

**CITY PLANNING COMMISSION**  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT</b> <u>Assemblies of God District Council, 125 Bethany Drive, Santa Cruz, CA 95066</u>		
<b>OWNER</b> <u>Marvin Oates, 2810 Redding Avenue #F, Sacramento, Sacramento, CA 95820</u>		
<b>PLANS BY</b> <u>Leo McGlade, 2444 Glendale Lane, Sacramento, CA 95825</u>		
<b>FILING DATE</b> <u>April 13, 1992</u>	<b>ENVIR. DET.</b> <u>Negative Declaration</u>	<b>REPORT BY</b> <u>SLY</u>
<b>ASSESSOR'S PCL. NO.</b> <u>002-0092-027</u>		

- APPLICATION:**
- A. Negative Declaration
  - B. Special Permit to operate a church/neighborhood outreach facility in an existing 8,000 square foot building on 0.29± developed acres in the Light Industrial (M-1) zone.
  - C. Variance to waive 20 of the required 30 parking spaces.

**LOCATION:** 1516 C Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to operate a church/neighborhood outreach center that focuses on meeting the physical, social, and spiritual needs of the youth and their families in the local area in an existing 8,000 square foot building.

**PROJECT INFORMATION:**

General Plan Designation: Heavy Commercial or Warehouse  
1980 Central City  
Community Plan Designation: Industrial  
Existing Zoning of Site: M-1  
Existing Land Use of Site: Vacant office building

**Surrounding Land Use and Zoning:**

North: Park, M-1  
South: Commercial and Multi-Family, R-3A  
East: Sprint Sub-station, M-1  
West: Office Building, M-1

Number of Seats Proposed: 120 seats  
Parking Required: 30 spaces (1 space: 4 seats)  
Parking Provided: 11 spaces  
Property Dimensions: 80 feet X 160 feet  
Property Area: 0.29± acres  
Square Footage of Building: 8,000 square feet  
Height of Building: One story  
Topography: Flat

**APPLC. NO.** P92-097

**MEETING DATE** July 23, 1992

**ITEM NO.** 10

002273

Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Vertical siding and stucco
Exterior Color:	Brown
Roof Material:	Composition shingles

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

A. Land Use and Zoning

The subject site is a 80 foot by 160 foot interior lot totaling 0.29 $\pm$  developed acres in the Light Industrial (M-1) zone. The site is developed with a vacant 8,000 square foot office building. The General Plan and the 1980 Central City Community Plan designate the subject site as Heavy Commercial or Warehouse and Industrial respectively. The surrounding land use and zoning for the subject site are a park, zoned (M-1) to the north; commercial and multi-family, zoned Multi-Family (R-3A) to the south; a Sprint Sub-station, zoned (M-1) to the east; and an office building, zoned (M-1) to the west.

B. Applicant's Proposal

The applicant is proposing to operate a church/neighborhood outreach facility in an existing 8,000 square foot building (see Exhibits A and B). A special permit is required for a church or church outreach programs located in any zone. The purpose of the outreach program is to provide social, physical, and spiritual activities for youths and their families in the local area. The center will operate on Saturday, Sunday, and Wednesday evening. The hours of operation are proposed to be 9AM to 4PM on Saturday, 10AM to noon on Sunday, and 7PM to 8:30 PM on Wednesday. The maximum number of individuals on the site is estimated to be between 100 and 120 during the worship services. The applicant also is requesting a variance to waive 20 of the 30 required parking spaces.

C. Site Plan And Building Design

The site consists of one interior industrial parcel totaling 0.29 $\pm$  developed acres in the Light Industrial (M-1) zone. There is a single story 8,000 square foot vacant office building on the site that was previously used as an outreach facility for the Concilio of Sacramento. There are eleven secured parking spaces to the rear of the building. The existing building has numerous small offices and a large meeting area which will be used as an assembly area primarily for the worship services. There will be no fixed seating in the meeting area. The worship services will use folding chairs for seating for up to a maximum of 120 people. There will be no interior modification required. The applicant does not propose any changes or modifications to the exterior of the building.

D. Parking and Circulation

There is a total of eleven parking spaces for the facility located to the rear of the building with access off the alley. The Zoning Ordinance requires one parking space for every four seats for

a church worship service. The maximum seating for the worship service is 120 people which requires 30 parking spaces. The applicant is requesting a variance to waive 20 parking spaces. There is a parking lot to the rear of the building that is available for the church facility's use; however, the owner of the lot will not commit to a long term lease agreement with the church for their parking use. There is adequate street parking in the area particularly during the program hours when much of the surrounding commercial and industrial uses is closed. Additionally, the program is directed toward the local neighborhood youth and families so the majority of participants in the program activities will walk to the center. The center will operate a van to provide transportation to the youth when necessary.

There are no bicycle lockers indicated on the site plan. Staff recommends that bicycle lockers be provided and located within the building area to provide additional security.

E. Outreach Program

The Neighborhood Outreach Fellowship provides programs designed to meet the physical, social, and spiritual needs of the youth and their families in the area. Saturday outreach includes Catechism classes in the morning with the noon meal provided. The afternoon program includes supervised recreational activities such as softball, basketball, table games, and other activities. The outdoor recreational activities will take place in the park located to the north of the site. Sunday programs include additional Catechism classes for youth and worship services for the adults. The Wednesday night program is a worship service and occasional other activities for the youths and adults.

There will be a full time staff of two and up to 30 volunteers to provide close supervision and instruction for the youth. Local sports personalities also donate their time to teach basic recreational skills to the youth. If the center's programs, hours, or activities change or increase then staff recommends the applicant modify the special permit.

F. Signage

There was no signage proposed in the application. The sign must meet all the requirements required by the Sign Ordinance.

Staff supports the approval of the Special Permit to operate a church/neighborhood outreach facility in an existing 8,000 square foot building in that the use will not significantly impact the adjacent properties and will provide a supervised recreational activities for youths in the local area. Staff supports the variance to waive 20 of the required 30 parking spaces in that there is adequate street parking available in the area, an available parking lot to the rear of the site, and the majority of the participants will walk to the center.

G. Agency Comments

The proposed project was reviewed by City Traffic Engineering, Engineering Departments, Building Inspections, the Air Quality Maintenance District, the Fire Department, and the Mansion Flats Advisory Group. The following comments were received:

1. Traffic Engineering staff comments:

A joint-use agreement for the parking lot across the alley should be pursued of hours of operation do not conflict with clinic hours.

2. Engineering Development staff comments:

a. Notice: Property to be utilized in accordance with this special permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100;

b. This project is located within an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to upgrade the combination system.

3. Building Department comments:

The applicant will have to submit plans for review and obtain a building permit.

4. Fire Department comments:

The existing building will be reviewed for compliance during the Change of Use permit review process.

H. Neighborhood Comments

The applicant held a community meeting to inform the local area of the outreach program. Staff has not received any negative comments or concerns from nearby property owners. The Mansion Flats Neighborhood Association recommended the approval of the project at their March 4, 1992, meeting.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment and has filed a negative declaration with no mitigation measures.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the Special Permit to operate a church/neighborhood outreach facility in an existing 8,000 square foot building subject to the conditions and based upon the findings of fact which follow.
- C. Approve the Variance to waive 20 of the required 30 parking spaces subject to the conditions and based upon the findings of fact which follow.

Conditions:

- 1. The special permit for the church/neighborhood outreach facility shall have the following requirements:
  - a. The hours of operation shall be 9AM to 4PM on Saturday, 10AM to noon on Sunday, and 7PM to 8:30 PM on Wednesday;
  - b. No more than 120 people, including staff, shall meet on the site at the same time; and
  - c. The outreach center shall not provide any type of school or day care service.

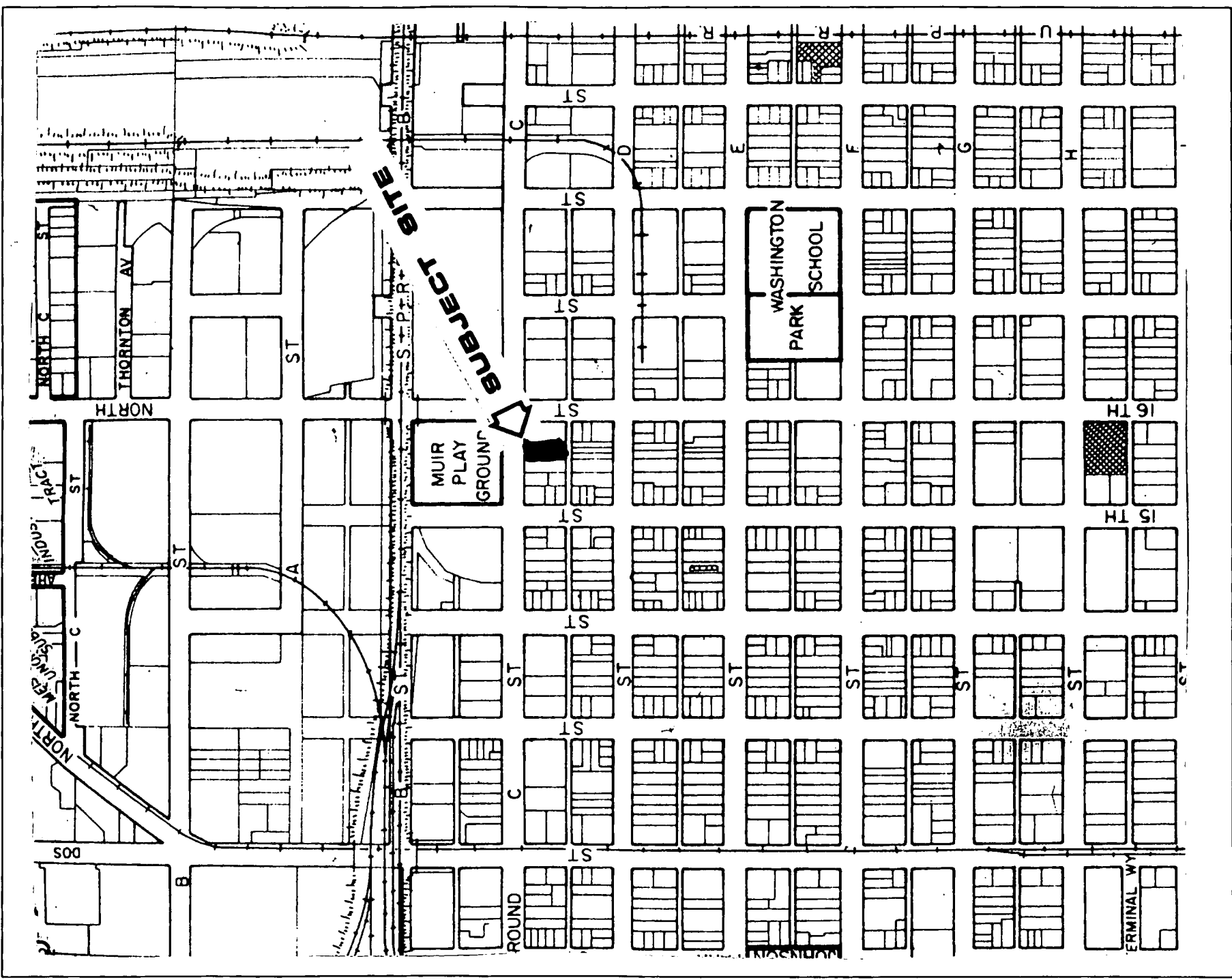
Any changes or additions requires a modification of the special permit.

- 2. The applicant shall locate bicycle lockers in the rear parking area.
- 3. The applicant may be required to share in the costs for improvements needed to upgrade the combination system.
- 4. Any signage shall meet all the requirements required by the Sign Ordinance and shall have a sign permit.
- 5. The applicant shall obtain a Change of Use permit from the Building Department and meet all Building Code requirements prior to operation of the outreach facility.

Findings of Fact:

- 1. The proposed project, as conditioned, is based upon sound principles of land use in that:
  - a. the outreach facility has a program geared to meet the needs of youths and adults in the local area;
  - b. the center is within walking distance for many of its participants and adequate street parking and a parking lot are available for the site location; and

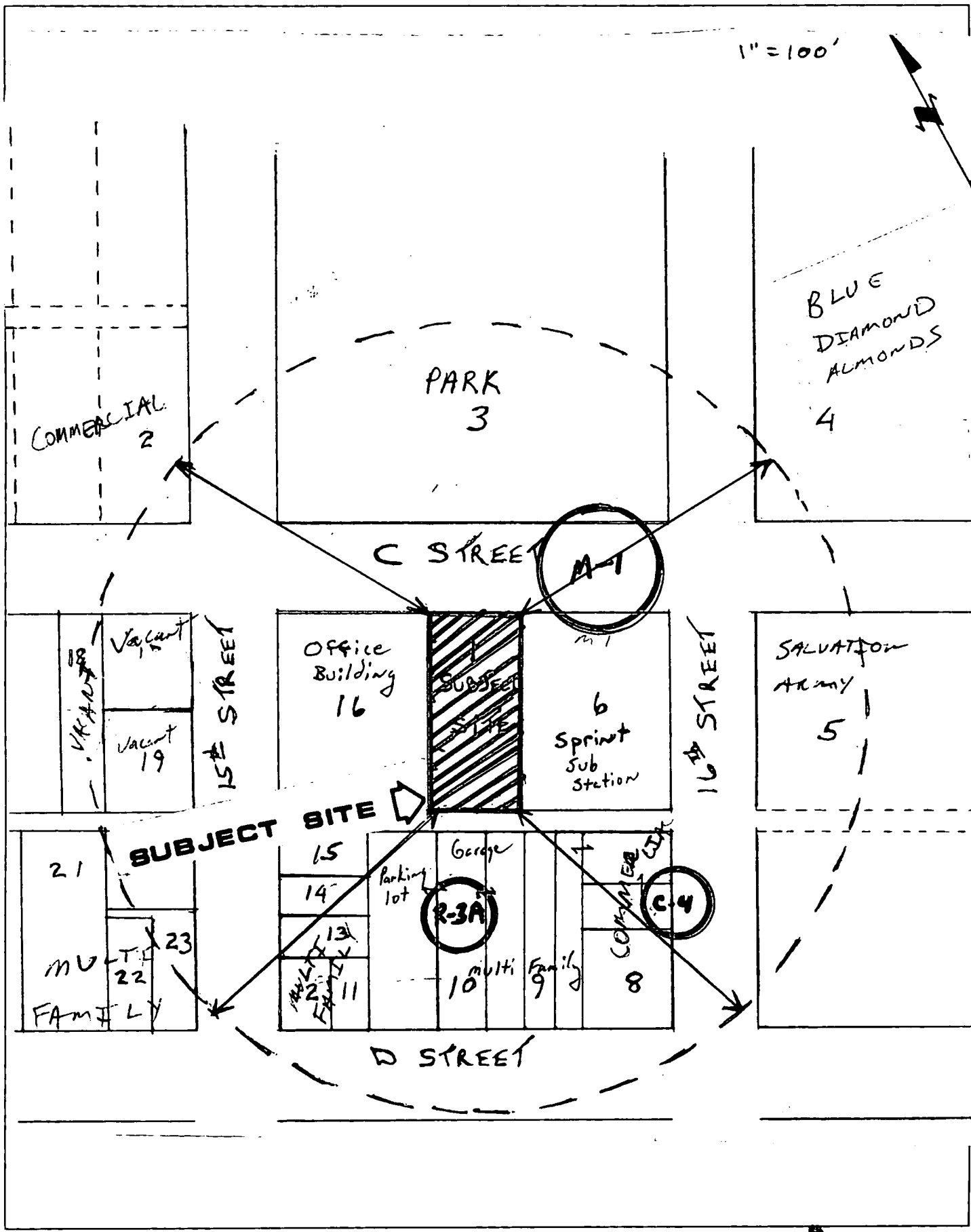
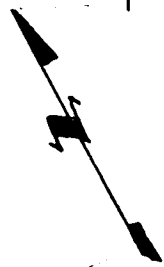
- c. the facility is an existing building that will not be enlarged and is compatible with the surrounding commercial, industrial, and residential development.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
  - a. the project, as conditioned, is compatible with the existing neighborhood;
  - b. adequate street parking and a parking lot are available in addition to limited on-site parking; and
  - c. the majority of the activities will be conducted within the building or located in the public park across the street.
3. Granting the variance does not constitute a special privilege extended to an individual applicant in that:
  - a. the majority of the participants will walk to the center and transportation will be provided for those who are beyond walking distance; and
  - b. a variance would be and has been granted to other property owners facing similar circumstances.
4. Granting the variance request does not constitute a use variance in that a church/neighborhood outreach facility is allowed in the Light Industrial (M-1) zone subject to special permit approval.
5. The project is consistent with the General Plan and the Community Plan which designate the site as Heavy Commercial or Warehouse and Industrial respectively. A church/neighborhood outreach facility is permitted in Light Industrial (M-1) zone with a special permit.



VICINITY MAP

002279

1" = 100'

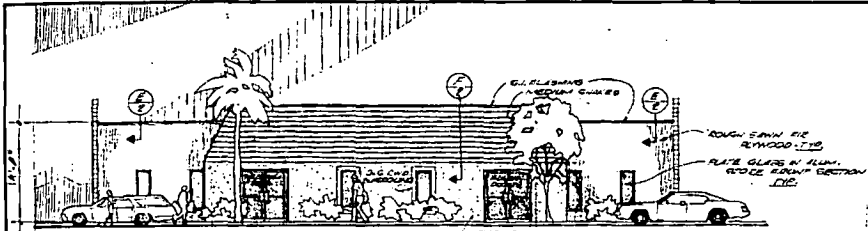


### LAND USE & ZONING MAP

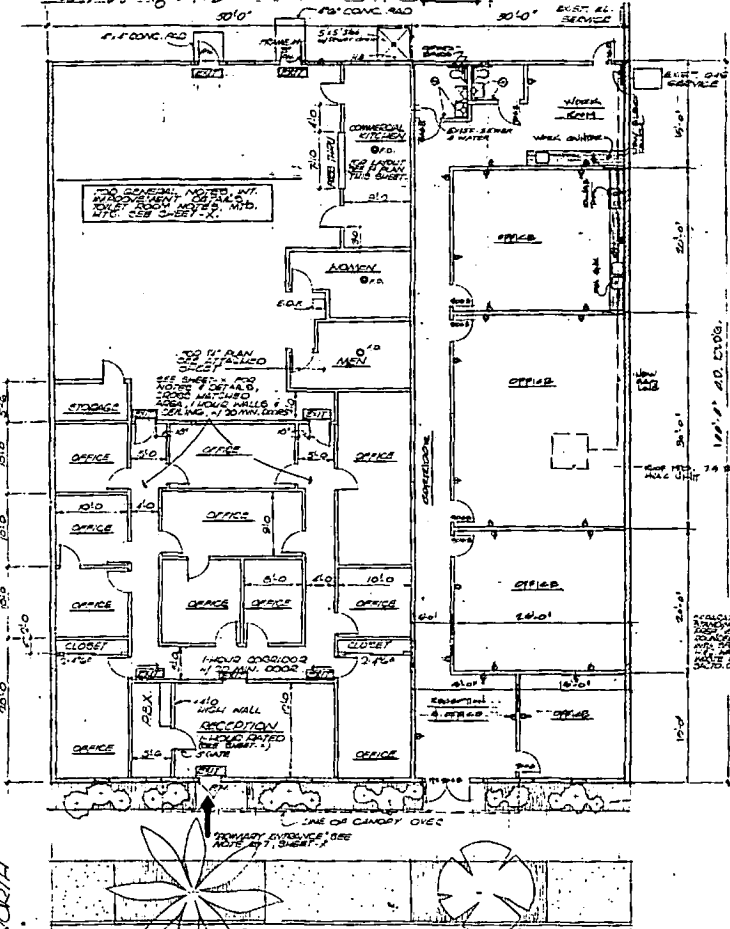




EXHIBIT A



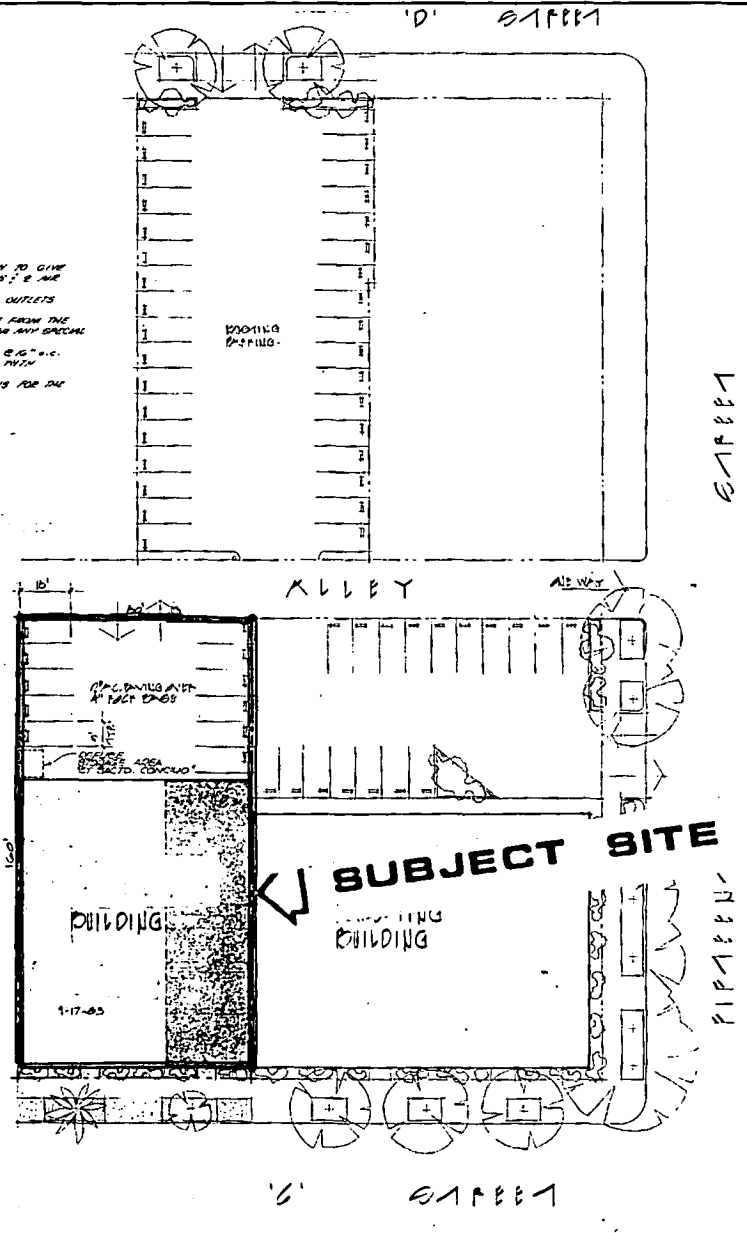
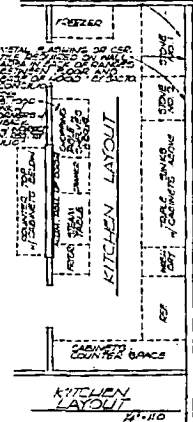
FRONT ELEVATION



NOTE

PROVIDE MECHANICAL VENTILATION TO GIVE 6 AIR CHANGES PER HOUR AT ROSETS & AIR CHANGES PER HOUR ELSEWHERE.  
PROVIDE LIGHTING & ELECTRICAL OUTLETS AS REQUIRED BY CODE & MANUAL.  
EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR SKILL.  
INTERIOR STUD WALLS TO BE P.L. & G.L. i.e. REFERRED TO COMPLETE FLOOR SLAB WITH DRIVE-UP & 2\"/>

ROOM FINISH SCHEDULE	
KITCHEN	
FLOOR	VINYL ASBESTOS TILE
WALLS	TEXTURED & PAINTED SHEET ROCK
CEILING	TEXTURED & PAINTED SHEET ROCK
PILLET BOOTHS	
FLOOR	STAINLESS STEEL
WALLS	MARQUE HANDPAINT AND ON ALL WHITE & SWISS ALPINE
CEILING	PAINTED & TEXTURED SHEET ROCK
DINING ROOM	
FLOOR	VINYL ASBESTOS TILE
WALLS	TEXTURED & PAINTED SHEET ROCK
CEILING	TEXTURED & PAINTED SHEET ROCK
OFFICES & RECEPTION	
FLOOR	CARPET
WALLS	TEXTURED & PAINTED SHEET ROCK
CEILING	TEXTURED & PAINTED SHEET ROCK



LEO McGLADE...ENGINEER  
2444 CLENDALE LANE - SACRAMENTO, CALIF. 95820

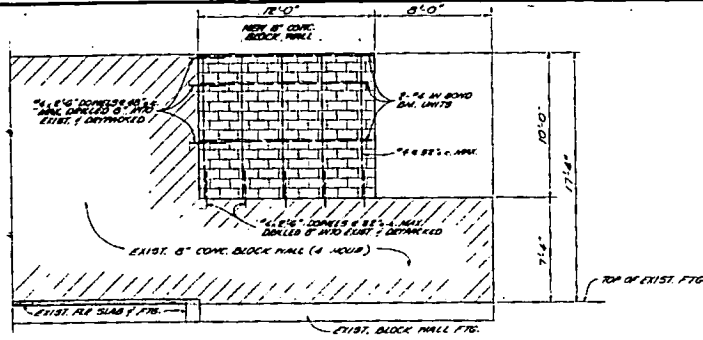
SITE PLAN  
FLOOR PLAN

LEONARD BUILDING  
22 GREENLEAF STREET - CHICAGO, ILL. 60607

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JULY 23, 1992

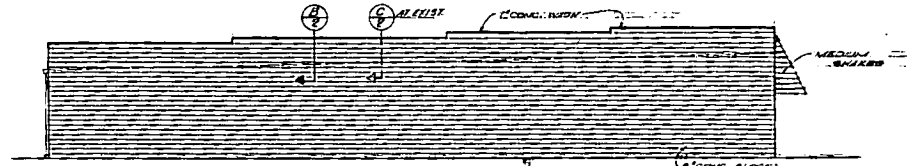
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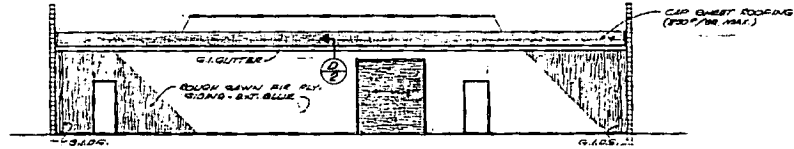
IN ADDITION TO WHAT SHOWN, PROVIDE 1-1/2" MOUSE IN DOUBLE BOND BRG UNITS AT WALL LEDGES.

PARTIAL ELEVATION

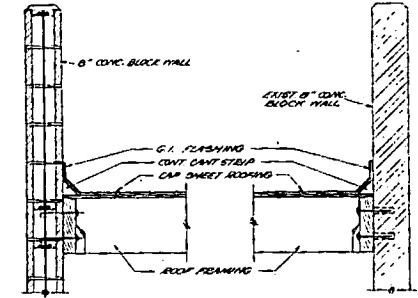
SECTION (A) SCALE: 1/2"=1'-0"



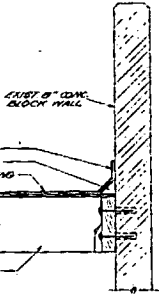
LEFT SIDE ELEVATION SCALE: 1/2"=1'-0"



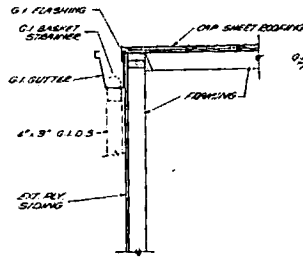
REAR ELEVATION



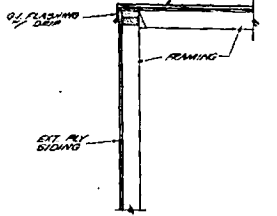
SECTION (B) SCALE: 1/2"=1'-0" TYP.



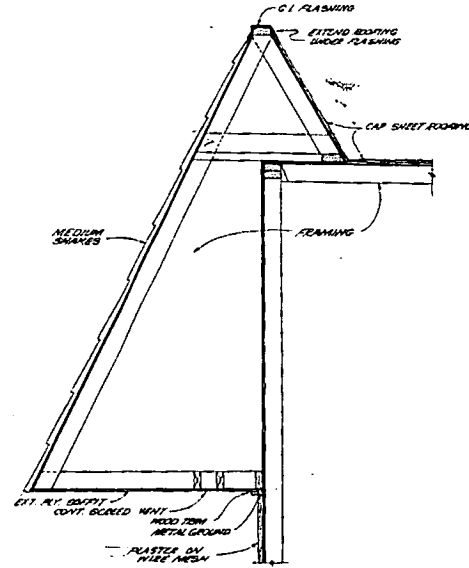
SECTION (C)



SECTION (D)



SECTION (E)



SECTION (F)

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992-097

LEO MCGLADE... ENGINEER  
344 GLENDALE LANE - SACRAMENTO, CALIF. 95830  
C.E. 5118

EXTERIOR ELEVATIONS

PROPOSED BUILDING  
10' STREET NEAR 15<sup>TH</sup> STREET  
SACRAMENTO CALIF.

01-247

2 of 4

12282