

CITY PLANNING COMMISSION

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

APPLICANT	Florin Religious Science Church, 4445 Fruitridge Road., Sac., CA 95820				
OWNER	Florin Religious Science Church, 4445 Fruitridge Road., Sac., CA 95820				
PLANS BY	Florin Religious Science Church, 4445 Fruitridge Road., Sac., CA 95820				
FILING DATE	1/26/89	ENVIR. DET.	Ex. 15301 a	REPORT BY	PW:vf
ASSESSOR'S PCL. NO.	021-0051-008				

APPLICATION: Special Permit to allow the conversion of a 1,100 square foot single family residence to a church on 0.4 developed acres in the Single Family (R-1) zone.

LOCATION: 5860 14th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to establish a church.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Boarded up single family home

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-1	Front:	25'	34'
South: Residential; R-1	Side(Int):	5'	58'
East : Commercial; C-2	Side(Int):	5'	40'
West : Residential; R-1	Rear:	15'	58'

Parking Required:	10 spaces
Parking Provided:	10 spaces
Property Dimensions:	138' x 132'
Property Area:	0.4+ acres
Square Footage of Building:	1,100 sq. ft.
Height of Building:	18 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Stucco
Roof Material:	Asphalt Shingles
Exterior Building Colors:	Silver grey with blue accents
Maximum Seating Capacity:	60

STAFF EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.4+ acres in the single family (R-1) zone. The General Plan designates the site for low density residential uses. An existing 1,100 square foot boarded-up house is located on the site. Surrounding land uses include residential zoned R-1 to the north; residential zoned R-1 and R-2 to the south; a gas station zoned C-2 to the east, and more residential zoned R-1 to the west.

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APPLC. NO. P89-074 MEETING DATE March 9, 1989 ITEM NO. 26

B. Applicant's Proposal

The applicant (Florin Religious Science Church) is requesting a Special Permit to convert an existing boarded-up house into a church. The applicant intends to rehabilitate the existing structure and bring the building up to code. Ten off-street parking spaces are proposed to accommodate a maximum seating capacity of sixty (60).

C. Staff Evaluation

The submitted site plan indicates a complete revision to the existing site. The applicant proposes 10 parking spaces along the eastern property line adjacent to the existing gas station. Planning staff requires one parking space for every six seats, which for this proposal would require the indicated ten parking spaces. The site plan indicates adequate landscape planters and illustrates the 50 percent parking lot shading requirement. The location of the parking should not be an adverse impact to the residential character of the neighborhood in that its adjacent to the existing gas station. A six foot masonry wall is required along the west and south property lines and has been indicated on the site plan. Staff finds that the design of the site and the rehabilitation of the building for a church use should not be detrimental to the surrounding area and therefore, staff supports the special permit request. Staff does note that the proposed monument sign indicated on the site plan is excessive in size. The sign Ordinance allows one identification sign and one bulletin board for each developed parcel not exceeding a total of 16 square feet in area for all displays. The church's proposed signage should be revised to conform to the Sign Ordinance requirement.

D. Agency Review

The proposed project was reviewed by the City Traffic Engineering, Engineering and Building Inspection Divisions. The following comments were received.

Traffic Engineering

1. Comply with standard parking stall requirements:
 - Width - 8'
 - depth - 18'
 - maneuvering depth - 26'
2. Driveway Permit required - comply with City standards.
3. Remove and replace any deteriorated frontage improvements.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301 a).

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EXHIBIT "A"

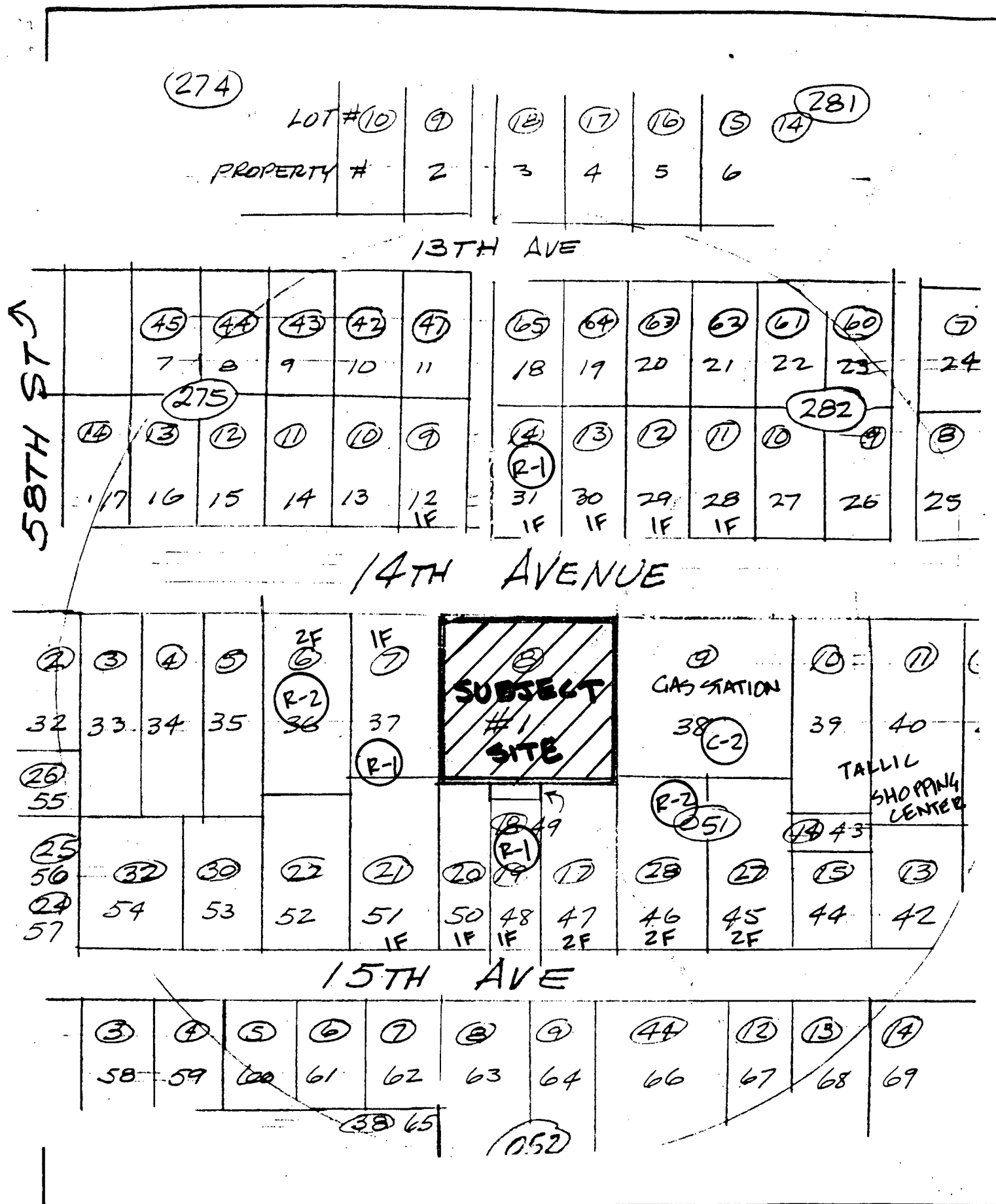
The land referred to in this Report is situated in: the City of Sacramento, County of Sacramento, State of California, more particularly described as follows:

That portion of Lot 4 of City Acres Addition No. 1, according to the official plat thereof, filed in the office of the Recorder of Sacramento County on November 20, 1922, in Book 17 of Maps, Map No. 10, described as follows:

BEGINNING at the Northwest corner of said Lot 4, on the center line of 14th Avenue; thence Southerly, along the West line of said Lot 4, a distance of 162.445 feet, to a point on said line located 132.445 feet from the North line of Brier Avenue; thence Easterly, parallel with the North line of said Brier Avenue, 138.36 feet to the East line of said Lot 4; thence North, along the said East line of Lot 4, a distance of 162.445 feet to the Northeast corner of said Lot 4, on the center line of said 14th Avenue; thence West, along center line of 14th Avenue, 138.36 feet to the point of beginning.

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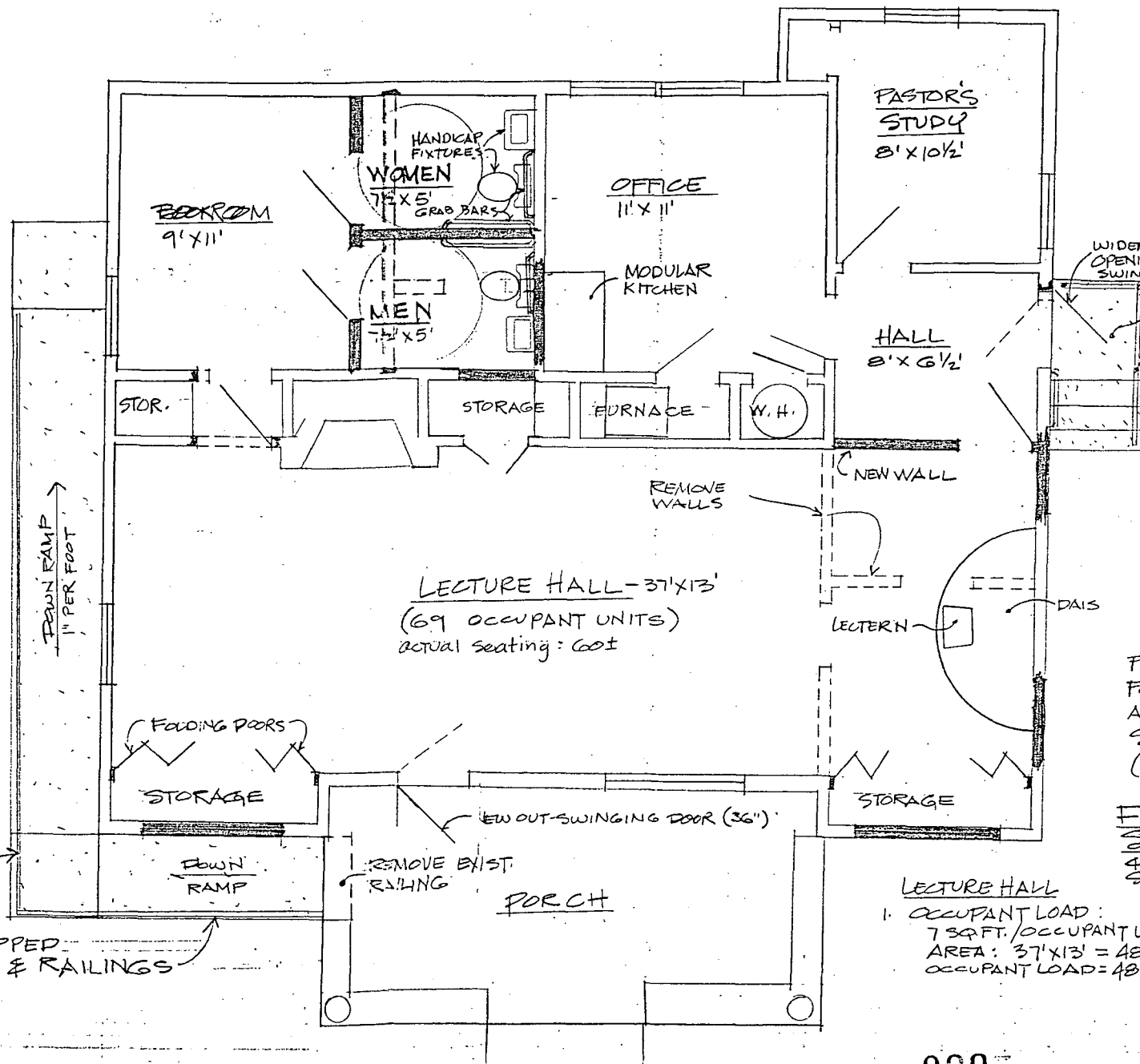


LAND USE & ZONING MAP

PB9-074

march 9, 1989

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NORTH
SCALE 1/4" = 1'-0"
PROPOSED REMODELING
5860 14TH AVE, SACTO, CA
LAYOUT BY ROY PERGER: 1/89
PH: 488-7520 NCARB

PRELIMINARY FLOOR PLAN
FOR REMODELING OF HOUSE
AT 5860 - 14TH AVE.
SACRAMENTO, CA
(PARCEL 21-05-06)
FOR
FLORIN RELIGIOUS
SCIENCE CHURCH
444 S FRUITRIDGE
SACRAMENTO, CA

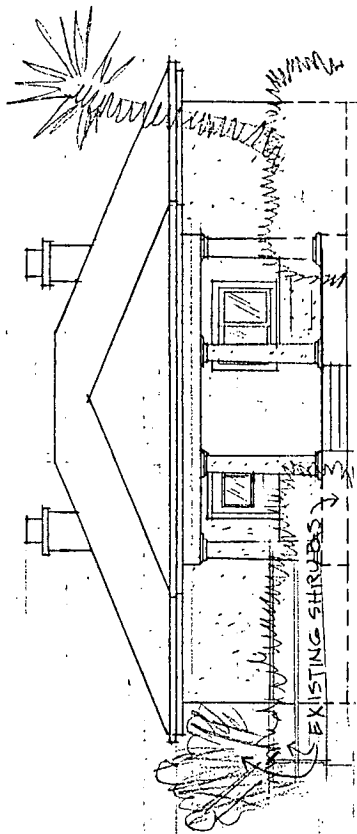
LECTURE HALL
1. OCCUPANT LOAD:
7 SQ. FT./OCCUPANT UNIT
AREA: 37' x 13' = 481 SQ. FT.
OCCUPANT LOAD = 481 ÷ 7 = 69.00
REV. PAT BALLARD
PASTOR: 456-0937

SHEET # 2/3

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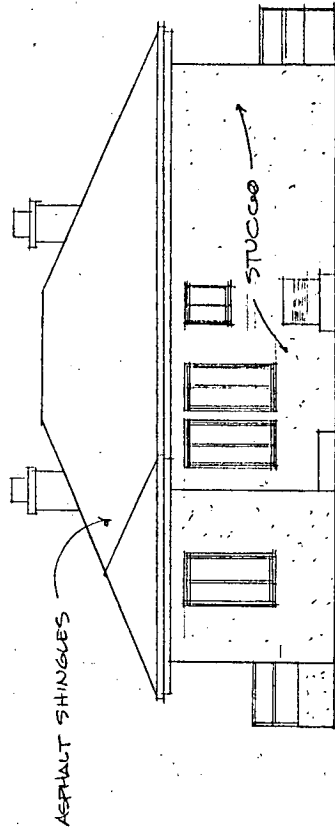
FLOOR PLANS

ELEVATIONS

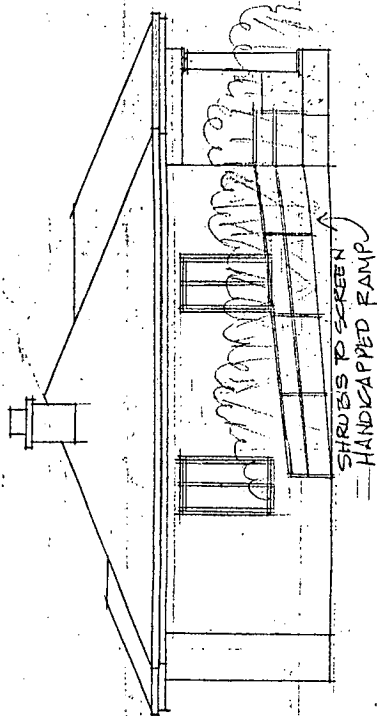


FRONT (NORTH ELEVATION)

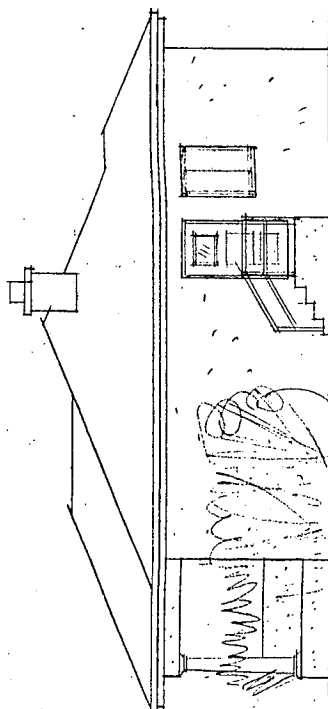
SCALE 1/8" = 1'-0"



REAR VIEW



LEFT SIDE



RIGHT SIDE

PRELIMINARY DESIGN FOR
REMODELING OF
HOUSE AT 5860 - 14TH AVE
SACRAMENTO, CA
DRAWN BY ROY BERGER NCARB
PHONE 488-7520
1/87 SHEET #3/3

FLORENCE CHURCH
SCIENCE CHURCH
REV. PATRICIA BALLARD
PASTOR PH: 456-0937
4445 FRUITRIDGE RD.
SACRAMENTO, CA 95820

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F89-074

March 9, 1989

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