

**CITY OF SACRAMENTO  
DEPARTMENT OF PLANNING & DEVELOPMENT  
ZONING ADMINISTRATOR  
1231 I Street, Sacramento, CA 95814**

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday, March 26, 1996, the Zoning Administrator approved with conditions a variance to waive the required masonry wall for a church expansion and a special permit modification to eliminate a driveway for the project known as Z96-025. Findings of Fact and conditions of approval for the project are listed on pages 3-4.

**Project Information**

- Request:     1.     Zoning Administrator Variance to waive the required six foot solid masonry wall for a church expansion on 1.2± partially developed acres in the Standard Single Family, Executive-Airport Overlay-2 (R-1){EA-2} zone.
2.     Zoning Administrator Special Permit Modification to eliminate a driveway and two parking spaces for the church expansion.

Location:     6612 Woodbine Avenue

Assessor's Parcel Number:     036-0106-037

Applicant:     Jessie Lewis  
                  7570 53rd Avenue  
                  Sacramento, CA 95828-2016

Property     New Home Missionary Baptist Church  
Owner:       6612 Woodbine Avenue  
              Sacramento, CA 95822

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

Airport Meadowview

Community Plan Designation: Residential (4-8 du/na)

Existing Land Use of Site:     Church

Existing Zoning of Site:       Standard Single Family (R-1){EA-2}

**Surrounding Land Use and Zoning:**

North: R-1{EA-2}; Single Family Residential and Duplex

South: R-1{EA-2}; Single Family Residential

East: R-1{EA-2}; Single Family Residential

West: R-1{EA-2}; Single Family Residential

Property Dimensions:	180 feet x 300 feet
Property Area:	1.2+ acres
Square Footage of Buildings:	Existing church- 2,760 square feet Addition- 2,400 square feet Total- 5,160 square feet
Height of Building:	Single Story, 13.5 feet
Exterior Building Materials:	Stucco
Roof Materials:	Asphalt Shingle
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibit A

Previous Files: P95-039, P87-027, P83-410,

Background Information: On January 25, 1996 the Planning Commission approved a Special Permit Modification to expand an existing church by adding a 2,400 square foot social hall (P95-039). The expansion would require a masonry wall to separate the non-residential expanded church use from the adjacent residential use on the east side.

Additional Information: The applicant is requesting to waive the requirement to construct a six foot solid masonry wall along the west property line between the non-residential church use and the adjacent single family residence. The church is located on a corner and the north property line abuts an alley so no wall requirement exists for the other three sides of the site. The proposed social hall addition will be along the west side of the existing building. The new building will be approximately 185 feet from the west property line. The existing parking lot will be expanded to the west and a new driveway to the parking lot will be added that parallels the west property line. There will be a 12.5 foot planter along the west property line between the new driveway and the existing adjacent residential use. There is an existing wrought iron fence around the entire church site and intermittent sections of a wood fence along the west property line in addition to the wrought iron fence. The Zoning Ordinance requires a six foot solid masonry wall between residential uses and non-residential uses unless an alley separates the uses. No wall was required with the initial Special Permit church use (prior to Zoning Ordinance requirement).

The project has been noticed and staff has not received any calls.

Zoning Administrator Hearing At the Zoning Administrator hearing, the applicant agreed to eliminating the driveway along the west property line to reduce a potential noise source for the adjacent residential property. Two parking spaces will also be eliminated to create adequate maneuvering area for a turn around at the end of the parking lot. The

proposed planter along the west parking lot will also be eliminated except for the area adjacent to the new parking area. (See Staff Exhibit B).

Prior to the hearing, staff consulted Public Works about the proposed driveway elimination and Public Works staff agreed that the driveway elimination would be acceptable provided that an adequate turn-around was provided at the west end.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15305(b)}.

Conditions of Approval:

1. The variance for waiving the wall requirement applies to this phase of church development (social hall building expansion) only. If in the future, the church proposes additional buildings, a masonry wall may be required adjacent to residentially zoned properties, or an approved variance will need to be obtained.
2. The applicant shall comply with all previous conditions of approval (P95-039).
3. The applicant shall eliminate the west driveway and create a turn around at the west end of the proposed parking lot expansion. (Two parking spaces will need to be eliminated to provide adequate maneuvering.)

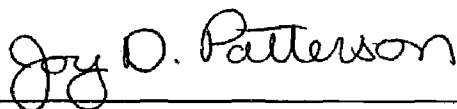
Findings of Fact-Variance:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the church has been located at the site since 1972 and is compatible with the surrounding residential uses located in the area.
2. Granting the variance does not constitute a special privilege extended to an individual applicant in that a variance would be and has been granted to other property owners facing similar circumstances.
3. Granting the variance request does not constitute a use variance in that the church is allowed use in the Standard Single Family (R-1) zone with a special permit.
4. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that the addition will not substantially alter the characteristics of the site or the surrounding neighborhood.
5. The project is consistent with the General Plan and the Airport Meadowview Community Plan designations which designate the subject site as Low Density

Residential (4-15 du/na) and Residential (4-8 du/na) respectively. Churches are allowed in residential zones with a special permit.

Findings of Fact-Special Permit Modification:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
  - a. eliminating the driveway will reduce the impact of the church expansion on the adjacent residential property; and
  - b. adequate parking, circulation, and maneuvering will be provided.



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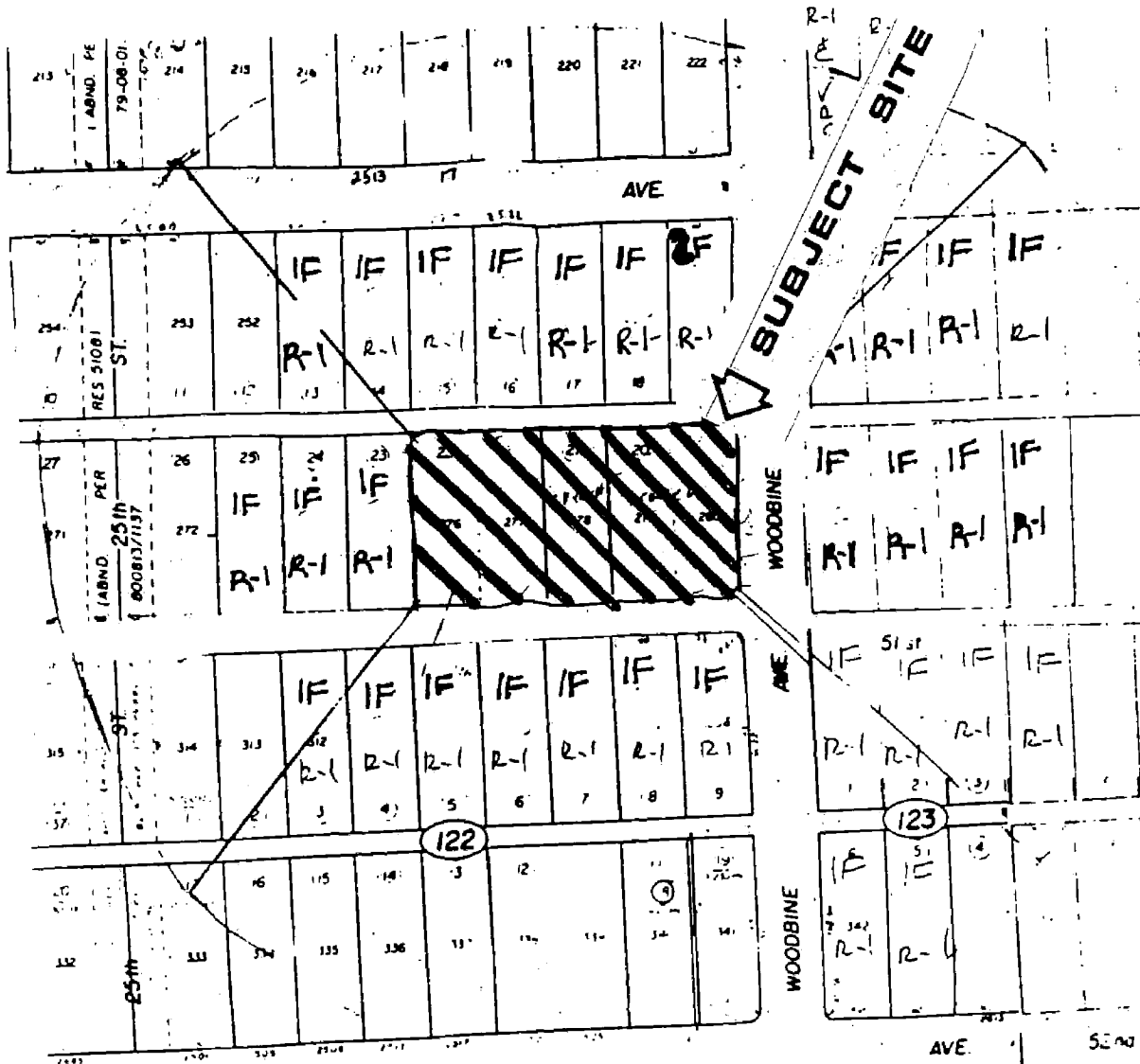
Joy D. Patterson  
Zoning Administrator

A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File ✓  
Applicant ✓  
ZA Log Book ✓








LAND USE & ZONING MAP

**EXHIBIT - A**



296-025

PLANT LEGEND

TREES

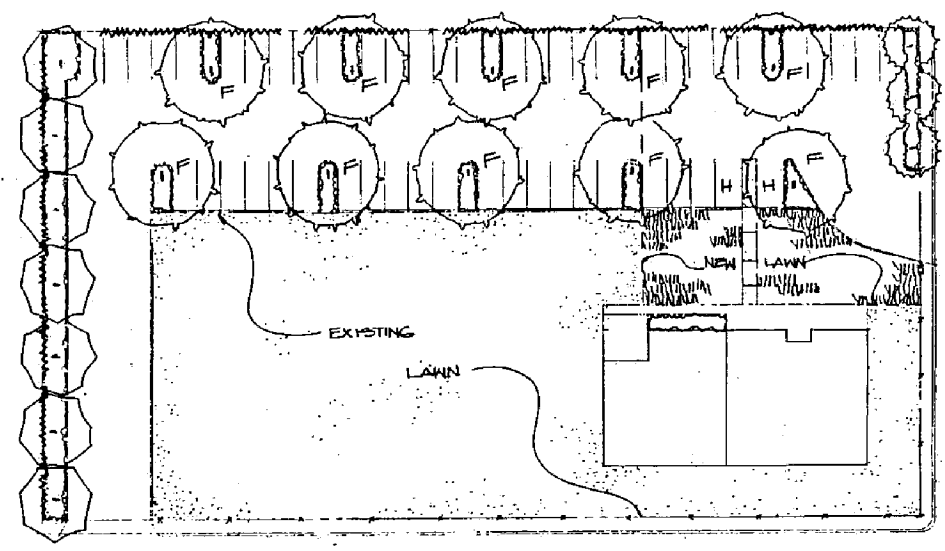
-  SHADE TREES - 'HACKBERRY'
-  SCREEN TREES - 'ARISTOCRAT PEAR'
-  ACCENT TREES - 'CRANE MYRTLE'

\* ALL SHADE TREES TO BE A MINIMUM 15 GAL

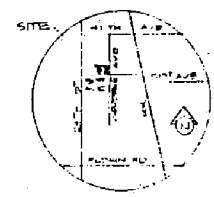
-  GRD. COVER & SHRUB AREAS
-  VINES ON FENCE

SHADE CALCULATIONS

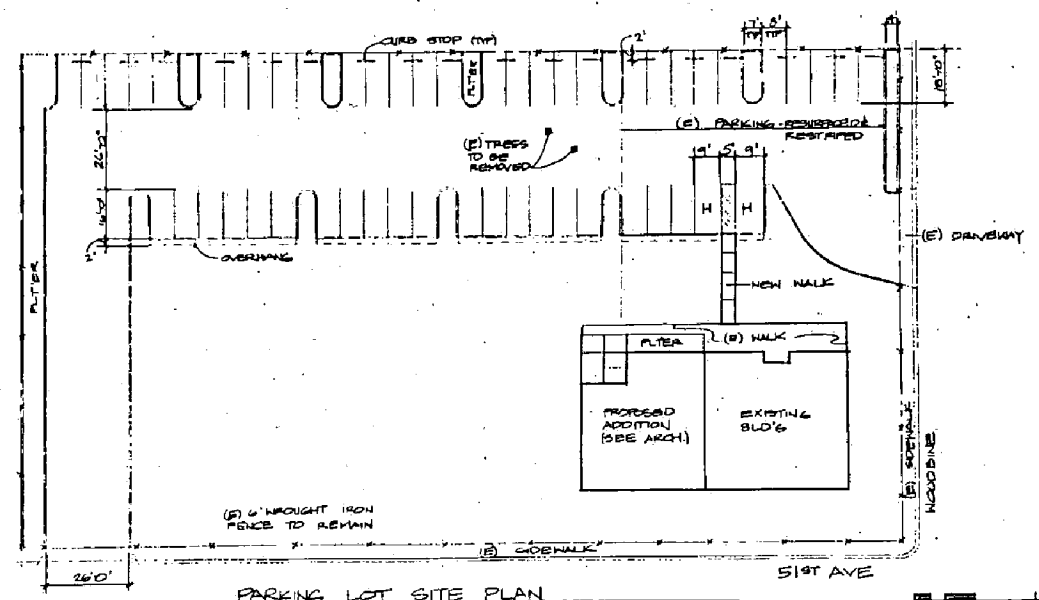
TOTAL PAVED AREA: 18,638 SF  
 TOTAL SHADING REQ'D: 9,319 SF (50%)  
 TOTAL SHADING PRVD: 9,620 SF (52%)



PRELIMINARY LANDSCAPE PLAN & SHADE STUDY



LOCATION MAP - NTS



PARKING LOT SITE PLAN

<p>NEW HOME BAPTIST CHURCH          PARKING AREA IMPROVEMENT PLAN          6612 WOODBINE, SACRAMENTO, CA</p>	<p>KOSKI          SULLIVAN          Landscape Architecture Planning</p>	<p>DATE: 4/2/95          SCALE: 1"=20'          DRAWN: G. S.          DESG: [Signature]</p>
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Mar 26, 1996

296-025

# EXHIBIT - B

AREA TO  
BE  
REMOVED

Driveway to  
51st Ave  
will not be  
constructed

Eliminate  
parking  
spaces!

EXISTING

LAWN

