

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

<b>APPLICANT</b>	Raymond O. Frazier - 2770 Fairfield St., Sacramento 95815				
<b>OWNER</b>	Raymond O. Frazier - 2770 Fairfield St., Sacramento 95815				
<b>PLANS BY</b>	Jesus Civil Draftsman - 2224 62nd Ave., Sacramento 95822				
<b>FILING DATE</b>	9-15-89	<b>ENVIR.DET.</b>	Neg. Dec. W/MM	<b>REPORT BY</b>	BW:sg
<b>ASSESSOR'S PCL. NO.</b>	263-0141-044				

**APPLICATION:** A. Negative Declaration

B. Special Permit to construct a 100-seat, 13,963 square foot church with a church school on 0.76+ vacant acres in the Standard Single Family (R-1) zone.

**LOCATION:** 631 Eleanor Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a church and school in two phases in the R-1 zone.

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential (4-15 du/na)
1984 North Sacramento Community Plan Designation:	Residential 4-8 du/na
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant, single family, two family; R-1	Front:	25'	150'
South: Single family; R-1	Side(Int):	5'	11'
East: Two units; R-1	Rear:	15'	15'
West: Vacant, single family; R-1			

Parking Required:	17 spaces (1 space per 6 seats)
Parking Provided:	19 spaces
Property Dimensions:	Irregular
Property Area:	0.76+ acres
Height of Building:	28', two-story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials	Stucco w/lapsiding
Roof Materials	Asphalt shingles

**BACKGROUND INFORMATION:** On September 11, 1986 the City Planning Commission approved a special permit to construct a 150 seat, 33,955 square foot church with a school use; and a variance to reduce the back-out maneuvering area by three feet for five compact

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parking spaces (P86-298). The approved special permit and variance entitlements have expired, therefore a new application is under consideration.

The applicant has submitted a revised application requesting a special permit to construct a 100 seat, 13,963 square foot church/school with nineteen parking spaces.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of one vacant parcel on 0.76+ acres in the Standard Single Family (R-1) zone. The General Plan and 1984 North Sacramento Community Plan designate the site for Low Density Residential (4-15 du/na) and Residential 4-8 du/na, respectively. Surrounding land uses are predominantly single family in the R-1 zone.

B. Applicant's Proposal

The applicant is proposing to construct a 100 seat, 13,963 square foot church with educational facilities for 40-50 students. The applicant proposes to develop the property in two phases. Phase one will be the construction of the 5,300 square foot school site and phase two will be the development of the 8,663 square foot church use. The proposed hours of operation are 8:00 a.m. to 6:00 p.m. daily, and 7:00 p.m. to 8:30 p.m. Wednesday, Friday, Saturday and Sunday.

C. Site Plan Design

The submitted site plan (phase one) indicates a 5,300 square foot one-story school located at the northern portion of the site. One driveway entrance is located off of Eleanor Avenue and a cyclone gate (exit) is proposed at the rear of the subject site. The building is set back approximately 150 feet from the front property line, 5 feet from the interior side yard and 15 feet from the rear yard property line. A six foot high concrete fence is proposed around the east, west and north property lines; and a 3 foot high concrete fence is proposed along Eleanor Avenue.

A large heritage oak with a 63 foot limb-span exists on the subject site. This tree is located almost exactly in the center of the property. All structures, landscaping and surfaced areas must, therefore, be located outside of the tree's drip line. Staff recommends that a temporary 6 foot high chainlink fence be placed around the drip line of the tree to prevent soil compaction. The applicant is proposing to construct a 4 foot wide asphalt walkway along the north, west and south portions of the tree for pedestrian access to the church.

The school and church will be constructed in two phases. Phase one will be the school use and phase two will be the two-story church and additional school space. The second level will contain a study room and recording facility rooms. The submitted site plan identifying the second phase

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indicates a 15 foot rear yard setback and an 11 foot side yard setback (west).

No trash enclosures or signage is indicated on the submitted site plans. Staff recommends that a trash enclosure be provided on the site and comply with the City's Trash Enclosure Ordinance. Any signage proposed on the site shall be reviewed and approved by the Planning Director prior to issuance of sign permits.

Thirty foot high elm trees, flowering dogwood and liquid amber trees are proposed on the subject site. The applicant shall submit a landscape and irrigation plan for review and approval by the Planning Director prior to issuance of building permits.

D. Parking Design

The layout of the parking lot indicates a total of nineteen parking spaces (13 standard parking spaces, 5 compact spaces, 1 handicap space). The Zoning Ordinance requires one space per every 6 church seats. The 19 parking spaces proposed on the subject site will be adequate. The 50 percent shading requirement in the parking lot shall be met. One driveway entrance off of Eleanor Avenue is indicated on the site plan.

E. Building Design

The applicant submitted floor plans and elevations for the proposed school and church. Exterior building materials consist of stucco with lapsiding; and the roof material will be asphalt shingles.

The church elevations indicate a two-story structure and the school elevations are one-story. The proposed 100-seat church would house a school with a capacity for 50 students. The church will provide a cafeteria, a multi-purpose room, and indoor classrooms. Staff is not opposed to the school use since class size is relatively small and most of the activities will be inside of the building.

The proposed building design was reviewed by the City's Design Review Coordinator. The Design Review Coordinator had some concerns with the buildings overall lack of architectural interest.

Staff met with the applicant and discussed revisions to the building design with particular focus on the arrangement of windows and doors and roof form. The applicant has agreed to modify his plans with these concerns in mind, and will also seek to create a focal point of architectural interest possibly in the form of a covered central entry. Staff recommends that the applicant resubmit revised elevations and a site plan reflecting revisions for the Design Review Coordinator's review and approval prior to issuance of building permits.

F. Agency Comments

The project has been reviewed by the Traffic Engineer, Engineering, Public Works, Fire and Building Inspections. The following comment was received:

Public Works

Drainage, water and sewer services shall be approved at time of building permit application.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment. A negative declaration with the following mitigation measures has been filed:

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local particulate levels in the vicinity of the construction zone. Elements of this program should include the following:
1. Sprinkle all unpaved construction areas with water at least twice per day during excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by approximately 50%.
  2. Cover stockpiles of sand, soil, and similar materials with a tarp.
  3. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
  4. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce suspension of particulates through vehicle movements over these surfaces.
  5. Increase the frequency of City street cleaning along streets in the vicinity of the construction site.
  6. Require construction contractors to designate a person or persons to oversee the dust abatement program in order to increase watering if necessary.
- B. The City shall not approve the final project building permit until the Land Use Policy EIR is completed and approved (anticipated for December 1989).

The applicant shall comply with all applicable measures imposed by the Land Use Planning Policy EIR prior to final project approval. The applicant is aware that applicable measures could substantially alter the proposed project and require additional future environmental review prior to the issuance of a City building permit.

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- C. A tree preservation plan shall be submitted for the review and approval of the City Arborist. This plan shall include the following measures to ensure the health and vitality of the tree:
1. The project shall conform to plans submitted in that no paving shall occur under the drip line of the oak.
  2. Non-living ground cover such as bark or sand shall be placed under the drip line of the oak.
  3. Irrigation for the landscaping shall not include irrigation for the oak.
  4. A temporary cyclone fence shall be erected around the drip line of the tree during construction and shall remain in place until a certificate of occupancy is issued for the building. This mitigation measure shall also be imposed on the project for the second phase of the project. Proof of compliance (record of fence lease or rental) shall be submitted along with the request for building permits for both phases.
- D. The project shall contain no more than six 550-watt Halogen lights mounted at the six corners of the building (phase one and two). No more than four 500-watt Halogen lights shall be permitted for the first phase.
- E. The parking area shall contain no more than five 500-watt Halogen lights mounted on 13 foot high poles. The lights shall be shielded to focus light downward and away from adjacent properties.
- F. The City shall not approve the final project building permit until the General Plan is amended to exclude areas designated A99 Food 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 re-evaluated 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.

RECOMMENDATION: Staff recommends the following:

- A. Ratify the Negative Declaration; and
- B. Approve the Special Permit, subject to conditions and based upon findings of fact:

Conditions

1. The applicant shall submit a landscape and irrigation plan for staff's review and approval prior to issuance of building permits.

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2. A trash enclosure shall be provided on the subject site and shall comply with the City's Trash Enclosure Ordinance.
3. Any signage proposed on the subject site shall be reviewed and approved by the Planning Director prior to issuance of sign permits.
4. The 50 percent shading requirement shall be met in the designated parking lot.
5. The applicant shall submit revised elevations and a site plan with revisions for review and approval by the Design Review Coordinator.

The applicant shall comply with all applicable measures imposed by the Land Use Planning Policy EIR prior to final project approval. The applicant is aware that applicable measures could substantially alter the proposed project and require additional future environmental review prior to the issuance of a City building permit.

9. A tree preservation plan shall be submitted for the review and approval of the City Arborist. This plan shall include the following measures to ensure the health and vitality of the tree:
  - a. The project shall conform to plans submitted in that no paving shall occur under the drip line of the oak.
  - b. Non-living ground cover such as bark or sand shall be placed under the drip line of the oak.
  - c. Irrigation for the landscaping shall not include irrigation for the oak.
  - d. A temporary cyclone fence shall be erected around the drip line of the tree during construction and shall remain in place until a certificate of occupancy is issued for the building. This mitigation measure shall also be imposed on the project for the second phase of the project. Proof of compliance (record of fence lease or rental) shall be submitted along with the request for building permits for both phases.
10. The project shall contain no more than six 550-watt Halogen lights mounted at the six corners of the building (phase one and two). No more than four 500-watt Halogen lights shall be permitted for the first phase.
11. The parking area shall contain no more than five 500-watt Halogen lights mounted on 13 foot high poles. The lights shall be shielded to focus light downward and away from adjacent properties.
12. The City shall not approve the final project building permit until the General Plan is amended to exclude areas designated A99 Food Hazard zone from areas considered "subject to unreasonable risk of flooding".

#### Findings of Fact

1. The project is based upon sound principles of land use in that the proposed church/school use is compatible with the surrounding residential and commercial uses in the area.

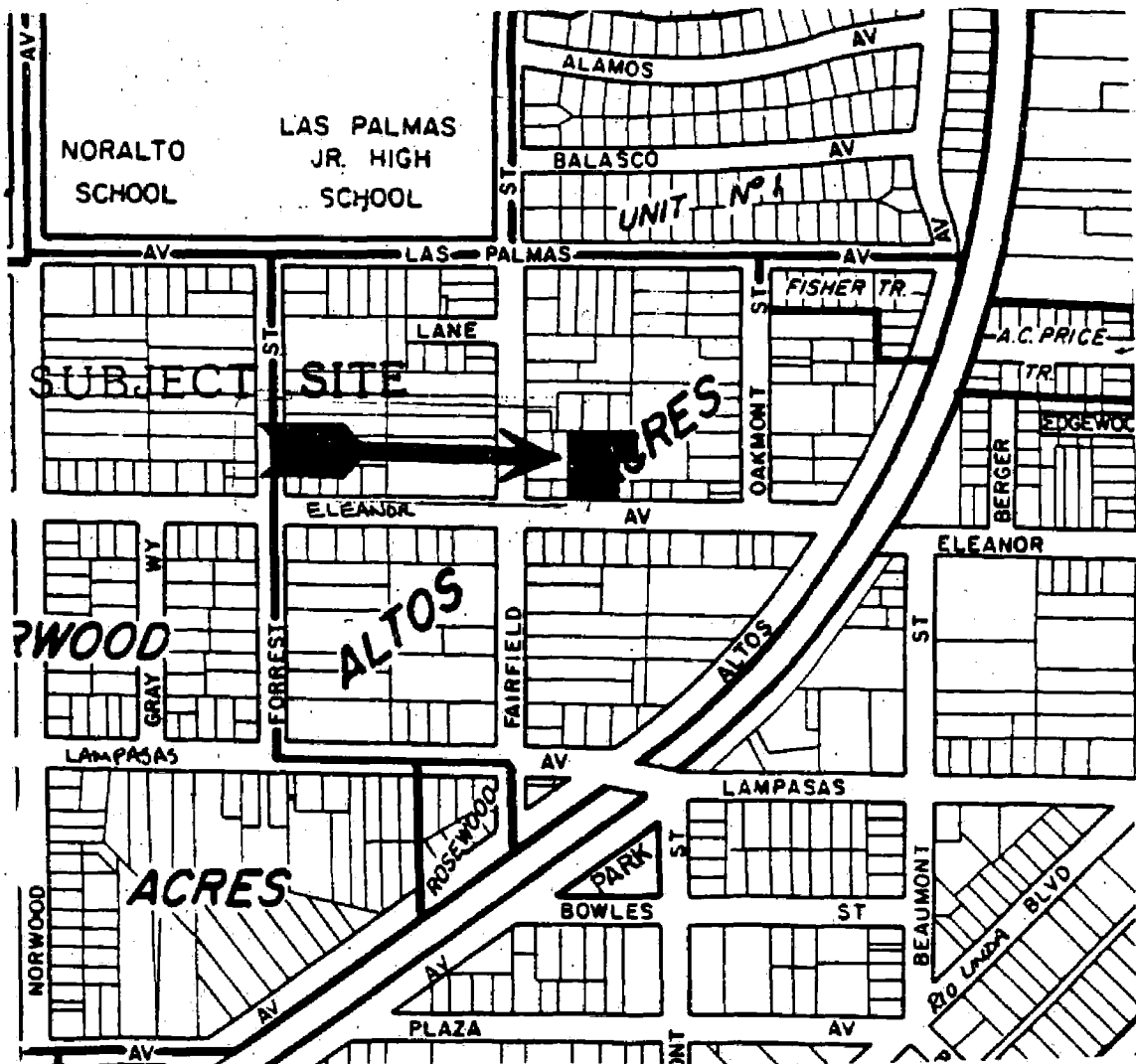
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2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
  - a. adequate parking and landscaping is provided on the subject site;
  - b. a 6 foot high and 3 foot high concrete fence will be provided around the site;
  - c. a dust abatement program will be implemented prior to construction to reduce the effect of construction on adjacent residential properties; and
  - d. lights on the subject site will be shielded to focus light downward and away from adjacent properties.
  
3. The proposed project is consistent with the General Plan and 1984 North Sacramento Community Plan in that the site is designated for residential uses in both plans and the proposed church/school conforms with the plans' designations.

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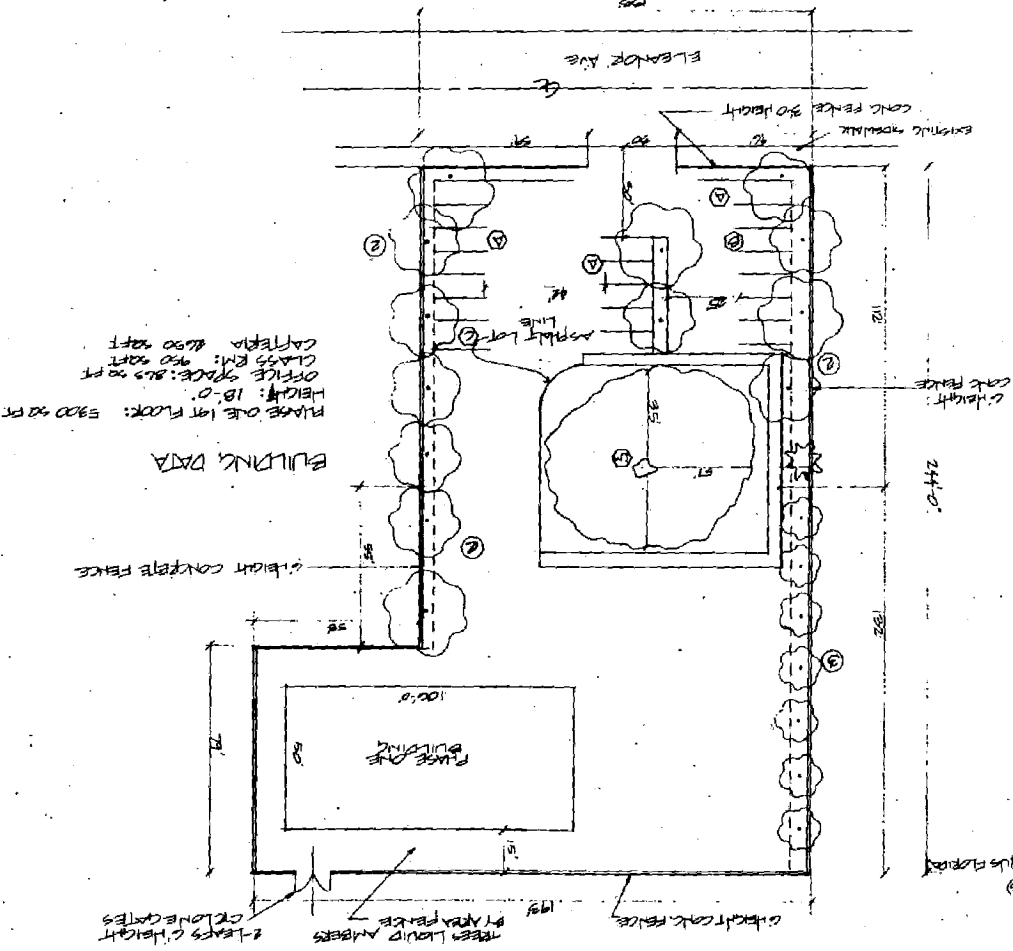


VICINITY MAP



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SITE PLAN  
PHASE ONE



- ① ELM TREE 20' HEIGHT MAX 20' C (LIMB)
- ② FLORISTON PEARLWOOD 20' HEIGHT MAX (CORNUS ALBA)
- ③ LINDA ANBERS: 20' TALL (FRAXILIS)
- ④ LANDMARK OAK TREE (LANTANA)
- ⑤ 13-8x10 PARKING STALLS
- ⑥ 5-8x10 COMPACT PARKING STALLS
- ⑦ 5-10x18 HOVRAP PARKING STALL

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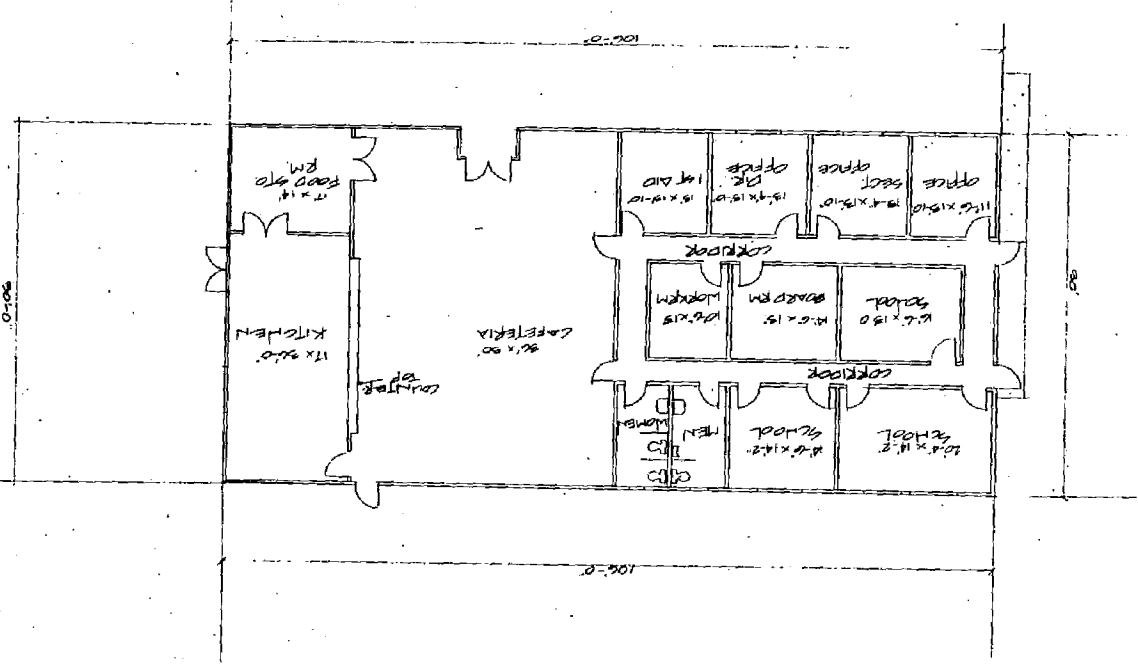
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12-14-89

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CALIF SAINTS, INC.  
 Bishop Frazier Project  
 601 ELEANOR ST

NO. 1	DATE	BY	REVISIONS
1	12-14-89	HEM	
2	1-11-90	HEM	

FLOOR PLAN FIRST PHASE



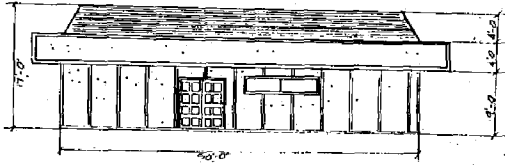
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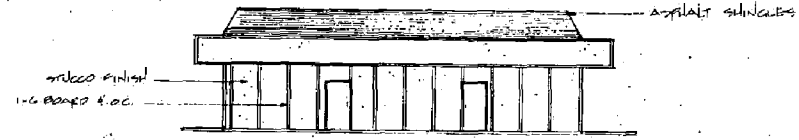
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SCALE	...
PROJECT	...
NO.	...
REV.	...
ENGR.	...

CALIF SAINTS, INC  
Bishop Fenwick Project  
101 S. ...



EAST ELEVATION

WEST ELEVATION 1st Phase  
SCALE 1/8"=1'-0"



Item #10

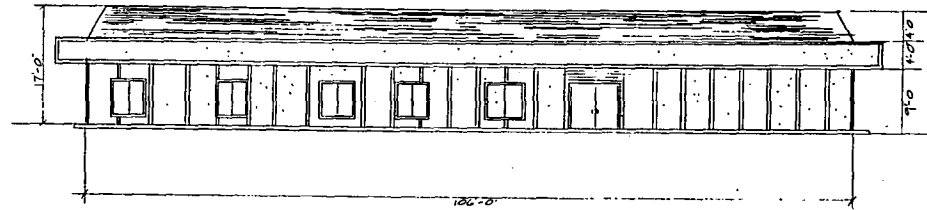
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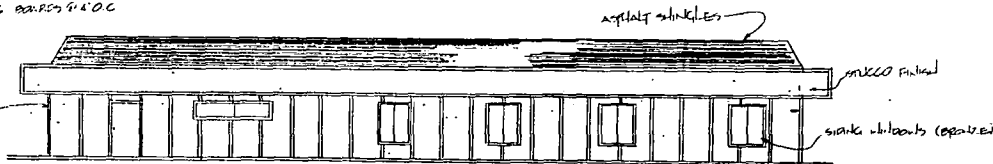
CALIF. SANTA'S, INC.  
BISHOP FRAZIER PROJECT  
601 ELEANOR ST

Date	11-11-90
Scale	1/8"=1'-0"
Drawn	J. [unclear]
By	
Check	



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

6 BEAMS @ 4' O.C.



ELEVATIONS 1st Phase SOUTH SCALE 1/8"=1'-0"

10  
J. Stern

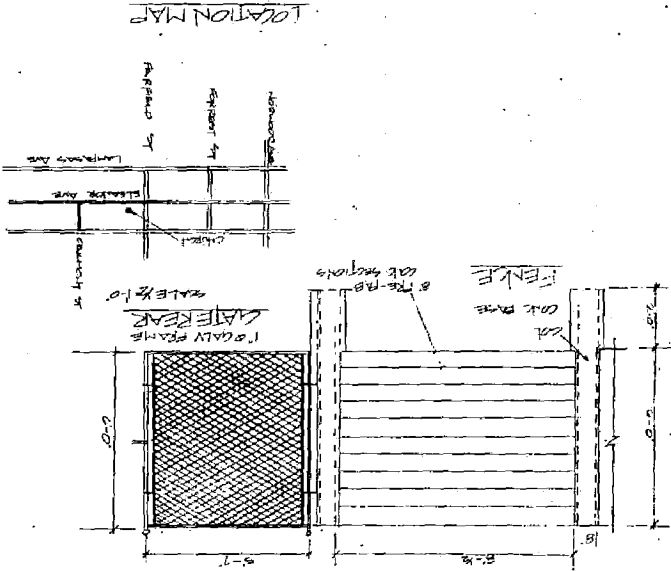
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REVISIONS

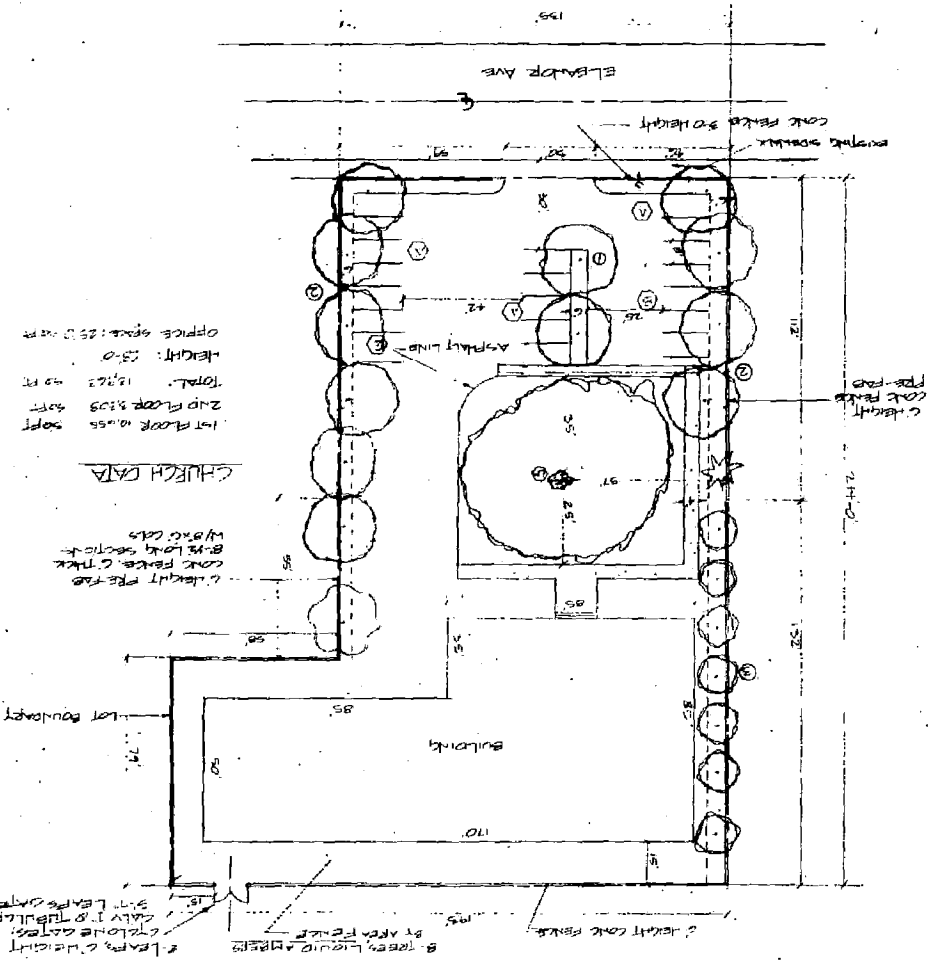
CALIF. SAINTS, INC.  
BISHOP PEZIER PROJECT  
601 ELEANOR ST.

Date	9-10-89
Scale	1/8"=1'-0"
Drawn	C. HAZARD
Job	
Sheet	4
Of	4 Sheets



- ① Elm tree, 20' height max, 20" o.c. (Limbs)
- ② Flowering dogwood 20' height max (Limbs spread)
- ③ Liquid Ambers 20' tall (Spray plus)
- ④ Landmark: exserted tree
- ⑤ 13-8x18 Long Barking Spalls
- ⑥ 5-8x16 Compact Tackling Spalls
- ⑦ 1-10x15 Handcarved Parking Spall

SITE PLAN SECOND PHASE



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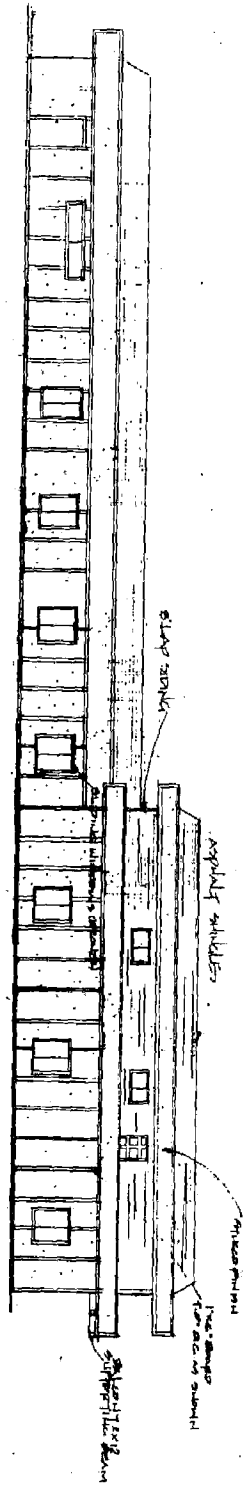
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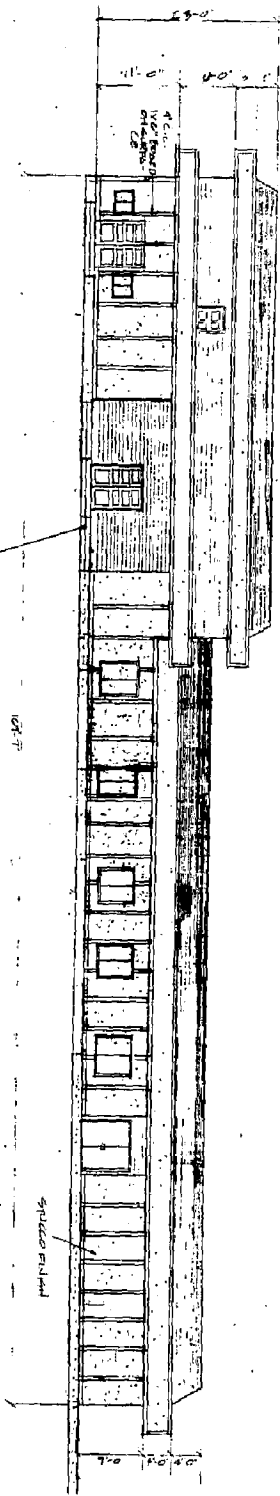
CALIFORNIA SAINTS INC  
BISHOP FRAZIER  
ELEANOR PROJECT

ENGLISH

PLANITORS END PHASE SOUTH



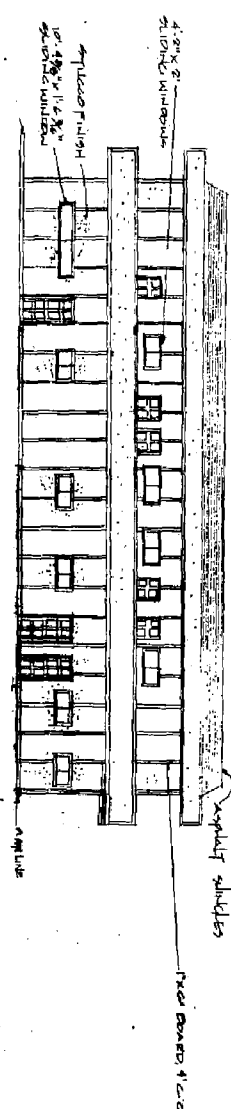
NORTH ELEVATIONS



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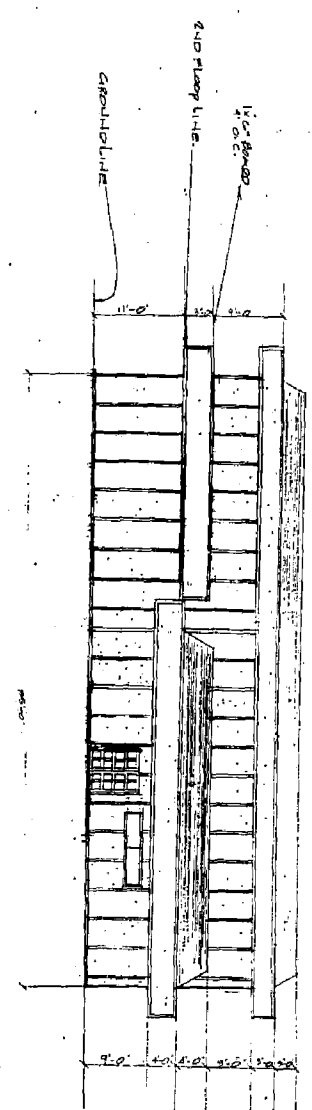
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EAST ELEVATION  
WEST ELEVATION

2nd PHASE



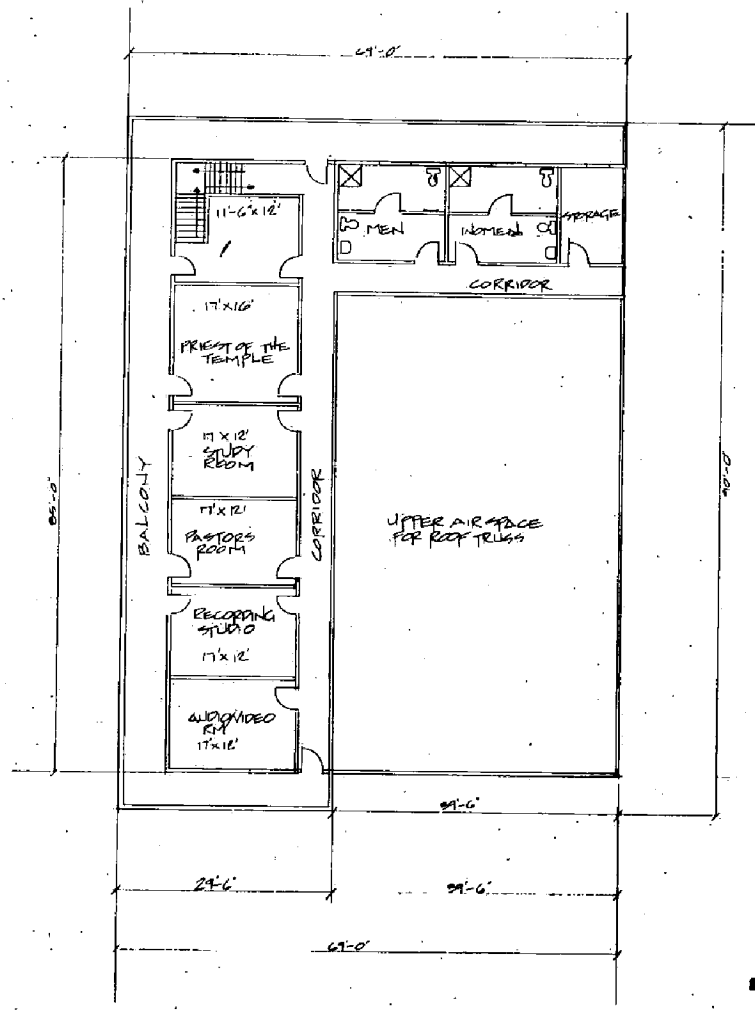
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EXHIBIT I



END FLOOR PLAN (End Phase)

SCALE: 1/8" = 1'-0"



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1-11-90  
12-14-89

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1	1-11-90	Hem	REVISED
2	12-14-89	Hem	REVISED

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831 Eleanor St.