

REPORT AMENDED BY STAFF, 7/26/90.
CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT: <u>William H. Rhodes; 3090 Wiese Way; Sacramento, CA 95833</u>		
OWNER: <u>Northgate Church of God In Christ; 440 Haggin Avenue; Sacramento, CA 95833</u>		
PLANS BY: <u>William H. Rhodes; 3090 Wiese Way; Sacramento, CA 95833</u>		
FILING DATE: <u>December 12, 1989</u>	ENVIR. DET.: <u>Negative Declaration</u>	REPORT BY: <u>Doug</u>
ASSESSOR'S PCL. NO.: <u>262-0172-008, 262-0172-009</u>		

APPLICATION: A. Negative Declaration

B. Lot Line Adjustment to merge two lots totaling 0.94 acres into one lot in the Standard Single Family (R-1) zone.

C. Special Permit to construct a church in a Standard Single Family (R-1) zone.

LOCATION: 440 Haggin Avenue

PROPOSAL: The applicant is requesting a lot line adjustment to merge two lots totaling 0.94 acres into one lot and a special permit to construct a church and social hall with 6,800 sq. ft. There will be 36 on-site parking spaces provided for the anticipated congregation of 200.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
South Natomas Community	
Plan Designation:	Low Density Residential (4-8 du/na)
Existing Zoning of Site:	Standard Single Family (R-1) zone
Existing Land Use of Site:	Church

Surrounding Land Use and Zoning:

North:	Residential, R-1
South:	Residential, R-1
East:	Residential, R-1
West:	Residential, R-1

Parking Required:	34 parking spaces
Parking Provided:	36 parking spaces
Property Dimensions:	132' x 310'
Property Area:	40,920 sq. ft.
Height of Building:	22'
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Stucco
Roof Material:	Composition shingles

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APPLC. NO. P90-027

MEETING DATE July 26, 1990

ITEM NO. 13

PROJECT EVALUATION

A. Land Use and Zoning

The subject site has an existing church on it which consists of two buildings 960 sq. ft. and 1176 sq. ft. The surrounding land uses are single family residences and gardens. The subject site is zone Standard Single Family (R-1).

B. Applicant's Proposal

The applicant proposes to demolish the two structures, merge the two lots and construct a new church consisting of 4,560 sq. ft. and a social hall consisting of 2240 sq. ft. The applicant proposes to provide 36 parking spaces on-site for an eventual congregation size of approximately 200 people. The present church has been active at the site for the past 10 years. In that time the congregation has increased from 8 to 50 people. It is staff's belief that a congregation of 200 people would not be realized for several years. The church would be providing 36 on-site parking spaces. At present that is a ratio of 1 space for every 1.5 people. At the anticipated size of 200 people the ratio is 1 space for every 5.6 people.

The hours of operation would be as follows: Sunday, 9:30 a.m. to 2:00 p.m., 6:30 p.m. to 9:00 p.m.; Tuesday and Thursday, 7:30- 9:00 p.m.

C. Staff Analysis

1. Parking

The parking requirement for the proposed church is 34 parking spaces at a ratio of 1 parking space for every 6 seats. Planning staff is, however, considering amending the parking regulations to make the minimum parking requirement for churches as one space per 4 seats. At a parking ratio of one for every four seats, 50 parking spaces should be provided for the church use.

Although staff feels that one space per 4 seats is the appropriate number of parking spaces which should be provided, the history of the growth of the congregation in the past 10 years indicates that the 50 seats which should be required at a 1 to 4 ratio may not be realistic to require the applicant to provide at this time. If the congregation had a maximum 150 people at the proposed site, the amount of parking spaces required at a ratio of 1 space per 4 seats would total 38 spaces.

2. Site Plan and Building Design

The proposed church would be 4,560 sq. ft. with a proposed seating arrange for 144 people in the nave and 33 people in the choir section. At one end of the church there would be restroom facilities and the lobby area. At the opposite end of the proposed church there would be 5 classrooms, a nursery and the Pastor's study and office. Additional restroom facilities would also be located there. The Social Hall building would be phase two of the proposal. ~~There are no plans submitted for it. The new social hall building will require a new special permit at time of development.~~ The site plan shows a variety of trees and plants to be planted around the site. The parking lots do not appear to meet the 50% shading requirement. A masonry wall will need to be placed along the west, south and east property lines. The wall along the east property line could begin at a point equal to the back wall of the existing building adjacent to the property line and continue south from that point to the south property line. *(Deleted by staff, 7/26/90).*

3. Signage

A sign program for the church has not been submitted. It would need to comply with the City Sign Ordinance and be approved by the City Planning Director prior to issuance of sign permits.

4. Staff Conclusion

Staff has no objections to the applicant's request. The proposed church use and its design, as conditioned, is compatible with existing land uses in the area. Adequate parking and landscaping will be provided. Staff, therefore, recommends approval of the special permit request.

AGENCY COMMENTS:

The applicant's proposal has been routed to the City's Transportation Engineer, Engineering, and Building Inspections Divisions. The following comments were received:

1. Lot line Adjustment

Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

- a. File a Certificate of Compliance, submit all required documents according to the submitted requirements checklist, and pay necessary fees.
- b. File a waiver of Parcel Map.
- c. Pay off or segregate any existing assessments.
- d. Notice: Property to be adjusted in accordance with this Certificate of Compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street;

2. Special Permit

Applicant shall complete the following conditions before the building permit is issued:

- a. On site grading, paving, and drainage shall be approved by Public Works Department prior to issuance of a building permit.
- b. Lots must be merged prior to issuance of Building Permit. (See conditions for Lot Line Adjustment.)
- c. Driveway shall be a minimum width of 24' and located 10' from the property line.
- d. Coordinate with County Sanitation District.
- e. Notice: Property to be developed in accordance with this Special Permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
- f. Construct masonry walls along the east, south and west property lines. The east property line wall may begin at a point equal to the back wall of the existing adjacent structure.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager 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 will occur:

1. Pay the cost (connection fees) of providing water to the site.
2. Implement standard water conservation measures into the site design.
3. All exterior lighting will be directed away from or properly shaded to eliminate light and glare onto surrounding residential property or on-coming traffic.
4. No building permits may be issued in connection with the project for the construction of any new nonresidential structure or for the construction of any new nonresidential structure or for the substantial improvement of an existing nonresidential structure accepted for plan check after April 15, 1990 unless such structures comply with the flood-related design restrictions set forth in Article XXVII of Chapter 9 of the Sacramento City Code.
5. Participate in the South Natomas Facilities Benefit Assessment (FBA) District.
6. Implement SMUD's Conservation Load Management Measures.
7. Pay for any internal or trunk line connections to the existing sewer system to the satisfaction of the Regional Sanitation District No. 1.
8. Pay the one-time assessment to Reclamation District 1000.
9. The applicant will comply with the following State regulation:
 - a. Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing building prior to demolition or renovation.
 - b. 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).
 - c. 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.

10. Cease construction if at any time during construction artifacts are discovered until a qualified archaeologist can examine the find and recommend preservation or possible mitigation if the find is significant.

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.

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

- A. Ratify the Negative Declaration
- B. Approve the lot line adjustment by adopting the attached resolution.
- C. Approve the Special Permit to construct a church in the Standard Single Family (R-1) zone subject to the following conditions:

Conditions:

1. On site grading, paving, and drainage shall be approved by Public Works Department prior to issuance of a building permit.
2. Lots must be merged prior to issuance of Building Permit. (See conditions for Lot Line Adjustment.)
3. Driveway shall be a minimum width of 24' and located 10' from the property line.
4. Notice: Property to be developed in accordance with this Special Permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
5. Limit the size of the congregation to 150 people.
6. An approved parking lot shading plan shall be approved by the Building Division prior to issuance of a building permit.
7. All signage shall comply with the City's Sign Ordinance.
8. The hours of operation shall not extend beyond 10:00 p.m.
9. Pay the cost (connection fees) of providing water to the site.
10. Implement standard water conservation measures into the site design.
11. All exterior lighting will be directed away from or properly shaded to eliminate light and glare onto surrounding residential property or on-coming traffic.
12. No building permits may be issued in connection with the project for the construction of any new nonresidential structure or for the construction of any new nonresidential structure or for the substantial improvement of an existing nonresidential structure accepted for plan check after April 15, 1990 unless such structures comply with the flood-related design restrictions set forth in Article XXVII of Chapter 9 of the Sacramento City Code.
13. Participate in the South Natomas Facilities Benefit Assessment (FBA) District.
14. Implement SMUD's Conservation Load Management Measures.
15. Pay for any internal or trunk line connections to the existing sewer system to the satisfaction of the Regional Sanitation District No. 1.

16. Pay the one-time assessment to Reclamation District 1000.

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

- a. Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing building prior to demolition or renovation.
- b. 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).
- c. 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.

18. Cease construction if at any time during construction artifacts are discovered until a qualified archaeologist can examine the find and recommend preservation or possible mitigation if the find is significant.

19. *Revised elevations shall be reviewed and approved by Design Review staff prior to the issuance of building permits. (Amended by staff, 7/26/90).*

20. *Landscape plans shall be submitted for review and approval of the Planning Director prior to the issuance of building permits. (Amended by staff, 7/26/90).*

21. *A 6 foot high masonry wall shall be installed on the east, west and south property line. (Amended by staff, 7/26/90).*

FINDINGS OF FACT:

1. The project, as conditioned, is based upon sound principles of land use in that the church is compatible with the surrounding residential development and existing church.
2. The project, as conditioned, will not be detrimental to the public safety or welfare in that adequate parking and landscaping is provided. The setbacks are consistent with what exists in the area.
3. The project is consistent with the General Plan which designates the site Low Density Residential (4- 15 du/na). A church is permissible in the Low Density Residential (4- 15 du/na) zone with a Special Permit.

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RESOLUTION NO. 1181

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF July 26, 1990

APPROVING A LOT LINE ADJUSTMENT TO MERGE LOT 24 AND THE
NORTH 155 FEET OF THE EAST 66 FEET OF LOT 24 AS SHOWN ON
THE "MAP OF GARDENLAND NO.2" RECORDED IN BOOK 18 OF MAPS,
MAP NO. 70, RECORDS OF SACRAMENTO COUNTY
(APN: 262-0172-008, 262-0172-009) (P90-027)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment 440 Haggin Avenue; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the General Plan and Pocket Community Plan; and the proposed lot line adjustment conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at 440 Haggin Avenue, City of Sacramento, be approved as shown and described in Exhibit A attached hereto, subject to the following conditions:

Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

- A. File a Certificate of Compliance, submit all required documents according to the submitted requirements checklist, and pay necessary fees.
- B. File a waiver of Parcel Map.
- C. Pay off or segregate any existing assessments.
- D. Notice: Property to be merged in accordance with this Certificate of Compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.


CHAIRPERSON

ATTEST:

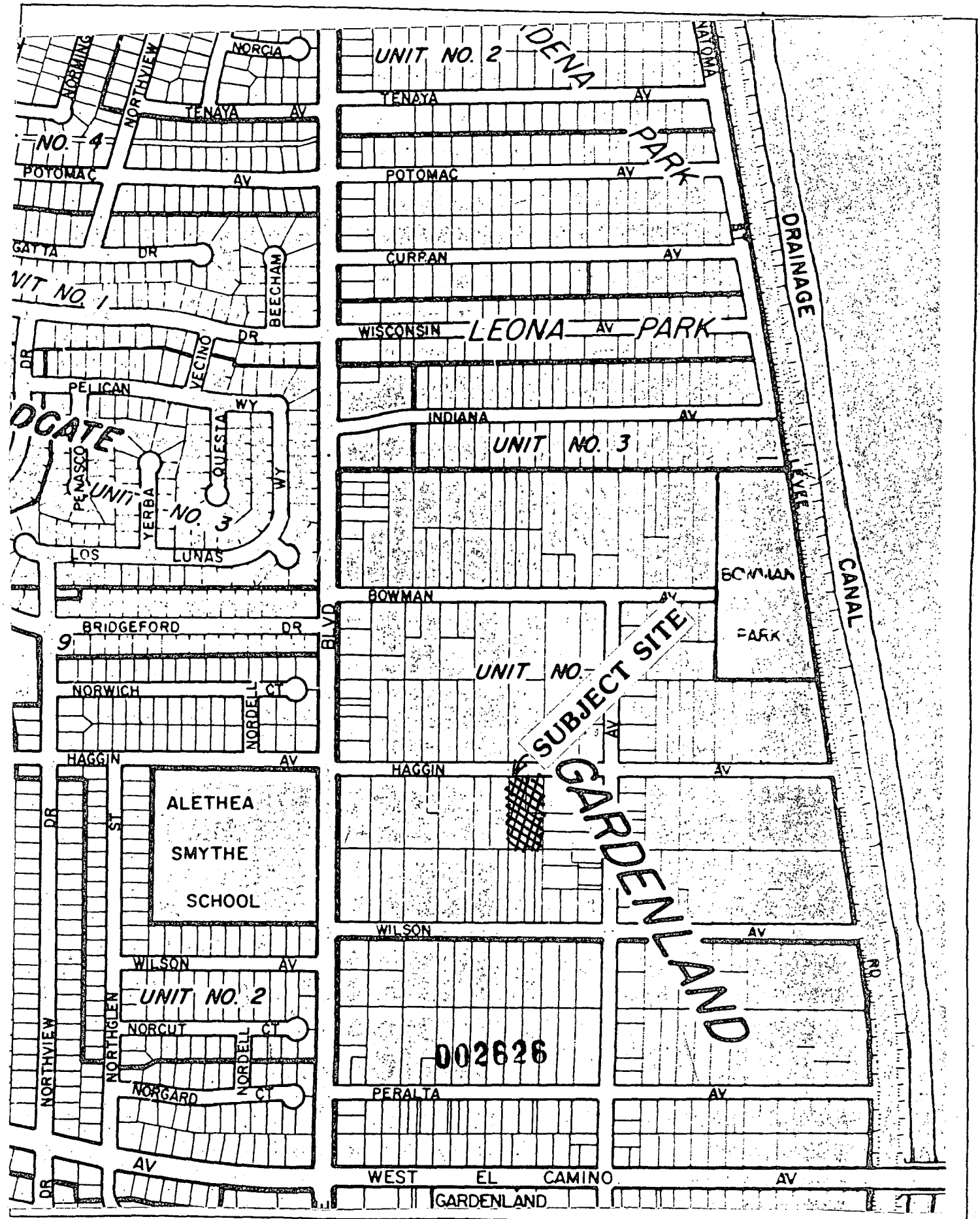

Secretary to the Planning Commission

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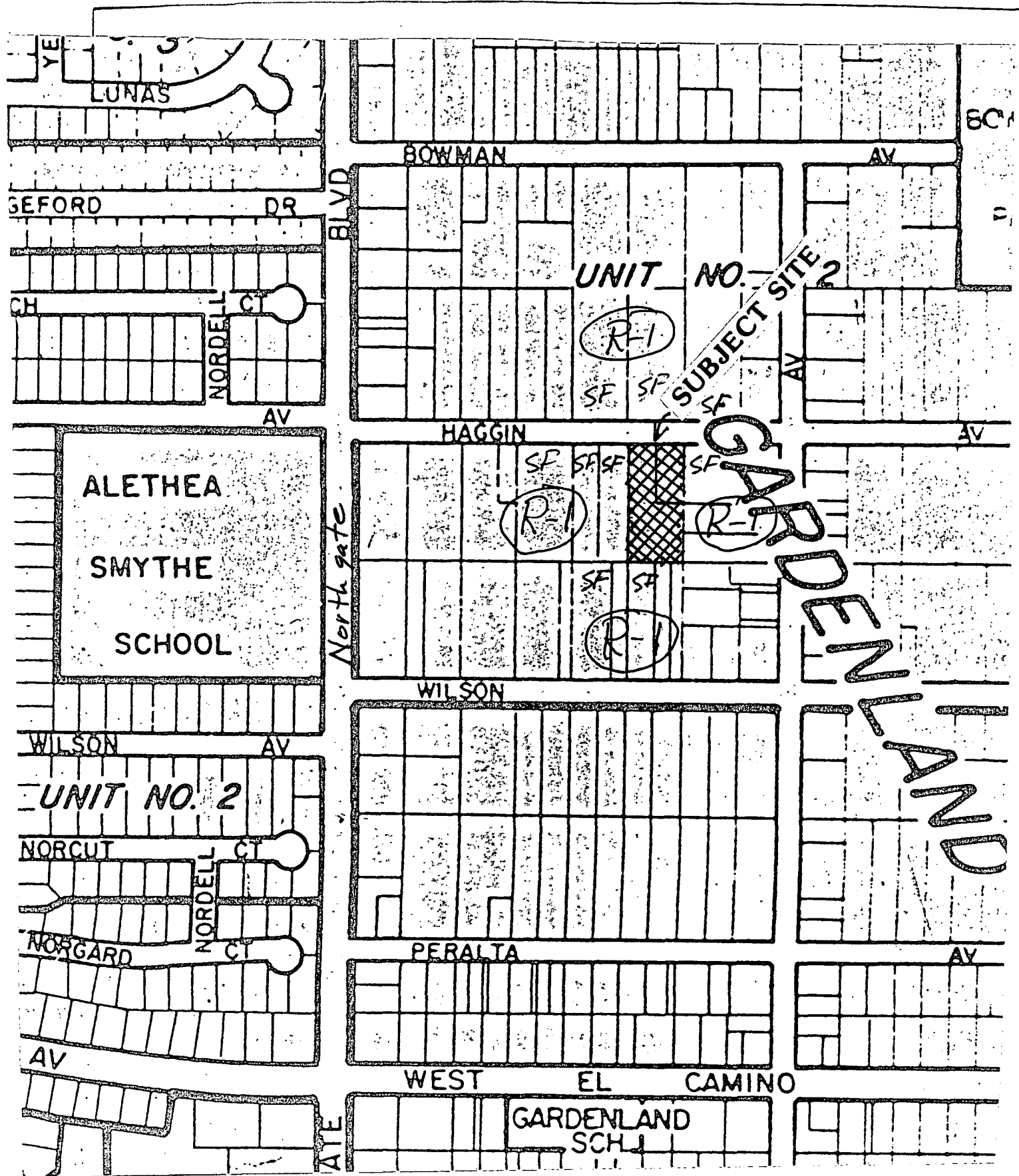


VICINITY MAP

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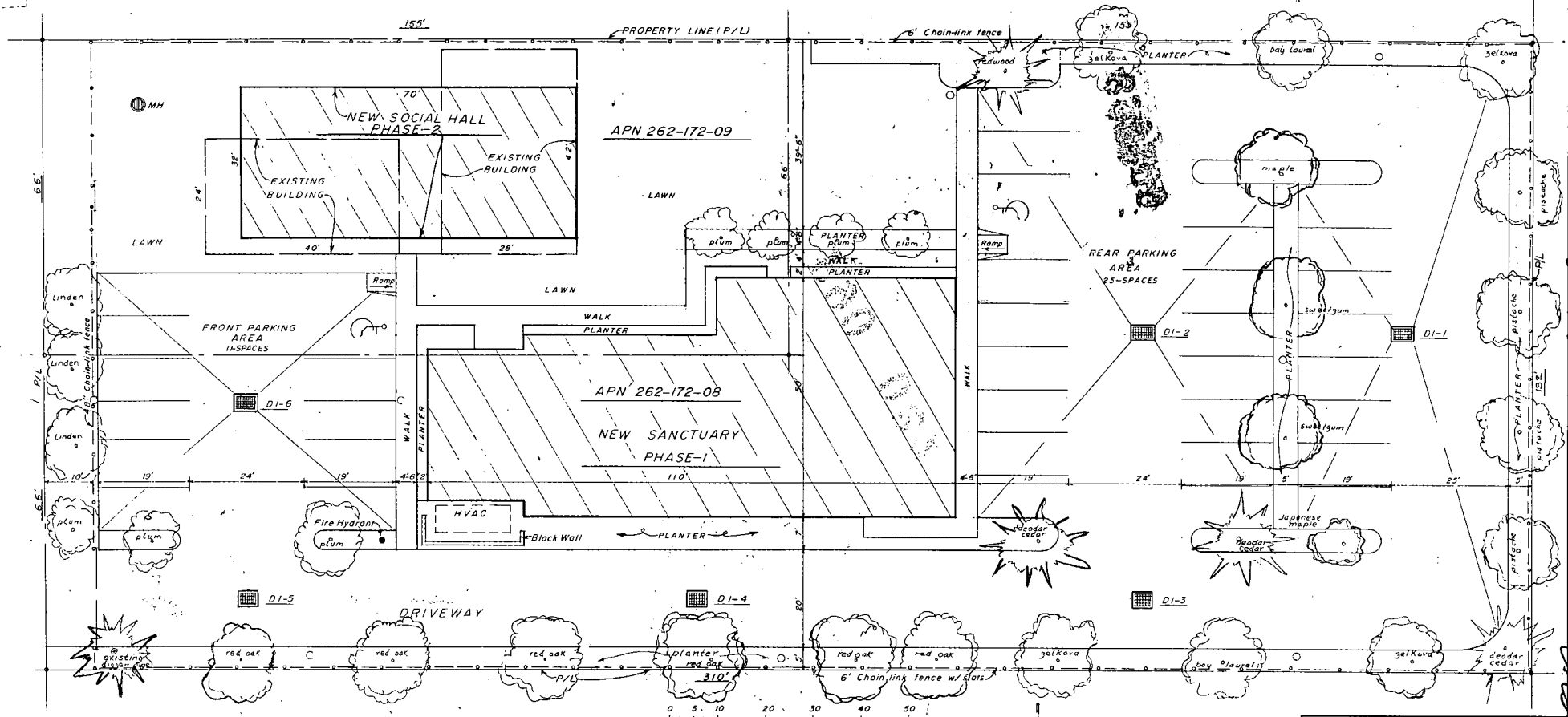
LAND USE & ZONING MAP

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**EXHIBIT A
SITE PLAN**

PLANT LIST	% SHADE	# PLANTS	15 YR COVERAGE	TOTAL SQ. FT.	COMMON NAME
TILIA AMERICANA	50%	(3)	481 SQ. FT.	1443	AMERICAN LINDEN
UMBELLULARIA CALIFORNICA	50%	(2)	481 "	962	CALIF. BAY LAUREL
SEQUOIA SEMPERVIRENS	50%	(1)	354 "	354	COAST REDWOOD
CEDRUS DEODARA	100%	(2)	962 "	1924	DEODAR CEDAR
"	50%	(1)	481 "	481	"
ACER PALMATUM	100%	(2)	314 "	628	JAPANESE MAPLE
PRUNUS CERASIEERA	50%	(3)	354 "	1062	PURPLE LEAF PLUM
PISTACIA CHINENSIS	50%	(4)	481 "	1924	CHINESE PISTACHE

PLANT LIST	% SHADE	# PLANTS	15 YR COVERAGE	TOTAL SQ. FT.	COMMON NAME
PRUNUS CERASIEERA	100%	(2)	707	1414	PURPLE LEAF PLUM
QUERCUS RUBRA	50%	(6)	481	2586	RED OAK
LIQUIDAMBAR STRACIFLUA	100%	(2)	707	1414	SWEETGUM
ZELKOVA SERRATA	50%	(6)	481	2886	ZELKOVA
TOTAL SHADE PROVIDED				16,106	
FRONT PARKING SPACE & DRIVEWAY				10,458	
REAR PARKING SPACE				10,878	
				TOTAL = 21,336 SQ. FT. 50% = 10,668 SQ. FT.	



NOTE: USE VINCA MINOR - DWARF PERIWINKLE FOR ALL PLANTER AREAS AROUND FRONT PARKING AREA. ALL OTHER PLANTER AREAS TO BE PLANTED WITH VINCA MAJOR - PERIWINKLE.

PLOT PLAN

SCALE OF FEET

TREE SHADING PLAN



**NORTHGATE
CHURCH OF GOD IN CHRIST**

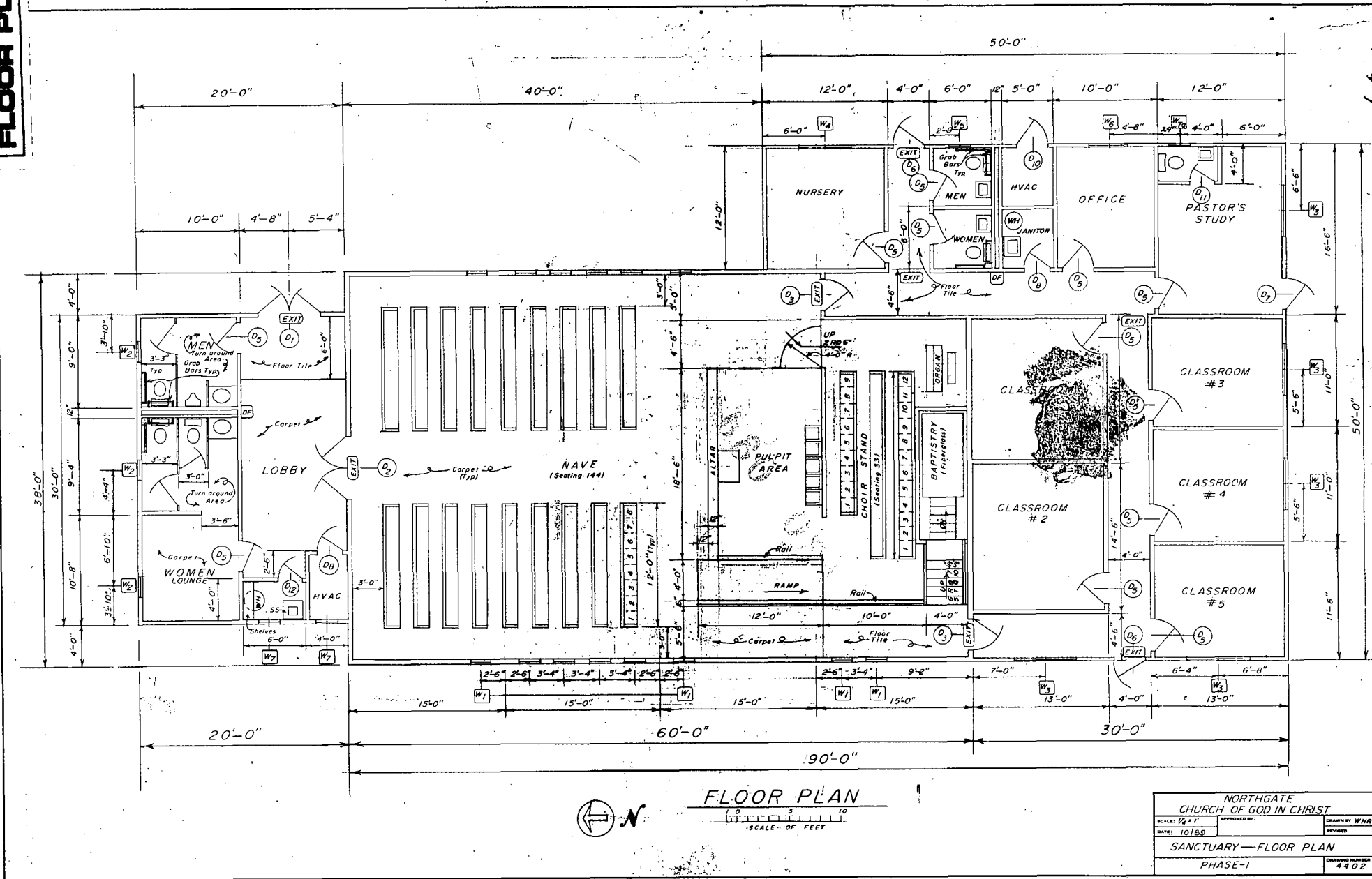
SCALE: 1" = 20'	APPROVED BY:	DRAWN BY: WHR
DATE: 11/89	REVIEWED:	
PLOT PLAN AND TREE SHADING PLAN		
DRAWING NUMBER 4401		

6/19
 7-26-90
 [Signature]

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EXHIBIT B
FLOOR PLANS



FLOOR PLAN

SCALE: 1/8" = 1'-0"

NORTHGATE CHURCH OF GOD IN CHRIST	
SCALE: 1/8" = 1'-0"	APPROVED BY:
DATE: 10/89	DRAWN BY: WNR
SANCTUARY—FLOOR PLAN	
PHASE-1	DRAWING NUMBER: 4402

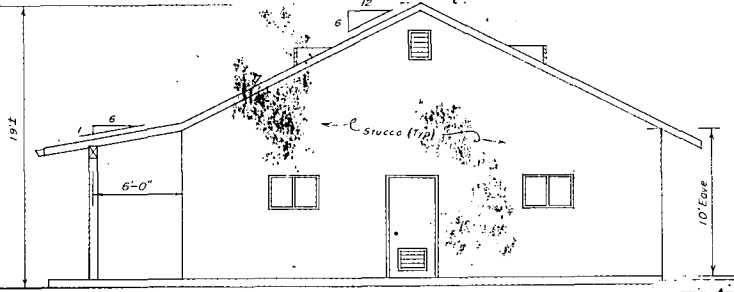
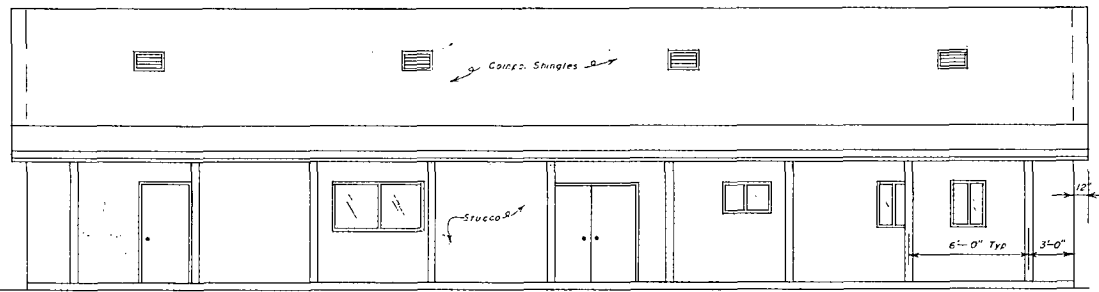
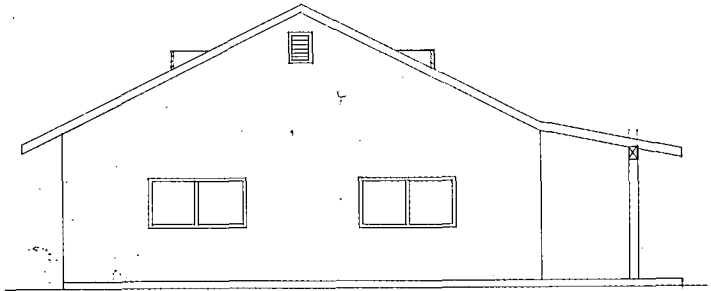
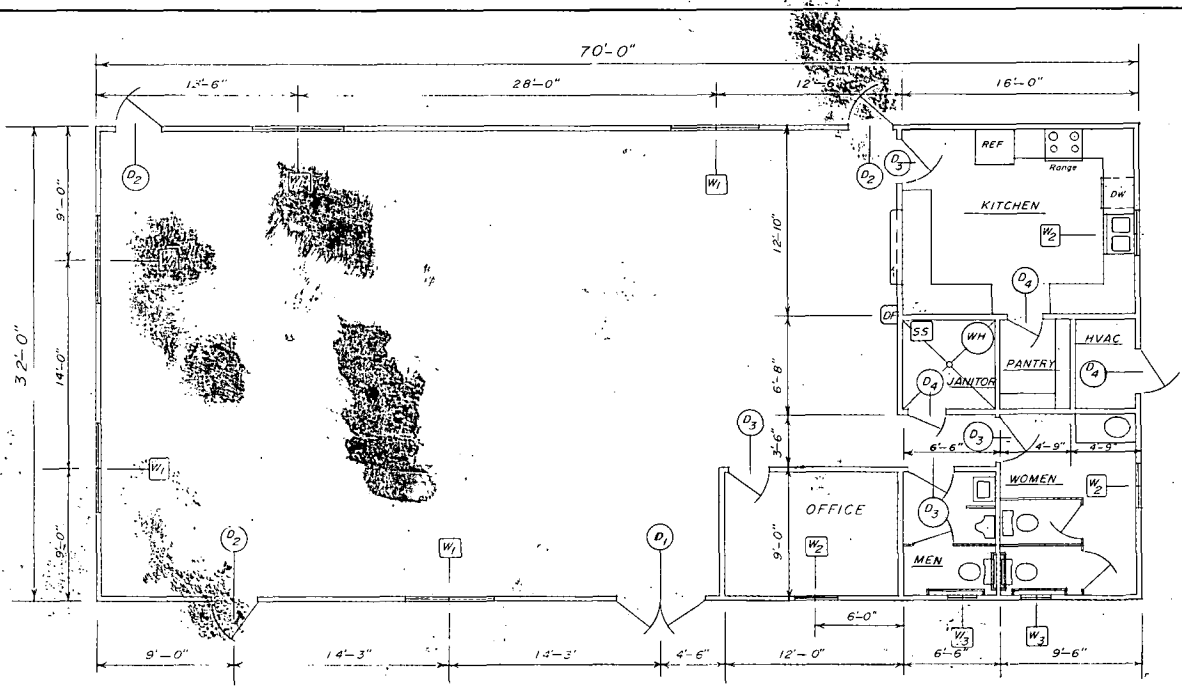
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NORTHGATE
CHURCH OF GOD IN C.

APPROVED BY: _____

SCALE: 1/2" = 1'

DATE: 11/69

SOCIAL HALL
PLAN AND ELEVATIONS
PHASE-2

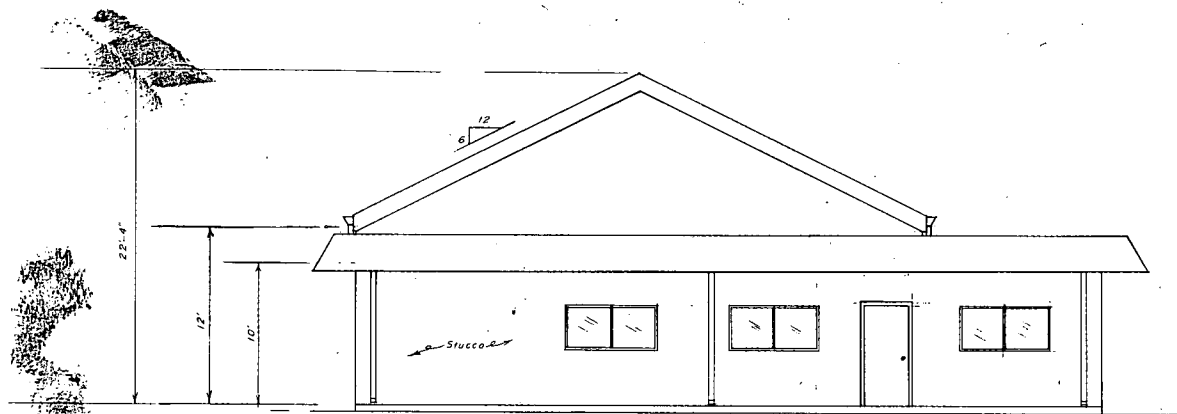
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ELEVATIONS

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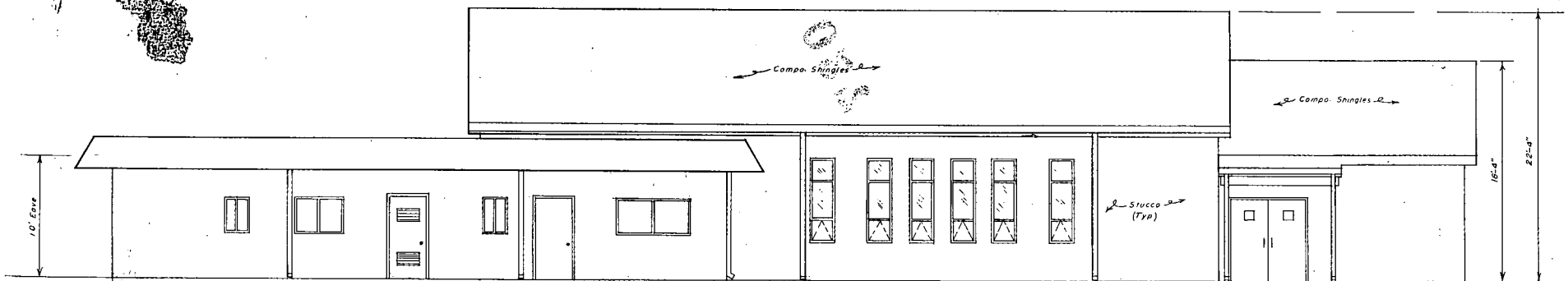
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SOUTH ELEVATION



EAST ELEVATION

0 5 10
SCALE OF FEET

NORTHGATE
CHURCH OF GOD IN CH
SCALE: 1/4" = 1'
DATE: 10/89
SANCTUARY—SOUTH & EAS
PHASE-1

EXHIBIT C
ELEVATIONS



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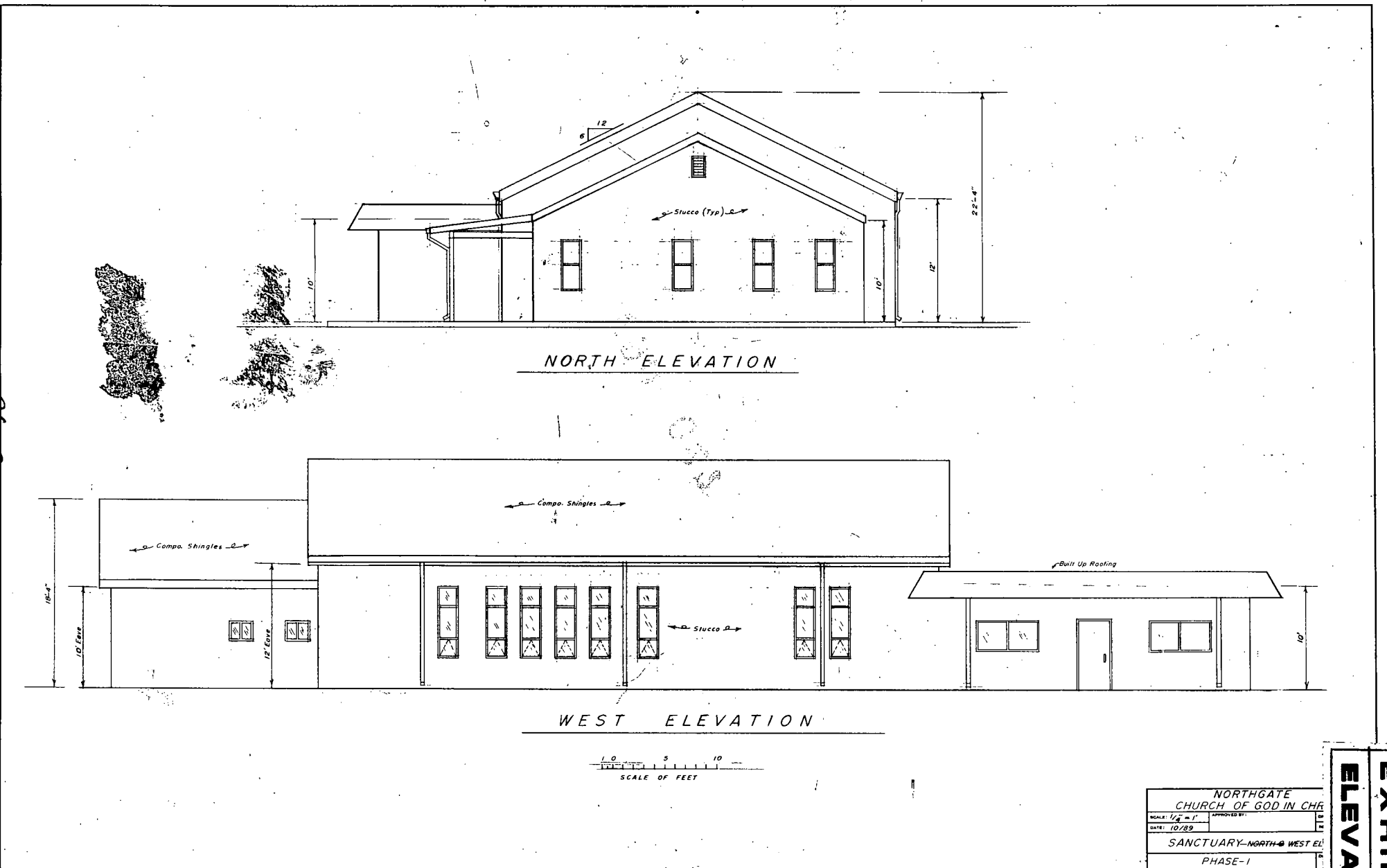


EXHIBIT C
ELEVATIONS

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