

CITY PLANNING COMMISSION

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

APPLICANT	Harsha Earnest, 360 Morey Ave., Sacramento, CA 95838		
OWNER	Miracle Church of God in Christ, 360 Morey Ave., Sacramento, CA 95838		
PLANS BY	CRT,I - Bailey Engineering, 5701 Freeport Blvd., Sacramento, CA 95822		
FILING DATE	8-20-86	ENVIR. DET.	Cat Ex 15301(e)(1)/15301(e)(6) REPORT BY DH:ldc
ASSESSOR'S-PCL. NO.	250-0342-015		

- APPLICATION:**
- A. Special Permit to add 700+ square feet of meeting room to an existing church on 1.22+ developed acres in the Single Family Residential (R-1) Zone.
 - B. Variance to waive a portion of the required six foot solid masonry wall.

LOCATION: 360 Morey Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 700 square foot church addition.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1984 North Sacramento Community Plan Designation: Residential (7-15 du/ac)
 Existing Zoning of Site: R-1
 Existing Land Use of Site: Church, Pastor's residence, guest house

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Apartments & vacant; R-1 & R-3	Front:	25'	53'
South: Single Family; R-1	Side(Int):	5'	10'
East: Single Family & Vacant; R-3	Side(St):	5'	50'
West: Single Family; R-1	Rear:	15'	255'

Parking Required: 15 spaces at one space per 6 seats for 90 seats
 Parking Provided: 15 spaces, none marked on site
 Property Dimensions: Irregular
 Property Area: 1.22+ acres
 Square Footage of Building: Existing: 2,368 sq. ft.; with 700 sq. ft. addition; 3,068 total sq. ft.
 Height of Building: One story, 15 feet
 Topography: Flat
 Street Improvements: Paved street, no curb, gutter, sidewalk
 Utilities: Existing
 Exterior Building Materials: Stucco & wood trim, Tan color
 Roof Material: Composition shingles
 Seating Capacity: Existing Church = 90
 Proposed Addition = 30
 Total = 120

PROJECT BACKGROUND: According to the applicant, the original church building was constructed in 1965 at the same time this area of the City was annexed to the City.

No special permit was issued for the existing church and related buildings. At the time the church was constructed, the City did not require street frontage improvements.

PROJECT EVALUATION: Staff has the following comments:

A. Zoning/Land Use:

The subject site is zoned Single Family Residential (R-1) and designated on the 1984 North Sacramento Community Plan as Residential 7-15 du/acre. Adjacent land uses include apartments & vacant to the north and single family & vacant to the south, west and east. Churches and additions are allowed in the R-1 zone subject to securing Planning Commission Special Permit approval.

B. Site Plan/Building Design:

The applicant proposes the addition of a 700 sq. ft. meeting room with a seating capacity of 30 onto an existing 2,368 square foot, 90 seat church. The proposed addition is located to the rear of the church building. It will be constructed of stucco and wood trim and be painted to match the main building. The roof material will be composition shingle, the same color as the main roof. The subject site is not within the Del Paso Heights Design Review District but lies adjacent to the western boundary of the District. No further design review will be necessary prior to building permit issuance. Staff supports the design and materials of the addition as proposed.

The subject site does contain two detached dwellings and one detached garage. A large area of the lot remains unimproved and is used as a garden. This special permit will recognize these uses as part of the special permit approval for all previous activities on the site, including the operation of the church.

C. Parking:

An existing concrete slab is used for on-site parking. The spaces are not marked and no handicapped area is provided. Staff recommends that parking for 15 vehicles be provided and one handicapped space be provided meeting City Code requirements.

The City Traffic Engineer commented on the project that the driveway be widened and improved to City Standards for a 26 foot wide commercial driveway. The existing six foot high chain link fence is located on the front property line. A rolling gate is installed at the driveway entrance. The City Engineer requires a minimum 20 feet setback for a gate entering a parking lot off a public street. The purpose of the setback is to allow opening of the gate without vehicle overhang into the public right-of-way. Staff recommends that since the six foot high chain link fence in the front yard is illegal regarding height, that it either be reduced in height to three feet or be relocated 25 feet south of the front property line. If relocated to the south, the driveway will be increased in length to satisfy the requirements of the City Traffic Engineer.

D. Variance - Waive portion of solid wall:

The Zoning Ordinance requires a six foot solid masonry wall when residential uses or zones abut a non-residential use. The church addition requires a six foot solid masonry wall along the west property line. The parking lot along the east property line also requires a six foot solid masonry wall.

After field investigation, staff noted an existing 5+ foot high solid metal fence along the west property line adjacent to the church and proposed addition. The fence is in good repair and provides the visual and noise buffer similar to a block wall. The Commission has approved similar variance requests where existing fences were in similar condition.

The east property line has a six foot high solid wood board fence in good repair. Several trees and shrubs are planted along it which would require removal to allow construction of a new wall. Staff recommends that the existing fence remain and that the variance be granted based on the fact that the parking lot has been in use for at least 10 years and that the Commission has approved similar variances where existing fences were in sound condition and landscaping was developed.

E. Agency Review:

The proposal was reviewed by the City Traffic Engineer, Engineer and Police Departments. Comments are previously stated.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15301(e)(1) and 15301(e)(4)).

RECOMMENDATION: Staff recommends the following actions:

- A. Approve the Special Permit subject to conditions and based upon Findings of Fact which follow; and
- B. Approve the Variance subject to conditions and based upon Findings of Fact which follow.

Conditions - Special Permit:

1. The proposed addition shall be developed per the submitted site plan and elevations.
2. The addition shall be limited to a meeting room and not used in conjunction with Church Services held in the sanctuary.
3. A revised parking lot and fencing diagram shall be submitted to the Planning Director for review and approval prior to issuance of building permits. All stalls shall be striped and provisions made for a handicapped space.

4. Driveway permit shall be required to the satisfaction of the City Traffic Engineer for revised improvements.
5. No trash enclosure is shown on the plans. If outdoor trash receptacles are proposed, they will be required to comply with the trash enclosure guidelines, Exhibit A. No unscreened dumpsters shall be allowed.
6. All on-site lighting shall be directed onto the subject site and not reflect onto adjacent residentially zoned property.
7. The front yard fence shall be reduced in height or relocated to comply with the City Fence Ordinance. A minimum 20 foot driveway shall be located in front of the gates entering the parking lot.

Findings of Fact - Special Permit:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed church development is compatible with surrounding residential uses.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance because off-street parking has been provided. In addition, there is an existing six foot high wood fence located along the east property line.
3. The proposed project, with a special permit, is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential use by the 1984 North Sacramento Community Plan, and the proposed church use conforms with this plan designation.

Condition - Variance:

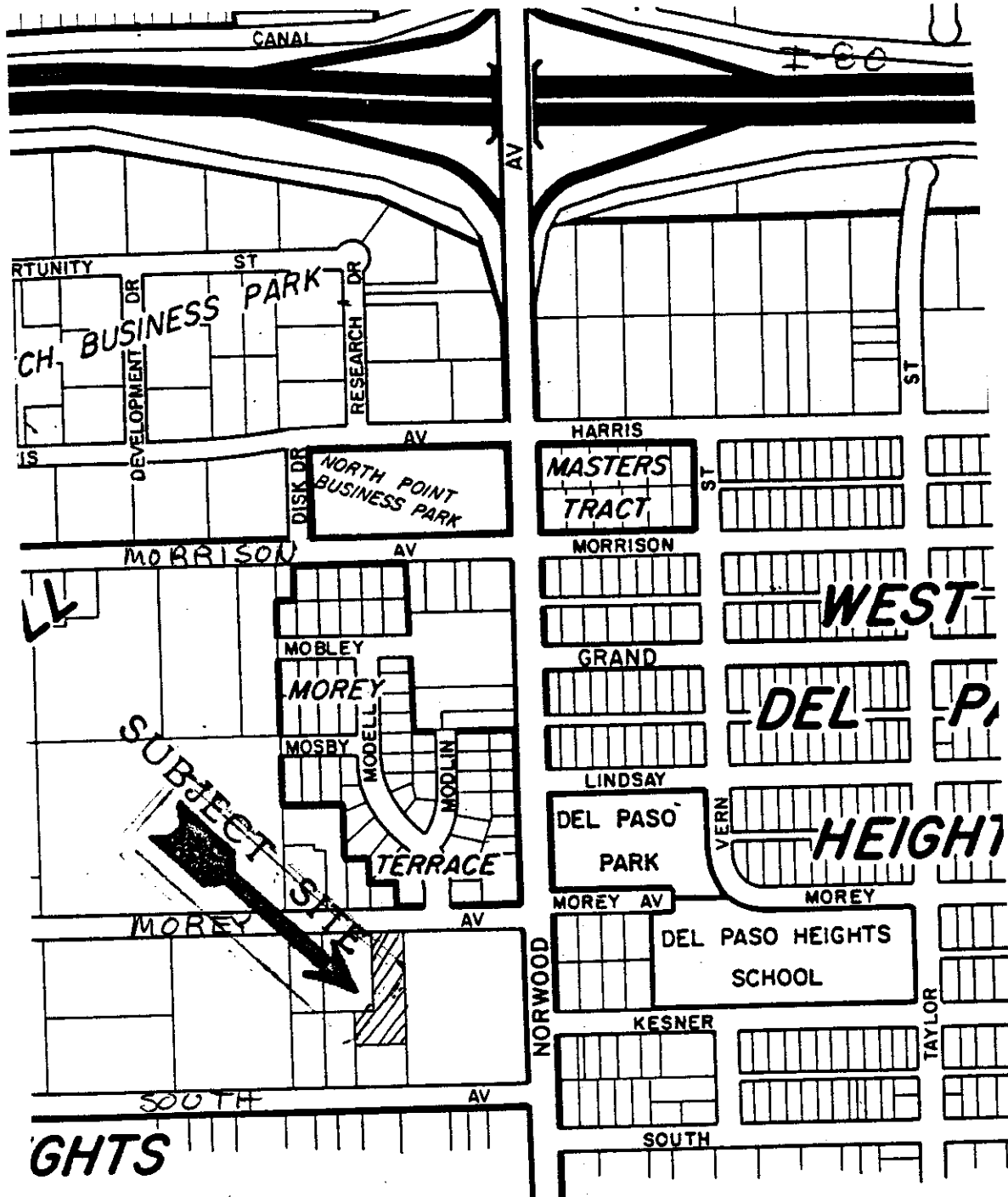
The existing fences shall be maintained and kept in good repair so that vehicles do not impact adjacent residential uses.

Findings of Fact - Variance:

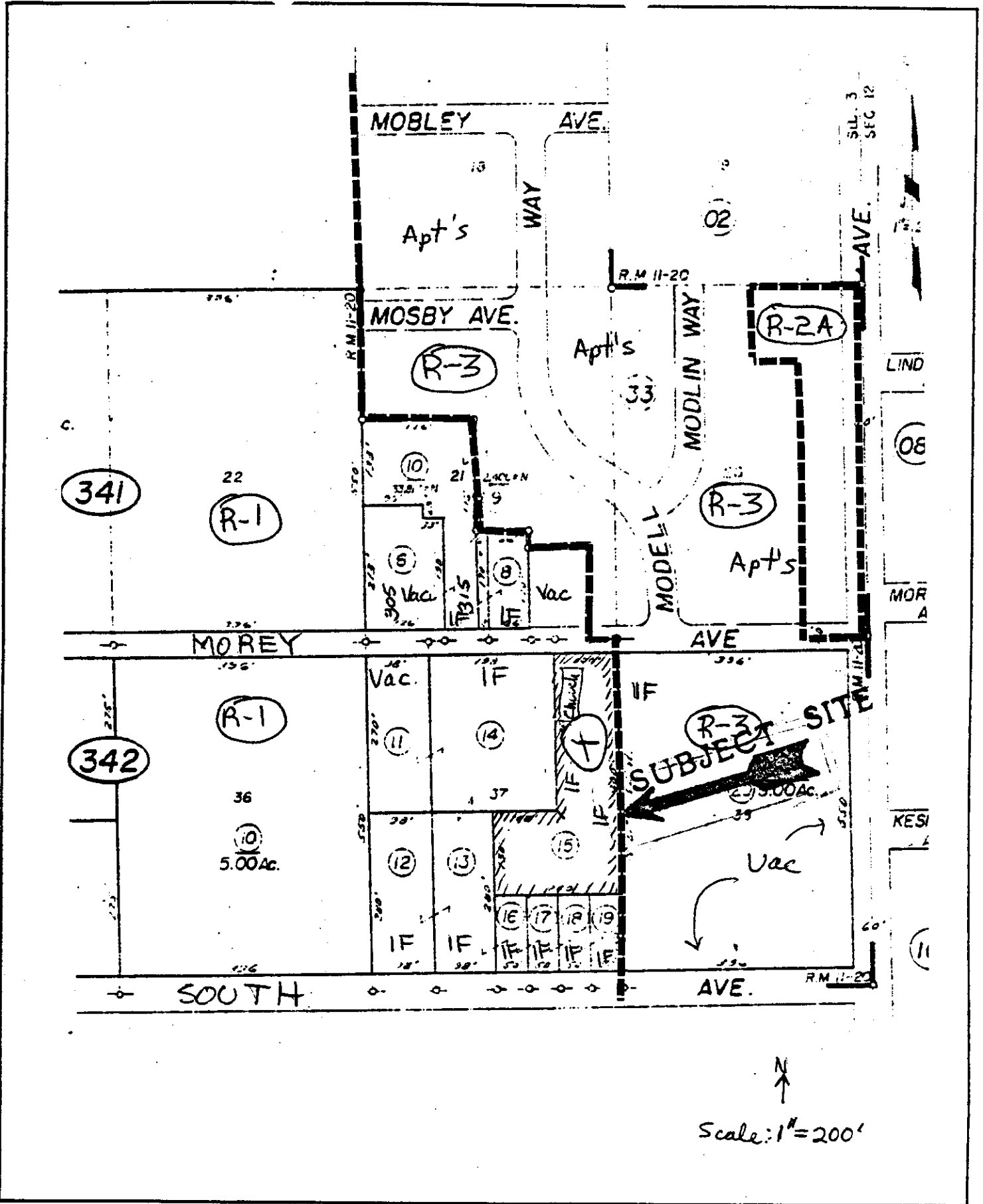
1. The variance, as conditioned, does not constitute a special privilege extended to one individual property owner, in that:
 - a. there is an existing six foot high solid wood fence located along the east property line of the subject site. Also, there is an existing five foot high solid metal fence located along the west property line;
 - b. a variance would be granted to any other property owner facing similar circumstances.
2. The variance, as conditioned, will not be injurious to the general public nor surrounding properties in that adequate off-street parking has been

provided and the existing fences and landscaping buffer the adjacent single family residential uses.

3. The project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated as residential by the 1984 North Sacramento Community Plan, and the proposed church use conforms with this plan designation provided a special permit has been issued.



VICINITY MAP



LAND USE & ZONING MAP

TRASH ENCLOSURE GUIDELINES

1. The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main structure(s).
2. The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position. The hinges shall be sufficient in size, strength and number to adequately support the metal gates.
3. The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.
4. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
5. The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. The enclosure shall be adequate in capacity, number and distribution.