

242004

CITY PLANNING COMMISSION

915 T STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Ray Takata, 1200 J Street, Sacramento, CA 95814	441-3526
OWNER	Buddhist Church of Sacramento, 2401 Riverside Blvd., Sacto., CA	
PLANS BY		
FILING DATE	9-24-75	60 DAY CPC ACTION DATE ---- REPORT BY: GLD
NEGATIVE DEC	10-16-75	EIR --- ASSESSOR'S PCL NO. 9-251-21

APPLICATION: Special Permit (P-6827) to modify an existing church facility by demolishing and then constructing three on-site residences in the C-2 zone (Section 2-B-3 of Ordinance 2550-4th Series).

LOCATION: 2401 Riverside Boulevard (southeast corner of Riverside Boulevard and X Street. The existing and proposed dwellings front on X Street).

PROJECT INFORMATION: The site consists of a main church building fronting on Riverside Boulevard, X Street, and Quinn Avenue, and three dwelling units fronting X Street. The applicants propose to replace the existing single-family buildings with new residences to be used by ministers of the church. The three new buildings are two stories in height. One of the buildings contains 1,600 square feet of storage area on the ground floor.

The building area has been increased 34%, from approximately 5,112 to approximately 7,400 square feet. The average building setback has been reduced from approximately 16' to 7+'. To accommodate the additional floor area, the new buildings occupy most of the X Street frontage between the church building and the east property line.

A driveway on X Street will be eliminated. Access to the 50-space parking lot will be from Quinn Avenue, which is acceptable to the Traffic Engineer.

Surrounding land uses consist of commercial development adjacent on the east, commercial uses south across Quinn Avenue, residential west across Riverside Boulevard, and U.S. 80 Freeway right of way north across X Street.

ADDITIONAL INFORMATION: An application for demolition has been submitted for the existing pre-1920 building at 1210 X Street (most easterly of the three existing buildings). This application will be considered by the Preservation Board at its October 28, 1975 meeting.

STAFF COMMENT: Should the Commission give favorable consideration to the Special Permit request, it is suggested the following conditions be made a part of the permit.

1. Site plan and landscape plan review and approval by staff.
2. An additional 4' of setback be provided for the most westerly building.
3. Approval of the Special Permit shall include those proposed facilities affecting the existing pre-1920 residential structure, but only at such time as the removal of said structure has been appropriately authorized.

(OVER)

APPLC. NO. P-6827

MEETING DATE 10-28-75

CPC ITEM NO. 14

001525

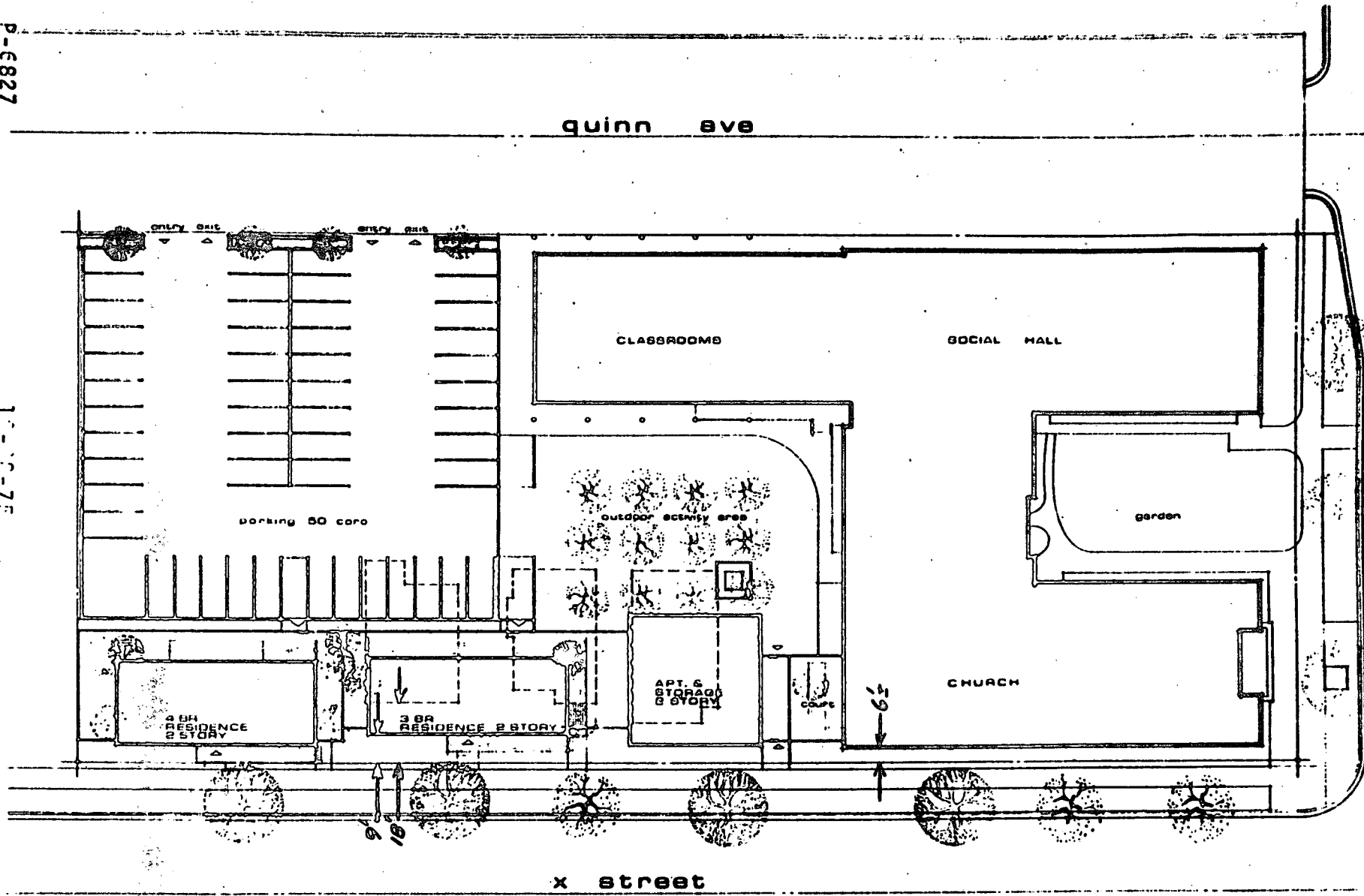
4. Approval of this Special Permit includes the 1,600 square feet of storage area. No additional storage area or buildings are approved.

SPECIAL PERMIT CRITERIA: In considering an application for Special Permit, Section 15 of the Zoning Ordinance requires that the Commission observe the following guidelines: that the project is based on sound principles of land use, it is not injurious to the public, and it relates to the general and community plans. The following facts are provided to aid the Commission in determining whether the above guidelines have been met:

1. The request is for the replacement of existing deteriorated residential structures.
2. Street setbacks are provided which exceed that required in the "C-2" General Commercial Zone.
3. At least 12' of setback yard area is provided between the buildings, and between the east building and the east property line.
4. The Old City Community Plan designates the property for commercial uses.
5. The General Plan designates the property for commercial uses.
6. The Zoning Ordinance allows residential development in the "C-2" General Commercial Zone by Special Permit.

P-6827

10-20-75



riverside blvd

PRELIMINARY STUDY

SACRAMENTO

BETSUIN

ISSN #14

001528



Phone: 446-0121

**Buddhist Church of Sacramento**

"HONGWANJI BETSUIN"

本願寺サクラメント別院

2401 Riverside Blvd., Sacramento, Calif. 95818  
August 6, 1975

Mr. Howard Niese, Principal Planner  
City Planning Commission  
City of Sacramento  
City Hall 9th & I  
Sacramento, Ca. 95814

**Subject: Buddhist Church of Sacramento  
Ministerial Residences**

Dear Mr. Niese;

In response to a request from Mr. Ray Takata, Architect, I am forwarding the following information as items of record of the Board of Directors of this Church.

The Buddhist Church of Sacramento established in this city in 1895, moved to the 2401 Riverside Blvd. site in 1959 upon which it had constructed the new church complex. Included in the new complex were three existing wooding residences used for ministerial residences (approximately fifty years old at that time), and a parking lot off of Quinn Ave.

In 1965 the parking lot was expanded and a classroom wing was added to the complex.

In 1973 the Board of Directors undertook the task of planning the replacement of the antiquated residences that have been plagued with termite, inadequate electrical, plumbing services and of insufficient size by to-day's standards. The two residences are one story structures with approximately 1000 sq. ft. each. The third residence is a one story a full basement approximately 1,000 sq. ft. each floor.

The proposed new two story residences will contain the following: one residence at 2,000 sq. ft; one residence at 1,600 sq. ft; one residence at 2,000 sq. ft; storage area approximately 2,000 sq. ft.

We trust this information will be helpful in your deliberation, in permitting our Church to improve our ministers living quarters.

If you require additional information, please feel free to contact the church office directly or Mr. Ray Takata.

Sincerely,

*Jack Tsuchida*  
Jack Tsuchida, Chairman  
Board of Directors  
Buddhist Church of Sacramento

CC: Ray Takata