



CITY OF SACRAMENTO

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

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

SPECIAL PERMIT MODIFICATION (P86-133)

LOCATION: 475 Florin Road (Greenhaven Lutheran Church)

BACKGROUND INFORMATION: On May 8, 1986, the Planning Commission approved a Special Permit to establish a four-phase expansion of the church including expansion of the parking lot (P86-133).

The applicant wishes to modify the parking lot layout to increase from 28 spaces to 53 spaces as part of Phase I expansion. The applicant has nearly completed construction of the Phase I multi-purpose room of 5,764 square feet. The applicant also established a temporary recreational vehicle park for construction employees during construction of the Phase I expansion. The Planning Division informed the Church to seek a Special Permit for a recreational vehicle park. The church subsequently has not filed the permit nor removed the recreational vehicles. The Building Division issued a sewer extension and collection trap as part of the building permit for the 5,764 square foot multi-purpose room.

REQUEST: In the attached letter dated January 23, 1987, the church is requesting a modification to its Planning Commission Special Permit to include a part of Phase I, expansion of the present parking lot to 53 spaces from 28 spaces (see attached revised site plan). The church is also requesting deferment of compliance with the City Tree Shading Ordinance until subsequent building permits.

The original parking lot plan for Phase II included 73 spaces provided in 3 rows of 90 degree parking. The revised Phase I parking lot shows 53 spaces in 3 rows with 60 degree angle. The major design difference is the deletion of a landscape strip and insertion of tree wells and portable wheel stops. The revised parking lot layout will not require regrading or drainage improvements to the drain inlets. The previous plan required regrading and significant removal of asphalt. Staff prefers the use of continuous pour concrete curb and landscape vehicle overhang as shown in the original parking lot plan. However, for the proposed expansion to 53 spaces, Staff does not anticipate a problem with the proposed layout with modifications as stated below. The City Traffic Engineer has reviewed the revised layout and does not anticipate any problems which cannot be redesigned into the project. Following are Staff's comments.

- A. A minimum of 6 feet 6 inch planter is required along the east property line.

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- B. The eastern driveway should have a minimum distance of 13 feet from the east property line, a depth of 20 feet from Gloria Drive.
- c. Both driveways shall be designed to commercial driveway standards.

RECOMMENDATIONS: Staff has reviewed the request and recommends that the modification be approved, subject to the following conditions:

- A. That the parking lot comply with the previous conditions of approval including 50 percent shading requirement of the entire lot area.
- B. That all conditions of P86-133 be complied with (see attached Staff report).
- C. The applicant shall file for a Parking Facilities Permit and design the lot to comply with the minimum requirements for parking stall width, length, aisle width and back-out maneuvering area.
- D. That as part of Phase II construction, the parking lot be expanded to 73 spaces.
- E. That all recreational vehicles be removed within 30 days of this letter and the sewer-line hookup be removed and capped in compliance with City and County requirements.

REPORT PREPARED BY:

Dan Hendrycks
 Dan Hendrycks, Associate Planner

2-4-87
 Date

RECOMMENDATION APPROVED:

Marty Van Dryn
 Marty Van Dryn, Planning Director

2/10/87
 Date

Attachment: P86-133 Conditions
 Revised Site Plan
 Letter of 1/23/87

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Consulting Engineer
408-8276

Greenhaven Lutheran Church

475 FLORIN ROAD AT GLORIA DRIVE
SACRAMENTO, CALIFORNIA 95831



VERN L. BOK, PASTOR

January 23, 1987

City of Sacramento
City Planning Department
1231 I Street, Suite 200
Sacramento, California 95814

CITY PLANNING DIVISION

JAN 23 1987

Attn: Dan Hendrycks, Associate Planner

RECEIVED

Subject: Greenhaven Lutheran Church
475 Florin Road (at Gloria Drive)
Amendment to Special Permit P86-133
Master Plan and Parking Lot Expansion

Dear Mr. Hendrycks:

On behalf of our congregation and the Building Committee, I am forwarding herewith the following materials:

Sheet A-2, Site Plan with parking lot design by
Reynolds-Webber Architects (Approved Building
Permit #7995)

Sheet "1", (2 copies) "Revised Parking Lot Layout"
(12/1/86)

These are being presented pursuant to your meeting with Wally Olson and Michael Rainforth of our congregation on January 20.

The Reynolds-Webber scheme was approved for construction at the time of Phase I by the Building Department (signed by Gary R. Spross, Ron Perry and R. L. John). Although not required by our approved Master Plan until the next construction phase, we foresaw a more immediate need to expand the lot. Therefore, this scheme was included in our construction documents, at this time. Bidding of this portion of this work has shown an expansion by the details of this scheme to be prohibitively expensive.

We are proposing herewith an alternative scheme which will reduce the expansion only slightly and, through a different engineering approach, save more than half of the expense (deletes driveway changes in the street right-of-way, concrete vee-gutters, second catch basin and storm drain

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line into street, and removal and replacement of existing asphalt paving). We believe these schemes to be very similar and that they do not significantly affect the Master Plan, phasing or the property line wall variance approved for the original (Reynolds-Webber) plan.

Specific comment regarding our Master Plan (Phasing) approval (P86-133) are as follows:

Phase I Proposed parking lot expansion partially accelerates the necessary expansion planned for Phase II. The approved Master Plan requires 73 spaces at Phase II. The current proposal is to expand from our existing 28 to 53 spaces in this Phase I.

Phase II Expansion to the 73 space size will be completed, as required, in Phase II. The proposed scheme will have no impact on the placement of future buildings and development is expected to continue as otherwise planned.

Phase III Per the staff comments and recommendations of P86-133, an evaluation of parking needs will be done through a public hearing process, at that phase of construction. There is no reason for this to change, as we will have complied with Phase II requirements.

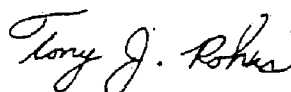
Phase IV A new Special Permit is required at this phase. We ask for no consideration of changes regarding this process.

The proposed plan presented is only slightly different from the Master Plan scheme by Reynolds-Webber in that full expansion is not accomplished in a single phase and the parking stalls are arranged at a diagonal instead of perpendicular plan. (These factors save us paving area, at this time). All requirements regarding landscaping and tree shading will, of course, be complied with when we file for a change to our building permit.

Please accept these materials as a request for an administrative modification to our approved Special Permit P86-133. You may respond to me through Wally Olson, our Building Committee Chairman, at the Church address.

Thank you.

Sincerely,



Tony J. Rohrs,
President
Greenhaven Lutheran Church

cc: Wally Olson

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February 2, 1987

Mr. Wally Olson
Greenhaven Lutheran Church
475 Florin Road
Sacramento, CA 95831

Dear Mr. Olson:

Re: Response to Letter of January 23, 1987
Special Permit Modification P86-133
475 Florin Road

Enclosed is the letter which modifies the original permit to allow construction of a 53-space parking lot as part of Phase I. Please note that you are required to secure a Parking Facilities Permit for the parking lot since the construction of the parking lot will not be timed or tied to a building permit. You will be required to comply with the previous conditions of approval of P86-133 and additional conditions attached.

In addition, a special permit modification fee of \$55.00 must also be paid. A check in that amount should be made payable to the City of Sacramento and returned to this office. Enclosed is an application for a parking facility permit.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Dan Hendrycks

Dan Hendrycks
Associate Planner

DH:kh

Enclosure

cc: File (P86-133)

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