

CITY PLANNING COMMISSION

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

APPLICANT Dreyfuss & Blackford, 3540 Folsom Boulevard, Sacramento, CA 95816
OWNER Congregation B'Nai Israel, 3600 Riverside Boulevard, Sacto., CA 95818
PLANS BY Dreyfuss & Blackford, 3540 Folsom Boulevard, Sacramento, CA 95816
FILING DATE 3/21/86 **ENVIR. DET.** Neg Dec. 4/14/86 **REPORT BY** CV:bw
ASSESSOR'S-PCL. NO. 017-0010-014,013; 017-0036-001

APPLICATION: A. Negative Declaration

B. Special Permit to construct a 5,500 square foot addition to an existing 25,720 square foot synagogue

LOCATION: 3600 Riverside Boulevard

PROPOSAL: The applicant is requesting the necessary entitlement to add an office, library and chapel to an existing synagogue.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1963 Riverside Land Park Community Plan Designation: Light Density Residential
Existing Zoning of Site: C-2; R-1
Existing Land Use of Site: Synagogue and classrooms

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Water Treatment Plant; C-2	Front:	4'	4'
South: I-5; TC	Side(Int)	5'	167-240'+
East: Single Family Residential, Park; R-1	Rear:	165	NR
West: I-5; TC			

Parking Required: 87 spaces
Parking Provided: 95 spaces
Property Dimensions: Irregular
Property Area: 3.0± acres
Square Footage of Building: Existing: 25,720; Proposed: 5,500
Height of Building: 12 feet
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Materials: Brick, wood
Roof Material: Composition shingles
Color: Brick: brown; Wood: grey

PROJECT EVALUATION: Staff has the following comments:

A. **Land Use/Zoning:** The subject site is presently developed with a synagogue and classroom. The subject site is zoned General Commercial (C-2) and Single Family Residential (R-1). Surrounding land uses include Interstate 5 freeway to the west, single family residential and park to the east, City water treatment plant to the north. Churches (or synagogues) are allowed in any zone with the approval of a special permit from the Commission.

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- B. Site Plan and Building Design: The applicant proposes to construct a 1,110 square foot chapel, 1,050 square foot library and a 2,700 square foot office. The new building, housing the chapel, library and office will be located adjacent to Riverside Boulevard and next to the existing 25,700 square foot temple building.

The construction of this new building will require some minor modifications, including removing a section of existing concrete walk, elimination of four existing parking spaces, removing an existing tree and removing a section of the existing canopy located between the temple and existing classrooms. In addition, an existing driveway located on Riverside Boulevard directly in front of the proposed building will be eliminated.

Staff has reviewed the proposed elevations and finds them to be satisfactory.

- C. Parking/Landscaping: The applicant is required to provide 87 parking spaces. The applicant has proposed a total of 95 parking spaces. Thirteen of these spaces will be parallel parking along Eleventh Avenue, which has been abandoned and is now part of the subject site. Although these 13 parking spaces are not marked, they have been used as parallel parking for several years. Staff has no problem with their continued use for parallel parking.

Four parallel parking spaces are proposed along the west property line behind the existing classrooms and temple. Staff recommends 90° parking stalls be located here instead of parallel parking (see Exhibit A).

The Zoning Ordinance requires a four-foot planter to be located adjacent to the property line abutting a public street for all surfaced areas. The site plan proposes to place a parking stall (number 9) adjacent to the property line abutting Riverside Boulevard. Staff recommends this stall be removed and replaced with a four-foot planter area (see Exhibit A).

In addition, staff notes that a billboard is located on the vacant southernmost portion of the subject site. This area is presently overgrown with weeds. Staff recommends this area be landscaped with shrubs and grass or other low ground cover as shown on Exhibit A.

- D. Inter - Departmental Review: The proposal was reviewed by the City departments of Traffic Engineering, Engineering, Water and Fire, and the following comments were received:

Traffic Engineering: The site shall be inspected to determine compliance with driveway permit requirements.

Engineering: Provide sewer and water service to the satisfaction of the Public Works Department.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration.

RECOMMENDATION:

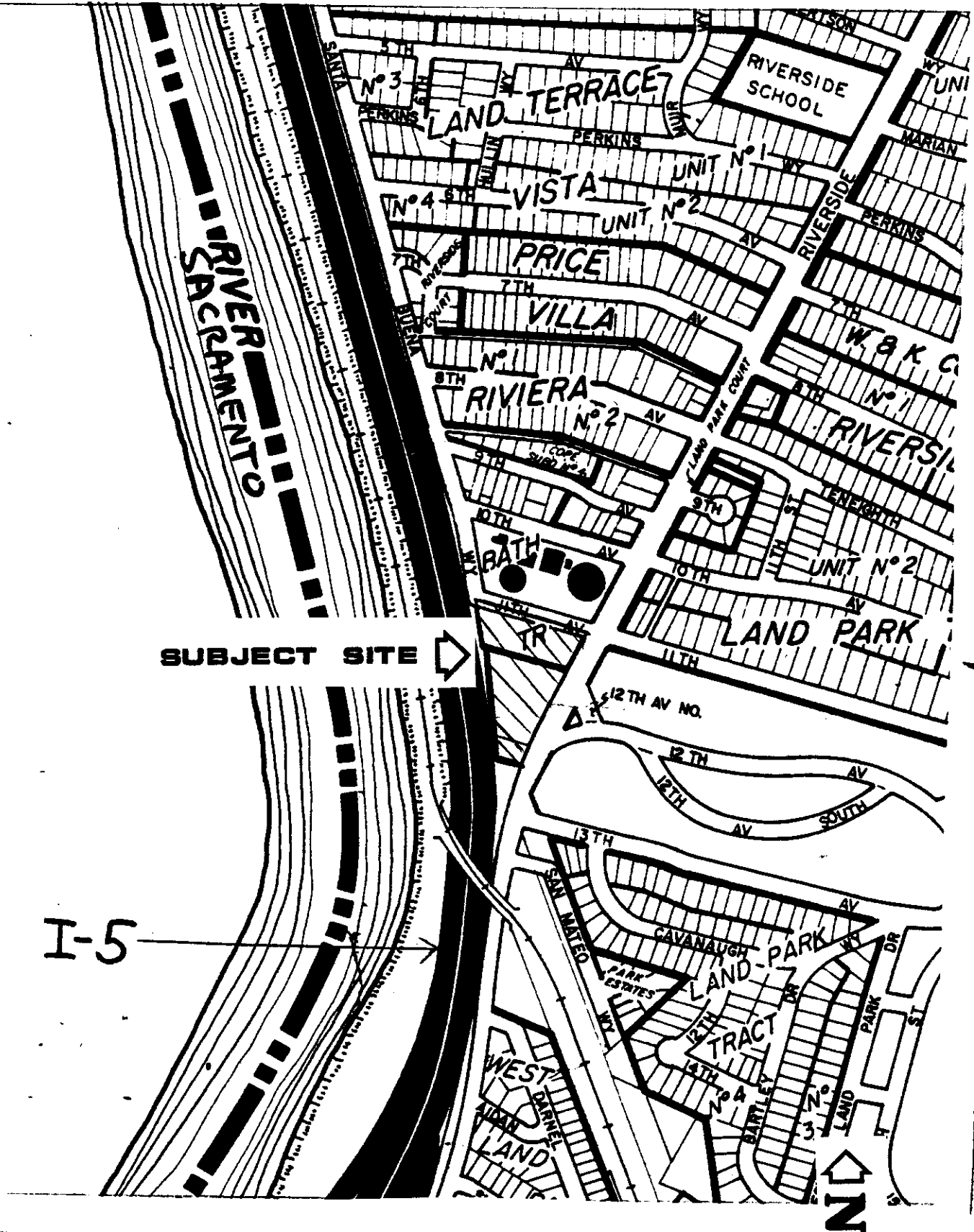
- A. Ratify the Negative Declaration;
- B. Approve the Special Permit to construct a 5,500 square foot addition to an existing 25,720 square foot synagogue.

Conditions - Special Permit

1. The four parallel parking spaces proposed along the west property line shall be changed to 90⁰ parking stalls as shown on Exhibit A.
2. A four-foot wide landscape planter shall be installed in place of the proposed parking stall number 9 as shown on Exhibit A.
3. Driveway permit requirements shall be complied with to the satisfaction of Traffic Engineering.
4. Water and sewer service shall be provided to the satisfaction of Public Works.
5. Eliminate the existing parking lot entrance as shown on Exhibit A. Replace sidewalk and curb to the satisfaction of Traffic Engineering.
6. The southernmost portion of the subject site presently developed with a billboard shall be landscaped with shrubs and grass or other low ground cover as shown on Exhibit A.

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use, in that the proposed church expansion is compatible with surrounding land uses which consist of a park and residential uses.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance, in that both off-street parking and landscaping have been provided.
3. The project is consistent with the 1974 General Plan and the 1963 Riverside-Land Park Community Plan which designate the site for residential uses.
4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential use by the 1974 General Plan and the 1963 Riverside-Land Park Community Plan, and the proposed church expansion conforms with these plan designations with a special permit.



VICINITY MAP

P861

STIS

INTERSTATE HWY

10TH AVE

WATER TREATMENT PLANT

C-2

R-1

SUBJECT PROPERTY

RIVERSIDE BLVD

LAND PARK # R-1

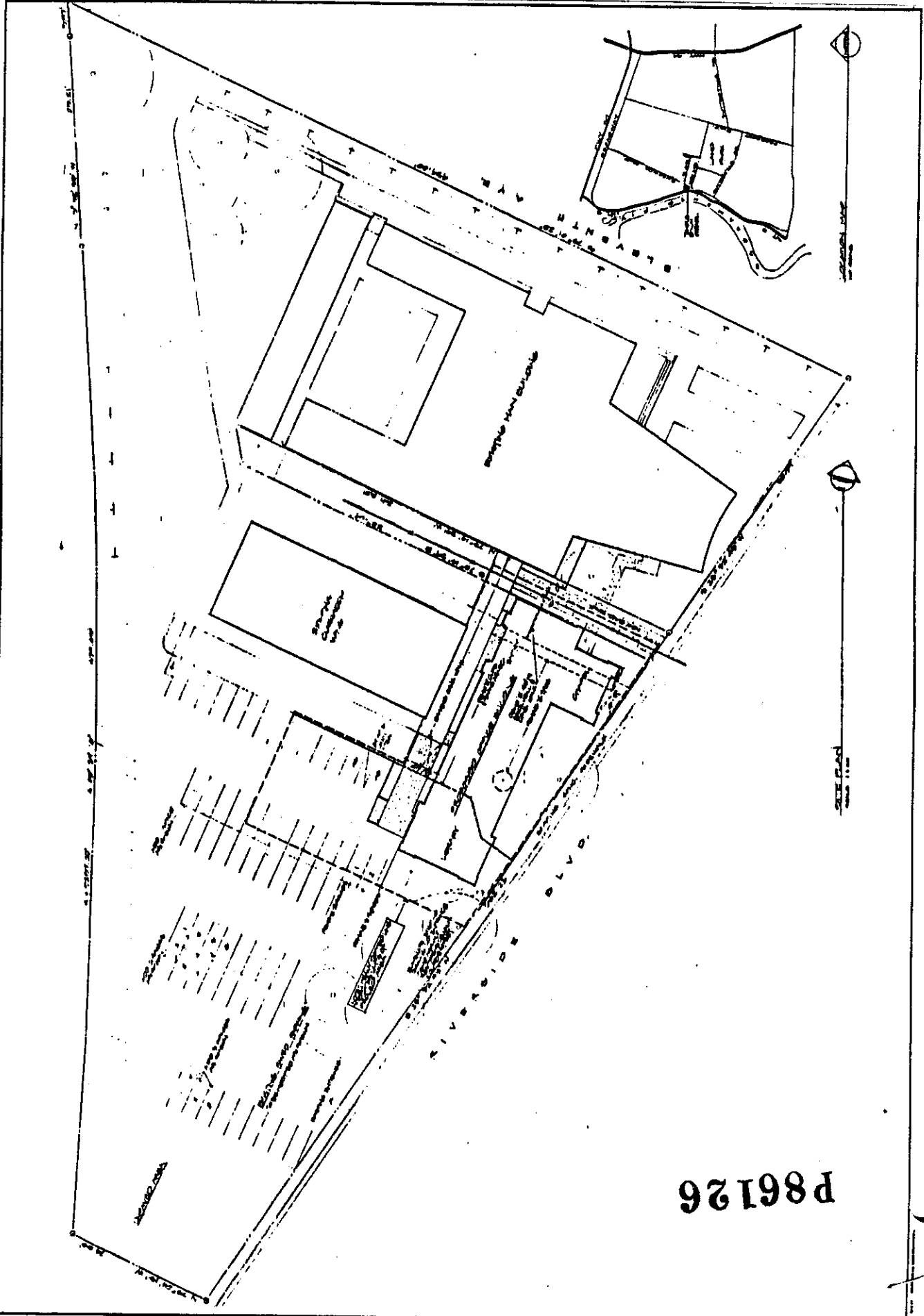
ER-8	ER-2
ER-17	ER-3
6	4
5	

LAND USE & ZONING MAP

TEMPLE B'NAI ISRAEL
 3000 RIVERSIDE BLVD
 ST. LOUIS, MISSOURI 63103

NO. 10-11-1986
 PROJECT NO. 10-11-1986

SITE PLAN

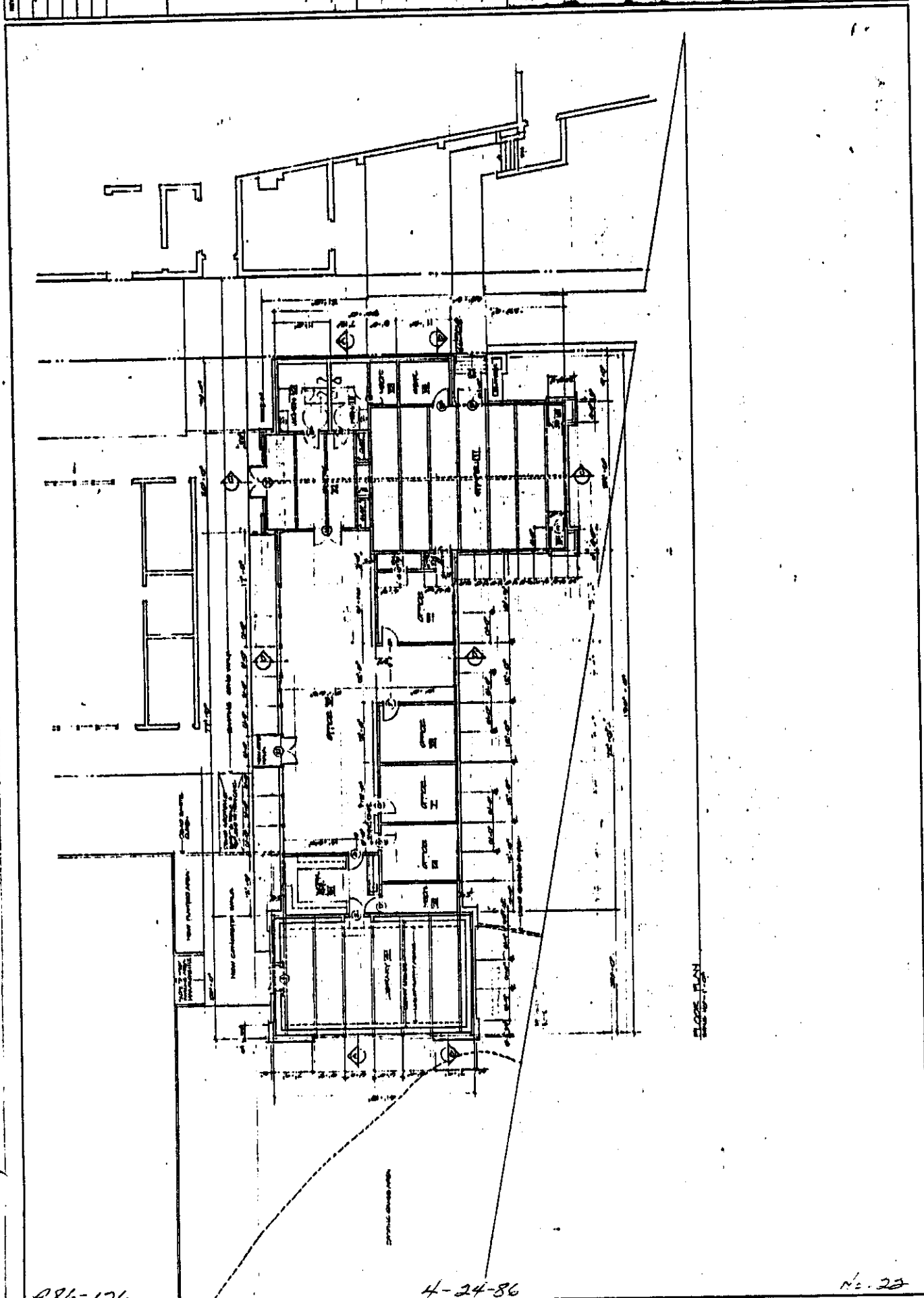


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FLOOR PLANS

TEMPLE BIVAL ISRAEL
3800 RIVERSIDE BLVD
OFFICE BUILDING (1978)

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



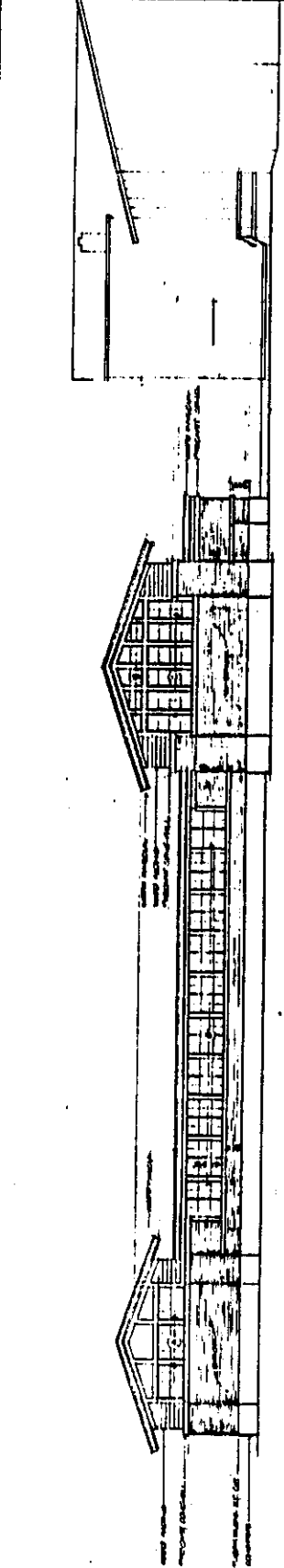
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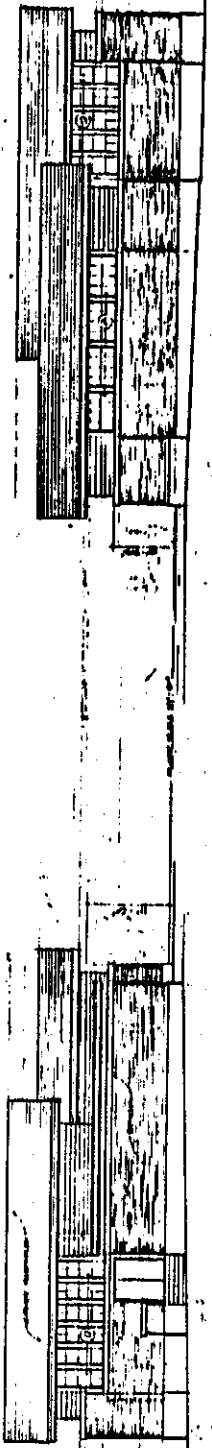
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TEMPLE DVAI ISRAEL
 1900 HERSHORN BLVD
 BOSTON, MASSACHUSETTS 02116

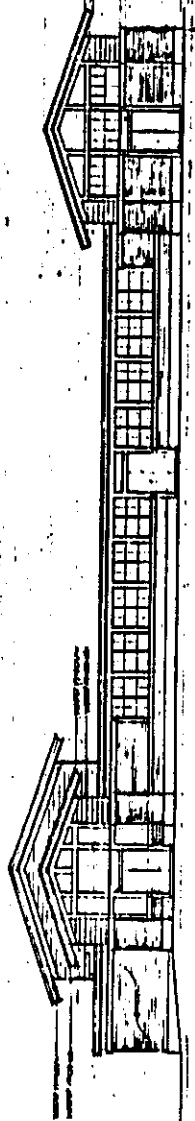
ELEVATIONS



EAST ELEVATION



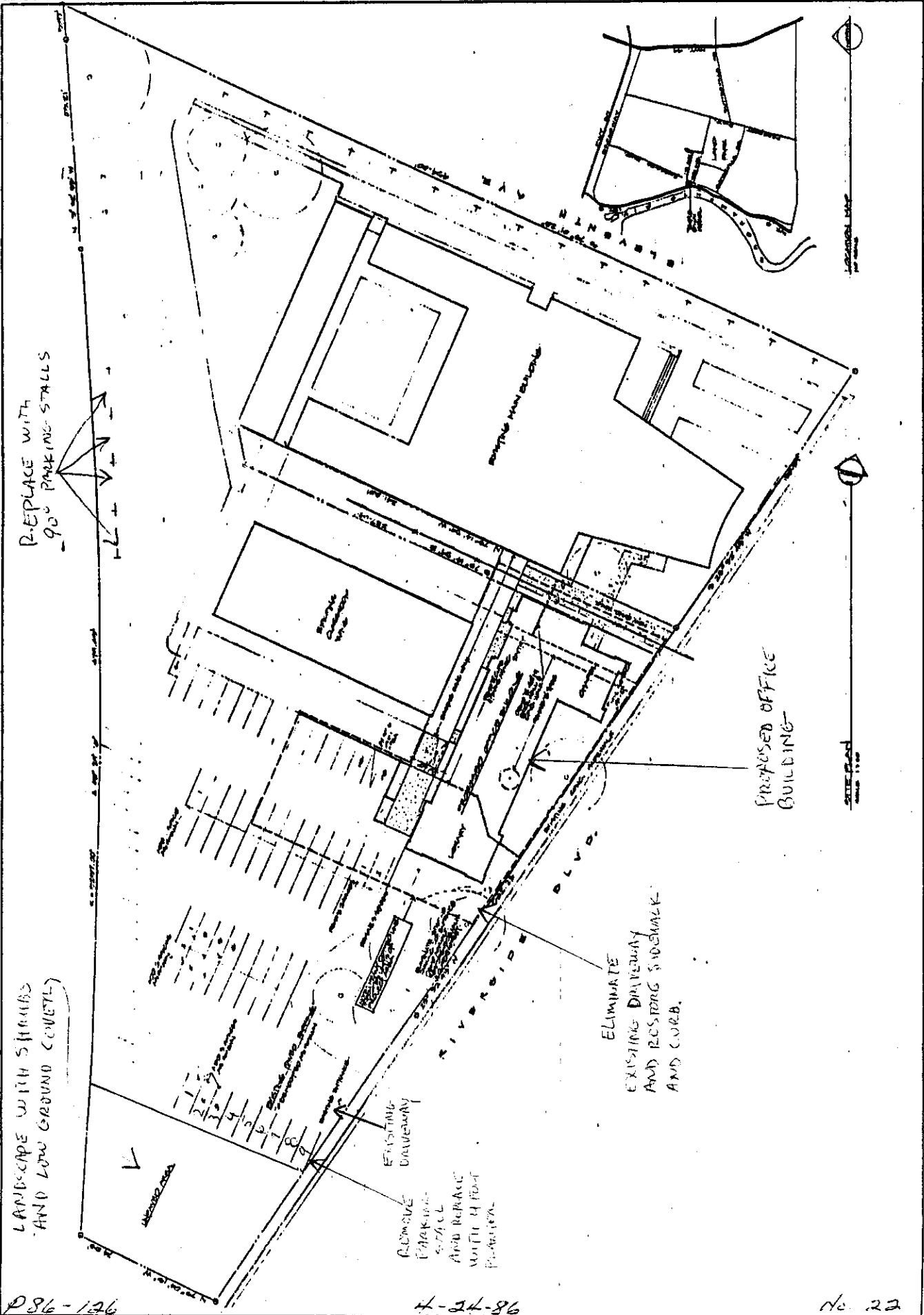
SOUTH ELEVATION



WEST ELEVATION

EXHIBIT A

TEMPLE B'NAI ISRAEL
3800 RIVERSIDE BLVD
CITY OF LOS ANGELES
ARCHITECTS & PLANNERS
1000 W. 6TH ST. SUITE 200
LOS ANGELES, CA 90017
TEL: (213) 475-1234



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