

**COUNTY OF EL DORADO DEVELOPMENT SERVICES  
PLANNING COMMISSION  
STAFF REPORT**



**Agenda of:** February 25, 2016

**Staff:** Jennifer Franich

**SPECIAL USE PERMIT REVISION**

**FILE NUMBER:** S97-0011-R/House of Prayer Full Gospel Church

**APPLICANT:** Rick Hoskins (House of Prayer Full Gospel Church)

**AGENT:** James W.B. Shade, Architect

**REQUEST:** Special use permit revision request to allow the expansion of the existing church, the addition of classrooms and offices, and a second building on the site.

**LOCATION:** Southwest side of Highway 193, approximately 0.5 mile southwest from the intersection with Black Oak Mine Road in the Garden Valley/Spanish Flat area, Supervisorial District 4 (Exhibit A).

**APN:** 060-550-11 (Exhibit B)

**ACREAGE:** 10.00 acres

**GENERAL PLAN:** Rural Residential (RR) (Exhibit C)

**ZONING:** RE-10 (Estate Residential-10 Acre) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Previously Adopted Negative Declaration

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

1. Accept the previously-adopted Negative Declaration based on the Initial Study prepared by staff; and
2. Approve Special Use Permit S97-0011-R based on the Findings and subject to the Conditions of Approval as presented.

## PROJECT INFORMATION

**Site Description:** The subject property is located in the RE-10 zone (Estate Residential 10 acre minimum). The property is relatively flat, gently sloping up towards the rear of the property. The property has an existing 4,709 square foot church with 70 parking spaces, 20 square foot unlighted sign, playground, and landscaping, which was approved under S97-0011. The site also contains a stone building which existed and was left unaltered as part of the development of the site. Access to the site is provided by Highway 193, a public road. A seasonal drainage flows easterly into a pond and then into a culvert under Highway 193 eastwards into an unnamed creek. Adjacent land uses are large-lot single-family residences and agriculture.

**Project Description:** This special use permit requests to allow an addition to an existing church, approved under S97-0011. Phase I of the proposed project would include additions to the existing building, consisting of a foyer totaling 412.5 square feet and 2,050 square feet of classrooms. Phase II comprises an expansion of the parking lot, a courtyard, and a new building to include classrooms, nursery, offices, and a kitchen/dining area. Phase I and II are part of this special use permit revision. The new building area would total 9,600 square feet and would be two stories. The height of the new building would be approximately 30 feet. The total new floor area for both phases would be 12,062.5 square feet. The total square footage would be 17,647.5 with all existing and proposed improvements.

The proposed office hours are Tuesday, Wednesday, and Thursday from 10:00 a.m. to 3:00 p.m. The facility would be open for services on Sundays from 9:30 a.m. to 12:00 p.m. and 5:00 p.m. to 6:30 p.m., the last Monday of each month from 7:00 p.m. to 9:00 p.m., Tuesday from 10:00 a.m. to 11:30 a.m. and 7:00 p.m. to 8:00 p.m., and Wednesday from 3:00 p.m. to 8:00 p.m.

## STAFF ANALYSIS

**Environmental Review:** Staff has determined that the previously-adopted Negative Declaration is adequate for this revision and no subsequent document is necessary (Exhibit H). Staff has determined that the proposed project would not have a significant effect on the environment.

### **General Plan Consistency:**

Staff has determined that the proposed project is consistent with the applicable policies and requirements in the El Dorado County General Plan, as discussed below in Section 2.0, General Plan findings.

### **Zoning Ordinance Consistency:**

Staff has determined that the proposed project is consistent with the applicable regulations and requirements in Title 130 of the El Dorado County Code, as discussed below in Sections 3.0 and 4.0, Zoning and Special Use Permit findings.

## **SUPPORT INFORMATION**

### **Attachments to Staff Report:**

Findings

Conditions of Approval

Exhibit A.....Location Map

Exhibit B .....Assessor's Parcel Number Map

Exhibit C .....General Plan Land Use Designations Map

Exhibit D.....Zoning Designations Map

Exhibit E .....Aerial Map

Exhibit F.....Proposed Site Plan and Elevations

Exhibit G.....Facility Plan of Operation; March 11, 2015

Exhibit H.....Previously Adopted Negative Declaration and Initial Study