

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Mau and Mirza, Inc., Architects - 2555 Third St., Ste. 255, Sacramento 95818				
OWNER	Fremont Presbyterian Church - 5770 Carlson Drive, Sacramento, CA 95819				
PLANS BY	Mau and Mirza, Inc., Architects - 2555 Third St., Ste. 255, Sacramento 95818				
FILING DATE	1-6-84	50 DAY CPC ACTION DATE		REPORT BY:	JP:sg
NEGATIVE DEC.	2-17-84	EIR		ASSESSOR'S PCL. NO.	005-221-06 & 07

- APPLICATION:
1. Environmental Determination
 2. Special Permit to expand an existing church facility and redesign and expand the existing parking area (Section 2-F-8)
 3. Variance to waive the required six foot high masonry wall between residential and non-residential uses on the north property line (Section 3-D-7-a)
 4. Lot Line Adjustment to merge two parcels for a church expansion (Subdivision Map Act Section 66499.20-3/4)

LOCATION: 5770 Carlson Drive

PROPOSAL: The applicant is requesting the necessary entitlements to construct a new chapel, youth center and print shop, and expand the existing parking area for Fremont Presbyterian Church.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 East Sacramento Community
Plan Designation: Medium Density Multiple Family
Existing Zoning of Site: R-4
Existing Land Use of Site: Church

Surrounding Land Use and Zoning:

North: Single family residential; R-1
South: Multi-family residential; OB, R-4
East: Scottish Rite Temple parking lot; R-4
West: Southern Pacific Railroad and heavy commercial; C-4

Parking Required: 188 spaces
Parking Provided: 235 (phase I); 250 (phase II)
Ratio Required: 1 space per 6 seats (1,000 seat sanctuary; 125 seat chapel)
Property Dimensions: Irregular
Property Area: 4.3± acres

Square Footage of Existing

Building:	Sanctuary	12,729	Youth Center	1,959
	Church Offices	11,577	Print Shop	1,008
	Social Hall	5,148	Additional Office	840
	Classrooms	9,494	Storage Building	672
			TOTAL	43,427

002123

APPLC. NO. P84-003

MEETING DATE March 8, 1984

CPC ITEM NO. 14

Proposed Square Footage: 47,749±

Phase I:

Square Footage to be Removed	
Youth Center	1,959
Additional Office	<u>840</u>
TOTAL	2,799

Square Footage to be Added	
Chapel	1,776
New Youth Center	<u>4,425</u>
TOTAL	6,201

Net Gain: 3,402 Square Feet

Phase II:

Square Footage to be Removed	
Print Shop	1,008
Storage Building	<u>672</u>
TOTAL	1,680

Square Footage to be Added	
New Print Shop	2,600

Net Gain: 920 Square Feet

TOTAL NET GAIN PHASE I AND II: 4,322 Square Feet

Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Phase I Exterior Building

Material & Colors:

Chapel

Youth Activity Center

Dark brown wood trim to match existing
"Maple" brick to match existing
Yellow beige stucco to match existing
Bronze anodized metal roof, gutters,
flashings, etc.

Bronze anodized storefront with
solar bronze glass
"Maple" brick to match existing
Yellow Beige stucco to match existing
Bronze anodized metal roof, gutters,
flashing, etc.

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The subject site consists of two parcels totaling 4.3± acres on which is developed Fremont Presbyterian Church, a 43,427± square foot church facility. The applicant proposes to remove four wood frame buildings on the site currently used for storage, an office, a print shop and a youth activity center and replace these with a new chapter, youth activity center and print shop. Total square footage of the expanded facility would be 47,749± square feet. The church expansion is proposed to occur in two phases. In Phase I the existing youth center and office building would be removed and a new youth center and a 125 seat chapel would be constructed (Exhibits C-G). In Phase II the existing print shop and storage area would be removed and the new print shop would be constructed (Exhibit H). During the two phases the parking area would also be redesigned and enlarged. Total proposed parking spaces for Phase I are 235 while 250 spaces are proposed for Phase II (Exhibits C, H and I). The applicant proposes to begin work on Phase I immediately and estimates this phase will take two years to complete. Work on Phase II is proposed to begin sometime within the next seven years.

2. The proposal was reviewed by the City Environmental Coordinator who determined that the following mitigation measures should be included in the project in order to reduce impacts to vegetation to less than a significant level:

The applicant proposes to remove a total of 57 trees: 56 on-site and one within the public right-of-way (Exhibit J). The applicant shall provide mitigation measures that insure retention of all trees designated for removal along Carlson Drive, trees indicated to remain on the applicant's "Site Survey" map, including Redwood and Cedar trees fronting H Street, retention or replacement of the existing 12" diameter Elm tree designated for removal within the H Street public right-of-way, and provide 50% shading of on-site parking areas to the satisfaction of the Planning Director and City Arborist prior to the issuance of a building permit.

3. The proposal was reviewed by the City Engineering, Building, Traffic and Real Estate Divisions, the City Arborist and the County Health Department. The following comments were received:

- a. Engineering - Provide new deed description and closure calculations for lot line merger.
- b. Building - If water meters do not currently exist on existing water services, meters will be required as part of this project.
- c. Traffic - Driveway permits are required for this project.
- d. Real Estate - No comments.
- e. City Arborist -
 1. Cedar tree and three Chinese Elm trees on Carlson Drive are good trees and should be saved.
 2. Trees along H Street side of site should remain or be replaced if any need to be removed.
 3. Cedar and Redwood trees on the interior of the subject site should be saved if possible. None of the interior trees are Heritage trees.
- f. County Health - No comments.

4. As part of the proposed parking lot and church facility expansion, the applicant proposes to remove approximately 57 existing trees on the subject site (Exhibit J). The Environmental Coordinator has addressed this issue and has proposed the mitigation measure described above. Staff concurs with the Environmental Coordinator's recommendation. In addition, there are several existing Pine trees along the western property line proposed for removal that could be retained if the parking lot was redesigned. These trees should be retained as they help screen the subject site from the adjacent elevated Southern Pacific Railroad tracks. Approximately 13 parking spaces would be removed in the revised parking design. The church facility, however, would

still have the 188 required on-site parking spaces plus 34± additional spaces (Phase I parking only - Phase II will provide an additional 15 spaces). This would provide adequate parking for the church facility. Staff, therefore, recommends that the parking area be revised to retain the existing Pine trees along the western property line.

Another tree not proposed for removal, but which may be endangered, is the large Redwood tree located on the interior of the subject site (Exhibit C). The applicant proposes to locate six parking spaces adjacent to this tree which would require paving over a portion of the tree's existing root system. This paving may be detrimental to the health of this tree. Staff has no objection if these parking spaces are relocated farther to the north of the large Redwood tree or completely removed to save this tree. Adequate on-site parking would still be provided for the church facility without these six spaces.

5. The applicant proposes a parking area of 24 parking spaces which will also be used as a play court when large church functions are not in session. The applicant has requested that this area not be required to be shaded at 50% as the trees would interfere with the use of the area for court games. The applicant proposes instead to provide new shading for existing parking areas that were constructed prior to enactment of the shading requirement. Staff has no objection to the applicant's request as long as the 50% shading requirement is met for the subject site as a whole.
6. Staff has no objection to the proposed expansion of the existing church facility. The two buildings proposed in Phase I, the chapel and youth center, are architecturally compatible with the existing structures on the subject site and will be constructed with similar colors and materials. Both of these facilities will be used on a limited basis on weekdays and weekends for activities such as weddings, youth meetings and special services. Phase II is proposed to replace an existing use on the subject site, a print shop, with a modernized print shop and storage facility. Plans for this facility have not as yet been designed and will need to be reviewed and approved by staff prior to issuance of building permits. The applicant has also redesigned the parking area to allow for two entrances and exits to the site (currently there is only one entrance off of H Street) and to provide more on-site parking for the church facility. Staff, therefore, recommends approval of the special permit to expand the church facility and redesign and enlarge the existing parking area.
7. The proposed expansion of the church facility and parking area required that a six foot high masonry wall be constructed between the church property and the adjacent residences to the north. The applicant is requesting a variance to waive this requirement as the church facility has been at the subject site for over 20 years and has had parking located along a portion of this property line during this time (Exhibit K). In addition, several of the residential parcels adjacent to the subject site have gates located along this property line and occasionally residents use them for access to their rear yards. Nine of the 11 property owners adjacent to the church site have

indicated that they would prefer not to have a masonry wall located along this property line (Exhibit L). The continued absence of a wall at this location would not create any adverse impacts in the area and is preferred by both the applicant and the majority of the adjacent property owners to the north. Staff recommends that the variance to waive the required six foot high masonry wall be approved.

8. Staff has no objection to the proposed lot line merger. This adjustment will allow the formal merger of two parcels that have historically been considered one site and will allow the proposed improvements for these two parcels to take place.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the negative declaration;
2. Approval of the special permit to expand an existing church facility and redesign and expand the existing parking area, subject to conditions and based upon findings of fact which follow;
3. Approval of the variance to waive the required six foot high masonry wall based on findings of fact which follow;
4. Approval of the lot line adjustment to merge two parcels by adopting the attached resolution.

Conditions - Special Permit

- A. The applicant shall submit a revised site plan detailing the retention and replacement of trees as indicated in the staff evaluation by the Environmental Coordinator, the City Arborist and Planning staff. The revised site plan shall be reviewed and approved by staff and the City Arborist prior to issuance of building permits.
- B. Revised shading, landscape and irrigation plans shall be submitted for Planning Director review and approval prior to the issuance of building permits.
- C. Floor plans and elevations for the proposed print shop shall be reviewed and approved by the Planning Director prior to issuance of building permits for Phase II.

Findings of Fact

- A. The project, as conditioned, is based upon sound principles of land use in that:
 1. the church facility is compatible with adjacent single family residential uses and other existing public and private facilities such as schools, churches and auditoriums found in the area;
 2. adequate off-street parking will be provided.

002127

- B. The project, as conditioned, is not detrimental to the public health, safety or welfare nor will result in the creation of a nuisance in that:
1. mature trees located on the subject site will be retained;
 2. the proposed structures are compatible with existing structures on the subject site;
 3. the church facility is located on a major street and will provide an adequate amount of on-site parking;
 4. the proposal will not significantly alter the characteristics of the area;
 5. adequate shading of the parking lot will be provided.
- C. The variance, as proposed, is not a special privilege extended to one individual property owner in that:
1. access to rear yards of parcels adjacent to the site through existing gates would be prohibited if the masonry wall was constructed;
 2. a variance would be granted to other property owners facing similar circumstances.
- D. The project is in conformance with the 1974 General Plan and the 1965 East Sacramento Community Plan which designate the site for residential uses. Church facilities are allowed in residential areas with special permit approval.

002128

LOCATION MAP

ORCHARD TERRACE

Single Family Residential
Scotch Rite Temple

Mom Family
NEWMAN
PLACE

CALIFORNIA

ST. FRANCIS
HIGH SCHOOL

ST. MARY'S
SCHOOL

HEARS
SCHOOL

FOLSOM
BLVD
No. 2

subject site

SMITH

TRACT

002131

3-8-84

084-003

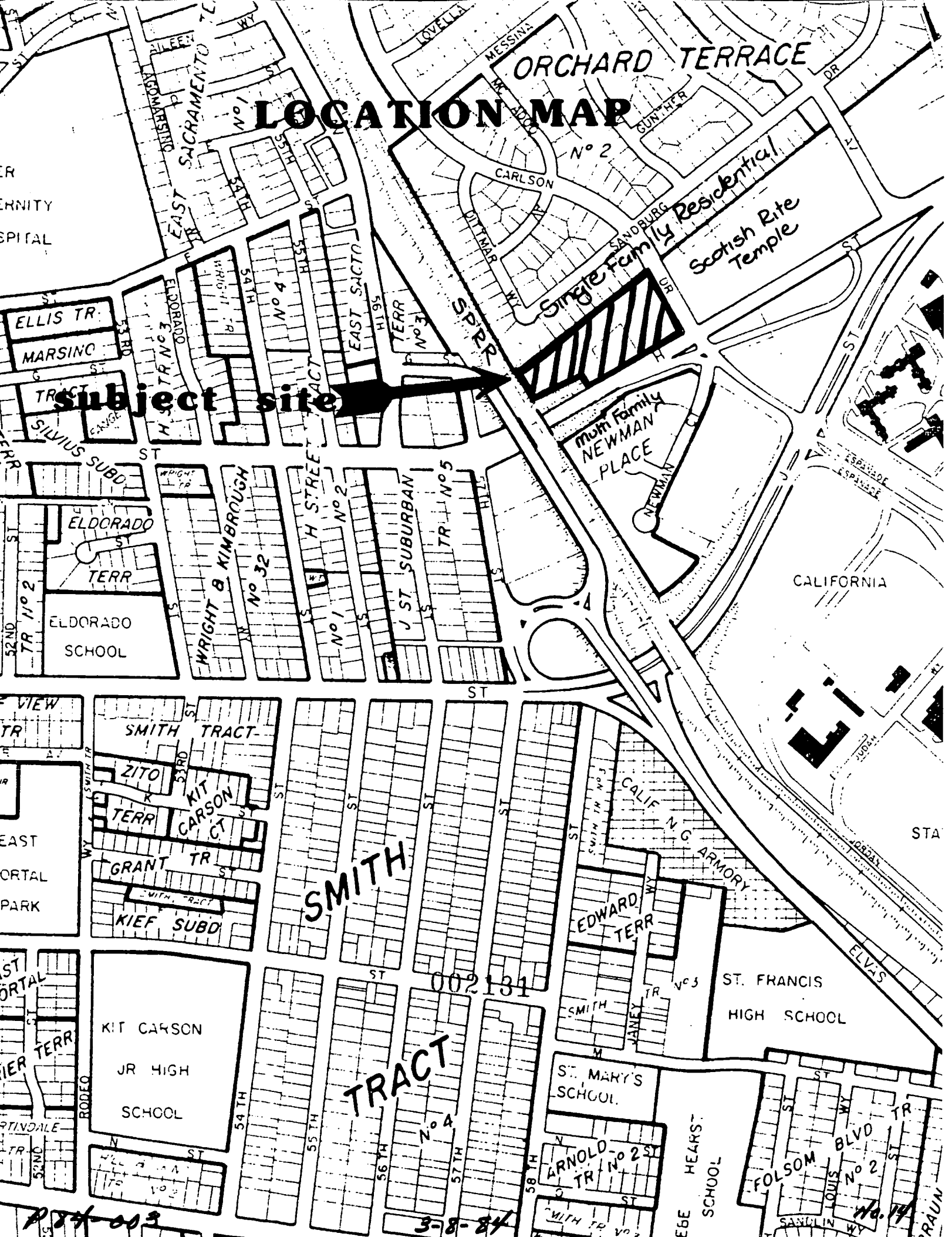


EXHIBIT A

EXHIBIT "A"

DESCRIPTION

That portion of that 294.19 acres of land as shown on the "Record of Survey map of Hattie Belle Jackson, Bertha Glenn Poe and others", recorded in the office of the County Recorder of Sacramento County, in Book 4 of Surveys, Map No. 26, described as follows:

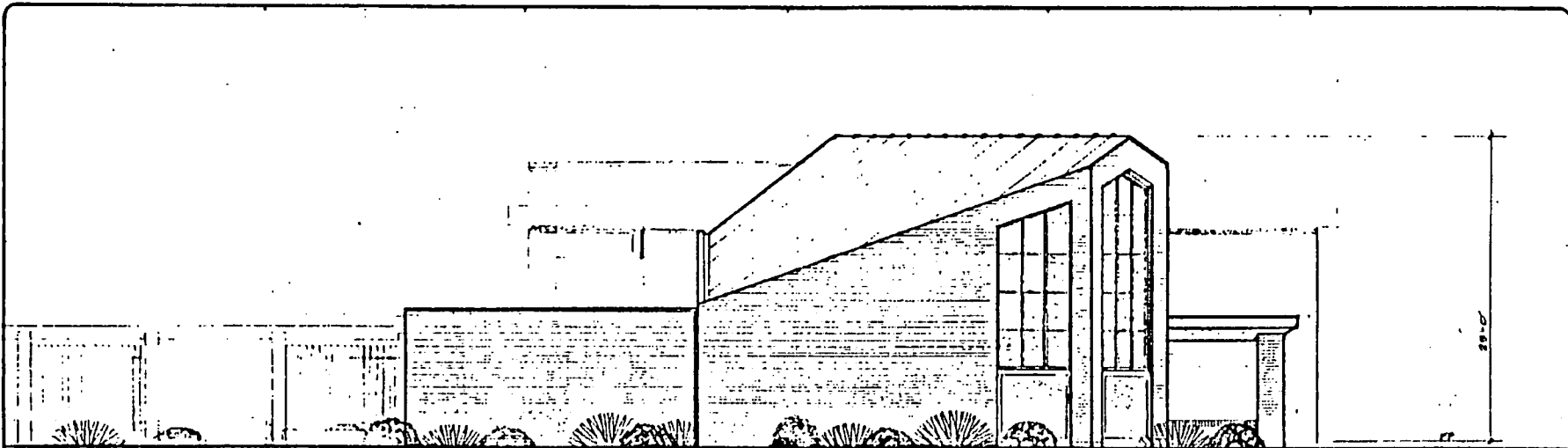
Beginning at the most Southerly corner of Lot 247 as shown on the plat of "Orchard Terrace Unit No. 2", according to the map recorded in the office of the County Recorder of the County of Sacramento, in Book 27 of Maps, Map No. 37; thence from said point of beginning North $67^{\circ} 33' 53''$ East along the Southerly line of said "Orchard Terrace Unit No. 2", 757.54 feet to the West line of land conveyed to the County of Sacramento, by Deed recorded in Book 1239, page 458, Official Records, thence along the Westerly line of said land South $14^{\circ} 15' 10''$ East 332.29 feet to the Southwest corner thereof; thence along the Northerly line of "H" Street Road, South $75^{\circ} 44' 50''$ West 514.93 feet to the Southeast corner of that tract of land described as Parcel "A" in a certified copy of the Final Order of Condemnation recorded in Book 342, page 184, Official Records; thence North $12^{\circ} 56'$ West 71.22 feet; thence South $77^{\circ} 04'$ West 240.00 feet to the East line of the Central Pacific Railway Company's land; thence along said Easterly line North $12^{\circ} 56'$ West 147.79 feet to the point of beginning.

002118

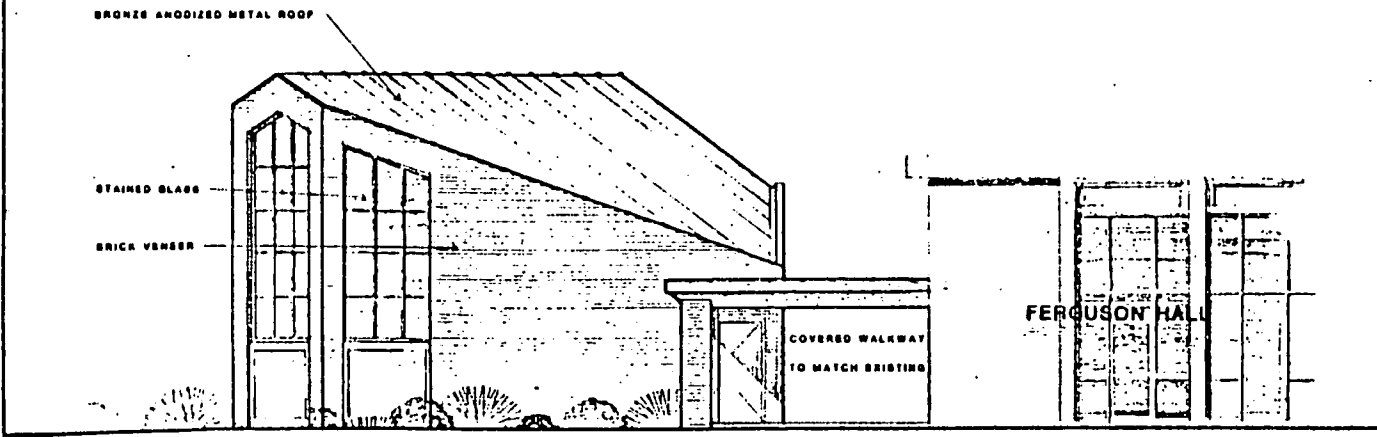
184-003

3-8-84

Nov 14



CARLSON DRIVE ELEVATION



PARKING LOT ELEVATION

002138

CHAPEL- EXTERIOR ELEVATIONS

EXTERIOR COLORS:
 METAL ROOF, GUTTERS, FLASHINGS, ETC: BRONZE ANODIZED
 BRICK: MAPLE TO MATCH EXIST'G
 STUCCO: YELLOW OCHRE TO MATCH EXIST'G
 WOOD TRIM: DARK BROWN TO MATCH EXIST'G

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THE ARCHITECT'S SIGNATURE AND SEAL ARE SHOWN ON THIS SHEET AND SIGNED BY THE ARCHITECT

NEW CHAPEL AND YOUTH ACTIVITY CENTER
FREMONT PRESBYTERIAN CHURCH
 8175 CARLSON DRIVE, SACRAMENTO, CALIFORNIA 95819

MAU - MIRZA & ASSOCIATES
 ARCHITECTS - PLANNERS
 1000 PLEASANT HAVEN DRIVE, SACRAMENTO, CALIFORNIA 95833
 TEL. 916.484.1111

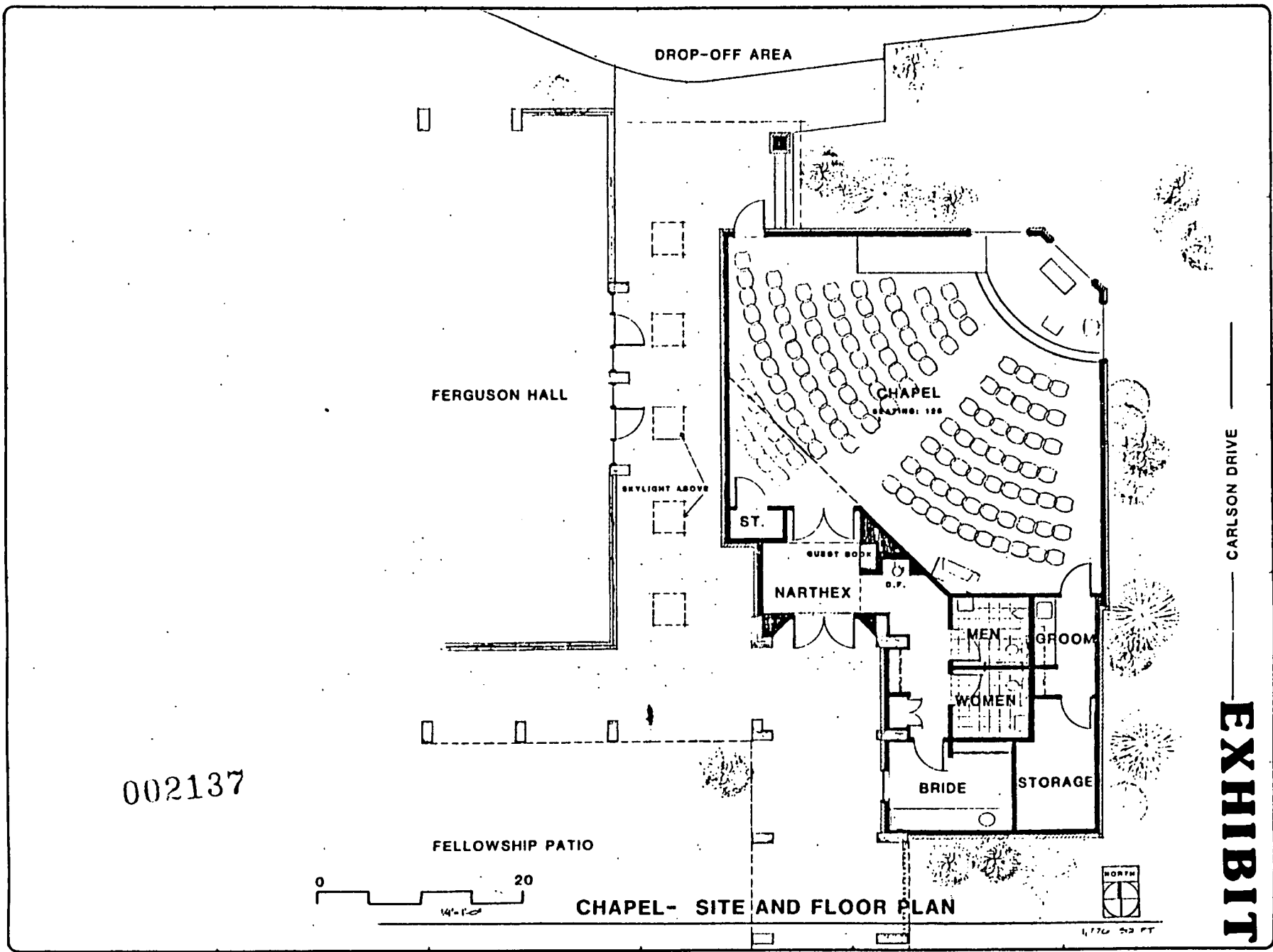
EXHIBIT D

JOB NO. 002138
 DATE 11-14-84
 REVISION
 SHEET NO.
 OF SHEETS

884-003

3-8-84

Mo. 14



002137

CHAPEL - SITE AND FLOOR PLAN

1,176 52 FT

THESE DOCUMENTS ARE NOT TO BE USED FOR REPRODUCTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

NEW CHAPEL AND YOUTH ACTIVITY CENTER
FREMONT PRESBYTERIAN CHURCH
 5176 CARLOS DRIVE, SACRAMENTO, CALIFORNIA, 95819

MAU - MIRZA & ASSOCIATES
 ARCHITECTS - PLANNERS
 A PROFESSIONAL CORPORATION - MEMBERS OF AMERICAN INSTITUTE OF ARCHITECTS
 1000 PLEASANT HAVEN DRIVE, SACRAMENTO, CA 95834 TEL: 916 442-1411

CARLSON DRIVE

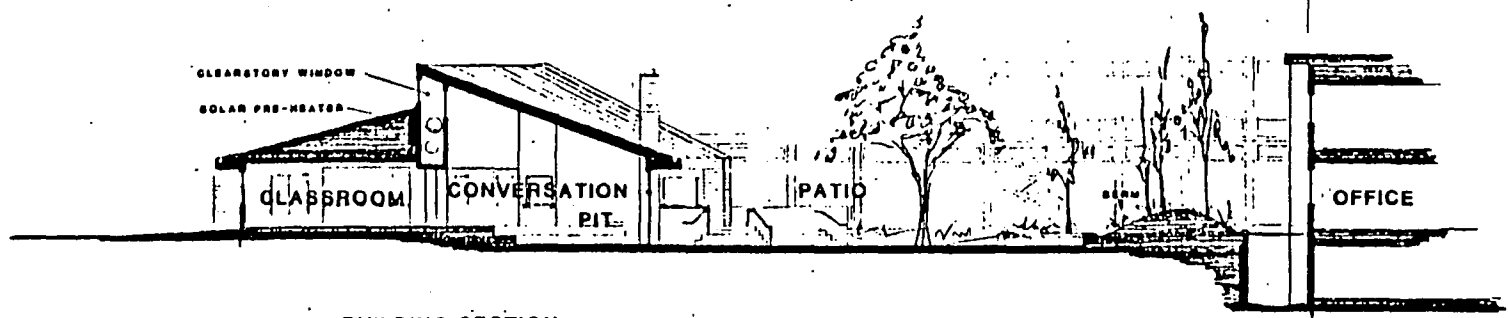
EXHIBIT E

DATE: 3-24-84
 SHEETS: 6

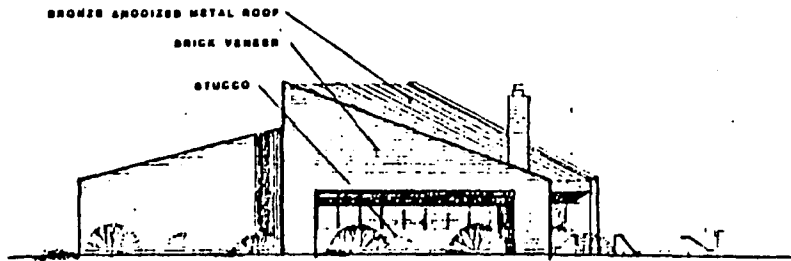
SHEET NO: 6
 OF SHEETS: 27

P84-003

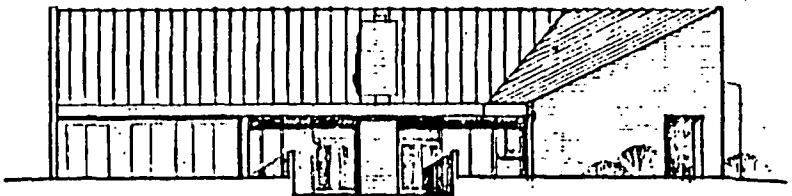
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BUILDING SECTION



H STREET ELEVATION

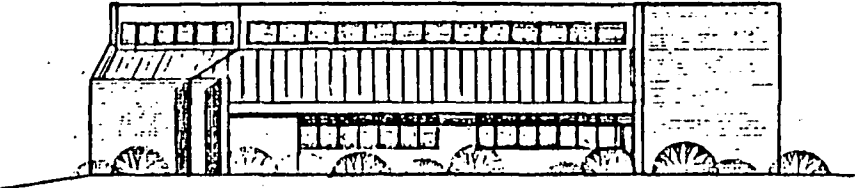


PATIO ELEVATION

EXTERIOR CO. CDS

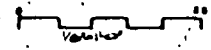
- METAL ROOF, GUTTERS, FLASHINGS, ETC. BRONZE ANODIZED
- BRICK VENEER MATCH EXISTING
- STUCCO: YELLOW TINT TO MATCH EXISTING
- GLAZING: CASING ANCHORED BY CONCRETE CURB

002139



PARKING LOT ELEVATION

YOUTH ACTIVITY CENTER- SECTION AND ELEVATIONS



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NEW CHAPEL AND YOUTH ACTIVITY CENTER
FREMONT PRESBYTERIAN CHURCH
SITE: CARIBBE DRIVE SACRAMENTO CALIFORNIA 95814

MAU - MIRZA & ASSOCIATES
ARCHITECTS - PLANNERS
A PROFESSIONAL CORPORATION MEMBER OF ASSOCIATION OF ARCHITECTS OF CALIFORNIA
1000 MARKET STREET, SUITE 1000, SACRAMENTO, CALIFORNIA 95811
TEL: (916) 441-1111

EXHIBIT F

JOB NO. CA 66
DATE: 12/83
REVISIONS

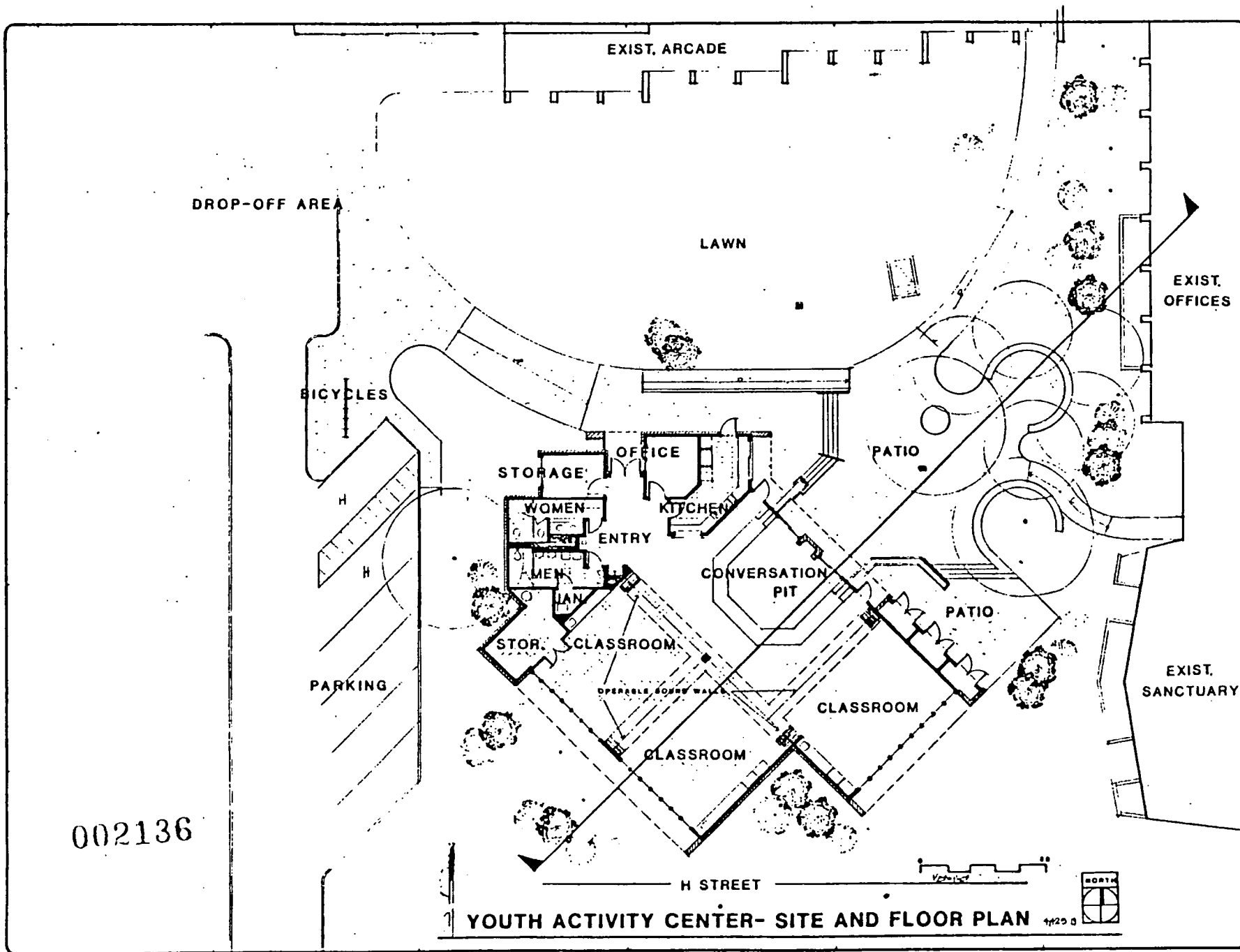
SHEET NO. 6
OF SHEETS

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P.84-003

3-8-84

No. 14



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NEW CHAPEL AND YOUTH ACTIVITY CENTER
FREMONT PRESBYTERIAN CHURCH
 877C CARLSON DRIVE, SACRAMENTO, CALIFORNIA 95818

MAU - MIRZA & ASSOCIATES
 ARCHITECTS - PLANNERS
 A PROFESSIONAL CORPORATION, STATE OF CALIFORNIA, LICENSE NO. 44111
 1000 PLEASANT HILLS, SACRAMENTO, CA 95834 TEL. 916.333.1111

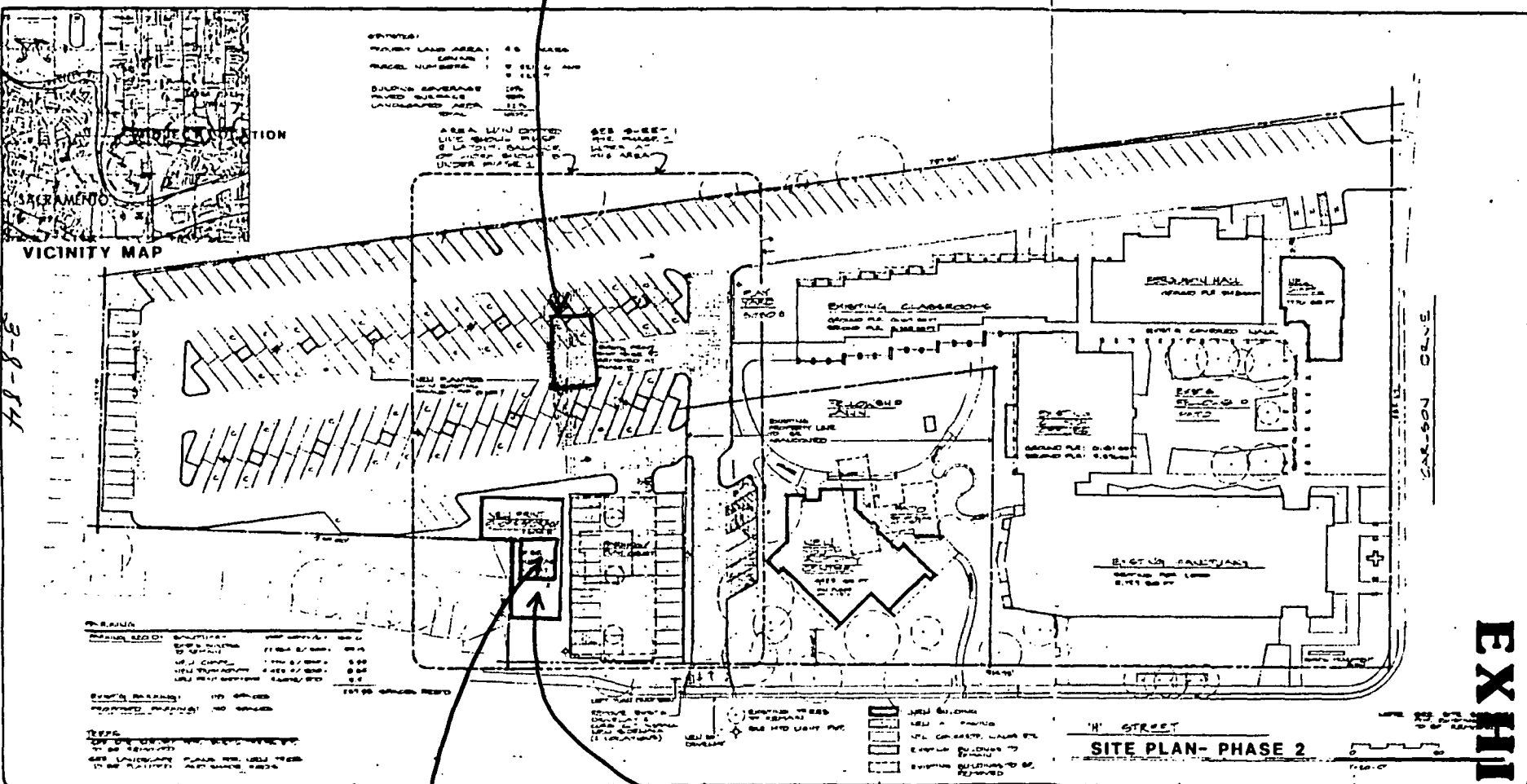
EXHIBIT G

JOB NO. 059-9-
 DATE 12/11/05
 REVISIONS

SHEET NO. **5**
 OF SHEETS

984-003

Existing Print Shop
to be Removed
1008 #



3-8-84

Existing Storage
Building to
be removed
672 #

002135

New Print Shop and
Storage Building
to be constructed
2600 #

PHASE II

EXHIBIT H

MAU - MIRZA ASSOCIATES ARCHITECTS
1000 P STREET, SACRAMENTO, CALIFORNIA 95811
TELEPHONE (916) 442-1111
FAX (916) 442-1112

THE FLEMING ARCHITECTURAL CENTER
FREMONT PRESBYTERIAN CHURCH
4115 34TH STREET, SACRAMENTO, CALIFORNIA 95817

SITE PLAN - PHASE 2

DATE: 3/8/84

SCALE: AS SHOWN

PROJECT NO.: 002135

DATE: 3/8/84

SCALE: AS SHOWN

PROJECT NO.: 002135

No. 14

P84-003

SPRINKLER IRRIGATION CRITERIA

THE SPRINKLER IRRIGATION SYSTEM WILL BE AUTOMATIC TO PROVIDE NEAR-EQUAL SUPPORT OF PLANT GROWTH, TO REDUCE MAINTENANCE COSTS AND TO CONSERVE WATER. THE SYSTEM WILL BE DESIGNED TO PROVIDE A PRECIPITATION RATE OF UP TO TWO INCHES PER WEEK, WHICH IS REQUIRED IN THE HOT, SLIPPER PORTION OF THE SITE. IT WILL ALSO BE DESIGNED TO HAVE THE CAPABILITY OF CLOSING THROUGH A COMPLETE CYCLE DURING THE EARLY MORNING HOURS, WHICH WILL CONSERVE WATER (LESS WIND AND EVAPORATION).

THE LAWN AND SINGLE GRASS WILL BE IRRIGATED SEPARATELY, SINCE THEIR WATER REQUIREMENTS DIFFER GREATLY. LAWN BEDS WITH WIDELY SPACING CAPSULES WILL BE IRRIGATED SEPARATELY TO AVOID EXCESSIVE OF FLOODING AND STARVING. PROPER IRRIGATION PROGRAMMING CAN ALSO REDUCE THE GROWTH OF WEEDS.

IRRIGATION MATERIAL SPECIFIED WILL BE WELL-KNOWN BRANDS LOCALLY AVAILABLE. INSTALLATION DETAILS WILL CONFORM TO PUBLISHED SPECIFICATIONS, WHICH SHOULD REDUCE MAINTENANCE COSTS. EQUIPMENT WILL BE SELECTED ON THE BASIS OF RELIABILITY AND SIMPLICITY AND EASE OF MAINTENANCE.

DEVELOPMENT GUIDELINE NOTES

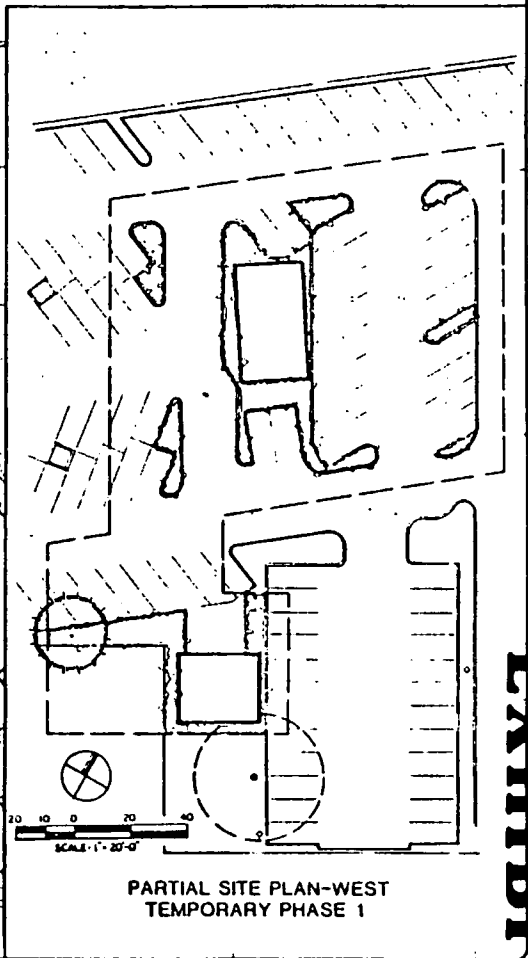
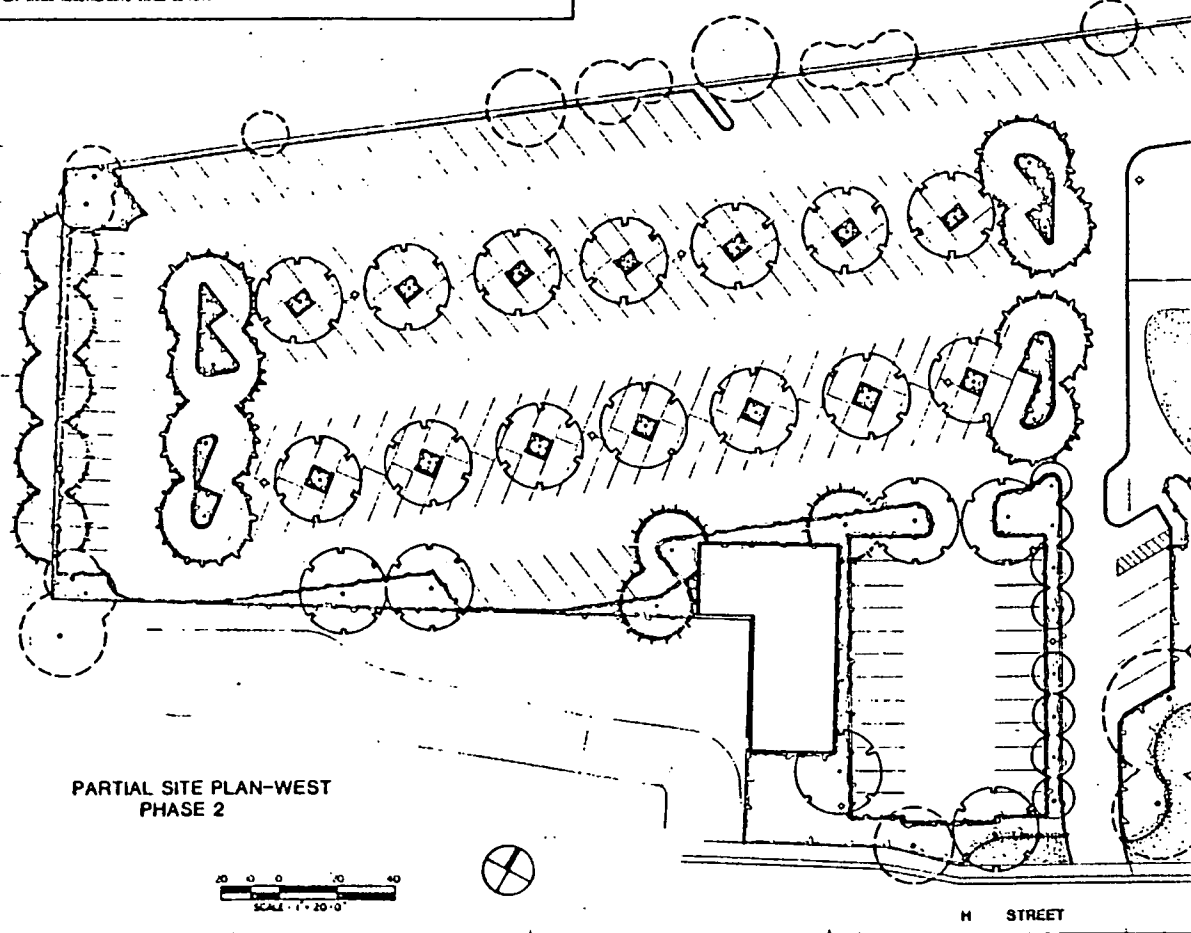
ALL PLANT MATERIAL SHALL CONFORM TO APPROVED PLANT LISTS.

PARKING LOT SHADE REQUIREMENTS SHALL BE MET.

KEY	TREE LEGEND
	LARGE TREE (SUCH AS PLATANUS SPERMATOPHYTES, "WAXED" ... MONOCED PIN OR CELTIS ARBUSTIVUS... LARGUM UNUSUSUS)
	MEDIUM TREE (SUCH AS QUERCUS ILEX... HOLLY OAK OR NEREA RELIANTER... BLANCHED ALICIA)
	SMALL TREE (SUCH AS PINUS PALMERIANA... BILBO PINO OR PINUS CANADENSIS... CROWN ISLAND PINO)
	SPRING TREE (SUCH AS PINUS PALMERIANA "MISTY" ... MISTY PINO OR CALAPOTRIFERA UNICA "MISTY" ... AND CRAP PINO)

KEY	LANDSCAPE LEGEND
	LAWN
	GRASS OTHER THAN LAWN
	LIGHT STANDARDS
	PLANTING TILES TO BE PLANT
	RENDER HATCHED BOUND

3-8-84



002132

No. 14

PRELIMINARY LANDSCAPE PLAN

FREMONT PRESBYTERIAN CHURCH

1100 CARLSON DRIVE SACRAMENTO CALIFORNIA 95811

MAU - MIRZA & ASSOCIATES ARCHITECTS - PLANNERS

EXHIBIT I

DATE: _____

REVISIONS: _____

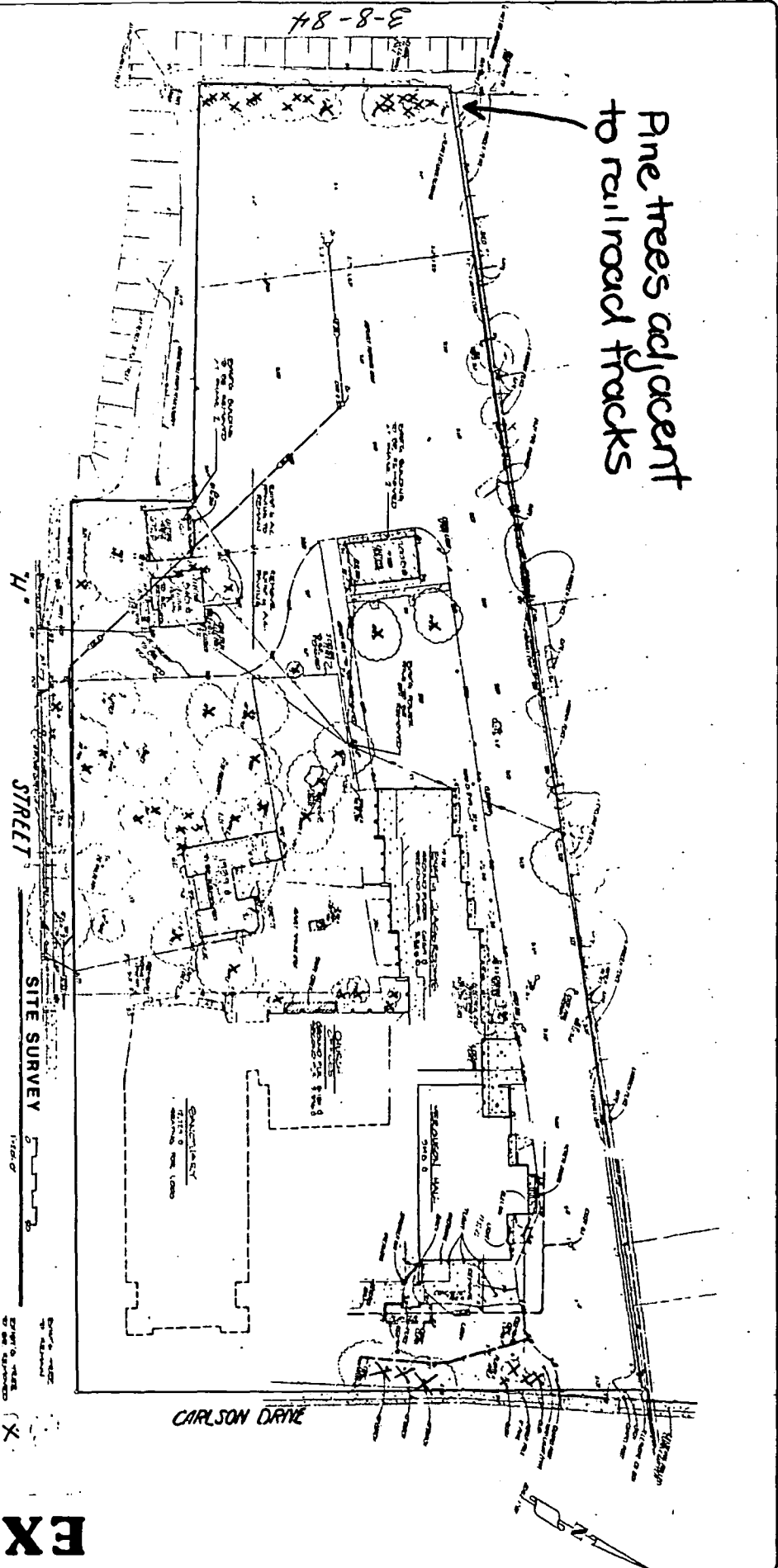
SHEET NO: _____

SCALE: 1" = 20'-0"

84-063

78-8-E

Pine trees adjacent
to railroad tracks



002140

No. 14

EXHIBIT J

	SITE SURVEY:	FREMONT PRESBYTERIAN CHURCH <small>2776 CARLSON DRIVE, SACRAMENTO, CALIFORNIA 95810</small>
	<small>TASK ENGINEERING INC. 1100 COLSON DRIVE, SUITE 2 SACRAMENTO, CALIF. 95811 PHONE (916) 486-1100</small>	MAU - MIRZA & ASSOCIATES ARCHITECTS - PLANNERS <small>REGISTERED ARCHITECTS - MEMBERS OF THE BOARD OF ARCHITECTS OF CALIFORNIA 1000 PINE BLVD., SACRAMENTO, CA 95811 - TEL. (916) 486-1100</small>

EXHIBIT K

X = Have signed petition indicating no objection to variance request

Current church parking lot extends approximately to this point

SCALE: 1" = 100'

