

CITY PLANNING COMMISSION

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

P-86-316
History Formed

APPLICANT	Edward Varnarde, -189 Sconce Way, Sacramento, CA 95838		
OWNER	Macedonia Baptist Church, 700 Benton Ave., P.O. Bx. 38296, Sacto., 95838		
PLANS BY	Drafting Service, J.A. Moran, 538 LaPurissima Way, Sacto., CA 95819		
FILING DATE	4/3/86	ENVIR. DET.	Neg Dec 4/28/86
ASSESSOR'S-PCL. NO.	237-110-22	REPORT BY	CV:bw

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to expand an existing church
 - C. Variance to waive the required six-foot high solid masonry wall

LOCATION: 700 Benton Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 4,860 square foot sanctuary with 386 seats. The applicant is also requesting a variance to waive the required six-foot high solid masonry wall along the rear and east interior property lines.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 North Sacramento Community Plan Designation:	7-15 du/na
Existing Zoning of Site:	Agriculture
Existing Land Use of Site:	Developed with a church

Surrounding Land Use and Zoning:

North:	Single Family Residential, Junk yard; A
South:	Single Family Residential; R-1
East:	Single Family Residential; A
West:	Taylor Street School; A

Setbacks:	Required	Provided
Front:	20'	118'±
Side(Int):	10'	10'
Rear:	15'	20'±

Parking Required:	65 spaces
Parking Provided:	75 spaces
Property Dimensions:	Irregular
Property Area:	1.8± acres
Square Footage of Building:	4,860
Height of Building:	12 feet, one story
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Materials:	Stucco
Roof Material:	Composition shingles
Color:	White

APPLC. NO. P86-136 MEETING DATE May 8, 1986 ITEM NO 13

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PROJECT EVALUATION: Staff has the following comments:

- A. Zoning/Land Use: The subject site is zoned Agriculture (A) as is the surrounding property located to the east, west and north. Property located south of the subject site is zoned Single Family Residential (R-1). Surrounding land uses include a school located to the west, single family residential and a junk yard located to the north, residential to the east and south.
- B. Site Plan/Building Design: The applicant proposes to develop a 4,860 square foot sanctuary with 386 seats. The existing structure, presently used as a sanctuary, would remain and be used as a fellowship and recreation hall. However, the west wing of the existing structure would be removed to provide room for a future parking area as shown on the site plan.

The applicant is requesting a variance to waive the required six-foot high solid masonry wall along the rear property line. Presently, a six-foot high wood fence is located along the entire rear property line separating the church use from adjacent residential development. The applicant has indicated a future desire to replace this wood fence with a six-foot high solid masonry wall. However, the applicant is unable to construct a six-foot high solid masonry wall at the present time.

In addition, by locating the new structure between the parking area and the south property line, a permanent buffer will be created to mitigate noise and lights from the vehicles. Therefore, a wood fence would be appropriate. Several evergreen trees should also be planted along the south property line between the two structures.

The applicant is also requesting a variance to waive the required six-foot high masonry wall along the east property line. Presently, a six-foot high chainlink fence separates the subject site from the single family residence located on the adjacent parcel. The applicant has indicated that, because he intends to purchase the adjacent parcel to the east, he is not willing to comply with the masonry wall requirement.

Staff recommends if the applicant has not purchased the adjacent parcel to the east prior to building occupancy, a six-foot high solid masonry wall shall be required. This wall shall be constructed along the east property line from the front property line to the beginning of the proposed structure's east building wall (see site plan).

Staff has reviewed the proposed elevations and finds them to be architecturally compatible with the existing sanctuary and therefore has no comment.

- C. Parking: The applicant proposes to restripe the existing paved parking lot to provide a total of 75 parking spaces, 10 more than is required.

Traffic Engineering has reviewed the site plan and indicated a portion of the subject site should be dedicated to the City to provide for a future cul-de-sac with curb and gutter on Benton Avenue (see site plan). This dedication will be required as part of the building permit process.

- D. Landscaping: The site plan indicates the proposed building will be separated from the existing building by a proposed courtyard area. Staff recommends several 15-gallon evergreen trees be planted between the wood fence along the rear property line and the proposed courtyard area to provide an additional visual buffer between the residences located to the south and the courtyard area.
- E. Inter-departmental Review: This proposal was reviewed by the City Departments of Traffic Engineering, Engineering and Fire, and the following comment was received:

Traffic Engineering: Dedicate a total of 100 feet for a future cul-de-sac on Benton Avenue.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration.

RECOMMENDATION:

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit to allow a 4,860 square foot sanctuary with 386 seats;
- C. Approve the variance to waive the six-foot masonry wall requirement along the rear and east property lines.

Conditions - Special Permit

1. The proposed sanctuary shall be developed per the submitted site plan and elevations submitted.
2. The existing sanctuary shall be used as a recreation and fellowship hall.
3. The west wing of the existing sanctuary shall be removed as indicated on the site plan.
4. Evergreen trees shall be planted between the rear property line and the courtyard area to provide additional visual buffer for church activities. The number and type of trees shall be reviewed and approved by the Planning Director prior to the issuance of building permits.

Conditions - Variance

1. The existing fence located on the rear property line shall be maintained until it is replaced with a six-foot high masonry wall.
2. The existing chainlink fence located on the east property line shall be replaced with a six-foot high masonry wall if the adjacent parcel to the east has not been purchased by the applicant prior to obtaining an occupancy permit for the proposed building. This wall shall be constructed along the east property line from the front property line to the proposed building (see site plan).

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use, in that the proposed church development is compatible with surrounding industrial, residential and school uses.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance because off-street parking has been provided. In addition, there is an existing six-foot high wood fence located along the rear property line.
3. The proposed project, with a special permit, is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential use by the 1984 North Sacramento Community Plan, and the proposed church use conforms with this plan designation.

Findings of Fact - Variance

1. The variance, as conditioned, does not constitute a special privilege extended to one individual property owner, in that:
 - a. there is an existing six-foot high solid wood fence located along the entire rear property line of the subject site. Also, there is an existing six-foot high chainlink fence located along the east property line;
 - b. a variance would be granted to any other property owner facing similar circumstances.
2. The variance, as conditioned, will not be injurious to the general public nor surrounding properties, in that adequate off-street parking has been provided.
3. The project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated as residential by the ~~1984~~ North Sacramento Community Plan, and the proposed church use conforms with this plan designation provided a special permit has been issued.

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- 3. Trellis: An overhead trellis is proposed from the parking lot to the courtyard area. No design or materials were provided. Staff recommends that at the time of plan review for Phase I, the applicant show the materials, color and profile of the trellis. If the trellis is part of a subsequent phase, it should be shown as part of the plans for that phase.
- 4. Timing: This special permit grants the applicant conditional approval of Phase I, II and III only. The Phase IV will require a new special permit.

DEPARTMENTAL REVIEW: The City Engineer, Traffic Engineer, and Greenhaven Homeowners' League reviewed the proposed plans with the following comments received:

Traffic Engineer: Driveway permits required for new driveways to commercial standards.

City Engineer: No comment

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the special permit and master plan to expand an existing church, subject to conditions and based upon Findings of Fact which follow:

Conditions: Special Permit:

- 1. The colors and materials used on the multi-purpose building of Phase I shall be compatible and similar to the existing sanctuary building. All subsequent phases shall maintain the architectural and design similarity.
- 2. The applicant shall install a six-foot solid decorative masonry wall at the time of the Phase II parking lot expansion or obtain the necessary waiver from the Planning Commission.
- 3. The applicant shall submit detailed landscaping and irrigation plans which show the following:
 - a. Landscaping and irrigation system;
 - b. For Phase I, a three to four-foot high landscaped berm along Florin Road frontage.

Heavy tree coverage with evergreen trees, (five-gallon size). Staff recommends redwood trees, or trees selected based on input from the City Arborist. Trees shall be a minimum of 20 feet on center or clustered in a similar density of one tree for every 20 feet of street frontage.

- c. Shrubs are to be placed adjacent to the west wall of the multi-purpose building;
 - d. Remaining undeveloped areas shall be maintained in a weed free non-hazardous condition.
5. The applicant shall submit to the Planning Director for review and approval revised site plans and elevations for Phases II and III prior to issuance of building permits.
 6. The revised parking lot shall comply with the City Parking Ordinance for aisle width, stall dimension and maneuvering area. The lot shall be shaded in accordance with the tree shading ordinance.
 7. A new special permit for Phase IV shall be required.
 8. All on-site lighting shall be directed onto the subject site and not reflect onto adjacent residentially zoned property.
 9. A trash enclosure shall be shown on revised site plans complying with the Trash Enclosure Guidelines, Exhibit B, if outdoor trash recepticals are planned. No unscreened dumpsters shall be allowed.
 10. Detailed plans for materials and colors for the trellis shall be submitted for staff review prior to issuance of building permits for the trellis.
 11. Any signs proposed for the new buildings shall comply with the City Sign Ordinance.
 12. Driveway permits shall be required to the satisfaction of the City Traffic Engineer for revised driveway improvements.

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use, in that the proposed church expansion is compatible with surrounding land uses which consist of a high school, residential uses and other churches.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance, in that both off-street parking and landscaping have been provided.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for institutional use by the 1974 General Plan and the 1977 North Pocket Community Plan, and the proposed church expansion conforms with these plan designations with a special permit.

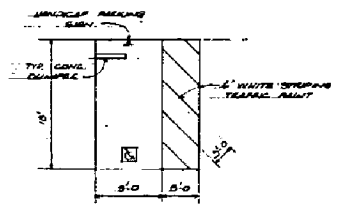
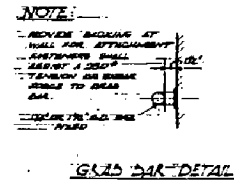
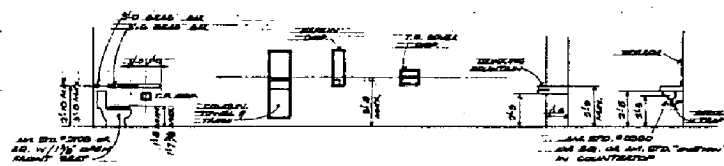
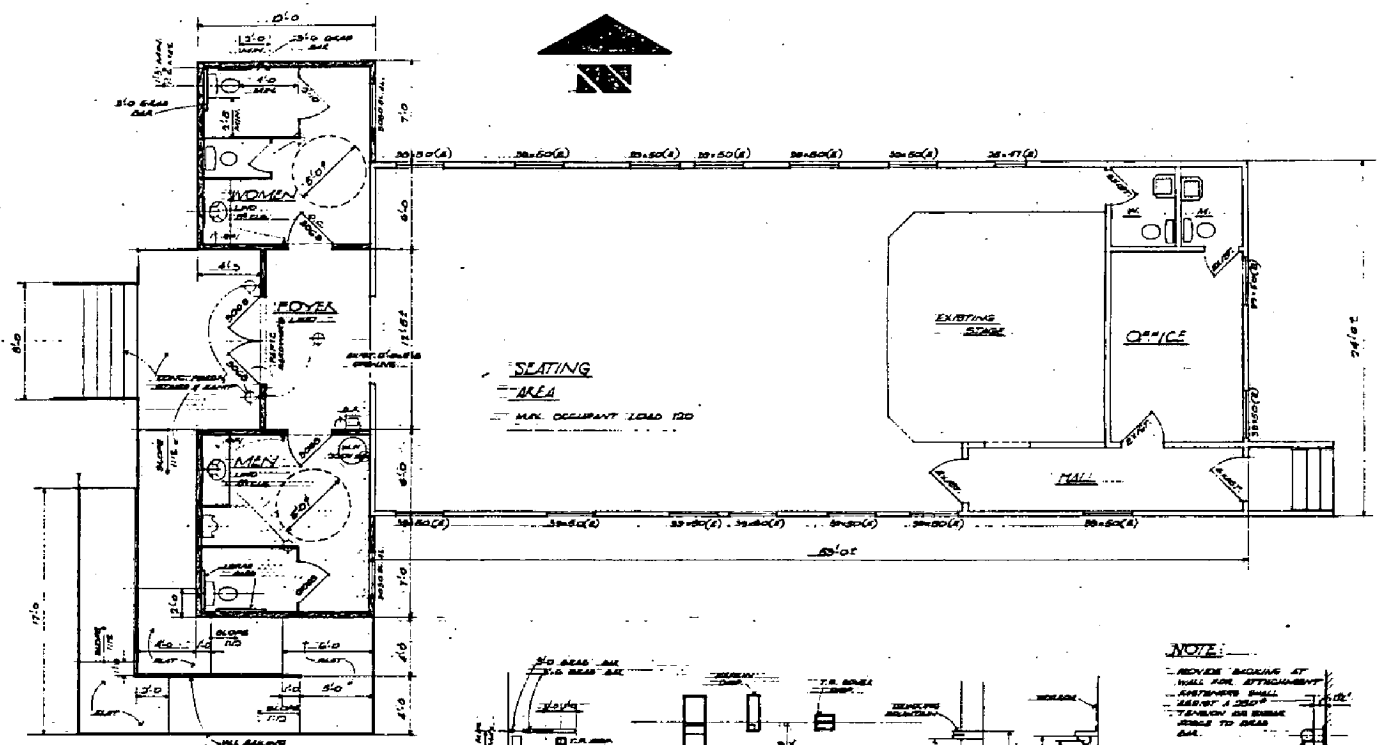
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stem



FLOOR PLAN
SCALE 1/4"=1'-0"
PROVIDE 48" H. PLASTIC HANGERS @ TOILET FIXTURES.
TITLE & DO ENERGY CALCULATIONS BY OTHERS.

TOILET ROOM HTS.
SCALE 1/4"=1'-0"

- NOTE:**
- A. PROVIDE 1/2" THICK BARS OF A COLOR IN CONTRAST TO DOORS, LEADING TO SANITARY FACILITIES MOUNTED 80" A.F.F. HANGERS SHALL BE AN IMPULSIONAL TRAVELER.
 - B. ALL FLOOR CONTROLS SHALL BE OPERABLE BY AN OCCUPANT HANDS W/REARMINUM OPERATING RANGE OF 5".
 - C. LAVATORY SHALL HAVE LEVER TYPE FAUCET CONTROL W/MIN. OPERATING FORCE OF 8.5".
 - D. SINKS MOUNTED TO WALLS & VANITY SHALL BE INSTALLED ON BRACKETS CORNER.
 - E. WATER CLOSET COMPONENT FOR DEAFENED SHALL HAVE RELEASING LOCK.
 - F. DRINKING FOUNTAIN SHALL BE "KISS" MODEL NOT OR ANY SUBSTITUTION WHEN NEEDED.

TYP HANDICAP PARKING STALL
SCALE 1/4"=1'-0"

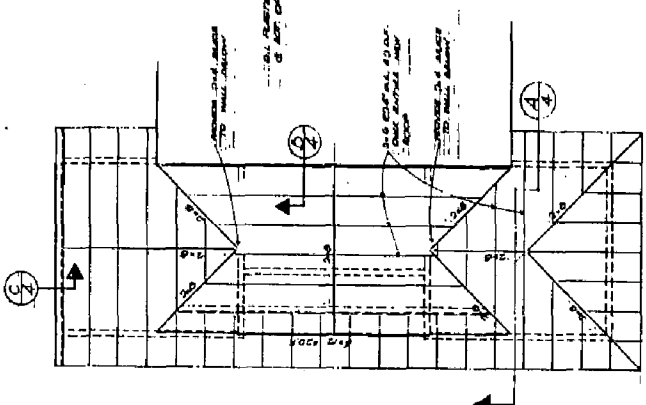
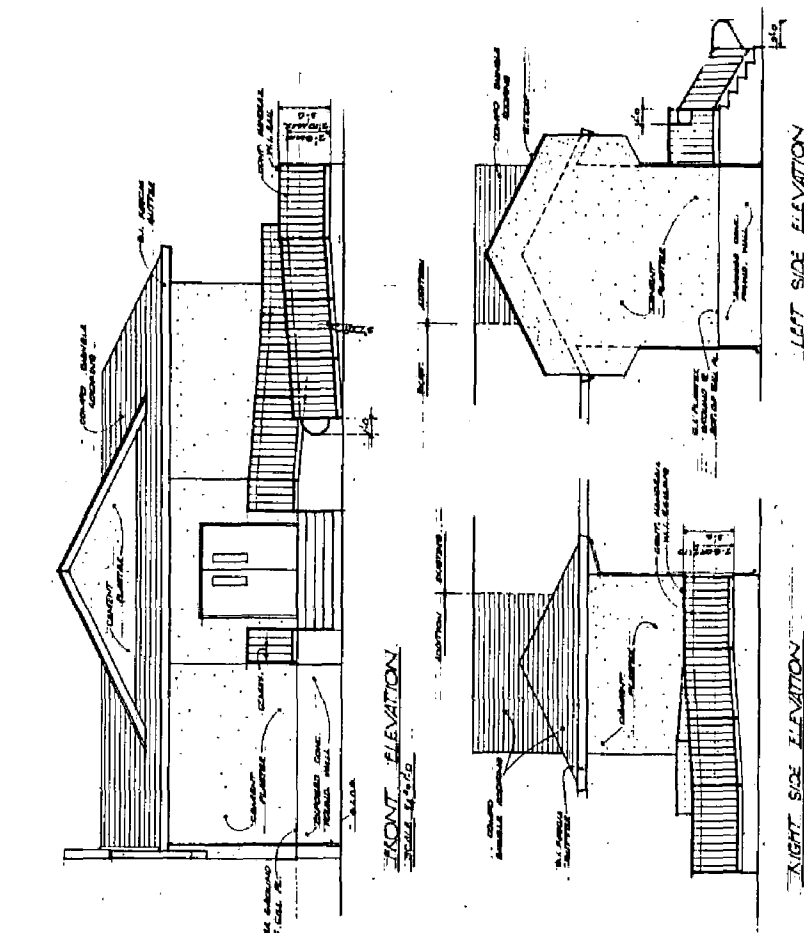
COMMUNITY BAPTIST CHURCH 5905 WILKINSON ST.	
FOUR STALL CONSTR.	
CONTRACTOR	
FLOOR PLAN	2

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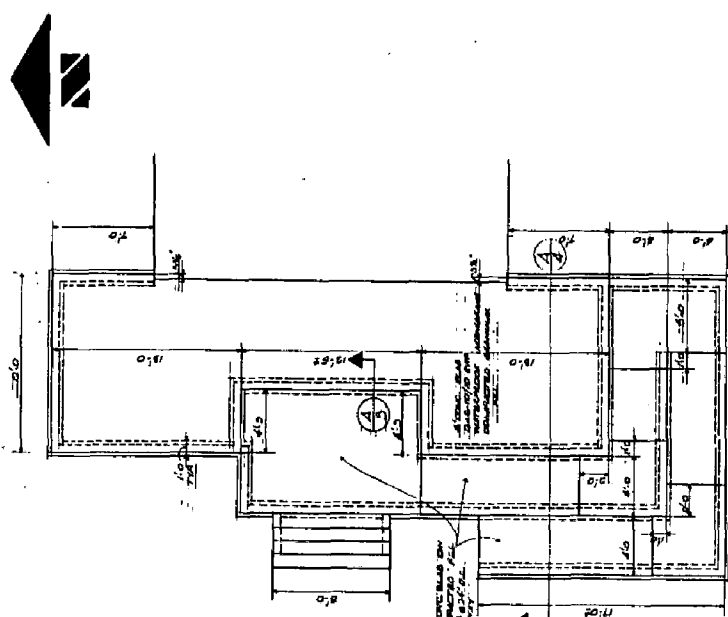
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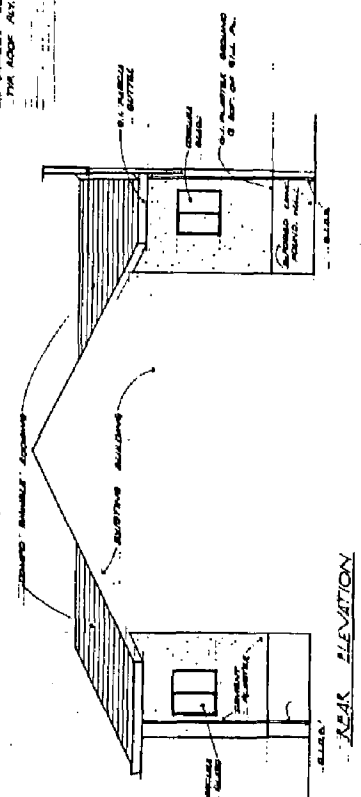
item



ROOF FRAMING PLAN
 WOOD ENTRY ROOF 17/32" AS LAY OUT
 W/ICE BEAN MEMBRANE TO ENTRY
 SHINGLE JOISTS
 THE ROOF FR. JOISTS: 16" O.C. 2" X 4" S.P.

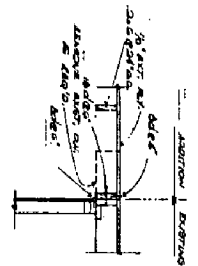


FOUNDATION PLAN
 SCALE 1/4" = 1'-0"

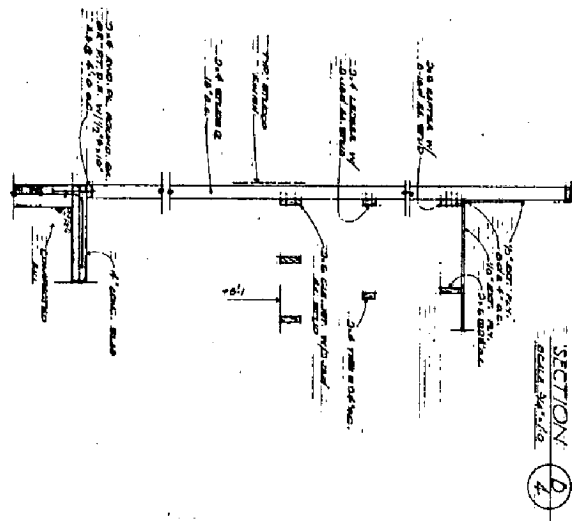


THRESHOLD 4
 SCALE 1/4" = 1'-0"

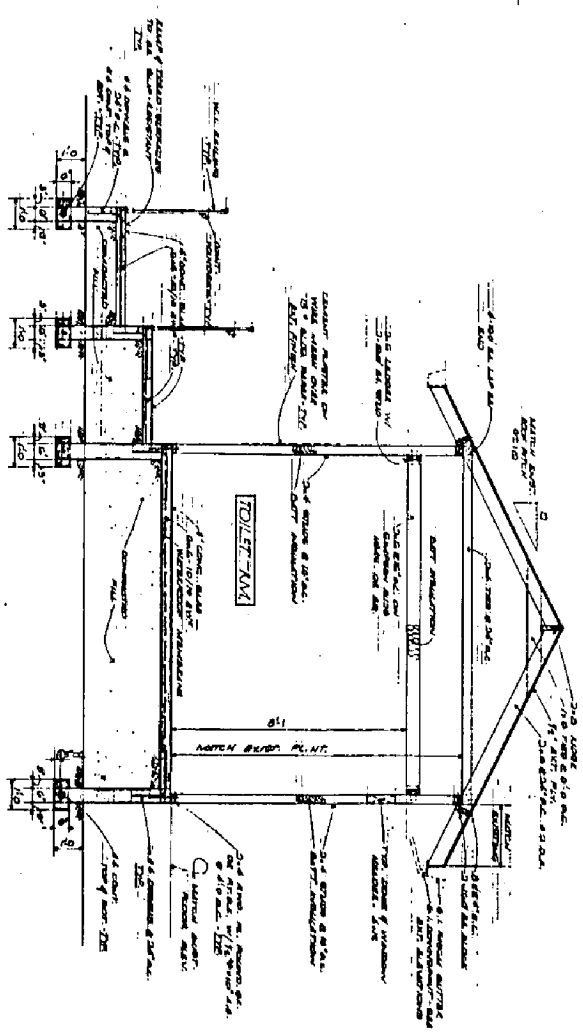
COMMUNITY BAPTIST CHURCH	
9935 WILKINSON ST.	
ISSUE	DATE
FOUNDATION & ROOF FRAMING	COMPLETED
PLAN & INTERIOR ELEVATIONS	3



SECTION 3
SCALE: 3/4" = 1'-0"



SECTION 4
SCALE: 3/4" = 1'-0"



COMMUNITY BAPTIST CHURCH	
3933 WILKINSON ST	
FOUR STAR CORNER	
CONTRACTOR	
DETAILS	4

