

CITY PLANNING COMMISSION

927 - 10th Street, Ste. 300- SACRAMENTO, CALIFORNIA 95814

APPLICANT	Joseph B. Wooten, ARA, 4610 Joaquin Way, Sacramento, CA 95822		
OWNER	Bharatiya Sabha Church Corp., 7485 Elder Creek Road, Sacramento, CA 95824		
PLANS BY	Joseph B. Wooten, ARA, 4610 Joaquin Way, Sacramento, CA 95822		
FILING DATE	5-21-82	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	6-14-82	EIR	ASSESSOR'S PCL. NO. 038-251-25

APPLICATION:

1. Environmental Determination
2. Special Permit to establish a church in the R-1 zone
3. Variance to waive the required six-foot high masonry wall

LOCATION: 7485 Elder Creek Road

PROPOSAL: The applicant requests the necessary entitlements to establish a church in the R-1 zone.

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

Parking Required: 110 spaces
Parking Provided: 128 spaces (overall parking)
Parking Ratio: 1 space per 6 persons, maximum occupancy
Property Dimensions: 484' x 166'
Property Area: 1.8± acres
Square Footage of Building: 4,800 temple
Street Improvements/Utilities: To be provided
Exterior Building Colors: Not indicated
Exterior Building Materials: Not indicated
Building Height: 22 ft; 45 ft. steeple

STAFF EVALUATION: Staff has the following concerns and comments with regard to this project:

1. The applicant is proposing to establish a religious temple on a 1.8± acre site located in the Single Family, R-1 zone. There are vacant and single family uses to the north, east and south of the site. The site fronts on a major street, Elder Creek Road. Another church is located immediately west of the subject site. The proposed temple is 4,800 square feet, and the applicant indicates an occupancy limit of 300 people. A multi-purpose facility is proposed for future development with a maximum occupancy of 210 people. For the total use, the applicant indicates in the Environmental Questionnaire 128 parking spaces to be provided. This is based on one space for each six occupants.

APPLC. NO. P82-134
DR8277

MEETING DATE June 24, 1982
SEPT. 1, 1982

CPC ITEM NO. 55

2. The Building Inspections Department has calculated a maximum occupancy in the church of 498 people. Because the sanctuary and multi-purpose rooms are not likely to be in use at the same time, that Department would calculate parking needs based on the church structure alone. Based on the 498 occupancy limit, the church requires 83 parking spaces at the ratio of one space per six occupants. The site plan indicates a development phasing program. The first phase is scheduled to have 39 parking spaces, five of which will be eliminated when the second phase multi-purpose room is erected. Staff recommends a total of 83 parking spaces be provided during the first phase, keeping in mind the location of future classrooms and any other development. Further, all parking is to be surfaced, striped and shaded according to Zoning Ordinance standards. Plans for the parking lot and its landscaping and irrigation should be reviewed and approved by the Planning Director prior to issuance of building permits for the church temple.
3. Since specific elevations and floor plans have not been submitted for review at this time, staff wishes the applicant to know that any future construction, other than the temple and its parking facilities, will require additional special permit approval by the Commission.
4. Staff recommends that building plans for the temple be reviewed by the Design Review/Preservation Board. Staff has concerns with the bulky appearance of the structure as well as with its compatibility with the character of the surrounding residential and proposed residential neighborhood. Furthermore, the applicant can discuss building materials and outside color combinations with the Design Review Board.
5. Staff suggests that the planters along the perimeter of the parking be widened to at least six feet, interior measurement, to accommodate trees large enough for shading purposes.
6. The applicant has requested a waiver of the required six-foot high masonry wall. Since there is an existing church west of the site, staff supports a waiver of the wall along this boundary. Further, a portion of the site will remain undeveloped at the present time. Staff supports the current waiver request for that undeveloped portion of the site with the understanding that the wall will be erected when development does occur. Staff believes the wall should be installed along the easterly property line to buffer parking and access from the adjacent residential uses (see site plan for required wall). Design of the wall shall be submitted with building plans for review and approval by the Planning Director.
7. This project was routed to the South Sacramento Area Community Planning Advisory Council. Their comments were not received at the time of writing this report.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit, subject to Conditions and based on Findings of Fact to follow;
3. Approval of the Variance, subject to Conditions and based on Findings of Fact to follow.

Conditions - Special Permit

- a. The Special Permit is issued for the temple and accompanying parking only. Other structures shall require additional special permit approval;
- b. The applicant shall provide 83 parking spaces surfaced, striped and shaded to Zoning Ordinance standards. Parking shall not conflict with any proposed future construction;
- c. Design for the parking lot layout, landscaping and irrigation shall be reviewed and approved by staff prior to issuance of building permits for the temple;
- d. The applicant shall submit building plans for review and approval of the Design Review/Preservation Board. Of particular concern to staff is the bulkiness of the temple structure and its compatibility with the character of the overall area in which it will be located.

Findings of Fact - Special Permit

- a. The project, as conditioned, is based on sound principles of land use in that:
 - 1) the proposal is compatible with surrounding land uses;
 - 2) the proposal is located on a major street.
- b. The project, as conditioned, will not be detrimental to surrounding property in that:
 - 1) adequate parking, landscaping and buffering will be provided.
- c. The project is in conformance with the Zoning Ordinance which permits location of a church in any zone subject to obtaining a special permit.

Conditions - Variance

- a. Design of the wall shall be submitted for review and approval of the Planning Director prior to issuance of building permits for the temple and the wall shall be erected with the temple construction.

- b. Additional wall will be required along the east and north property line with future development.

Findings of Fact - Variance

- a. Granting the variance does not constitute a special privilege extended an individual owner in that an existing church is located to the west, and development is not occurring on the northern portion of the site. Under these circumstances, the variance would be granted any individual.
- b. The request is not a use variance in that churches are allowed in any zone upon approval of a special permit request.
- c. The project, as conditioned, is not a disservice to surrounding property in that adjacent residential structures will be buffered with the required wall where development is to occur.
- d. The project, as conditioned, is in compliance with the intent of the Zoning Ordinance to buffer existing residential from non-residential uses.

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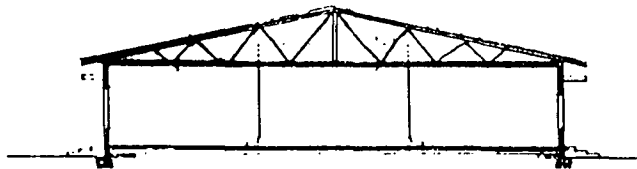
June 24, 1982
SEPTEMBER 1, 1982

Item No. ~~13~~
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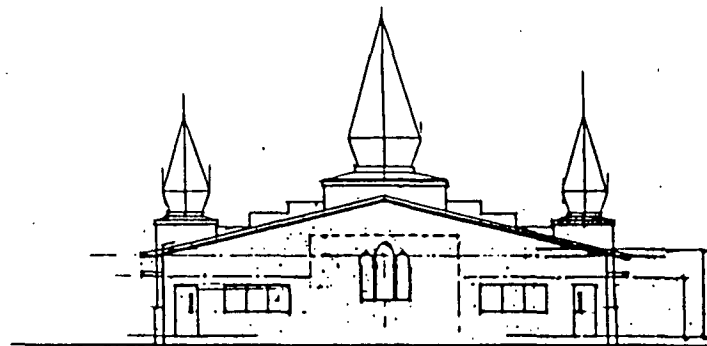
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SEP. 1, 1982

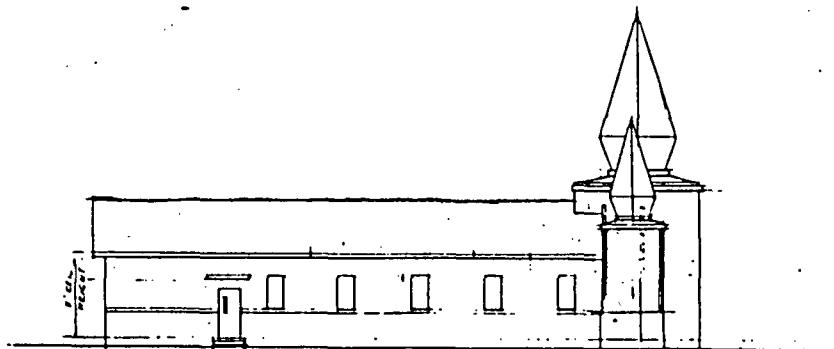
OUTSIDE ELEVATIONS



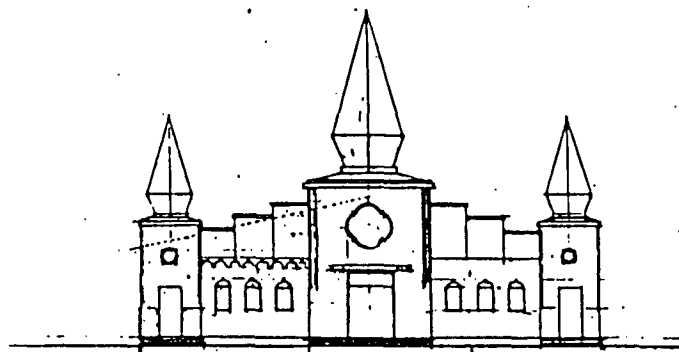
SECTION "A-A"



SOUTH (REAR) ELEV.



WEST ELEV. EAST ELEV.



NORTH (FRONT) ELEV.

BHARATIYA SABHA

SCALE 1/8" = 1'-0"

No. 13

1/21/82

2000

3 of 3

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Bruce Hohenhaus, 1451 River Park Drive, #110, Sacramento, CA 95815		
OWNER	Lee Sammis Co., 1451 River Park Drive, #110, Sacramento, CA 95815		
PLANS BY	Pacific Neon		
FILING DATE	50 DAY	DRACTION DATE	REPORT BY:RBH:dgh
NEGATIVE DEC.	N/A	EIR	N/A ASSESSOR'S PCL. NO. 006-026-01 thru 16

LOCATION: 501 "J" Street

PROPOSAL: Design Review of Signing Theme for Project.

PROJECT INFORMATION:

1974 General Plan Designation:	Central Business District
1980 Central City Community Plan Designation:	Central Business District

Existing Zoning of Site:	C-3
Existing Land Use and Zoning:	under construction

Surrounding Land Use and Zoning:

North:	Parking lot; C-3
South:	Shopping Center; C-3
East:	Bank & Vacant Parcel; C-3
West:	Office, restaurant, multiple family; C-3

Property Dimensions:	320' x 342'
Property Area:	98,841 square feet
Square Footage of Building:	189,956 square feet
Height of Building:	6 stories
Exterior Building Materials:	masonry, glass and aluminum

BACKGROUND INFORMATION: As part of the Architectural Review Board approval of this project the applicant was to return to the Board with the projects signing program for review and approval. On the plans the applicant has shown theoretical tenants as no leasing has been completed. The signing shown is to indicate the various types of design uses available within the sign program as proposed. Approval at this time would be for design concept only. If the design program is approved by the Board then each tenants' signs as proposed would be reviewed and approved at staff level as they were brought to the Planning Department.

STAFF EVALUATION: Staff feels that the letter type, height and color are in keeping with the design of the building. Staff has concerns with the following:

1. Maximum square footage of signs may not exceed that allowed by the City Sign Ordinance.
2. Number of signs per tenant and blockface location may not exceed that allowed by the City Sign Ordinance.
3. A building top sign is not allowed on the west or north face of the building. (Ordinance 81-075, Section 2 (c) 2).

4. Applicant to provide ground floor plan for each tenant showing occupancy front footage for any final sign review.

Approval of the signing program design does not mean approval of any sign square footage. The maximum square footage and number of signs allowed will be based on tenant occupancy front footage and number of block frontages.

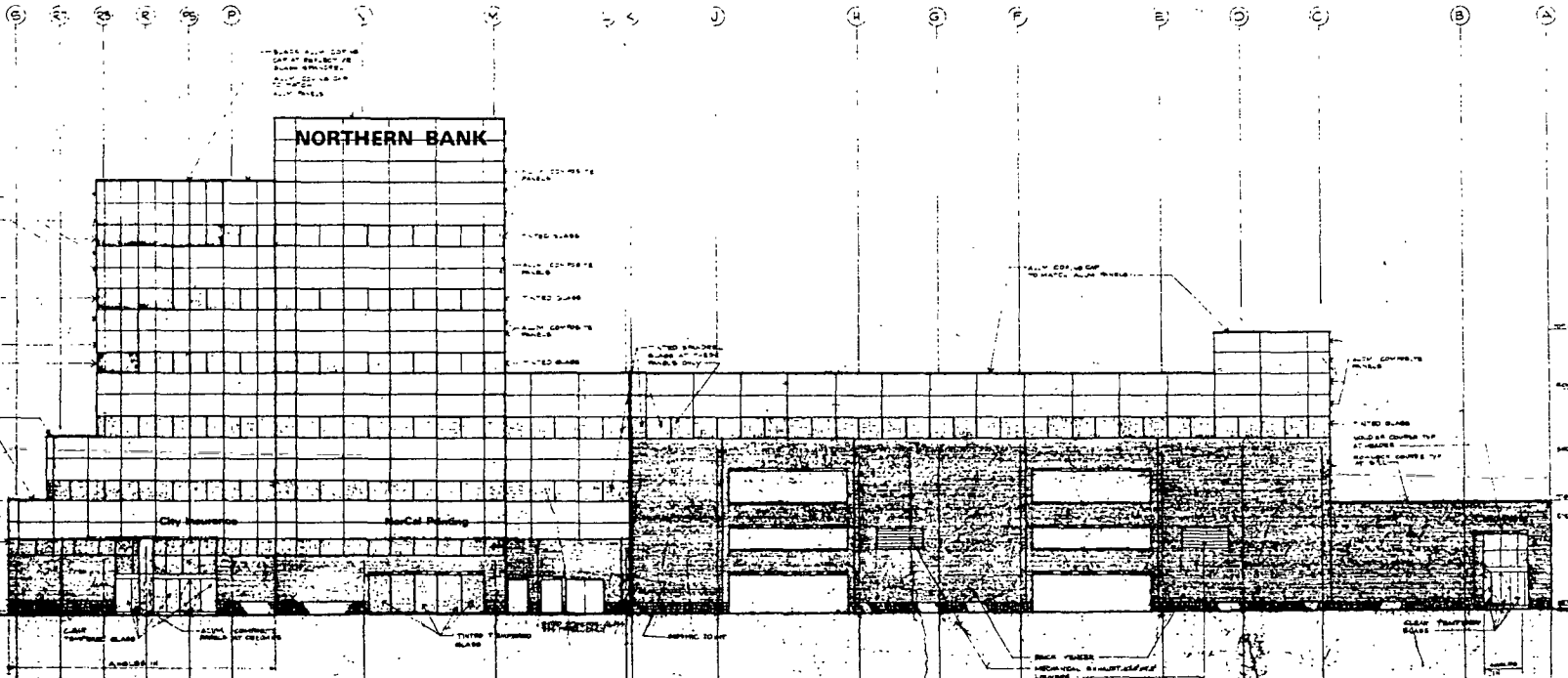
STAFF RECOMMENDATIONS: Staff recommends approval of the upper and lower case letter type (Universe 75), 18" maximum height at ground level & 36" maximum height at building top. Applicant to meet all City Sign Ordinance requirements.

Approval is based on the following Findings of Fact:

1. The letter type, size, and color is in keeping with the design of the building.
2. Final sign review for each tenant will be based on the City Sign Ordinance.

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SECT. 1 1982



EAST ELEVATION

6th STREET ELEVATION

NOTE: JAN - NOV. 2010

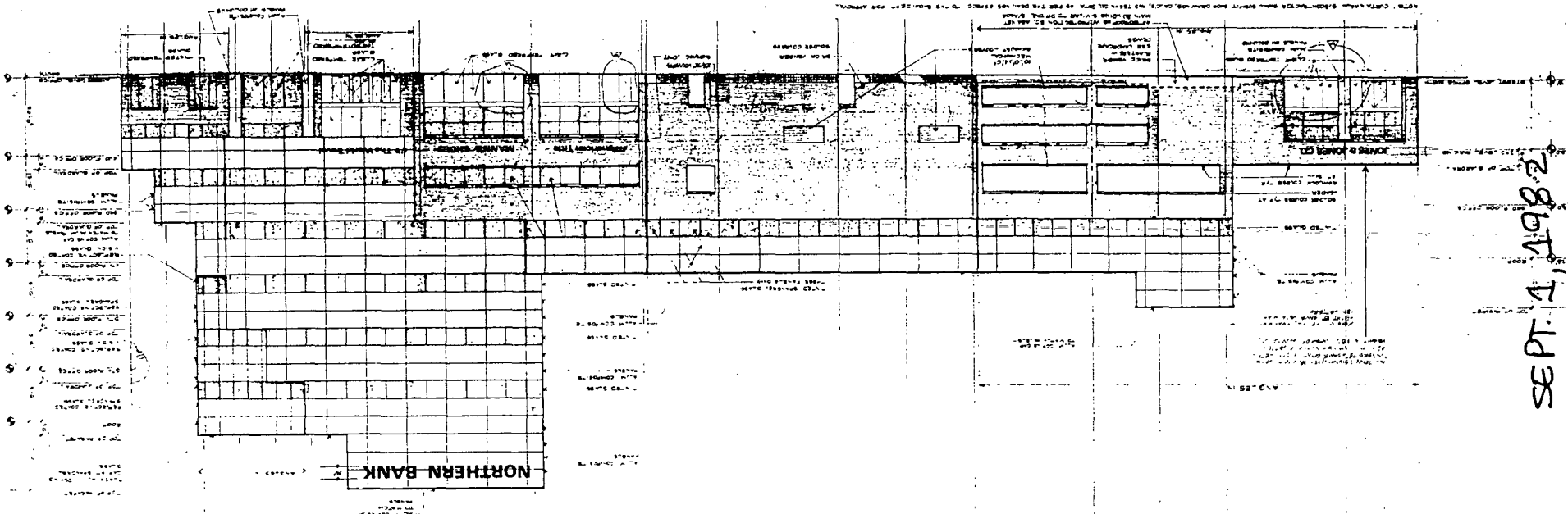
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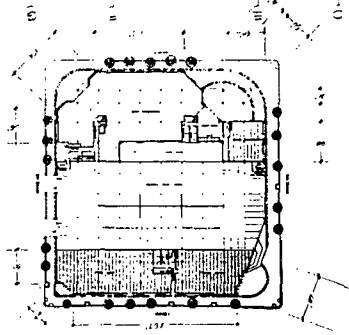
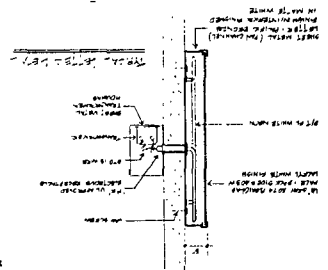
PACIFIC
NORTHWEST

STREET ELEVATION

NOTE: 1.00 - 1.00 2.00 3.00



SEPT. 1, 1912



1. 1912

1. 1912	317' x 21' 7 1/2"
2. 1912	50' x 21' 15 1/2"
3. 1912	50' x 21' 15 1/2"
4. 1912	50' x 21' 15 1/2"
5. 1912	50' x 21' 15 1/2"
6. 1912	50' x 21' 15 1/2"
7. 1912	50' x 21' 15 1/2"
8. 1912	50' x 21' 15 1/2"
9. 1912	50' x 21' 15 1/2"
10. 1912	50' x 21' 15 1/2"

1. 1912

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