

# CITY PLANNING COMMISSION

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

APPLICANT	Florin Religious Science Church, 4445 Fruitridge Road., Sac., CA 95820		
OWNER	Florin Religious Science Church, 4445 Fruitridge Road., Sac., CA 95820		
PLANS BY	Florin Religious Science Church, 4445 Fruitridge Road., Sac., CA 95820		
FILING DATE	1/26/89	ENVIR. DET.	Ex. 15301 a
ASSESSOR'S PCL. NO.	021-0051-008	REPORT BY	PW:vf

**APPLICATION:** Special Permit to allow the conversion of a 1,100 square foot single family residence to a church on 0.4 developed acres in the Single Family (R-1) zone.

**LOCATION:** 5860 14th Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to establish a church.

**PROJECT INFORMATION:**

General Plan Designation: Low Density Residential  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Boarded up single family home

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-1	Front:	25'	34'
South: Residential; R-1	Side(Int):	5'	58'
East : Commercial; C-2	Side(Int):	5'	40'
West : Residential; R-1	Rear:	15'	58'

Parking Required: 10 spaces  
Parking Provided: 10 spaces  
Property Dimensions: 138' x 132'  
Property Area: 0.4+ acres  
Square Footage of Building: 1,100 sq. ft.  
Height of Building: 18 feet  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: Stucco  
Roof Material: Asphalt Shingles  
Exterior Building Colors: Silver grey with blue accents  
Maximum Seating Capacity: 60

**STAFF EVALUATION:** Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.4+ acres in the single family (R-1) zone. The General Plan designates the site for low density residential uses. An existing 1,100 square foot boarded-up house is located on the site. Surrounding land uses include residential zoned R-1 to the north; residential zoned R-1 and R-2 to the south; a gas station zoned C-2 to the east, and more residential zoned R-1 to the west.

B. Applicant's Proposal

The applicant (Florin Religious Science Church) is requesting a Special Permit to convert an existing boarded-up house into a church. The applicant intends to rehabilitate the existing structure and bring the building up to code. Ten off-street parking spaces are proposed to accommodate a maximum seating capacity of sixty (60).

C. Staff Evaluation

The submitted site plan indicates a complete revision to the existing site. The applicant proposes 10 parking spaces along the eastern property line adjacent to the existing gas station. Planning staff requires one parking space for every six seats, which for this proposal would require the indicated ten parking spaces. The site plan indicates adequate landscape planters and illustrates the 50 percent parking lot shading requirement. The location of the parking should not be an adverse impact to the residential character of the neighborhood in that its adjacent to the existing gas station. A six foot masonry wall is required along the west and south property lines and has been indicated on the site plan. Staff finds that the design of the site and the rehabilitation of the building for a church use should not be detrimental to the surrounding area and therefore, staff supports the special permit request. Staff does note that the proposed monument sign indicated on the site plan is excessive in size. The sign Ordinance allows one identification sign and one bulletin board for each developed parcel not exceeding a total of 16 square feet in area for all displays. The church's proposed signage should be revised to conform to the Sign Ordinance requirement.

D. Agency Review

The proposed project was reviewed by the City Traffic Engineering, Engineering and Building Inspection Divisions. The following comments were received.

Traffic Engineering

1. Comply with standard parking stall requirements:

Width - 8'  
depth - 18'  
maneuvering depth - 26'

2. Driveway Permit required - comply with City standards.
3. Remove and replace any deteriorated frontage improvements.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301 a).

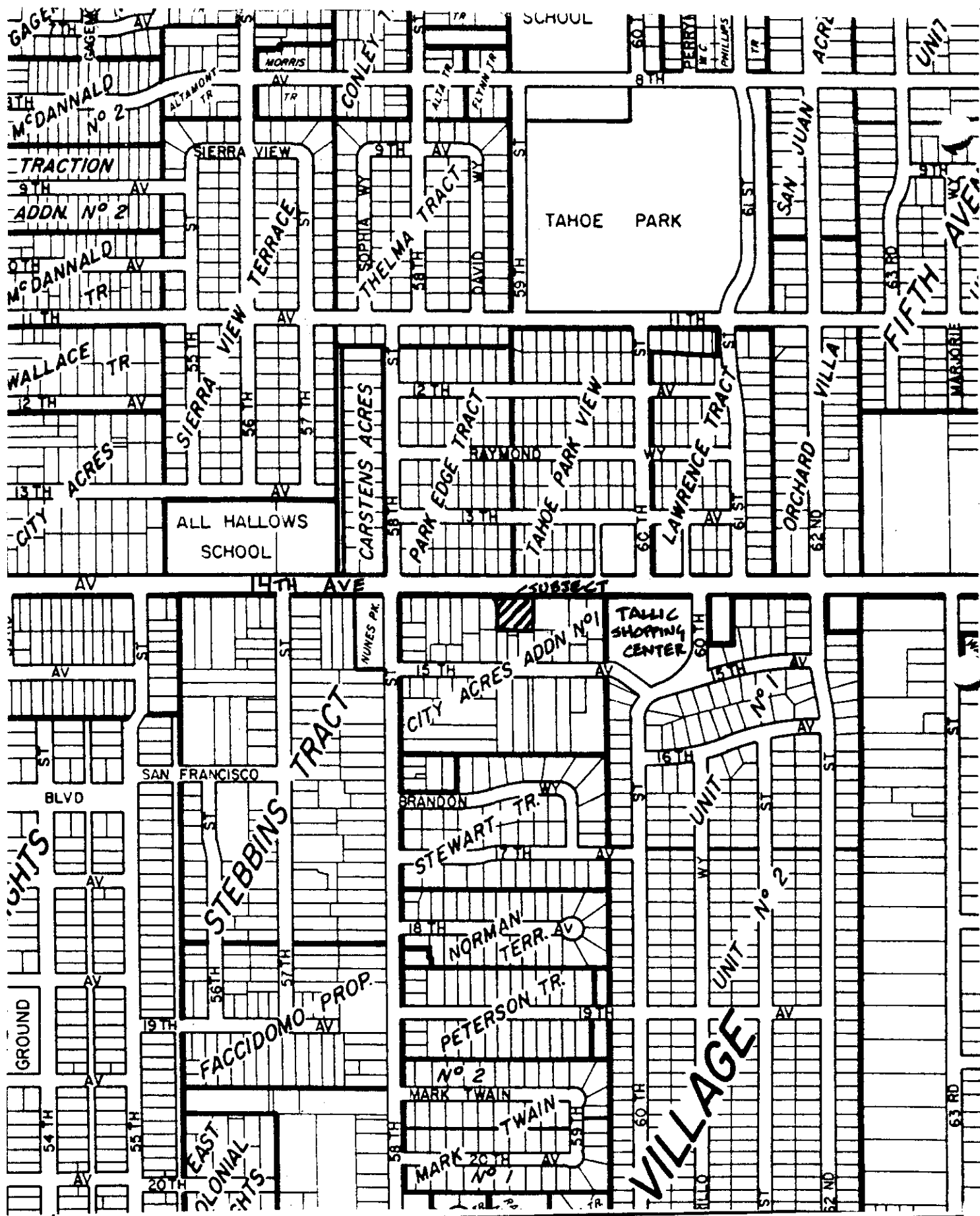
STAFF RECOMMENDATION: Staff recommends the Commission approve the Special Permit to convert a 1,100 sq. ft. residence to a church with conditions and based upon findings of fact which follow:

Conditions

1. The applicant shall comply with all building codes.
2. A maximum seating capacity of 60 shall be allowed in the church.
3. A minimum of ten (10) on-site parking spaces shall be provided.
4. A six foot masonry wall shall be constructed along the western and southern property lines.
5. The applicant shall obtain a driveway permit from the Public Works Department.
6. The applicant shall comply with standard parking stall requirements and shading requirements.
7. The special permit is for church services only, any additional types of special programs, day care or nursery activities shall require subsequent special permit approvals.
8. The applicant shall adhere to the City Sign Ordinance which allows one identification sign and one bulletin board not exceeding a total of 16 square feet in area for all displays.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed church will be compatible with the existing adjacent residential and commercial uses.
2. Granting the special permit, as conditioned, will not be injurious to the public health, safety or welfare nor result in the creation of a nuisance in that adequate parking, landscaping and sound attenuation have been provided.
3. The proposed project is consistent with the City General Plan in that the site is designated for residential uses and the proposed church conforms with the plan designation subject to obtaining a special permit.



# VICINITY MAP

274

LOT #	(10)	(9)	(12)	(17)	(16)	(5)	(14)	(281)
PROPERTY #	2	3	4	5	6			

13TH AVE

58TH ST

(45)	(44)	(43)	(42)	(41)	(65)	(64)	(63)	(62)	(61)	(60)	(7)
7	8	9	10	11	18	19	20	21	22	23	24
(275)	(13)	(12)	(11)	(10)	(9)	(4)	(3)	(2)	(1)	(282)	(8)
(14)	17	16	15	14	13	12	11	10	9	8	7
						IF	IF	IF	IF		25

14TH AVENUE

(2)	(3)	(4)	(5)	(6) <sup>2F</sup>	(7) <sup>IF</sup>	<b>SUBJECT SITE #1</b>	(8)	(9)	(10)	(11)
32	33	34	35	(R-2) <sup>36</sup>	37		GAS STATION	38	39	40
(26) <sup>55</sup>					(R-1)			(C-2) <sup>38</sup>		TALLI SHOPPING CENTER
(25) <sup>56</sup>	(32)	(30)	(22)	(21)	(20)	(19)	(17)	(28)	(27)	(15)
(24) <sup>57</sup>	54	53	52	51	50	48	47	46	45	44
				IF	IF	IF	2F	2F	2F	42

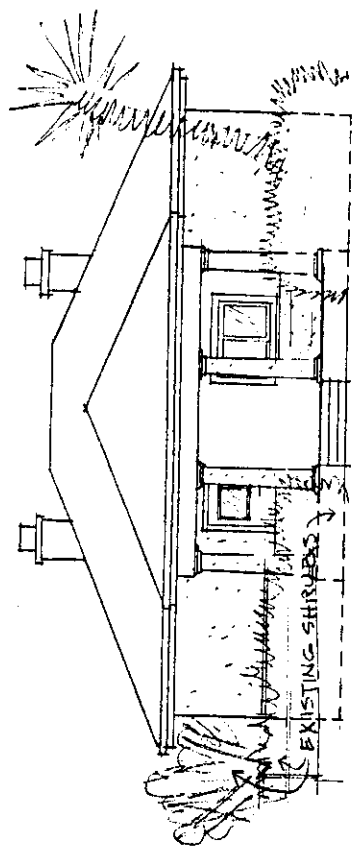
15TH AVE

(3)	(4)	(5)	(6)	(7)	(8)	(9)	(44)	(12)	(13)	(14)
58	59	60	61	62	63	64	66	67	68	69
			(38) <sup>65</sup>			(052)				

# LAND USE & ZONING MAP

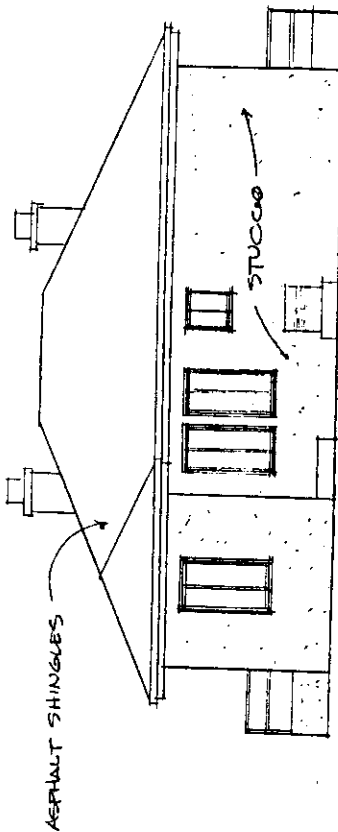


# ELEVATIONS

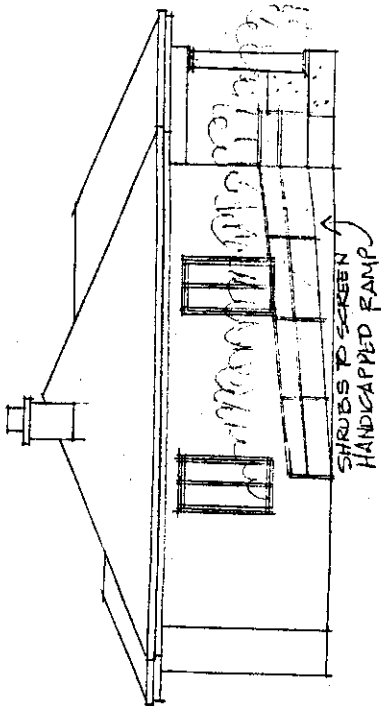


FRONT (NORTH ELEVATION)

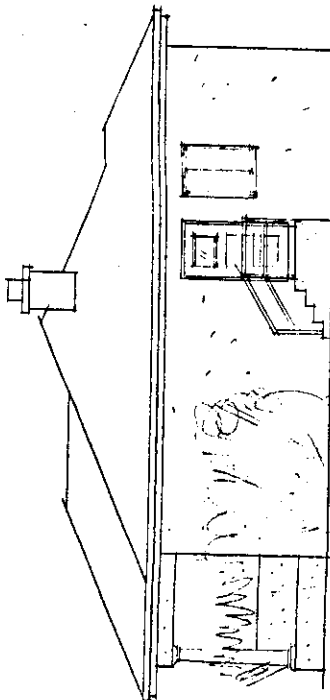
SCALE 1/8"=1'-0"



REAR VIEW



LEFT SIDE



RIGHT SIDE

PRELIMINARY DESIGN FOR  
REMODELING OF  
HOUSE AT 5860 - 14TH AVE  
SACRAMENTO, CA  
DRAWN BY ROY BERGER, ICA  
PHONE 488-7520  
1/87  
SHEET 3/3

FLORENCE RELIGIOUS  
SCIENCE CHURCH  
REV. PATRICIA BALLARD  
PASTOR PH: 456-0937  
4445 FRUIT RIDGE RD.  
SACRAMENTO, CA 95820

