

CITY PLANNING COMMISSION

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

APPLICANT	PEACE LUTHERAN CHURCH, 924 San Juan Road, Sacramento, CA 95833		
OWNER	CAL/NEV District Lutheran Church, 924 San Juan Road, Sacramento, CA 95833		
PLANS BY	_____		
FILING DATE	9/9/87	ENVIR. DET.	EX 15301 e2
ASSESSOR'S-PCL. NO.	250-0010-016		
		REPORT BY	SD/vf

APPLICATION: Special Permit to expand an existing church.

LOCATION: 924 San Juan Road

PROPOSAL: The applicant is requesting the necessary entitlements to expand an existing church facility with a 1,126 sq. ft. building for a pastor's office, Sunday school rooms and storage.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1986 South Natomas Community Plan Designation:	High Density Residential
Existing Zoning of Site:	Agricultural
Existing Land Use of Site:	Church and related facilities

Surrounding Land Use and Zoning:

North: Apartments and Vacant; R-2A
 South: School; R-1
 East : Vacant; R-1A, PUD
 West : Vacant; R-2A, PUD

Parking Required:	21 spaces
Parking Provided:	35 spaces
Property Dimensions:	Irregular
Property Area:	4.0+ acres
Square Footage of Building:	1,126 sq. ft. addition
Height of Building:	One Story
Topography:	Flat
Street Improvements & Utilities:	Existing
Exterior Building Materials:	Wood Siding

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated high density residential in the Old South Natomas Community Plan. The site is zoned Agricultural and is developed with a church, Sunday School and residence. Surrounding land uses include vacant land and apartments to the north, vacant land east and west and a junior high school to the south. Churches and related facilities are permitted in any zone subject to issuance of a Special Permit by the City Planning Commission.

001307

APPLC. NO. P87-402 **MEETING DATE** 10/22/87 **ITEM NO.** 19

3. Design

Currently, there is a church located on the subject site which fronts Old San Juan Road (now known as Rio Tiero Avenue). 65402 Review for abandonment was approved by the Planning Commission 7/24/86. The road surfacing remains, but the public right-of-way elbows at Nordstead Drive (see Exhibit A). Access to the subject site now comes off of the San Juan Road realignment on the north side of the site. Behind the church is an existing pre school facility. The church seats 125 people requiring 21 parking spaces. There are 35 on site parking spaces.

The applicant is requesting the necessary entitlements to situate a pastor's office, Sunday school rooms and a storage area between the two existing structures. Building materials and design will be the same as the existing structures. Parking is adequate for all of the uses. Staff has no objection to this request.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA) Section 15301 e 21.

RECOMMENDATION: Staff recommends that the Planning Commission approve the special permit subject to conditions and based upon findings of fact which follow.

Conditions

The proposed addition shall be similar in colors and material as the existing structure.

Findings of Fact

1. The Special Permit is based upon sound principles of land use in that:
 - a. it is an expansion of an existing use; and
 - b. the project is located on a major street and adjacent to a proposed church.
2. The project will not be detrimental to public health and safety or result in a nuisance in that adequate on-site parking is provided.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for high density residential uses and the proposed church expansion conforms to the plan designation subject to special permit approval by the Planning Commission.

001593