

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:

ITEM # 10
February 10, 2005
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P004-201- SGI-USA

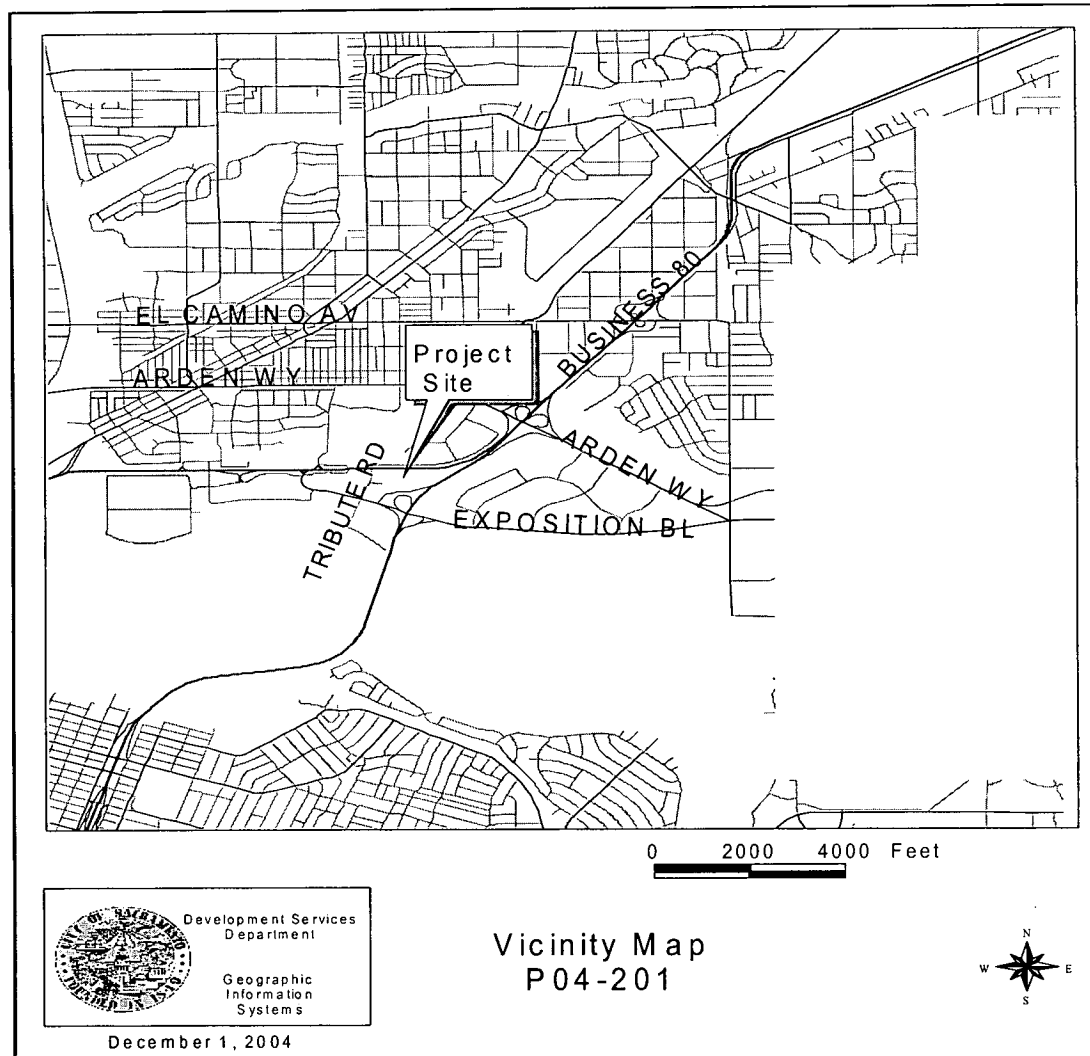
REQUEST: A. Environmental Determination: Exempt 15301
B. Special Permit to establish a church on 10.3± developed acres in the Light Industrial-Plan Review-Point West Planned Unit Development M-1S-R-PUD zone.

LOCATION: 1812 Tribute Road
APN: 277-0282-005
Council District 3
Arden-Arcade Community

APPLICANT:	Architectural Arts-Peter Dannenfelser 1111 J Street Sacramento, CA 95814
OWNER:	SVN Equities-Jack Carrol 17305 Von Karman Ave., Suite 110 Sacramento, CA 92614
APPLICATION FILED:	October 4, 2004
APPLICATION COMPLETE:	December 15, 2004
STAFF CONTACT:	Mark Kraft, (916) 808-8116

SUMMARY:

The applicant is seeking to convert 4,995 sf of an existing 20,000 sf warehouse building to a church facility for the Buddhist Community on 10.3± developed acres in the Light Industrial-Plan Review-Point West Planned Unit Development (M-1S-R-PUD) zone. The project requires a special permit to operate the church. Staff has no issues with the proposed project.



RECOMMENDATION:

Staff is recommending approval of the project. This recommendation is based on the fact that the project complies with all development regulations of the zoning ordinance, the project will not significantly increase traffic during peak hours of traffic flow, and the proposed use is allowed by Special Permit in the M-1S-R-PUD zone.

PROJECT INFORMATION:

General Plan Designation:	Industrial-Employee Intensive
Existing Land Use:	Vacant Office
Existing Zoning of Site:	M-1S-R-PUD

Surrounding Land Use and Zoning:

North:	Highway 160	TC
South:	Business Highway 80:	TC
East:	Business Highway 80:	TC
West:	Office Warehouse:	M-1S-R-PUD

Property Dimensions:	Irregular
Property Area:	10.3+ net acres
Square Footage of Buildings:	135,311 (Total on parcel)
	20,000 (Project Building)
	4,995 (Project space)
Height of Building	22'
Height Limit	75'
Lot Coverage	30% (Existing)
Exterior Building Materials:	Concrete/Stone
Roof Material:	Built-up felt
Parking required:	35 spaces
Parking provided:	340 spaces (Total on parcel)
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division

BACKGROUND INFORMATION: The project consists of nine buildings consisting of a total of 135,311 sf of building space, with 340 parking spaces. The church proposes to use a portion of a 20,000 sf building. The applicant proposes to convert 4,995 sf of vacant office/warehouse space into the church. The church would contain a main hall, three meeting rooms, a children's room, storage space, a break room, reception area, an office, copy room a reception area and a small book store. The main hall will seat 140 people. The entire site contains 340 parking spaces which the church has the capability of using. The church will operate from 6pm to 9pm Monday through Friday, and 9am to 5pm on Saturday and Sunday.

STAFF EVALUATION: Staff has the following comments:

POLICY CONSIDERATIONS:

The project is consistent with the General Plan designation of Industrial/Employee Intensive in that a church is allowed subject to a Special Permit on industrially designated sites. General Plan policy prohibits the intrusion of incompatible uses into residential neighborhoods. The project is in an area of office and warehouse uses, and

will therefore not have an impact upon residential neighborhoods, consistent with General Plan policy. Furthermore, the hours of operation are evenings and weekends, when the site is typically unused.

Zoning Considerations

Use

Per the City's Zoning Ordinance, a Church is a "Special Use" which is allowed in any zone subject to granting of a Special Permit by the Planning Commission. In order to approve a Special Permit for the Site, the Planning Commission must make the following findings:

1. The project is based upon sound principles of land use.
2. The project will not be detrimental to the public health, safety and welfare.
3. The project is consistent with the General Plan.

It is staff's position that the Commission can make the above-mentioned findings. The project is based upon sound principles of land use in that the project site is in an office/industrial area, and because the church does not operate during normal business hours, the church will not have an impact upon neighboring business. The church proposes no kitchen facilities, and does not include a school. The project proposes no festivals or major events which would draw large numbers of people to the site. Also, the site is not proximate to any residential area. The project will not be detrimental to the public health safety and welfare in that adequate parking will be available during the proposed hours of operation. The project is relatively small in size and will not contribute to traffic congestion during peak hours. And, finally, the project is consistent with the General Plan that the use is allowed on industrially designated property subject to granting of a Special Permit.

Height and Area Regulations

The project will utilize an existing structure and is therefore not subject to height and area regulations of the zoning code.

Parking

The project, with 140 seats in the main hall, requires 35 parking spaces. The project parcel has 340 parking spaces on site. The applicant has provided information indicating that the hours of operation of the tenants of the business park fall between the hours of 7am and 6pm Monday through Friday. Therefore, with the proposed church hours of 6pm to 9pm Monday through Friday and 9am to 5pm Saturday and Sunday the project site will provide ample parking for church attendees.

Site/ Building Design.

The project proposes no exterior changes to the project building, and signage is not a part of this proposal. Any future signage will need to comply with the City's sign Ordinance and the requirements of the Point West PUD.

PROJECT REVIEW PROCESS

A. Environmental Determination

The City Environmental Coordinator has determined that the proposed project is exempt from environmental determination pursuant to CEQA, Section 15301.

B. Public/Neighborhood Association Comments

Landowners within a 500-foot radius of the project site were notified of the project proposal. Staff received no opposition to the proposed project.

C. Summary of Agency Comments

The proposal was routed to several City Departments and other agencies. Comments have been incorporated as conditions of approval for the project.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

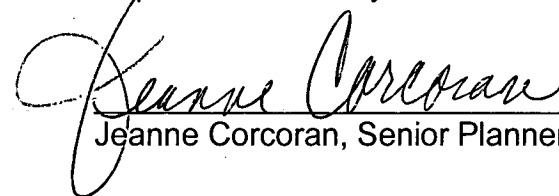
- A. Adopt the attached Notice of Decision & Findings of Fact approving the Environmental Determination: Exempt per CEQA 15301.
- B. Adopt the attached Notice of Decision approving the Special Permit to establish a church on 10.3+ developed acres in the M-1S-R-PUD zone.

Report Prepared By,



Mark Kraft, Associate Planner

Report Reviewed By,

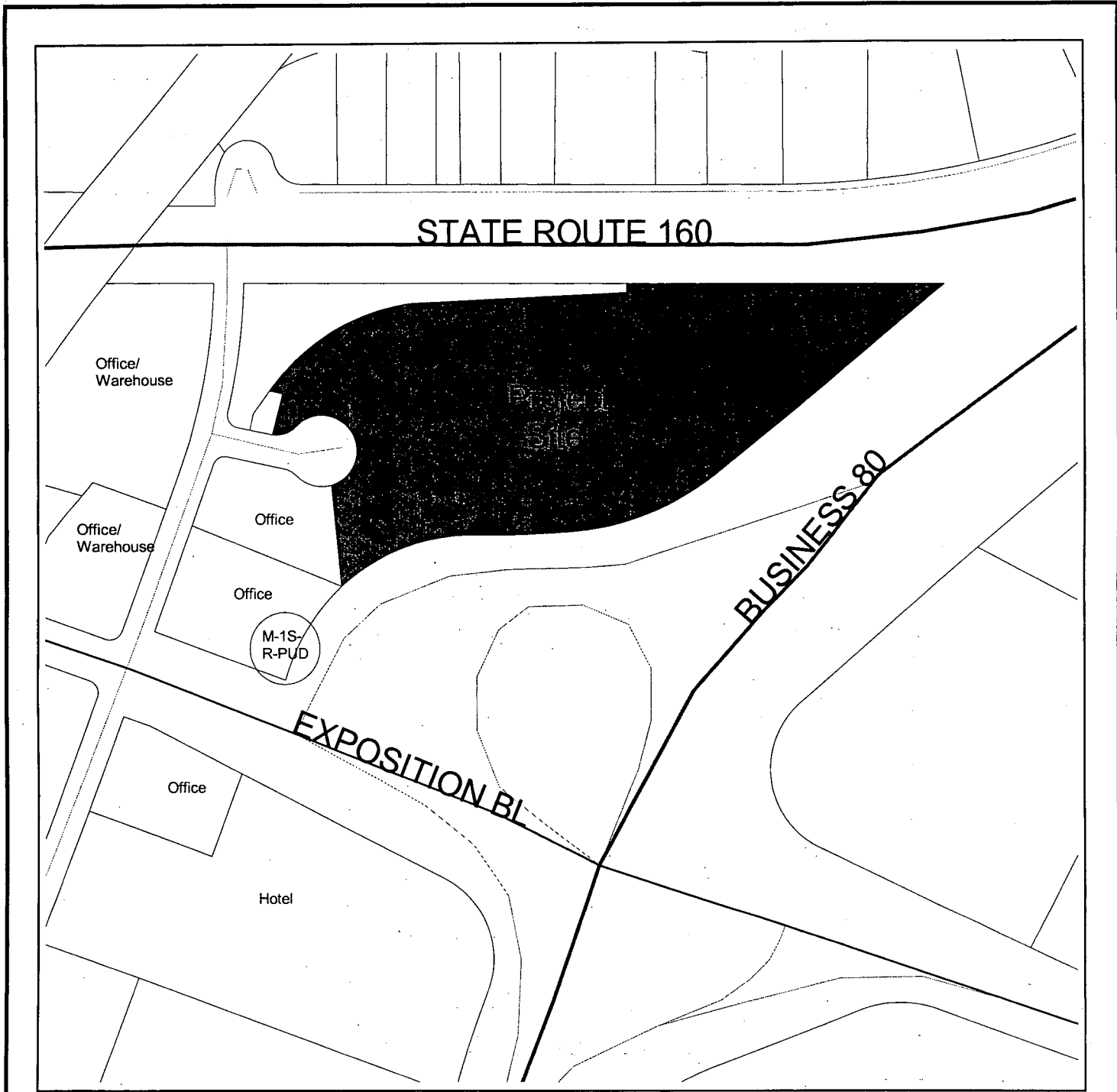


Jeanne Corcoran, Senior Planner

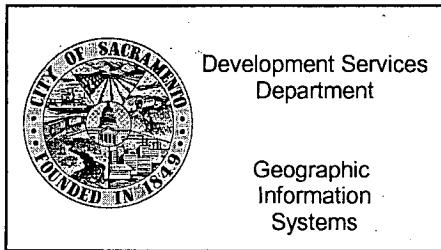
Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A-C	Site Plans, Floor Plans, Elevations
Attachment 2	Land Use and Zoning Map

#10
P11



0 700 Feet



December 1, 2004

Attachment 2 Land Use & Zoning P04-201

