

P94-037 - SOLOMON MISSIONARY TEMPLE

- REQUEST:
- A. Special Permit Modification to expand an existing 1,375 sq.ft. church by 492 sq.ft. for a bible study room on .16± developed acres in the Single Family Residential (R-1) zone.
  - B. Variance to waive the requirement for a 6 ft. high solid masonry wall along the west property line of the church.

LOCATION: 3555 22nd Avenue  
020-0271-021  
Oak Park  
Sacramento Unified School District  
Council District 5

APPLICANT:	Kevin Quinn, 1-800-800-9724 7769 Greenback Lane, Suite #105, Citrus Heights, CA. 95630
OWNER:	Pastor Andrew Jones, 422-0105 3555 22nd Avenue, Sacto., CA. 95820
PLANS BY:	Jeffrey Glorioso 417 Crow Canyon Road, Folsom, CA. 95630
APPLIC. FILED:	4-4-94
STAFF CONTACT:	Lisa Burke, 264-7129

**SUMMARY/RECOMMENDATION:** The applicant is proposing to expand an existing church to add a bible study room. **Staff recommends approval of the project.** This recommendation is based upon principles of planning and upon conditions of approval, suggested by the Planning Department and Transportation Division, which have been placed upon the project.

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PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/net acre)  
 Existing Land Use of Site: Developed with a 1,375 sq.ft. church  
 Existing Zoning of Site: R-1, Single Family Residential

## Surrounding Land Use and Zoning:

North: Single Family Residential; R-1  
 South: Single Family Residential; R-1  
 East: Single Family Residential; R-1  
 West: Single Family Residential; R-1

Property Area: 0.17 ± acre  
 Property Dimensions: 130' x 56.74'  
 Square feet of church: 1,375 sq.ft.  
 Sq.ft. of expansion: 492 sq.ft.  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing  
 Required Parking: 7 spaces  
 Parking Provided: 12 spaces  
 Exterior Building Materials: Stucco  
 Roof Materials: Composition shingles

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit Design Review	City of Sacramento Building Department Planning Division, Design Review

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**BACKGROUND INFORMATION:** The Solomon Missionary Temple has operated at this location in Oak Park since the 1960's. The church was established prior to the Zoning Ordinance requirement of a Special Permit. The church, therefore, is deemed to have a Special Permit and any expansions require a modification of the "deemed" Special Permit.

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

A. Policy Considerations

The project site is located in the Oak Park area. A church can be located in a residentially zoned area with the issuance of a Special Permit. Since the church has been established since 1960, it did not need a Special Permit. The project is consistent with the land use designation of Low Density Residential in the General Plan.

B. Site Plan Design/Zoning Requirements

1. Setbacks and Parking

The project consists of a 492 sq.ft. addition to the church to be used as a bible study room. The expansion is on the west side of the church adjacent to a single family residence. The bible study area will be used by members of the church and will not increase the number of seats for the church.

The proper setbacks and parking requirements are in place for the existing church. The parking requirement for churches is one space for every four seats. There are 25 seats in the church which equals to 6.25, or 7, required parking spaces. The applicant is providing 12 spaces.

According to the Zoning Ordinance, a 6 ft. high solid masonry wall is required along the west property line of the project site which is adjacent to residential. The applicant is requesting to waive this requirement. There is currently a chain link fence in that location. One of the conditions of this project is that the church must plant vines on the fence in order to reduce noise and make it more aesthetically pleasing. The adjacent property owner and resident has no objections to the expansion or wall variance. Staff recommends approval of the Special Permit Modification and the Variance.

The project is located within a Design Review area and must be reviewed by design review staff before any construction can take place. The proposed 492 sq.ft. addition will be of the same materials used on the existing church, those being stucco and composition shingles. The design will be consistent with the existing church.

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PROJECT REVIEW PROCESS:A. Environmental Determination

The proposed project is exempt from environmental review pursuant to the California Environmental Quality Act, Categorical Exemption Section 15301(e)(1).

B. Public/Neighborhood/Business Association Comments

The project was routed to the Oak Park Neighborhood Improvement Association and the Oak Park PAC. No comments were received.

The neighbors to the west of the church expansion sent a letter stating they are in support of the project (see Attachment E). The neighbors understand that the applicant is requesting a variance to waive the requirement for solid wall along the property line. The neighbors approve of the variance.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Engineering Development Services/Traffic Engineering/Utilities Department/  
Building Inspections/Fire Department

The Transportation Division has commented that the parking lot, if restriped must be to City standards. Additionally, one of the compact spaces at the north end of the parking lot must be removed to provide adequate maneuvering area. These comments have been made conditions of approval for this project.

2. Police Department

Historically, churches located in the R-1 zone produce nuisance calls for parking and noise related issues. The Police Department recommends that Pastor Jones contact the neighbors to notify them of weeknight or special events that might entertain more than 25 members. They should also arrange for shuttle parking and closed doors and windows during the event.


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**PROJECT APPROVAL PROCESS:** The Planning Commission has the authority to approve or deny the Special Permit. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

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

- A. Adopt the attached Resolution (Attachment C) approving the Special Permit Modification for a 492 sq.ft. addition to an existing 1,375 sq.ft. church.
- B. Adopt the attached Resolution (Attachment D) approving the Variance to waive the requirement for a solid masonry wall.

Report Prepared By,



Lisa Burke, Planner

Report Reviewed By,

  
for Barbara L. Wendt, Senior Planner

**Attachments**

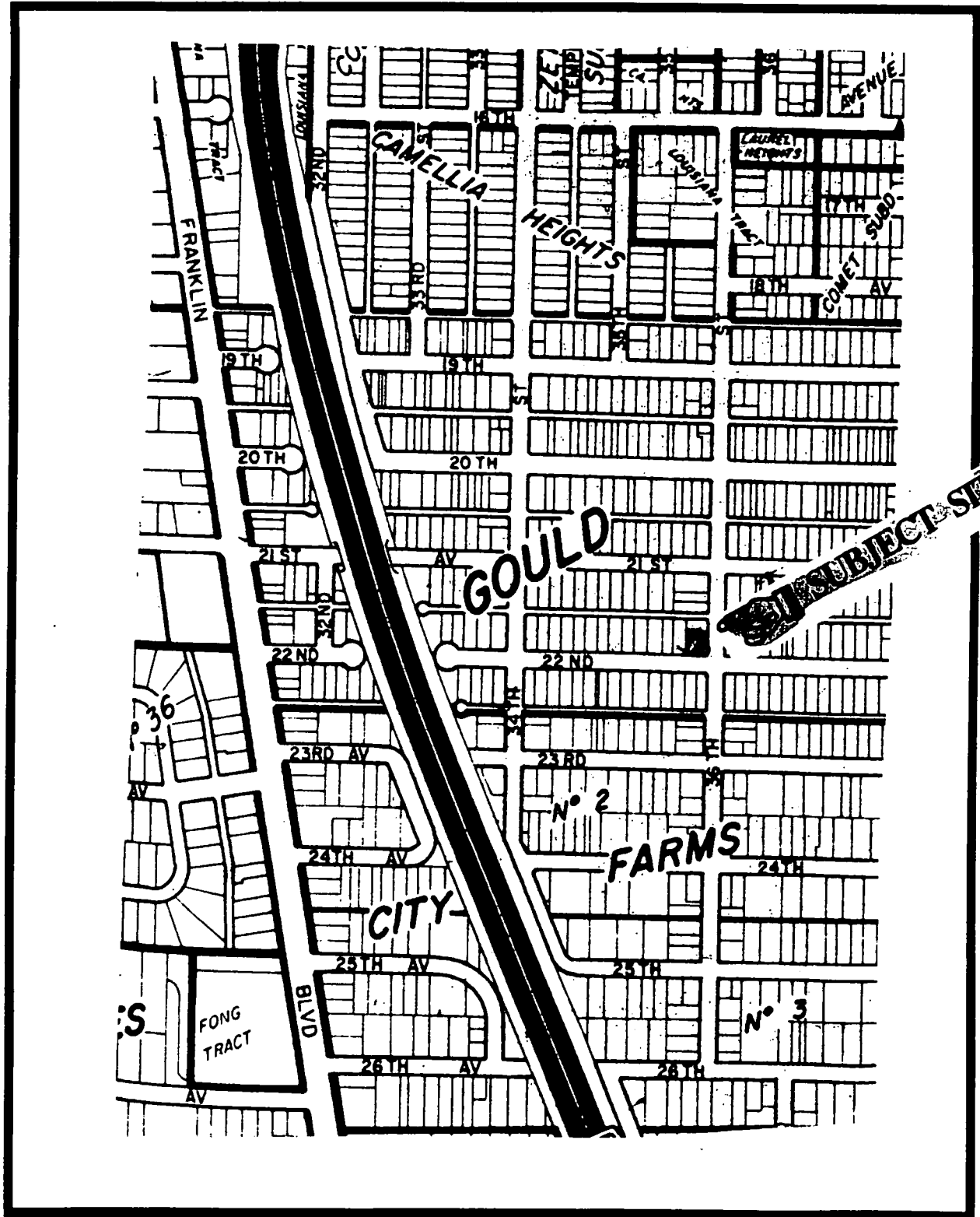
Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolution Approving Special Permit Modification
Exhibit C-1	Site Plan
Attachment D	Resolution Approving Variance
Attachment E	Letter from resident

ATTACHMENT A

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VICINITY MAP

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ATTACHMENT B

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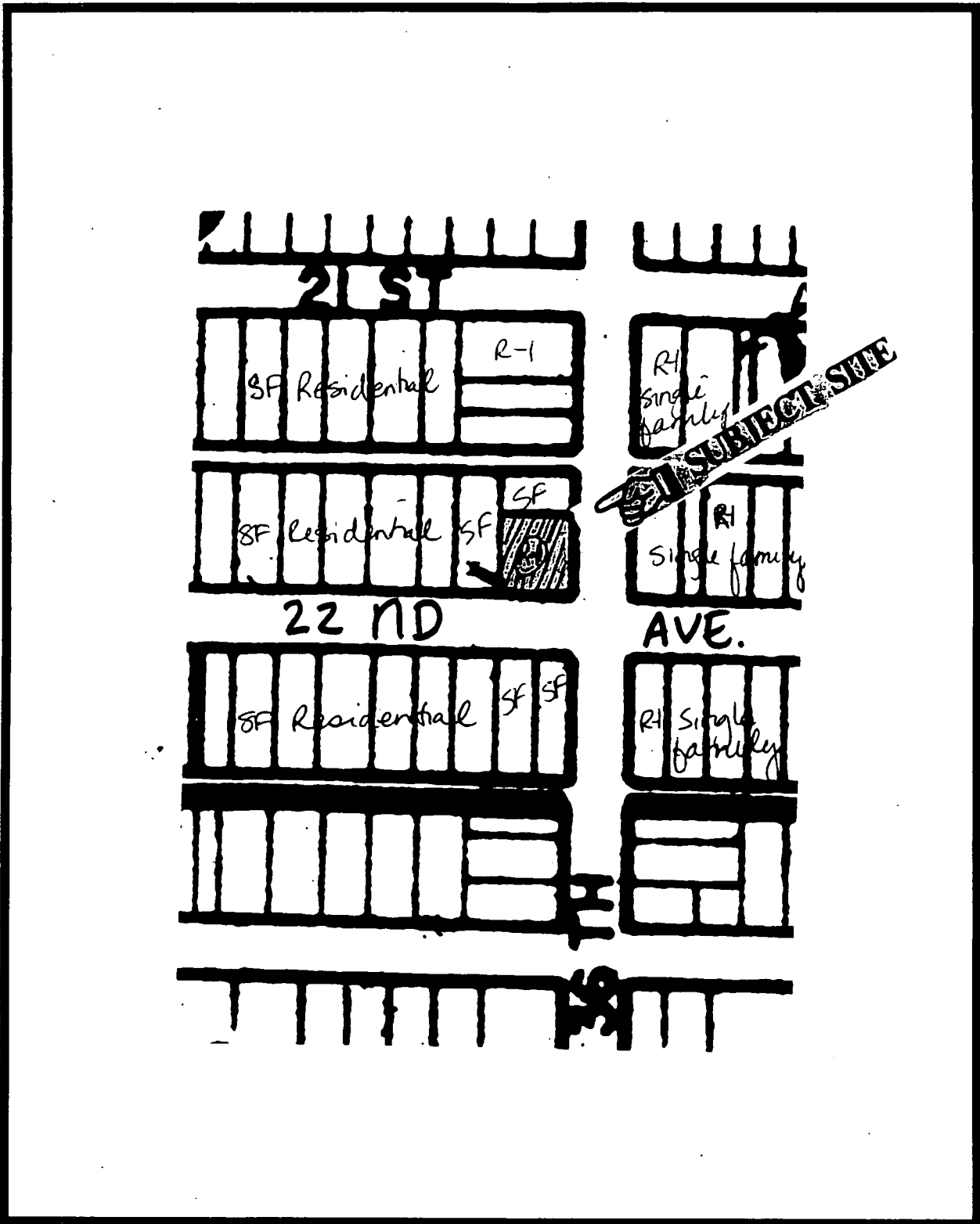


EXHIBIT C-1

**CODE AND LAND INFORMATION**

LEAD: 010-031-031

DESIGN: 010-031-031

APPLICANT: [unclear]

PROJECT: [unclear]

DATE: [unclear]

ANALYSIS: [unclear]

PRELIMINARY: [unclear]

DATE: [unclear]

PROJECT: [unclear]

DATE: [unclear]

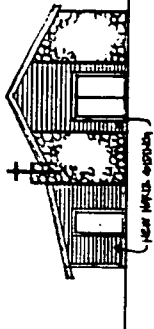
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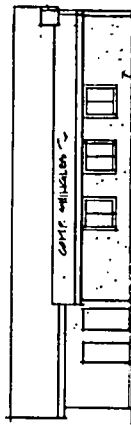
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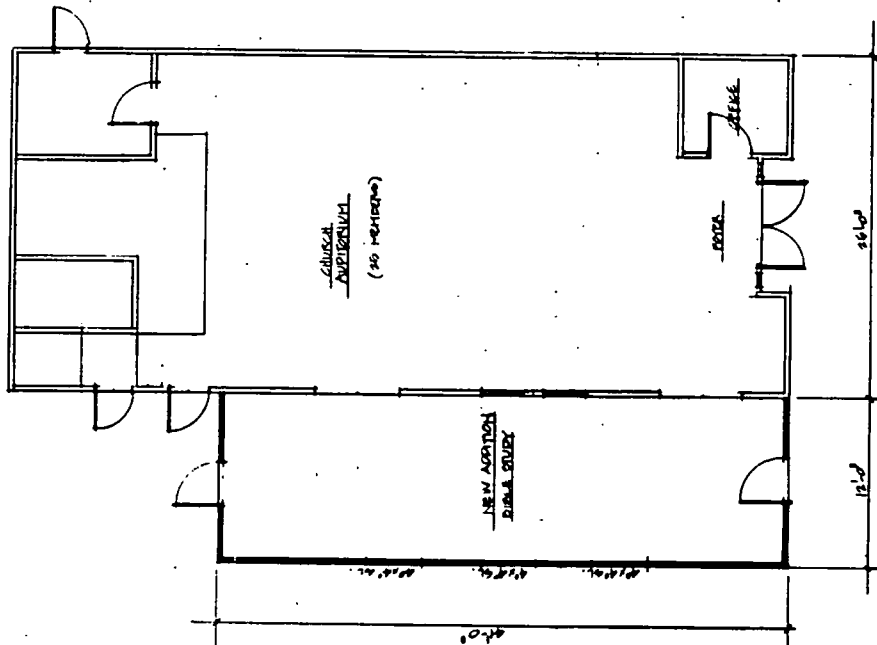
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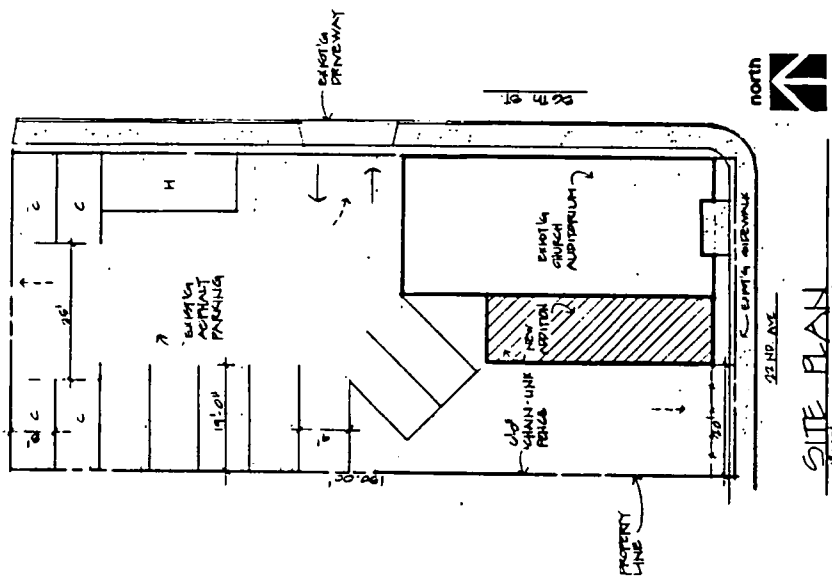
FRONT ELEVATION  
10'-10"



WEST ELEVATION  
10'-10"



FLOOR PLAN  
10'-10"



SITE PLAN  
10'-10"

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## ATTACHMENT E

3523-22ND Avenue  
Sacramento, California 95820  
May 26, 1994

TO WHOM IT MAY CONCERN:

Dear Sir

We are the owners of the property located at 3523-22nd Ave. Sacramento, California, which is next door to Solomon Temple Missionary Baptist Church, Rev. Andrew Jones is the pastor. This letter is to inform you that we have no problem with the Church expansion program or the noise factor.

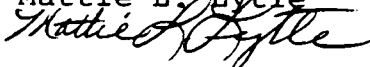
CITY OF SACRAMENTO  
PLANNING DIVISION

MAY 27 1994

RECEIVED

Respectfully Yours,

Mrs Mattie L. Lytle



Reverend Dr. Thomas F. Lytle



02163

LETTER OF AGENCY

FORM B

If the applicant is not the owner of record of the subject site, a Letter of Agency (Form B) from the owner or the owner's authorized representative must be submitted which grants the applicant permission to make application for the requested entitlement.

Date: 12/12/93

City of Sacramento  
Department of Planning and Development  
1231 I Street, Suite 200  
Sacramento, CA 95814

Planning Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: KEVIN QUINN Phone: 725-0261

Applicant's address: #105, 7769 GREENBACK LANE, CITRUS HEIGHTS, CA 95610

to apply for the following entitlement(s):

- Plan Amendment
- Rezoning
- PUD Designation
- Tentative Map
- Lot Line Adjustment
- Subdivision Modification
- Special Permit
- Variance
- "R" Review (Development Plan Review)
- Other TIME EXTENSION MODIFICATION (MODIFICATION PLANNING COMMISSION)  
SPECIAL PERMIT AND VARIANCE

The subject property is located at 3555 - 22<sup>nd</sup> Ave. SACR. 95820

Assessor's Parcel Number 020-0271-021

PASTOR Andrew Jones  
Signature of owner of record (must be original)

**Greater Solomon's Temple  
Missionary Baptist Church**  
Name of owner of record 3999 22nd Avenue

Sacramento, CA 95820  
Address of owner of record PASTOR Rev. A. L. Jones  
Phone

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PROOF OF SERVICE BY MAIL)

STATE OF CALIFORNIA )

COUNTY OF SACRAMENTO )

The below signed verily states:

That I am an employee of the Sacramento City Planning Division and that I am a citizen of the United States and a resident of the County aforementioned; that I am over the age of eighteen years and not a party to the within entitled proceedings; that my business address is 1231 J Street, Room 200, Sacramento, CA 95814.

On June 8, 1994 I served the applicant and the property owners whose names appear on the attached list(s) at the addresses shown, public notices in said proceedings by placing a true copy thereof with postage fully prepaid in the United States Post Office mail at Sacramento, California.

I CERTIFY OF DECLARE UNDER THE PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Colin Brown

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