



REPORT TO PLANNING AND DESIGN COMMISSION City of Sacramento

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915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
November 15, 2012

To: Members of the Planning and Design Commission

Subject: St. James Armenian Church of Sacramento (P12-033)

A request to establish a religious facility which is proposed to be located in an existing 25,000± square foot office/warehouse building, on a parcel of approximately 1.33 acres in the Light Industrial (M-1) zone.

- A. Environmental Determination: Exempt (CEQA Guidelines Section 15301, Existing Facilities);
- B. Special Permit to allow a religious facility (church).
- C. Special Permit to waive a portion of the required parking.

Location/Council District:

3300 Business Drive (at San Joaquin Street), Sacramento, CA 95820

Assessor's Parcel Number: 015-0312-001-0000

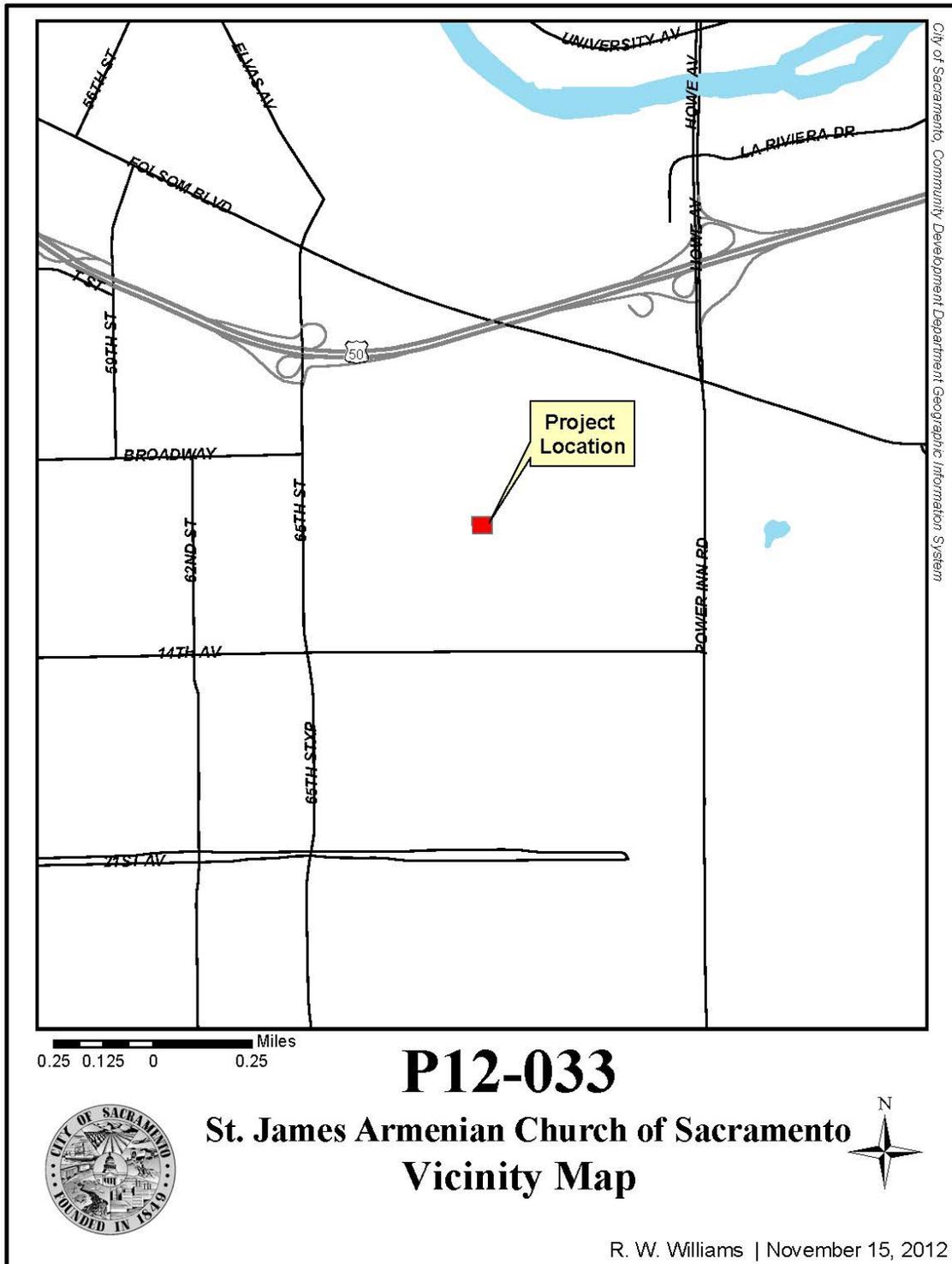
Council District 6

Recommendation: Staff recommends the Commission **approve** the request based on the findings and subject to the conditions listed in Attachment 1. The Commission has final approval authority over items A - C above, and its decision is appealable to City Council.

Contact: Robert W. Williams, Associate Planner, (916) 808-7686,
Stacia Cosgrove, Senior Planner, (916) 808-7110.

Applicant: Darryl Chinn, Darryl Chinn Architects, (916) 761-6956,
2612 J Street #2, Sacramento, CA 95816.

Owner: Citadel Press Inc. (Lorreta Franzi), (916) 747-1363,
3300 Business Dr., 95820.



Summary: The applicant proposes to convert the majority of this commercial building into a church use, retaining a smaller separate tenant space for a possible future church expansion. A church requires a Special Permit from the Planning and Design Commission to establish this use within any zone in the City of Sacramento. The project site does not have the required number of onsite parking for the proposed building uses and therefore the applicant has also requested a Special Permit to waive a portion of the required parking.

On November 2, 2012, staff notified all property owners within a 500 foot radius of the proposed project site of the public hearing. At the time of the writing of this report, staff has not received any calls or emails about the proposed church. **At the time of writing this report, the project is considered to be noncontroversial.**

| Table 1: Project Information |
|---|
| General Plan designation: Employment Center Low Rise (ECLR) (FAR: 0.25-1.00) |
| Community Plan area: Fruitridge/Broadway |
| Existing zoning of site: M-1 (Light Industrial) |
| Existing use of site: 24,811 square foot office/warehouse building. |
| Property area: 1.33 acres, 57,935 square feet |

Background Information: There is no record of prior planning applications affecting this property.

Public/Neighborhood Outreach and Comments: The project was routed to appropriate city departments and outside agencies on September 20, 2012, and was also sent to the Tahoe Park Neighborhood Association. The project was noticed for this public hearing on November 2, 2012 to the neighborhood group and property owners within a 500 foot radius for the Planning and Design Commission hearing. At the time of the writing of this report, staff has not received any public or group comments about the proposed project.

Environmental Considerations: The Environmental Services Manager has determined the project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines (Section 15301). Section 15301 consists of existing facilities involving negligible or no expansion of an existing use.

Policy Considerations: The 2030 General Plan Update was adopted by City Council on March 3, 2009. The 2030 General Plan's goals, policies, and implementation programs define a roadmap to achieving Sacramento's vision to be the most livable city in America.

The 2030 General Plan Update designation of the subject site is Employment Center Low Rise (ECLR) (FAR: 0.25-1.00) on the General Plan Land Use and Urban Form Diagram. Employment Center Low Rise (business parks) plays an important role in the

city by supporting businesses and providing employment. It is not anticipated that there will be any significant change in the form and character of areas designated Employment Center Low Rise in the foreseeable future. Changes are likely to be more subtle, including improvements in accessibility to pedestrians, bicyclists, and transit and the integration of additional support uses.

2030 General Plan Development Standards

The minimum Floor Area Ratio (FAR) for the Employment Center Low Rise (ECLR) designation is 0.25. The site is currently developed with an approximately 25,000 square feet of structure on an approximately 58,000 square foot parcel. Therefore, the FAR is 0.43 which is compliant with the General Plan Development Standards. No new square footage is proposed to be constructed with this project.

2030 General Plan Policies:

The following General Plan Policy supports the project:

LU 8.2.1 Assembly Facilities. The City shall encourage and support development of assembly facilities for social, cultural, educational, and religious organizations throughout the city.

Land Use

The St. James Armenian Church has existed in Sacramento since 1953 and is currently located on B Street in East Sacramento. They are seeking a larger facility for their membership and have chosen this new location.

The proposed new location of the church is located on the southwest corner of San Joaquin Street and Business Drive. The site is located approximately 2,300 feet east of 65th Street and is about 2,600 feet south of Highway 50. According to Sacramento County Assessor data, the project site is 57,935 square feet and contains a 24,811 square foot one-story building constructed in 1991.

The property zoning of M-1, Light Industrial zone, permits most fabricating activities, with the exception of heavy manufacturing and the processing of raw materials. The building had been recently used for a printing services company, a use that was permitted by right in the zone.

The applicant proposes to remodel the majority of this commercial building into a church use, retaining a remainder of approximately 5,000 square feet of separate tenant space for a probable future church expansion. A Planning and Design Commission Special Permit is required to establish any religious facility (church) in any zoning district within the City of Sacramento.

Church services are held from 10AM to 2PM every Sunday. The church will be regularly used for funerals weddings, cultural events, anniversary celebrations and other related church functions. Activities will take place inside the building, as there are no outdoor areas onsite, other than the parking lot.

The church is not proposing to have a K-12 school or weekday child care. A K-12 school would require a special permit from the Planning and Design Commission. Weekday child care in this zone would require a special permit from the Zoning Administrator.

The Planning and Design Commission has the authority to either approve or deny a special permit for the church. Section 17.212.030 of the Zoning Code, states the Planning and Design Commission may grant a special permit provided the following findings are made:

- A. A special permit shall be granted upon sound principles of land use. In this case, staff finds that the church is an allowed land use in the M-1 zone subject to the granting of a special permit and the project is located within an industrially zoned location where churches can be located when granted a special permit.
- B. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance. The project site is located away from residential development and is not expected to be a nuisance to its neighbors. The amount of onsite parking is adequate to meet the needs of the use.
- C. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located. The project is consistent with the General Plan which designates the site as Employment Center Low Rise (ECLR).

Staff recommends the special permit for the church be granted.

Access, Circulation and Parking

The existing parking lot is located on the south side of the building with two driveways providing access from Business Drive. The existing parking lot contains 39 spaces. An additional five parking spaces will be striped within the existing paved area along the west side of the building for a total of 44 parking spaces to be provided onsite.

Under current parking code, the proposed church use requires 1 parking space per 4 seats within the main assembly room (or if there are no seats, then use maximum occupancy of the room per building division). The applicant is proposing 132 movable seats which will be increased to 200 seats during higher attendance days. The church use will require a total of 50 parking spaces under current parking code, 6 less than currently proposed onsite.

The proposed building remodel leaves a 5,000 square foot separate tenant space for future church expansion. Because it is not part of the church use at this time, some required parking has to be provided or else waived for the other tenant space until it is part of the church use. If this tenant space is used entirely for a commercial it will need 10 additional spaces (1 space: 500 square feet), or a parking waiver of approximately 16 spaces for this property. The actual amount of required parking could be more or less depending on the use of the tenant space.

| Table 2: Parking | | | |
|---|-------------------------|-------------------------|-------------------|
| Use | Required Parking | Proposed Parking | Difference |
| Church with 200 seats & 5,000 sf of Commercial Services | 60 spaces | 44 spaces | -16 spaces |

While the table shows the overall project site short 16 spaces, the church activity will be primarily on weekends and evenings, and the commercial activity of the separate tenant space should be primarily on weekdays. The surrounding area is also primarily a commercial-industrial area, and residential streets are not close in walking distance. There is adequate unrestricted on-street automobile parking that is adjacent to the building which will be available for church use. Many church services will only use only the primary seating arrangement of 132 seats.

On October 30, 2012, the City Council adopted the Zoning Code Parking Update which will become effective by the end of this year. This proposed partial parking waiver request has been submitted under the current zoning code parking requirements, and is being heard before the Planning and Design Commission while the current code is still in effect. Therefore it has been analyzed under current parking requirements of the zoning code and project approval is subject to these requirements.

Staff has researched the upcoming parking code changes and has found that the parking requirements for the church use in this area appear to be less than the current parking requirements, while the adjacent 5,000 square foot tenant space should be the same if used for commercial services. The new parking code update will provide for an administrative parking review to allow for parking credits to be given to onsite commercial uses that conduct activities during different hours than the church. It will also allow for credits for on-street parking that is adjacent to the property.

The Planning and Design Commission has the authority to either approve or deny the special permit to waive parking. Section 17.212.030 of the Zoning Code, states the Planning and Design Commission may grant a special permit provided the following findings are made:

- A. A special permit shall be granted upon sound principles of land use. In this case, staff finds that the granting of a parking waiver is allowed subject to the granting of a special permit and the project located in an area with adequate on-street parking.

- B. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance. The project site is located away from residential development. Adequate onsite parking will be provided for the majority of church activities.
- C. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located. The project is consistent with the General Plan which designates the site as Employment Center Low Rise (ECLR).

Staff recommends the special permit for parking waiver be granted.

Building design, signage and landscaping

The building is an existing structure and while floor plan changes are proposed, the applicant is not proposing any additions or modification to the building itself, however, in order to give the existing industrial building to a more church type design, the applicant is proposing to add three freestanding stone arches that will be parallel to the exterior of the building. There are two proposed for the south elevation over the entryway and one larger one on the east elevation (Exhibits C & D).

The landscaping is preexisting, with a small addition to the planter area that is proposed near the northeast driveway. No signage has been proposed at this time. All signage will need to comply with sign codes and obtain the required sign permit.

Respectfully submitted by: Robert W Williams
ROBERT W. WILLIAMS
Associate Planner

Approved by:

Stacia Cosgrove
STACIA COSGROVE
Senior Planner

Recommendation Approved:

Gregory Bitter
GREGORY BITTER, AICP
Principal Planner

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Attachment 1
Proposed Findings of Fact and Conditions of Approval for
St. James Armenian Church of Sacramento (P12-033)
3300 Business Drive

Findings Of Fact

- A. Environmental Determination:** Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning and Design Commission finds that the Project is exempt from review under **Section 15301 Existing Facilities** of the California Environmental Quality Act because it involves the use of existing facilities without the expansion of use.
- B. The Special Permit** to allow a religious facility is approved subject to the following Findings of Fact:
1. A special permit shall be granted upon sound principles of land use. In this case, staff finds that the church is an allowed land use in the M-1 zone subject to the granting of a special permit and the project is located within an industrially zoned location where churches can be located when granted a special permit.
 2. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance. The project site is located away from residential development and is not expected to be a nuisance to its neighbors. The amount of onsite parking is adequate to meet the needs of the use.
 3. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located. The project is consistent with the General Plan which designates the site as Employment Center Low Rise (ECLR).
- C. The Special Permit** to waive a portion of the required parking is approved subject to the following Findings of Fact:
1. A special permit shall be granted upon sound principles of land use. In this case, staff finds that the granting of a parking waiver is allowed subject to the granting of a special permit and the project located in an area with adequate on-street parking.
 2. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance. The project site is located away from residential development. Adequate onsite parking will be provided for the majority of church activities.

3. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located. The project is consistent with the General Plan which designates the site as Employment Center Low Rise (ECLR).

Conditions Of Approval

The **Special Permit** to establish a religious facility and the Special Permit to waive a portion of the required parking spaces are approved subject to the following conditions of approval:

Planning:

1. The proposed project shall conform to the submitted plans.
2. The applicant shall obtain all necessary permits before beginning operations.
3. All exterior signage shall conform to the City of Sacramento sign code and shall obtain a sign permit.
4. Any changes to the approved plans are subject to additional planning review and approval.
5. The parking waiver is for 16 spaces, which is for the 200 seat church along with the separate 5000 square foot tenant space (commercial use). Future expansion of the church into suite #2 is allowed with planning review.
6. Copies of the signed Record of Decision, including the attached exhibits, shall be included on full-size sheets as part of any Building Permit plans submittals.
7. An affidavit signed by the applicant that affirms the plans submitted for the Building Permit comply with all conditions of approval and approved exhibits shall be included on full-size sheets as part of the Building Permit plans submittals.

Building:

8. All new work must comply with the applicable requirements of the 2010 California Code of Regulations Title 24, Part 2 (California Building Code), Part 3 (California Electrical Code), Part 4 (California Mechanical Code), Part 5 (California Plumbing Code), Part 6 (California Energy Code), Part 9 (California Fire Code), and Part 11 (California Green Code).

Public Works:

9. Construct standard improvements as noted in these conditions pursuant to chapter 18 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk fronting the property along San Joaquin Street and Business Drive per City standards and to the satisfaction of the Department of Public Works.
10. All new and existing driveways shall be designed and constructed to City Standards and must be ADA-compliant to the satisfaction of the Department of Public Works.
11. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any existing curb ramp that does not meet current A.D.A. standards at the south-west corner of the intersection of Business Drive and San Joaquin Street per City standards and to the satisfaction of the Department of Public Works.
12. The design of fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

Advisory Notes:

- ADV1. *PLANNING*: Any future change to the design of the church building or other architectural features is subject to planning modification review (if the project requires a building permit).
- ADV2. *PLANNING*: Any future child care facility or K-12 school is subject to additional planning review and approval.
- ADV3. *FIRE*: Provide the required fire hydrants in accordance with CFC 507 and Appendix C, Section C105.
- ADV4. *FIRE*: Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. CFC 501.4.
- ADV5. *FIRE*: Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 507.4.

- ADV6. *FIRE*: Provide appropriate Knox access for site. CFC Section 506 Required due to change of occupancy.
- ADV7. *FIRE*: An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 3,599 square feet. Required due to change of use.
- ADV8. *FIRE*: Locate and identify Fire Department Connections (FDCs) on address side of building no further than 50 feet and no closer than 15 feet from a fire hydrant. Required due to change of occupancy.
- ADV9. *FIRE*: An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. Fire control rooms shall be located within the building at a location approved by the Chief, and shall be provided with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room. CFC 903.8 Required due to change of occupancy.

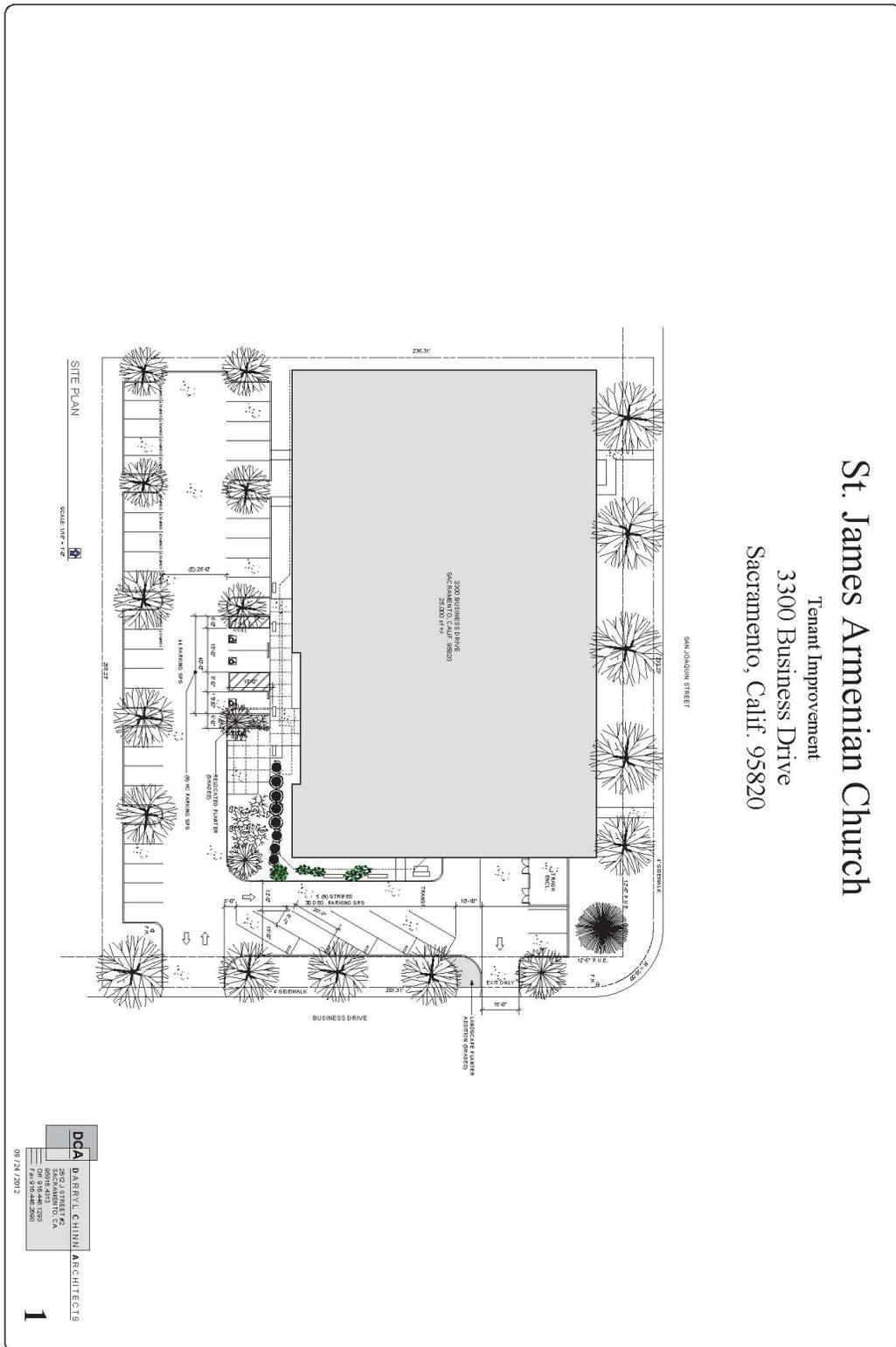
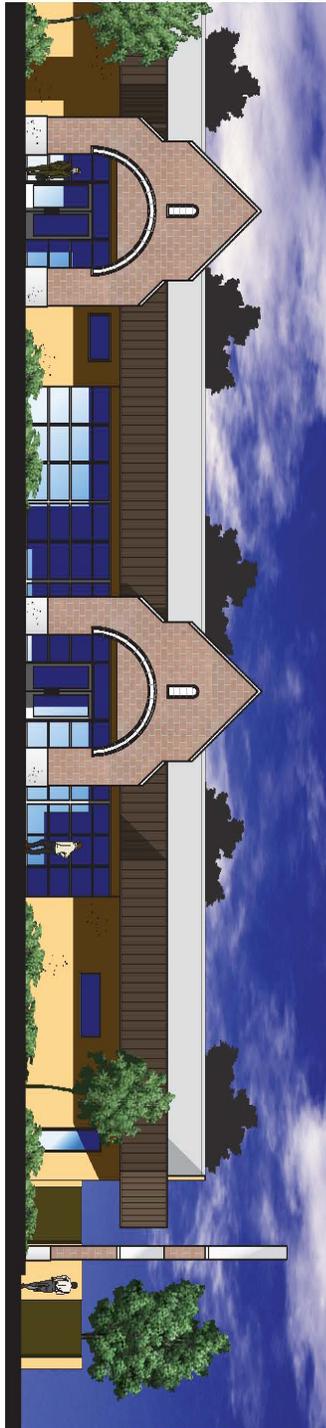


Exhibit D: Color Elevations

St. James Armenian Church
Sacramento, Calif.



PARTIAL SOUTH ELEVATION



EAST ELEVATION (FACING BUSINESS DRIVE)

Attachment 2: Aerial #1

City Of Sacramento
Community Development
Department
Current Planning
Division

P12-033

3300 Business Drive
@ San Joaquin Street
015-0312-001-0000
M-1 zone
St. James Armenian Church
Special Permit - Church
Special Permit - Parking Waiver

City of Sacramento
Community Development
Division

Aerial Photo from March 2011

0 100 200 Feet

SANJOAQUIN ST

BUSINESS DR

Attachment 3: Aerial #2



Attachment 4: Land Use & Zoning Map

