2" ASPHALT PAVING OVER 4" AGGREGATE BASE
- POURED CONCRETE CURBS
- 8' HIGH DECORATIVE WROUGHT IRON SECURITY FENCE w/ GATE
- 8' HIGH CHAIN LINK FENCE
- 18' HIGH LIGHT POLES w/ SODIUM LIGHTING (1.8 lum)

### LEGEND

- |                   |                    |
|-------------------|--------------------|
| CHINESE HACKBERRY | AMERICAN SWEET GUM |
| CHINESE TALLOW    | OLEANDER           |
| FLOWERING PLUM    | PHILODENDRON       |
| AFRICAN SUMAC     | GROUND COVER       |



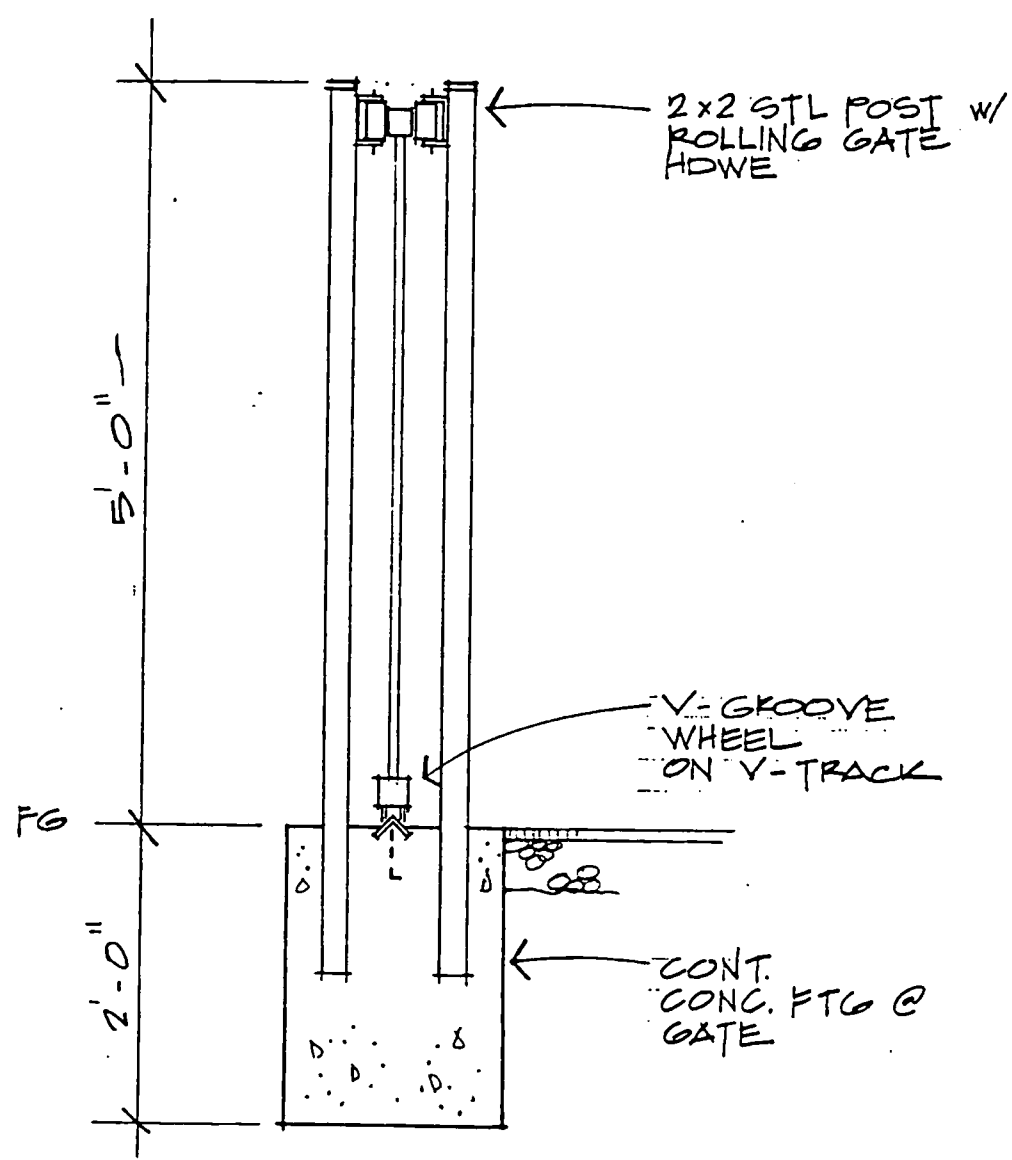
PARTIAL ELEVATION OF WROUGHT IRON FENCE  
ALONG 14th AVENUE



AUGUST 31, 1988

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EXHIBIT 3



TYP. GATE SECTION

3/4 = 1'-0"

ST. PAUL BAPTIST CHURCH OVERFLOW PARKING LOT  
PLANNING NO. P98-102  
NOV. 9, 1998



