

CITY PLANNING COMMISSION

927-10th Street

SACRAMENTO, CALIFORNIA 95814

APPLICANT	Sacto. Chinese Baptist Church, 1821 Meadowview Rd., Sacto., CA.		
OWNER	Paul Ng, 7316 Stanwood Way, Sacramento, CA 95831		
PLANS BY			
FILING DATE	3/19/82	50 DAY CPC ACTION DATE	REPORT BY: JIT:bw
EXEMPT			
NEGATIVE DEC.	15111(b)	EIR	ASSESSOR'S PCL. NO. 048-082-1000

APPLICATION: Special Permit to provide 37 additional parking spaces in conjunction with an existing church located on 1.8+ acres in the Single Family, R-1 zone.

LOCATION: 1821 Meadowview Road

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Meadowview Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Church, school and parking

Surrounding Land Use and Zoning:

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

Existing Parking Spaces:	28
Proposed Parking Spaces:	37
	Total 65
Property Dimensions:	191' x 412'
Property Area:	1.80 acres
Square Footage of Proposed Parking Area:	12,000+ square feet
Significant Features of Site:	Sacramento Chinese Baptist Church
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to site
School District:	Sacramento City Unified

STAFF EVALUATION: Staff has the following comments regarding the project:

1. The applicant must submit a landscape plan indicating 50 percent shading of the new parking lot as required by the Energy Conservation Ordinance (Ordinance #4454) prior to the issuance of parking permit.
2. The site plan indicates an eight-foot wide planter strip located along the northerly property line. This is intended to provide a buffer to adjacent single family dwellings. Staff suggests that a four-foot landscaping strip be provided along the east property line to provide a buffer to adjacent dwellings.

APPLC. NO. P-82-077

MEETING DATE April 22, 1982

CPC ITEM NO. 20

002553

In order to protect the planting area, staff suggests that a six-inch by six-inch raised concrete curb be provided around the planting areas.

3. The applicant has indicated that the solid six-foot high masonry wall will be constructed along the north and east property lines as required by the fence ordinance. This will provide a buffer and help reduce the noise transmitted from the automobile to the adjacent residences.
4. The proposed parking area is compatible with surrounding residential uses. Adequate buffering will be provided with landscaping and a masonry wall. Also, the additional parking spaces will relieve the on-street parking.
5. The site plan indicates the location of two tree wells located in the middle of a driveway that provide access to the proposed parking area. Staff suggests that the tree wells be relocated to allow adequate vehicular circulation.

STAFF RECOMMENDATION: The special permit be approved subject to the following conditions and based upon Findings of Fact which follow:

Conditions

1. Detailed landscape and irrigation plans shall be submitted for review and approval by staff. Landscaping shall include shrubs, ground cover, and a variety of five to 15 gallon trees and shrubs shall be utilized.
2. A four-foot wide planting strip shall be installed adjacent to the easterly property line.
3. The applicant shall submit a landscape plan indicating 50 percent shading of the parking lot as required by the Energy Conservation Ordinance (Ord. #4454) prior to issuance of building permits.
4. Bumper stops (six-inch by six-inch raised concrete curb) shall be placed on the north and west sides of the parking lot in order for automobiles to avoid hitting the planter area.
5. The two tree wells situated in the middle of the driveway that are located adjacent to the easterly property line shall be relocated to allow adequate vehicular circulation.

Findings of Fact

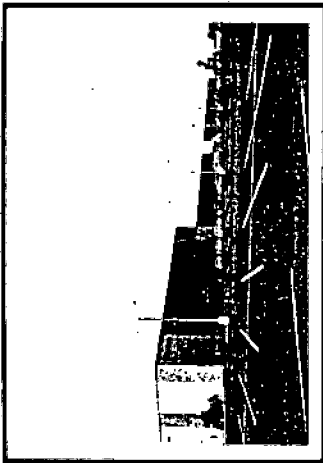
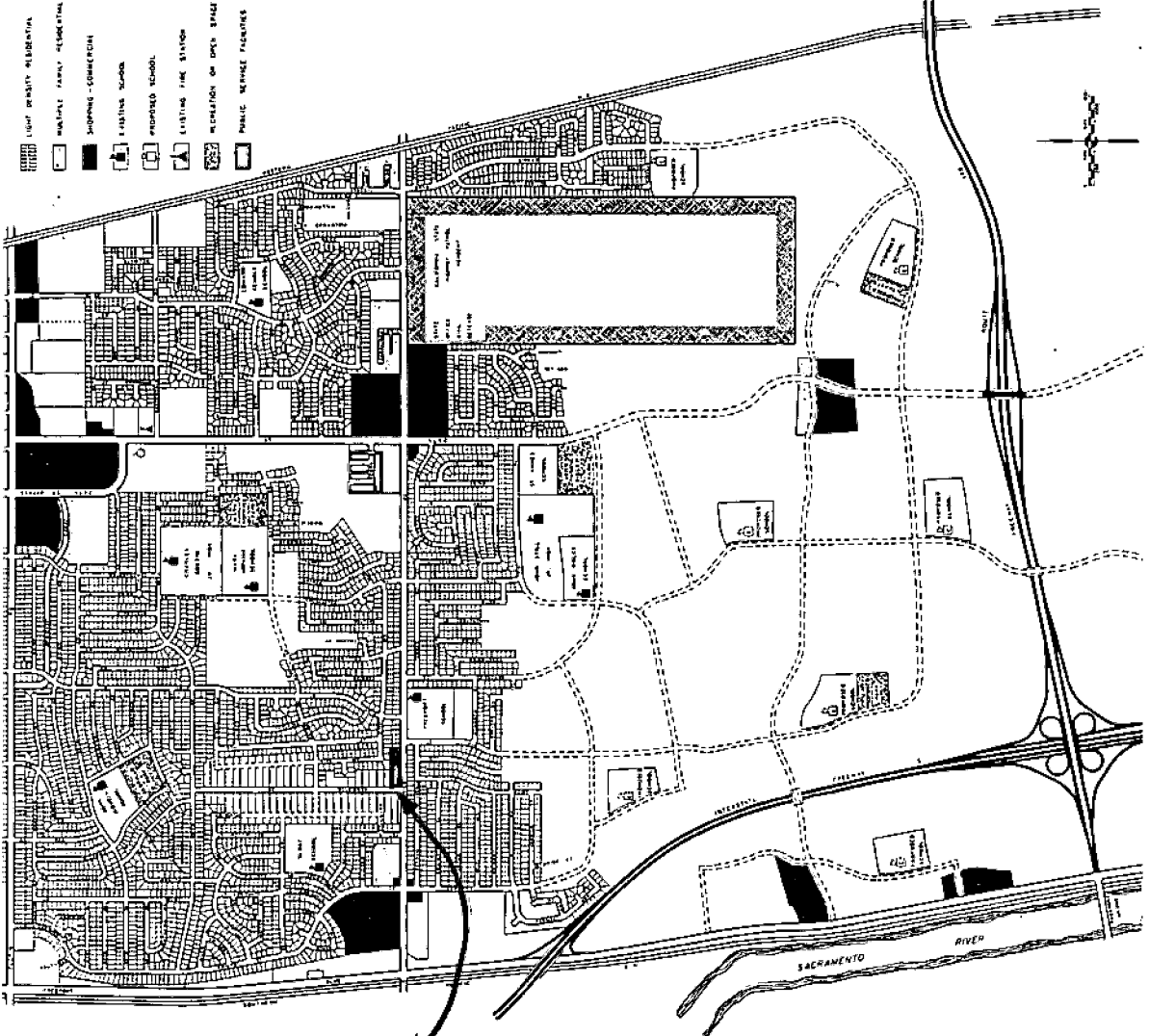
1. The project, as conditioned, is based on sound principles of land use in that:
 - a. The proposed expansion of the parking area is compatible with the surrounding land uses;
 - b. Off-street parking will be provided for the existing numbers of membership to the church;

- c. Landscaping will be provided to buffer the parking area from adjacent residences.
2. The project, as conditioned, is not injurious to the general public in that traffic congestion on neighboring residential streets will be avoided.
3. The project, as conditioned, is consistent with the General Plan in that:
 - a. Churches are allowed in any zone upon issuance of a special permit;
 - b. The 1974 General Plan encourages the development of community oriented uses.

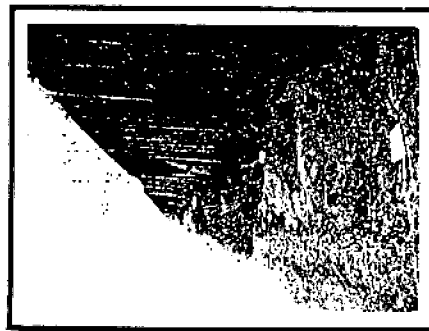
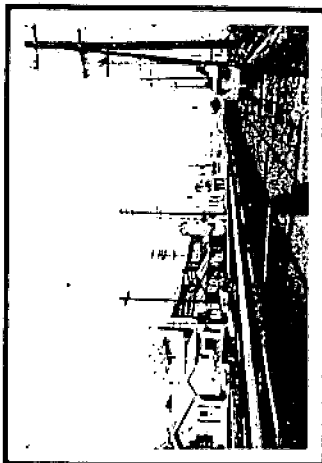
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MEADOWVIEW COMMUNITY PLAN

- LIGHT DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- OFFICE - BUSINESS
- SHOPPING - COMMERCIAL
- INDUSTRIAL
- EXISTING SCHOOL
- PROPOSED SCHOOL
- EXISTING FIRE STATION
- PROPOSED FIRE STATION
- RECREATION OR OPEN SPACE
- PUBLIC SERVICE FACILITIES



SUBJECT SITE



002556

220'-0"

52'-0"

NEW 6' HIGH MASONRY WALL

A.C. PARKING SHAPED PARKING PERCENT SHADED

GROUND COVER & LOW SHRUB VEGETATION

DEAR

6" x 6" CURB

3 CHINESE HACKBERRY 50' HT. 30' DIA

FOUR-FOOT PLANTER STRIP (GROUND COVER & SHRUBS)

3/4" CLASS 200 PIPE

0'-9 1/11

April 22, 1982

C-95

26'

16'-0"

110'-0"

LEGEND



PVC PIPE SURFACE, UNDER GR.

3 CHINESE HACKBERRY 50' HT. 30' DIA.

2 LITTLE LEAF LINDEN 40' HT. 20' DIA.

ASV

41'-0"

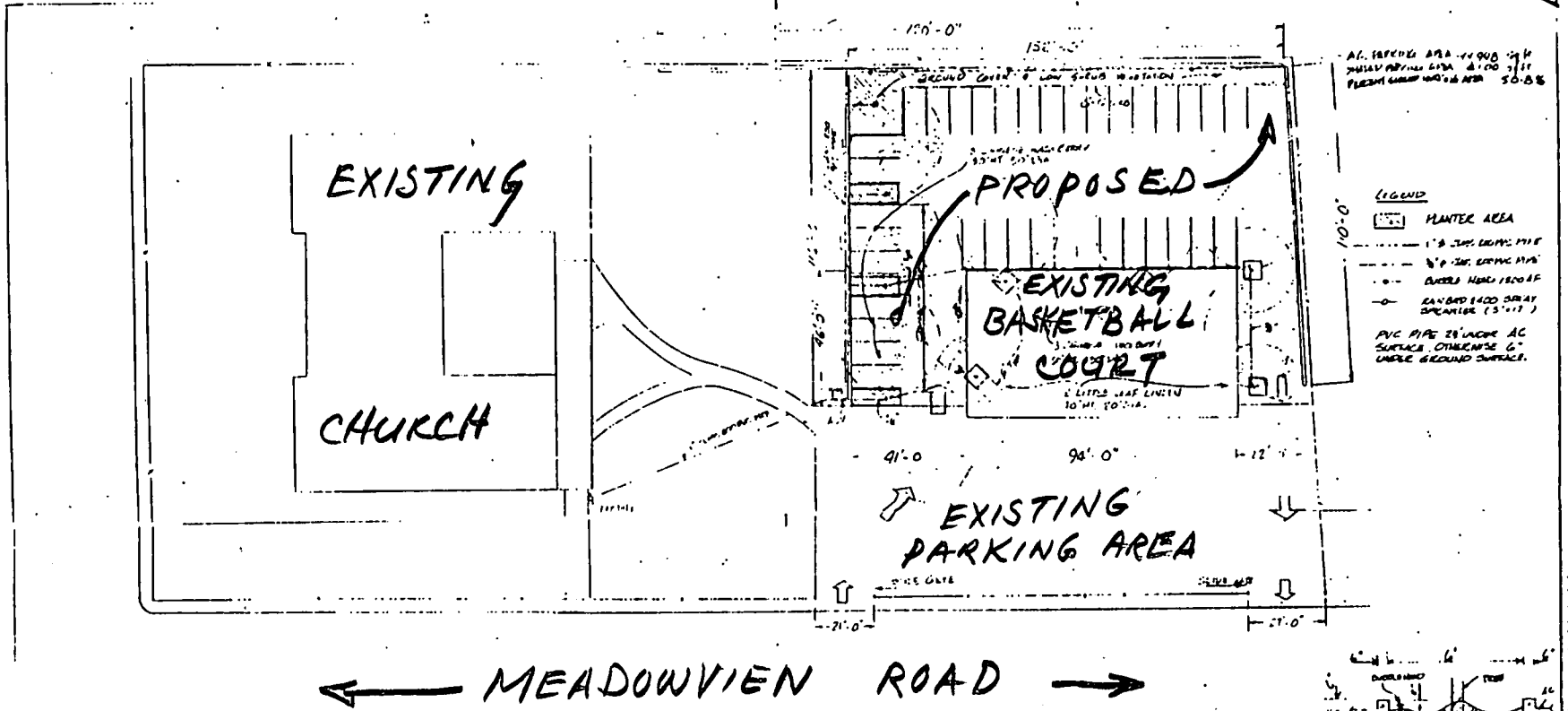
94'-0"

22'-0"

EXHIBIT "B"

002562

EXHIBIT "A"

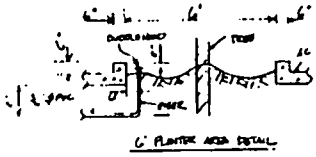


← MEADOWVIEW ROAD →

LANDSCAPE AND 50% PARKING AREA SHADING PLAN

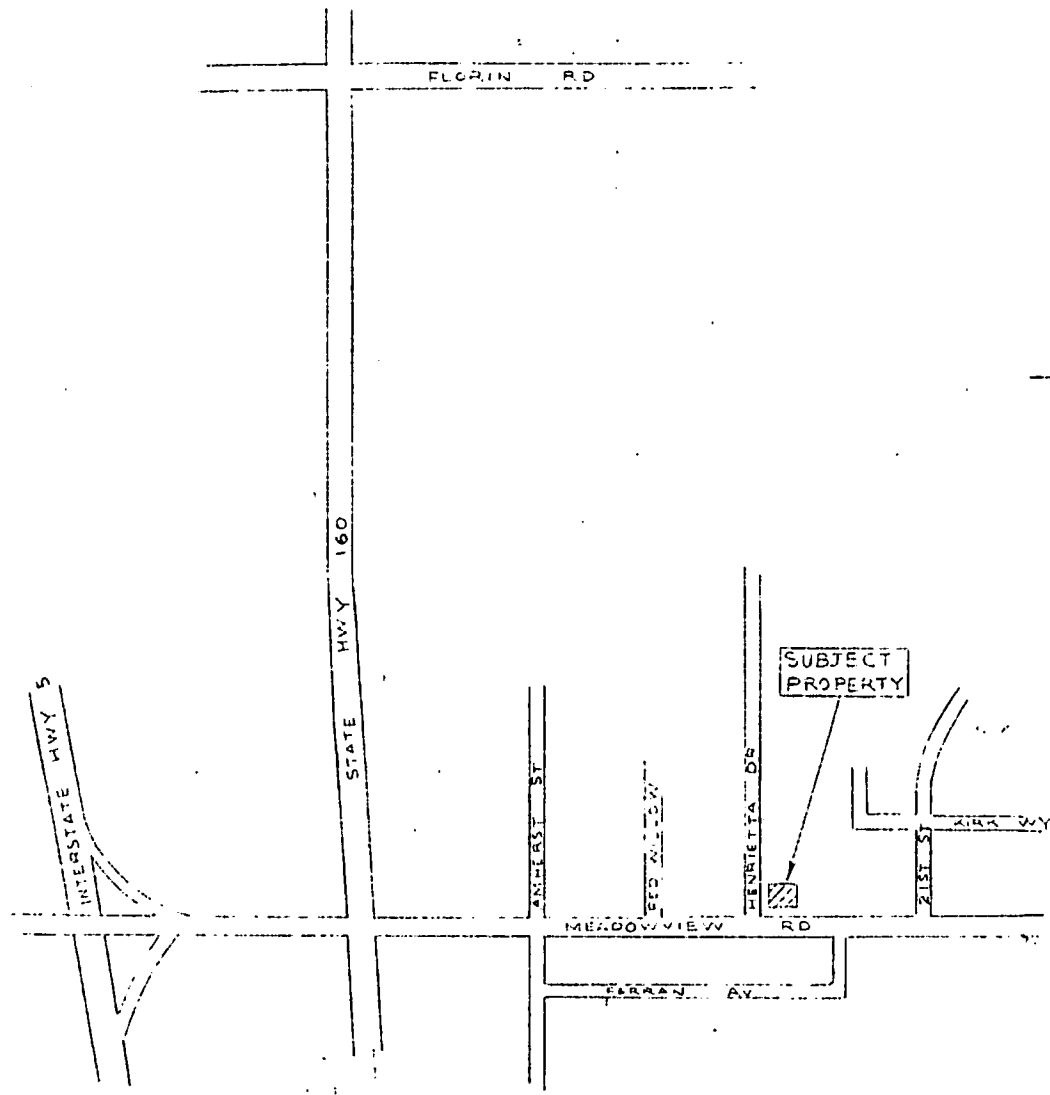
SCALE 1/4" = 1'-0"

NOTE: FOR EXISTING DETAIL SEE SHEET C



AUGMENTATION OF PARKING AREA
 SACRAMENTO CHINESE BAPTIST CHURCH
 1821 MEADOWVIEW RD., SACTO CALIFORNIA
 DATE: 1/82
 SHEET NO. 3 of 3

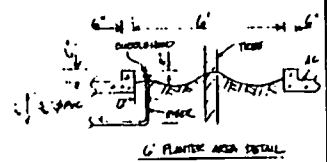
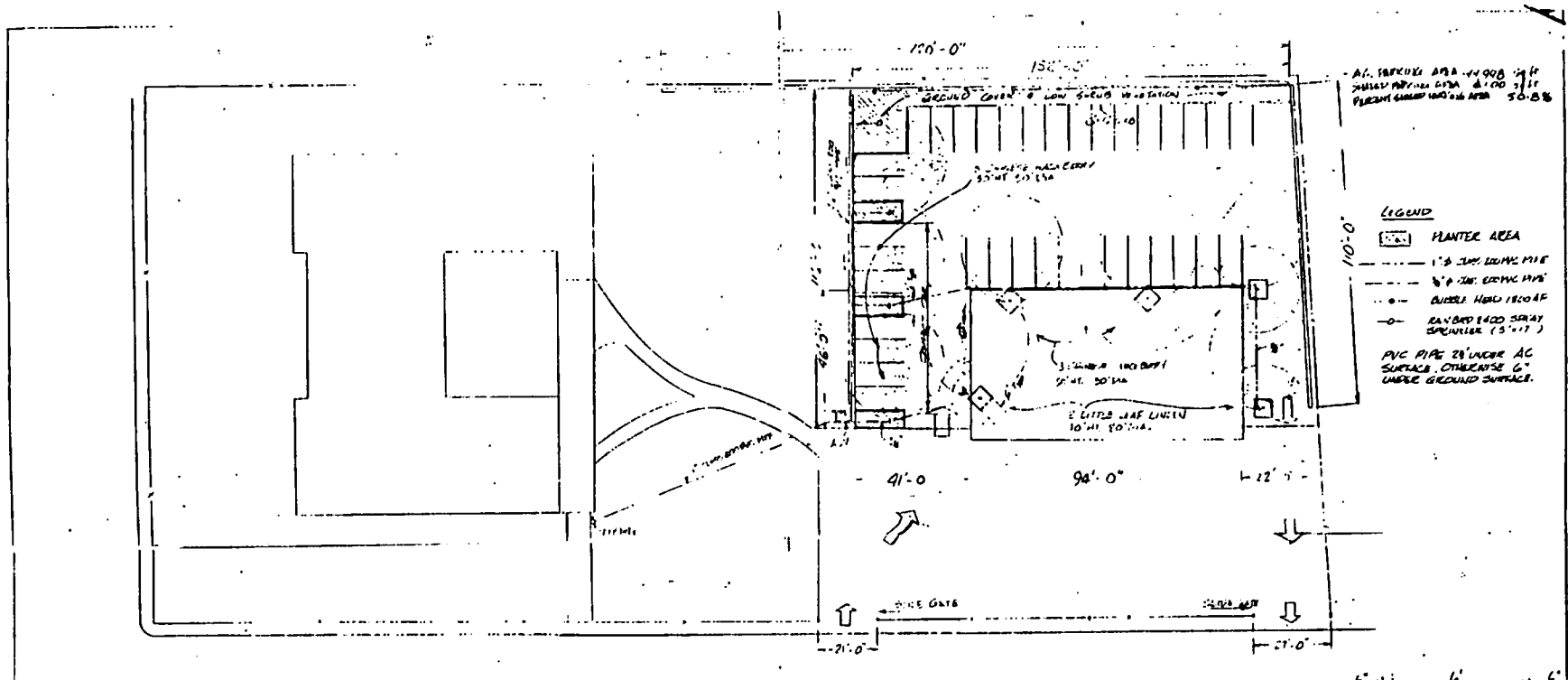
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VICINITY MAP
NO SCALE

AUGMENTATION OF PARKING AREA SACRAMENTO CHINESE BAPTIST CHURCH 1821 MEADOWVIEW RD SACTO, CALIF.	
OWNERSHIP & VICINITY MAP	
DRAWN: C. WONG	DATE: 2/82
SHEET NO 1 OF 3	

002559



LANDSCAPE AND 50% PARKING AREA SHADING PLAN

SCALE 1/16" = 1'-0"

NOTE:
FOR EXISTING DETAIL, SEE SHEET 2

ALIGNMENT OF PARKING AREA
SACRAMENTO CHINESE BAPTIST CHURCH
1321 MEADOWVIEW RD, SACTO CALIFORNIA

DATE: 1/84

DRAWN: K. TAM

DATE: 1/84

SHEET NO.
3 OF 3

002560

SINGLE FAMILY HOME

EXISTING POWER LINES

N. 30° 0' 00" W 40'

APPROX. 100'

220'-0"

NEW 6" MASONRY BLOCK WALL (BROWN COLOR)

NEW PARKING DECK

NEW DRAIN HOLE

NEW 6" DRAIN PIPE

EXISTING BASE (WALL) COURT

EXIST. LIGHT POST

8" EXIST. 8" φ AREA RT.

EXISTING TOWER (CANTONMENT)

SLIDE GATE

20' LIGHT POST

SLIDE GATE

SANCTUARY

EXISTING STAIRCASE

COURT

EDUCATION

NATIVE SOIL AREA
FUTURE SANCTUARY EXPANSION

EXISTING LAWN

EXISTING CHAIN LINK ALL AROUND

EXISTING LAWN

EXISTING WOODEN RAIL

N. 89° 52' 25" W 412.09'

0'-0"
19'-15"
20'
18'
3'
N

SINGLE FAMILY HOME

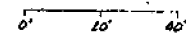
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EXISTING SUBBEREY

MEADOWVIEW RD (NO OFF STREET PARKING
(1 MEDIUM YELLOW LANE
3' PARKS, 5' IN EACH DIRECTION))

PLOT PLAN

SCALE: 1/16" = 1'-0"



Notes:
--- SURFACE DRAINAGE

AUGMENTATION OF PARKING AREA SACRAMENTO CHINESE BAPTIST CHURCH 1821 MEADOWVIEW RD, SACTO, CALIFORNIA	
PLOT PLAN	
DRAWN: S. WONG	DATE: 2/82
SHEET No 2 of 3	

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