

**COUNTY OF EL DORADO PLANNING AND BUILDING
DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**



Agenda of: September 13, 2018

Staff: Isaac Wolf

CONDITIONAL USE PERMIT REVISION

FILE NUMBER: S79-0020-R-2/Vintage Grace Church

APPLICANT: Jarrod Weaver

REQUEST: A revision to an existing Conditional Use Permit allowing for the phased construction and operation of a new 23,000 square-foot worship center and a 1,000 square-foot field house; and to grade 28,430 square feet for a multi-grassy play area as part of an existing church facility.

LOCATION: The property is located on the north side of Lassen Lane, approximately 300 feet west of the intersection with El Dorado Hills Boulevard, in the El Dorado Hills area, Supervisorial District 1. (Exhibit A)

APN: 120-141-01 (Exhibit B)

ACREAGE: 5.21 acres

GENERAL PLAN: Multi-Family Residential (MFR) (Exhibit C)

ZONING: Multi-Family Residential (RM) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Negative Declaration

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

1. Adopt the Negative Declaration based on the Initial Study prepared by staff; and
2. Approve Conditional Use Permit Revision S79-0020-R-2 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

The current applicant is requesting a revision to an existing Conditional Use Permit to allow for the phased construction and operation of a new 23,000 square-foot worship center and a new 1,000 square-foot field house on an existing church campus. The center will be two stories tall, with the first floor below existing site grade. In addition, about 28,430 square feet will be graded for a grass area and grassy play area (Exhibits J and L). A net increase of 16,307 square feet of impervious area will be added as a result of this project. The proposed buildings meet existing setback and height requirements based on the Multifamily Residential (RM) zone of the El Dorado County Zoning Ordinance.

BACKGROUND

The original Special Use Permit was approved by the Planning Commission on March 22, 1979 for the El Dorado Hills Bible Chapel. The subsequent owner, the El Dorado Hills Baptist Church, applied for a revision to this Special Use Permit in 2000. That request, which was to construct a 3,789 square foot Sunday school and kitchen, a 745 square foot administration building and a 14,012 square foot worship center, was approved by the Planning Commission on January 25, 2001.

PROJECT INFORMATION

Site Description: A church currently exists at the subject site (Exhibit E). The facility consists of a 11,014 square feet building containing church offices, meeting rooms, classrooms, a kitchen, a youth activity center, and a sanctuary. The site is located within the El Dorado Hills Community Region and is surrounded by single family residences, other public facilities, and open space. Access to the parcel is primarily from Lassen Lane (Exhibits G, J and K).

Project Description: The current applicant is requesting a revision to an existing Conditional Use Permit to allow for the construction and operation of a new 23,000 square-foot worship center and a new 1,000 square-foot field house on the campus of the existing church. The buildings are proposed on the currently landscaped area of the church facility. In addition, about 28,430 square feet (or 5,500 cubic yards) would be graded for a grass area and grassy play area (Exhibits J and L). A net increase of 16,307 square feet of impervious area will be added as a result of this project. Traffic to and from the facility is not expected to change, and no changes to circulation on-site would be necessary (Exhibits G and K).

This project is projected to occur in two phases, with the construction of the church building and the grassy play area area to be part of Phase 1 and the field house an additional 49 parking spaces would be created in Phase 2 of this project. Construction of Phase 1 is to happen upon approval of this Conditional Use Permit, while Phase 2 is anticipated to happen at a currently-undetermined later date.

Additional landscaping is being proposed as part of both phases of the project. For the first phase, a playground is to be built on the north side of the parcel with two trees and a retaining wall. On the south side of the parcel, an arbor, benches and concrete paving will be installed in

between the existing and new church buildings. The applicant proposes to remove 14 trees; however, none of these trees are oak trees. The applicant will replace some of these trees as part of the landscaping plan (Exhibit L).

The applicant has designed the proposed buildings so they fit into the existing landscape. The applicant met with the El Dorado Hills Area Planning Advisory Committee (APAC) to consider design changes that would meet their needs as well as those of the community. The church building has since been re-designed in order to incorporate these changes, such as removing the industrial feel and adding stone to the exterior of the building. Moreover, the new church building will not significantly be taller than the other buildings on the campus or surrounding area because the upper floor will be the main entrance to the building and the lower floor will be constructed into the existing hillside (Exhibit M).

Because of the net increase in impervious area, the applicants have incorporated into their design measures to treat any excess drainage runoff. To this end, they have designed a bio-swale through the landscaped area between the existing and new church buildings. This swale is grass-lined, and the vegetation within it is to help filter runoff before it enters the storm drainage system (Exhibit K).

Both phases will have outdoor lighting as part of this project. The first phase will feature 12 outdoor lights outside of the church building and the newly landscaped area. The second phase will feature 10 lights overlooking the fieldhouse and the expanded parking lot. All lights meet outdoor lighting requirements as stated in the El Dorado County Zoning Ordinance (Exhibit I).

The project site would be provided water through an existing El Dorado Irrigation District (EID) connection and sewage through an existing public sewerage line. As part of the project, the applicant would connect all of the new structures to existing electrical service on site (Exhibits I and K).

STAFF ANALYSIS

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 of the Findings.

The project has a Multi-Family Residential General Plan Land Use Designation. However, the Church is surrounded by single-family homes and other public uses, including open space. As such, although the surrounding areas do not have the same General Plan Land Use Designations, the project will be compatible with surrounding uses because the design and layout of this project will not interfere with these surrounding uses.

Zoning Ordinance Consistency: Staff has determined that the proposed project is consistent with the applicable regulations and development standards, as required in Title 130 of the El Dorado County Code and discussed below in Section 3.0 of the Findings.

The project is located in a Multi-Family Zone, which allows churches subject to approval of a Conditional Use Permit by the Planning Commission. Staff has determined that the proposed project is consistent with the Zoning Ordinance.

ENVIRONMENTAL REVIEW:

Staff has determined that the proposed project could not have a significant effect on the environment. As such, a Negative Declaration was prepared in accordance with the California Environmental Quality Act (CEQA). Among the issues discussed in the Negative Declaration were the potential impacts on air quality, water supply and quality, existing biological resources and cultural resources. Staff analysis concluded that the impact of this project on the surrounding environment will be less than significant.

The project is required to file a Notice of Determination. In order to file the Notice of Determination, state law requires a fee of \$2,280.75 be paid to the California Department of Fish and Wildlife upon filing. In addition, pursuant to Resolution No. 240-93, a \$50 processing fee is also required by the County Recorder’s Office to file the Notice of Determination.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings
Conditions of Approval

- Exhibit A.....Location Map
- Exhibit B.....Assessor’s Plat Map
- Exhibit C.....General Plan Map
- Exhibit D.....Zoning Map
- Exhibit E.....Aerial Map
- Exhibit F.....Current Parcel Map
- Exhibit G.....Transportation Impact Study
- Exhibit H.....On-Site Transportation Review
- Exhibit I.....Photometric Plans
- Exhibit J.....Architectural Plans
- Exhibit K.....Civil Plans
- Exhibit L.....Landscape Plans
- Exhibit M.....Colored Prints
- Exhibit N.....Proposed Negative Declaration and Initial Study