

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814
Staff Amended 12-10-92

APPLICANT	Greenbaum Whitelam Architects, 700 Alhambra Bl., Sacramento, CA 95816				
OWNER	Trinity Living Church, 2630 O Street, Sacramento, CA 95816				
PLANS BY	Greenbaum Whitelam Architects, 700 Alhambra Bl., Sacramento, CA 95816				
FILING DATE	8-27-92	ENVIR. DET.	Negative Declaration	REPORT BY	Don Smith
ASSESSOR'S PCL. NO.	007-0266-007, 008, 009				

- APPLICATION:**
- A. *Negative Declaration (Staff Amended 12-10-92)*
 - B. *Mitigation Monitoring Plan (Staff Amended 12-10-92)*
 - C. Special Permit Modification to construct a 6,568± square foot multi-purpose (parish) hall for the existing Trinity Lutheran Church; and,
 - D. Lot Line Adjustment to merge three parcels into one parcel on .59± developed acres in the Multi- Family Residential (R-3A) zone.

LOCATION: 2630 O Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 6,568± sq.ft. multi-purpose (parish) hall for the existing Trinity Lutheran Church in the Multi- Family Residential (R-3A) zone.

PROJECT INFORMATION:

General Plan Designation: Residential (30+ du/na)
Central City Community Plan: Multi- Family Residential
Existing Zoning of Site: R-3A
Existing Land Use of Site: Church

Surrounding Land Use and Zoning:

North: Multi- Family Residential, R-3A
South: Multi- Family Residential, R-3A
East: Multi- Family Residential, R-3A
West: Multi- Family Residential, R-3A

Property Dimensions: 160' X 160'
Property Area: 0.59± acres
Square Footage of Existing Buildings: Church Bldg: 7,240 sq.ft.; Parish Hall: 6,570 sq.ft.
Square Footage of Proposed Buildings: Church Bldg: 7,240 sq.ft.; Parish Hall: 6,648 sq.ft.
Height of Building: Church: 34± feet; Apartment: 25± feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing

APPLIC. NO. P92-238

December 10, 1992

Item # 14

2276

Exterior Building Materials: Church: Cement Plaster; Apartment: Plaster
Roof Material: Church: red tile; Apartment: composition shingle
Required Parking: 6 spaces (due to non- conforming status)
Parking Provided: 22 spaces

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 160' wide and 160' lot located in the Multi- Family Residential (R-3A) zone. The site is currently occupied by a 7,240 sq.ft. church, a 6,570 sq.ft. parish hall and a three unit apartment. The parish hall was constructed around 1923 and the church building was constructed in 1947. These buildings were constructed in the mission revival style of architecture where plastered walls and arches (windows and other features) are used on the exterior. Red tile roofing is also provided on the church building. The apartment was constructed around 1935.

The General Plan designates the subject site Residential (30 \pm du/na). The Central City Community Plan also designates the site Multi- Family Residential. The surrounding land uses are multi- family residential. The subject site and surrounding area is zoned Multi- Family Residential (R-3A).

B. Applicant's Proposal

The applicant proposes to demolish the existing two story parish hall and replace it with a one story multi- purpose building. The new building would be approximately the same square footage as the existing building. A Lot Line Merger is requested in order to utilize a portion of the adjacent apartment site for an expanded parking area. Since the application has been received, the parish hall has been damaged by fire and will need to be demolished or repaired regardless of the outcome of the special permit process.

C. Staff Analysis

Staff has reviewed the applicant's proposal. The applicant is essentially reconstructing the existing buildings to be of more use for the church. The existing two story building is not as accessible to the handicapped and elderly as the new one story building would be. The proposed site plan indicates that a substandard (in materials and size) garage located on the adjacent parcel would be removed for the expanded church parking area. Staff considers this to be an improvement to the property.

Historically the church has only had 6 parking spaces on site for the 320 seats within the church. A 320 seat church would typically require 80 parking spaces at the rate of one seat per every four seats. Since the church has been there prior to the parking requirements, the use is credited with the 74 spaces that have not been located on site. The new parking area increases the number of spaces to 22. Three of these will be designated for the triplex. The remaining parking will work improve the current parking deficit for the church. The parking area will be

upgraded with landscaping and tree shading.

Staff is primarily concerned with the architecture proposed for the remodelled building. The existing structure was constructed in the mission revival style and is quite attractive. Staff's concern is that exterior materials, window and door openings, and other decorative treatment be appropriate for the building's style. Final approval of the architecture is subject to Design Review Board which will alleviate staff's concern. The exterior of the apartment building will not be changed.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Development Services, Building Division and others. Their comments are included within the conditions of approval.

E. Neighborhood Comments

A letter (Exhibit B) was received by the Wink Park-Capitol Avenue Neighborhood Association. They support the proposal subject to the following conditions:

- o That the side of the new social hall building which faces the Street be redesigned so as to maintain the character of the current building.
- o That the upgrade of the triplex be complete prior to being granted a certificate of occupancy for the social hall.
- o That a minimum of eighteen feet behind the triplex be allotted for outdoor landscaped backyard and patio space for the tenants.
- o That a minimum of three parking spaces be allotted for triplex tenants.
- o That the parking lot behind the triplex be landscaped and that this include trees along the fence between the parking lot and the adjacent residential property (2610 O Street) so as to screen that property from the parking lot.
- o That there be a fence built between the triplex and the church facing O Street, so as to keep people from walking along the side of the triplex to the parking lot.

In response to these recommendations are the following:

- o The application will be subject to the review and approval of the Design Review Board. The exterior design of the new building which faces 27th Street will maintain the character of the existing structure.
- o A condition of approval shall be included requiring the triplex to be upgraded with new exterior paint prior to the issuance of a certificate of occupancy for the parish hall.

- o A fenced outdoor area has been provided behind the triplex for its occupants.
- o Three parking spaces have been provided behind the triplex. These spaces shall be reserved for the occupants of the triplex.
- o Landscaping and fencing has been provided on the plans to screen the neighboring property and to control access between the triplex and church.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. The applicant shall be required to meet the provisions of the mitigation monitoring plan.

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

- A. *Ratify the Negative Declaration; (Staff Amended 12-10-92)*
- B. *Approve the Mitigation Monitoring Plan; (Staff Amended 12-10-92)*
- C. Approve the Special Permit Modification to construct a 6568 + square foot multi-purpose hall for the existing Trinity Lutheran Church based on conditions and findings of fact which follow; and,
- B. Approve the Lot Line Adjustment to merge three parcels into one parcel on .59± developed acres in the Multi- Family Residential (R-3A) zone by adopting the attached resolution.

Conditions - Special Permit:

- 1. Building plans shall be reviewed and approved by the Design Review staff prior to the issuance of any building permits.
- 2. The exterior of the triplex shall be upgraded with new exterior paint prior to the issuance of a certificate of occupancy for the parish hall.
- 3. Three parking spaces behind the triplex shall be reserved for the occupants of the triplex.

Findings of Fact-Special Permit

- 1. The proposed project, as conditioned, is based on sound principles of land uses in that the proposed church reconstruction is:
 - a. a permitted use with an approved special permit; and,
 - b. compatible with the existing land uses in the area;

2. The proposed project, as conditioned, will not be detrimental to the public health, safety or welfare to the neighboring properties in that:
 - a. the reconstruction of the parish hall will improve the quality of the church grounds and neighborhood; and,
 - b. the area available for parking will increase.
3. The proposed project is consistent with the General Plan and Central City Community Plan policies.

RESOLUTION NO.
ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO RELOCATE THE COMMON PROPERTY LINES OF LOTS 3 AND 4 IN THE BLOCK BOUNDED BY "O" AND "P", 26TH AND 27TH STREETS AS SHOWN ON EXHIBIT C AND D (007-0266-007, 008, 009) (P92-238)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 2630 O Street; and

WHEREAS, the Environmental Coordinator has filed a Negative Declaration for the lot line adjustment; and,

WHEREAS, the lot line adjustment is consistent with the General Plan land use designation on the property;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at 2630 O Street, City of Sacramento, be approved as shown and described in Exhibits C, and D attached hereto, subject to the following conditions:

The applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

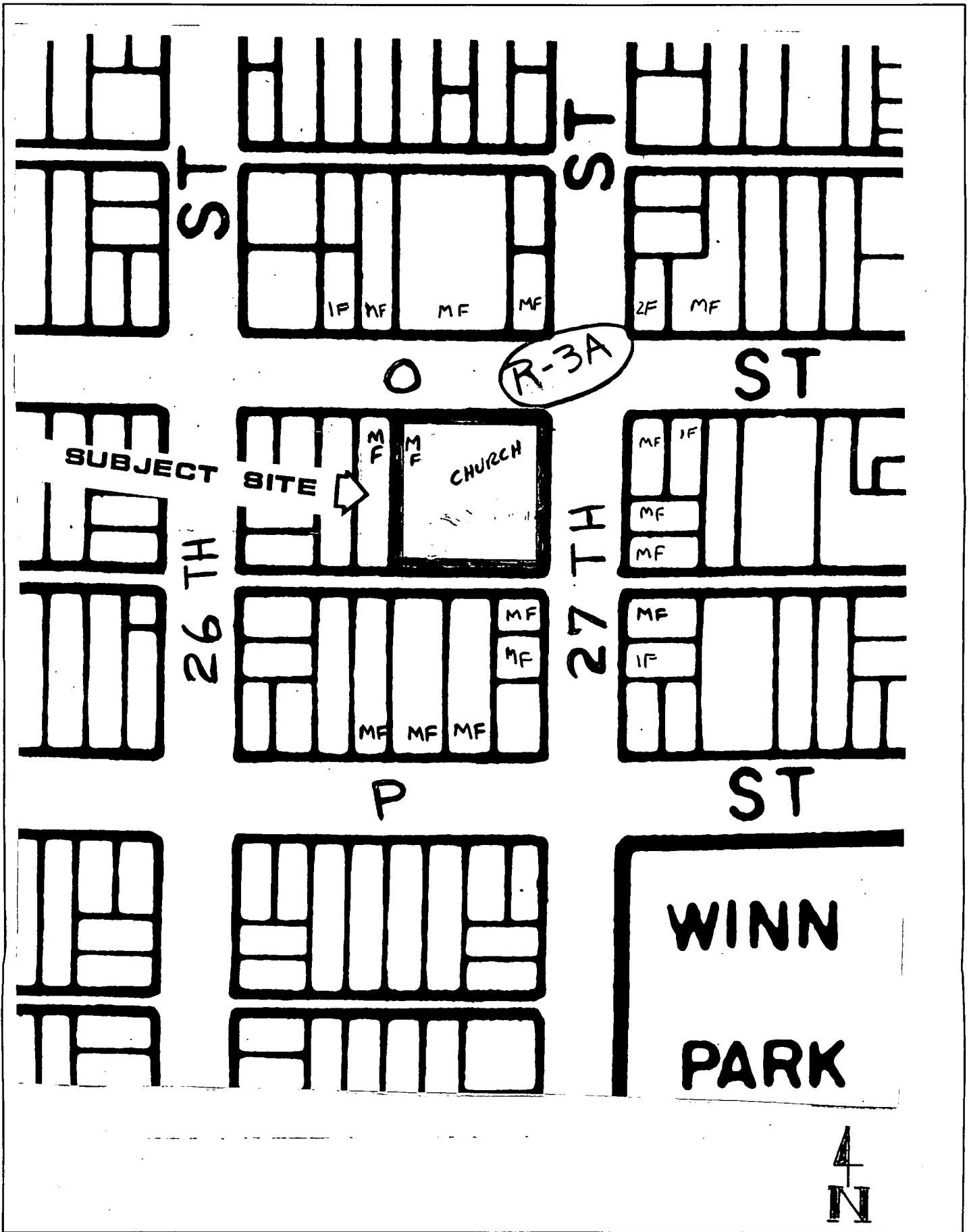
1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Submit drawing showing location of existing water services.
4. Properly abandon any excess water services to the satisfaction of the Water Division (one service per lot is permitted).
1. Note: This project is located within an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to upgrade the combination system.

2. Notice: Property to be developed in accordance with this Special Permit Modification may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento Public Works Department, Development Services Division, Room 100, 927 Tenth Street.
3. On-site grading, paving and drainage shall be approved by Public Works prior to issuance of a Building Permit.

CHAIRPERSON

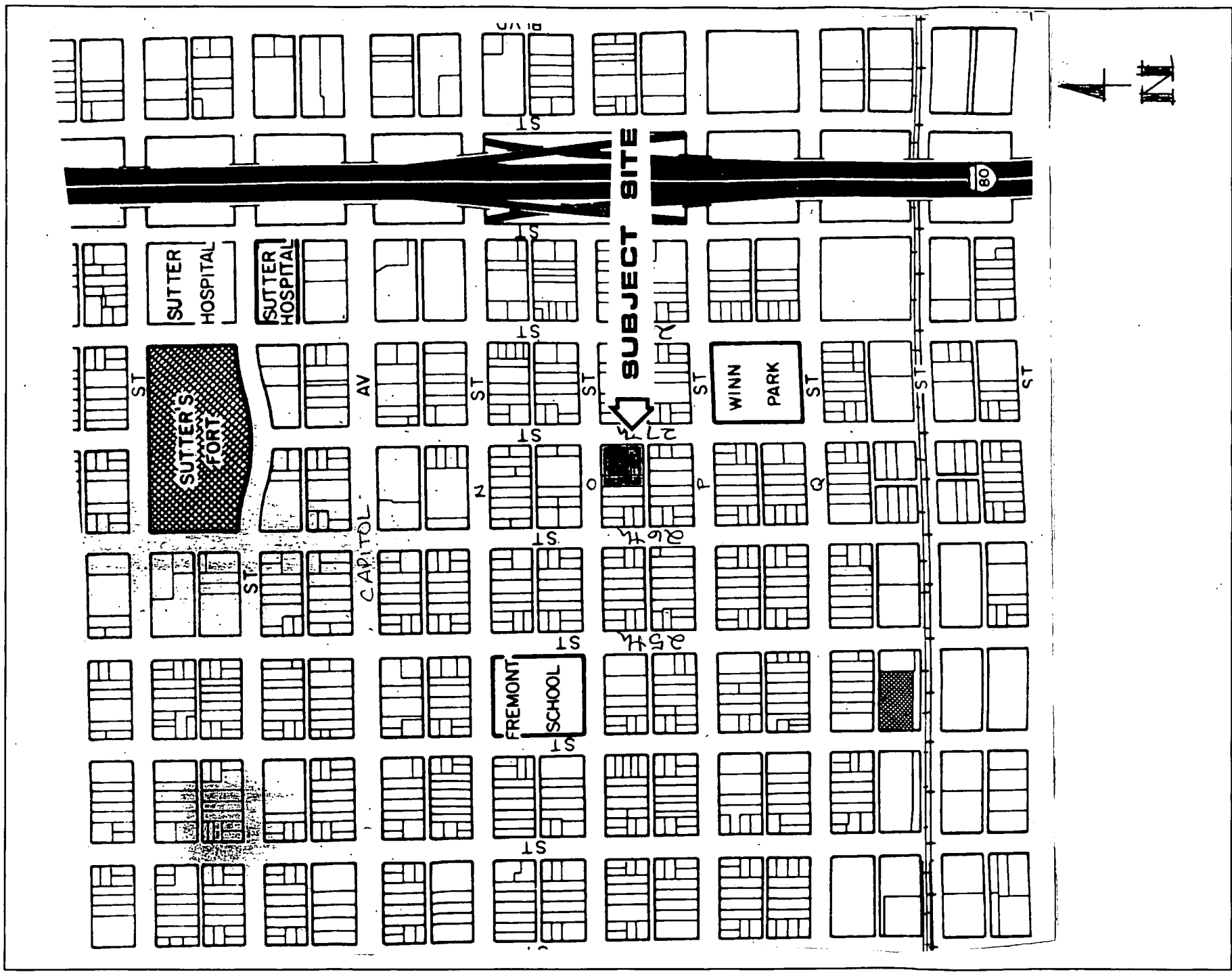
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



LAND USE & ZONING MAP

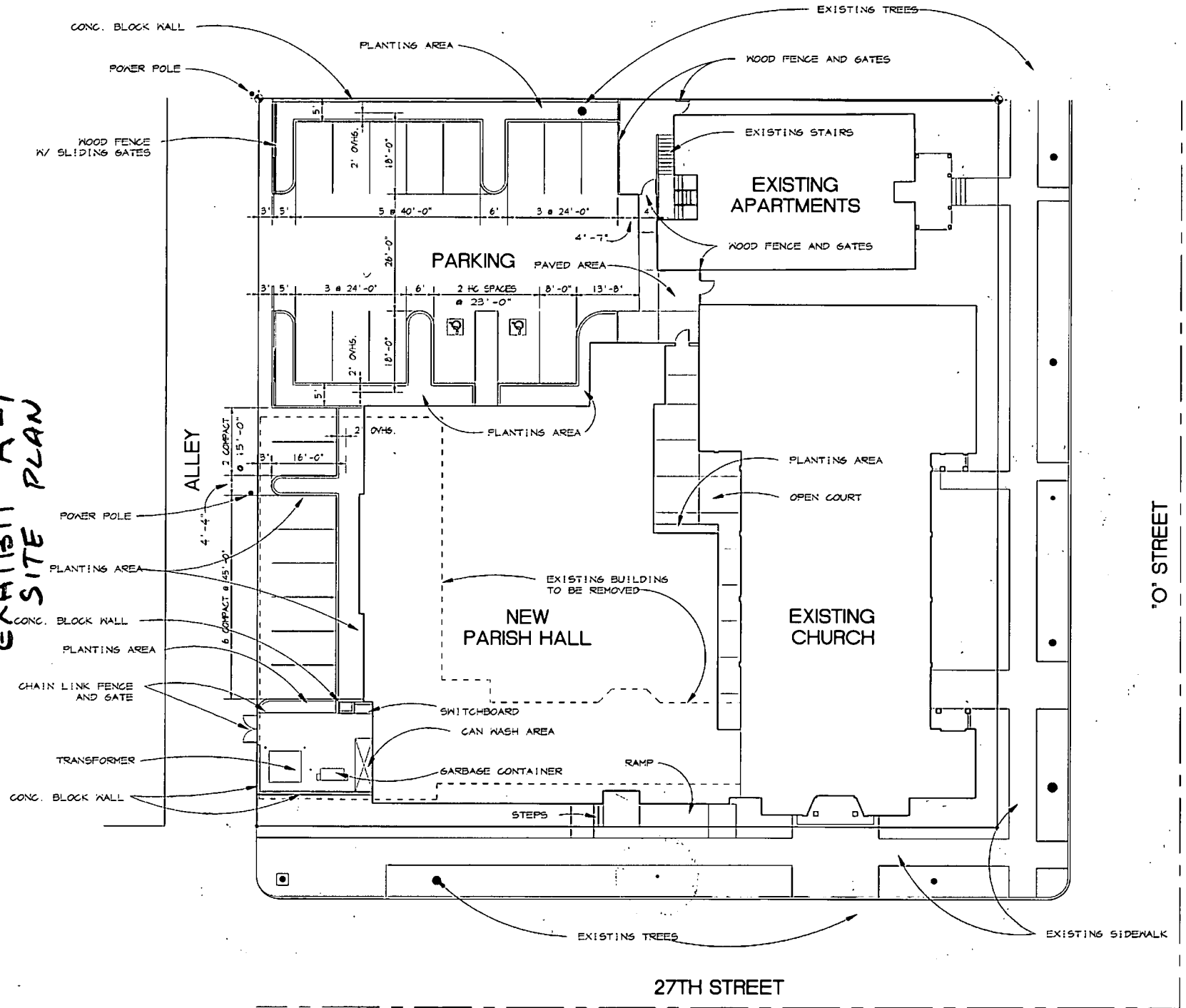
2283



VICINITY MAP

2288

**EXHIBIT A-1
SITE PLAN**



GREENBAUM
WHITELAM
ARCHITECTS

SENeca STREET, 1988
1000 WHITELAM DRIVE

700 ALHAMBRA BLVD
SACRAMENTO, CA 95811
916 441-1111

ARCHITECT

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THE ARCHITECT

ADDITION TO
TRINITY LUTHERAN
CHURCH
27th AND O STREET
SACRAMENTO, CA

NOVEMBER 20, 1992

DATE

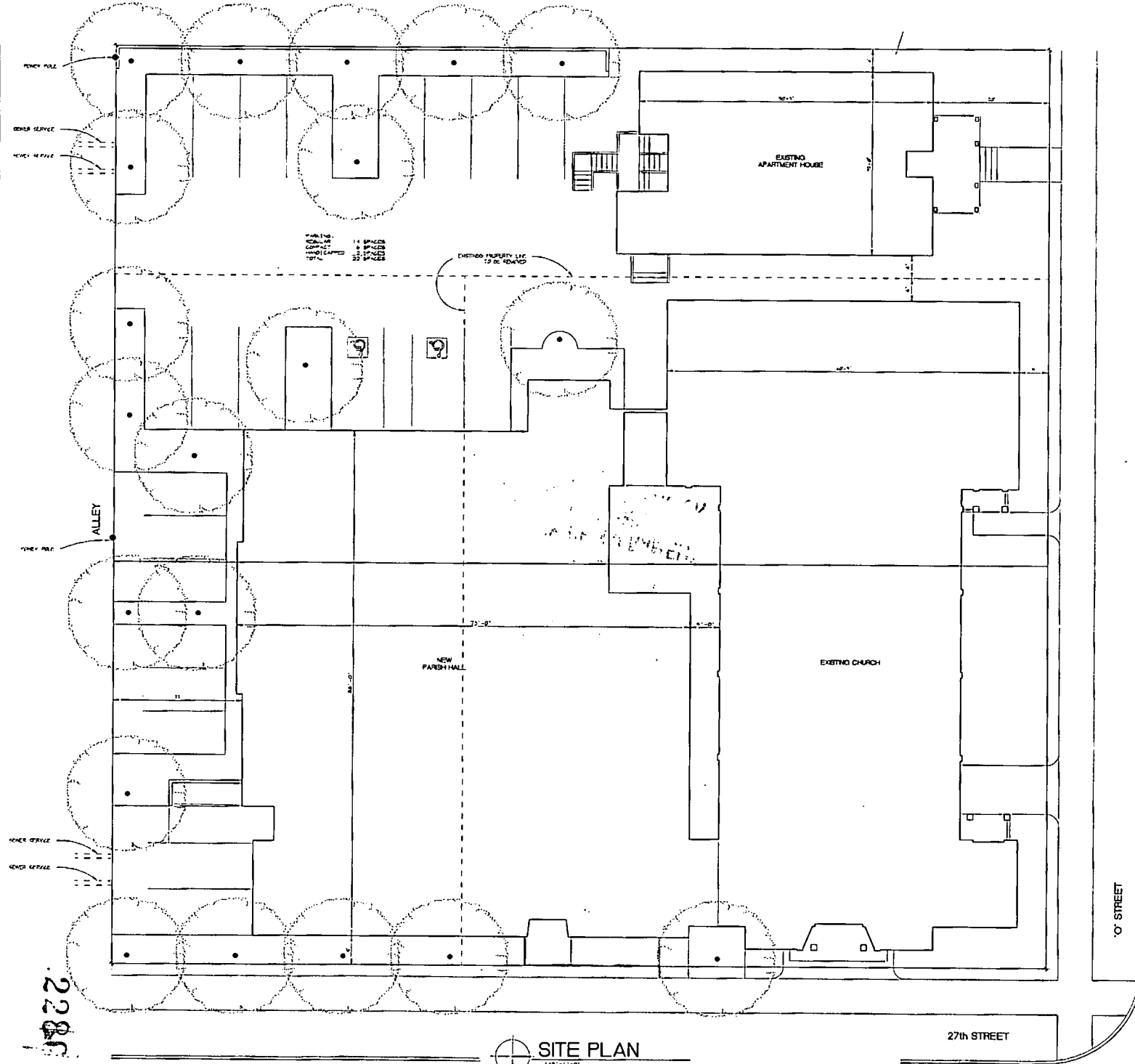
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#14

DECEMBER 10, 1992

P92-238

792-238
11-25-92



**GREENBAUM
WHITELAM
ARCHITECTS**

STUDIO GREENBAUM CROSS
BRIDGE WHITELAM CALIFORNIA

FOR ALL-PURPOSE BUILD
EXHIBITMENT BY 1950
BY 1950

ARCHITECT

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GREENBAUM WHITELAM ARCHITECTS
1950

**ADDITION TO
TRINITY LUTHERAN
CHURCH**

27th AND O STREET
SACRAMENTO, CA

BY AUGUST 24, 1950

REVISION

2282

SITE PLAN
1/8" = 1'-0"



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AUG 27 1992

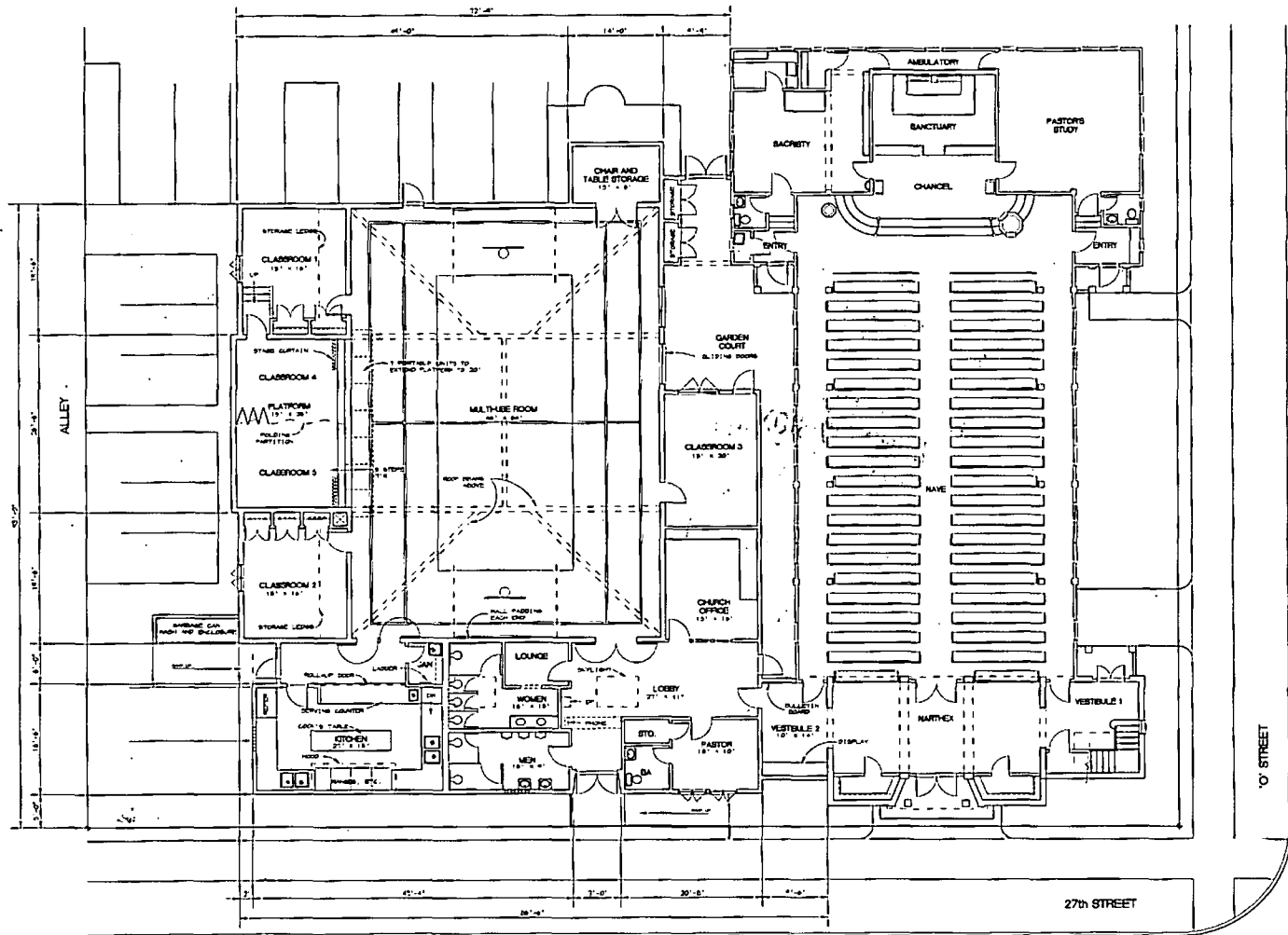
CITY OF SACRAMENTO
CITY PLANNING DIVISION

P92-238

DECEMBER 10, 1992

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#14



GREENBAUM
 WHITELAM
 ARCHITECTS

ERRATA GREENBAUM CROSS
 GREENBAUM WHITELAM CROSSING

FOR ALPHABETIC BLIND
 REARRANGING OF SEATING
 SEE PLAN SHEET A-1

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ADDITION TO
 TRINITY LUTHERAN
 CHURCH

27th AND O STREET
 SACRAMENTO, CA

DATE: AUGUST 24, 1992

SCALE:

SITE PLAN
 1/8"=1'-0"



EXHIBIT A-2
 FLOOR PLAN

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CITY OF SACRAMENTO
CITY PLANNING DIVISION

**GREENBAUM
WHITELAM
ARCHITECTS**

FRANK BENTON & BENTON
FARMER WHITFIELD GARDNER
LUTHER SAUNDERS CROSBY

100 ALHAMBRA BLVD
SACRAMENTO, CA 95818
916 442 1111

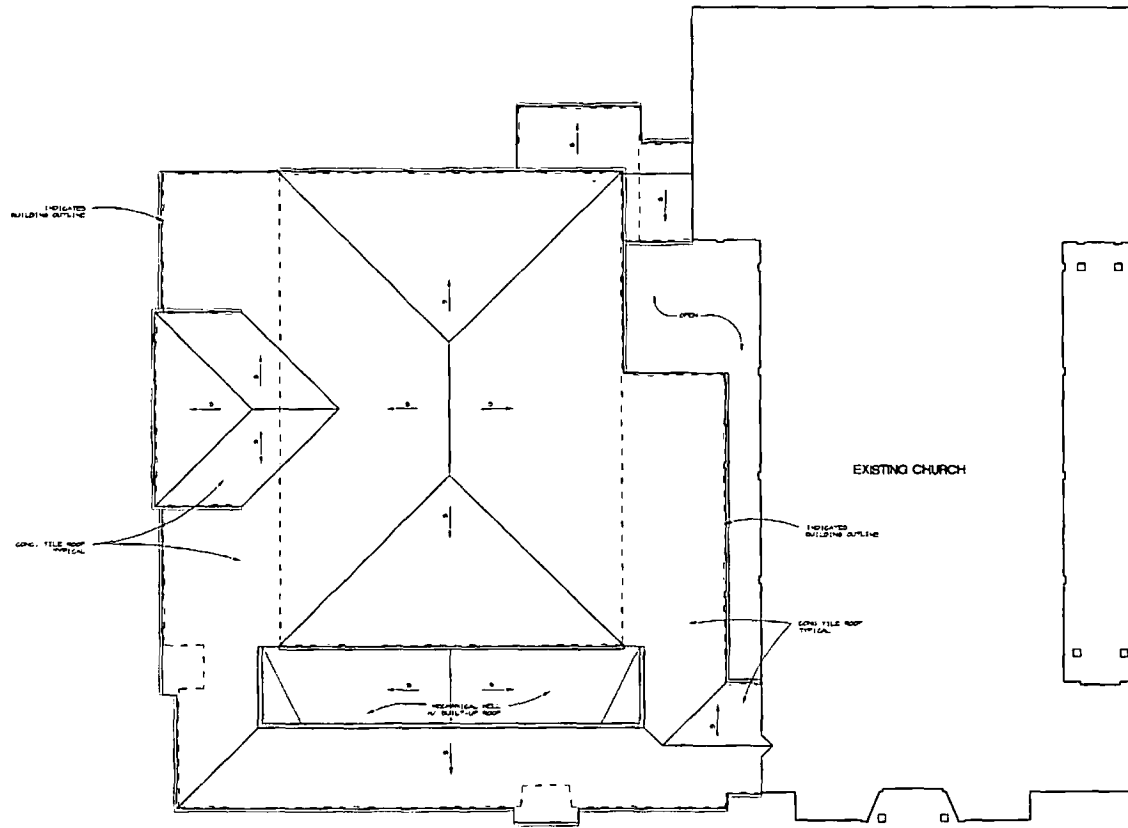
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**ADDITION TO
TRINITY LUTHERAN
CHURCH**

27th AND O STREET
SACRAMENTO, CA

DATE: AUGUST 24, 1999

REVISION



ROOF PLAN
1/8" = 1'-0"

0 4 8 16 32

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AUG 27 1992

CITY OF SACRAMENTO
CITY PLANNING DIVISION

282

#14

GREENBAUM
WHITELAM
ARCHITECTS

BRUCE GREENBAUM OWNER
BRUCE WHITELAM ARCHITECT
ANTHONY BARTON LICENSED

FOR ALL-PURPOSE BLDG
BACKGROUND CA 92512
11-1-82

ARCHITECT

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ADDITION TO
TRINITY LUTHERAN
CHURCH
27th AND O STREET
SACRAMENTO, CA

DATE: AUGUST 24, 1992

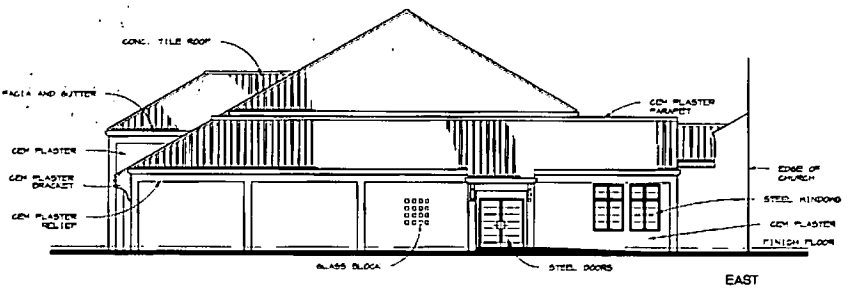
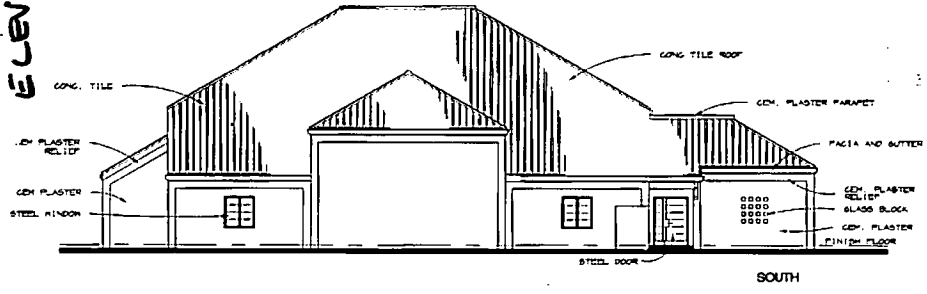
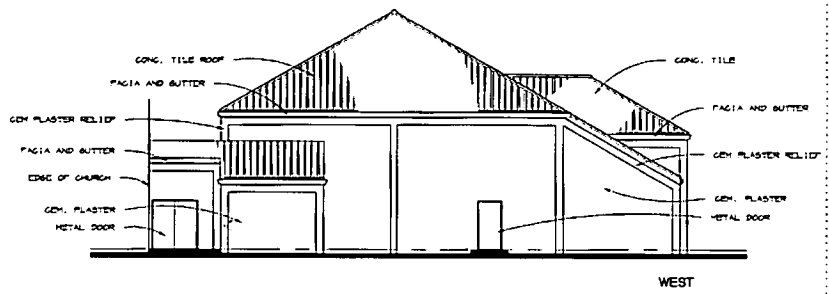
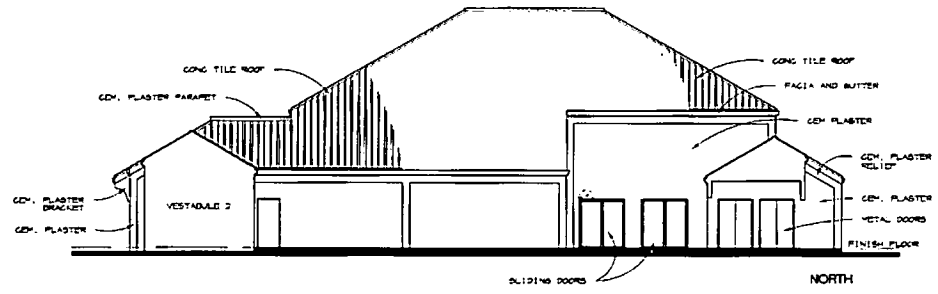
SCALE:

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DECEMBER 10, 1992

P92-238

EXHIBIT A-3
ELEVATIONS



EXTERIOR ELEVATIONS

1/8"=1'-0"

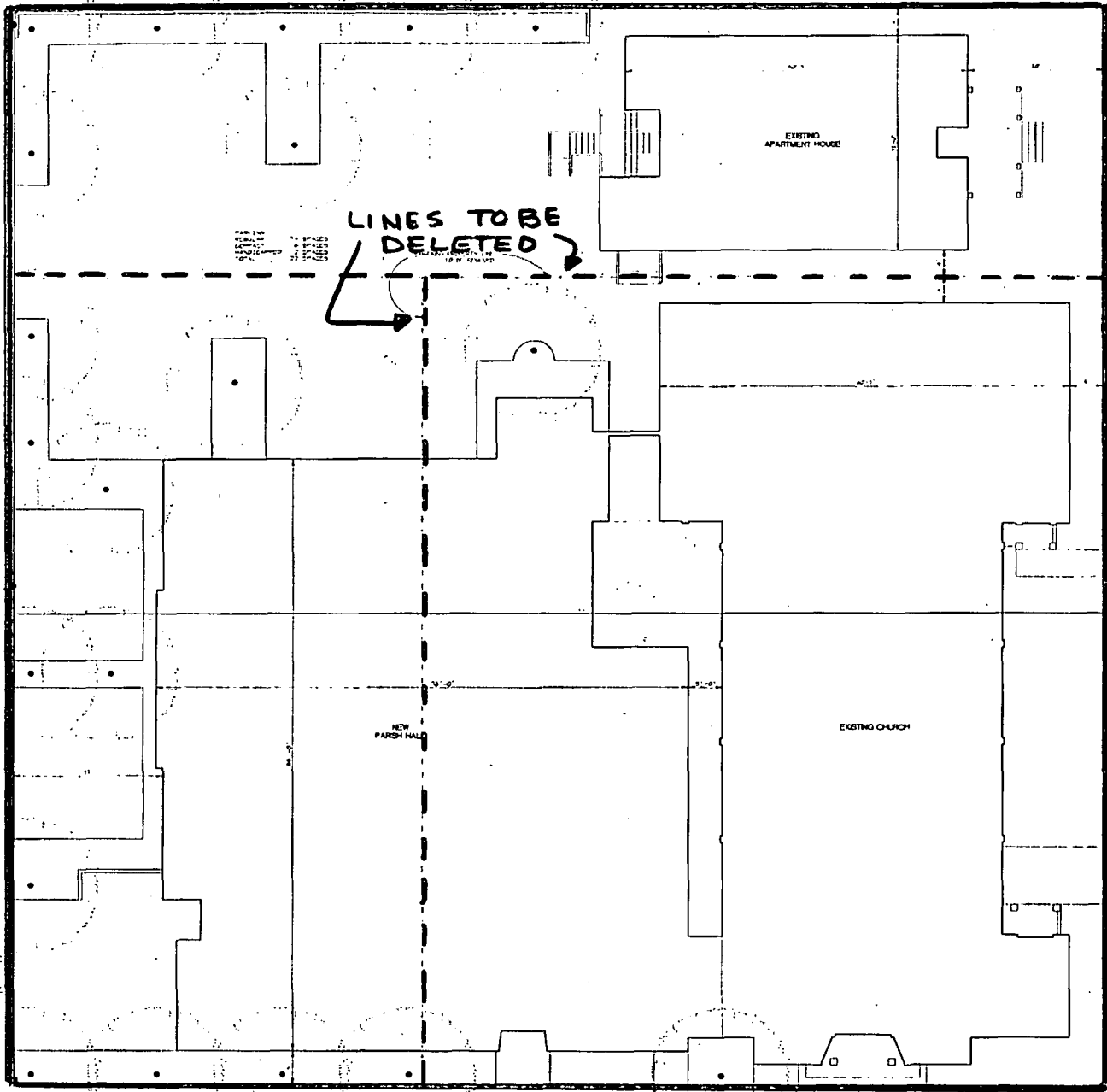


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AUG 27 1992

CITY OF SACRAMENTO
CITY PLANNING DIVISION

EXHIBIT C
LOT LINE ADJUSTMENT



SITE PLAN



GREENBAUM
WHITELAM
ARCHITECTS

ADDITION TO
TRINITY LUTHERAN
CHURCH

27th AND O STREET
SACRAMENTO, CA

DATE AUGUST 24 1992

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DECEMBER 10, 1992

P92-238