CITY PLANNING COMMISSION

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

APPLICANT Vitiello & Associates 1931 H St. Sacramento, CA 95814
OWNER Salvation Army, 2550 Alhambra Blvd. Sacramento, CA 95816
PLANS BY Vitiello & Associates 1931 H St. Sacramento, CA 95814
FILING DATE 12-15-90 **ENVIR. DET.** Neg. Dec. **REPORT BY** CL:df
ASSESSOR'S PCL. NO. 010-0301-009, 012; 010-0302-025, 026, 029

APPLICATION:

A. Negative Declaration.

B. Special Permit for a 12,280 square foot Community Center, 5,500 square foot office and a parking lot for an expansion of the Salvation Army facilities on 2.0± acres in the Multiple Family Residential (R-2B) and General Commercial (C-2) zones.

C. Variance to reduce the side yard setback (Alhambra Boulevard) from 25 feet to 6 feet.

D. Variance to reduce the required parking spaces from 138 to 78 spaces.

LOCATION: 2550 Alhambra Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to expand the Salvation Army facilities with a Community Center, office and parking.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial & Offices
Existing Zoning of Site:	C-2 and R-2B
Existing Land Use of Site:	2 residential structures, church, day care center

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Commercial; C-2	Front:	7.5'	7.5'
South: Single Family; R-2B	Side(Int):	0'	5'
East: Comm, Off, Res; C-2 & R-2B	Side(St):	25'& 5'	6'& 5'
West: State Freeway 50 & 99; TC	Rear:	15'	200'

Parking Required:	138 spaces
Parking Provided:	78 spaces
Property Dimensions:	Irregular
Property Area:	2.0± acres
Square Footage of Community Center:	12,280 square feet
Square Footage of Office:	5,500 square feet
Number of Seats in Church:	200 seats
Number of Children in Day Care Center:	48 children
Height of Community Center:	35 feet to plate line, 1 story
Height of Office:	34.5 feet, 2 stories
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Brick
Roof Material:	Asphalt Shingles

APPLC. NO. P90-030 **MEETING DATE** March 8, 1990 **ITEM NO.** 12

D. Site Plan Design

The existing site contains a church, day care center and two residential structures. The day care center and proposed Community Center are located in the C-2 zone. The existing church, residential structures, and proposed parking and office are located in the R-2B zone. The day care center is going to remain the same. The church exists with 200 seats and an office. The existing office attached to the church will be removed and replaced with a detached, two-story office building. The two residential structures are proposed to be removed. Staff recommends these two structures be made available for relocation. This can be accomplished by advertising in a local newspaper for at least 30 days prior to demolishing the structures.

The proposed two-story office structure is located near the existing church. The office is for the sole use of the Salvation Army. A variance has been requested to reduce the setback from Alhambra Boulevard from 25 feet to 6 feet. Staff has no objection to this variance request. The existing church has a setback of 6 feet, and the proposed Community Center has a five foot setback. The office setback reduction varies from 6 to 8 feet and will make the block face consistent. The existing church, proposed Community Center and office are also all similar in height.

The proposed Community center is located at the corner of Alhambra Boulevard and Broadway. The Community Center contains a gymnasium, weight room, multi-purpose room, library, and storage and locker areas. The main entrance to the Community Center is from an interior courtyard between the church and Community Center.

The two residential structures to be removed are proposed to be replaced with parking for the facility. The abandoned 1st Avenue also contains parking and a driveway. This parking area is adjacent to an existing house to the south located in the R-2B zone. The applicant has indicated on the site plan the required six foot high masonry wall along this property line in order to protect the residence from the parking area.

The play area of the day care center is currently fenced with a chain link fence and visible from Alhambra Boulevard. The proposed Community Center will partially screen the day care facilities. Staff suggests the landscaping along Alhambra Boulevard be enhanced to further screen the play area.

The trash enclosure is located along the Highway 99 property line, near the day care center. The enclosure must meet the standards of the Zoning Ordinance.

No signage has been indicated in the proposal. A sign program indicating both attached and detached signs should be submitted for review and approval of the Planning Director.

The applicant has submitted a preliminary landscape plan which meets the required 50 percent shade requirements of the Zoning Ordinance. There are several existing trees on the site. The applicant should provide a tree preservation plan indicating the exact tree location, size, species, vitality and means of protection during construction for the review and approval of the City Arborist.

BACKGROUND INFORMATION: On December 14, 1989, the Planning Commission approved a street abandonment to abandon 1st Avenue between Alhambra Boulevard and Highway 99. Also approved was a lot line adjustment to merge the five parcels around 1st Avenue into one (P89-315). The lot line adjustment Certificate of Compliance should be filed and street abandonment approved by the City Council prior to issuance of any Building Permits.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 2.0± acres in the Multiple Family Residential (R-2B) and General Commercial (C-2) zones. The site is presently developed with a church, day care center, and two residential structures. The General Plan designates the site Community/Neighborhood Commercial and Offices. The site is also in the Oak Park Redevelopment Area. The surrounding land use and zoning includes commercial, zoned C-2, to the north; single family residence, zoned R-2B, to the south; commercial, office and residential, zoned C-2 and R-2B, to the east; and State Freeway 50 and 99, zoned TC, to the west.

B. Applicant's Proposal

The applicant is proposing to expand the Salvation Army facilities. This expansion includes a 12,280 square foot Community Center, a 5,500 square foot administrative office, and parking. The remainder of the site consists of the existing 200 seat church and 48 child day care center. A special permit for the Community Center, office and parking is required. The applicant is also requesting a variance to reduce the required street side setback (Alhambra Boulevard) from 25 feet to 6 feet for the location of the administrative offices. The applicant is also requesting a variance to reduce the required parking from 138 spaces to 78 spaces.

C. Salvation Army Facility

According to Salvation Army, the purpose of the new gymnasium and associated buildings will focus on recreation, with the main facility being a full-size basketball gymnasium. There will be organized programs for volleyball, basketball and other related activities. There will be a weight room, as well as a library to be used as a tutoring type classroom. This Community Center will serve the Oak Park Community.

The purpose of the office structure will be totally administrative. The purpose is to consolidate the existing workers into one building and improve the work environment. The office will act as the Salvation Army Administrative Office for the County of Sacramento.

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E. Parking

The required parking has been determined as follows:

Existing 200 seat Church ratio - 1:6 seats	= 33 spaces
Existing 48-Child Day Care Center ratio - 1:8 children	= 6 spaces
Proposed 5,500 sq. ft. Office ratio - 1:400 sq. ft.	= 14 spaces
Proposed 12,280 sq. ft. Community Center	
7,616 sq. ft. gymnasium ratio - 1:100 sq. ft.	= 76 spaces
4,664 sq. ft. remainder ratio - 1:500 sq. ft.	= 9 spaces
Total Required Parking	= 138 spaces

The site plan indicates 78 spaces provided on site. The applicant is requesting a variance to waive the remainder of the required parking. The applicant anticipates the majority of the uses will be the youth and elderly who are unable to drive. In light of this, the applicant has provided 3 times the number of bicycle parking facilities required. Shower and locker facilities will be provided for use by the gymnasium users as well as employees who may bike or jog to work. There are also bus stops on Alhambra Boulevard and Broadway which can transport people to and from the facility. Two bus and van parking spaces have also been provided. The applicant indicates the different facilities will be used at different times of the day. The church and Community Center will be used primarily on the weekends. The office and day care center will be used primarily during the week from 8 a.m. to 5 p.m. Staff finds that the parking proposed for the various uses on the site should be adequate and has no objection to the variance request.

F. Building Design

The applicant has designed the proposed office and Community Center to be compatible with the existing brick church. They are constructed with a brick masonry material. The project is located in the Oak Park Redevelopment Area which requires Design Review Board review and approval.

G. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Services, Building Inspections, Fire, City Arborist, Oak Park PAC, and the Oak Park Neighborhood Improvement Association. The following comments were received:

Engineering Development Services

1. On site paving grading and drainage shall be approved by Public Works prior to issuance of Building Permits.

2. Lot Line Merger (P89-315) and Abandonment of 1st Avenue shall be coordinated with Building Permit by Public Works Department.

Building Inspections

Allowable areas and assumed property line protection requirements must be worked out with the Building Department.

City Arborist

Recommend the applicant submit a detailed tree preservation plan.

Oak Park PAC

The proposed Salvation Army project is located in the Oak Park Redevelopment Project Area. This project appears to meet the following redevelopment goals:

1. Provide "a superior level of community facilities provided for the cultural, health, and social needs of the residents," and

2. Improve "the visual and aesthetic quality of the project area".

We have identified no adverse impacts from this project on the redevelopment area and recommend that a special permit be granted.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070 (B) (1) of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur:

A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:

   1. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 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 resuspension of PM 10 through vehicle movements over these surfaces.

5. Increase the frequency of city street cleaning along street in the vicinity of construction site.

6. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.

B. The project P90-030, is located in an area of the City determined to have less than 100-year flood protection. Implementation of the project will therefore expose people and property to the risk of injury and damage in the event of a 100-year or lesser flood. These risks are considered significant adverse impacts under CEQA.

The City Council has evaluated these impacts in the Environmental Impact Report (EIR) prepared in connection with the Land Use Planning Policy within the 100-Year Floodplain (M89-054) adopted by the Council of February 6, 1990. The EIR is available through the Department of Planning and Development, 1231 I Street, Room 300, Sacramento, California. This document serves as a program EIR addressing the flood-related risks to people and property created by new development in the 100-year floodplain in the City.

The flood-related risks created by the proposed project falls within the scope of the program EIR. Accordingly, the findings adopted by the Council in connection with its certification of the program EIR and its adoption of the Policy are applicable to and are hereby adopted in connection with the proposed project, P90-030. These findings are set forth in the Findings of Fact/Statement of Overriding Consideration for the Land Use Planning Policy Within the 100-Year Floodplain in the City of Sacramento. This document is appended to the program EIR available through the Department of Planning and Development.

As set forth in the Findings, no flood-related mitigation measures applicable to the project have been required.

C. All joints in exterior walls shall be grouted or caulked airtight.

D. Window or through-the-wall ventilation and air conditioning units shall not be permitted.

E. All penetrations of exterior walls shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.

F. Windows must have a minimum STC rating of 29 or better. Windows facing the noise source should comprise less than 25 percent of the wall area. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mile an hour wind per ASTM standards.

G. Sliding glass doors must carry an STC rating of 31 or better. They should be double glazed and they must meet or exceed the window air infiltration rating given above.

H. Exterior entrance doors should have a minimum STC rating of 30. They must include complete perimeter door seals.

I. The applicant will comply with the following State regulation:

1. Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing buildings prior to demolition or renovation.

If asbestos containing materials are identified on the project site, the applicant will determine the quantity of material to be removed and comply with the following applicable State and Federal regulations:

2. California Occupational Safety and Health Administration (CAL-OSHA) work safety standards must be applied to any demolition or renovation of structures that contain more than 100 square feet of asbestos containing materials. Specific standards are provided by CAL-OSHA (San Francisco Office: (415) 974-7633).

3. Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures than contain more than 160 square feet or 260 linear feet of asbestos containing materials. Specific information is provided by EPA (San Francisco Office: (415) 974-7633).

In order to document compliance with these measures, the applicant will provide a copy of the awarded demolition bid to the City Environmental Coordinator prior to issuance of a building permit for demolition.

J. If subsurface archaeological or historical remains (including unusual amount of bones, stones, or shells are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

<u>RECOMMENDATION:</u> Staff recommends the Planning Commission take the following actions:

A. Ratify the Negative Declaration;

B. Approve the special permit for a 12,280 square foot Community Center, 5,500 square foot office and a parking lot for an expansion of the Salvation Army facilities, subject to conditions and based upon findings of fact which follow;

C. Approve the variance to reduce the required side yard setback from 25 feet to 6 feet, subject to conditions and based upon findings of fact which follow; and

D. Approve the variance to reduce the required parking spaces from 138 to 78 spaces, subject to conditions and based upon findings of fact which follow.

Conditions

1. The lot line adjustment Certificate of Compliance shall be filed and the street abandonment approved by the City Council prior to issuance of any Building Permits.

2. The two residential structures shall be made available for relocation for 30 days prior to demolition by advertising in a local newspaper for at least 30 days. After this time, staff may authorize demolition.

3. The two-story office structure shall be for the sole use of the Salvation Army and not leased to other users.

4. A 6 foot high masonry wall is required on the southern property line as indicated on the site plan. The design and materials of the wall shall be subject to Planning Director review and approval prior to issuance of building permit.

5. The landscaping along Alhambra Boulevard shall be enhanced to screen the day care center facilities. Revised landscape, shading and irrigation plans shall be subject to Planning Director for review and approval prior to issuance of building permits.

6. The trash enclosure shall meet the requirements of the Zoning Ordinance.

7. A sign program indicating both attached an detached signs shall be submitted for review and approval of the Planning Director prior to issuance of Sign Permits.

8. The applicant shall provide a tree preservation plan indicating the exact tree location, size, species, vitality and means of protection during construction for the review and approval of the City Arborist prior to the issuance of any Building Permits or any grading or demolition taking place on the subject site.

9. The applicant shall provide the 27 bicycle parking facilities as indicated on the site plan.

10. The project requires review and approval of the Design Review Board prior to issuance of Building Permits.

11. The applicant shall comply with the mitigation measures of the Negative Declaration which include:

a. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:

1) Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.

2) Cover stockpiles of sand, soil, and similar materials with a tarp.

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4) Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.

5) Increase the frequency of city street cleaning along street in the vicinity of construction site.

6) Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.

b. The project P90-030, is located in an area of the City determined to have less than 100-year flood protection. Implementation of the project will therefore expose people and property to the risk of injury and damage in the event of a 100-year or lesser flood. These risks are considered significant adverse impacts under CEQA.

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c. All joints in exterior walls shall be grouted or caulked airtight.

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j. If subsurface archaeological or historical remains (including unusual amount of bones, stones, or shells are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that it serves the cultural and social needs of the Oak Park residents and is compatible with the surrounding residential and commercial uses.

2. The project, as conditioned, will not be detrimental to the public safety or welfare, nor result in the creation of a public nuisance in that:

   a. adequate parking is provided on site;

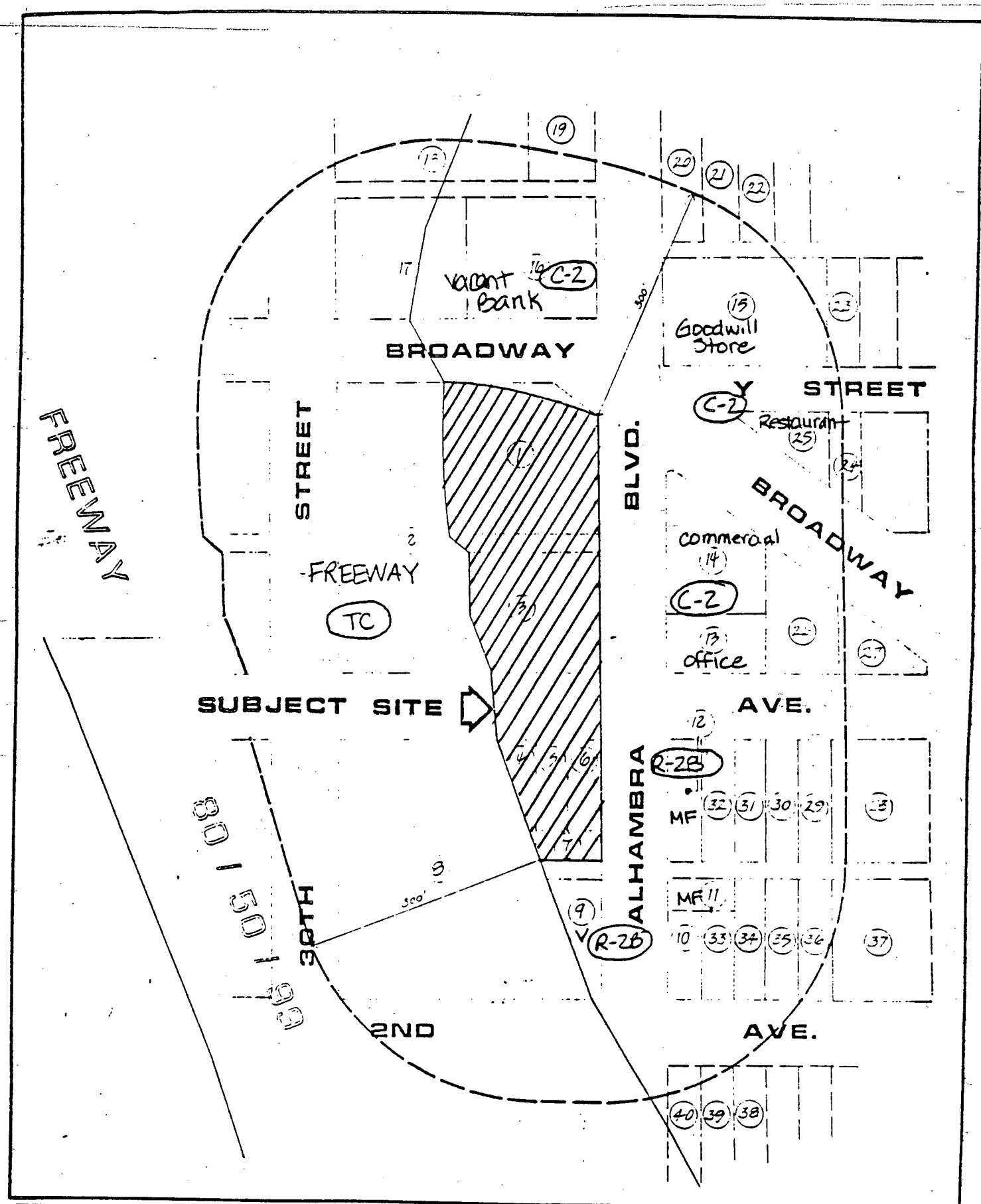
   b. adequate landscaping is provided on site; and

   c. a necessary service is being provided to the community.

3. The project is consistent with the General Plan which designates the site Community/Neighborhood Commercial and Offices.

4. The variances do not constitute a special privilege extended to an individual property owner in that the variances would be granted to other property owners facing similar circumstances.

5. The variances do not constitute use variances in that the Salvation Army facilities are allowed in the R-2B and C-2 zones, subject to the granting of a special permit.



VICINITY - LAND USE - ZONING

P90-030

March 8, 1990

Item # 2

P90-030

March 8, 1990

SITE RESUME

PROPERTY ADDRESS: 2550 ALHAMBRA BOULEVARD

ASSESSOR PARCEL NUMBERS: 010-0301-009, -112, 010-0302-025, -026, -029.

ZONING (EXISTING): C-2, R-2B.

NEW BUILDING AREAS:

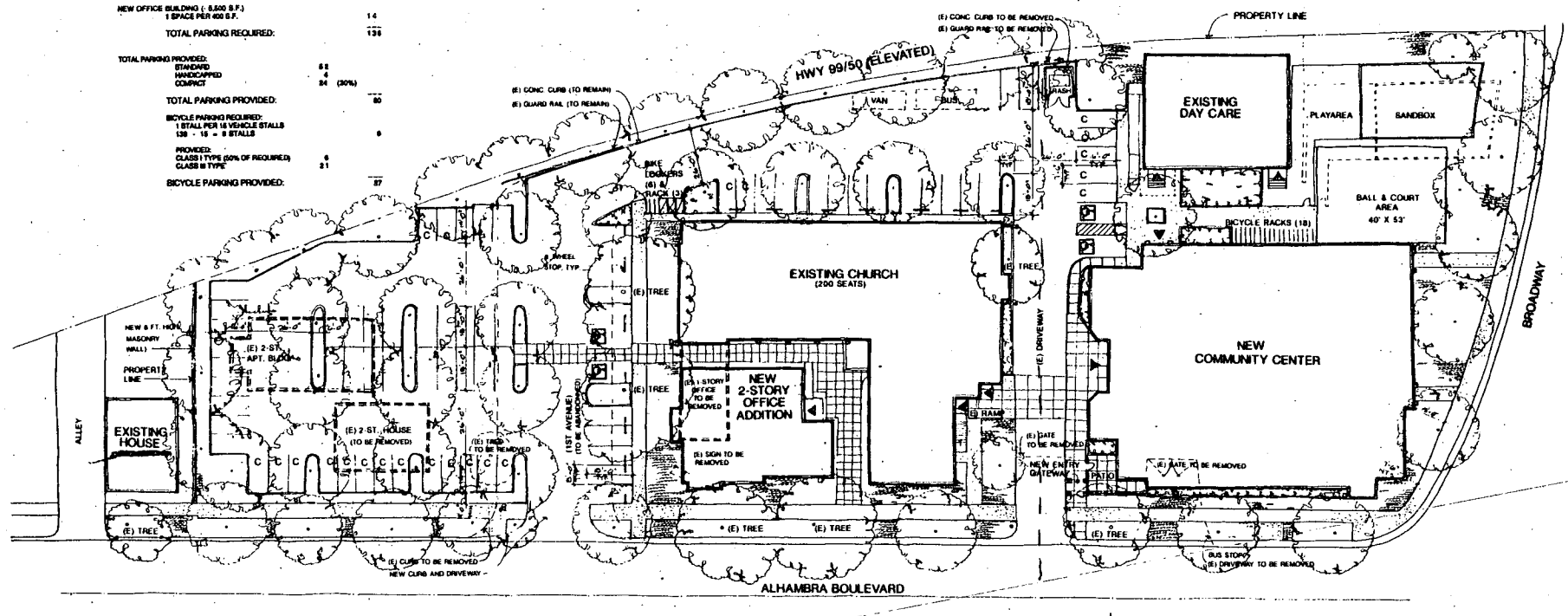
COMMUNITY CENTER:	12,280 S.F.
OFFICE BUILDING	5,480 S.F.

PARKING ANALYSIS:

	VEHICLE STALLS REQUIRED:
EXISTING CHURCH (200 FIXED SEATS) 1 SPACE PER 6 SEATS	33
EXISTING DAY CARE CENTER (48 CHILDREN) 1 SPACE PER 8 CHILDREN	6
NEW COMMUNITY CENTER *GYMNASIUM 80 SEAT BLEACHER (-7,616 S.F.) 1 SPACE PER 100 S.F. *OFFICE, LOCKER ROOMS, MULTI-PURPOSE ROOM, WARMING KITCHEN, LIBRARY, STORAGE (-4,664 S.F.) 1 SPACE PER 500 S.F.	76 9
NEW OFFICE BUILDING (- 5,500 S.F.) 1 SPACE PER 400 S.F.	14
TOTAL PARKING REQUIRED:	138

TOTAL PARKING PROVIDED:		
STANDARD	52	
HANDICAPPED	4	
COMPACT	24	(30%)
TOTAL PARKING PROVIDED:		80
BICYCLE PARKING REQUIRED: 1 STALL PER 15 VEHICLE STALLS 138 ÷ 15 = 9 STALLS		9
PROVIDED: CLASS I TYPE (50% OF REQUIRED) CLASS III TYPE	6 31	
BICYCLE PARKING PROVIDED:		37

zoned R-2B ← | → zoned C-2



SITE PLAN

0 10 20 40

NORTH

Item #12

SALVATION ARMY CITADAL CORPS
2550 ALHAMBRA BLVD.
SACRAMENTO, CA 95817

Villalta + Associates, Inc. Architects
1931 H Street
Sacramento, California 95814
(916) 446-0308

SPINK CORPORATION
CIVIL ENGINEER
2590 VENTURE OAKS WAY
SACRAMENTO, CA 95833

BUEHLER & BUEHLER
STRUCTURAL ENGINEER
7300 FOLSOM BLVD SUITE 203
SACRAMENTO, CA 95828

AIRCO MECHANICAL
MECHANICAL ENGINEER
5720 ALDER AVE.
SACRAMENTO, CA 95828

REX MOORE ELECTRICAL
ELECTRICAL ENGINEER
3601 PARKWAY PLACE
WEST SACRAMENTO, CA 95691

HAAG LANDSCAPE
LANDSCAPE ARCHITECT
4755 J STREET
SACRAMENTO, CA 95819

Salvation Army Community Center

SITE PLAN

A1

PROJECT	SALVATION ARMY COMMUNITY CENTER
JOB NUMBER	89032
DATE	11/22/89

EXHIBIT A
SITE PLAN

P90-030

March 8, 1990

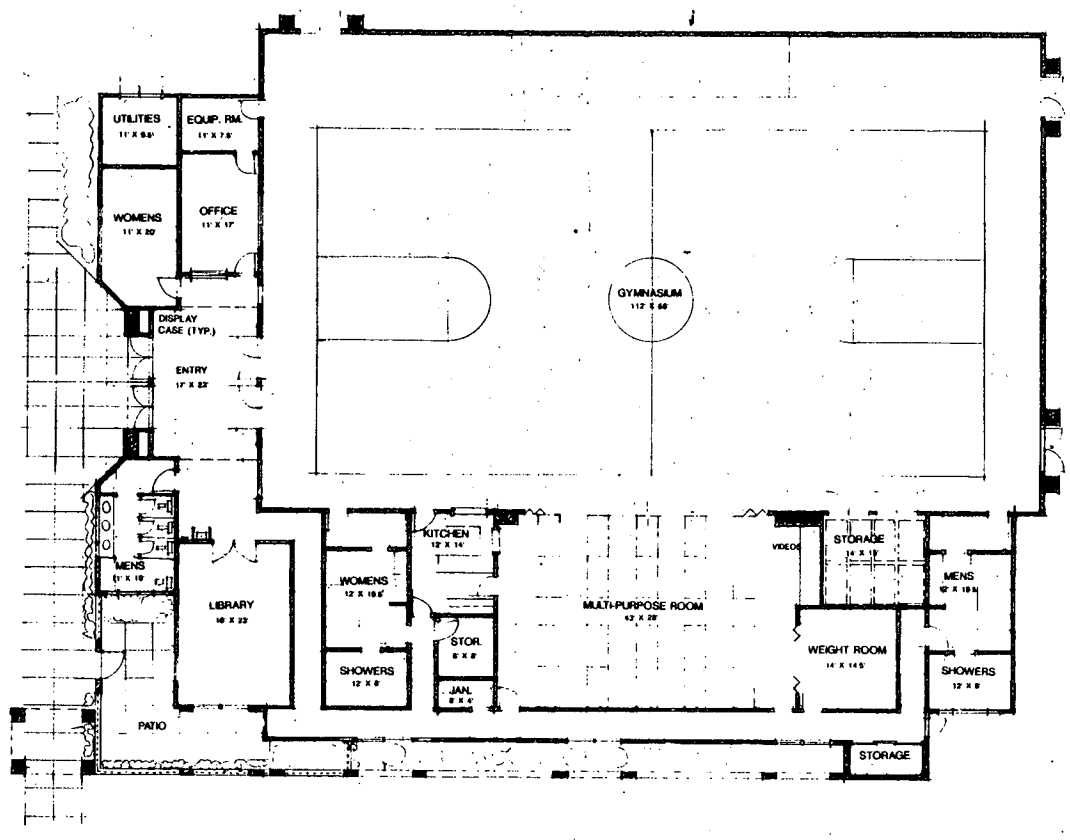


EXHIBIT B
FLOOR PLAN

COMMUNITY CENTER FLOOR PLAN

NORTH

Item #12

SALVATION ARMY
CITADAL CORPS
2550 ALHAMBRA BLVD
SACRAMENTO, CA 95817

Villello + Associates, Inc.
Architects
1831 H Street
Sacramento, California 95814
(916) 446-0309

SPINK CORPORATION
CIVIL ENGINEER
2590 VENTURE OAKS WAY
SACRAMENTO, CA 95833

BUEHLER & BUEHLER
STRUCTURAL ENGINEER
7300 FOLSOM BLVD. SUITE 203
SACRAMENTO, CA 95826

AIRCO MECHANICAL
MECHANICAL ENGINEER
5720 ALDER AVE.
SACRAMENTO, CA 95828

REX MOORE ELECTRICAL
ELECTRICAL ENGINEER
3601 PARKWAY PLACE
WEST SACRAMENTO, CA. 95691

HAAG LANDSCAPE
LANDSCAPE ARCHITECT
4755 J STREET
SACRAMENTO, CA. 95819

Salvation Army Community Center

COMMUNITY CENTER FLOOR PLAN

A2

PROJECT	SALVATION ARMY COMMUNITY CENTER
JOB NUMBER	89032
DATE	11/27/89