

CITY PLANNING COMMISSION

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

APPLICANT Citadel Baptist Church, 5230 Erhardt Avenue, Sacramento, CA 95823
OWNER Citadel Baptist Church, 5230 Erhardt Avenue, Sacramento, CA 95823
PLANS BY Church Development Associates
FILING DATE 6/15/88 ENVIR. DET. Negative Declaration REPORT BY DS:pe
ASSESSOR'S PCL. NO. 117-0132-032

APPLICATION: A. Negative Declaration

B. Special Permit to construct a 10,500 square feet building in conjunction with an existing church on 4.5+ developed acres in the Agriculture (A) zone.

LOCATION: 5230 Ehrhardt Avenue

PROJECT INFORMATION:

General Plan Designation: Low Density Residential
1986 South Sacramento Community
Plan Designation: Residential (4-8 du/na)
Existing Zoning of Site: Agriculture
Existing Land Use of Site: Church

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential, R-1 & A	Front:	25'	40'
South: Residential, R-1	Side(Int):	10'	20'
East: Vacant, A			
West: Vacant, A	Rear:	15'	180±

Parking Required: 89 spaces
Parking Provided: 112 spaces (existing)
Property Dimensions: irregular
Property Area: 4+ acres
Square Footage of Building: 10,500 square feet
Height of Building: 20+ (to plate line)
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Stucco
Roof Material: Hot Mop

Background Information: A special permit to construct a church sanctuary with seating for 682 people was approved on November 26, 1980 (P-9225). On April 11, 1985, the Planning Commission approved another special permit for a new church sanctuary on this property. The property was then expanded by .4+ acres in June, 1985 with the approval of a lot line adjustment.

APPLC. NO. P88-269 MEETING DATE July 28, 1988 ITEM NO. 27

Project Evaluation:

A. Land Use and Zoning:

The subject site is zoned Agriculture. The General Plan and South Sacramento Community Plan designate the site as low density residential. Surrounding land uses are single family residential to the north and south. The properties to the east and west are vacant. The church owns the vacant five acre parcel to the west and eventually intends to utilize it for a recreation field.

The Zoning Ordinance requires a six foot masonry (or similar) wall between nonresidential and residential uses and zones. Because of this, a six foot masonry wall will be required between the proposed building and the adjacent residences. (See Exhibit B).

B. Applicant's Proposal:

The applicant is requesting the approval of a 10,500 square foot building to be used as a gymnasium and fellowship hall for the existing church. The building contains a basketball court, future stage area, kitchen and bathrooms. (See Exhibit C).

C. Staff Evaluation:

For aesthetic reasons, the proposed building should be as compatible with the existing buildings on site as possible. Therefore, staff is recommending that the exterior color of the proposed building be compatible with existing church buildings. The proposed structure should also utilize similar roofing materials as that used on the existing church buildings. In addition, air conditioning/heating equipment should not be visible from Ehrhardt Avenue. (E.G. air conditioning/heating equipment should be placed on the south side of the roof or be screened.) Landscaping along the northerly side of the proposed building shall include trees and shrubs which will attain a height of ten feet or more to screen the building from the adjacent residences. The proposed use is compatible with the existing church facility; and adequate parking is provided on the site for the church and the new structure.

D. Agency Comments:

The proposed project has been referred to the City Engineer, Traffic Engineer, Building Inspections and others. No comments have been received.

Environmental Determination: The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment and has filed a Negative Declaration.

Staff Recommendation: Staff recommends the following actions:

A. Ratify the Negative Declaration

- B. Approve the Special Permit to construct a 10,500 square foot building subject to conditions and based on findings of fact which follow.

Conditions:

1. A six foot masonry (or similar) wall shall be placed along the property lines between the proposed building and adjacent residences as shown in Exhibit B.
2. The exterior color of the proposed building shall be the same or compatible with existing church buildings.
3. Landscaping along the northerly side of the proposed building shall include trees and shrubs which will attain a height of ten feet or more to screen the building from adjacent residences to the north.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use planning in that the use is compatible with surrounding residential uses.
2. The project, as conditioned, will not be detrimental to public health, safety, or welfare nor result in a nuisance in that:
 - a. adequate off street parking and landscaping will be provided.
 - b. a six foot masonry (or similar) wall will be provided.
 - c. the proposed project is consistent with the General Plan and South Sacramento Community Plan.

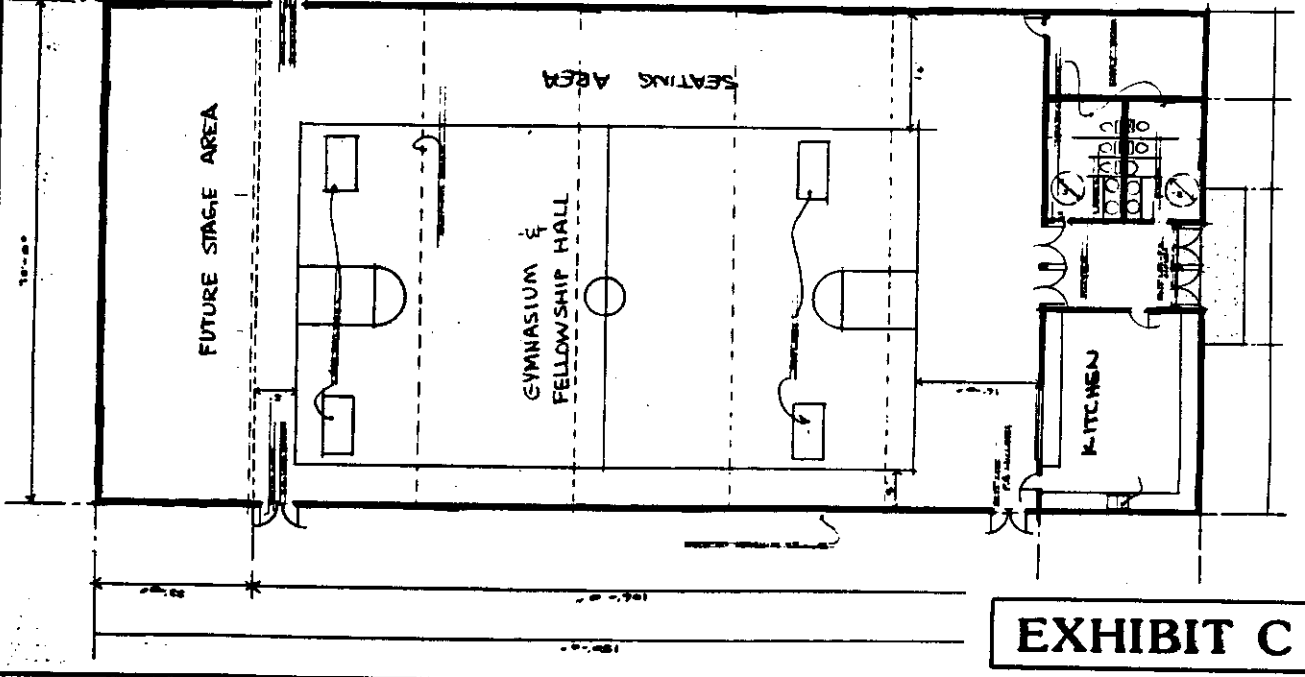
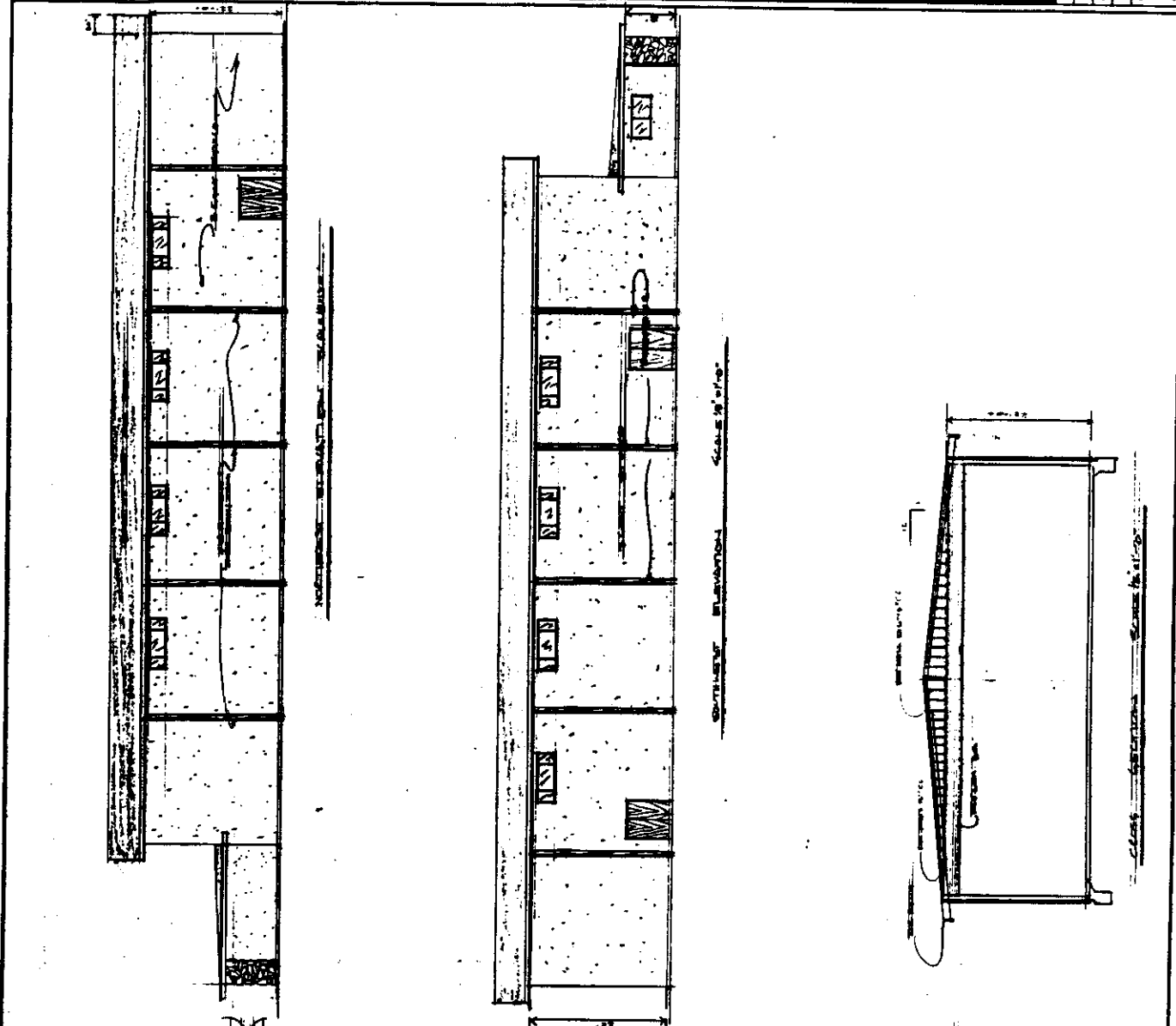
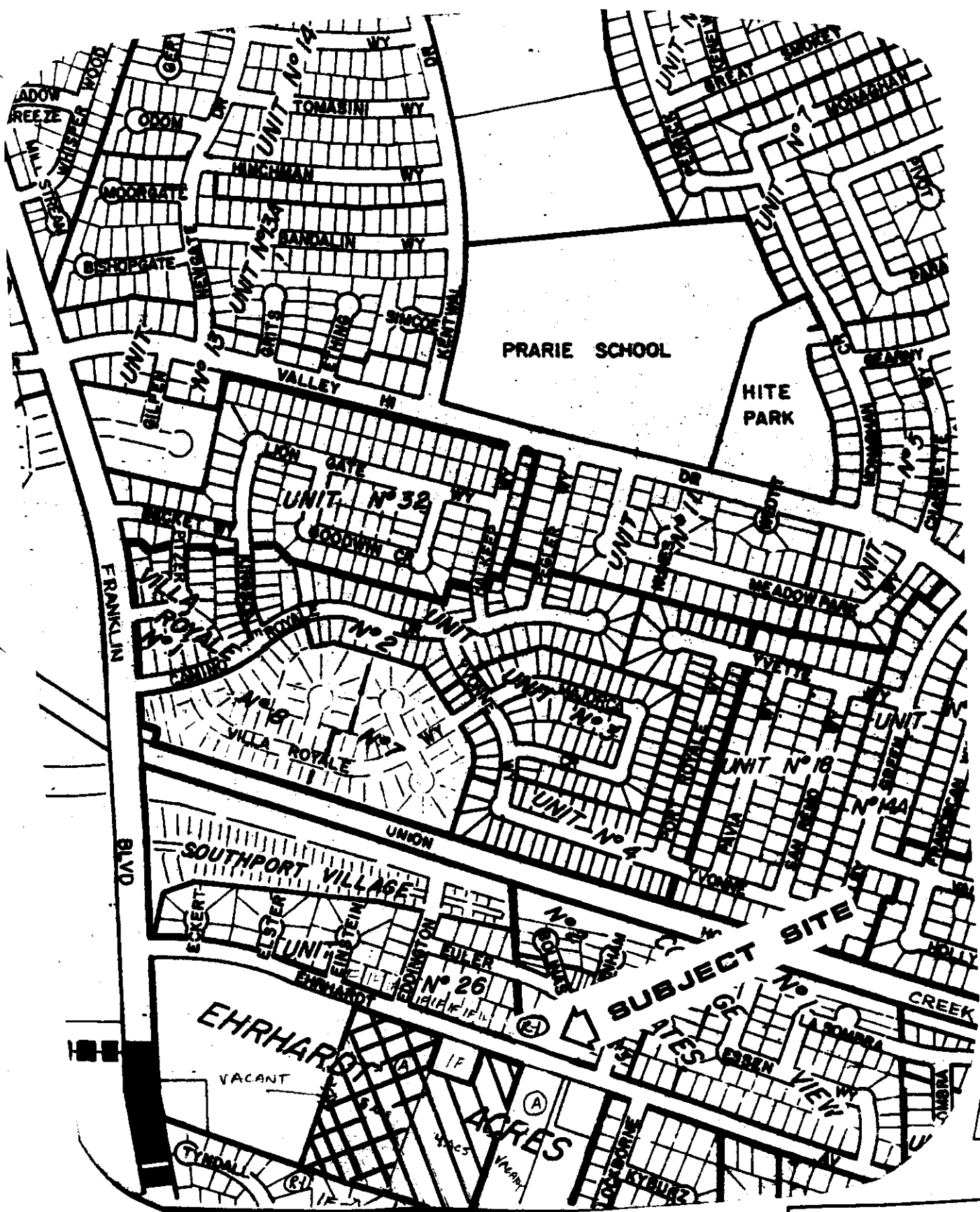


EXHIBIT C

P88-269

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PROJECT SITE

FUTURE RECREATION AREA (VACANT)

EXHIBIT A

VICINITY - LAND USE - ZONING

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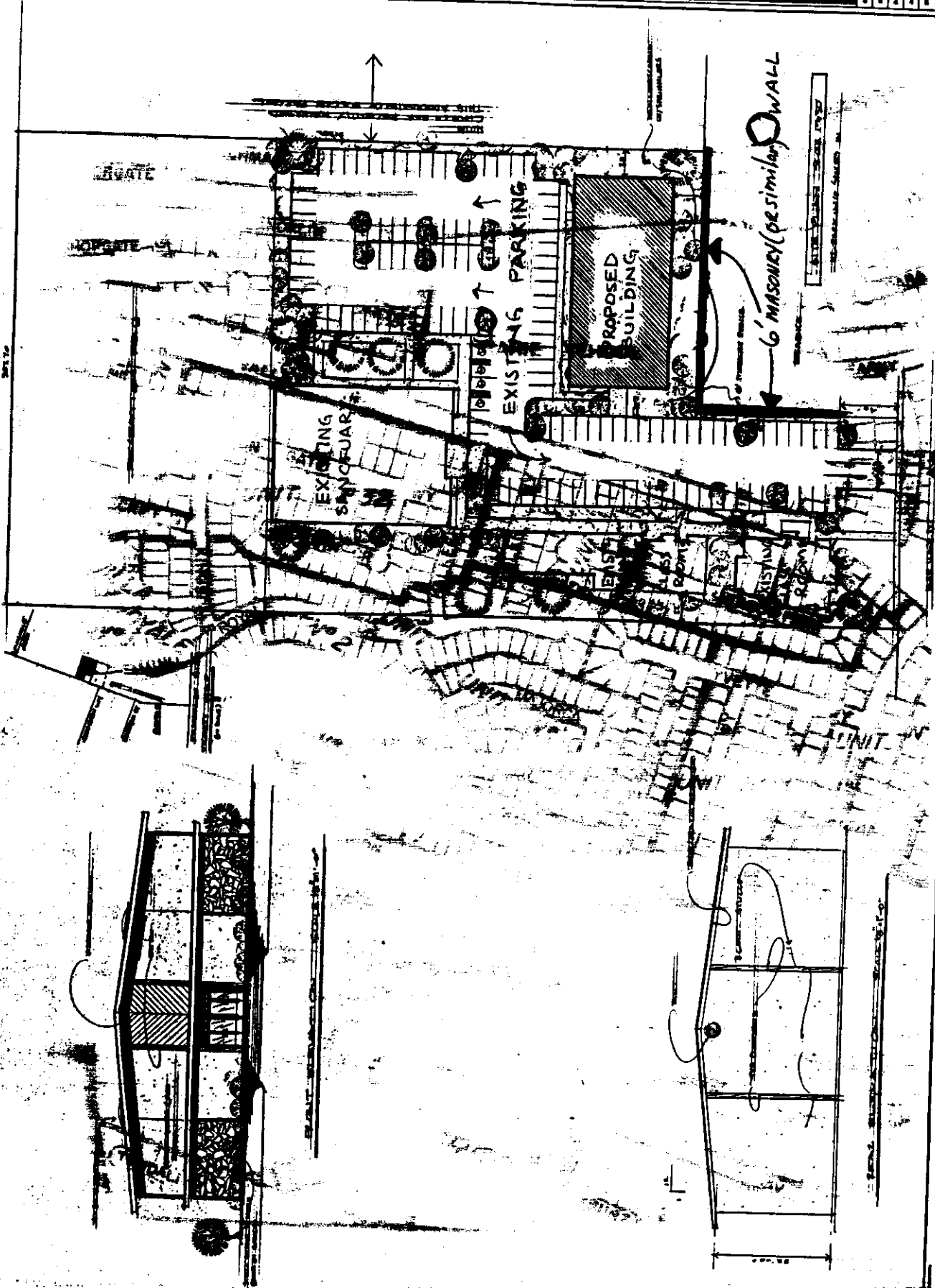


EXHIBIT B

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