

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, March 18, 1998, the Zoning Administrator approved with conditions a special permit modification to allow an expansion of an existing church for the project known as Z98-015. Findings of Fact and conditions of approval for the project are listed on page 3.

Project Information

Request: Zoning Administrator Special Permit Modification to add 5,078 square feet to an existing 24,592 square foot church for storage rooms, a canopy, an upstairs apartment, and classrooms on 1.4± developed acres in General Commercial (C-2) zone.

Location: 2401 Riverside Boulevard (D4, Area 2)

Assessor's Parcel Number: 009-0251-021

Applicant: Hoshida & Reyes (Allan M. Hoshida)
2420 K Street
Sacramento, CA 95816

Property Owner: Buddhist Church of Sacramento
2401 Riverside Boulevard
Sacramento, CA 95818

General Plan Designation: Community/Neighborhood Commercial and Offices
Central City

Community Plan Designation: General Commercial

Existing Land Use of Site: Church complex

Existing Zoning of Site: General Commercial (C-2)

Surrounding Land Use and Zoning:

North: T-C; Interstate 80/50

South: C-2; Commercial

East: C-2; Commercial

West: R-4; Single Family

Property Dimensions: 160 feet x 380 feet

Property Area: 1.4± acres

Square Footage of Buildings:	Existing complex-	24,592 square feet
	Additions-	5,078 square feet
	Total-	29,670 square feet
Height of Building:	Two stories,	25 feet
Exterior Building Materials:	Wood Siding	
Roof Materials:	Built-Up Roof	
Topography:	Flat	
Street Improvements:	Existing	

Project Plans: See Exhibits A-C

Previous Files: P6812, P6813, P6814, P6827

Background Information: The Planning Commission approved the entitlements including a special permit for the church complex on October 28, 1979 (P6827). A Zoning Administrator Special Permit is necessary for any additions to a previously approved special permit. If the addition exceeds ten percent of the total square footage then the modification is a major modification.

Additional Information: The applicant is requesting to make several additions totaling 5,078 square feet to the church complex. There will be a 952 square foot columbarium added to the courtyard area on the west side. There will be several new storage areas totaling 946 square feet. A 1,720 square foot apartment is proposed to be added on the second floor above an existing office area on the north side of the site. An additional 368 square foot classroom and 328 square feet of office will also be constructed. A new entry canopy will be added to the front entrance. There are no additional seats proposed with the addition. The site is located at the northeast corner of Riverside Boulevard and X Street.

The site is located within the Land Park Community Area. The proposed plans were submitted to the neighborhood association and a representative called to obtain additional information and indicated there was no opposition to the project. The project has been noticed and staff received a call for clarification. The site is also located within the Central City Design Review area. The applicant has filed an application that will be heard by the Design Review Board on March 18, 1998 (DR 98-018).

Agency Comments

The proposed project has been reviewed by the Building Division. The comments received pertaining to the project have been included as conditions.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15301(e)(2) and Section 15303(c)}.

Conditions of Approval

1. The project is subject to City Design Review Board review and approval (DR98-018) and

shall comply with all conditions required by the Board.

2. There shall be no increase in seats for the church as a result of these additions.
4. Size and location of the proposed additions shall conform to the plans submitted.
5. The applicant shall obtain all necessary building permits prior to commencing construction.
6. Any other changes or additions shall require additional Planning review and approval.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed additions will not substantially alter the characteristics of the site or the surrounding mixed use neighborhood.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. adequate parking and landscaping will be provided;
 - b. no additional seats will be added to the church;
 - d. the proposed additions are small changes for additional storage, office and a living unit for the church that are mostly internal to the site and will not have a significant impact on the surrounding area.
3. The project is consistent with the General Plan and the Central City Community Plan which designate the subject site as Community/Neighborhood Commercial and Offices and General Commercial respectively.

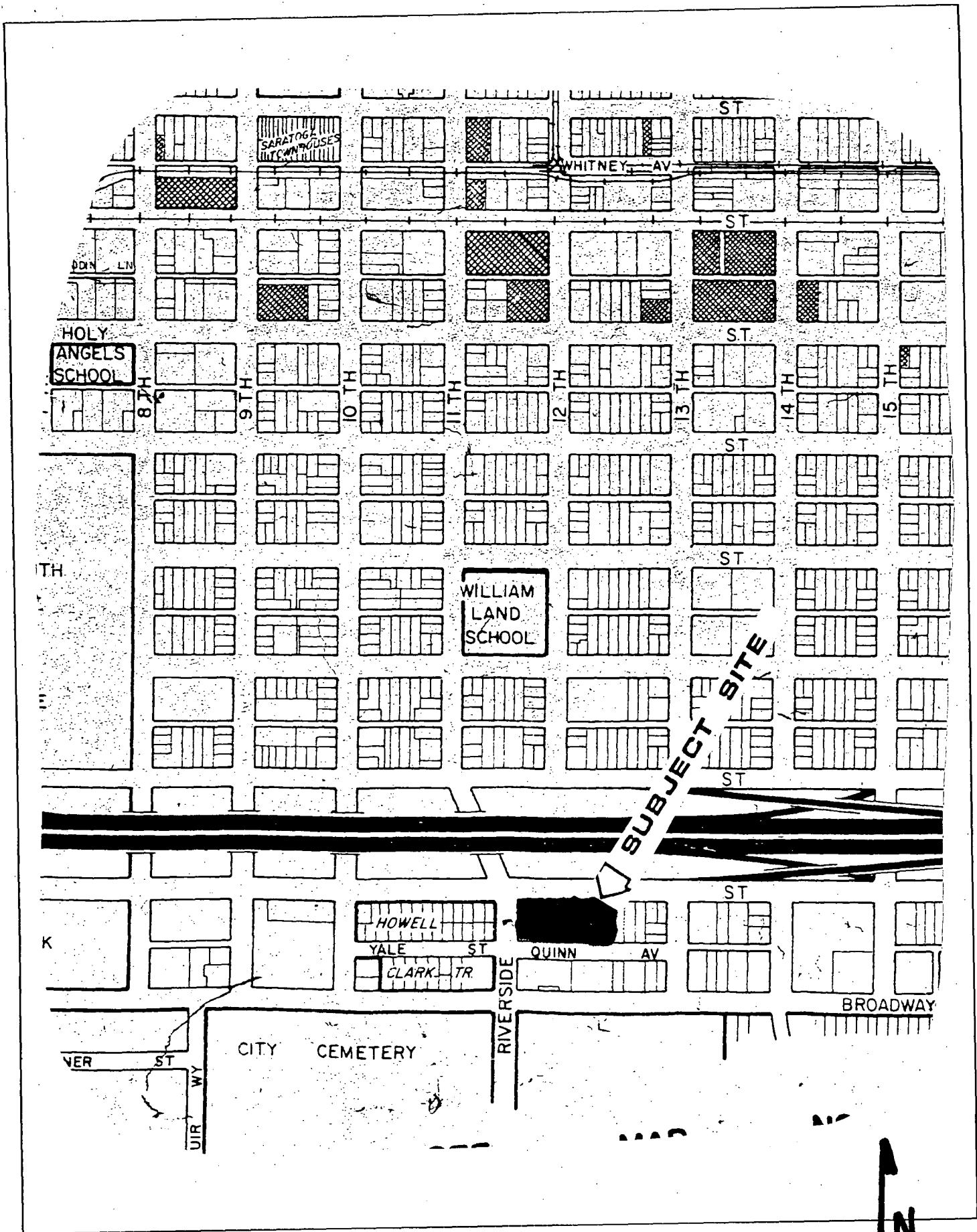


Joy D. Patterson
Zoning Administrator

A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File Applicant ZA Log Book



VICINITY MAP

INTERSTATE 80 / STATE OF CALIFORNIA

FC

4. I 80/50

X STREET

100'

100'

R-4

SF
3
SF

1. SUBJECT SITE

6
5
7
8

10
C-2

SUBJECT SITE

QUINN AVENUE

12.

11. ← Com

10. →

9.

RIVERSIDE
BLVD.

BROADWAY

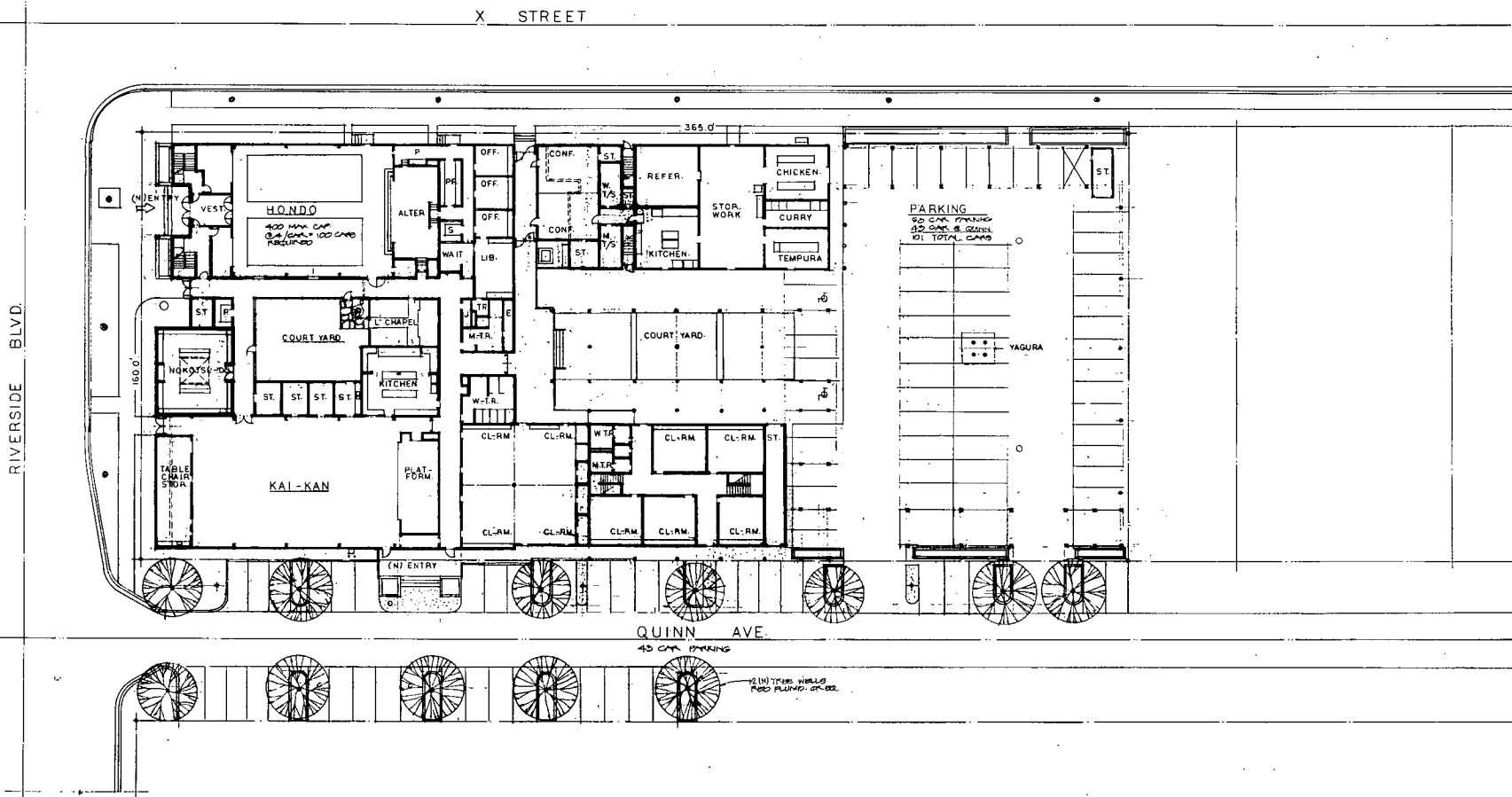


LAND USE & ZONING MAP

298-015

MARCH 18, 1998

ITEM 1



BUDDHIST CHURCH OF SACRAMENTO - MASTERPLAN 100TH ANNIVERSARY PROJECT
FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

AREA TABULATION:

HONDO	= 5,000 SF	NEW ADDITION!	
KAI-KAN	= 1,500 SF	CONF. CTR. ADDITION	= 920 SF
KITCHEN	= 200 SF	APARTMENT 4 QUARTERS	= 1,720 SF
LITTLE CHAPEL	= 600 SF	TABLE 4 CH. STON. & KAI-KAN	= 250 SF
PUBLIC CORN.	= 1,090 SF	STON./NOVA & KAI-KAN	= 340 SF
OFFICES	= 1,400 SF	HOKOTSU - DO	= 130 SF
TR./JUN.	= 710 SF	STON./PROP & HOKOTSU-DO	= 170 SF
CLASS ROOM	= 2,110 SF	PUBLIC CORNICE	= 700 SF
EXISTING	24,386 SF	DRINK. ST. & BROT. CLRM.	= 300 SF
ADDITION	8,076 SF (+21%)		
TOTAL AREA	32,462 SF		

TAKATA SUGIOKA KIMURA

ARCHITECTURE & PLANNING
 5000 Fitzgerald Boulevard, Suite 203
 Sacramento, California 95822
 (916) 421-2023

Founded 1964
 HOSHIDA & REYES
 ARCHITECTS & PLANNERS
 1421 L Street, Suite 100
 Sacramento, California 95811
 Phone 484-1400 Fax 484-1402

CONSULTANT:

REVISIONS:
 no date/rev comments.

PROJECT TITLE:
 BUDDHIST CHURCH OF SACRAMENTO
 MASTERPLAN 1999
 100TH ANNIVERSARY.

1401 RIVERSIDE BLVD.
 SACRAMENTO, CALIFORNIA

SHEET TITLE:
 • SITE PLAN
 • 1ST FLOOR PLAN

DATE: 1/6/97
 DRAWN BY: RST
 JOB NO: 94-16-1009

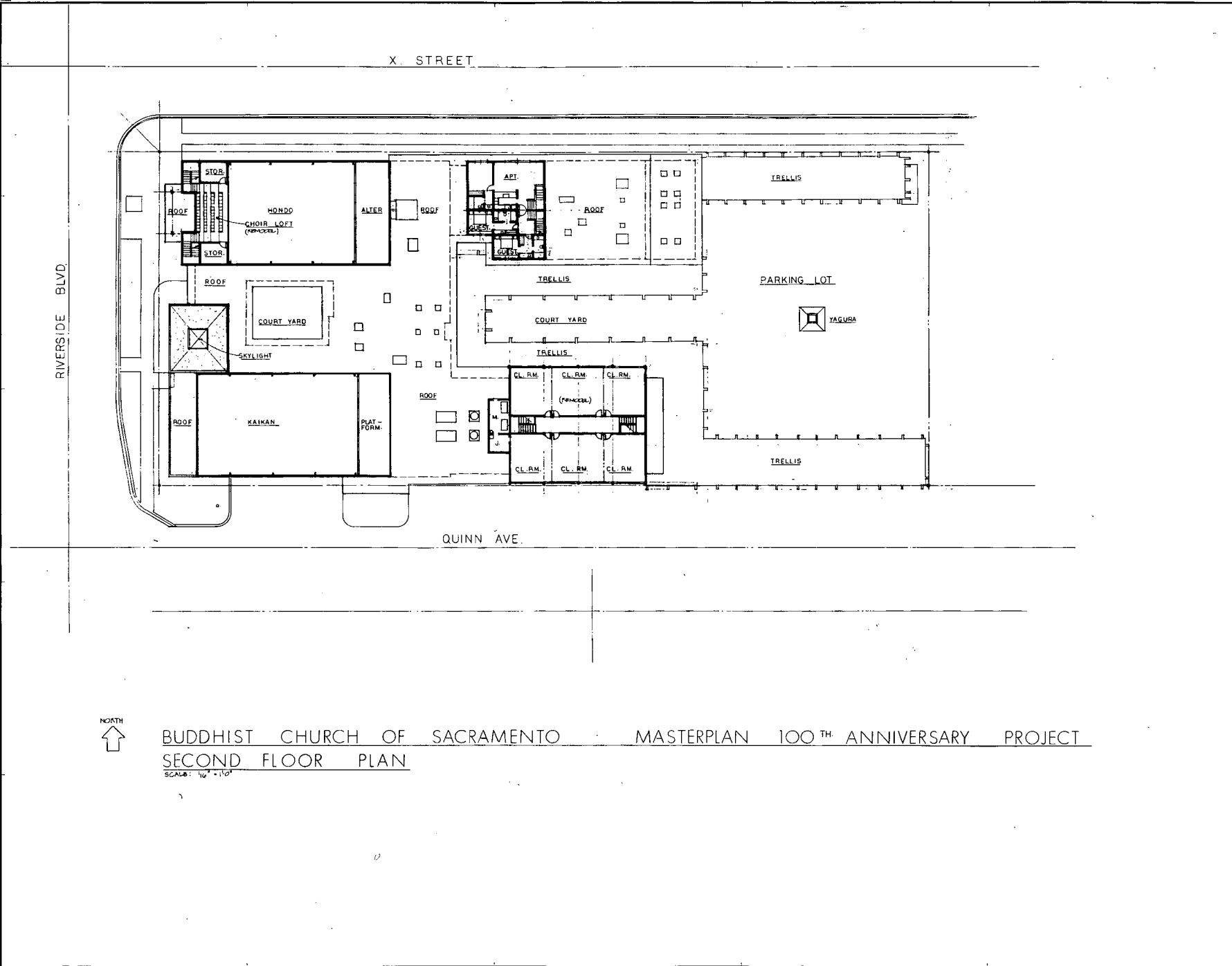
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 1 of 3

EXHIBIT A

298-015

MARCH 18, 1998

ITEM 1



BUDDHIST CHURCH OF SACRAMENTO MASTERPLAN 100TH ANNIVERSARY PROJECT
 SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

**TAKATA
SUGIOKA
KIMURA**

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 2500 Broadway Boulevard, Suite 200
 Sacramento, California 95822
 (916) 421-1051

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HOSHIDA & REYES
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 2420 N. STREET, SUITE 200
 SACRAMENTO, CALIFORNIA 95816
 (916) 444-1100

CONSULTANT:

REVISIONS:
 no. date by comments
 △

PROJECT TITLE:
 BUDDHIST CHURCH
 OF SACRAMENTO

MASTERPLAN 1999-

2401 RIVERSIDE BLVD.
 SACRAMENTO, CALIFORNIA

SHEET TITLE:
 2ND FLOOR PLAN

DATE: 1/01/98
 DRAWN BY: KJT
 JOB NO: 94-16-1002

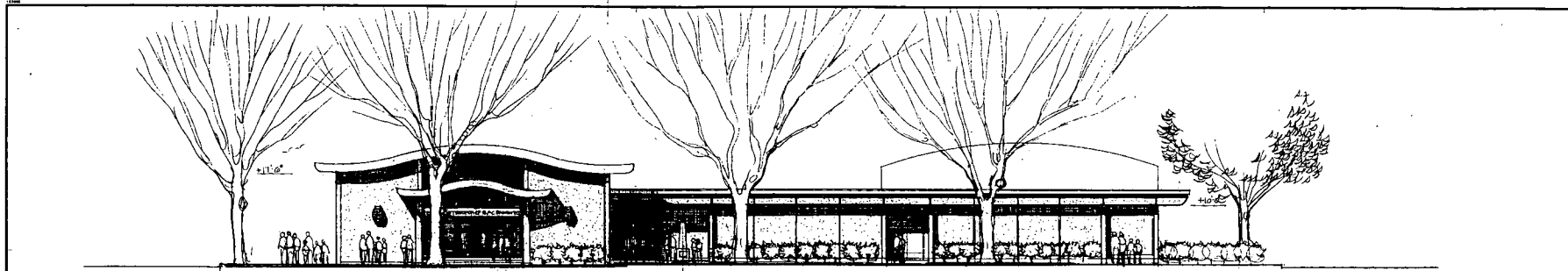
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 2 of 2

EXHIBIT B

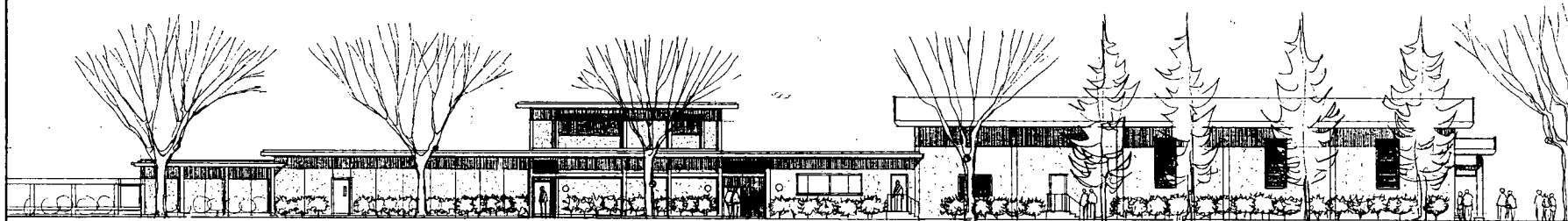
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MARCH 18, 1998

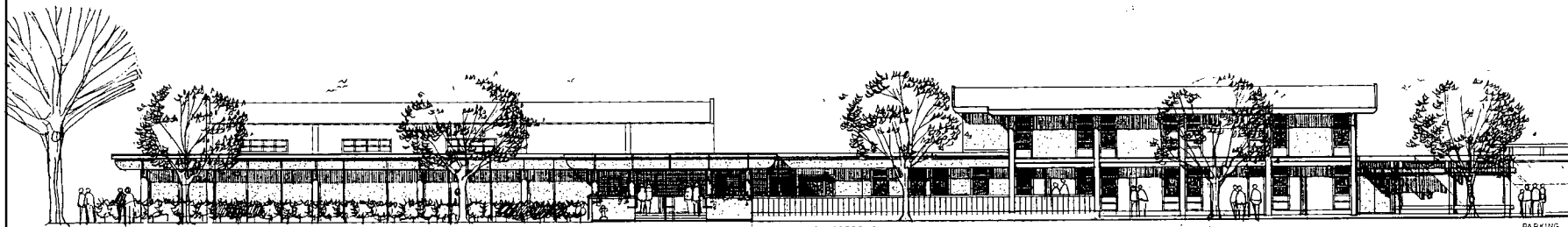
ITEM 1



WEST ELEVATION
RIVERSIDE BLVD.
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
X STREET
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
QUINN AVE.
SCALE: 1/8" = 1'-0"

BUDDHIST CHURCH OF SACRAMENTO MASTERPLAN 100 ANIVERSARY PROJECT
ELEVATION STUDY
SCALE: 1/8" = 1'-0"

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CONSULTANT:

REVISIONS:
no. date/by comment



PROJECT TITLE:
BUDDHIST CHURCH
OF SACRAMENTO

MASTERPLAN 1999

2401 RIVERSIDE BLVD.
SACRAMENTO, CALIFORNIA

SHEET TITLE:

ELEVATION
STUDY

DATE 1/6/97

DRAWN BY: R.T.

JOB NO: 94-16-1002

SHEET NO:

A • 3

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EXHIBIT - C