

CITY PLANNING COMMISSION

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

| | | | | | |
|---------------------|---|-------------|--|-----------|-------|
| APPLICANT | Robert H. Amor, 3040 Valencia Ave., Aptos, CA 95003 | | | | |
| OWNER | Hope United Methodist Church, 6600 Steiner Drive, Sac. CA 95823 | | | | |
| PLANS BY | Robert H. Amor | | | | |
| FILING DATE | 8-9-85 | ENVIR. DET. | | REPORT BY | DH/kt |
| ASSESSOR'S-PCL. NO. | 117-320-066 | | | | |

APPLICATION: A. Negative Declaration

B. Special permit to develop a 12,000 sq.ft, 400 seat church on a vacant 3.95+ acre lot in the Single Family (R-1) Zone.

C. Variance to waive the required 6 foot solid masonry wall separating residential from non-residential uses.

LOCATION: Northwest Corner Valley Hi Drive / Center Parkway.

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 12,037 square foot church in the Single Family Zone.

PROJECT INFORMATION:

| | |
|--|--------------------------------|
| 1974 General Plan Designation: | Residential |
| 1968 Valley Hi Community Plan Designation: | Light Density Residential |
| Existing Zoning of Site: | Residential Single Family, R-1 |
| Existing Land use: | Vacant |

Surrounding Land Use and Zoning:

North: Single family; R-1
South: Single family; R-1
East: Single family; R-1
West: Single family; R-1

| Setbacks: | Required | Provided |
|------------|----------|----------|
| Front: | 25 | 31' |
| Side(Int): | 5 | 100' |
| Side(St): | 12 1/2 | 40' |
| Rear: | 15 | 300' |

Parking Required: 65 spaces at 1 space for 6 seats
Parking Provided: 15 Compact; 3 Handicapped, 63 regular; 81 total
Property Dimensions: Irregular
Property Area: 3,956+ acres
Square Footage of Building: 12,037 square feet
Height of Building: 31 feet(one story)
Topography: Flat

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|--------------------------------|---|
| Street Improvements/Utilities: | Existing |
| Exterior Building Materials: | Buff colored brick, brown tile roof; white soffit |
| Roof Material: | Concrete roof tile; vinal clad white soffit |
| Seating Capacity: | 298 with additional overflow of 90; Total seating capacity 388 |

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use: The subject site is designated for residential uses in the City General Plan and Light Density Residential on the 1968 Valley Hi Community Plan. Churches are allowed in residential zones subject to securing special permit approval from the Planning Commission.

The subject site contains 3.95± vacant acres of land with no trees on the site. Adjacent land uses include single family residential to the north and west separated by a 6 foot high solid wood fence. To the east is Center Parkway which has a 100 foot right-of-way with single family dwellings to the east. To the south is Valley Hi Drive, an 80 foot right-of-way street with single family dwellings to the south.

Center Parkway is considered a Divided Major Street and Valley Hi Drive a Major Street by the City Traffic Engineer.

The applicant is proposing to construct a 12,037 square foot single story church with a regular seating capacity of 298 and overflow seating capacity of 90 for a total seating capacity of 388 persons. A kitchen, offices, storage area, choir room and Sunday school classrooms and play areas are included in the proposed structure.

The height of the bell tower is 31 feet above the elevation of the finished ground level. The building is oriented to accent the sunrise for morning services. The northwest wall area will be the future expansion area of the building.

The applicant is also requesting a variance from the requirement of a 6 foot solid masonry wall separating residential from non-residential uses. The basis for this request is the present sound condition of the existing 6 foot solid board fence and the fact that extensive landscaping is proposed adjacent to the fence. The parking lot and building are over 100 feet away from the nearest portion of the fence line.

B. Design:

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1. Setback - In reviewing the location of the building staff desired to increase the setback from Center Parkway greater than the 31 feet proposed. In redesigning the eastern driveway to satisfy the City Traffic Engineer's comments, the revised site plan shows the eastern driveway directly opposite Hollyhurst Way. This reduces the options in turning or moving the building to increase the setback off Center Parkway.

Staff therefore supports the proposed building location subject to the condition that adequate landscaping be installed in the setback area between both street frontages. The project architect also informed staff that at such time the church decides to expand the building, the direction of building addition would be from the northwest wall towards the lawn area.

2. Building materials - Exterior building materials will be buff colored brick, brown tile roof and white plaster soffit trim, with copper fascia/vinyl clad wood windows and doors. The unique architectural style of the building establishes a massive conical roof structure covering the 12,000 square foot floor area.

Laminated wood beam ceiling joists meet at the apex of the roof which supports a bell and cross structure. The wood beams will be painted brown with sunlight being directed through the opening at the apex.

3. Parking - The proposed sanctuary will have 298 moveable seats with additional seating capacity of 90 seats in the narthex. A total of 65 parking spaces are required with 81 being provided as follows: 63 regular spaces; 15 compact car spaces; and 3 handicapped spaces. The city Traffic Engineer provided comments which affected the relocation of both driveways. He also indicated that the walkway should be moved away from the driveway entrance to discourage dropping passengers in the mouth of the driveway blocking the entrance. The revised site plan, Exhibit, reflects modifications suggested by the City Traffic Engineer.
4. Landscaping - The entire site is proposed for extensive landscaping. The parking lot will be covered by 50% shade trees within 15 years of installation. Staff recommends that evergreen trees and shrubs be planted along the fence line. Presently the landscape plan shows a mix of evergreen and deciduous trees along the fence line. Staff also recommends that the setback area between the church and Center Parkway and Valley Hi Drive be landscaped to screen the wall by adding a berm of 3 to 4 feet in height supplemented by evergreen shrubbery to lessen the height difference as viewed from Center Parkway and Valley Hi Drive.
5. Trash Enclosure: ⁰⁰²²²⁷ The applicant deleted placement of an area for refuse collection on the site plan. The project architect indicated the northwest wing wall would be able to be modified to include a screened and enclosed area for garbage cans or dumpster bin. A solid metal on wood gate is required for the trash enclosure area.
6. Lighting: On site lighting is proposed through the use of shielded low pressure sodium lights on ten, 12 foot tall lamp poles. Lighting is to be focussed onto the site and away from residential uses.

- C. The proposal was reviewed by the City Water Division, City Engineer and Traffic Engineer. Comments were received from the City Traffic Engineer which were addressed by the project architect in the revised site plan.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have an adverse impact on the environment and a negative declaration has been filed.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit, subject to conditions and based upon findings of fact which follow;
- C. Approve the variance to waive the required 6 foot solid masonry wall separating residential from non-residential uses based upon findings of fact which follow.

CONDITIONS-SPECIAL PERMIT:

1. The applicant shall submit a revised landscaping plan showing landscaped berms (3-4' in height along Valley Hi Drive and Center Parkway between the property line and building and parking area.
2. The revised landscape plan shall indicate evergreen trees and shrubs (5-15 gals) along the fence separating the single family residences to the north from the subject site. Shrubs shall be planted along the parking stalls fronting on Valley Hi Drive to provide screening of vehicles.
3. The revised landscape and irrigation plans are to be reviewed and approved by the Planning Director prior to issuance of building permits.
4. The applicant shall revise the site plan to reflect the inclusion of a trash enclosure area screened visually by the use of either solid metal or wood gates that meet the locational requirements of the refuse collection agency.
5. All on-site lighting is to be focused on the site and not reflect onto the adjacent single family neighborhood to the north. A lighting plan shall be submitted to the planning director for review and approval.
permits.
6. All on site signs shall comply with the provisions of the sign ordinance and shall be reviewed by staff prior to issuance of sign permits.
7. A new special permit shall be required for any expansion of the church use including, but not limited to, classroom additions or day care activities.

Finding of Fact - Special Permit

1. The proposed church, as conditioned, is based on sound principles of land use, in that:
 - a. landscaping, site redesign, and trash enclosure will provide sufficient buffer for the parking area and church from the adjacent residential uses; and
 - b. the proposed church will be architecturally compatible with surrounding residential uses consisting of earth tone exterior color and wood trim single family dwellings.
2. The project, as conditioned, is not injurious to the general public in that:
 - a. the project will provide parking on-site;
 - b. the project will not create adverse visual problems; and
 - c. the project will not increase traffic congestion on the adjacent street significantly.
3. The project, as conditioned, is consistent with the City General Plan and 1968 Valley Hi Community Plan which designate the site for residential use. Churches are allowed in any zone upon issuance of a special permit.

Findings of Fact - Variance

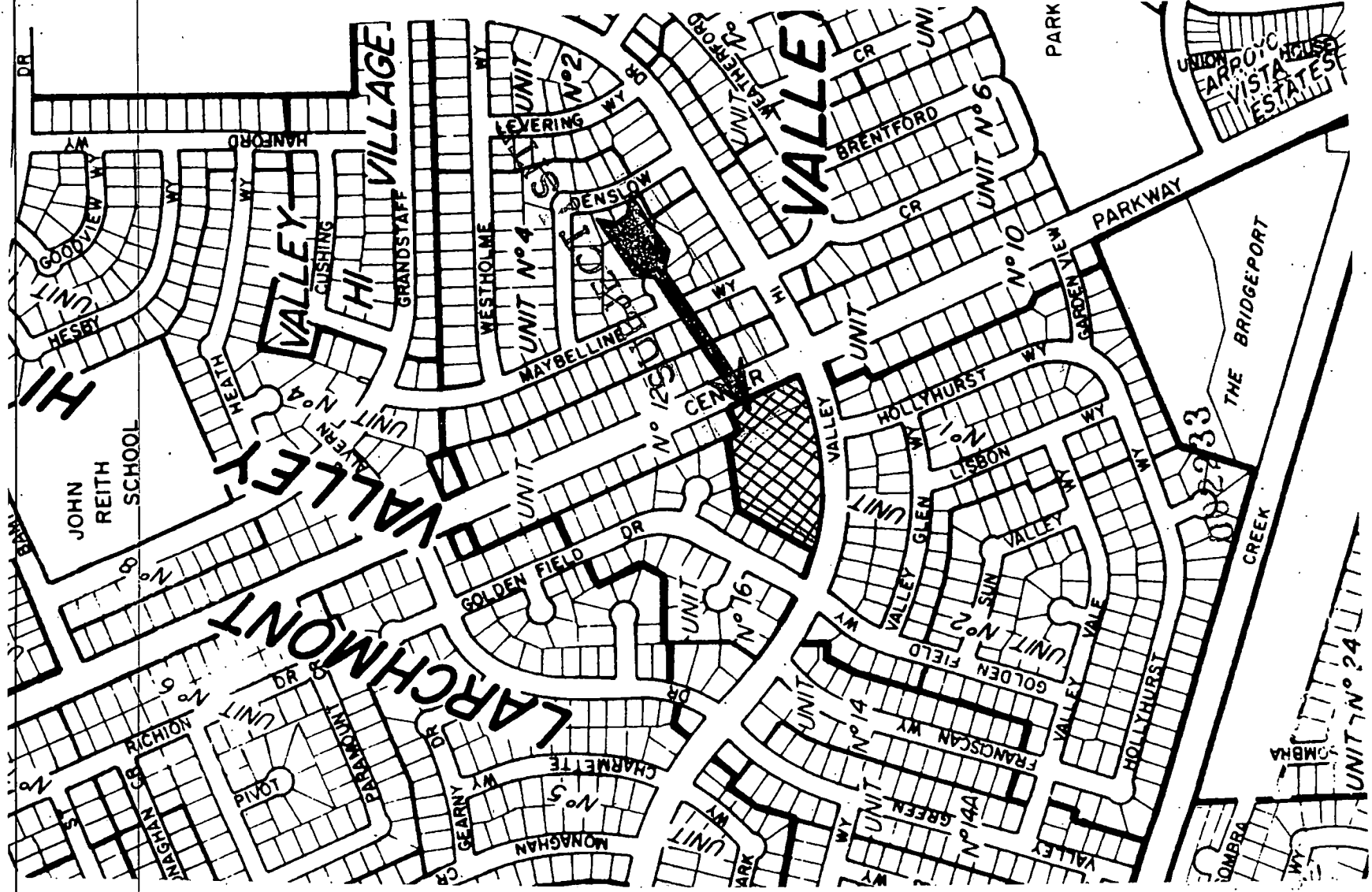
1. The variance, as conditioned, is not a special privilege extended to one property owner in that:
 - a. the existing solid wood fence with evergreen landscaping will provide an adequate noise and visual buffer between the existing residential and proposed church use while helping to maintain the residential character of the surrounding neighborhood;
 - b. a variance would be granted to other property owners facing similar circumstances.
2. The variance request does not constitute a use variance in that churches are allowed in the single family residential zone with special permit approval.

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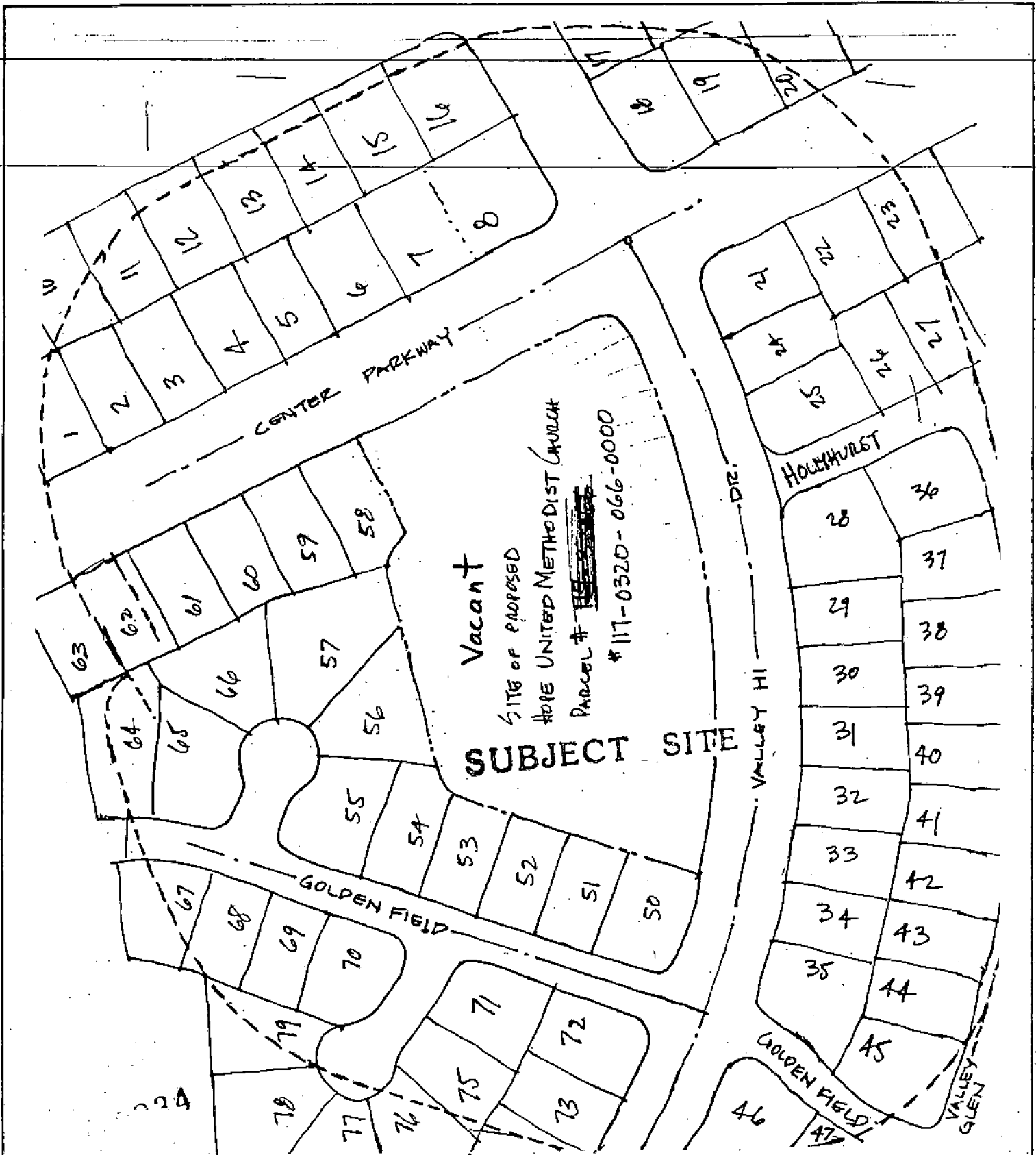
3. The variance, as conditioned, will not be injurious to the public welfare nor to properties in the vicinity of the subject site in that;
 - a. the proposed landscaping and wood fence will not significantly change the characteristics of the area.
 - b. the proposed landscaping and existing fence will act as an adequate noise and visual buffer between the existing residences and proposed day care center.

4. The project is in conformance with the 1974 General Plan and 1968 Valley Hi Community Plan which designate the site for residential uses. Churches are allowed in the R-1 zone with special permit approval.

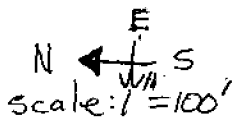
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VICINITY MAP



Zoning: Entire area Single family Residential, R-1
 Land Use: Single family dwellings



LAND USE & ZONING MAP



THIS IS A PHOTOGRAPH OF THE ARCHITECTURAL MODEL OF THE PROPOSED CHURCH.
 THE MODEL WAS PHOTOGRAPHED ON THE ACTUAL SITE AT THE CORNER OF VALLEY-HI
 AND CENTER PARKWAY.

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OFFICE OF ROBERT H. AMOR, CHURCH ARCHITECT

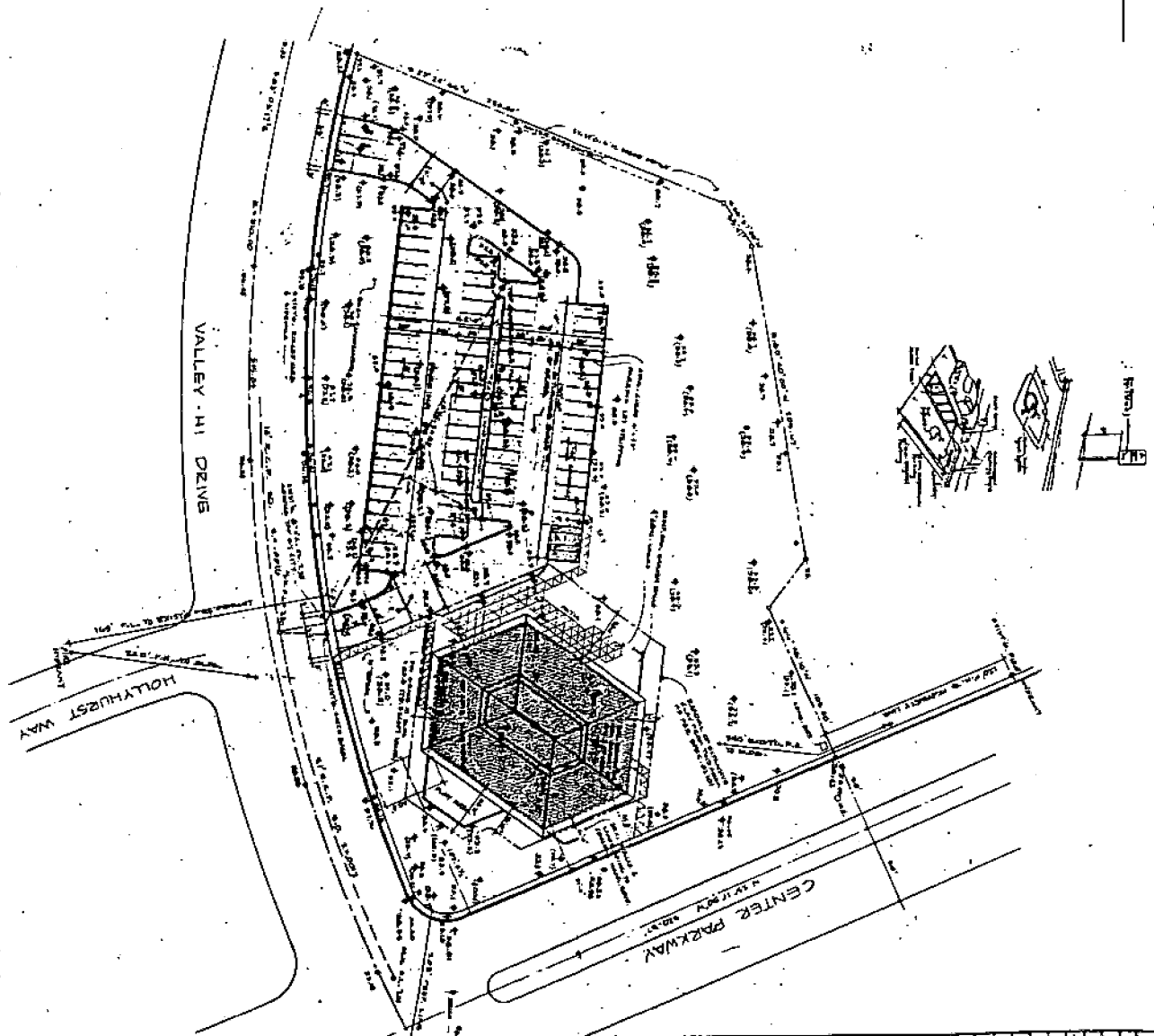
3040 VALENCIA AVENUE, APTOS, CALIFORNIA 95003, PHONES: (408) 688-2750; MICHIGAN, (616) 846-4350.

EXHIBIT A MODEL

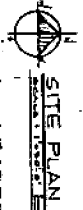
Sept 12, 1985

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HOPE UNITED METHODIST CHURCH, SACRAMENTO, CALIFORNIA

EXHIBIT B SITE PLAN

OFFICE OF ROBERT H. AMOR, CHURCH ARCHITECT
 2646 VALLEY AVENUE, SACRAMENTO, CALIFORNIA 95805, PHONES (916) 485-5770, (916) 485-5771

ASSAYMENT NUMBER: 87-9120-DUC-1-8500

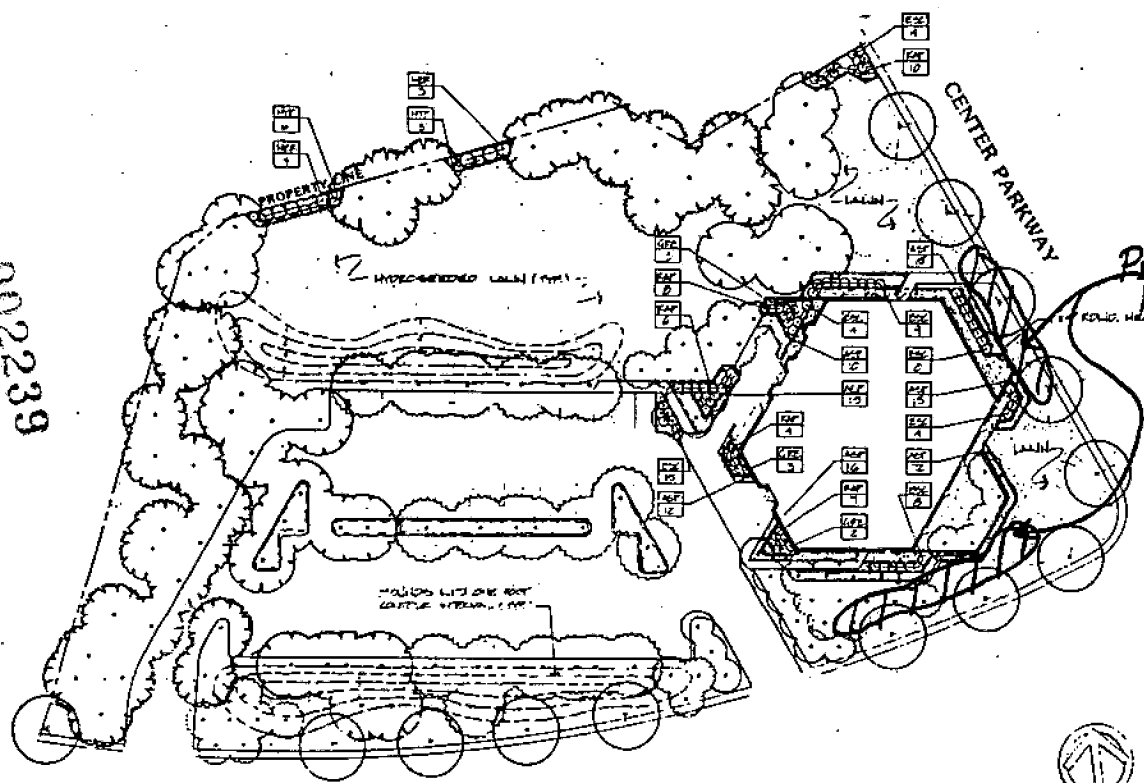
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P-85-337

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Sept. 12, 1985

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Proposed Staff Berm areas
BY KING, HEARD (CPL)

SHADE STUDY CALCS.

| | |
|---------------------------|-------------|
| TOTL. FINISH AREA | 36,101 S.F. |
| SHADE AREA REQUIRED (20%) | 7,220 S.F. |
| SHADE AREA PROVIDED (20%) | 17,000 S.F. |
| 1" x 1 1/2" | 2,200 S.F. |
| 1" x 2" | 200 S.F. |
| 1 1/2" x 2" | 1,100 S.F. |
| 2" x 2" | 300 S.F. |

GRADING NOTES

1. Ground as indicated with one foot contour lines are approximate only. Final ground shall be approved by Landscape Architect.
2. General Contractor shall construct slopes to within 12" of finish grade.
3. Ground in flat areas shall be constructed from clean fill material to within 12" of heights indicated. Landscape Contractor shall spread 12" of topsoil over fill material.
4. Increased topsoil shall be fertile, friable soil of loamy character having a normal amount of natural humus. Dry particles shall not exceed 2% by volume. The soil shall be free from lumps, refuse, roots, rocks deeper than 2", stones, weeds and trash, manure or other objectionable matter. It shall be free from toxic amount of copper, lead or other elements and be capable of sustaining healthy plant life. Silty river bottom soil is not acceptable.
5. No slopes in low areas shall exceed 4:1 (25%).
6. Top of mound shall be finished to blend gradually to surrounding flat land areas. Where top of mound is at outer edge, no transition is required.



PLANT LIST & LEGEND

| SYMBOL | BOTANICAL NAME / COMMON NAME | SIZE | QTY. | HEIGHT, X SPREAD | REMARKS |
|----------|---|----------------|------|------------------|---------------|
| (Symbol) | CEDRUS DEODAR/NOBIS CEDAR | 15 G | 32 | 8' x 2' | |
| (Symbol) | ALNUS PAVONILLA "YOUNG LADY"/YOUNG LADY | 15 G | 10 | 7' x 2' | STANDARD |
| (Symbol) | FRAXINUS S. "SARAWAY"/SARAWAY BIRCH | 15 G | 10 | 7' x 2' | |
| (Symbol) | LARGENTRINIA THREX "POTOMAC" OR "SCOTLAND"/POTOMAC WHITEL | 15 G | 10 | 7' x 2' | STANDARD |
| (Symbol) | PRUNUS CANADENSIS/YOUNG LADY | 15 G | 10 | 7' x 2' | |
| (Symbol) | SAPINDUS MICTERNOCHLOIDE YALOW TREE | 15 G | 10 | 7' x 2' | |
| (Symbol) | ACER NEGUNDO/SPRINGERS HORNWOOD | 15 G | 10 | 7' x 2' | |
| (Symbol) | ESCALONIA C. "FRANCE"/FRANCE ESCALONIA | 5 G | 10 | 5' x 2' | |
| (Symbol) | CARYOPHYLLUS STAMENLOUS | 5 G | 10 | 5' x 2' | |
| (Symbol) | HYDRANGEA HYBRIDA "JONES BOUT" | 5 G | 10 | 5' x 2' | |
| (Symbol) | HEXAGONIA OLEANDER/OLEANDER | 5 G | 10 | 5' x 2' | ORANGE FLOWER |
| (Symbol) | HEXAGONIA OLEANDER "SARAWAY"/SARAWAY OLEANDER | 5 G | 10 | 5' x 2' | |
| (Symbol) | FRAXINUS S. "SARAWAY"/SARAWAY BIRCH | LINES 12" x 6" | | | |
| (Symbol) | HYDRANGEA LAM (SEE SPECIFICATIONS) | | | | |
| (Symbol) | 1" X 1/2" CONCRETE AND BRASS OUTLET | | | | |
| (Symbol) | WOODS BINDER BOARD | | | | |

PLANTING NOTES

1. The plant list is provided for the convenience of the contractor. The Contractor shall verify all plant choices and if a discrepancy exists the plan shall govern.
2. Finish grade to planters shall be 1" below top of adjacent concrete, walls or paved areas. Grade all finish surfaces smooth and even.
3. Planting areas shall be kept clear and free from all concrete, asphalt, pebbles, lumber or other impurities. Pollution caused by gasoline, oil, etc. or other such materials, shall be removed by excavation of the soil and replaced with clean topsoil.
4. See details sheets L-1, 2 and specifications for materials and installation procedures.

EXHIBIT C LANDSCAPE PLAN

SCALE:

JOB NO.:

DATE: 8-19-85

SHEET L-2 OF 4

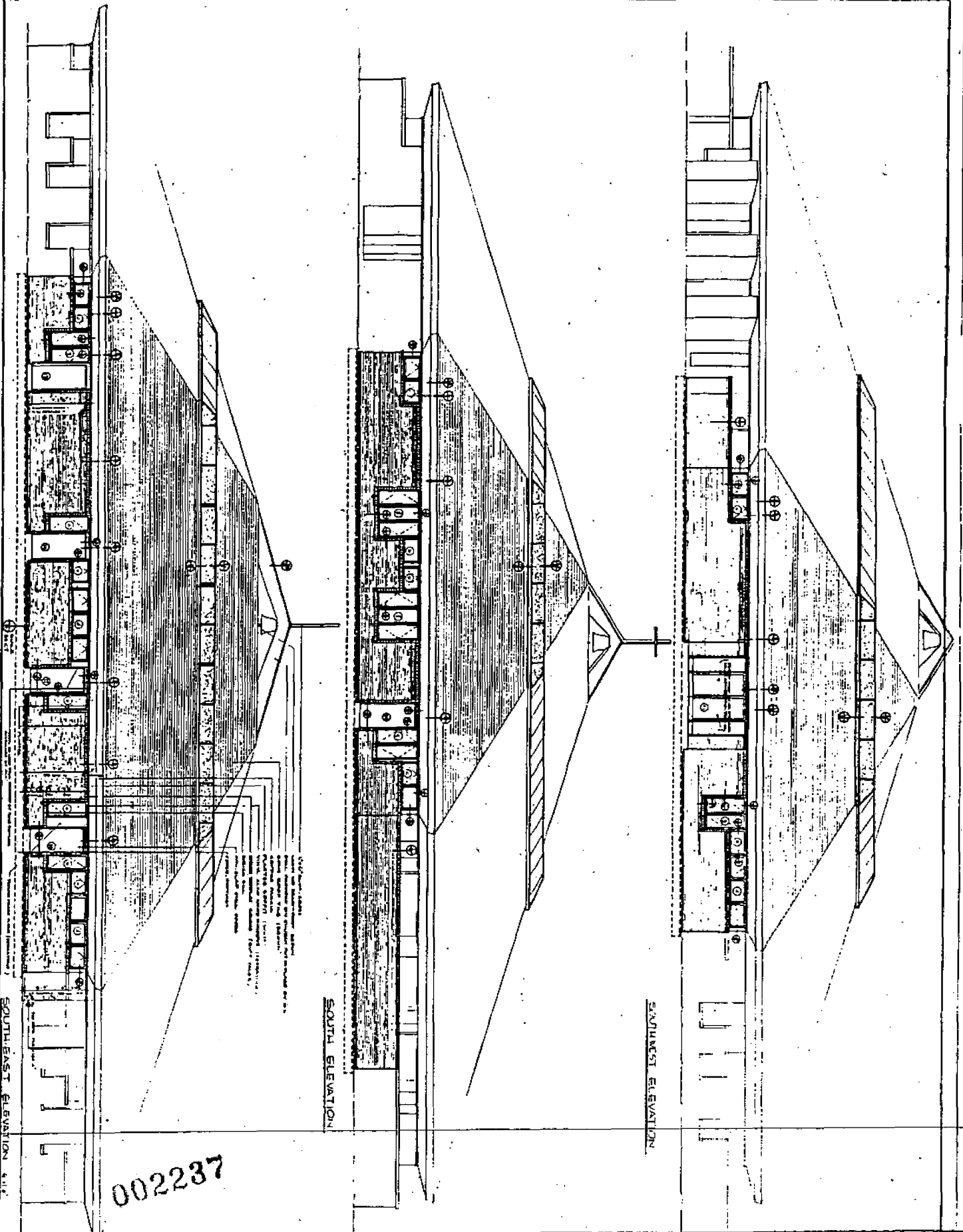
PROJECT: HOPE UNITED METHODIST CHURCH SACRAMENTO, CALIF.

FIRM: EARTH ART INC.

Landscape Architecture, Planning, Graphics, 1022 Davis St., Sacramento, CA 95811

Sept. 12, 1985

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SOUTHEAST ELEVATION 3/11

SOUTH ELEVATION

SOUTHWEST ELEVATION

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HOPE UNITED METHODIST CHURCH - SACRAMENTO, CALIFORNIA

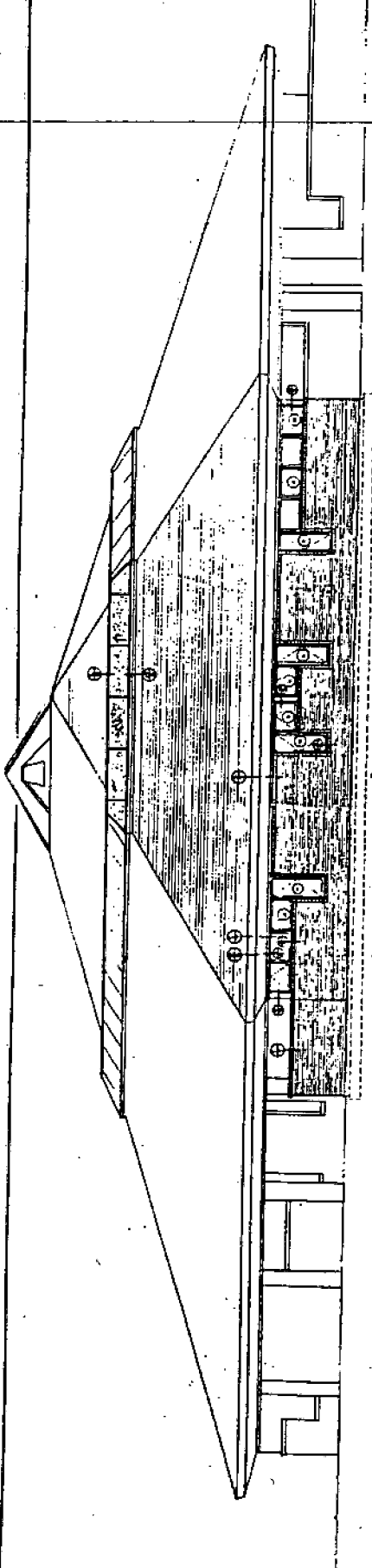
EXTERIOR ELEVATIONS

EXHIBIT D ELEVATIONS

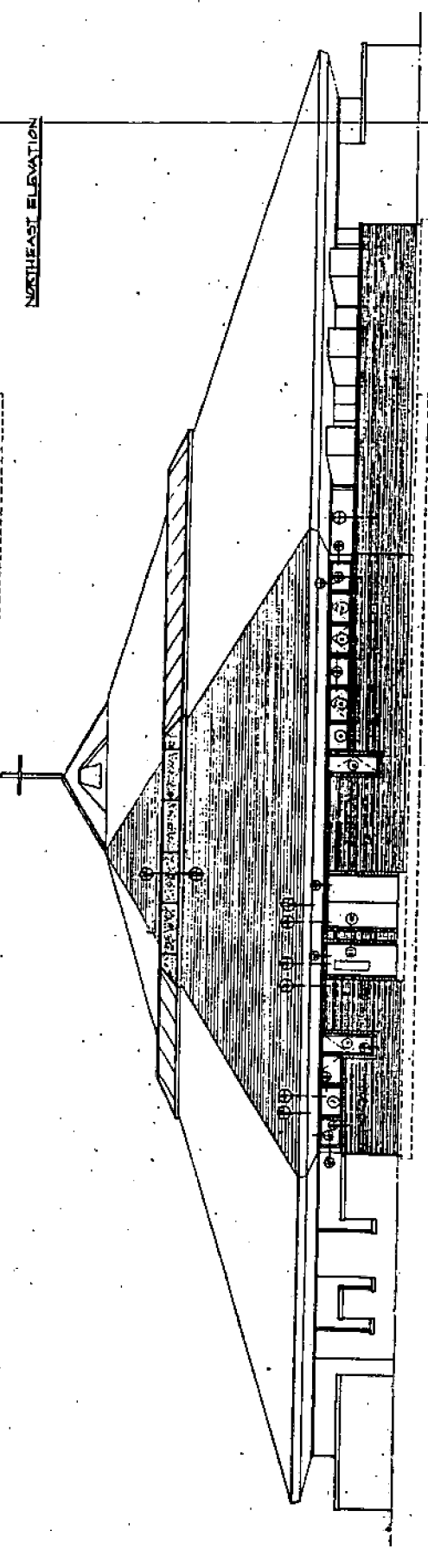
BOOK 3

EXHIBIT E ELEVATIONS

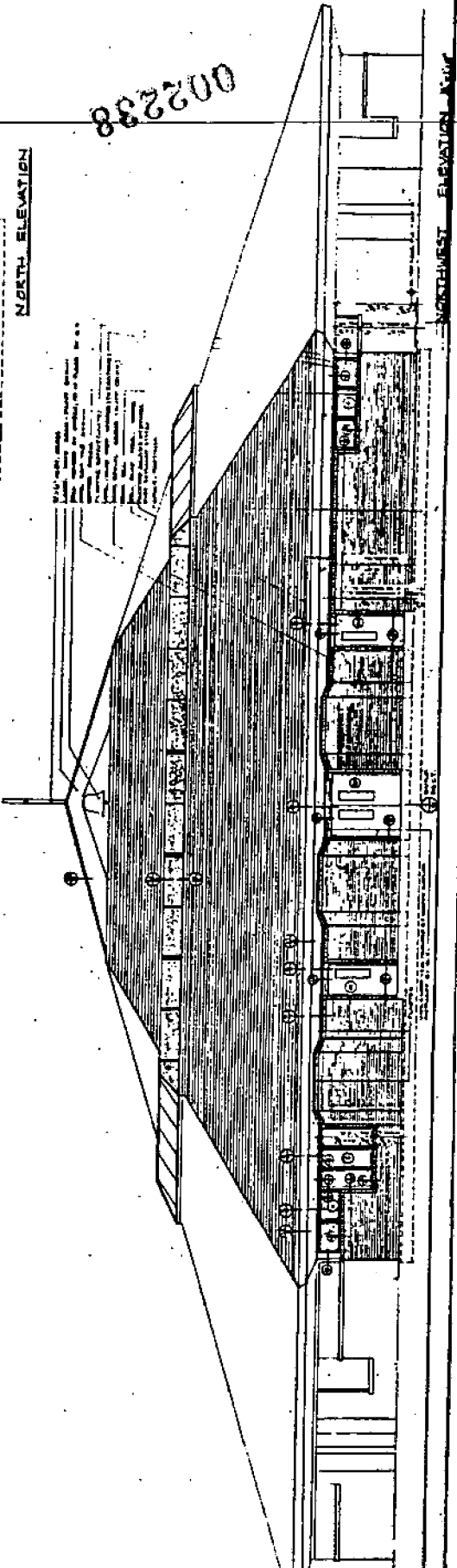
HOPE UNITED METHODIST CHURCH - SACRAMENTO, CALIFORNIA
OFFICE OF ROBERT H. AYON, CHURCH ARCHITECT
DATE: 09/12/85
DRAWN BY: [unintelligible]
SCALE: 1/8" = 1'-0"



NORTHEAST ELEVATION



NORTH ELEVATION

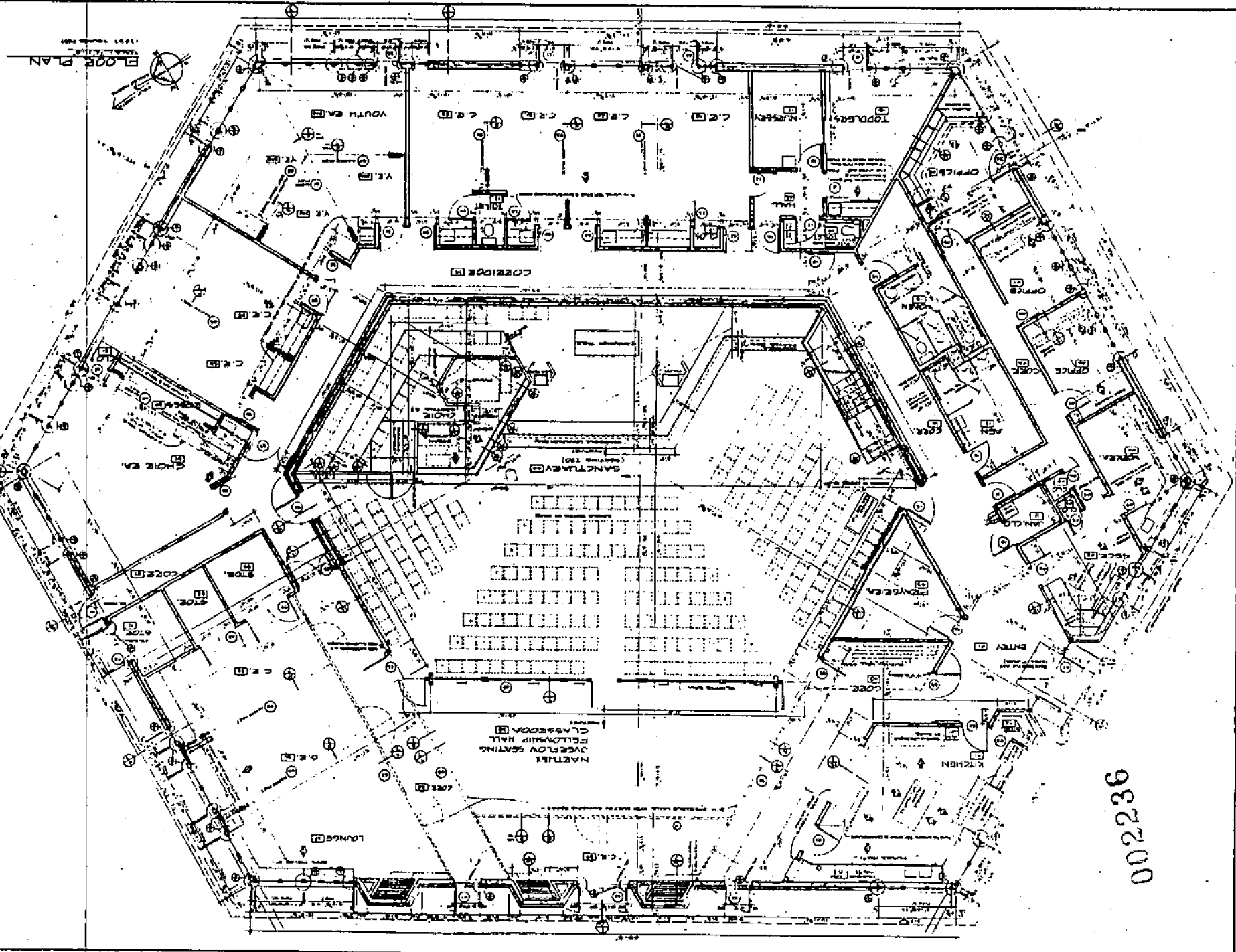


NORTHWEST ELEVATION

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EXHIBIT F FLOOR PLAN

HOPE UNITED METHODIST CHURCH SACRAMENTO CALIFORNIA
OFFICE OF ARCHITECTURAL SERVICES
1000 J STREET, SACRAMENTO, CALIFORNIA 95811
ARCHITECTS: [unreadable]
DATE: [unreadable]



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