

P97-006- VINEYARD CHRISTIAN FELLOWSHIP
OF DOWNTOWN SACRAMENTO

- REQUEST: A. Special Permit to allow a church to occupy an existing 23,000± square foot structure on .57± acres in the Central Business District-Special Planning District (C-3) zone.
- B. Variance to allow backout parking from a commercial site.

LOCATION: 1501 L Street
APN:006-0122-010
Central City Community Plan Area
Council District 1

APPLICANT: Vineyard Downtown-John Zapara (916) 731-8463
14331 Haycock Street
Sloughouse, CA 95683

OWNER: Marjorie Reid
73 Footbridge Pl.
Carmichael, CA 95608

APPLICATION FILED: March 18, 1997

STAFF CONTACT: Mark Kraft, 264-8116

SUMMARY/RECOMMENDATION:

The applicant is requesting the necessary entitlements to utilize an existing 23,000 square foot structure for a church, with ancillary classroom and office space. **Staff recommends approval of the project.** This recommendation is based on the project's consistency with the General Plan and the Zoning Ordinance regarding the church location on C-3 zoned land. Furthermore, the proposed use is compatible with the existing and designated land uses in the project vicinity, and parking for the proposed use is available during times of proposed activity.

PROJECT INFORMATION:

General Plan Designation: Community Neighborhood Commercial/Office
 Community Plan Designation: Commercial-Multi-use
 Existing Land Use of Site: Vacant Office
 Existing Zoning of Site: C-3 (SPD)

Surrounding Land Use and Zoning:

North: Parking lot; C-3
 South: Parking lot and Single Room Occupancy Res; C-3
 East: Office/Commercial; C-3
 West: Retail; C-3

Setbacks:	Required	Provided
Front:	0'	0'
Side(Int):	0'	0'
Side(St):	0'	0'
Rear:	0'	0'

Property Dimensions:	160' x 160'
Property Area:	.57± acres
Height of Structure:	12' (1 story)
Exterior Building Materials:	Stucco/Brick
Roof Material:	Mop-Flat
Parking Provided:	5 spaces
Parking Required:	0
Topography:	Flat
Street Improvements:	Existing

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>
Certificate of Occupancy	Building Division
Building Permit	Building Division
Sign Permit	Building Division

BACKGROUND INFORMATION:

The applicant is proposing to operate a church (Vineyard Christian Fellowship of

Downtown Sacramento) in an existing 23,000 square foot structure. The structure formerly housed a Social Security Office, but has been vacant for several years. The applicant proposes to alter the interior of the structure to accommodate 12,617 square feet of assembly and foyer space, and 5,174 square feet of classroom and office space. No fixed seats are proposed, however seating for 327 people, through use of folding chairs, can be accommodated in the assembly area. No exterior modification of the structure is proposed, with the exception of an additional exit which will be necessary due to the change in occupancy.

The church proposes to hold services on Sundays from 9:30 to 11:30am, and anticipates attendance of approximately 120 people. Additionally, training meetings will be held each Tuesday evening with approximately 25 people in attendance, and prayer meetings will be held each Thursday evening, with 40-60 people in attendance. Occasional Saturday events will held, with anticipated attendance of approximately 60 people.

Office hours are 8:00 to 5:00pm, Monday through Friday. One full time and one part time employee will be present during office hours, with 2 to 3 guests on site anticipated at any one time.

The church is a youth oriented organization emphasizing music as part of the worship services. Although the church welcomes everyone to their services, they do not propose a ministry specifically reaching out to the homeless. No food service or food distribution, or clothing distribution is proposed.

STAFF EVALUATION:

A. Policy Considerations

The General Plan designates the subject site as Community Neighborhood Commercial\Office, and the Central City Community Plan designates the site as Commercial Multi-Use. The proposed church is consistent with the land use designations.

Neither the General Plan nor the Central City Community Plan has specific goals and policies related to churches. The proposed church, by attracting visitors and stimulating activity in the Central Business District at night and on weekends, will serve to enliven the area beyond the normal work week. In this sense, the church functions as a cultural\entertainment use, and is consistent with the following goals and policies:

General Plan

Sec 4.1 Goal A- Maintain and enhance downtown's role as a regional

office, retail and employment center, with special emphasis given to promoting visitor service and cultural\entertainment uses.

Section 4-13 Policy 2- Actively support the development of cultural and entertainment facilities and events in the downtown area.

Central City Community Plan

Primary Goal: The primary goal of the Plan is to continue revitalization of the Sacramento Central City area as a viable living, working, shopping and cultural environment with a full range of day and night activities.

Commercial and Entertainment Goal: Continue to provide cultural and entertainment activities in the Central City so as to increase usage of the Central Business District.

Environmental Goal: Encourage evening activities in the Central Business District which will attract people and increase safety for pedestrians.

By locating in the Central Business District, and utilizing an existing structure, the proposal is consistent with the following goal:

General Plan

Section 4.1 Goal B- Promote the re-use and revitalization of existing developed areas, with special emphasis on commercial and industrial districts.

The proposal is also consistent with Urban Design Plan Goals to increase activity in the CBD on evenings and weekends to increase vitality, sense of safety, and to benefit support retail in the area.

B. Site Plan Design/Zoning Requirements

1. Special Permit

The proposed church use is allowed by Special Permit, in any zone. The Special Permit requirement allows for review of the location, site development, or conduct of certain land uses. Approval of a Special Permit should be based on findings that a proposed use is 1) based upon sound principles of land use 2) is not injurious to public health safety or welfare, and 3) is consistent with the objectives of the general or specific plan for the area in which it is to be located.

The proposed use and hours of operation is compatible with the uses adjacent to the site (parking lots and commercial and office facilities), and will not create a nuisance for these surrounding properties, particularly in that the peak hours of operation of the proposed facility do not coincide with the peak hours of operation of the surrounding facilities. Furthermore, as discussed in the policy considerations section of this report, the proposed use is consistent with both the land use designations and the goals and policies of the General Plan, and the Central City Community Plan.

2. Height and Area Regulations

Since the proposed use will occupy an existing structure, and since no building additions are proposed, the project is not subject to height and area regulations of the zoning ordinance.

3. Signage

The project proposes to use non-illuminated individual letters, directly applied to the building face. "Vineyard" would be displayed using two foot high letters, and "Christian Fellowship" would be displayed using one foot high letters. Signage in the Central City is subject to Design Review. The proposed signage, however, complies with the City's Sign Ordinance, and therefore requires no planning entitlements.

4. Variance for Backout Parking

The City's Zoning Ordinance prohibits back out parking except for single and two family development. The proposed project is on a fully developed site with five parking spaces which are not configured, and cannot be reconfigured, to avoid backout parking. Staff supports the variance to allow backout parking and thereby allow legal use of the existing spaces. These spaces provide on-site parking for office employees and weekday visitors to the site, thereby reducing or eliminating the impact of the use on on-street parking.

5. Parking

The City's Zoning Ordinance does not require parking in the Central Business District for uses other than office, hotel and residential. Therefore, although the project proposes only the existing five on-site spaces, no entitlements to waive parking are required. The Planning Commission has the authority to require parking as a condition of the Special Permit for church use, however, staff recommends that no such requirement be made for this project. The project is located in a commercial area, and the proposed hours

of operation are during hours of low demand for on-street parking. The only residential use within close proximity to the site is the Single Room Occupancy Hotel at the southwest corner of 16th and L Street, and this facility has ample parking for residents. In addition to the available on street parking, the applicant has received confirmation (See Attachment D) that parking in the state owned lot directly south of the project site is available on evenings and weekends. The project is also within the pedestrian threshold of light rail (1500 feet from the 12th Street Station) and is 50 feet from a bus stop served by numerous RT bus lines. For these reasons, it is staff's position that the proposed use will not significantly impact on-street parking in residential neighborhoods, and that additional parking should not be required. It should be noted that if this site were reused for office instead of the proposed use, the site would receive a parking credit, and no additional parking could be required, thereby resulting in a significant impact to on and off-street parking during periods of peak demand. Therefore, the proposed project represents a reduced parking impact compared to other potential uses of the site.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The City's environmental coordinator has determined that the project is exempt pursuant to CEQA Section 15301(a).

B. Public/Neighborhood Association Comments

The proposed project application packet was sent to the Fremont Park Neighborhood Association, the CADA Tenants Council, the Central City Alliance of Neighborhoods, the Neighborhood Association Advisory Group, the Sacramento Old City Association, and the Downtown Neighborhood Association. The surrounding land owners within a 500 foot radius of the project site were also notified of the project proposal. No comments were received from either the neighbors or from the neighborhood advisory/public groups.

C. Summary of Agency Comments

The proposal was routed to several City Departments and other agencies.

1. Public Works-Engineering Development Services

A variance is needed for back out parking, out of a commercial site onto a major street.

2. Police

The project, as proposed, does not present a potential problem for law enforcement provided that parking lot agreements are to be obtained for sites identified prior to approval.

In response to this comment, the applicant obtained verification of the availability of parking in the state parking lot (Attachment D)

3. Building Division

1) A seismic upgrade is required for unreinforced masonry buildings with change of use; 2) Group A2.1 occupancy is not allowed in nonrated buildings (one hour fire resistant construction required throughout); 3) Two exits minimum required from each classroom with at least one exit directly outdoors; 4) Fire sprinkler system required throughout the building.

The applicant has met with representatives of the Building Division, and provided evidence of adequate seismic retrofitting and fire sprinklering. The applicant has also agreed to amend the proposed plan to accommodate necessary exiting.

PROJECT APPROVAL PROCESS:

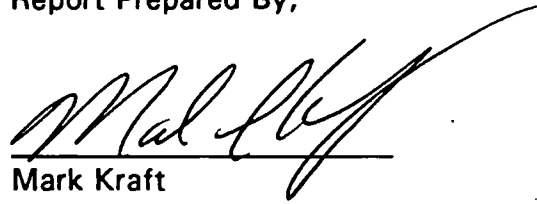
The Planning Commission has the authority to approve or deny the Special Permit and Variance. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact approving a Special Permit to allow a church to occupy an existing 23,000+ square foot structure on .57+ acres in the Central Business District-Special Planning District (C-3) zone
- B. Adopt the attached Notice of Decision and Findings of Fact approving a Variance to allow backout parking from a commercial site.

Report Prepared By,



Mark Kraft
Associate Planner

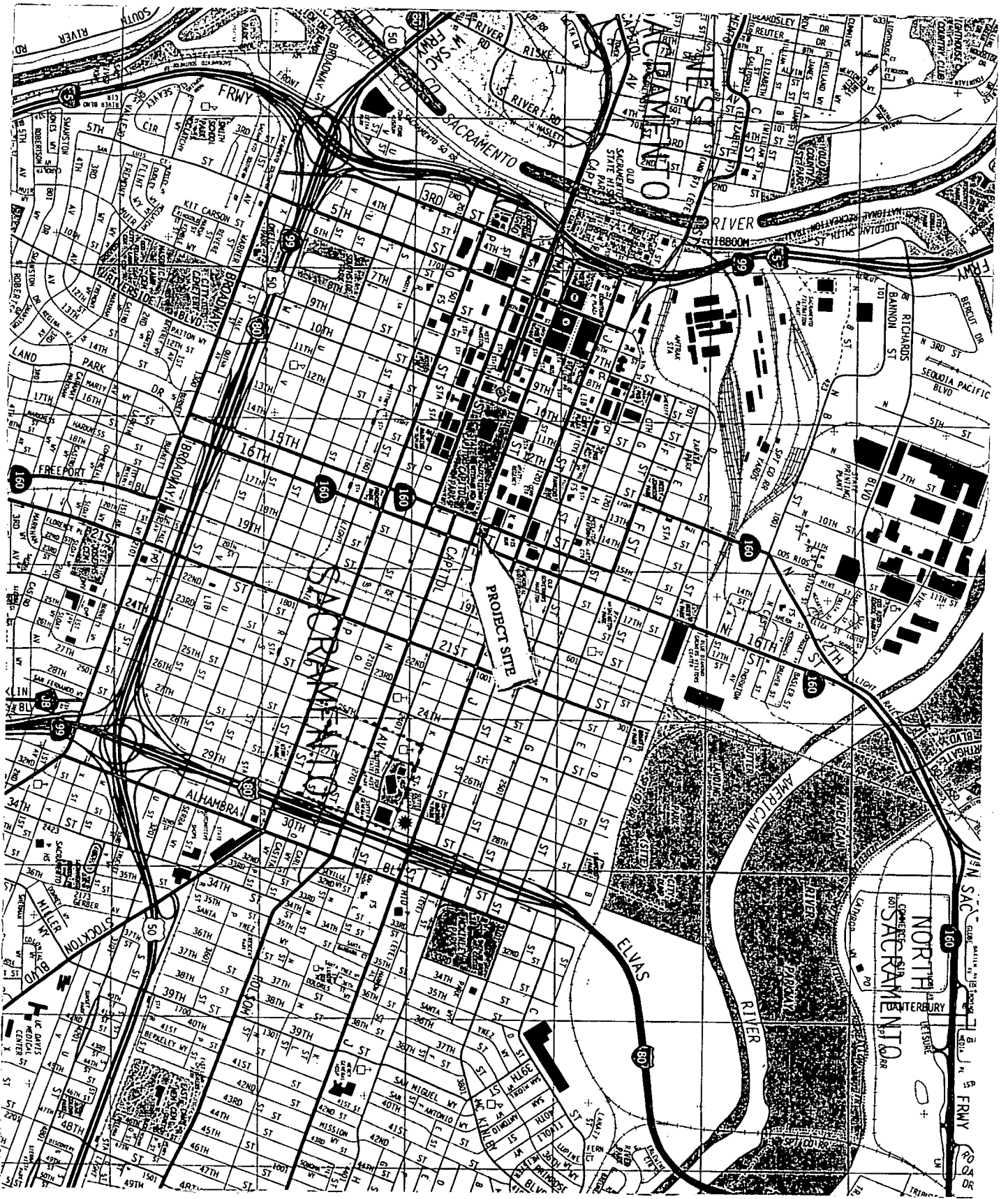
Report Reviewed By,



Steve Peterson
Senior Planner

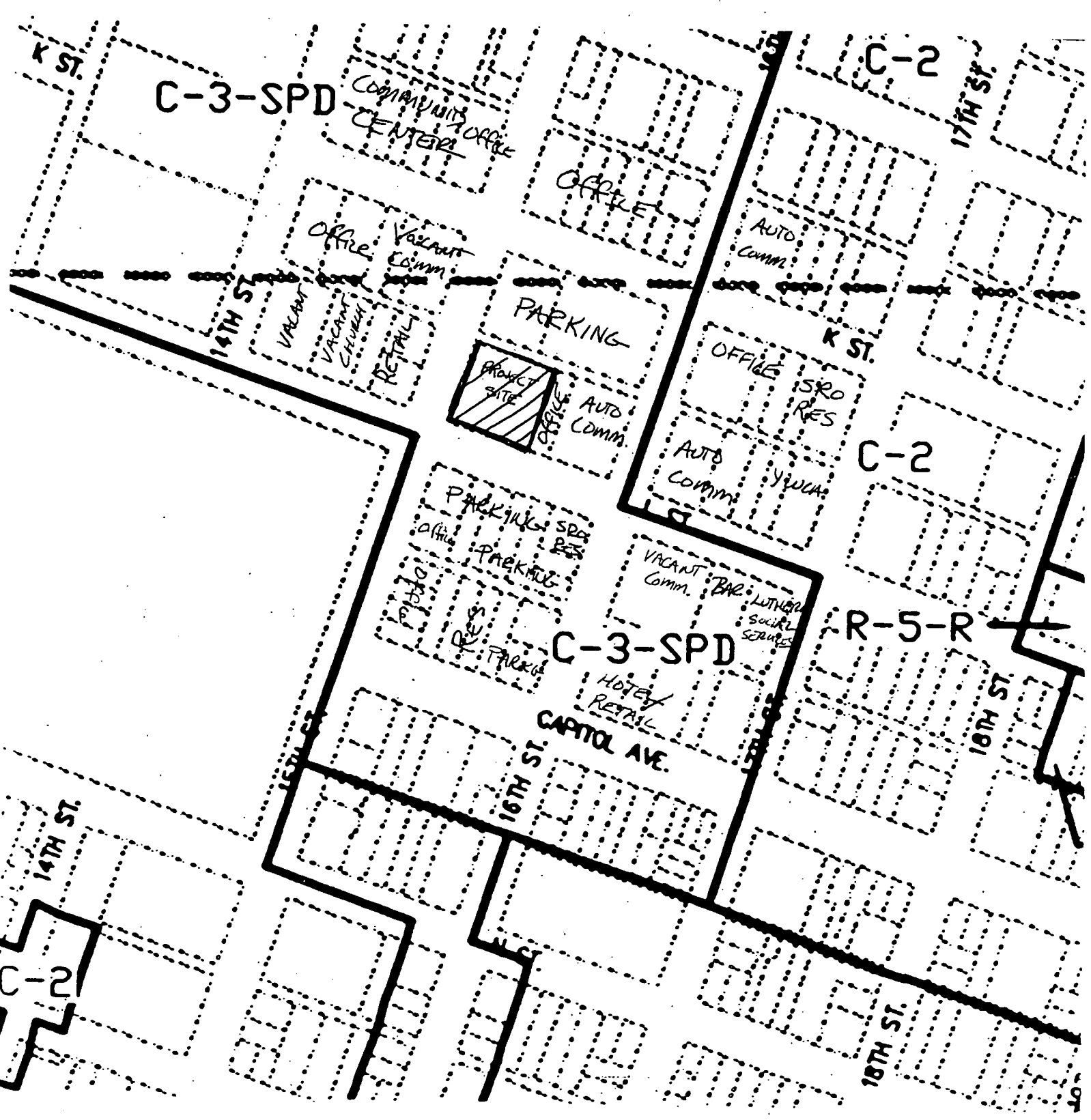
Attachments

Attachment A	Notice of Decision and Findings of Fact
Exhibit A-1	Site Plan
Attachment B	Locator Map
Attachment C	Land Use and Zoning Map
Attachment D	DGS Letter Concerning Parking in State Lot



ATTACHMENT B-LOCATOR MAP

ATTACHMENT C-LAND USE AND ZONING MAP



C-3-SPD

C-2

COMMUNITY OFFICE CENTER

OFFICE

AUTO COMM

14TH ST

OFFICE

VACANT COMM

PARKING

K ST

PARKING SITE

AUTO COMM

OFFICE

SRG RES

C-2

AUTO COMM

YUWA

PARKING SPA
OFFICE
PARKING
PARKING
PARKING

VACANT COMM

BAR

LUTHERAN SOCIAL SERVICES

R-5-R

C-3-SPD

HOTEL
RETAIL

CAPITOL AVE

16TH ST

18TH ST

14TH ST

C-2

18TH ST

DEPARTMENT OF GENERAL SERVICES
OFFICE OF FLEET ADMINISTRATION
EMPLOYEE PARKING UNIT
800 Q STREET
SACRAMENTO, CA 95814



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To Whom It May Concern At The Planning Department:

The State parking lot, at the corner of 15th & L Streets (Lot 5), Sacramento, California, is currently available for public parking whenever the gates are in the up position. This is typically every evening and weekends.

If you have any questions, please call the Employee Parking Unit at (916) 327-2102.

Sincerely,

A handwritten signature in cursive script, appearing to read "Evita Abulencia".

Evita Abulencia
Parking Program Manager