



REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

HEARING ITEM
June 28, 2007

To: Members of the Planning Commission

Subject: First Thessalonians Baptist Church (P07-053)

Request to locate a church use within a 3,630 square foot suite (within a 7,260 square foot building) in the newly constructed Raley Industrial Park in the M-1S-R Zone.

A. Environmental Determination: Categorical Exemption: CEQA Section 15301 Existing Facilities.

B. Special Permit for a church use within an existing building in the M-1S-R Zone.

Location/Council District:

1560-A Santa Ana Avenue, Sacramento, CA 95838

Assessor's Parcel Number: 215-0380-006

Council District 2

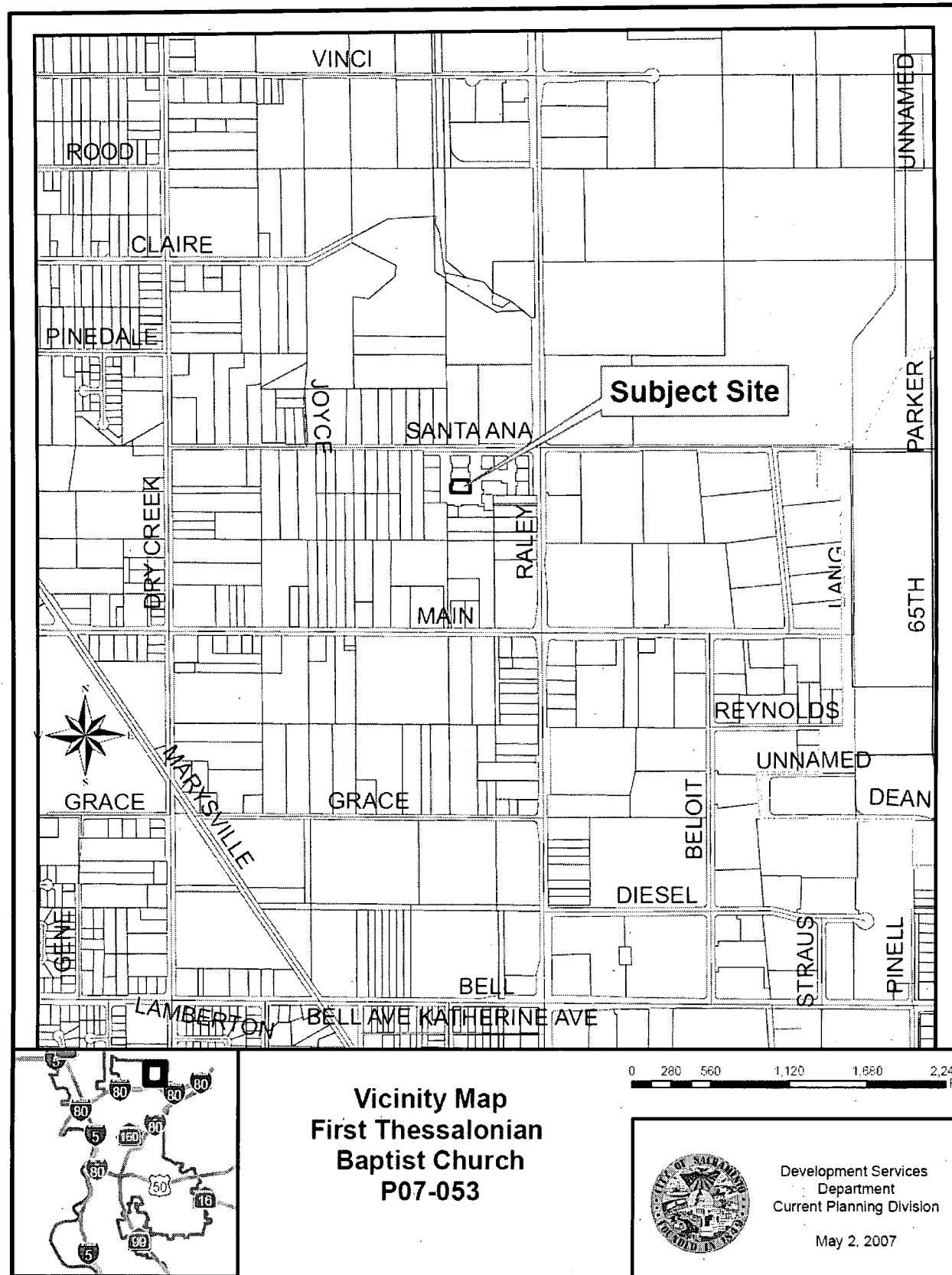
Recommendation: Staff recommends the Planning Commission approve the request based on the findings of fact and subject to the conditions listed in Attachment 1. The Commission has final approval authority over entitlements A and B listed above, and its decision is appealable to the City Council. Robla Park Community Association submitted a comment card raising issues related to noise and parking. These issues have been addressed in the staff report (Pages 3 and 6) and attached conditions of approval.

Project Planner: Michael Parker, Associate Planner, 916-808-7483

Senior Planner: Stacia Cosgrove, Senior Planner, 916-808-7110

Applicant: Pastor Alvin White, 916-519-4541
27 Yerba Court, Sacramento, CA 95833

Owner: Select Raley LLC, (Members: David Osman, David Spiegel, David Osterman, Roy Allenstein, and Tom Sacco)
7143 Katella Avenue, Stanto, CA 90680



Summary

First Thessalonians Baptist Church is currently located at 3736 Marysville Boulevard. The applicant is proposing to re-locate the existing congregation of 35 members within a "for lease" suite in the newly constructed Raley Industrial Park. The 3,630 square foot suite is one of two within a 7,260 total square foot building. The Raley Industrial Park includes 15 buildings, each on a separate parcel. Parking is shared among these buildings.

Location of a church use within the Light Industrial Plan Review (M-1S-R) Zone requires a Special Permit. The proposed project includes no exterior alteration to the existing building and no signage. The church would meet for bible study on Wednesday evenings (from approximately 7:00 pm to 10:30 pm) and would hold a class on Sunday from approximately 9:00 am to 10:30 am, which would precede the morning worship service from approximately 11:00 am to 1:30 pm. The church will use audio equipment appropriate for microphones, musical instruments, etc, inside the building only. The church would be located on the interior of the industrial park and would be surrounded by other industrial buildings.

TRI Property Management oversees the overall operation of the Raley Industrial Park. The property management company is responsible for resolving issues within the park. Consequently, it is the responsibility of the property management company to resolve any complaints received related to occupants of the industrial park, including conflicts related to parking or excess noise.

The site is located in a zone having a plan review (-R) designation, therefore a plan review is typically required pursuant to Section 17.220 of the Zoning Code. However, in this case, the applicant is requesting only a Special Permit for a church use and is not proposing any exterior alterations. Additionally, Raley Industrial Park (P04-148), which was approved by Planning Commission in 2005, included a Plan Review as an entitlement. Therefore, a plan review for the potential tenant is not necessary.

Staff is recommending approval of the project subject to the conditions listed in Attachment 1. 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 zone and is compatible with the surrounding uses.

| Table 1: Project Information |
|---|
| General Plan designation: Heavy Commercial or Warehouse |
| North Sacramento Community Plan designation: Industrial |
| Existing zoning of site: Light Industrial Plan Review (M-1S-R) Zone |
| Design Review District: Expanded North Area |
| Existing use of site: Industrial Park |
| Property area: Approximately 7.44 acres (total acreage of Raley Industrial Park) |

Background Information

Planning Commission approved the Raley Industrial Park project (P04-148) on April 14, 2005. The Raley Industrial Park project included a Tentative Map to subdivide five lots into 22 lots (21 buildable lots & 1 common area lot) on 7.44± gross acres in the Light Industrial Review (M-1S-R) zone; a Plan Review of 21 warehouse buildings totaling 99,891± square feet; and a Variance to waive the masonry wall requirement for non-residential use adjacent to a residential use or zone.

Public/Neighborhood Outreach and Comments

As part of the application review process, the proposal was routed to the Robla Park Community Association. Robla Park Community Association submitted a comment card, which raised concerns related to noise and parking. Staff has confirmed that there is enough parking onsite to meet the parking requirements and that no amplified sound outside the building will be allowed without prior consent of the property management company. As mentioned on Page 3 of the staff report, it is the responsibility of the property management company to resolve complaints, such as parking problems and excess noise. The Staff Report indicates (Page 6) that the shared parking facilities of the industrial park are adequate to meet the parking requirement of the proposed church.

Staff also mailed notices to all property owners within 500 feet of the project site two weeks prior to this public hearing. No other comments were received prior to the date of this staff report.

Environmental Considerations

The Development Services Department, Environmental Planning Services Division has reviewed the First Thessalonians Baptist Church (P07-053) project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1 Section 15301, of the CEQA Guidelines. Projects exempted under Class 1, Section 15301 consist of the operation, or minor alteration of existing structures or facilities involving negligible or no expansion of use.

Policy Considerations

General Plan: The proposed project is consistent with the land use designation(s) and applicable policies of the General Plan. In the case of churches, the General Plan does not provide specific policies. However, the General Plan does provide policy to "provide and maintain a high quality of public facilities and services to all areas of the City." (Section 7-1).

Additionally, General Plan policy prohibits the intrusion of incompatible uses into residential neighborhoods. The project is within an industrial park and is surrounded by light industrial/warehouse buildings, and, therefore, consistent with General Plan policy, will not have an impact upon residential neighborhoods.

North Sacramento Community Plan: The subject site is designated Industrial in the North Sacramento Community Plan (NSCP). Similar to the General Plan, the NSCP does not provide specific policies related to church uses. However, the project is consistent with the Community Plan goal to provide a range of uses which "meet the daily needs and are within convenient access to North Sacramento residents" (Page 48).

Project Design

The proposed church will be located within the newly constructed Raley Industrial Park. A plan review was required for approval of the Industrial Park (P04-148). Therefore, the overall design of the Industrial Park has been reviewed and approved. In addition, the proposed project includes only a Special Permit to locate a church use in the M-1S-R zone; the project includes no exterior modification or signage.

Vehicular/Pedestrian Circulation and Parking: The existing industrial park includes three access points from Santa Ana Avenue.

The total floor area of the Raley Industrial Park is 102,643 square feet. While the minimum number of parking spaces required for the industrial park is 103, based on a minimum 1:1,000 parking ratio, the actual number of parking spaces provided is 141; therefore, the industrial park has a total surplus of 38 parking spaces. All buildings/lots share the available parking.

The seating calculations provided by the applicant indicate that with 16 pews (10 feet each), the church will include 107 seats (assuming 18 inches of pew equals one seat). The Zoning Ordinance requires one parking space per four seats. Therefore, the project requires 27 parking spaces. Table 2, below, demonstrates that the church's more intense parking requirements can be adequately accommodated by the surplus parking available within the industrial park. As indicated in the table, the church requires 27 spaces (1 space per 4 seats), as opposed to an industrial user, which would require 4

spaces (1 space per 1,000 square feet). There would be 15 surplus spaces remaining within the industrial park.

| Table 2: Parking | | | | | | |
|---------------------------------|-----------------|--------------|-------------------|--------------------------------|---------------------------------------|----------------|
| | Land Use | Seats | Floor Area | Parking Spaces Required | Shared Parking Spaces Provided | Surplus |
| Raley Industrial Park | Industrial | N/A | 102,643 s.f. | 103 (1:1,000 s.f.) | 141 | 38 |
| Suite A | Industrial User | N/A | 3,630 s.f. | 4 (1:1,000 s.f.) | 4 | N/A |
| | Church | 27 | N/A | 27 (1 space per 4 seats) | 27 | N/A |
| | | | | | Difference | 23 |
| Remaining Surplus Spaces | | | | | 15 | |

Conclusion

The subject property is currently designated for industrial uses in the General Plan and North Sacramento Community Plan and is zoned for Light Industrial use (M-1S-R); a church use is consistent with these land use designations with a Special Permit. Although the M-1S-R Zone typically requires a plan review entitlement, because the project is proposed within an existing industrial park that included a plan review, and because the project includes no exterior modification or signage, it is staff's opinion that the plan review entitlement is not necessary for this project. In addition, other than the comment card received from Robla Park Community Association, there has been no opposition from the local neighborhood groups or surrounding property owners throughout the review process. In addition, staff believes that the issues raised by Robla Park have been appropriately addressed in the Summary (Page 3) and Vehicular/Pedestrian Circulation and Parking (Page 5) Sections of this Staff Report. For these reasons, staff recommends that the Planning Commission approve the request based on the findings of fact and subject to the conditions of approval listed in Attachment 1.

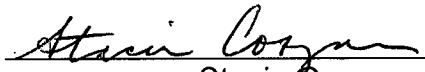
June 28, 2007

Respectfully submitted by:



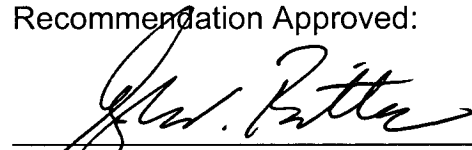
Michael Parker
Associate Planner

Approved by:



Stacia Cosgrove
Senior Planner

Recommendation Approved:



Gregory Bitter
Principal Planner

Attachments

Attachment 1
Exhibit 1A
Exhibit 1B
Attachment 2

Recommended Findings of Fact and Conditions of Approval
Site Plan/Exterior Elevations
Floor Plan
Land Use & Zoning Map

**Attachment 1
Recommended Findings of Fact and Conditions of Approval
Oasis Industrial Condominiums (P06-004)
1417 Bell Avenue**

Recommended Findings of Fact:

A. Environmental Determination: Exemption

1. The Planning Commission of the City of Sacramento finds as follows:

First Thessalonians Baptist Church Renovation (P07-053) and has determined the Project is exempt from review under the California Environmental Quality Act as follows:

- a. The Project is exempt under the following provisions of the California Environmental Quality Act and/or Guidelines: **CEQA Guidelines Section 15301, Existing Facilities**

- b. The factual basis for the finding of exemption is as follows:

The proposed project consists of the operation of a church in an existing previously unoccupied structure.

2. The Planning Commission has reviewed and considered the Environmental Planning Services determination of exemption and the comments received at the hearing on the Project and has determined that the Project is exempt from review under the California Environmental Quality Act for the reasons stated above.

B. The Special Permit to establish a church in the M-1S-R zone is hereby approved based upon the following Findings of Fact.

1. The project is based upon sound principles of land use in that the project will not have an impact upon residential neighborhoods.
2. The project will not be detrimental to the public health, safety and welfare in the surrounding area, in that sufficient parking will be available during the proposed hours of operation.
3. The project is consistent with the General Plan designation and zoning in that the proposed use is allowed by Special Permit on the project site.

Recommended Conditions of Approval:

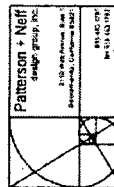
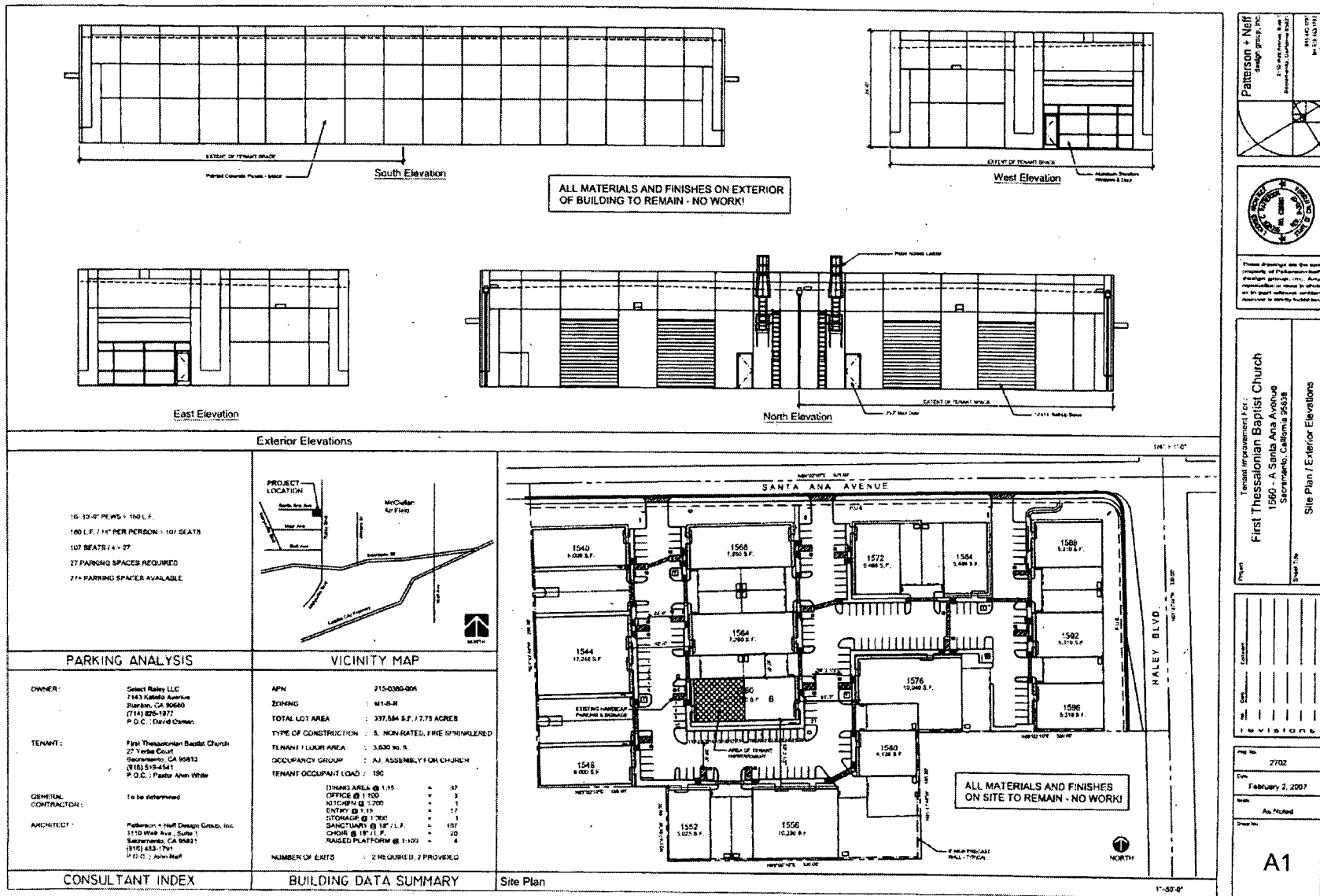
The Special Permit for a church use within the Light Industrial Plan Review (M-1S-R) Zone is hereby approved with the following conditions:

PLANNING DIVISION:

- B1. The applicant shall obtain all necessary building permits prior to commencing construction.
- B2. The project shall substantially conform to the plans submitted and shown as Exhibits 1A and 1B attached to this staff report. Any modification to Exhibits 1A and 1B shall be subject to review and approval by the Planning Manager prior to the issuance of building permits.
- B3. The church shall inform and coordinate with the property management company prior to announcing any large church-related public event or function to occur at the Raley Industrial Park.
- B4. Any alterations to the project that would result in a need to modify the parking requirement shall be submitted for additional planning review and may result in additional planning entitlements.
- B5. No amplified sound shall be broadcast outside the building without prior consent from the property management company.

June 28, 2007

First Thessalonians Baptist Church (P07-053)



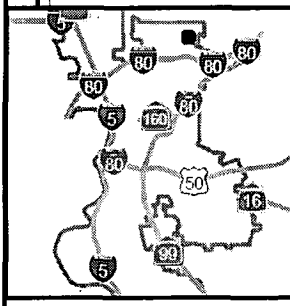
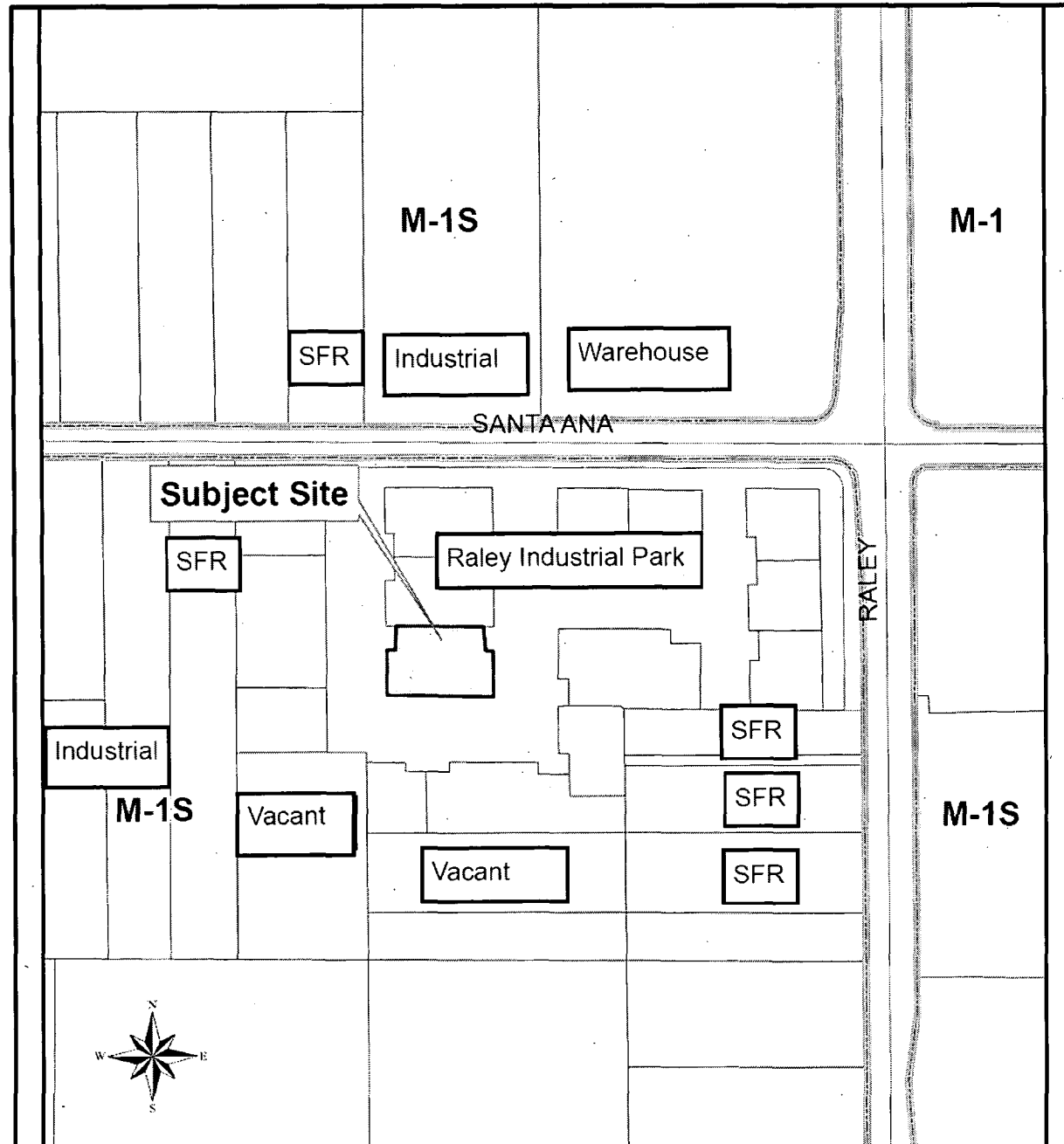
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Tenant Improvement for:
First Thessalonians Baptist Church
1560 - A Santa Ana Avenue
Sacramento, California 95838
Site Plan / Exterior Elevations


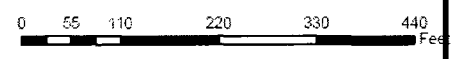
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File No: 2702
Date: February 2, 2007
Scale: As Noted

A1



**Zoning Map
First Thessalonian
Baptist Church
P07-053**



Development Services
Department
Current Planning Division
May 2, 2007