

Amended by Staff on 3/8/90

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

| | | |
|--|---|-------------------------|
| APPLICANT <u>Jesse Shaver, P.O. Box 5822, Sacramento, CA 95817</u> | | |
| OWNER <u>Jesse Shaver, P.O. Box 5822, Sacramento, CA 95817</u> | | |
| PLANS BY <u>Stephen C. Montel, 37481 Maple Street, Ste. J, Fremont, CA 94536</u> | | |
| FILING DATE <u>11-15-89</u> | ENVIR. DET. <u>Negative Declaration</u> | REPORT BY <u>MJW:ei</u> |
| ASSESSOR'S PCL. NO. <u>049-0031-013, and 049-0031-001</u> | | |

- APPLICATION:
- A. Negative Declaration
 - B. Special Permit to develop an 8,456 square foot, 2 story church on 0.34± developed acres in the Office Building (OB) zone. (Parcel A)
 - C. Variance to locate 34 parking spaces off-site on 0.45± vacant acres in the OB zone. (Parcel B)

LOCATION: 7329 25th Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 150 seat church and to provide off-site parking.

PROJECT INFORMATION:

1988 General Plan Designation: Low Density Residential (4-15 du/na)

1984 Airport Meadowview Community

Plan Designation: Office

Existing Zoning of Site: OB

Existing Land Use of Site: Church and vacant

| Surrounding Land Use and Zoning: | Setbacks | Required | Provided |
|----------------------------------|-----------|----------|-------------|
| North: School; R-1 | Front: | 25' | 23' |
| South: Vacant; OB | | | |
| East: Vacant; R-1 | Side(Int) | 5' | 7½'(south) |
| West: Vacant; OB, R-2B | Rear: | 15' | 15' (north) |

| | |
|------------------------------|--|
| Seating: | 150 Seats |
| Parking Required: | 25 (1 space per 6 seats) |
| Parking Provided: | 38 (1 space per 4 seats; 4 on-site, 34 off-site) |
| Property Dimensions: | Parcel A: 120' x 125', Parcel B: 95' x 210' |
| Property Area: | Parcel A: 0.34± ac., Parcel B: 0.46± ac. |
| Square Footage of Units: | 8,456 sq. ft. |
| Height of Building: | 37' |
| Topography: | Flat |
| Street Improvements: | Existing |
| Utilities: | Existing |
| Exterior Building Materials: | Stucco/resawn plywood |
| Roof Material: | composition heavy material |

APPLC. NO. P90-005

MEETING DATE March 3, 1990

ITEM NO. 9

000368

Project Evaluation

A. Land Uses and Zoning

The subject site consists of two parcels (Parcel A and Parcel B) separated by a third parcel that is not a part of this application. Parcel A consists of 0.34± developed acres in the Office Building (O-B) zone. Parcel B consists of 0.46± vacant acres in the O-B zone. The General Plan designates the site Low Density Residential (4-15 du/na). The 1984 Airport Meadowview Community Plan designates the site office.

Surrounding land uses are vacant and institutional. Surrounding zoning is single family to the north, south and east and office and multi family to the west.

B. Applicant's Proposal

The applicant is proposing to demolish an existing church facility and to construct a 8,456 square foot church structure with a seating capacity of 150 and additional classrooms, (Parcel A). The proposed hours of operation are:

Sunday Services 8 AM - 8 PM

Monday - Friday

• Committee Meeting 10 AM - 1 PM

• Night Service 7 PM - 8 PM

Saturday

• Committee Meeting 9 AM - 4 PM

• Night Services 6 PM - 8 PM

In addition, the applicant is proposing to locate four spaces on-site and 34 parking spaces off-site (Parcel B) approximately 116' north of Parcel A.

C. Site Plan Design

The submitted site plan indicates four on-site (Parcel A), and 34 off-site parking spaces (Parcel B). The 150 seat church requires 25 parking spaces. The classroom portion of the building is designed for a capacity of 60 persons.

Parcel A may appear to be irregular in shape on the applicant's drawings. However, in actuality, Parcel A is rectangular in dimensions. The applicant has indicated there is a westerly property line that separates Parcel A from the bell shaped portion of land that protrudes into the public street right of way (see Exhibits A & G). This bell shaped land is owned by the City of Sacramento and in order to utilize it, the applicant would be required to have the street abandoned or obtain a revocable encroachment permit.

Traffic Engineering has suggested that the proposed driveway on 25th Street, the northwest side of the bell, be relocated to 24th street, the southwest side of the bell due to concerns with traffic circulation. Staff proposes that the site plan be revised as per Exhibit E to accommodate this concern.

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000369

Staff recommends the revised site plan show a 25' front yard setback from the actual western property line, and that the revised site plan be submitted for Planning Director review and approval prior to issuance of building permits. The applicant is to provide the required 50% tree shading in accordance with zoning regulations.

In addition, the revised site plan must show the proposed location for a trash enclosure. Currently, a chain link fence is situated along a portion of the perimeter of the property. A six foot masonry wall is required along the south, east, and north property lines. The chain link fence must be removed and replaced by said masonry wall. If a fence is to be provided along the front property line, it cannot exceed three feet in height and must be set back a minimum of 20 feet at the driveways. *(Amended by staff)*

D. Parking Design

The site plan for Parcel A indicates a total of four parking spaces (two handicapped spaces are provided). The layout for Parcel B indicates 34 off-site parking spaces. The Zoning Ordinance requires one space per every six church seats. The applicant's parking proposal of 38 spaces provides an excess of 13 spaces to the 25 required. The applicant has provided one parking space for every four church seats.

The applicant is requesting a variance to provide 34 off-site parking spaces. The church presently owns the property on which this off-site parking would be located. Staff is not opposed to the variance for off-site parking.

The 50% shading requirement in the parking lot shall be met.

E. Building Design

The applicant proposes building exteriors consisting of stucco and resawn plywood with composition heavy material for the roof. Staff has some concerns with the quality of the exterior materials. The following revisions are recommended:

- Replace the resawn plywood with stucco or other more suitable material
- Revise the elevations showing the new material selected and horizontal or vertical reveals
- Submit the revised elevations to Design Review staff for review and approval prior to the issuance of building permits.

The replacement of resawn plywood with stucco, brick or other suitable material will enable this proposed structure to create architectural interest and better blend in with the architectural character and finished materials of nearby buildings.

The Zoning Ordinance allows a maximum height of 35 feet in the Office Building (OB) zone. The revised drawings must meet this requirement.

F. Signage

The submitted plans do not indicate any proposed signs. Any signs must meet the requirements of the Sign Ordinance which allows one identification sign and one bulletin board not to exceed a total of 16 square feet.

G. Agency Comments

The proposed project was reviewed by Building Inspections, Community Services, Engineering and Traffic Engineering.

The following comments were received:

Engineering

1. Site Plan doesn't reflect existing street improvements at intersection of 24th Street bypass realignment and 25th Street. Church parcel appears to be located entirely adjacent to 25th Street, and not to the configuration submitted on sheet A-1.
2. Frontage improvements exist adjacent to church along 25th Street. Standard improvements will be required along the parking lot and the lot between the church and parking lot. (APN: 049-0031-001, 002) The off-site improvements are required for pedestrian safety. See attached aerial photo for location of church site and 25th Street (Exhibit F).
3. To utilize the portion of the old 24th Street, applicant shall have street abandoned or obtain a revocable encroachment permit. Easements for existing utilities would have to be retained.
4. A new site plan should be submitted showing the following:
 - a) correct R/W
 - b) proposed area of abandonment or encroachment
 - c) parking plan to satisfaction of Traffic Engineer
 - d) plan showing relationship of the two sites to each other and all adjacent roads and driveways
 - e) show existing improvements and utilities, water, sewer drain pipes, SMUD, gas, telephone.

Traffic Engineering

Relocate driveway on 25th Street north of 24th Street to 24th Street south of 25th Street.

Environmental Determination

The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore a Negative Declaration has been prepared. The applicant has agreed to the following mitigation measures to reduce geological impacts to a less than significant level:

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
 - Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%

- Cover stockpiles of sand, soil, and similar materials with a tarp.
- Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
- Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
- Increase the frequency of city street cleaning along streets in the vicinity of construction site.
- Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.

The proposed project is located within an area designated by FEMA as an A99 zone and determined by the USCOE to have less the 100 year flood protection.

Additional growth in the 100 year floodplain could expose people and property to flooding. In order to reduce this significant impact to a less than significant level, the Environmental Coordinator of the City of Sacramento has determined that the project may only proceed up to the building permit stage. A building permit will not be issued on the proposed project until the Land Use Planning Policy EIR is complete. If construction does not occur, there will be no additional exposure of people or property to flooding. In order to comply with this condition, the project applicant has agreed to the following mitigation measures:

- B. The City shall not approve the final project building permit until the Land Use Planning Policy EIR is completed and approved (anticipated for december, 1989*).
- C. The applicant shall comply with all applicable mitigation measures imposed by the Land Use Planning Policy EIR prior to final project approval. The applicant is aware that applicable mitigation measure could substantially alter the proposed project and require additional future environmental review prior to the issuance of a City building permit.

*It is anticipated that residential projects located in the Sacramento River Levee Flood Failure area will not receive final project building permits until June, 1990. In the event the Land Use Policy is adopted (anticipated for December, 1989) the growth limitations of the policy will further prevent issuance of final project building permits until June, 1990 (or when decision makers determine it is appropriate to allow building to proceed.

Light and Glare: The lighting for the proposed church structure and parking facility has some potential to generate glare to on-coming traffic. The applicant has agreed to the following mitigation measure to reduce this potential impact to less-than-significant:

- D. All exterior lighting will be directed away from or properly shaded to eliminate glare onto on-coming traffic.
- E. The City shall not approve the final project building permit until the General Plan is amended to exclude areas designated A99 Flood Hazard zone from areas considered "subject to unreasonable risk of flooding."

However, if the proposed flood policy and General Plan amendment are not approved the proposed project must be reevaluated prior to issuance of the final building permit to determine the level of significance of flood hazards associated with the project and to re-issuance of mitigation measures to address the identified impact.

Demolition of the existing buildings on the project site could subject workers and surrounding residents to significant health risks from exposure to asbestos. The applicant has agreed to the following mitigation measure in order to reduce potentially significant human health impacts resulting from the demolition of the existing residence to a less-than-significant level:

F. The applicant will comply with the following State regulation:

- Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing building prior to demolition or renovation.

If asbestos containing materials are identified on the project site, the applicant will determine the quantity of material to be removed and comply with the following applicable State and Federal regulations:

- California Occupational Safety and Health Administration (CAL-OSHA) work safety standards must be applied to any demolition or renovation of structures that contain more than 100 square feet of asbestos containing materials. Specific standards are provided by CAL-OSHA (San Francisco Office: (415) 974-7633).
- Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures than contain more than 160 square feet or 260 linear feet of asbestos containing materials. Specific information is provided by EPA (San Francisco Office: (415) 974-7633).

In order to document compliance with these measures, the applicant will provide a copy of the awarded demolition bid to the City Environmental Coordinator prior to issuance of a building permit for demolition.

Recommendation: Staff recommends the Planning Commission take the following action:

- A. Ratify the Negative Declaration
- B. Approve the Special Permit to construct the church subject to conditions and based upon findings of fact.
- C. Approve the Variance to allow off-site parking subject to conditions and based upon findings of fact.

Conditions

1. The applicant shall submit a revised site plan ~~similar to Exhibit E and~~ which shows the relationship of the two sites to each other and all adjacent roads and driveways, as well as existing improvement and utilities--water, sewer drain pipes, SMUD, gas, telephone for review and approval of the Planning Director prior to issuance of Building Permits.
 - a) *the driveway for the church site shall be relocated to the satisfaction of the Traffic Engineering Division.*
 - b) *standard street improvements (including curb, gutter, and sidewalk), shall be provided on the parking lot site and the church site to the satisfaction of the Public Works Department. In addition, and necessary street improvements as determined by the Public Works Department shall*

be included off-site on the adjacent parcel located between the two properties, to the satisfaction of the Public Works Department.

- c) *the revised site plan shall clearly show the relationship of the parcel on which the church is located to the city public right of way and to both 24th and 25th Streets. The revised plan shall be signed and stamped by a licensed engineer or a land surveyor. (Added by staff)*
2. The applicant shall submit a revised elevation plan for review and approval by Design Review staff prior to the issuance of building permits.
 3. A trash enclosure shall be provided on the subject site and shall comply with the City's Trash Enclosure Ordinance.
 4. Any signage proposed on the subject site shall be reviewed and approved by the Planning Director prior to issuance of sign permits. Any detached sign shall be a monument sign.
 5. Revised landscape, shading and irrigation plans shall be submitted for Planning Director review and approval prior to issuance of building permits. The 50 percent shading requirement shall be met in the designated parking areas.
 6. The seating in the church shall be limited to 150 and a sign indicating the maximum seating capacity shall be posted in the church in a conspicuous place.
 7. Obtain a revocable encroachment permit or have the street abandoned prior to issuance of building permits.
 8. A six foot high solid decorative masonry wall shall be erected along the property lines abutting residential uses or zoning. The design and materials of the wall shall be submitted for Planning Director review and approval prior to issuance of building permits. *Any other proposed fences shall be indicated on the site plan and be subject to Planning Director review and approval prior to issuance of building permits. (Added by staff)*
 9. The applicant shall comply with the mitigation measures of the Negative Declaration which include:
 - a. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
 - Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%
 - Cover stockpiles of sand, soil, and similar materials with a tarp.
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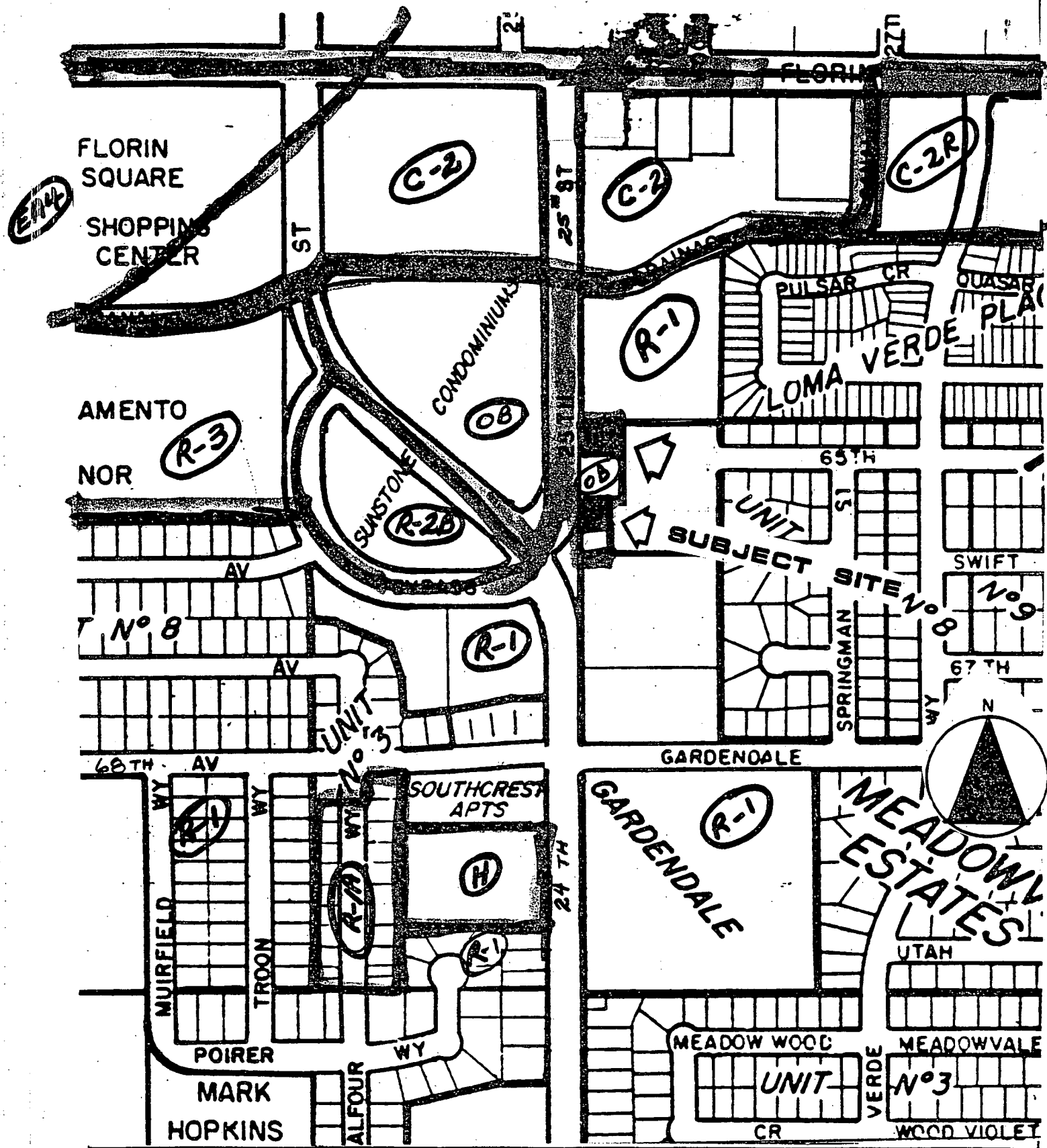
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In order to document compliance with these measures, the applicant will provide a copy of the awarded demolition bid to the City Environmental Coordinator prior to issuance of a building permit for demolition.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the church facility is compatible with adjacent single family residential zoning and other existing public and private facilities such as library, fire station, college, and churches found in the area;
 - b. adequate off-street parking will be provided
2. The project, as conditioned, is not detrimental to the public health, safety or welfare nor will result in the creation of a nuisance in that:
 - a. the church facility is located on a major street and will provide an adequate amount of parking;
 - b. the proposal will not significantly alter the characteristics of the area;
 - c. adequate shading of the parking lot will be provided; and
 - d. a masonry wall shall be provided to buffer neighboring residential uses

3. The variance, as proposed, is not a special privilege extended to the one individual property owner in that:
 - a. adequate parking; maneuvering and setbacks will be provided;
 - b. a variance would be granted to any other property owner facing similar circumstances.
4. The proposed variance does not constitute a use variance in that church facilities and their parking areas are allowed in the OB zone subject to special permit approval.
5. The project is in conformance with the General Plan which designates the site Low Density Residential, and the project is in conformance with the 1984 Airport Meadowview Community Plan which designates the site office. Church facilities are allowed in any zone with a special permit approval.



VICINITY - ZONING

P 90 005

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Item 9

- Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures than contain more than 160 square feet or 260 linear feet of asbestos containing materials. Specific information is provided by EPA (San Francisco Office: (415) 974-7633).

In order to document compliance with these measures, the applicant will provide a copy of the awarded demolition bid to the City Environmental Coordinator prior to issuance of a building permit for demolition.

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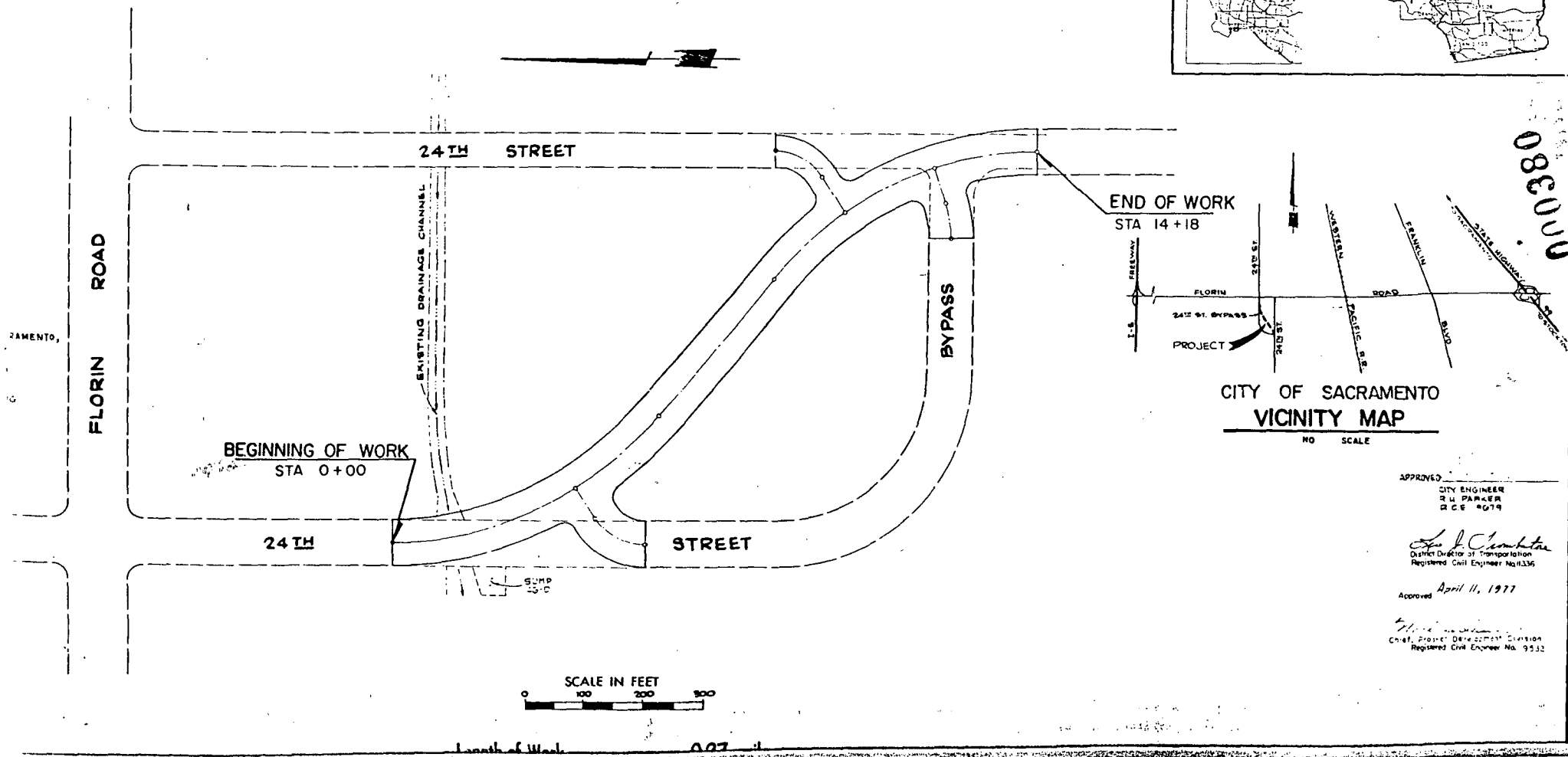
470000

1100

STATE OF CALIFORNIA
 BUSINESS AND TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION

PROJECT PLANS FOR CONSTRUCTION IN
 SACRAMENTO COUNTY IN SACRAMENTO FEDERAL AID URBAN
 PROJECT NO. M-F078(I) ON 24TH STREET BYPASS FROM
 24TH STREET TO 0.1 MILE SOUTH OF FLORIN ROAD

To be supplemented by Standard Plans dated January 1975

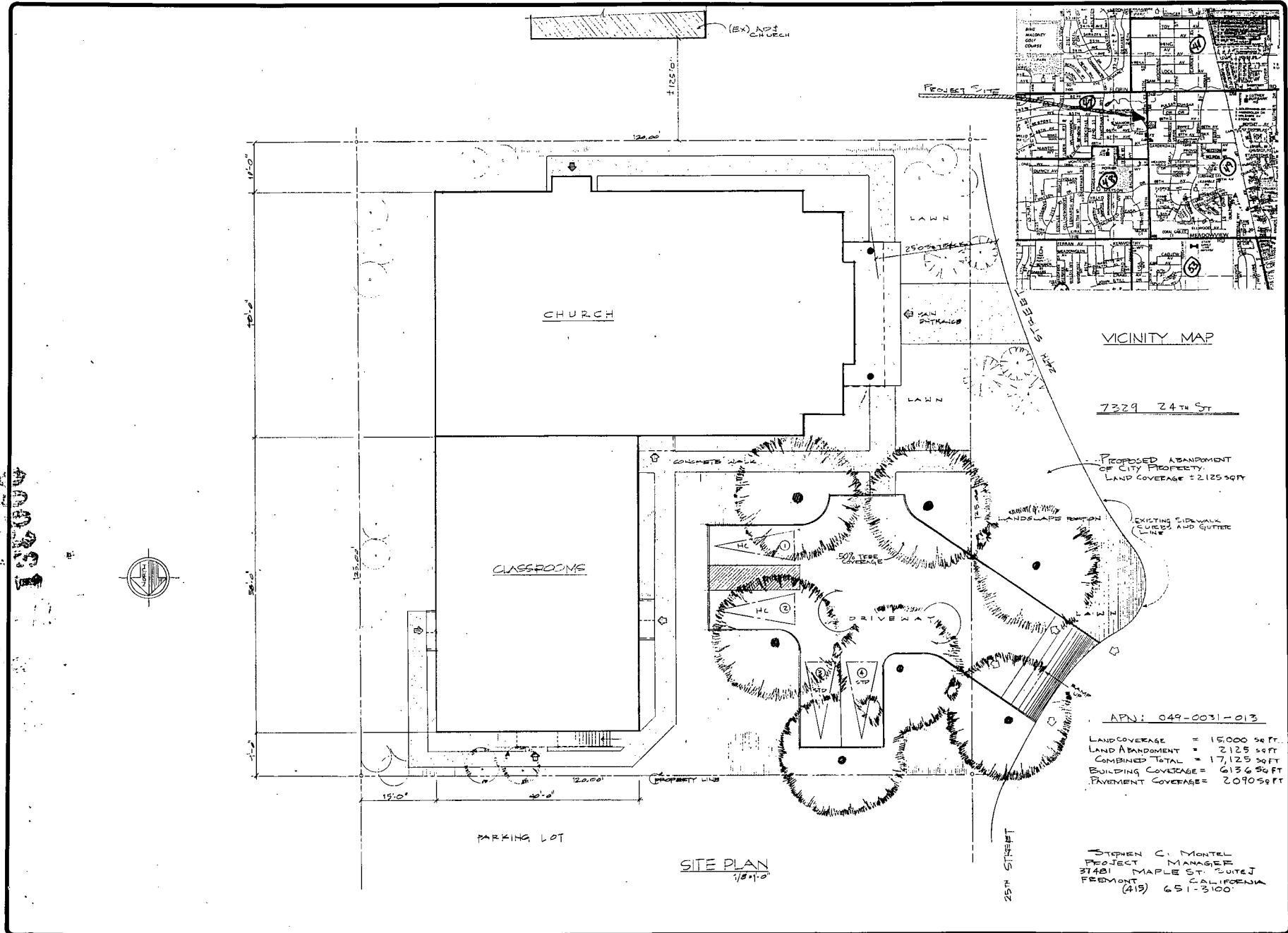


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PROPOSED CHURCH FOR
 SHEPHERD OF LIFE MISSIONARY
 SHEPHERD OF LIFE CHURCH
 PAPERT 23TH STREET
 JOE #18: 7324 23TH STREET
 SACRAMENTO, CALIFORNIA
 (916) 484-2450

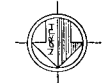
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|-------------|--------------|
| DRAWN | J.M. JOHNSON |
| CHECKED | S.C. VENTURA |
| DATE | SEP 24 1988 |
| SCALE | AS SHOWN |
| JOB NO. | |
| SHEET | |
| OF 2 SHEETS | |



APN: 049-0031-013
 LAND COVERAGE = 15,000 SQ FT.
 LAND ABANDONMENT = 2,125 SQ FT
 COMBINED TOTAL = 17,125 SQ FT
 BUILDING COVERAGE = 6,136 SQ FT
 PAVEMENT COVERAGE = 2,090 SQ FT

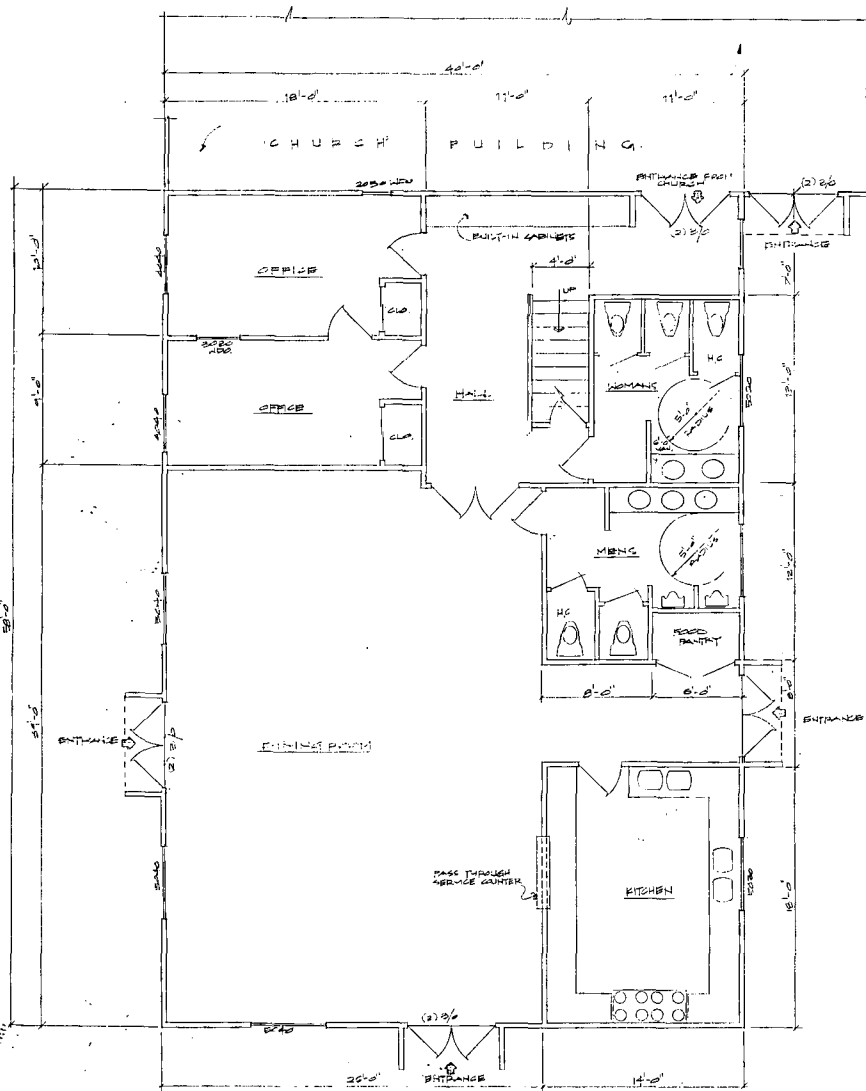
STEPHEN C. MONTEL
 PROJECT MANAGER
 31481 MAPLE ST. SUITE J
 FERMONT CALIFORNIA
 (415) 651-3100

A-1

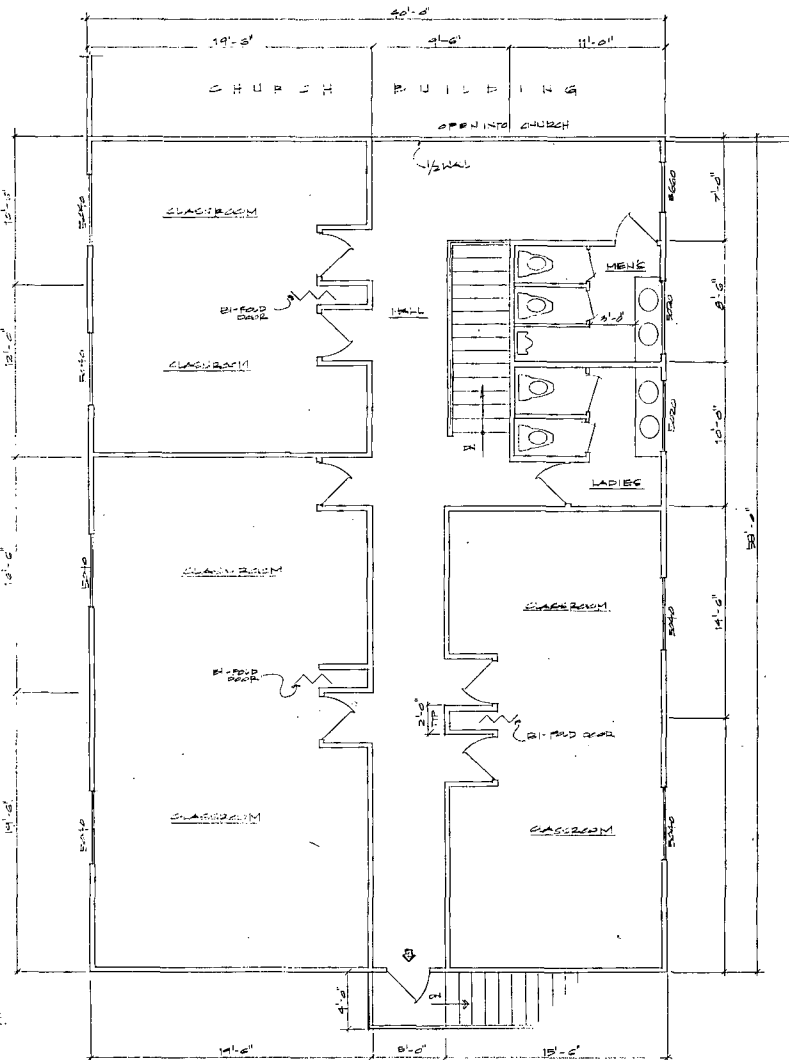


SITE PLAN
 1/8/80

PRINTED ON CLEARPRINT 1000K



FIRST FLOOR PLAN 2320 sq. FT.
SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN 2320 sq. FT.
SCALE 1/4" = 1'-0"

COMBINED TOTAL = 4640 #

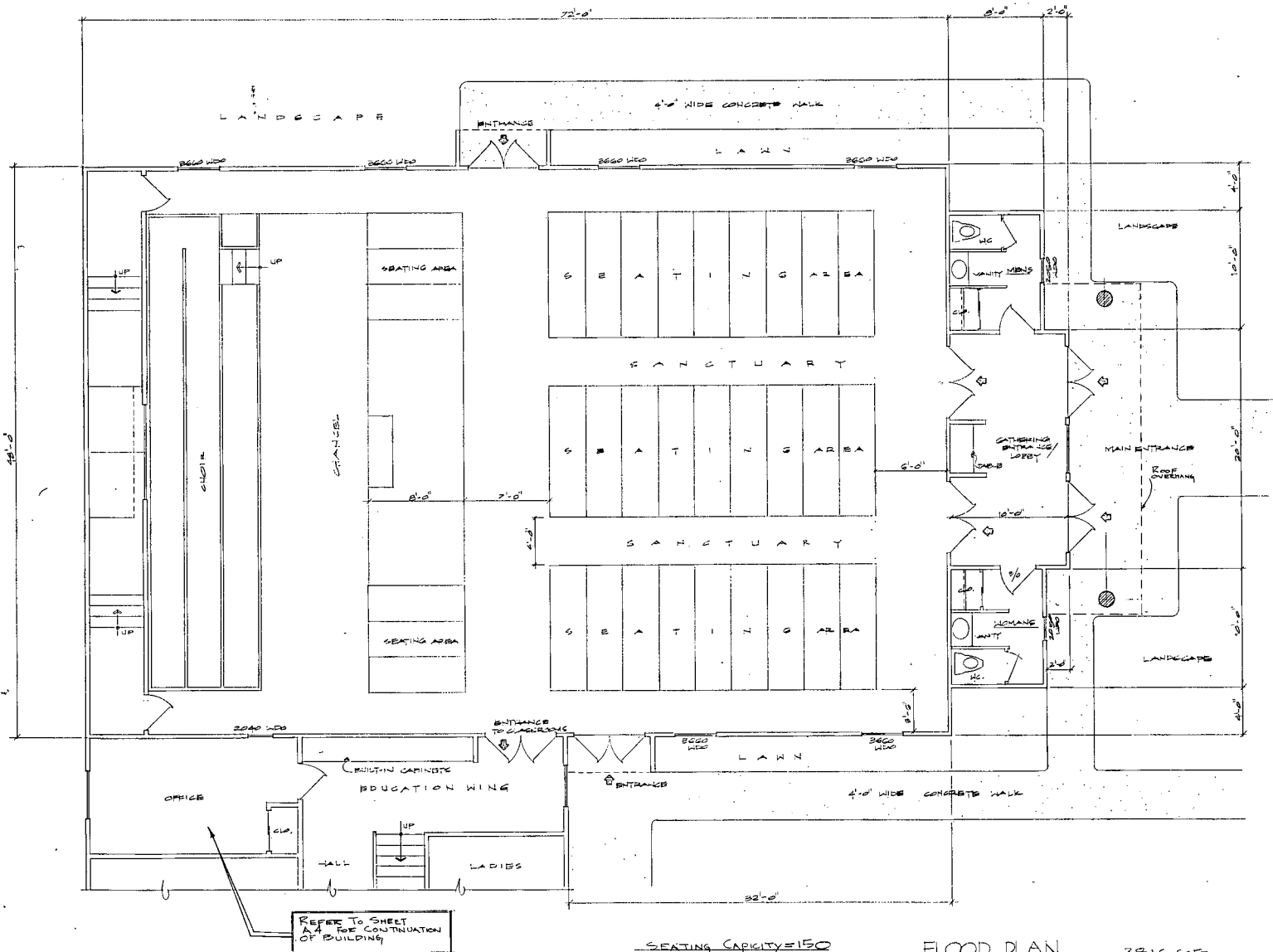
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PROPOSED CHURCH FOR
SHEPHERD OF LIFE MISSIONARY
BAPTIST CHURCH
JOB # 7329 25TH STREET
SACRAMENTO, CALIF. 95811
(916) 424-2150

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|------------|--------------|
| DRAWN | J.M. JOHNSON |
| CHECKED | R.G. YOUNG |
| DATE | NOV. 1, 1981 |
| SCALE | AS SHOWN |
| JOB NO. | |
| SHEET | |
| A-5 | |
| OF 5 | SHEET |

2320

00384



REFER TO SHEET A-4 FOR CONTINUATION OF BUILDING

SEATING CAPACITY=150

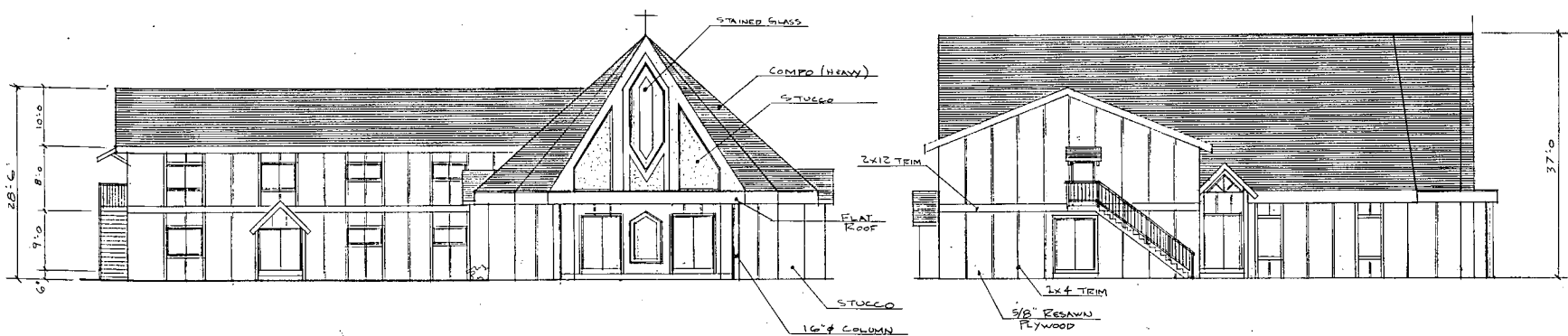
FLOOD PLAN 3816 SQ FT
SCALE 1/4"=1'-0"

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PROPOSED CHURCH FOR
SHEPHERD OF LIFE MISSIONARY
BAPTIST CHURCH
JOB SITE 12345 23456 STREET
SACRAMENTO, CALIFORNIA
(916) 424-2424

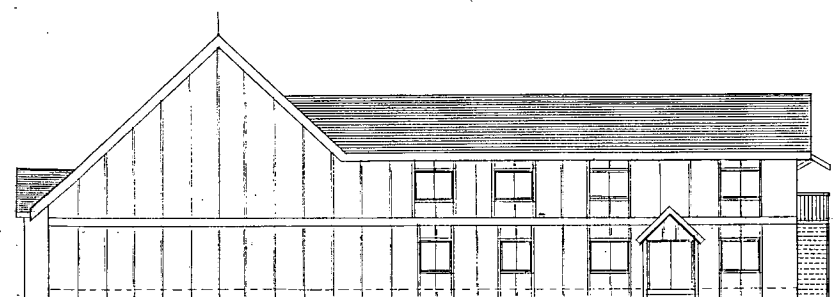
DRAWN
J.M. JOVENAL
CHECKED
C.C. WENTZEL
DATE
JUN 2, 1989
SCALE
AS SHOWN
JOB NO.

SHEET
A-4
OF 5 SHEETS

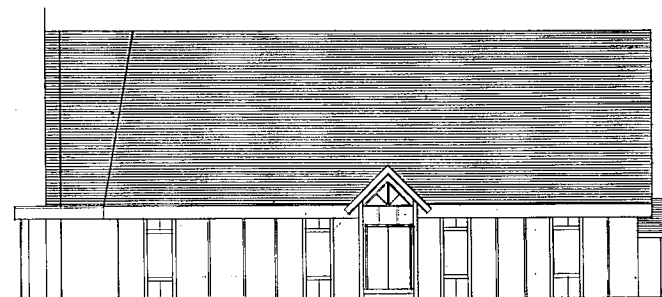


FRONT ELEVATION WEST
SCALE 1/8" = 1'-0"

RIGHT SIDE ELEVATION NORTH
SCALE 1/8" = 1'-0"



REAR ELEVATION WEST
SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION SOUTH
SCALE 1/8" = 1'-0"

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PROPOSED CHURCH FOR
SHEPHERD OF LIFE MISSIONARY
BAPTIST CHURCH
JOB SITE: 7224 25TH STREET
SACRAMENTO, CALIFORNIA
(916) 444-2450

| | |
|---------|---------------|
| DRAWN | JOE |
| CHECKED | AC MONTGOMERY |
| DATE | NOV 2, 1989 |
| SCALE | AS SHOWN |
| JOB NO. | |
| SHEET | |
| A-E | |
| OF 5 | SHEETS |

003465

WEST

WILSON JONES ARCHITECTS

03-08-90

P99 005

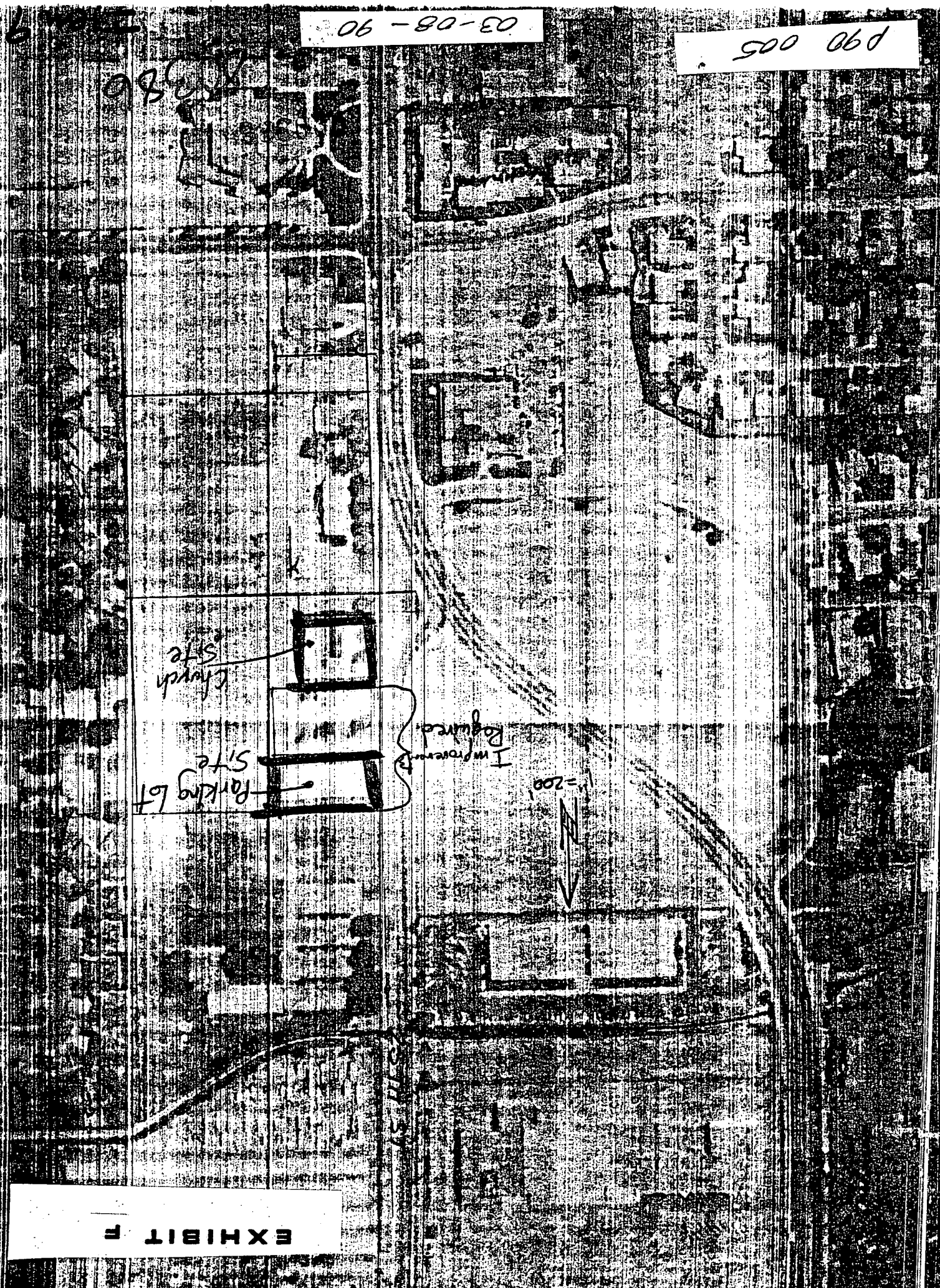


EXHIBIT F

STATE OF CALIFORNIA
 BUSINESS AND TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION

PROJECT PLANS FOR CONSTRUCTION IN
 SACRAMENTO COUNTY IN SACRAMENTO FEDERAL AID URBAN
 PROJECT NO. M-F078(I) ON 24TH STREET BYPASS FROM
 24TH STREET TO 0.1 MILE SOUTH OF FLORIN ROAD

To be supplemented by Standard Plans dated January 1975

STANDARDS
 DETAILS
 AND

EXHIBIT G

| DIST. | COUNTY | ROUTE | POST MILE | TOTAL PROJECT | NO. | DATE |
|-------|--------|-------|-----------|---------------|-----|------|
| 05 | SAC | 0 | SAC | 1 | 14 | |



Item 9

FLORIN ROAD

24TH STREET

BEGINNING OF WORK
 STA 0+00

24TH STREET

STREET

BYPASS

END OF WORK
 STA 14+18

CITY OF SACRAMENTO
 VICINITY MAP

NO SCALE

APPROVED
 CITY ENGINEER
 R. J. PARKER
 RCE 107

John A. Chamberlain
 District Director of Transportation
 Registered Civil Engineer No. 13336

Approved April 11, 1977

John A. Chamberlain
 Chief, Project Development Division
 Registered Civil Engineer No. 9512



Length of Work: 007

03-08-90
 P40 005