

REPORT AMENDED BY STAFF 2-26-87
CITY PLANNING COMMISSION

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

APPLICANT Nichols, Melburg & Rossetto, AIA, 300 Knollcrest Drive, Redding, CA 96002
OWNER Church of Latter Day Saints, 50 East North Temple St., Salt Lake City, Utah 84150
PLANS BY Nichols, Melburg & Rossetto, AIA, 300 Knollcrest Drive, Redding, CA 96002
FILING DATE 1-23-87 **ENVIR. DET.** 2-3-87 **REPORT BY** DJH:SC
ASSESSOR'S-PCL. NO. 250-0010-80

- APPLICATION:**
- A. Negative Delcaration
 - B. Amend Sunset Meadows PUD Schematic Plan to designate a church site in place of Single Family Residential for 12.3 ± acres
 - C. Special Permit to construct a 2 Phase church project with a total of 39,690 square feet of building, 560 fixed seats and 1,842 total seats in the Townhouse PUD (R-1A-PUD) Zone.
 - D. Variance to exceed 35 feet height limit by 11 feet.

LOCATION: North side Rio Tierra Avenue 600± feet west of Northgate Boulevard.

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 2 phase church with a total of 39,690 square feet of building area, 560 fixed seats and 1,842 total seating capacity.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1986 South Natomas Community
 Plan Designation: Medium High Density Residential 11-21 du/acre
 Existing Zoning of Site: R-1A (PUD)
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Apartments Under Const.; R-2B(PUD)	Front:	25'	48'
South: Single Family Res.; R-1	Side(Int):	5'	80'
East: Vacant, (Future K-Mart); SC-(PUD)	Side(St):	5'	120'
West: Lutheran Church; Ag.	Rear:	15'	300'

	<u>Phase I</u>	<u>Phase II</u>	<u>Total</u>
Parking Required: A) Fixed Seating	56 spaces	37 spaces	93 spaces
B) Maximum Seating	202 spaces	105 spaces	307 spaces
Parking Provided: A) Fixed Seating	221 spaces	86 spaces	307 spaces
B) Maximum Seating	221 spaces	86 spaces	307 spaces

Property Dimensions: Irregular
 Property Area: 12.3 ± acres
 Square Footage of Building: Phase I: 25,090 sq. ft.; Phase II: 14,600 sq. ft.; Total: 39,690
 Height of Building: 34 ft.; 46 ft. for Spire for Phase I; 36 ft. for Spire for Phase II.
 Topography: Flat
 Street Improvements: Existing
 Utilities: To be extended

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 Exterior Building Materials: Brick, metal trim, fiberglass or metal spire;
 Roof Material: Concrete tile roof

Seating Capacity:		<u>Phase I</u>	<u>Phase II</u>	<u>Total</u>
	Fixed Seats -	340	220	560
	Temporary Fixed Seats -	1,212	630	1,842

PROJECT BACKGROUND:

On August 29, 1978, the City Council approved a Planned Unit Development, schematic plan, tentative map and rezone from Agriculture to R-1, R-1A and R-3 for the Sunset Meadows PUD (P-8279). The subject site was a portion of the Sunset Meadows PUD designated for Townhouse development and zoned to R-1A-(PUD) in 1978.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site consists of 12.3+ acres in one lot which are zoned Townhouse, Planned Unit Development (R-1A-(PUD)) Zone. The site is designated on the the 1986 South Natomas Community Plan as Medium High Density Residential, 11 to 21 dwelling units per acre. The 1978 South Natomas Community Plan, adopted on February 21, 1978, designated the subject site as Medium-High Density Residential, 11 to 21 dwelling units per acre. Under both plans a maximum total of 258 housing units with an estimated population of 413 residents would be deleted from the South Natomas Community Plan land use if the proposed project is approved. Total population for the Medium-High Density Residential, 11 to 21 du/acre designation, is 4,637 people according to the 1986 Community Plan. Staff notes that a reduction of 413 people is less than 10 percent of the projected total of 4,637 people estimated to reside in the Medium-High Density Residential areas of South Natomas. By amending the Sunset Meadows PUD Schematic Plan to establish a church, staff does not anticipate a significant impact on attaining the housing element goals for South Natomas.

Existing land uses include vacant for the subject site; single family residential to the south, a Lutheran Church with pastor's residence to the west; apartments under construction to the north across San Juan Road; and a vacant 10+ acre parcel to the east proposed for a new K-Mart and retail shopping center of 105,000 square feet of floor area. Churches are allowed in any zone subject to securing a special permit from the Planning Commission.

B. Project Description/Site Plan

The applicant proposes to construct two major church buildings in two phases over a 5 acre portion of the 12 acre lot. Phase One includes a 25,090 square foot church building with 340 fixed seats and a total capacity of 1,212 seats with 220 parking spaces. Phase Two would occur in 3 to 4 years and includes a 14,600 square foot building and an additional 88 parking spaces. Fixed seats total 220 and total seating is 630 seats for the Phase Two building.

Total development results in 39,690 square feet of building with 560 fixed seats and total seating capacity of 1,842 seats and 307 parking spaces. The proposed project also includes the construction of two spires which exceed the 35 foot height limit on

the R-1A(PUD) Zone. Each spire will be constructed with each building. The Phase I spire will be 46 feet in height. The Phase II spire will be 36 feet in height. The commission is requested to approve the height variance based upon the applicant's desire to establish a means for building identification. The applicant also states the addition of the spires is commonly found with church developments and will add interest to the City's skyline.

The applicant's site plan shows no development along the San Juan Road frontage for approximately 6 acres of the site. The area is proposed to be seeded and maintained for weed control only. A temporary six foot high fence is proposed along the northern limits of development separating the parking lot from the vacant north half of the site. The eastern property line abuts a proposed K-MART Site, P86-362, which includes provision of a 6 foot high decorative solid masonry wall as a condition of its Special Permit.

A six foot high masonry wall is proposed along the western property line separating the existing Lutheran Church and pastor's residence from the proposed project. No fencing is shown along the south side of the driveway off San Juan Road. Staff recommends that a *six foot high masonry wall or decorative fence consisting of masonry pillars and solid wood board* be continued from the west property line along the property line to San Juan Road. A minimum four foot planter should be designed into the wall area between the property line and driveway north of the Lutheran Church. The wall should not exceed 3 feet in height within the 25 foot front yard setback along San Juan Road or Rio Tierra Avenue. *(staff amended)*

Also included on the site plan are trash enclosures, bicycle racks, a detached storage building, and satellite dish antenna in a brick enclosure. Parking lot lighting is proposed on 18 foot high poles with boxed lighting fixtures.

C. Landscaping

The applicant's plan show detailed landscaping which meets the 50 percent shading ordinance requirement. Staff notes that the Phase II area, prior to development, is proposed to be seeded in grass and irrigated and mowed during the summer months. Detailed landscaping plans should show the use of living groundcover on all exposed areas. Use of bark, mulch, rock or similar materials should not be allowed.

Along Rio Tierra Avenue, a 48 foot building setback is observed with a 4 foot high undulated landscaped berm covered with lawn. Staff notes that the Phase I spire is located 23 feet from the front property line. Staff recommends that the spire be set back a minimum of 25 feet from the Rio Tierra Avenue property line as required for any structure in the R-1A Zone.

The parking stalls include a 2 foot vehicle overhang into a landscape strip. No portable concrete wheel stops are shown. Staff recommends that all landscaped areas be bordered by a 6 inch poured-in-place concrete curb and that no portable concrete wheel stops be used.

D. Parking

The proposed parking lot and maneuvering areas appear to meet the minimums required by City Code. Staff notes that no compact stalls are shown. The City Parking Ordinance allows up to 30 percent of the required parking for compact spaces. Staff

II and so marked on the surface of the parking lot. Compact stall dimensions are 7 1/2 feet in width and 16 feet in length. Also shown are bicycle rack facilities. The provision of 4 handicapped spaces for Phase I and 4 handicapped spaces for Phase II are shown.

Required parking for Phase I is 202 spaces at a ratio of one space per 6 seats in the church. Parking provided in Phase I is 221 spaces. Required parking for Phase II is 105 spaces with 86 being provided. Total required parking is 307 spaces with 307 provided.

E. Building Design

Both proposed buildings will be constructed with a similar single story horizontal profile. Materials are proposed to be brick, metal trim, concrete tile roof and obscure glass in metal windows with a concrete slab foundation. The brick will be placed in various patterns from soldier course, running bond field double soldier course, and reveal course over the exterior elevations. No colors were indicated for the brick or painted metal surfaces. Staff recommends that the applicant submit color board and materials samples to the Design Review staff for review and approval prior to issuance of building permit. Included should be the material used in the spire.

F. Driveway Intersection's

1. San Juan Road

The City Traffic Engineer commented that the proposed San Juan Road driveway should be 13 feet from the property line. A three foot outward flair is required on driveway curbs.

2. Rio Tierra Avenue

The City Traffic Engineer recommends that the "T" entrances to the west and center driveways off Rio Tierra Avenue be eliminated and realigned to be in line with one of the driveways. Staff prefers the applicant's site plan in that long rows of parking are not as visible if the "T" driveway is maintained from the residentially zoned and used property south of Rio Tierra Avenue.

The Traffic Engineer also noted that prior to approval of driveway locations, the applicant is required to show all intersections adjacent to the site. Those driveways which create adverse circulation conditions are to be redesigned or relocated.

Also noted was the possibility the San Juan Road driveway may be used as a short cut to Rio Tierra Avenue. Staff recommends that the applicant monitor the use of this route as a short cut and report back to staff if a problem appears. If a problem exists, the applicant could chain-off or gate the driveway or add speed bumps to the parking lot or driveway.

G. Peak Usage

According to Exhibit B, the maximum usage of the facility will be during Stake of Conferences held every 6 months. Stake Conferences involve the joint meeting of four

wards of the church held the first Sunday in April and first Sunday in October. Total seating capacity of 1,212 will not be exceeded for Phase I nor would the 1,842 capacity be exceeded for total development. No on-street parking demand is anticipated nor overflow parking in the adjacent single family neighborhood. If any complaints are received from adjacent residences, the special permit should be brought back to the Planning Commission for review and evaluation. On-street parking along San Juan Road is presently unrestricted. Peak period congestion may occur on San Juan Road if the majority of church users utilize the Northgate Boulevard, San Juan Road intersection.

H. Vacant North Half-of Church Site

The north 6 acres are proposed to remain vacant. The church has no plans for the immediate development of the site. If the property is to be sold, a parcel map will be required to divide off the north 6+ acres. At such time as the map is required, a condition should be the replacement of the 6 foot chainlink fence along the north parking lot area with a 6 foot high solid decorative masonry wall. Residential development may occur on the north half of the site so that a wall will be required.

Due to the curve of San Juan Road, access to the north vacant area should be limited to one driveway, preferably the proposed driveway to the church. By providing a joint access easement, the need for separate driveways is eliminated and the possibility of traffic conflicts on San Juan Road reduced.

I. Variance to Exceed the 35 foot Height Limit

The two spires, 46 and 36 feet in height, will be constructed with a brick base and the towers will be constructed of either metal or fiberglass material. No colors were indicated for type spires. According to the Zoning Ordinance, roof structures erected on top of a building not exceeding 50 percent of the roof area may extend 20 percent into the maximum height allowed in that zone. Twenty percent of 35 feet is 7 feet so that the spire, if attached to the building, could be 42 feet in height.

As a detached structure, the circumstance for considering the height variance is unique. Prior consideration by the Commission on similar requests for church spires were attached to the roof, not a detached structure. Staff observes that the function is similar to a flag pole indicating a specific location and use. The proposed spires are architecturally compatible with the main buildings. Staff concurs with the applicant's statement that spires are found with church developments and that their design will enhance building identification for church members. Since the function of the detached spire is similar to the attached spire referenced in the Zoning Ordinance, and the 42 foot height limit is proposed to be exceeded by 4 feet, staff anticipates no problem in supporting the height variance for both spires.

Staff recommends that the foundations for the spires be located behind the building setback line of 25 feet from the public right-of-way along Rio Tierra Avenue.

J. Trash Enclosure and Satellite Dish Antenna

The site plan shows a combined storage building and trash enclosure along the north parking lot line. Staff recommends that the trash enclosure be constructed according

to the Trash Enclosure Guidelines, Exhibit A. The storage building should be constructed of materials similar in color and type used in the main buildings.

The proposed satellite dish antenna will be screened with an enclosure. Since the dish is adjacent to the building, staff recommends that it be screened by a wall or enclosure constructed of materials similar to the main building.

K. Roof Mounted Mechanical Equipment

All mechanical equipment will be ground mounted adjacent to each building behind enclosures. If any roof-mounted equipment is proposed, it shall be screened from view off adjacent roadways and residential areas. No unscreened equipment shall be allowed. This includes SMUD transformers or PG&E gas meters.

L. On-site Lighting

Parking lot lighting is proposed on 18 foot high poles. No light shall reflect off-site onto residentially zoned or used properties.

M. Signage

The applicant proposes to have one attached, non-illuminated building identification sign board measuring 6 feet in length by 4 feet in height utilizing chrome or bronze letter's. The sign will be facing Rio Tierra Avenue. Staff observes that additional signage may be requested for San Juan Road frontage so that subsequent review of all signage may be required. Staff recommends that prior to issuance of sign permits, the applicant submit a signage program for review and approval by the Planning Director.

N. Agency Comments:

The proposed project was reviewed by the City Engineer, Traffic Engineer, Water Division and South Natomas Advisory Committee with the following comments received:

1. City Engineer - Standard improvements required at time of building permit.
2. City Traffic Engineer-
 - a) 3 foot outward flare on driveway curbs.
 - b) T-entrances not advised; shift driveways to be in line with a through isle.
 - c) Prior to approval the exact locations of all intersections near the driveways must be shown on the plan. Driveways which create adverse conditions at an intersection will be prohibited.
 - d) Parking lot may be used as a shortcut between Rio Tierra and San Juan. This will not be the City's problem.
 - e) Driveway on San Juan to be 13 feet from property line.

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

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration; and
- B. Recommend Approval of the Schematic Plan Amendment to the Sunset Meadows PUD; and
- C. Approve the Special Permit subject to conditions and based upon findings of fact which follow; and
- D. Approve the Variance based upon findings of fact which follow.

Conditions-Special Permit

1. The proposed church buildings shall be developed per the submitted site plan and elevations including phasing limits.
2. A minimum of 220 parking spaces shall be provided for Phase I.
3. The applicant shall submit detailed revised landscaping and irrigation plans showing the following:
 - a. 50 percent shading within 15 years of planting for all paved surfaces.
 - b. Use of living ground cover on all exposed earth areas. The Phase II building area shall be planted in lawn and maintained. The north vacant area shall be mowed, kept clean of rubbish and not create a visual, dust or fire hazard.
 - c. A two-foot vehicle overhang shall be designed into the planters adjacent to parking stalls.
 - d. Evergreen trees shall be planted along the east and west property lines to create a year-round visual buffer from adjacent parcels.
4. The applicant shall show a 6 foot high solid decorative masonry wall along the west property line separating the Lutheran Church from the proposed church. The wall *along the driveway* shall extend to San Juan Road and *for this portion be constructed of masonry pillars and solid wood boara fencing*. Maximum height of the wall within 25 feet of Rio Tierra Avenue or San Juan Road shall not exceed 3 feet. (*staff amended*)
5. No portable concrete wheel stops shall be used in the parking lot.
6. All landscaped areas shall be retained by a 6 inch poured-in-place concrete curb.
7. The parking lot shall be redesigned to comply with the requirements of the City Traffic Engineer. Minimum City standards shall apply for stall dimensions and backout maneuvering area.

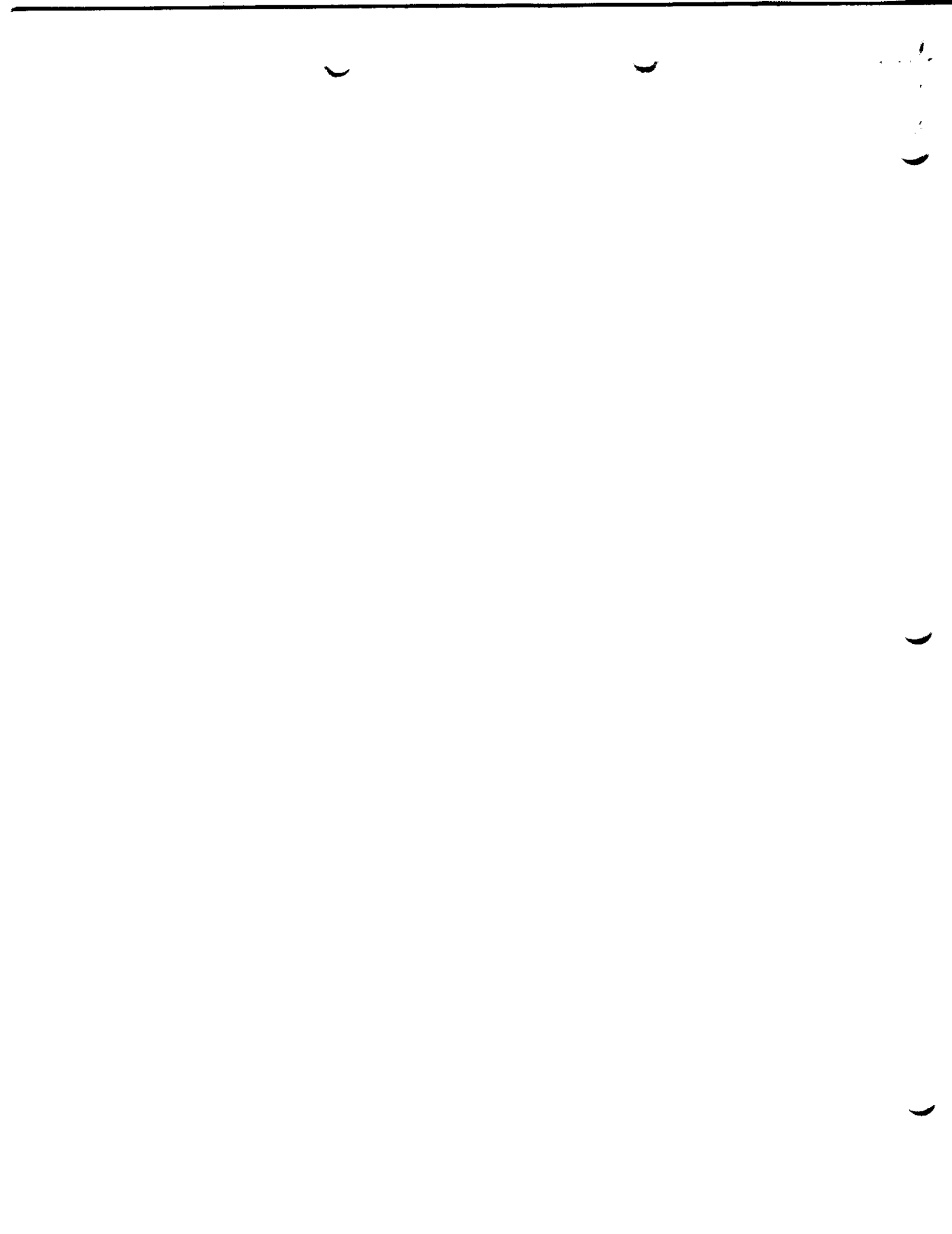
9. Driveways off Rio Tierra Avenue shall be relocated to the satisfaction of the City Traffic Engineer regarding alignment with existing streets south of Rio Tierra Avenue.
10. The applicant shall submit a materials and color board for all structures proposed on the site to the Design Review staff for approval.
11. The applicant shall monitor the use of the San Juan Road access as a short-cut to Rio Tierra Avenue. If a problem arises, restrictions on access should be constructed. If a gate is proposed, it shall be a minimum 25 foot setback from the San Juan Road right-of-way.
12. The trash enclosure shall be designed as per Exhibit A, Trash Enclosure Guidelines.
13. The satellite dish antenna shall be screened with materials similar to the main structures and not be visible from outside the site.
14. All mechanical equipment shall be screened so as to not be visible from off-site.
15. On-site lighting shall not reflect off-site onto residentially zoned or used properties.
16. The applicant shall submit a signage program for review and approval by the Planning staff prior to issuance of sign permits.
17. The proposed landscape setback along Rio Tierra Avenue shall have undulating 3 to 4 foot high berms with lawn and 15 gallon trees. Staff recommends clustering trees in appropriate locations to provide screening of the parking lot and emphasis on the building's visibility.
18. The proposed building, due to its mass and size shall be set back 48 feet as shown on the site plan.
19. This Special Permit shall expire 5 years from date of approval. Any changes to Phase II shall be reviewed and approved by the Planning Director prior to building permits.
20. The temporary 6 foot high chainlink fence shall be removed and replaced by a solid 6 foot high masonry wall if the property is divided or residential uses are constructed on the north portion of the lot. All fencing along San Juan Road shall comply with the fence ordinance.
21. The spires shall be set back a minimum of 25 feet from the public right-of-way.
22. The spires shall not be illuminated, either externally or internally.
23. Material and color of the spire shall be reviewed and approved by the Planning Director prior to issuance of building permits.

Findings of Fact - Special Permit Approval

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed church is compatible with adjacent commercial, church, and residential development and proximity to the I-80 freeway.
2. The proposal, as conditioned, will not be detrimental to the public health, safety or welfare nor result in the creation of a nuisance, in that adequate parking, landscaping and architectural design are provided.
3. The Special Permit and Schematic Plan Amendment are consistent with the City's Discretionary Land Use Policy in that the site is designated for residential uses in the 1978 and 1986 South Natomas Community Plan and the proposed church conforms with the plan designation subject to securing a special permit.

Findings of Fact-Variance Approval

1. The variance, as conditioned, does not constitute a special privilege extended to one individual property owner, in that:
 - a. The spire, if attached to the building would be allowed to extend to 42 feet in height without a variance from the 35 foot height limit. Four additional feet increases visibility with no adverse effects.
 - b. The Commission in the past has approved variances from the height restriction for church spires when attached to the main building.
 - c. A two foot vehicle overhang shall be designed into the planters adjacent to parking stalls.
2. The variance, as conditioned, will not be injurious to the general public nor surrounding properties in that the spire will not be architecturally incompatible with the proposed project or surrounding properties.
3. The project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated as residential by the 1986 South Natomas Community Plan and the 1978 South Natomas Community Plan and the proposed church use conforms with this plan designation provided a special permit has been issued.



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wards of the church held the first Sunday in April and first Sunday in October. Total seating capacity of 1,212 will not be exceeded for Phase I nor would the 1,842 capacity be exceeded for total development. No on-street parking demand is anticipated nor overflow parking in the adjacent single family neighborhood. If any complaints are received from adjacent residences, the special permit should be brought back to the Planning Commission for review and evaluation. On-street parking along San Juan Road is presently unrestricted. Peak period congestion may occur on San Juan Road if the majority of church users utilize the Northgate Boulevard, San Juan Road intersection.

H. Vacant North Half-of Church Site

The north 6 acres are proposed to remain vacant. The church has no plans for the immediate development of the site. If the property is to be sold, a parcel map will be required to divide off the north 6+ acres. At such time as the map is required, a condition should be the replacement of the 6 foot chainlink fence along the north parking lot area with a 6 foot high solid decorative masonry wall. Residential development may occur on the north half of the site so that a wall will be required.

Due to the curve of San Juan Road, access to the north vacant area should be limited to one driveway, preferably the proposed driveway to the church. By providing a joint access easement, the need for separate driveways is eliminated and the possibility of traffic conflicts on San Juan Road reduced.

I. Variance to Exceed the 35 foot Height Limit

The two spires, 46 and 36 feet in height, will be constructed with a brick base and the towers will be constructed of either metal or fiberglass material. No colors were indicated for type spires. According to the Zoning Ordinance, roof structures erected on top of a building not exceeding 50 percent of the roof area may extend 20 percent into the maximum height allowed in that zone. Twenty percent of 35 feet is 7 feet so that the spire, if attached to the building, could be 42 feet in height.

As a detached structure, the circumstance for considering the height variance is unique. Prior consideration by the Commission on similar requests for church spires were attached to the roof, not a detached structure. Staff observes that the function is similar to a flag pole indicating a specific location and use. The proposed spires are architecturally compatible with the main buildings. Staff concurs with the applicant's statement that spires are found with church developments and that their design will enhance building identification for church members. Since the function of the detached spire is similar to the attached spire referenced in the Zoning Ordinance, and the 42 foot height limit is proposed to be exceeded by 4 feet, staff anticipates no problem in supporting the height variance for both spires.

Staff recommends that the foundations for the spires be located behind the building setback line of 25 feet from the public right-of-way along Rio Tierra Avenue.

J. Trash Enclosure and Satellite Dish Antenna

The site plan shows a combined storage building and trash enclosure along the north parking lot line. Staff recommends that the trash enclosure be constructed according

to the Trash Enclosure Guidelines, Exhibit A. The storage building should be constructed of materials similar in color and type used in the main buildings.

The proposed satellite dish antenna will be screened with an enclosure. Since the dish is adjacent to the building, staff recommends that it be screened by a wall or enclosure constructed of materials similar to the main building.

K. Roof Mounted Mechanical Equipment

All mechanical equipment will be ground mounted adjacent to each building behind enclosures. If any roof-mounted equipment is proposed, it shall be screened from view off adjacent roadways and residential areas. No unscreened equipment shall be allowed. This includes SMUD transformers or PG&E gas meters.

L. On-site Lighting

Parking lot lighting is proposed on 18 foot high poles. No light shall reflect off-site onto residentially zoned or used properties.

M. Signage

The applicant proposes to have one attached, non-illuminated building identification sign board measuring 6 feet in length by 4 feet in height utilizing chrome or bronze letter's. The sign will be facing Rio Tierra Avenue. Staff observes that additional signage may be requested for San Juan Road frontage so that subsequent review of all signage may be required. Staff recommends that prior to issuance of sign permits, the applicant submit a signage program for review and approval by the Planning Director.

N. Agency Comments:

The proposed project was reviewed by the City Engineer, Traffic Engineer, Water Division and South Natomas Advisory Committee with the following comments received:

1. City Engineer - Standard improvements required at time of building permit.
2. City Traffic Engineer-
 - a) 3 foot outward flare on driveway curbs.
 - b) T-entrances not advised; shift driveways to be in line with a through isle.
 - c) Prior to approval the exact locations of all intersections near the driveways must be shown on the plan. Driveways which create adverse conditions at an intersection will be prohibited.
 - d) Parking lot may be used as a shortcut between Rio Tierra and San Juan. This will not be the City's problem.
 - e) Driveway on San Juan to be 13 feet from property line.

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

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration; and
- B. Recommend Approval of the Schematic Plan Amendment to the Sunset Meadows PUD; and
- C. Approve the Special Permit subject to conditions and based upon findings of fact which follow; and
- D. Approve the Variance based upon findings of fact which follow.

Conditions-Special Permit

1. The proposed church buildings shall be developed per the submitted site plan and elevations including phasing limits.
2. A minimum of 220 parking spaces shall be provided for Phase I.
3. The applicant shall submit detailed revised landscaping and irrigation plans showing the following:
 - a. 50 percent shading within 15 years of planting for all paved surfaces.
 - b. Use of living ground cover on all exposed earth areas. The Phase II building area shall be planted in lawn and maintained. The north vacant area shall be mowed, kept clean of rubbish and not create a visual, dust or fire hazard.
 - c. A two-foot vehicle overhang shall be designed into the planters adjacent to parking stalls.
 - d. Evergreen trees shall be planted along the east and west property lines to create a year-round visual buffer from adjacent parcels.
4. The applicant shall show a 6 foot high solid decorative masonry wall along the west property line separating the Lutheran Church from the proposed church. The wall shall extend to San Juan Road. Maximum height of the wall within 25 feet of Rio Tierra Avenue or San Juan Road shall not exceed 3 feet.
5. No portable concrete wheel stops shall be used in the parking lot.
6. All landscaped areas shall be retained by a 6 inch poured-in-place concrete curb.
7. The parking lot shall be redesigned to comply with the requirements of the City Traffic Engineer. Minimum City standards shall apply for stall dimensions and backout maneuvering area.
8. All driveways shall be designed to include a 3 foot outward flair on driveway curbs as required by Traffic Engineering.

9. Driveways off Rio Tierra Avenue shall be relocated to the satisfaction of the City Traffic Engineer regarding alignment with existing streets south of Rio Tierra Avenue.
10. The applicant shall submit a materials and color board for all structures proposed on the site to the Design Review staff for approval.
11. The applicant shall monitor the use of the San Juan Road access as a short-cut to Rio Tierra Avenue. If a problem arises, restrictions on access should be constructed. If a gate is proposed, it shall be a minimum 25 foot setback from the San Juan Road right-of-way.
12. The trash enclosure shall be designed as per Exhibit A, Trash Enclosure Guidelines.
13. The satellite dish antenna shall be screened with materials similar to the main structures and not be visible from outside the site.
14. All mechanical equipment shall be screened so as to not be visible from off-site.
15. On-site lighting shall not reflect off-site onto residentially zoned or used properties.
16. The applicant shall submit a signage program for review and approval by the Planning staff prior to issuance of sign permits.
17. The proposed landscape setback along Rio Tierra Avenue shall have undulating 3 to 4 foot high berms with lawn and 15 gallon trees. Staff recommends clustering trees in appropriate locations to provide screening of the parking lot and emphasis on the building's visibility.
18. The proposed building, due to its mass and size shall be set back 48 feet as shown on the site plan.
19. This Special Permit shall expire 5 years from date of approval. Any changes to Phase II shall be reviewed and approved by the Planning Director prior to building permits.
20. The temporary 6 foot high chainlink fence shall be removed and replaced by a solid 6 foot high masonry wall if the property is divided or residential uses are constructed on the north portion of the lot. All fencing along San Juan Road shall comply with the fence ordinance.
21. The spires shall be set back a minimum of 25 feet from the public right-of-way.
22. The spires shall not be illuminated, either externally or internally.
23. Material and color of the spire shall be reviewed and approved by the Planning Director prior to issuance of building permits.

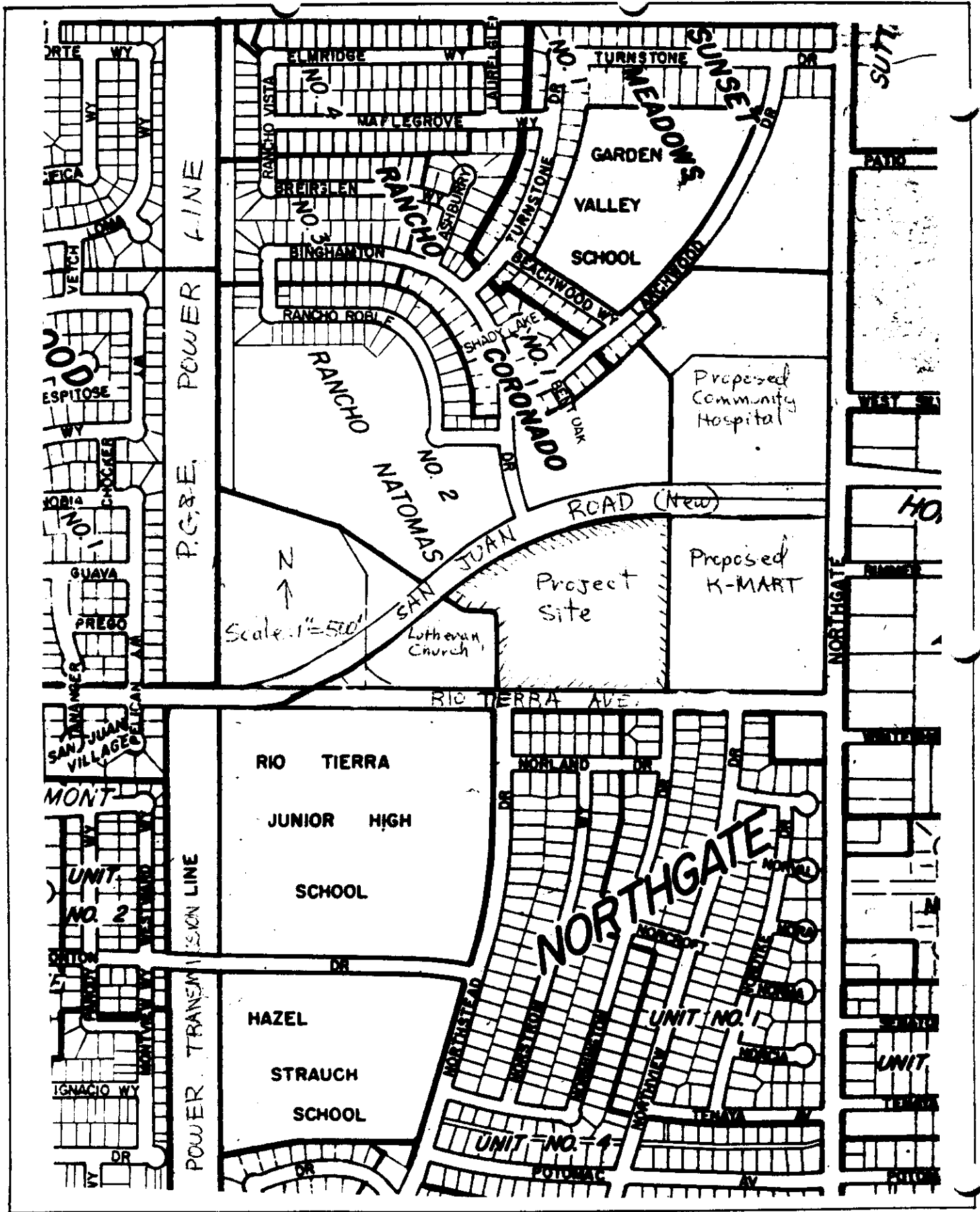
Findings of Fact - Special Permit Approval

Findings of Fact - Special Permit Approval

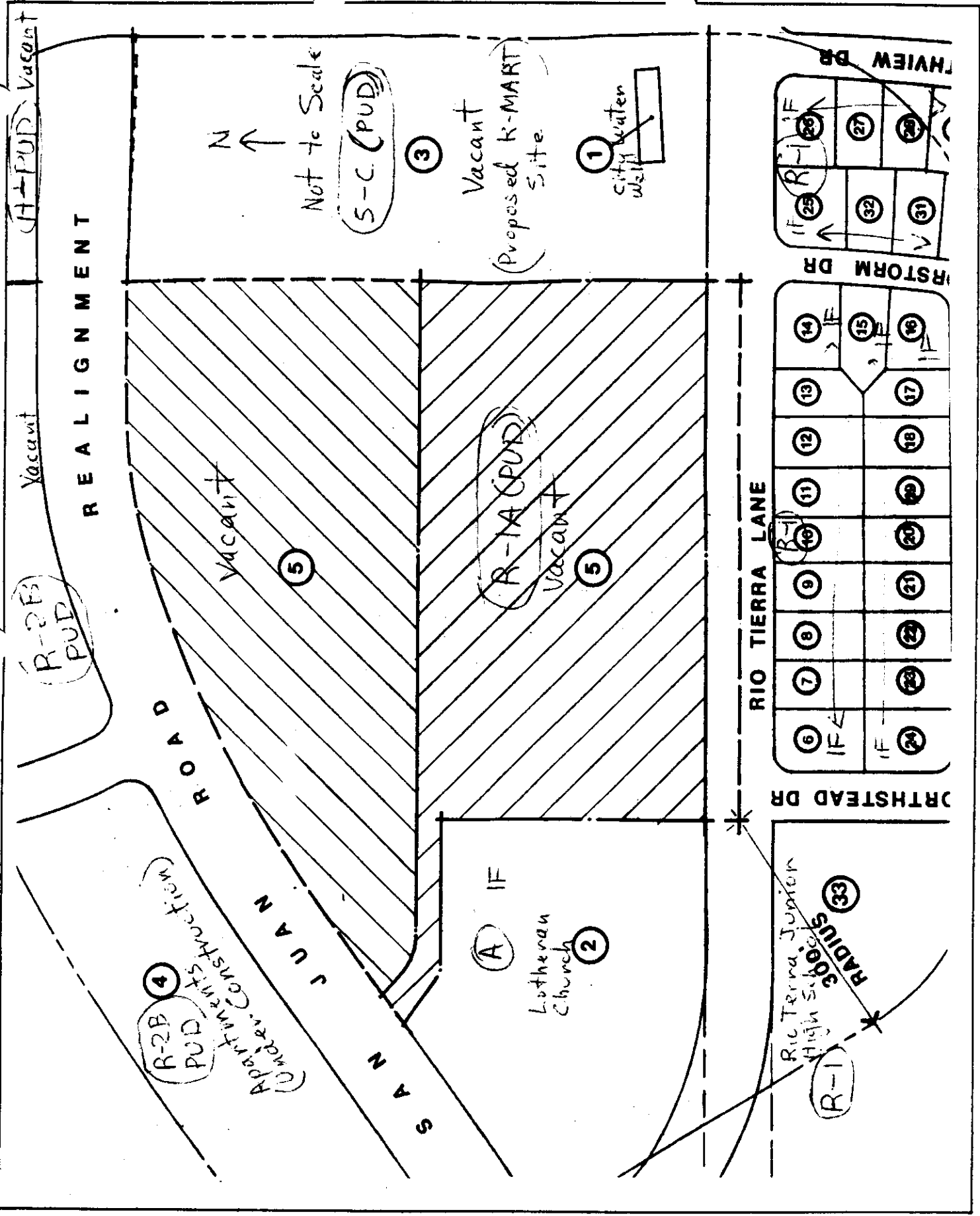
1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed church is compatible with adjacent commercial, church, and residential development and proximity to the I-80 freeway.
2. The proposal, as conditioned, will not be detrimental to the public health, safety or welfare nor result in the creation of a nuisance, in that adequate parking, landscaping and architectural design are provided.
3. The Special Permit and Schematic Plan Amendment are consistent with the City's Discretionary Land Use Policy in that the site is designated for residential uses in the 1978 and 1986 South Natomas Community Plan and the proposed church conforms with the plan designation subject to securing a special permit.

Findings of Fact-Variance Approval

1. The variance, as conditioned, does not constitute a special privilege extended to one individual property owner, in that:
 - a. The spire, if attached to the building would be allowed to extend to 42 feet in height without a variance from the 35 foot height limit. Four additional feet increases visibility with no adverse effects.
 - b. The Commission in the past has approved variances from the height restriction for church spires when attached to the main building.
 - c. A two foot vehicle overhang shall be designed into the planters adjacent to parking stalls.
2. The variance, as conditioned, will not be injurious to the general public nor surrounding properties in that the spire will not be architecturally incompatible with the proposed project or surrounding properties.
3. The project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated as residential by the 1986 South Natomas Community Plan and the 1978 South Natomas 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

REVISIONS
 1. 05/10/87
 2. 05/10/87
 3. 05/10/87
 4. 05/10/87
 5. 05/10/87
 6. 05/10/87
 7. 05/10/87
 8. 05/10/87
 9. 05/10/87
 10. 05/10/87

DATE: 05/10/87
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

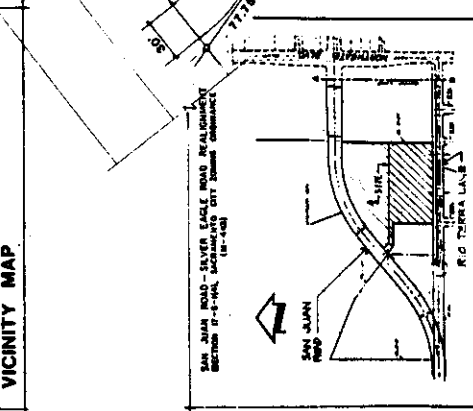
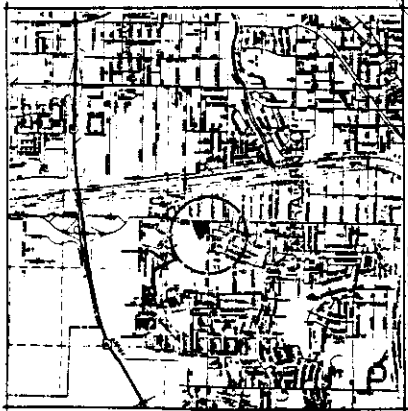
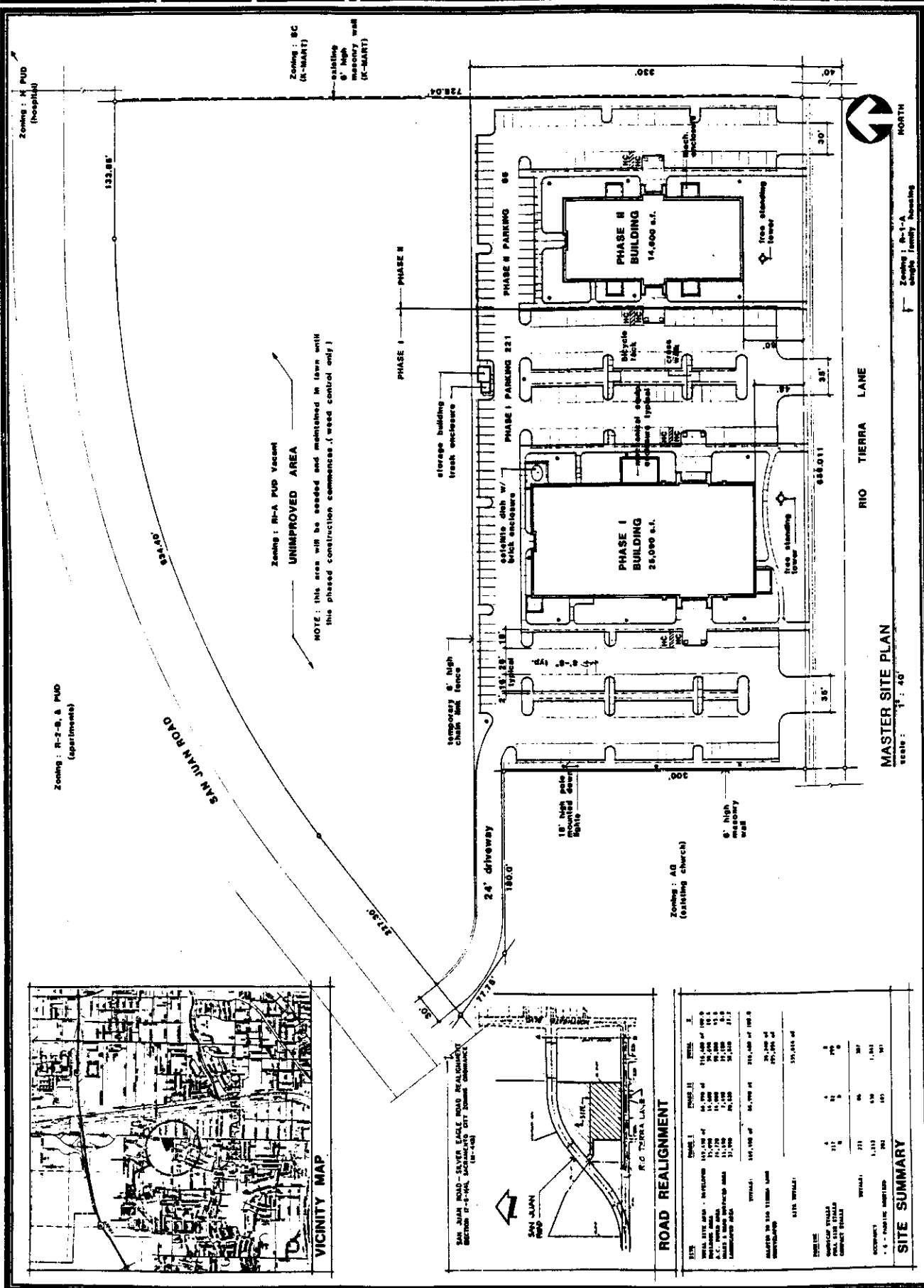
PROJECT: [Blank]
 CLIENT: [Blank]

Nichols & Nelburg
 ARCHITECTURE
 1000 R STREET, N.W.
 ROSSETTO, ALA

Preliminary
 NORTHGATE 1 & 2
 North Sacramento
 Sacramento, CA

NO.	DATE	DESCRIPTION
1	05/10/87	PRELIMINARY
2		
3		
4		
5		

1



ROAD REALIGNMENT

ITEM	PHASE I	PHASE II	TOTAL
TOTAL SITE AREA - DEVELOPER	141,000 sq ft	141,000 sq ft	282,000 sq ft
A.C. ROAD AREA	141,000 sq ft	141,000 sq ft	282,000 sq ft
MAINT. ROAD SURFACE AREA	141,000 sq ft	141,000 sq ft	282,000 sq ft
LANDSCAPE AREA	141,000 sq ft	141,000 sq ft	282,000 sq ft
TOTAL	141,000 sq ft	141,000 sq ft	282,000 sq ft
NET TOTAL	141,000 sq ft	141,000 sq ft	282,000 sq ft

SITE SUMMARY

ITEM	PHASE I	PHASE II	TOTAL
TOTAL AREA	141,000 sq ft	141,000 sq ft	282,000 sq ft
NET TOTAL	141,000 sq ft	141,000 sq ft	282,000 sq ft

P-97-066

2-26-87

Item 5

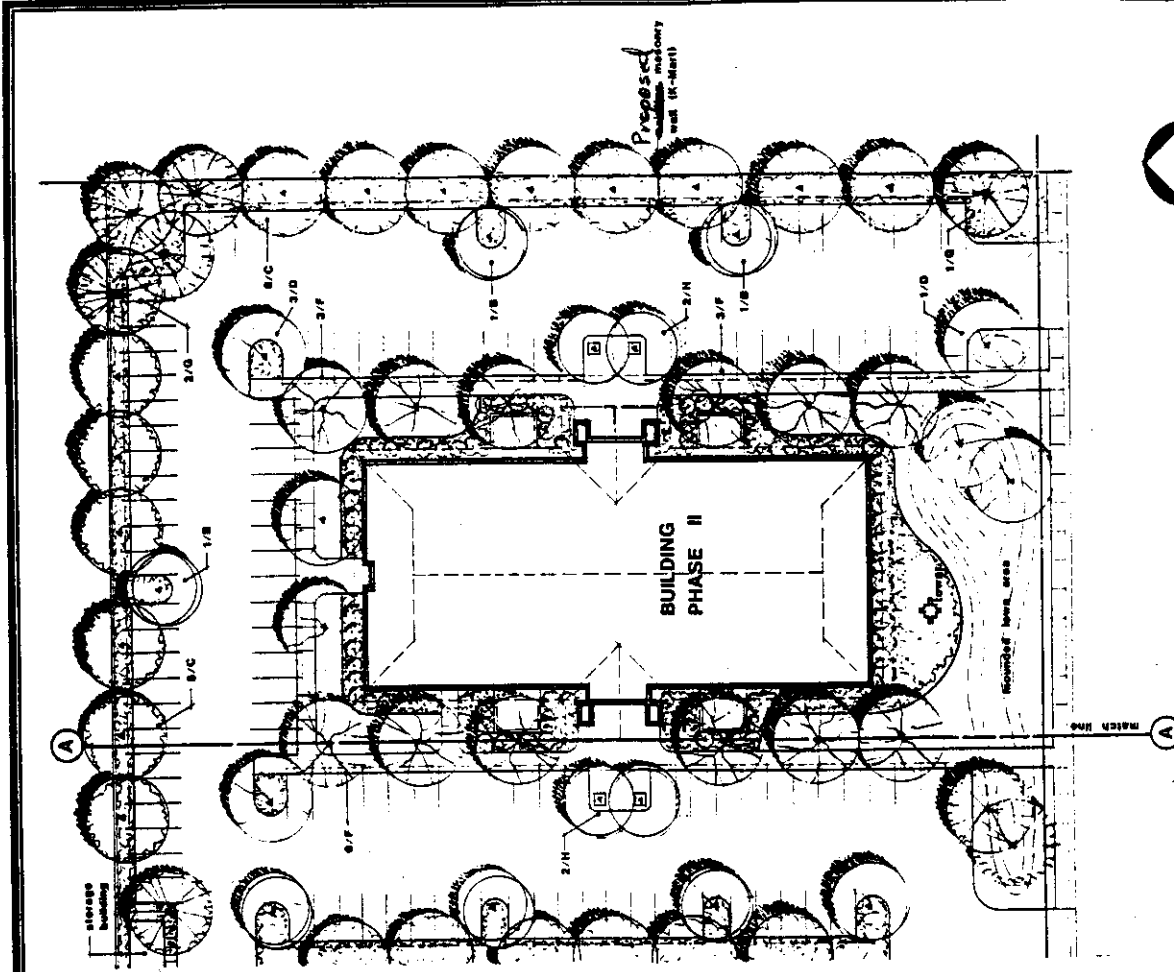
Symbol A/A
 1. All plants shown on this plan are to be installed as shown unless otherwise noted.
 2. All plants shown on this plan are to be installed as shown unless otherwise noted.
 3. All plants shown on this plan are to be installed as shown unless otherwise noted.

Nichols & Melburg
 ARCHITECTS
 123456789
 ROSSETTO A/A

Preliminary
 NORTHGATE 1&2
 North Sacramento
 State
 Sacramento, CA

1	2	3	4	5	6	7	8	9	10

3



LANDSCAPE PLAN • PHASE II
 SCALE: 1" = 20.0'

PLANTING CALCULATIONS:

Phase II
 Total Planting Area: 12,000 sq. ft.
 Area Required to be Planted (80% of Total Planting Area) = 9,600 sq. ft.

Tree	Species	Size (ft)	SPF (sq ft)	# of Plants	Total Area (sq ft)
A.	Western Cotoneaster	12 (100)	11,100 sq ft	100	11,100
B.	Picea canadensis	24 (200)	16,200 sq ft	67	13,770
C.	Crataegus	24 (200)	16,200 sq ft	67	13,770
D.	Prunella	18 (150)	11,700 sq ft	100	11,700
E.	Salix	18 (150)	11,700 sq ft	100	11,700
F.	Salix	18 (150)	11,700 sq ft	100	11,700
G.	Salix	18 (150)	11,700 sq ft	100	11,700
H.	Salix	18 (150)	11,700 sq ft	100	11,700
I.	Salix	18 (150)	11,700 sq ft	100	11,700
J.	Salix	18 (150)	11,700 sq ft	100	11,700
K.	Salix	18 (150)	11,700 sq ft	100	11,700
L.	Salix	18 (150)	11,700 sq ft	100	11,700
M.	Salix	18 (150)	11,700 sq ft	100	11,700
N.	Salix	18 (150)	11,700 sq ft	100	11,700
O.	Salix	18 (150)	11,700 sq ft	100	11,700
P.	Salix	18 (150)	11,700 sq ft	100	11,700
Q.	Salix	18 (150)	11,700 sq ft	100	11,700
R.	Salix	18 (150)	11,700 sq ft	100	11,700
S.	Salix	18 (150)	11,700 sq ft	100	11,700
T.	Salix	18 (150)	11,700 sq ft	100	11,700
U.	Salix	18 (150)	11,700 sq ft	100	11,700
V.	Salix	18 (150)	11,700 sq ft	100	11,700
W.	Salix	18 (150)	11,700 sq ft	100	11,700
X.	Salix	18 (150)	11,700 sq ft	100	11,700
Y.	Salix	18 (150)	11,700 sq ft	100	11,700
Z.	Salix	18 (150)	11,700 sq ft	100	11,700

PLANTING CALCULATIONS:

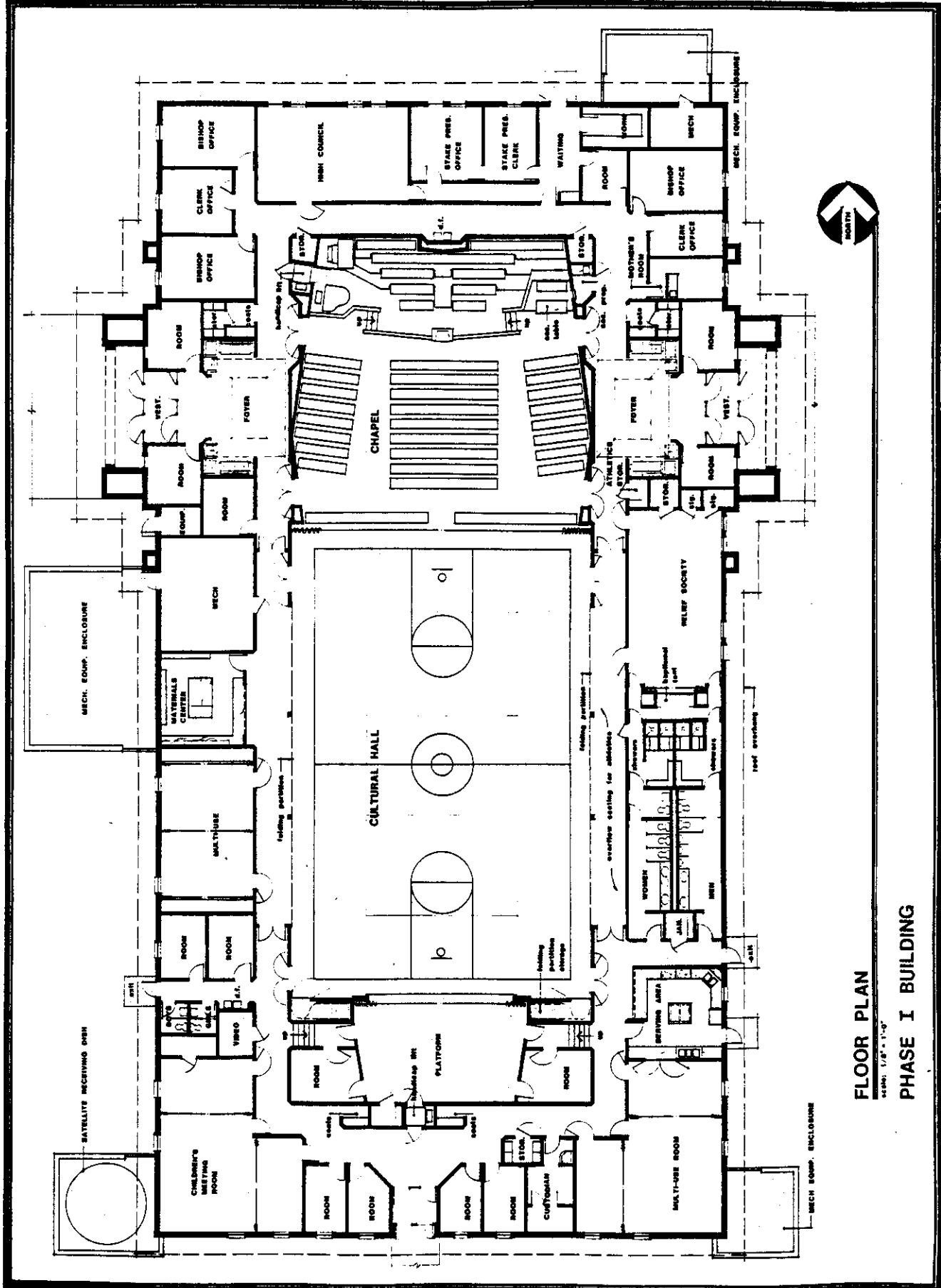
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X.	Salix	18 (150)	11,700 sq ft	100	11,700
Y.	Salix	18 (150)	11,700 sq ft	100	11,700
Z.	Salix	18 (150)	11,700 sq ft	100	11,700

PRELIMINARY
NORTHGATE 122
NORTH SACRAMENTO
SACRAMENTO, CA

Nichols, Nebelung
ROSSIGNOL
ARCHITECTS
1981 27th Street
SACRAMENTO, CA 95811

NOT SCALE
DATE: 1/27/97
BY: [Signature]
PROJECT: NORTHGATE 122
SHEET: 4 OF 4



FLOOR PLAN
SCALE: 1/8" = 1'-0"
PHASE I BUILDING

P-87-066

2-26-97

item 5

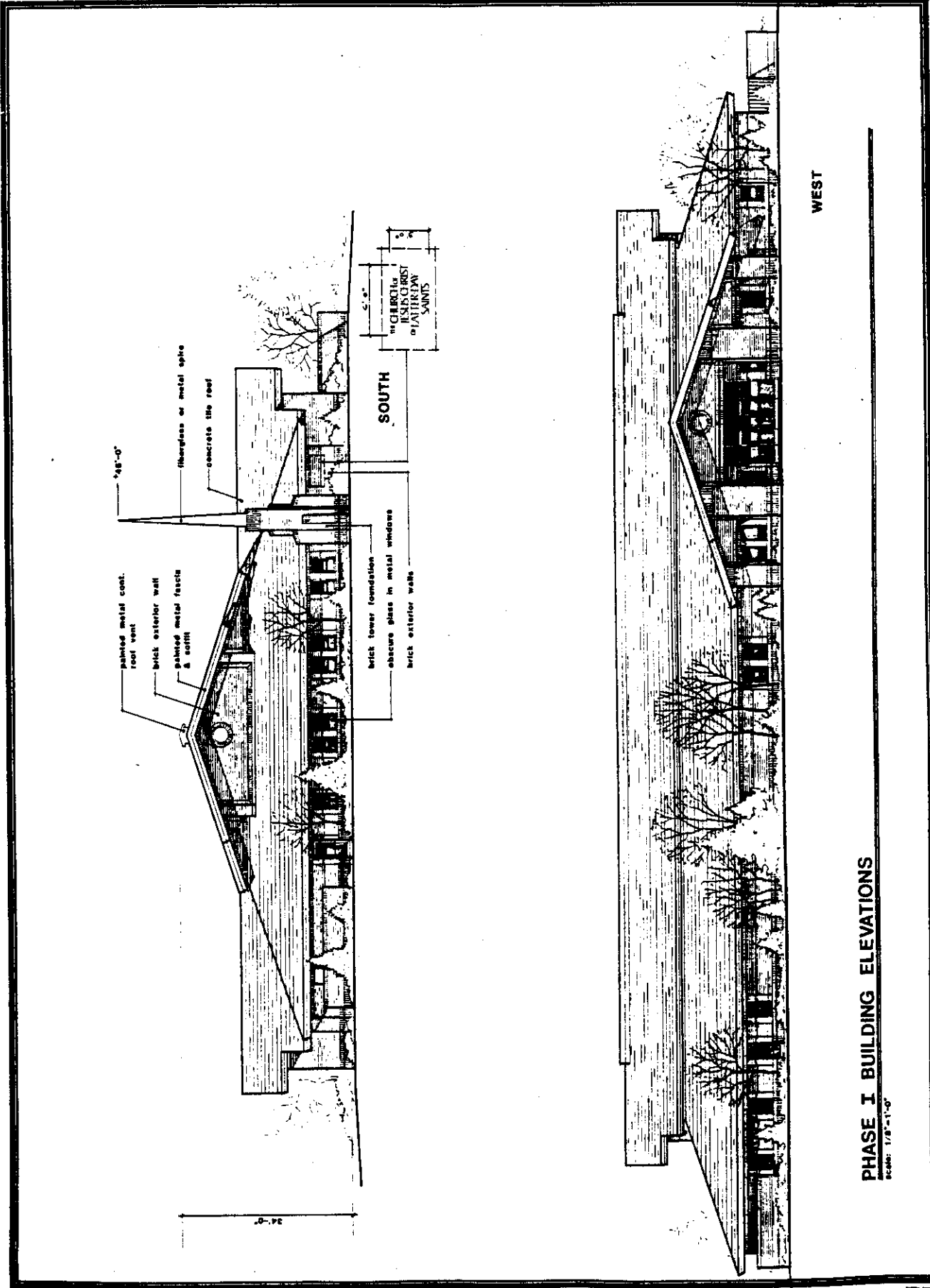
Signature
 ARCHITECT
 1987



Nichols & Melburg
 ARCHITECTS
 ROSSIGNOL AVENUE
 NORTH SACRAMENTO, CALIFORNIA

PRELIMINARY
 NORTH SACRAMENTO 122
 STATE

5



PHASE I BUILDING ELEVATIONS
 SCALE: 1/8" = 1'-0"

WEST

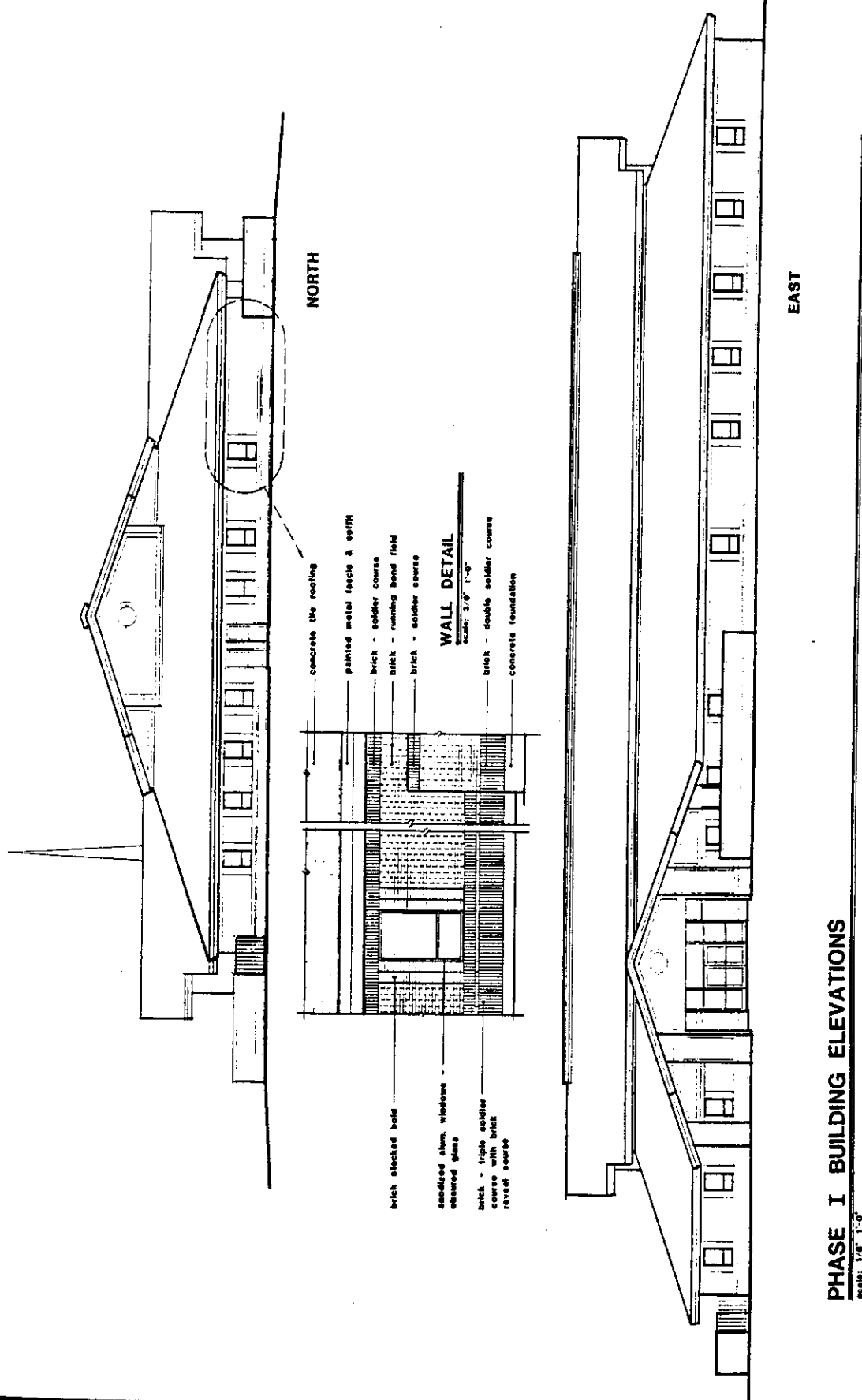
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ARCHITECTS
 NICHOLS & MELBURG
 1000 NORTH GATE AVENUE
 SACRAMENTO, CALIFORNIA 95833
 ROSSETTO AIA

PRELIMINARY
 NORTHGATE 1A2
 NORTH SACRAMENTO
 STATE OF CALIFORNIA

6



NORTH

EAST

WALL DETAIL

- concrete tile roofing
- painted metal fascia & soffit
- brick - soldier course
- brick - running bond field
- brick - soldier course
- brick - soldier course
- brick - double soldier course
- concrete foundation

- brick stacked bond
- annealed alum. windows - obscured glass
- brick - triple soldier course with brick reveal course

scale: 3/8" = 1'-0"

PHASE I BUILDING ELEVATIONS

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

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 OR PROPERTY ARISING FROM THE USE
 OF THIS PLAN. THE ARCHITECT'S
 RESPONSIBILITY IS LIMITED TO THE
 DESIGN OF THE BUILDING AS SHOWN
 ON THIS PLAN. THE ARCHITECT DOES
 NOT WARRANT THE ACCURACY OF THE
 INFORMATION PROVIDED BY OTHERS.
 ARCHITECT
 2/8/87

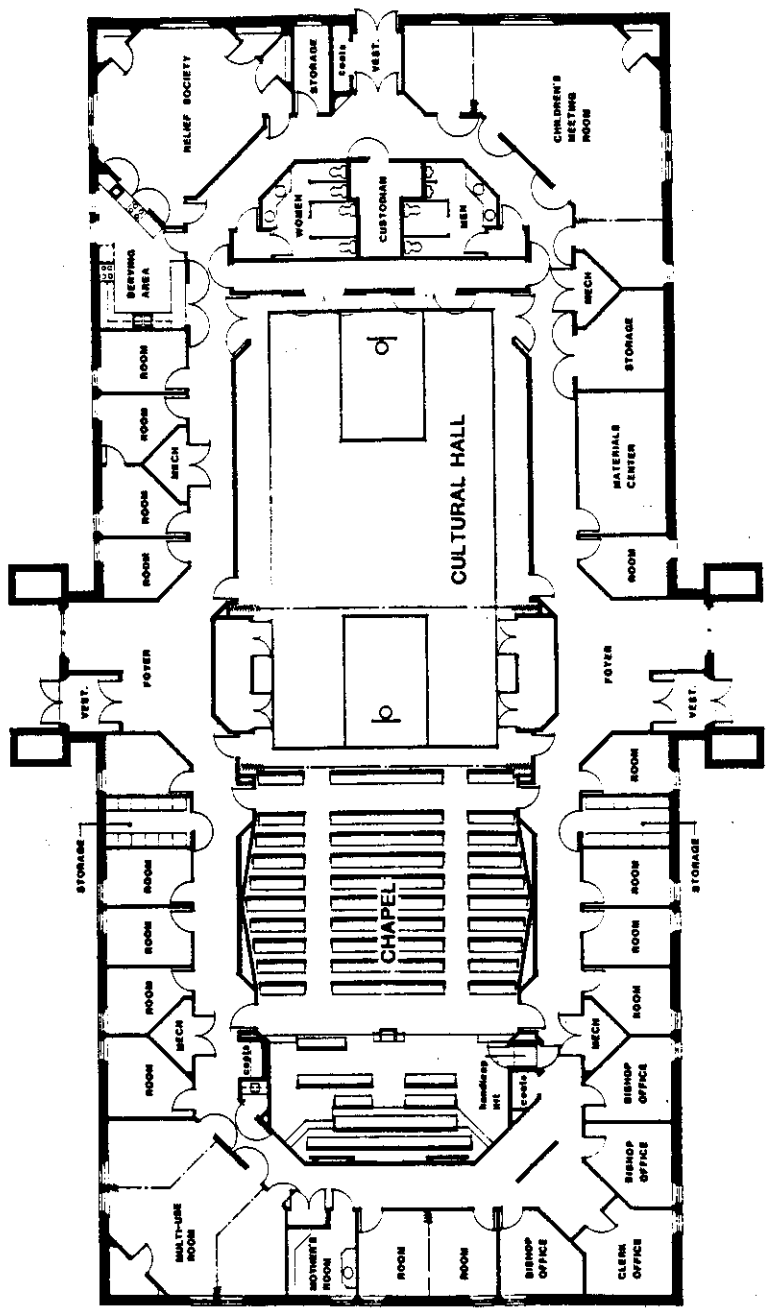


Nicholas Melburg
 ARCHITECTURE
 1000 RIVERVIEW DRIVE
 ROSSETTO AVE
 SACRAMENTO, CA 95811

preliminary
 NORTHGATE 1&2
 NORTH SACRAMENTO
 STATE
 SACRAMENTO, CA

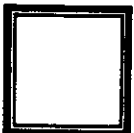
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FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 PHASE II BUILDING

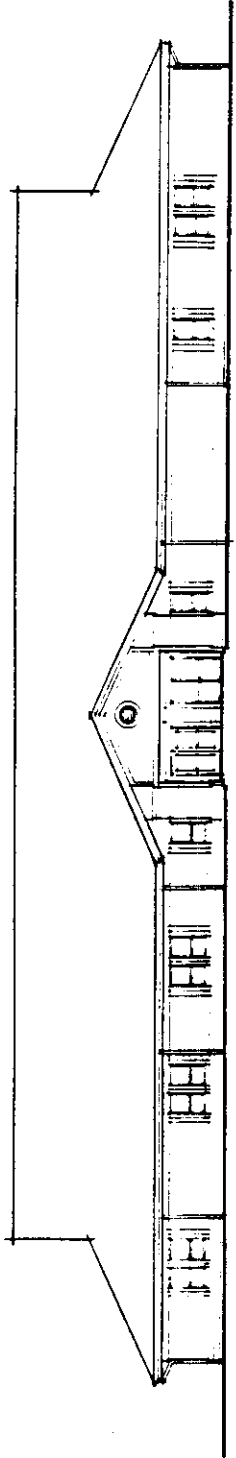
ARCHITECTURE
 1234 56789
 Sacramento, CA
 1987



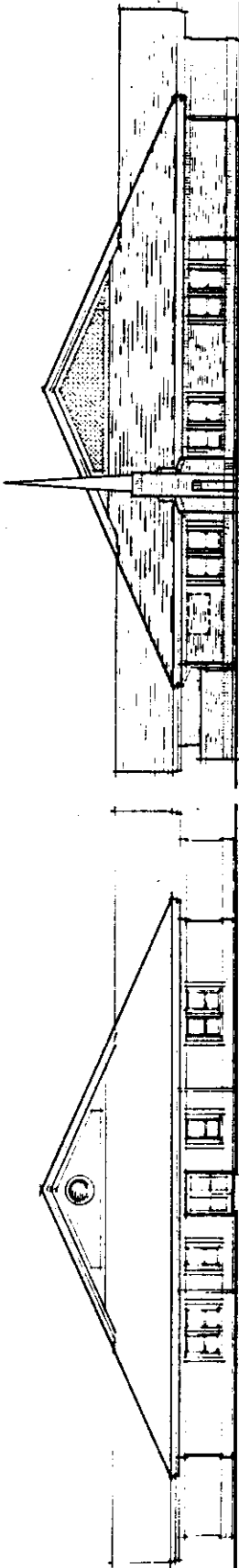
ARCHITECTURE
 Nicholas & Melburg
 Rossettto AIA
 Sacramento, CA

Preliminary
 NORTHGATE 1&2
 North Sacramento
 State CA

8

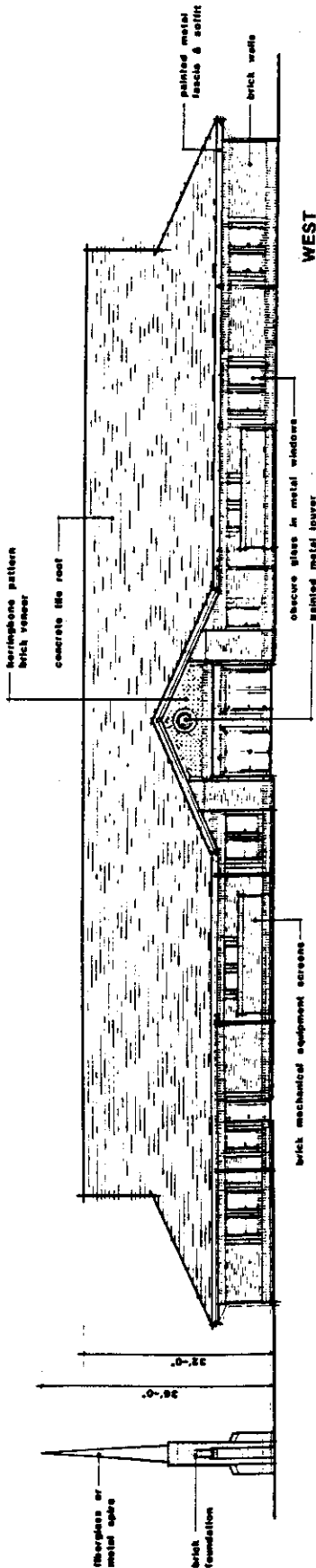


EAST



SOUTH

NORTH



WEST

PHASE II BUILDING ELEVATIONS

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

TRASH ENCLOSURE GUIDELINES

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).

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.

The trash enclosure facility shall be designed to allow walk-in access by janitors without having to open the main enclosure gates;

The walls shall be a minimum six feet in height, more if necessary for adequate screening.

The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing ever-green vines.

A concrete apron shall be constructed in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at the point of dumpster pickup;

The minimum dimensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10 feet or width of enclosure facility; length 20 feet. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technician (Plan Checker);

Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.

~~A trellis structure covering the trash facility shall be constructed to screen these units from view from the upper floors of the office building.~~

The Church of Jesus Christ of Latter-Day Saints
Gene Steinagel - Physical Facilities Representative
Sacramento California North Stake
6210 Gold Dust Dr.
Sacramento, CA 95842
hone 331-3480

January 22, 1987

Planning Commission
City of Sacramento

RE: Brief description of geographical units in the Church of Jesus Christ of Latter-Day Saints, and building occupancy patterns for meetings.

- I. The church is divided into units called "Stakes" and "Wards". Each "Stake" consists of several "Wards". Each "Stake" has a meetinghouse designated as the "Stake Center". Phase I building in this application is a "Stake Center". Phase II building is a "Ward" meetinghouse. On normal Sundays each "Ward" meets in a meetinghouse designed to accomodate a congregation of up to 300-400 people (average of about 200). In each meetinghouse there may be from one to four separate "Wards" sharing the building with alternating schedules. The worst scenario would be the following, with overlapping of two "Wards" sharing the building and parking facilities for 30 minutes. (Example: "Ward I" 8-11 am, "Ward II" 10:30am-1:30pm, "Ward III" 1:00-4:00, "Ward IV" 3:30-6:30.) Even with overlapping schedules, there would not be more than 400-600 people in the building at one time, on regular Sundays.
- II. The exceptions to the normal Sunday schedule are as follows:
 1. Each "Stake" has a combined meeting called "Stake Conference" every six months, in which all "Wards" meet together for 2 hours in the "Stake Center". When a "Stake" is of sufficient size to exceed the seating capacity of the "Stake Center", the conference is held in two sessions, with half of the "Wards" in attendance at each session. Maximum seating capacity would not be exceeded.
 2. In addition to "Stake Conferences", each "Stake Center" is equipped with a satellite receiving dish. On the first Sunday in April and the first Sunday in October of each year there are special world-wide conference broadcasts via satellite to each "Stake Center" from church leaders in Salt Lake City. Many members who do not have access to satellite broadcasts at home come to the church. Attendance is less than a normal "Stake Conference". Maximum seating capacity would not be exceeded.

P87066

item 5

III. Meetings held on days other than Sunday are small, with few parking spaces needed.

IV. Activities such as dances for the youth may reach the capacity of the building on special occasions that would occur two or three times per year on Friday or Saturday evening, or New Years Eve.

If clarification of these use patterns is needed, please call me at 331-3480 or 9295456.

Sincerely,

Gene E. Steinagel P.F.R.

Gene Steinagel
Physical Facilities Representative

