

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Joseph B. Wooten, 4610 Joaquin Way, Sacramento, CA 95822
OWNER	Bharatiya Sabha Church Corp., 7485 Elder Creek Road, Sacramento, CA 95824
PLANS BY	Applicant
FILING DATE	50 DAY DRACTION DATE
REPORT BY	CSL:dgh
NEGATIVE DEC.	6/14/82
EIR	----
ASSESSOR'S PCL. NO.	038-251-2500

LOCATION: 7485 Elder Creek Road

PROPOSAL: Applicant proposes to construct a single story Hindu Temple with domes.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Colonial Community Plan Designation:	Light Density Residential

Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant & Single Family; R-1
South:	Vacant & Single Family; R-1
East:	Vacant & Single Family; R-1
West:	Church & Single Family; R-1

Parking Required:	83 spaces
Parking Ratio:	1:6 persons, maximum occupancy
Property Dimensions:	484' x 166'
Property Area:	1.8 + acres
Square Footage of Building:	4,800 square feet
Building Height:	22 feet; 45 foot steeple
Exterior Building Colors:	White, Blue, Green, Gold
Exterior Building Materials:	Cement plaster and concrete block

BACKGROUND INFORMATION: On June 24, 1982, the City Planning Commission approved an application for 1) Ratification of a Negative Declaration; 2) A Special Permit to establish a church in a R-1 zone; and 3) A Variance to waive a required six-foot high masonry wall. Approval was conditioned on Staff recommendations and based on Findings of Fact. (See Attachment 'A'). A condition of approval was that the Design Review/Preservation Board review the design of the project. A particular concern was the bulkiness of the structure and its compatibility with the surrounding area. The architect has modified the plans from those presented to the City Planning Commission.

STAFF EVALUATION: A) Site Plan: The structure is proposed to set back 113 feet and 6 inches from the front property line. The first 25 feet of the setback will be landscaped. Two rows of right angle parking are located in the next 62 feet. The remaining 26 feet and 6 inches will have landscaping and sidewalks. Additional parking is to be provided to the east of the building and to the rear of the building.

1. Landscaping and site Treatment: Landscaping and site treatment plans need to be refined to meet Design Review Guidelines and City Shading requirements for parking areas.

2. Relationship to surrounding buildings: An existing Church is located to the west of the proposed project. The Church has a deep set back on its site. The set back of the proposed project will be compatible with the existing church. A single family residential structure is located to the east of the site. The residential structure and its garage are located in the front portion of its lot. The placement of a six foot high masonry wall along the property line will effectively protect the residential property from the temple parking area.

B) Parking and Circulation: The City Planning Commission action which approved the Special Permit required 83 parking spaces. The staff also suggests that the planters along the east and west perimeter of the blacktop parking area be 6 feet wide, interior measurement, to accommodate for the planting of shading trees. A revised site and landscaping plan will be needed to show the required parking lay out and parking lot shading.

C) Signs: Any signs must comply with the City Sign Ordinance.

D) Service & Utility Areas: A screened trash storage area is needed. Utility boxes and location of A/C units must be shown on drawings. Utility boxes and A/C units should be screened from view.

E) Building Design: Staff feels that the changes have been made to the structure which help to unify the four elevations of the building.

F) Roof: The change of the roof line from one which emphasized the roof and eave line (See City Planning Commission Report) to one which now projects a stronger feeling of the horizontal movement of the side walls helps to tie the side elevations to the front and rear elevations. Staff feels that a further design change by the addition of a parapet wall at the east, west and north elevations would help to continue to unify the buildings four elevations. The ~~gable door~~ *gable ROOF* should not be a visual element of the building.

G) Domes: The change from the faceted surfaced domes as shown on the City Planning Commission submittal to Ogee Domes enhances the character of the building. The round base or drum of each dome rests on an inset square terminus fascia of each of the three towers. The fascias have a round design motif indicated. This surface decoration needs to be worked out further. The architect might wish to use a more geometric design which could relate to the lattice work found between the side towers and the center tower.

H) Walls: The step parapet of the front elevation works well with the three towers and provides a transition between the two side towers and the main tower. The change of surface material from light green brick to white plaster and the change in surface alignment will add to the visual character of the structure. The same theme is carried throughout on the other three elevations. The continuation of the parapet above the eave line on the east and west elevations would be helpful. Stepping the parapet at the north elevation would hide the ~~castle~~ *gable* end of the roof.

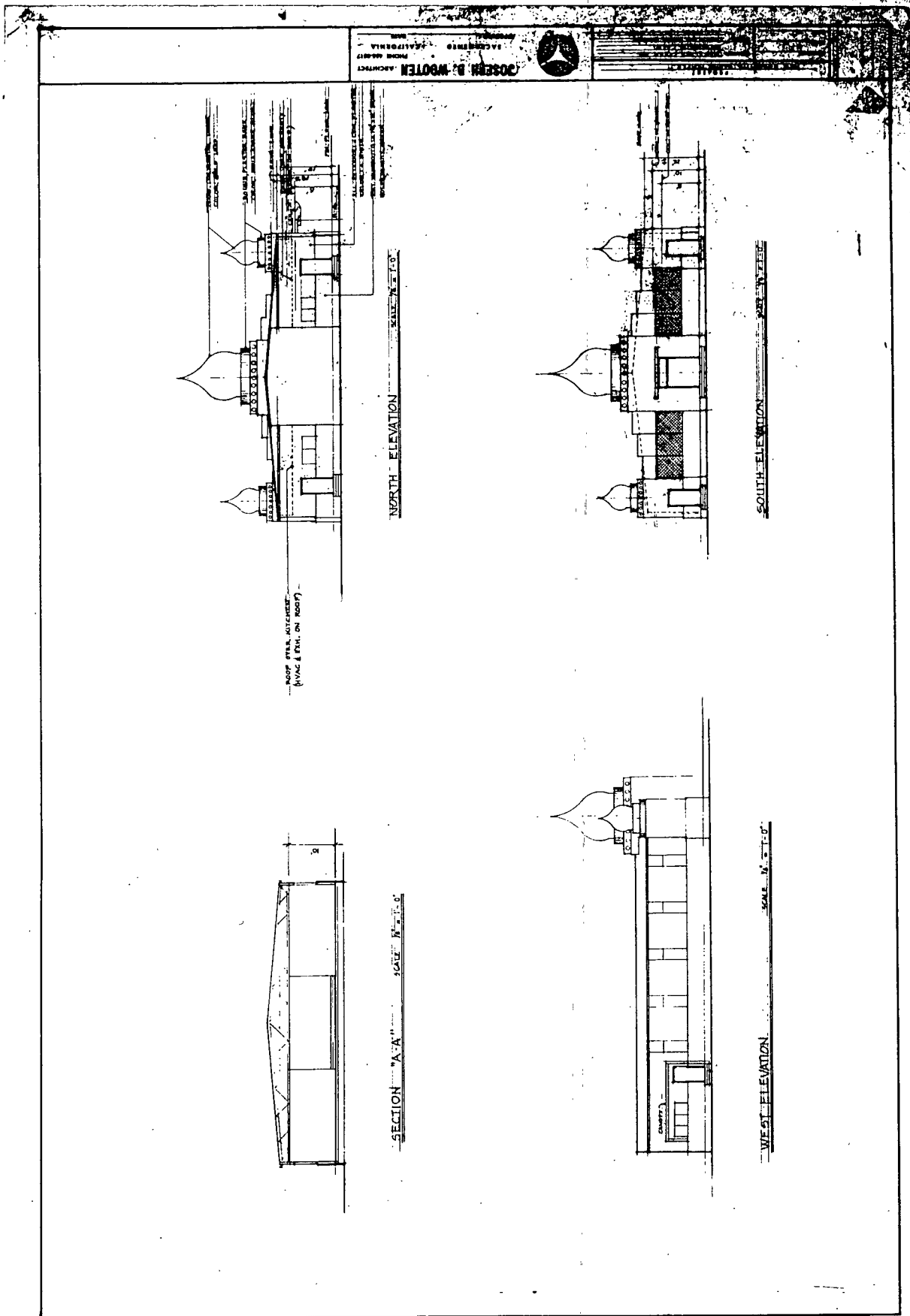
4 10 Trim & Mouldings: The use of horizontal and vertical trim at all openings to provide a shadow line which would breakup the flat wall plain would be beneficial. A horizontal trim moulding at the terminus of all parapets is needed.

Staff feels that these recommendations will help to give the structure the design character one would find associated with a Hindu Temple.

STAFF RECOMMENDATIONS: Staff recommends that the applicant revise the project drawings to meet the following conditions:

1. Site plan to show required parking layout.
2. Landscaping plans to show proposed plant material and layout, final landscaping and irrigation plans to be reviewed and approved by staff.
3. Site plan to show 6' high masonry wall on east property line to the depth of of the required parking area. Landscaped planters along east and west side of parking and driveway area to have 6' wide, inside measurement, planter.
4. Sign(s) to be reviewed and approved by staff.
5. Trash storage area to be provided. Area to be screened. Utility boxes and all A/C units to be screened from view.
6. Changes in building design to comply with concerns of staff as outlined under "Staff Evaluation: Building Design."

Staff recommends that the Board continue this project to the meeting of September 15, 1982 in order for the architect to comply with the above conditions.



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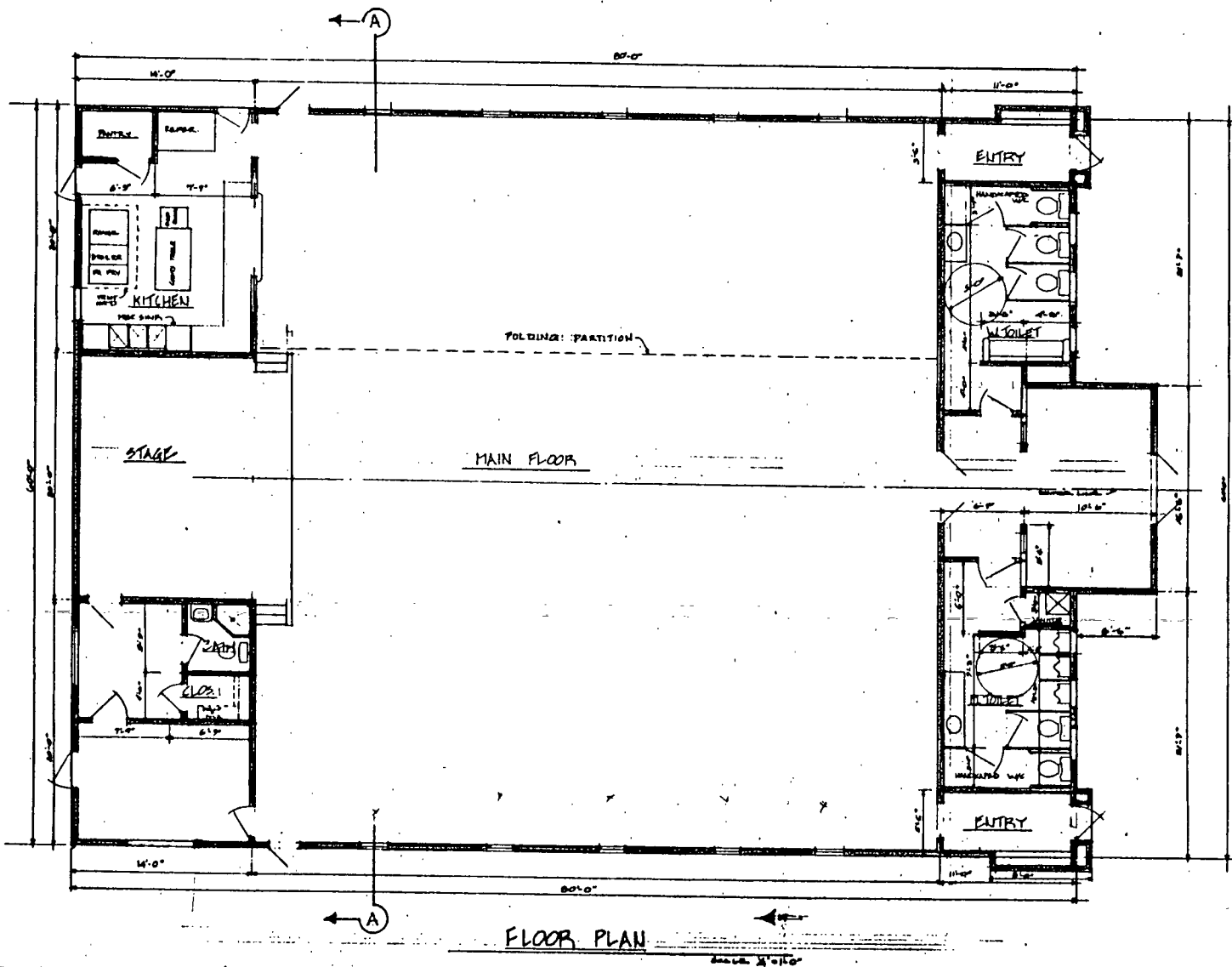
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FLOOR PLAN

BHARATIYA SABHA	
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