

CITY PLANNING COMMISSION

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

APPLICANT	Corelis Associates - 1310 H Street, Suite 100, Sacramento, CA 95814				
OWNER	Progressive Church of God in Christ - 1969 Burnett Way, Sacramento, CA 95822				
PLANS BY	Corelis Associates - 1310 H Street, Suite 100, Sacramento, CA 95814				
FILING DATE	9-4-87	ENVIR. DET.	Neg. Dec.	REPORT BY	CV:sg
ASSESSOR'S-PCL. NO.	048-0012-005				

- APPLICATION:
- A. Negative Declaration
 - B. Special Permit to construct a church
 - C. Variance to waive the required six foot high masonry wall

LOCATION: 2251 Meadowview Road

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 13,670+ square foot church.

PROJECT INFORMATION:

1984 Airport Meadowview

Community Plan Designation: Residential 4-8 du/na
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-1	Front:	25'	75'+
South: Single family;	Side(Int):	5'	10'+
East: Church; R-1	Rear:	15'	170'+
West: Vacant; R-1, R-1A			

Parking Required:	60 spaces
Parking Provided:	70 spaces
Property Dimensions:	200'+ x 435'+
Property Area:	2.18+ acres
Square Footage of Building:	13,670
Height of Building:	29' (to roof peak)
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Cement plaster, stone veneer
Roof Material:	Heavy textured composition shingles
Color:	Light earth tones

BACKGROUND INFORMATION: On January 10, 1985 the Planning Commission approved a special permit (P85-002) to allow a 12,000 square foot church on the subject site. However, no church was constructed within the required two year time frame and the applicant allowed the special permit to expire. The applicant is requesting another special permit to allow a church on the project site.

PROJECT EVALUATION: Staff has the following comments:

APPLC. NO. P87-388 MEETING DATE October 8, 1987 ITEM NO 18

A. Land Use/Zoning

The project site is zoned Standard Single Family (R-1) and is vacant. Surrounding land uses are vacant to the north and west, residential to the south and a church is located to the east.

B. Proposal

The applicant proposes to construct a 13,670+ square foot church. The church would be constructed of cement plaster, stone veneer with a heavy textured composition shingle roof. Staff finds the proposed elevations to be acceptable. A total of 361 fixed seats and 70 parking spaces are proposed. Floor plans also indicate a nursery, offices and classrooms. The hours of operation proposed are: Sundays, 9A.M. - 1:30 P.M.; Tuesday and Thursdays, 7:30 P.M. - 9:30 P.M.

C. Site Plan

The site plan designates a 100'+ x 200'+ area as reserved for future development. Staff recommends this area be landscaped with grass until this area is developed. Any proposal for development of this area will require a special permit modification approval by the Planning Commission.

D. Variance - Waiver of Six Foot High Masonry Wall

The Zoning Ordinance requires a six foot high solid masonry wall along the north, west and east property lines. The applicant proposes to comply with this requirement for the north and west property lines. Staff recommends this six foot high masonry wall along the west property line be reduced to three feet high in the 25 foot front yard setback.

The applicant has submitted an elevation of the proposed masonry wall (see exhibit A). Staff finds the proposed masonry wall design to be satisfactory provided both sides of the proposed wall are identical to exhibit A.

Staff can support a variance for the required masonry wall along the east property line. A church is located on the adjacent parcel to the east, therefore staff has concluded a masonry wall is not necessary. Instead, staff recommends a six foot high solid wood fence be constructed along the east property line. This fence shall be reduced to three feet in height in the 25 foot front yard setback.

E. Landscaping

The applicant has submitted a landscape plan showing a variety of trees and lawn area in the front setback area, adjacent to the proposed church building and in landscape planters throughout the proposed parking lot. However, no landscaping was shown for the area proposed for future development. Staff recommends this area be landscaped with a lawn. In addition, these landscaping plans shall require the review and approval of the Planning Director to verify compliance with the Tree Shading Ordinance prior to the issuance of a building permit.

F. Signs

The applicant originally proposed to locate a monument sign within five feet of the front property line as shown on the site plan. However, the applicant has agreed to relocate this sign behind the 25 foot front yard setback as required by the Sign Ordinance.

Elevations submitted for the monument sign (see exhibit B) show a display area of approximately 19.5 square feet. This square footage exceeds the maximum of 16 square feet allowed by the Sign Ordinance. Staff recommends the total square footage devoted to the sign copy, including the address number, not exceed 16 square feet (see sign elevation). Also, the height of the sign shall not exceed six feet as measured from the sidewalk.

Interagency Review

This proposal was reviewed by the City Traffic Engineer, Engineer, Building Inspections, Police, and the Meadowview Improvement Committee, and the following comments were received:

Meadowview Improvement Committee

The Committee has indicated support of the proposed church.

ENVIRONMENTAL DETERMINATION: The Environmental coordinator has determined this project will not have a significant impact on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the following actions:

- A. Approval of the special permit, subject to conditions and based upon findings of fact which follow; and
- B. Approval of the variance, subject to conditions and based upon findings of fact which follow.

Conditions - Special Permit

1. The proposed parking lot shall comply with the Tree Shading Ordinance.
2. Any future development plans for the undeveloped portion of the site shall require special permit modification approval by the Planning Commission.
3. The site plan and elevations submitted for building permit approval shall be the same as those attached to this staff report.
4. The area designated for future development shall be landscaped with grass or similar low ground cover.

5. A six foot high solid masonry wall shall be required along the north and west property lines. This wall shall be reduced in height to three feet within the 25 foot front yard setback.
6. The proposed monument sign shall be located behind the 25 foot front yard setback. The display area of the sign shall not exceed 16 square feet. This sign shall not exceed six feet in height as measured from the sidewalks.
7. Both sides of the proposed masonry wall shall be the same as exhibit A.

Variance - Conditions

1. A six foot high solid wood fence shall be constructed along the east property line.
2. This fence shall be reduced to three feet in height within the 25 foot front yard setback.

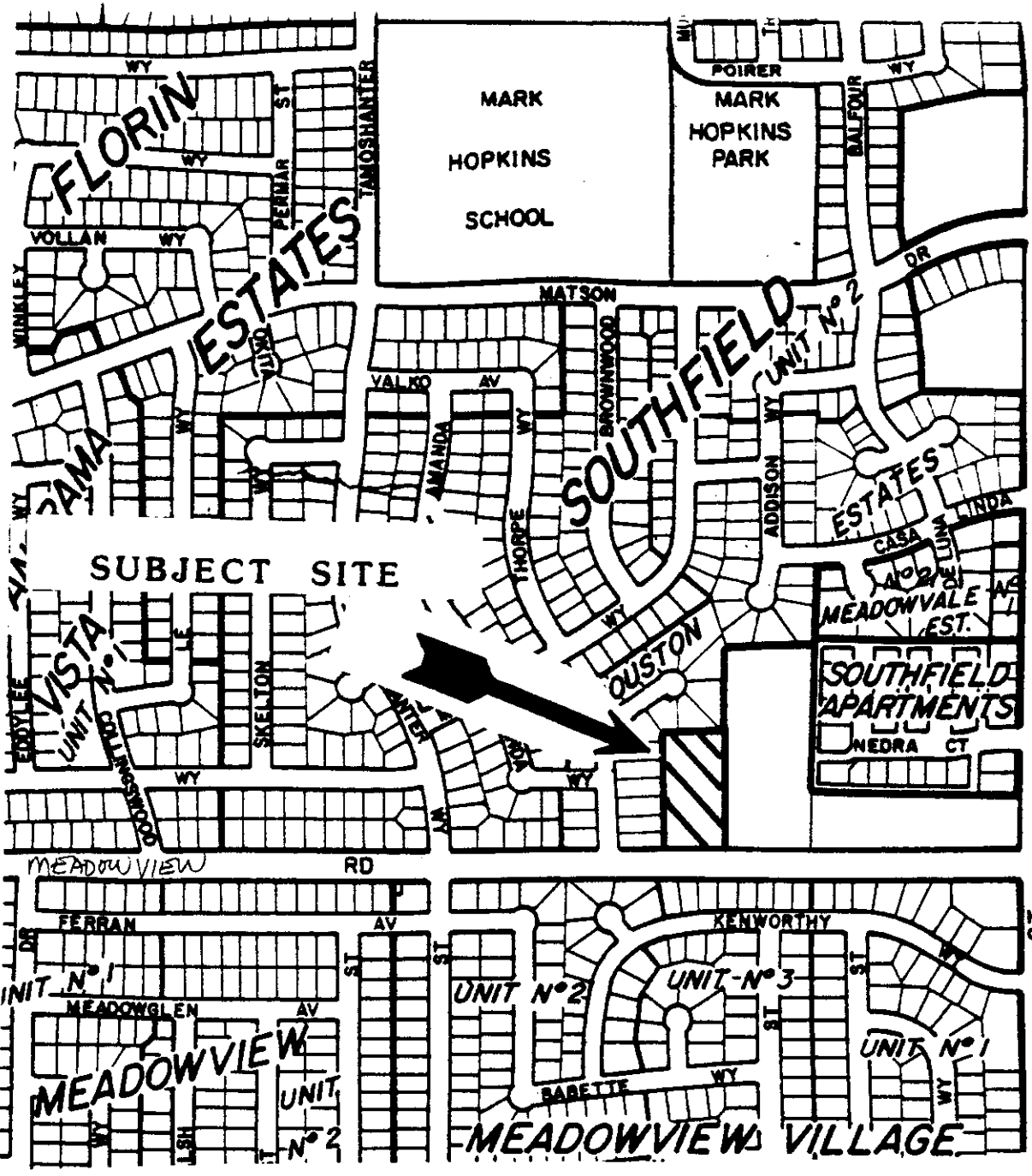
Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the use will not alter the character of the neighborhood which consists of residential, commercial and institutional uses; and
 - b. the site is located on a major street.
2. The project, as conditioned, will not be injurious or detrimental to public health, safety or welfare nor result in the creation of a nuisance in that:
 - a. six foot high masonry wall will be provided along the north and west property lines;
 - b. adequate parking is provided; and
 - c. adequate landscaping and building setbacks will be provided.
3. The proposed project is consistent with the City's discretionary land use policy in that the 1984 Airport Meadowview Community Plan designates the site for residential (4-8 du/na) and the proposed church, with a special permit, conforms with the plan designation.

Variance - Findings of Fact

1. Granting the variance does not constitute a special privilege extended an individual applicant in that variances have been granted for similar circumstances.

2. The variance is not a use variance in that masonry walls are allowed in the R-1 zone.
3. Granting the variance will not constitute a disservice to surrounding property because a church is located adjacent to and east of the project site.
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 1984 Airport-Meadowview Community plan and the proposed church, with a special permit, conforms with the plan designation.

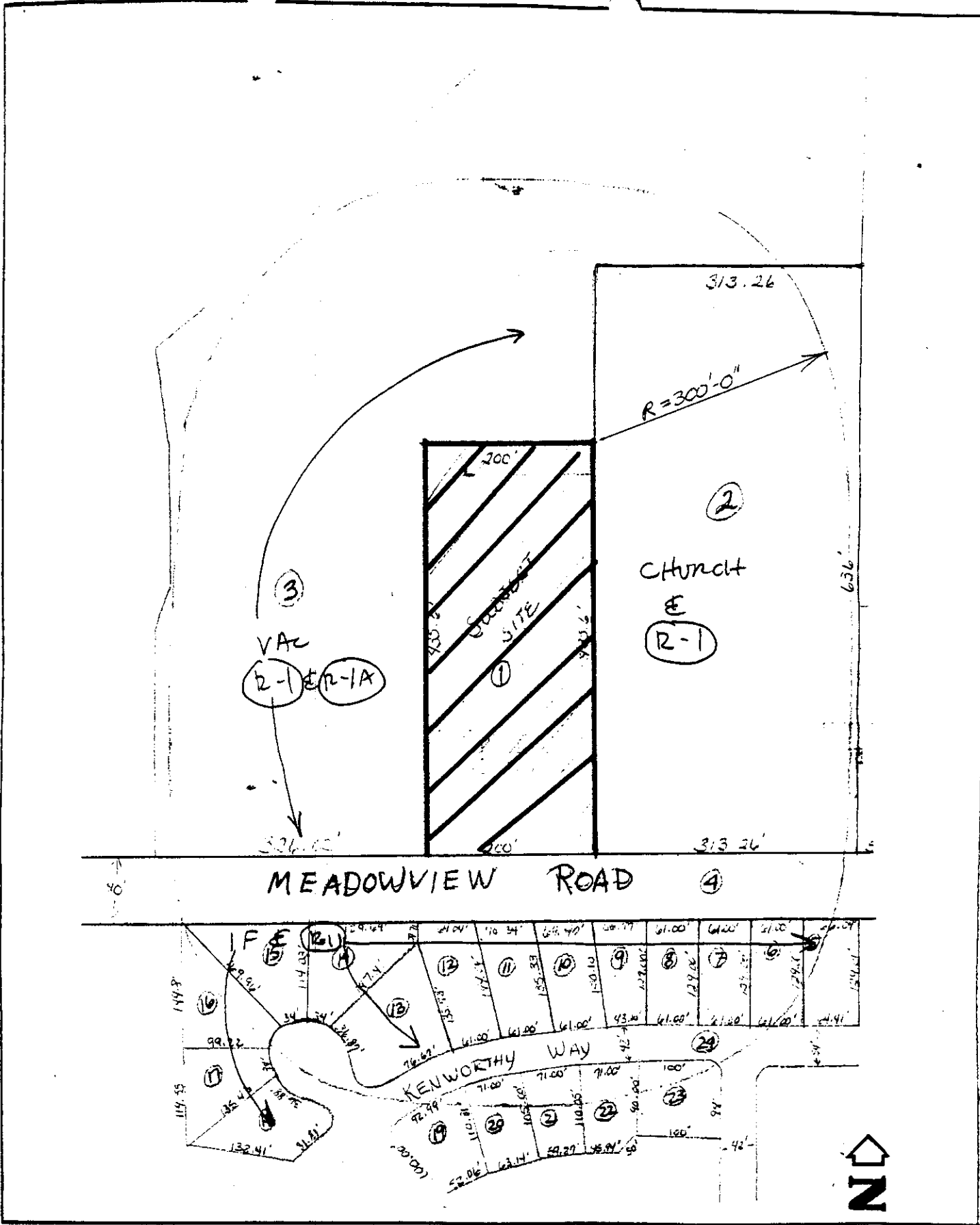


VICINITY MAP

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Item 18



LAND USE & ZONING MAP

P87-388

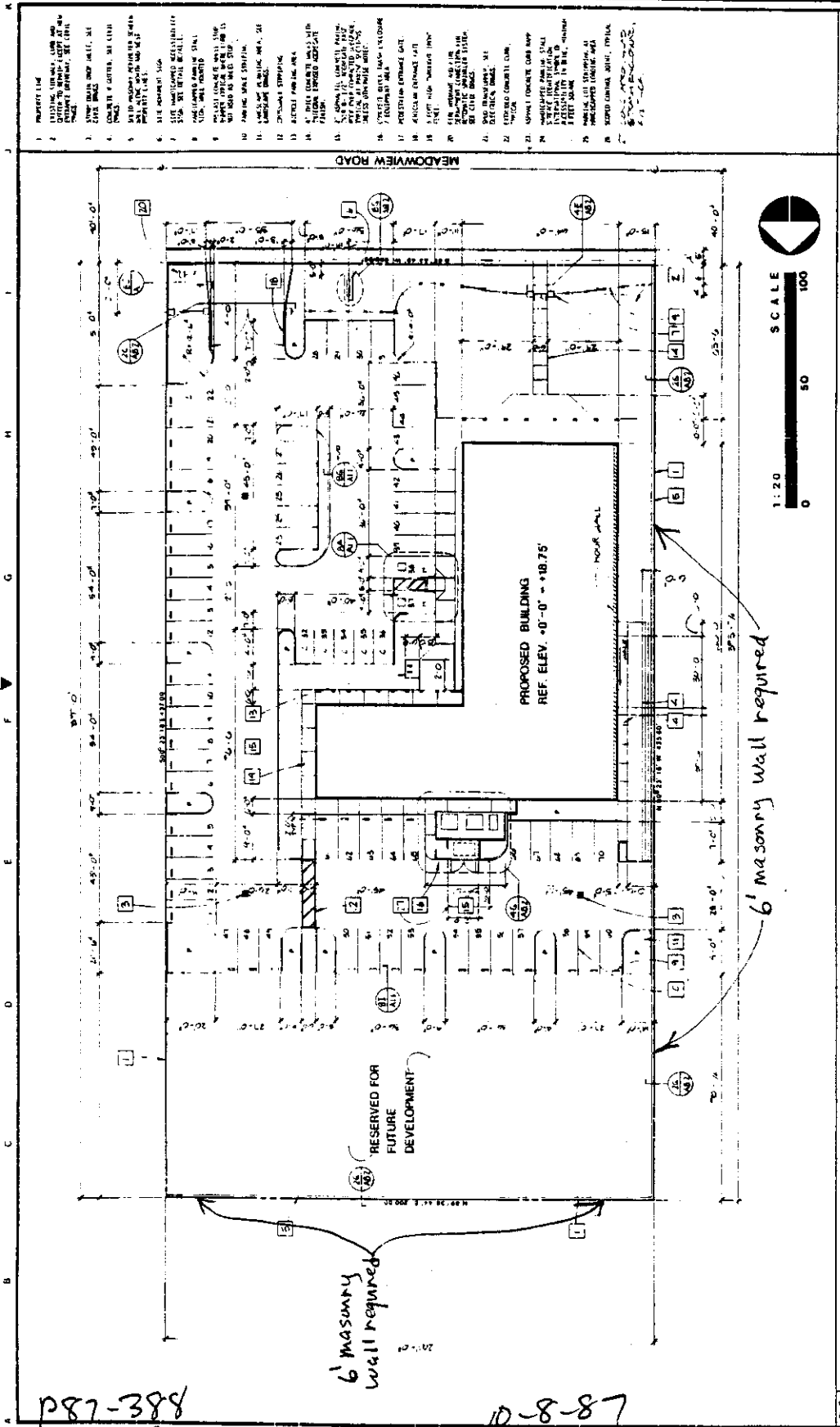
10-8-87

ITEM 18

SITE PLAN

PROGRESSIVE CHURCH OF GOD IN CHRIST
 2231 MEADOWVIEW ROAD
 SACRAMENTO, CA

SITE PL
 A1



KEYNOTES	SCALE: 1" = 20'-0" TYP. U.O.N.	SCALE: 1" = 10'-0" TYP. U.O.N.	SCALE: 1" = 10'-0" TYP. U.O.N.	SCALE: 1" = 10'-0" TYP. U.O.N.	SCALE: 1" = 10'-0" TYP. U.O.N.	SCALE: 1" = 10'-0" TYP. U.O.N.											
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ITEM 1X

FLOOR PLANS

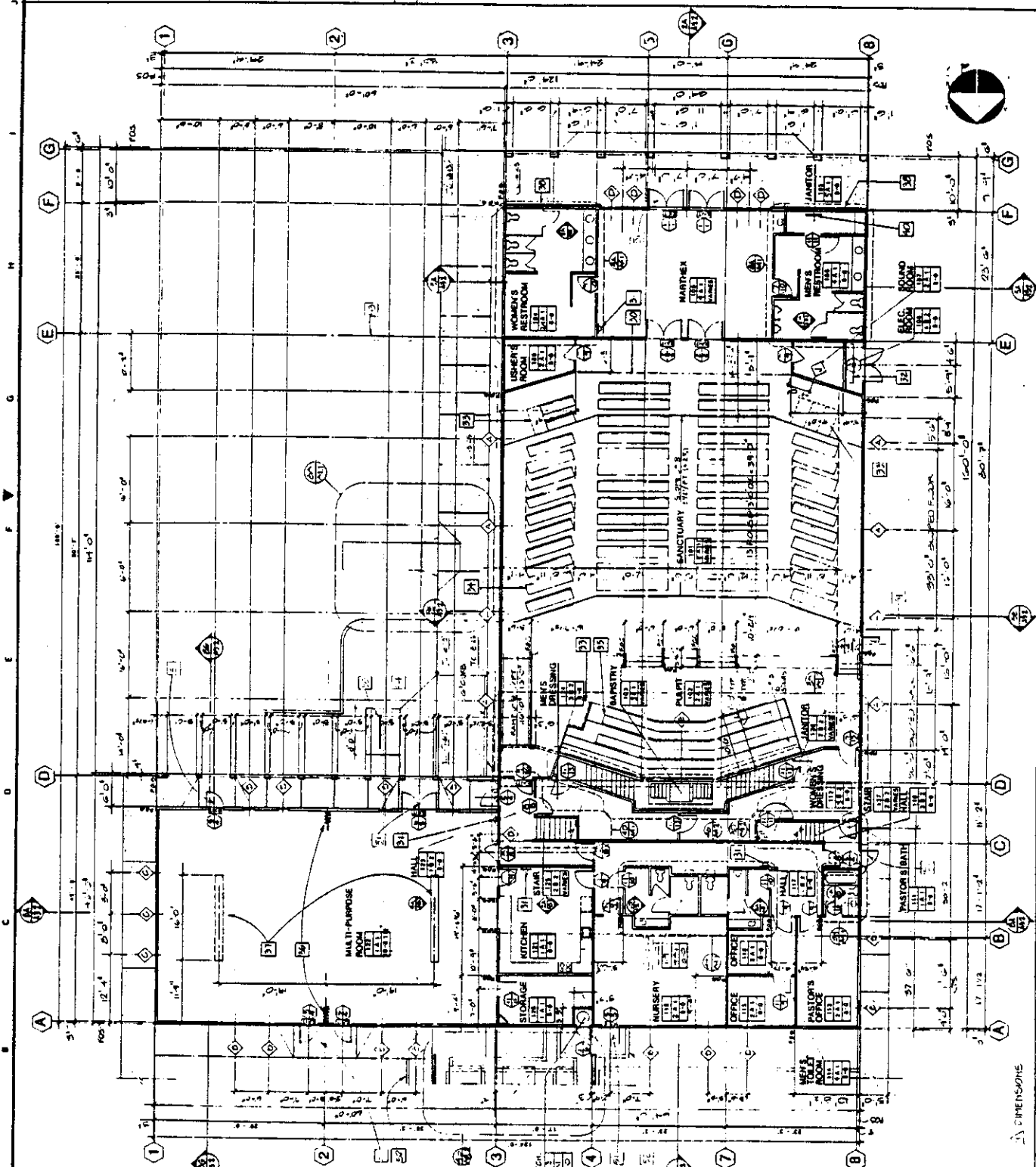
GROUP FLOOR A

COMMON WALLS: 2" x 8" STUCCO OVER 1/2" GYPSUM BOARD OR EQUIVALENT.
PARTITION WALLS: 5/8" GYPSUM BOARD OR EQUIVALENT.
FLOORING: 1/2" GYPSUM BOARD OR EQUIVALENT.
FLOORING: 1/2" GYPSUM BOARD OR EQUIVALENT.
PARTITION WALLS: 5/8" GYPSUM BOARD OR EQUIVALENT.
FLOORING: 1/2" GYPSUM BOARD OR EQUIVALENT.

PARTITION KEY

- 1. LINE OF STUDY WORK.
- 2. LINE OF PARTITIONING OR NECESSARY CABINET.
- 3. ELECTRICAL NOTATION.
- 4. MECHANICAL NOTATION.
- 5. FLOOR FINISH OR LEVEL.
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KEYNOTES



REVISIONS	
NO.	DESCRIPTION

10-8-87

DIMENSIONS	
NO.	DESCRIPTION

ITEM 18

BA GROUND FLOOR PLAN



Corelis Associates
 1310 H Street, Suite 102
 Sacramento, CA 95811
 Tel: 916 442 1414

PROGRESSIVE
 CHURCH
 OF GOD IN
 CHRIST

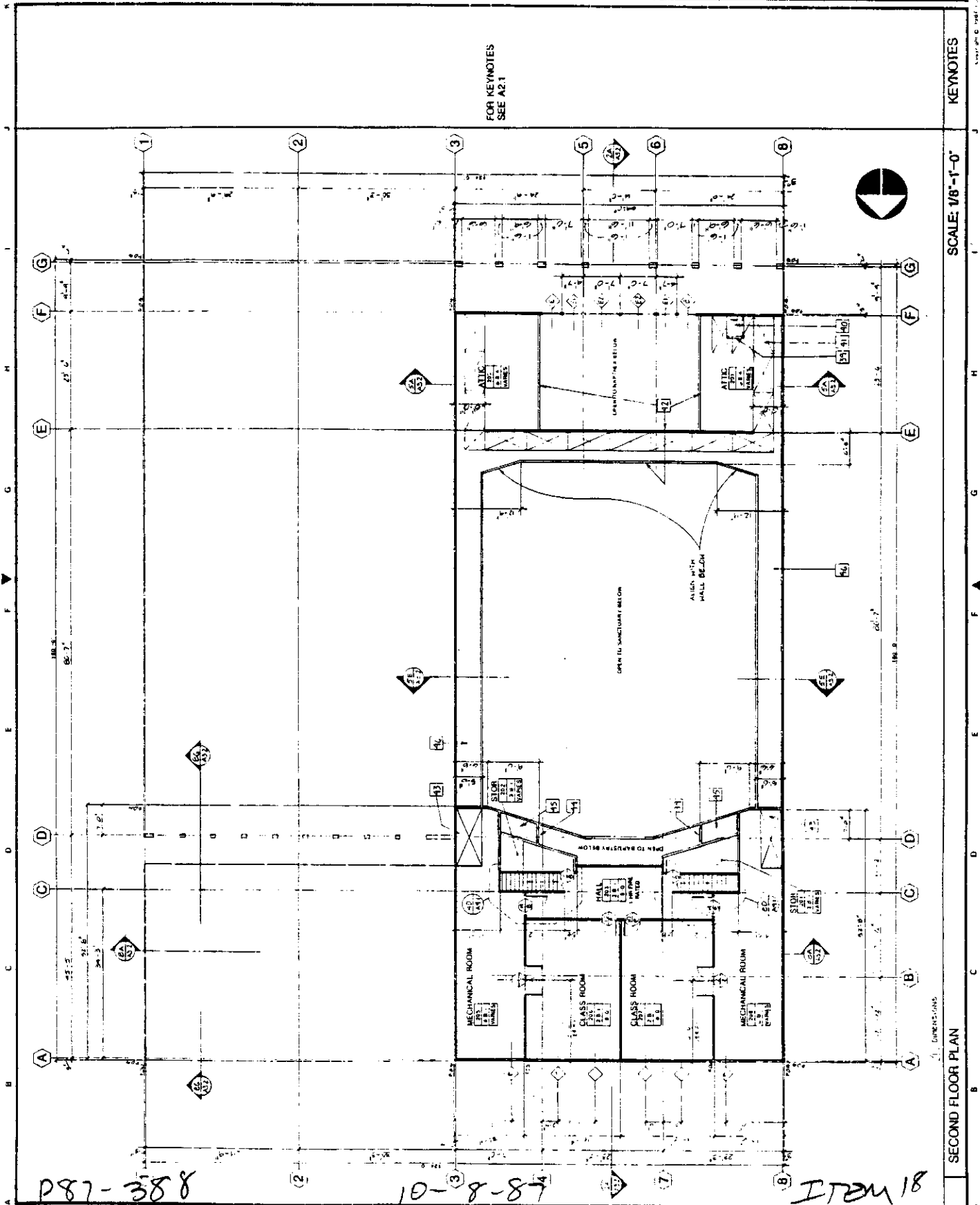
2251 MEADOWVIEW
 ROAD

SACRAMENTO, CA

FLOOR PLANS

SECOND
 FLOOR PLAN

A2.2



KEYNOTES

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

SECOND FLOOR PLAN

KEYNOTES

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10-8-87

ITEM 18



Cornelis Associates
ARCHITECTS
1212 S. STREET, SUITE 200
SACRAMENTO, CA 95805
(916) 442-1212

**PROGRESSIVE
CHURCH
OF GOD IN
CHRIST**

2251 MEADOWVIEW
ROAD

SACRAMENTO, CA

ELEVATIONS

EXTERIOR
ELEVATION

A3

DATE: 11/18/87
DRAWN BY: J.S. [unclear]

- 1. INDICATED FROM WALL TO CENTER LINE.
- 2. FACE OF WALL TO CENTER LINE.
- 3. FACE OF WALL TO SURFACE.
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2A SOUTH ELEVATION SCALE: 1/8" = 1'-0", TYPICAL

4A EAST ELEVATION SEE SOUTH ELEVATION FOR SIMILAR TYPICAL NOTES

6A NORTH ELEVATION SEE SOUTH ELEVATION FOR SIMILAR TYPICAL NOTES

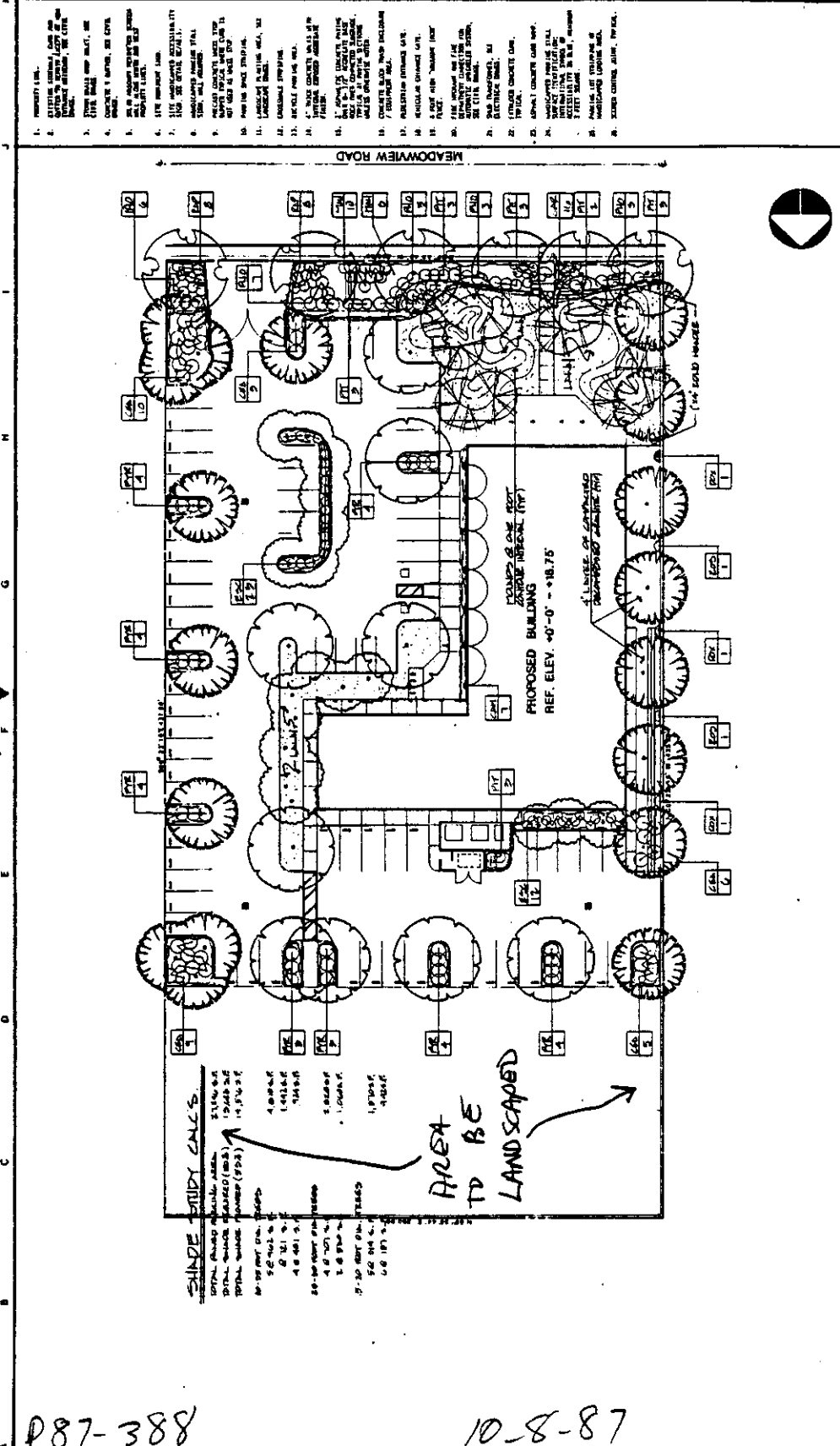
8A WEST ELEVATION SEE SOUTH ELEVATION FOR SIMILAR TYPICAL NOTES

KEYNOTES

18-8-87

ITEM 18

LANDSCAPE PLANS



SCALE: 1" = 20'-0", TYP. U.O.N. KEYNOTES

PLANTING NOTES

- The plant list is provided for the convenience of the contractor. The contractor shall verify all plant amounts and if a discrepancy exists he shall notify the architect.
- Finish grade to plantings shall be 1" below top of adjacent curb, walk or paved area. Grade of finished surface shall be 2% slope.
- Plantings shall be installed in accordance with the following specifications, unless otherwise noted. All plants shall be installed in accordance with the following specifications, unless otherwise noted.
- Plantings shall be installed in accordance with the following specifications, unless otherwise noted.

PLANT LIST & LEGEND

SYM	POTENTIAL / COMMON NAME	SIZE	CITY
1	SPRING BLOSSOM / WHITE BLOSSOM	18" H	14
2	CELTIC HUNTERS / HUNTERS	18" H	14
3	MAJESTIC BARK / MAJESTIC BARK	18" H	14
4	MAJESTIC BARK / MAJESTIC BARK	18" H	14
5	MAJESTIC BARK / MAJESTIC BARK	18" H	14
6	MAJESTIC BARK / MAJESTIC BARK	18" H	14

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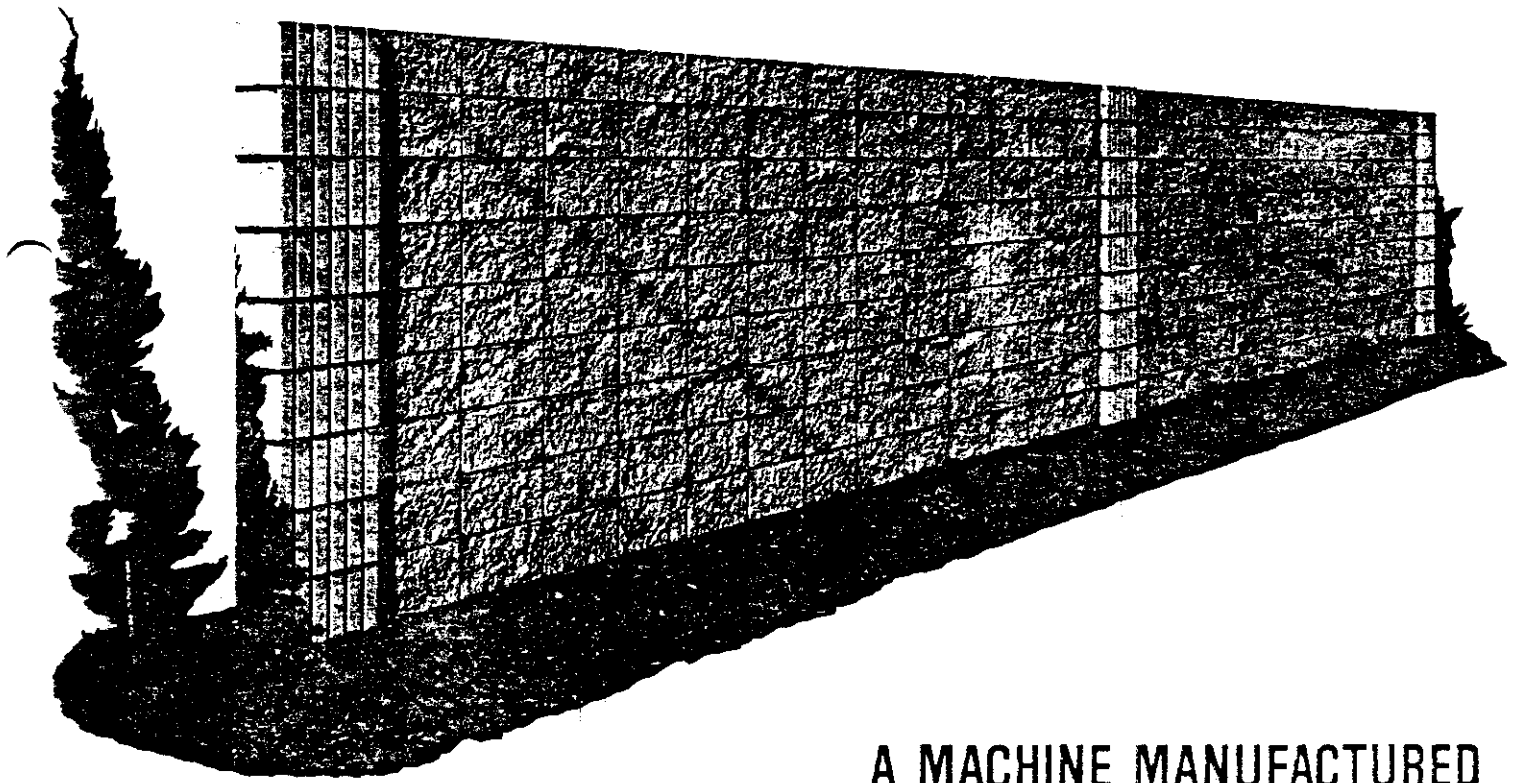
ITEM 18

EXHIBIT A

more than a fence,

TOMAX[®]

combines economy & beauty



A MACHINE MANUFACTURED
MASONRY PANEL SYSTEM
by BEST'S BLOCKS, INC.

for fences, walls, sound barriers.

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ITEM 18

