



3.1

DEVELOPMENT SERVICES

**CITY OF SACRAMENTO
CALIFORNIA**

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING
916-264-5381
FAX 916-264-5328

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: CALL-UP OF VICTORY TEMPLE (P03-054)

Entitlements for a church on 0.17 developed acres in the General Commercial (C-2) zone. (D2) APN: 251-0123-003.

A. Environmental Determination: Exempt per CEQA Sec. 15322.

B. Special Permit to reuse an existing 2835 s.f. Retail structure for a 141-seat church.

C. Special Permit to provide off-site parking.

LOCATION AND COUNCIL DISTRICTS: 3770 Marysville Bl. (APN: 251-0123-003)
3701 Balsam St. (APN: 251-0121-016)
Council District 2

RECOMMENDATION: Staff recommends that the City Council adopt the attached Notice of Decision denying the proposed project.

CONTACT PERSONS: Mark Kraft, Associate Planner, 808-8116
Jeanne Corcoran, Senior Planner, 264-5317

FOR COUNCIL MEETING OF: August 17, 2004 (Afternoon)

SUMMARY: On July 27, 2004, the City Council heard and considered evidence regarding the above-described project. In the staff report for this project, staff had included a resolution for approval of the project, based on the Planning Commission's action. After considering the testimony, the Council closed the hearing and voted to adopt an intent motion to deny the project. This action was based on the finding that sufficient parking for the use cannot be obtained within a reasonable distance of the project site and will therefore likely result in impacts to on street parking in the residential neighborhoods adjacent to the site. The Council also found that the locations of the proposed off-site parking lot will result in a safety hazard for churchgoers attempting to cross Marysville Boulevard, a high volume, high speed thoroughfare.

The Council continued the matter until the August 17, 2004 hearing, and directed staff to return with Findings of Fact for denial of the project. Staff has attached a resolution for denial of the project, with associated findings, for Council's consideration.

FINANCIAL CONSIDERATIONS: None.

ENVIRONMENTAL CONSIDERATIONS: The project has been determined to be exempt from environmental review per Section 15322 of the California Environmental Quality Act.

ESBD CONSIDERATIONS: No goods or services are being purchased under this report.

Respectfully submitted:




GARY STONEHOUSE
Planning Director



MICHAEL MEDEMA
Interim Director of
Development Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

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Resolution Denying the proposed project

Pgs. 3-7

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL
ON DATE OF _____

RESOLUTION DENYING A SPECIAL PERMIT TO ALLOW THE DEVELOPMENT OF A CHURCH AND A SPECIAL PERMIT TO PROVIDE PARKING OFF-SITE ON 0.17 DEVELOPED ACRES IN THE GENERAL COMMERCIAL (C-2) ZONE (P03-054)

WHEREAS, at public hearings on March 25, 2004 and April 22, 2004, the City Planning Commission heard and considered evidence on the request for approval of various entitlements, for the project known as Victory Temple (see exhibits 1-3);

WHEREAS, on April 22, 2004, the City Planning Commission approved the requested entitlements, with conditions; and

WHEREAS, on April 26, 2004, the decision of the City Planning Commission approving these entitlements was called up by a member of the City Council; and

WHEREAS, on July 27, 2004, the City Council heard and considered evidence in the above-mentioned matter.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Sacramento that the requested entitlements are denied by the City Council:

FINDINGS OF FACT:

The Special Permits are hereby denied based upon the following Findings of Fact.

1. The project is not based upon sound principles of land use in that sufficient parking for the use cannot be obtained within a reasonable distance of the project site.
2. The project will be detrimental to the public health, safety and welfare in that:
 - a) the project will likely result in impacts to the available on street parking in the residential neighborhoods adjacent to the project site, and
 - b) the location of the proposed off-site parking lot will result in a safety hazard for churchgoers attempting to cross Marysville Boulevard, a high volume, high speed thoroughfare.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

3. The project is not consistent with the General Plan policy encouraging the preservation and improvement of the quality of residential neighborhoods and the provision of adequate off-street parking to meet the demand of new development.
4. Marysville Boulevard is identified as a Commercial Corridor, and locating a church at this site does not promote commercial activity along the corridor.

MAYOR

ATTEST:

CITY CLERK

(F03054)

FOR CITY CLERK USE ONLY

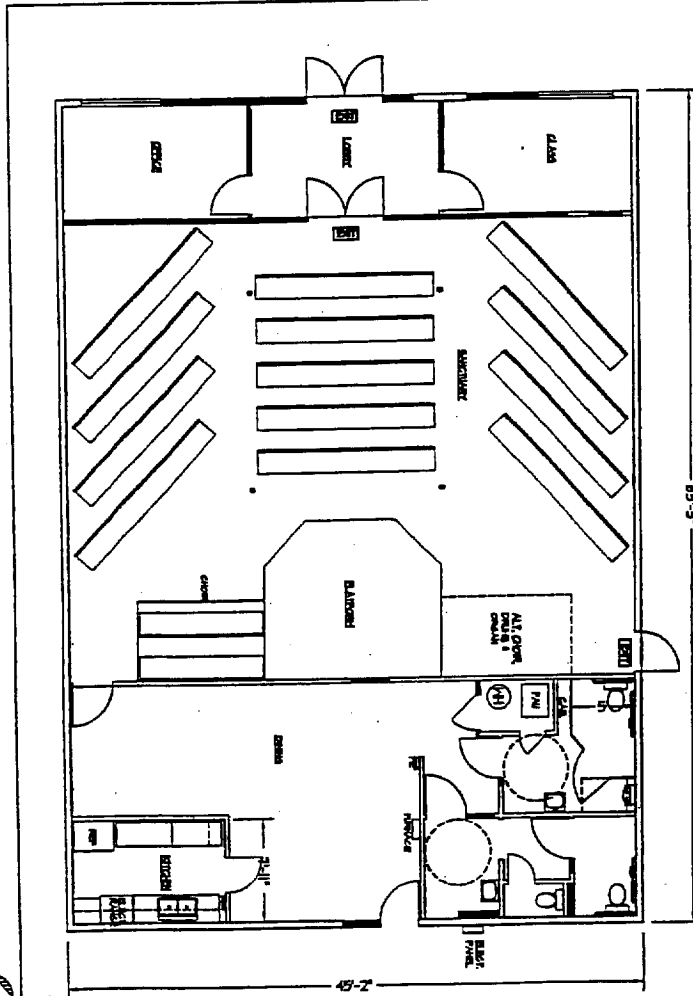
RESOLUTION NO.: _____






DATE ADOPTED: _____

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EXHIBIT I - SITE PLAN

FLOOR PLAN



 A-1-1 <small>1/4" = 1'-0"</small> <small>11/11/11</small>	<small>DATE</small> <small>SCALE</small> <small>BY</small> <small>11/11/11</small>	<p>FLOOR PLAN</p> <p>RENDERED FOR VICTORY TEMPLE PENTECOSTAL CHURCH 5700 BIRKENHEAD BLVD., SACRAMENTO, CA</p>	 <p>PENDLEY & ASSOCIATES, INC. ARCHITECTURE • INTERIORS • PLANNING 1000 W. COLLETT AVENUE • SACRAMENTO, CA 95811 TEL: 916-441-1111</p>	 <p>AERIE, Inc. A NATIONAL/FEDERAL REGISTERED ARCHITECTURAL FIRM 100 N. COLLETT AVENUE SACRAMENTO, CA 95811 TEL: 916-441-1111</p>		
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FOR CITY CLERK USE ONLY

RESOLUTION NO.:
 DATE ADOPTED:

EXHIBIT 3 - ELEVATIONS

WEST ELEVATION

EAST ELEVATION

NORTH ELEVATION

LEGEND:
 FINISH: BRICK, STUCCO, CONCRETE, METAL PANELS, GLASS, etc.
 MATERIAL: BRICK, STUCCO, CONCRETE, METAL PANELS, GLASS, etc.
 COLOR: BRICK, STUCCO, CONCRETE, METAL PANELS, GLASS, etc.
 TEXTURE: BRICK, STUCCO, CONCRETE, METAL PANELS, GLASS, etc.

EXTERIOR ELEVATIONS
 REMODEL FOR VICTORY TEMPLE
 PENTECOSTAL CHURCH
 3700 BARKSDALE BLVD., SACRAMENTO, CA

PENDLEY & ASSOCIATES, INC.
 ARCHITECTURE • INTERIORS • PLANNING
 1100 N. STREET • SUITE 100 • SACRAMENTO, CA 95811
 (916) 442-1111

AERIE, Inc.
 A COMMERCIAL DESIGN FIRM
 100 N. STREET • SUITE 100
 SACRAMENTO, CA 95811
 (916) 442-1111

SCALE: 1/8" = 1'-0"
 1/4" = 1'-0"
 1/2" = 1'-0"
 3/4" = 1'-0"
 1" = 1'-0"

FOR CITY CLERK USE ONLY

RESOLUTION NO.:
DATE ADOPTED: