

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

APPLICANT	Calvary Chapel of Sacramento, 7322 Folsom Blvd., Ste. A, Sacramento, CA 95814				
OWNER	Gerald Woods et al, 917 Irving, Ste. 3, San Francisco, CA 95826				
PLANS BY	Calvary Chapel of Sacramento, 7322 Folsom Blvd., Ste. A, Sacramento, CA 95814				
FILING DATE	July 15, 1992	ENVIR. DET.	Negative Declaration	REPORT BY	Don Smith
ASSESSOR'S PCL. NO.	079-0222-037				

- APPLICATION:**
- A. Negative Declaration;
  - B. Special Permit to occupy a portion of two existing buildings with a 200 seat church and other church related uses totaling 11,622 square feet (8,622 sq. ft. and 3,000 sq. ft.); and,
  - C. Variance to waive the minimum required 50 spaces for a church facility on 1.72<sub>+</sub> developed acres in the Heavy Industrial (M-2) zone.

**LOCATION:** 7322- 7324 Folsom Blvd.

**PROPOSAL:** The applicant is requesting the necessary entitlements to allow a church to occupy a portion of two existing buildings for a 200 seat church and related uses totaling 11,622 sq. ft. in the Heavy Industrial (M-2) zone.

**PROJECT INFORMATION:**

General Plan Designation:	Heavy Commercial or Warehouse
Existing Zoning of Site:	M-2
Existing Land Use of Site:	Church office, boat repair, retail and storage

**Surrounding Land Use and Zoning:**

North:	Highway 50; T-C, M-2S
South:	Railroad/ Light Rail; M-2S
East:	Retail and Storage; M-2S
West:	Office Building; M-2S

Property Dimensions:	Irregular
Property Area:	1.72 <sub>+</sub> developed acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Parking Required:	50 spaces
Parking Provided:	72 total spaces (shared with other tenants)

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**PROJECT EVALUATION:** Staff has the following comments regarding this proposal.

**A. Land Use and Zoning**

The subject site is located at 7322 and 7324 Folsom Blvd. The subject site is designated Heavy Commercial or Warehouse in the General Plan. There is no community plan in this area. Surrounding properties are zoned Heavy Industrial (M-2). Highway 50 is located across Folsom Boulevard to the north; an elevated light rail line is located to the south; retail and storage uses are located to the east; and, an office building is located to the west.

**B. Applicant's Proposal**

The applicant is requesting a special permit to conduct church services within two portions of two existing warehouse buildings. An 8,622+ sq.ft. portion is intended to be used for worship, study, fellowship, administration and special events. Another 3,000 sq.ft. portion of an adjacent building will be used for child care during church activities. A Variance is requested in order to share parking with the adjacent uses.

**C. Staff Analysis**

**Site Design and Land Use:** The church currently has its administrative offices located at 7322 Folsom Boulevard, Suite A. The proposed church expansion would lease additional area to accommodate services and other activities for a 200 seat church. The expanded church area would occupy portions of two warehouse buildings. Worship services and the church administration would be conducted in a 8,622 square foot portion of the westerly building (7322 Folsom Boulevard). A nursery to care for children during church services will occupy a 3,000 square foot portion of the easterly building (7324 Folsom Boulevard). The complex has 72 parking spaces located primarily between the two buildings. Since the church is isolated from other conflicting land uses, staff supports the church use at its proposed location.

**Parking:** At a ratio of one parking space per every four seats, the Zoning Ordinance requires 50 spaces for the 200 seat church. There are 72 parking spaces available within the complex. That parking is, however, shared with other tenants. At this time, parking is allocated by the building owner as follows:

<u>Tenant</u>	<u>Location</u>	<u>Area</u>	<u>Parking Allocated</u>
o Silva- Strong Architects,	7324 Folsom Bl. Suite A	2,400 sq.ft.	5 spaces
o Drum & Guitar City (Retail),	7324 Folsom Bl. Suite B	4,800 sq.ft.	5-7 spaces
o D&J Connection (Storage),	7324 Folsom Bl. Suite C	3,000 sq.ft.	2 spaces
o Russo Development (Storage),	7324 Folsom Bl. Suite D	3,000 sq.ft.	None
o Sacramento Marine (Storage),	7324 Folsom Bl. Suite E	3,000 sq.ft.	None
o Sacramento Marine (Repair),	7322 Folsom Bl. Suite C	4,700 sq.ft.	4 spaces

The City's parking requirements differ from the way parking is allocated by the owner. The Zoning Ordinance would require the following parking:

<u>Tenant</u>	<u>Location</u>	<u>Area</u>	<u>Required Parking</u>
o Silva- Strong Architects,	7324 Folsom Bl. Suite A	2,400 sq.ft.	5 spaces
o Drum & Guitar City (Retail),	7324 Folsom Bl. Suite B	4,800 sq.ft.	19 spaces
o D&J Connection (Storage),	7324 Folsom Bl. Suite C	3,000 sq.ft.	3 spaces
o Russo Development (Storage),	7324 Folsom Bl. Suite D	3,000 sq.ft.	3 spaces
o Sacramento Marine (Storage),	7324 Folsom Bl. Suite E	3,000 sq.ft.	3 spaces
o Sacramento Marine (Repair),	7322 Folsom Bl. Suite C	4,700 sq.ft.	<u>10 spaces</u>
	<b>Total Required Parking</b>		<b>43 spaces</b>

There are 72 spaces available. The Zoning Ordinance requires 43 spaces for all of the current uses that are located on the site. Therefore, there would only be 29 parking spaces available for the church. The applicant technically requests a variance to reduce the amount of parking required for the church from fifty to 29. However, the request is made with the intent of sharing at least 21 parking spaces with the other users. This can be accomplished as church activities occur typically on weekday evenings and on Sundays. Most of the other users in the complex operate during the weekdays. Only the Drum and Guitar retail use competes with the church parking on Sundays. By Ordinance, the Drum and Guitar store is required to have 19 spaces. This leaves 53 spaces for the church on Sundays. Staff feels that the 53 spaces will be adequate to support the requested variance. It will be necessary for the property owner to keep track of the tenants, their hours of operation and the parking requirements for each tenant to ensure that there is always adequate parking available.

**D. Agency Comments**

Site plans and project description have been distributed to various departments and agencies. Comments from these groups have been incorporated into the conditions of approval.

**ENVIRONMENTAL DETERMINATION:** The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. There are no specific mitigation measures identified for this project.

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

**A. Ratify the Negative Declaration;**

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- B. Approve the Special Permit to occupy a portion of two existing buildings with a 200 seat church and other church related uses totaling 11,622 square feet (8,622 sq. ft. and 3,000 sq. ft.) subject to conditions and based on findings of fact which follow; and,
- C. Approve the Variance to waive the minimum required 50 spaces (allowing 29 to be available by Ordinance, plus sharing at least 21 more spaces with the other tenants for Sunday use) for a church facility on 1.72± developed acres in the Heavy Industrial (M-2) zone subject to conditions and based on findings of fact which follows.

Conditions

- 1. All appropriate building permits shall be obtained from the Building Division prior to occupancy of the church for services;
- 2. The property owner shall administer the available tenant parking based on the ratios prescribed by the Zoning Ordinance. Users that are open for business on Sundays shall not utilize more than 22 spaces.
- 3. Notice: The property associated 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 for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

Findings of Fact-Special Permit

- 1. The proposed project, as conditioned, is based on sound principles of land use planning in that the proposed church will be compatible with the proposed land uses in the area;
- 2. The proposed project, as conditioned, will not be detrimental to the public health, safety or welfare to the neighboring properties in that the conversion of the building to a church use will not impact the neighborhood; and,
- 3. The proposed project is consistent with the General Plan and Central City Community Plan in

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that the church use is a permitted use with an approved special permit.

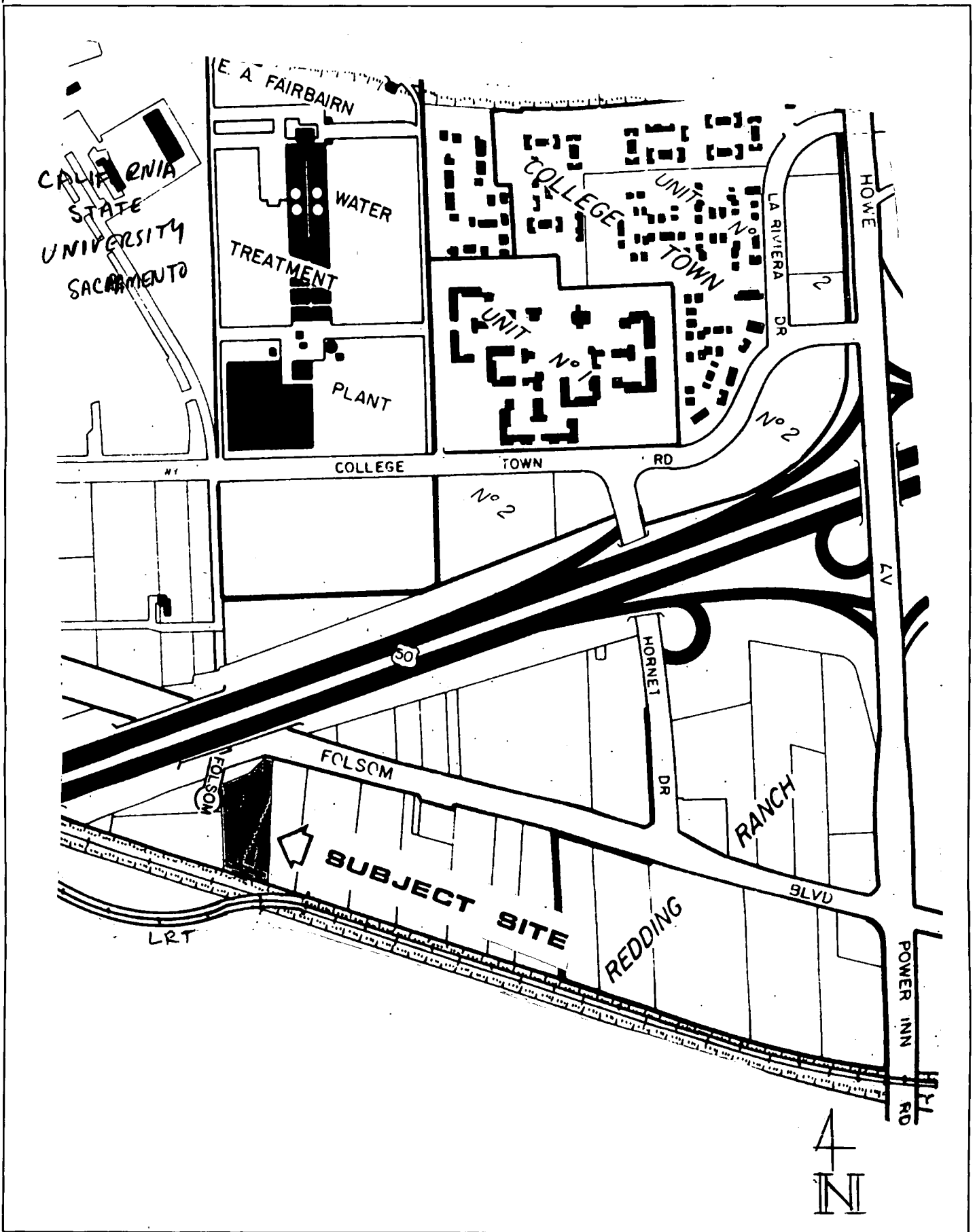
**Findings of Fact-Variance**

1. Granting of the variance does not constitute a special privilege extended to an individual applicant in that:
  - a) other uses on the site do not conflict with the parking associated with the church; and,
  - b) the variance may be granted to other property owners facing similar circumstances.
2. Granting the request will not be injurious to public welfare and to property in the vicinity in that adequate parking is provided.
3. The proposed project is consistent with the General Plan and Central City Community Plan in that church use is a permitted use with an approved special permit.

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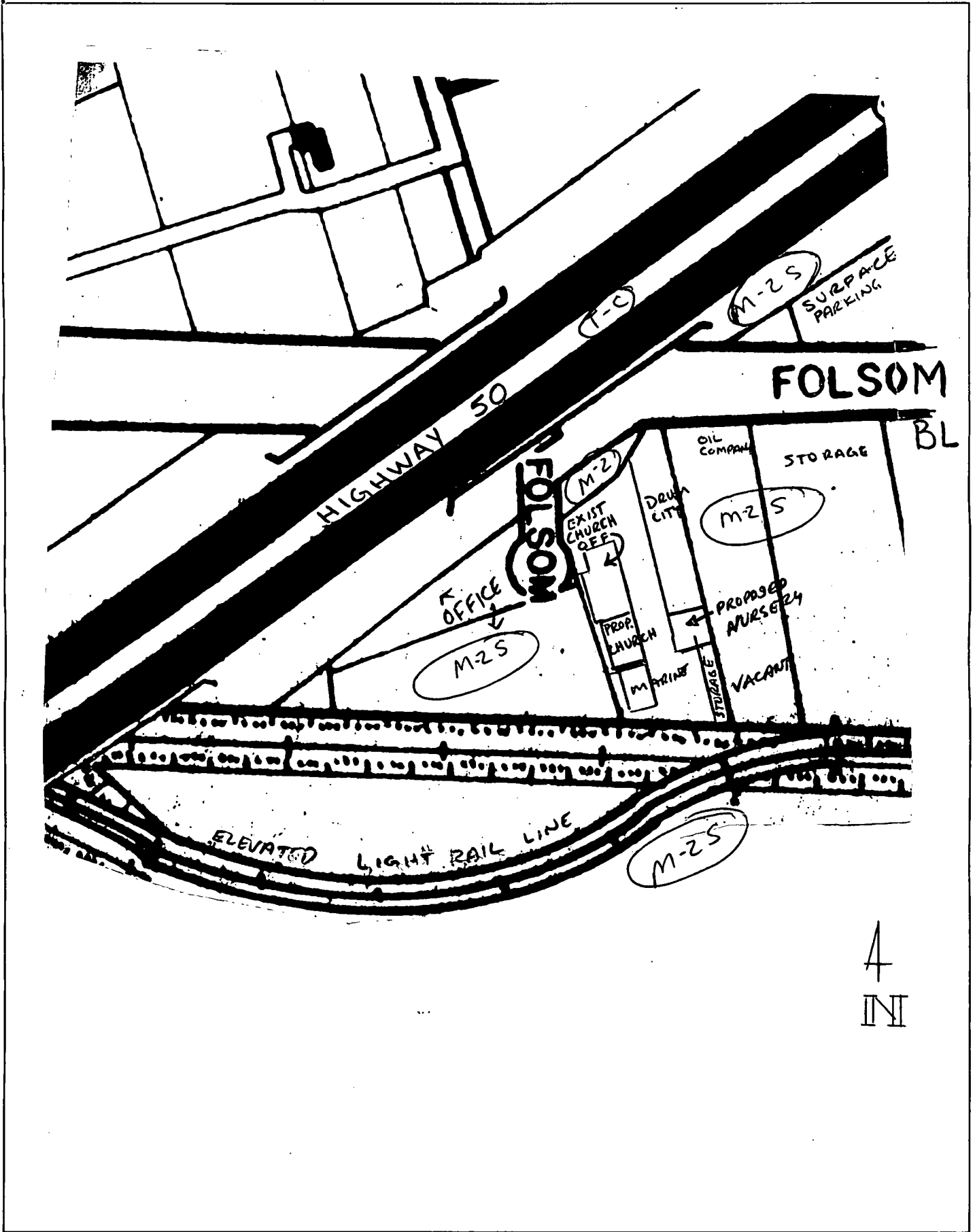
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VICINITY MAP

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LAND USE & ZONING MAP

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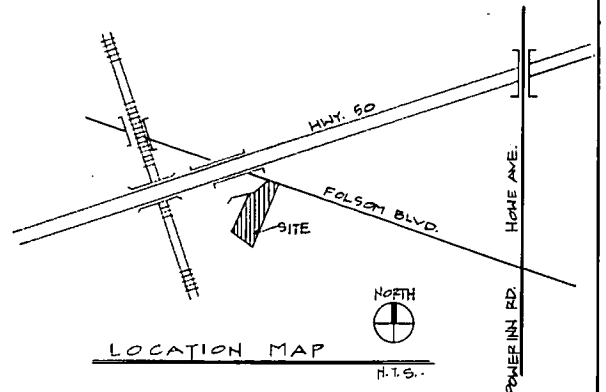
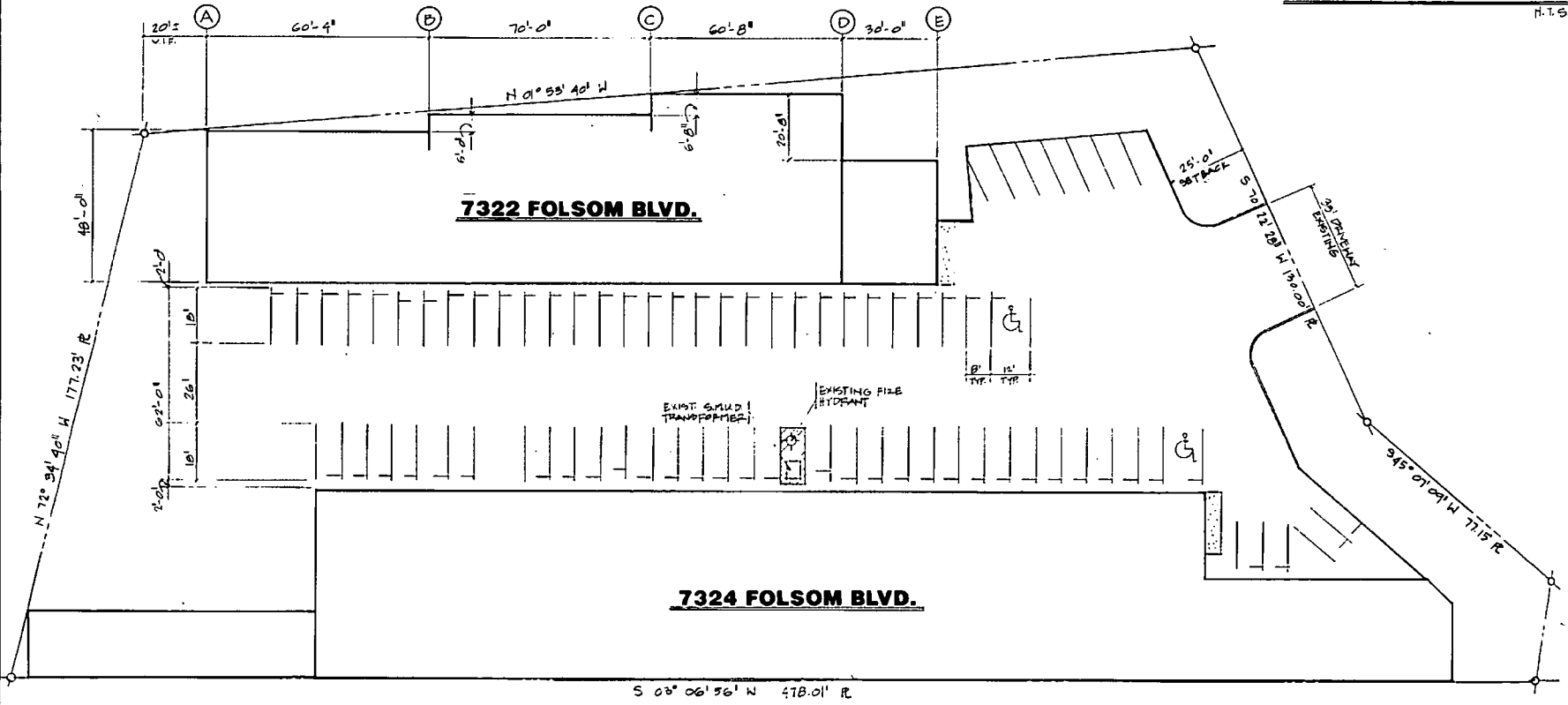


EXHIBIT A  
SITE PLAN



**SITE PLAN**

SCALE: 1" = 20'-0"



CALVARY CHAPEL OF SACRAMENTO  
7322 FOLSOM BLVD. SUITE A  
SACRAMENTO, CA

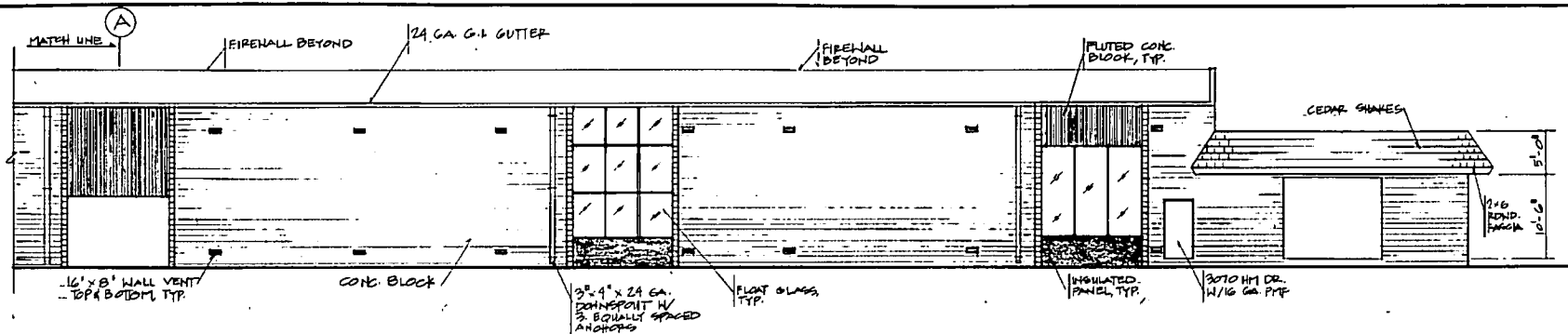
SHEET  
**1**  
OF THREE



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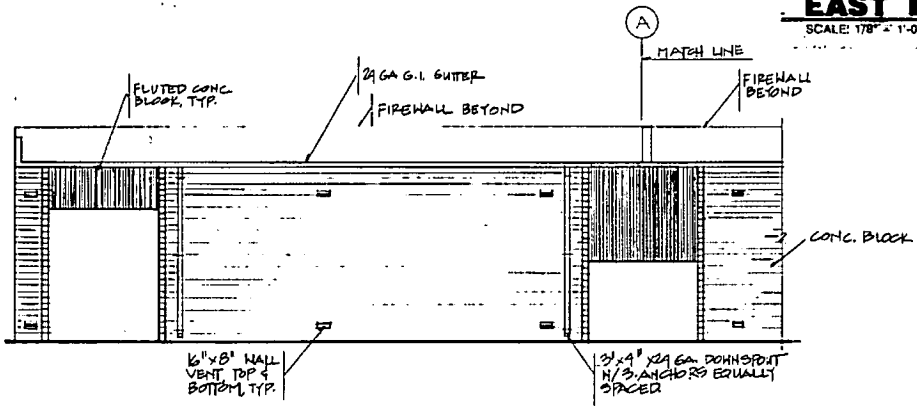
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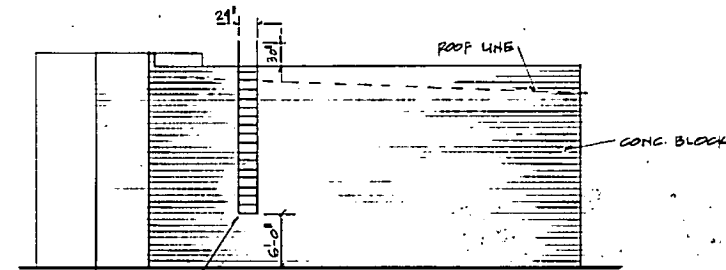
**EAST ELEVATION**

SCALE: 1/8" = 1'-0"



**EAST ELEVATION**

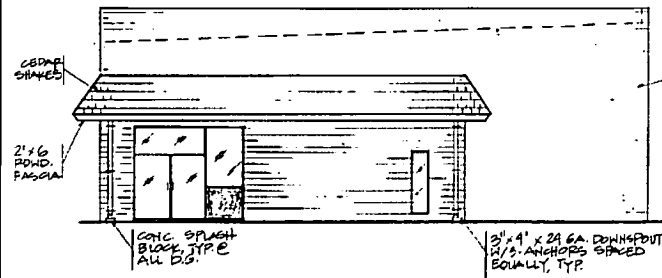
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**

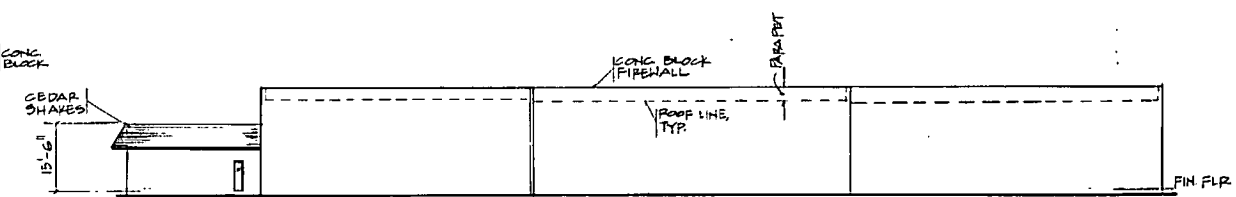
SCALE: 1/8" = 1'-0"

EXHIBIT B  
ELEVATIONS



**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



**WEST ELEVATION**

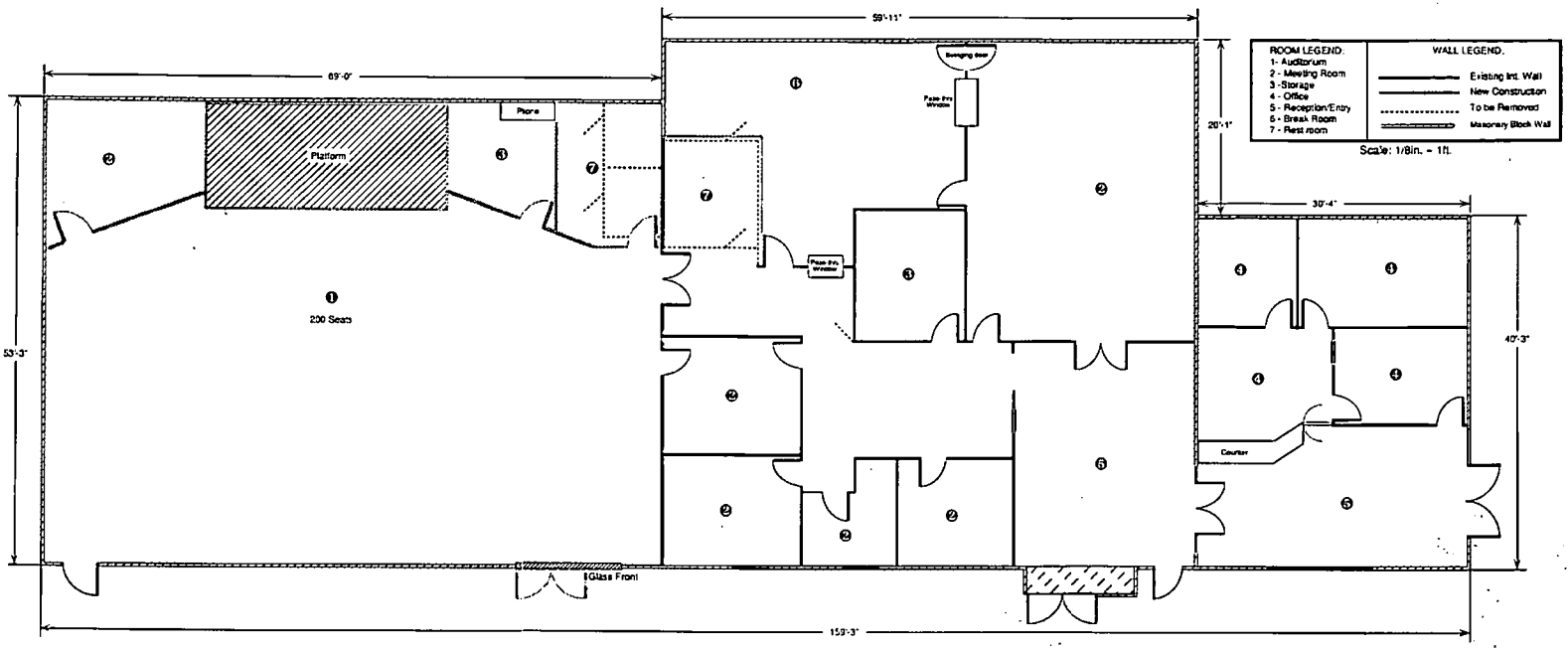
SCALE: 1/16" = 1'-0"

**BUILDING ELEVATIONS**

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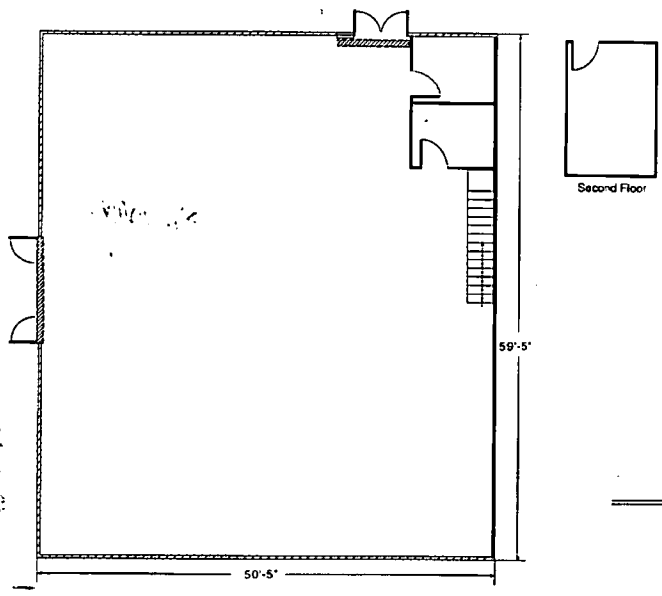
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ROOM LEGEND		WALL LEGEND	
1 - Auditorium	2 - Meeting Room	— Existing Int. Wall	— New Construction
3 - Storage	4 - Office	- - - - - To be Removed	▨ Masonry Block Wall
5 - Reception/Entry	6 - Break Room		
7 - Rest room			

Scale: 1/8in. = 1ft.

**7322 FOLSOM BLVD.**



**FLOOR PLAN**

SCALE: 1/8" = 1'-0"



**7324 FOLSOM BLVD.**

**CALVARY CHAPEL OF SACRAMENTO  
7322 FOLSOM BLVD. SUITE A  
SACRAMENTO, CA**

SHEET  
**2**  
OF THREE

EXHIBIT C  
FLOOR PLANS

# ATTACHMENT B LOCATOR MAP

