

# CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT ROBERT L. EDDY, 4415 Cowell Road., Sacramento, CA 94518  
OWNER Mt. Pilgrim Baptist Church - 4800 Martin Luther King Blvd.  
PLANS BY Robert L. Eddy, 4415 Cowell Road, Sacramento, CA 94518  
FILING DATE 1/26/89 ENVIR. DET. Exempt 15301 e2 REPORT BY DVT  
ASSESSOR'S PCL. NO. 022-024-045

**APPLICATION:** Special Permit to allow a 2,732+ sq. ft. church addition on 0.5+ developed acres in the Standard Single Family (R-1) zone.

**LOCATION:** 4800 Martin Luther King Boulevard

**PROPOSAL:** The applicant is requesting the necessary entitlements to increase the size of an existing church with a social hall, multi-purpose room and offices.

**PROJECT INFORMATION:**

General Plan Designation: Low Density Residential (4-15 du/na)  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Church

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-1	Front:	25'	25'
South: Vacant; R-1	Side (Int):	5'	72'
East: Residential; R-1	Side (St):	12-1/2'	15'
West: Residential; R-1	Rear:	15'	25'

Parking Required: 22 spaces (1 space per 6 seats - 130 seats)  
Parking Provided: 27 spaces  
Property Dimensions: 150' x 150'  
Property Area: 0.5+ acres

Square Footage of Building: Existing: 4,036  
Proposed Addition: 2,732

Height of Building: 22 feet  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: Concrete Block & Stucco  
Roof Material: Built-up roof/asphalt

**BACKGROUND INFORMATION:**

On September 26, 1972, a Special Permit was approved to allow the construction of a 3,600 sq. ft. church (P-5251). Additional square footage totaling 4,036 was built prior to final Special Permit approval.

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PROJECT INFORMATION: Staff has the following comments:A. Land Use and Zoning

The subject site consists of one parcel totaling 0.5+ developed acres located in the Standard Single Family (R-1) zone. The General Plan designates the site for Low Density Residential (4-15 du/na). Churches are allowed in an R-1 zone subject to the granting of a Special Permit. Surrounding land uses and zoning includes residential to the north, east and west, zoned R-1; and a vacant lot to the south, zoned R-1. The site is located in the Oak Park Design Review Preservation District and Redevelopment area. Currently, the church is known as Mount Pilgrim Baptist Church.

B. Applicant's Proposal

The applicant is proposing to construct a 2,732 sq. ft. addition to an existing 4,036 sq. ft. church. The proposed addition will consist of a 2,112 sq. ft., two story social hall (1st floor) and a multi-purpose room with offices (2nd floor). The 2,112 sq. ft. addition will be attached to the existing church structure on the southern portion of the building. The remaining 620 square feet will be constructed at the rear and will contain the Pastor and Deacon's offices.

C. Staff Analysis

Staff had no problems with the proposed addition. The addition will be compatible with the church's building material and design. The applicant worked with the City's Design Review Coordinator for review and comment of the proposed addition. After discussion with Planning Staff and the Design Review Coordinator, the applicant revised the elevations for a more interesting and compatible addition. The project is tentatively scheduled for review by the Design Review Preservation Board on March 15, 1989.

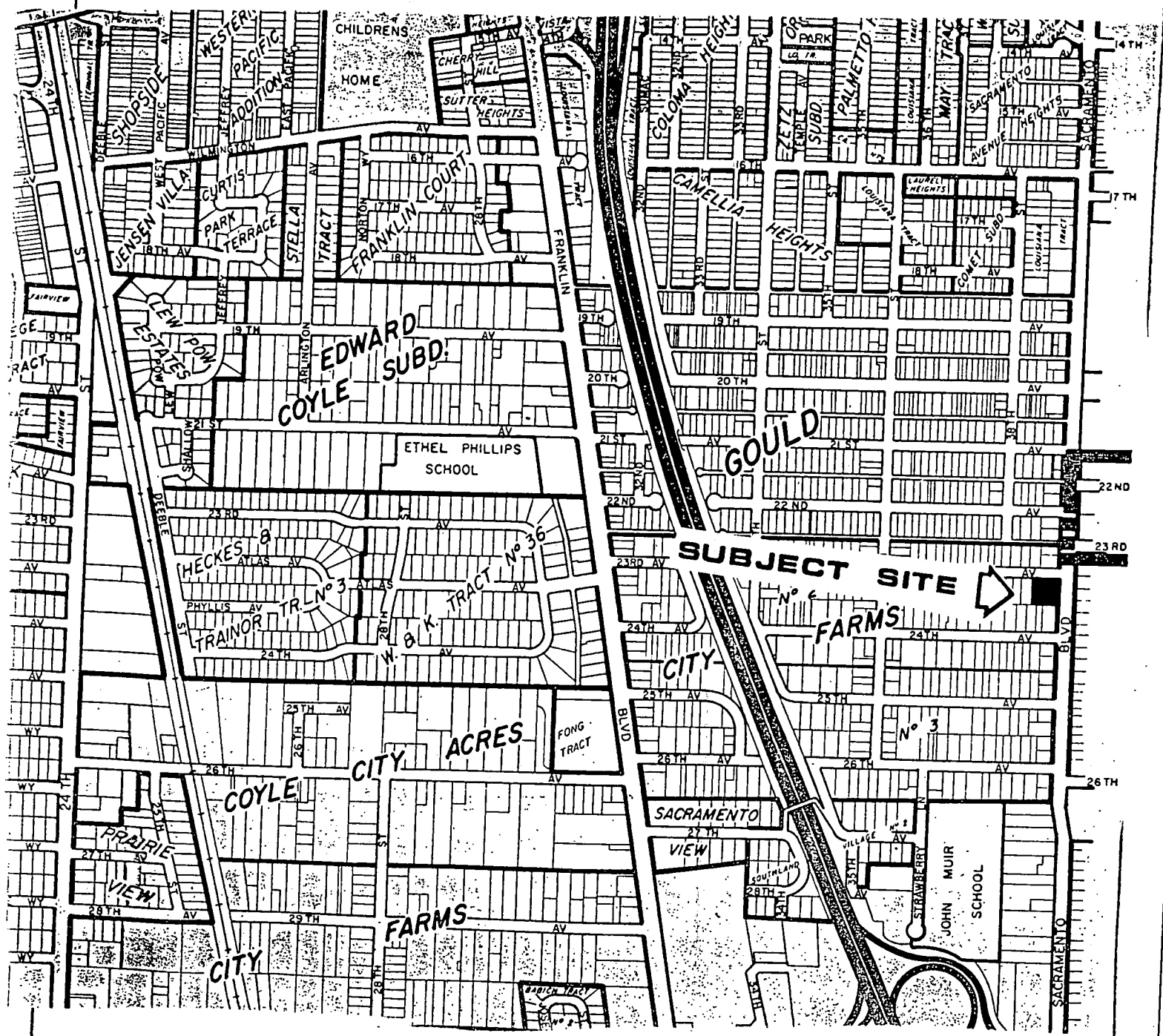
A minimum six foot masonry wall is required, if a church abuts a residential use or zone. Staff observes a leaning cyclone fence between the church site and residential use along the west property line. Staff recommends that a six foot masonry wall be placed on the west and south property lines to screen and allow for a visual buffer between the two uses. Staff also noticed air conditioning equipment on top of the building. Staff recommends that all mechanical equipment be adequately screened. The screening material shall be reviewed and approved by the Planning Director prior to issuance of building permits.

D. Parking

There are currently twenty-seven (27) parking spaces on site, two of which are handicap. In addition, two striped parallel parking spaces are located on site on the west portion. The Zoning Ordinance requires one (1) space for every six (6) seats. Currently, the total seating capacity in the church is

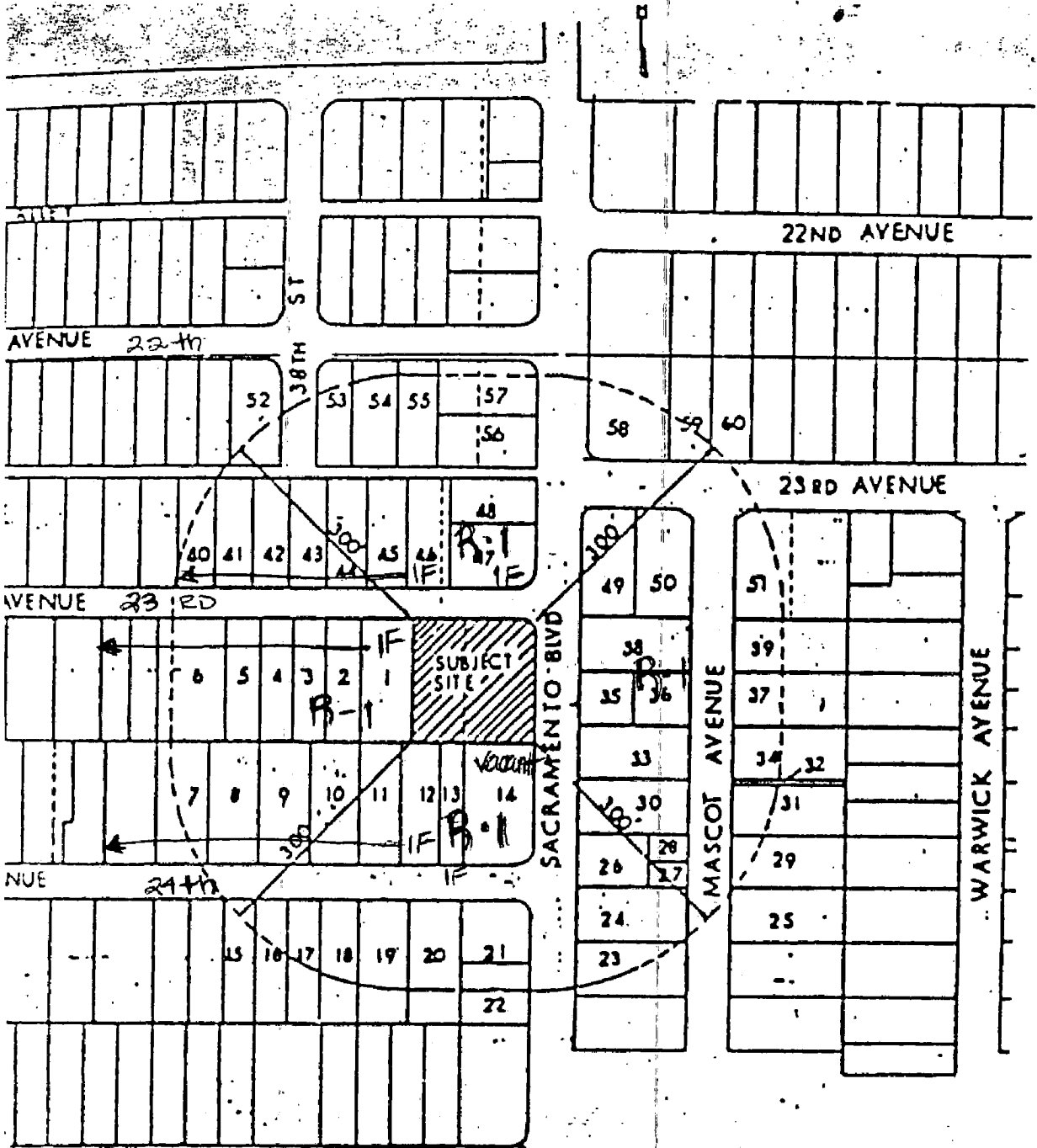
130. A total of twenty-two (22) parking spaces are, therefore, required. Parallel parking is not allowed, therefore, staff recommends that the two existing parallel spaces be removed.

E. Agency Comments



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# VICINITY MAP



LAND USE & ZONING MAP

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Jan #23

NOTES:

- 1 EXISTING BUILDING AREA 4036
- PROPOSED OFFICE AREA 620
- PROPOSED SOCIAL HALL & OFFICES 2112
- TOTAL AREA 6768 SQ FT
- 2 EXISTING PARKING STALLS 33
- REQUIRED NEW STALLS 45
- (ASSUMING MAX OCCUPANCY IS SANCTUARY OCCUPANCY)
- 3 APPLICANT SHALL OBTAIN A SOILS REPORT FROM THE PROJECT ENGINEER BEFORE BEGINNING CONSTRUCTION OF THE PROPOSED BUILDING FOUNDATIONS.
- 4 OCCUPANT LOADS SHALL BE POSTED IN A CONSPICUOUS PLACE WITHIN THE BUILDING AREA.

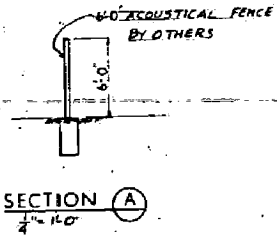
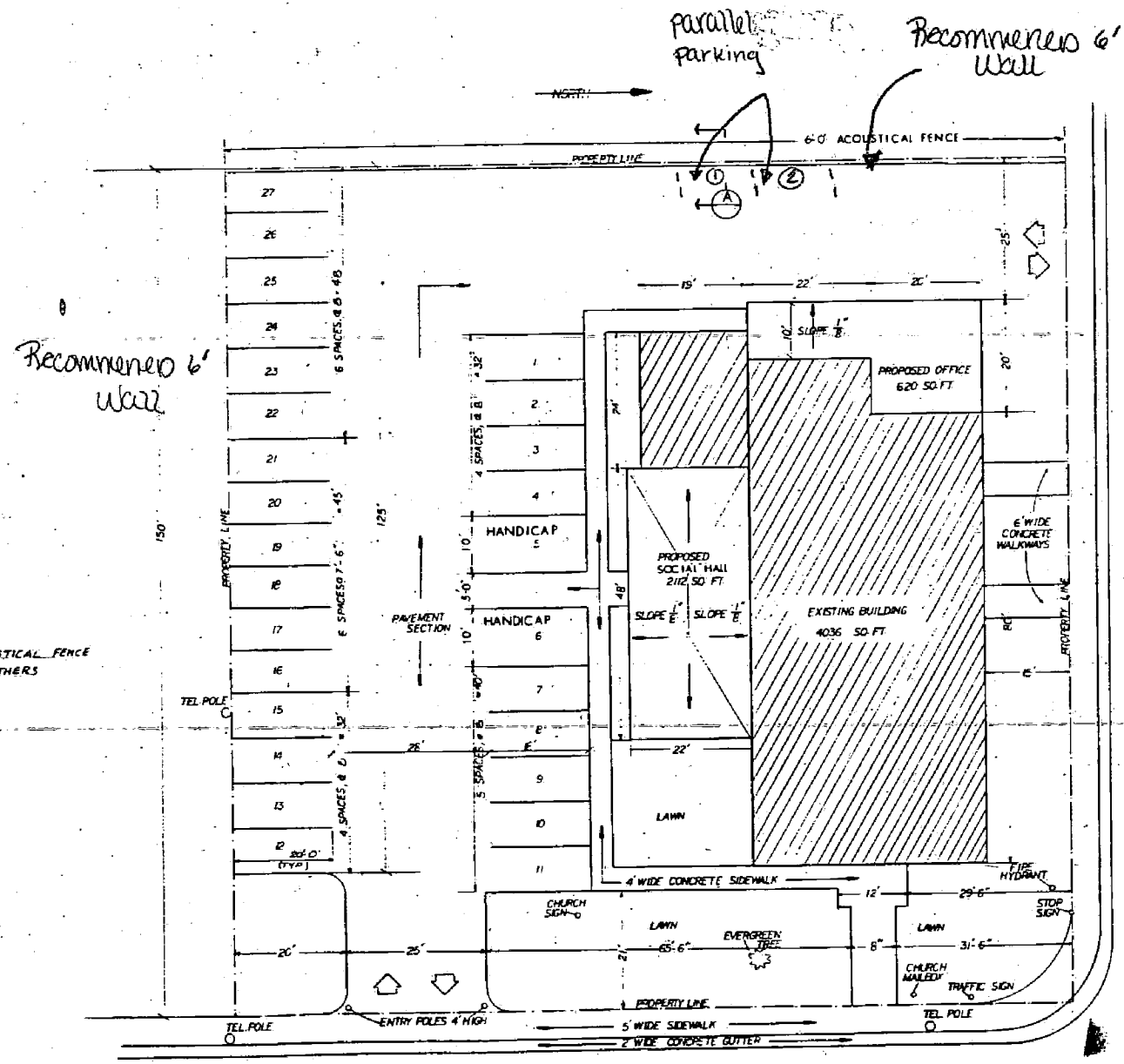


EXHIBIT A  
SITE PLAN

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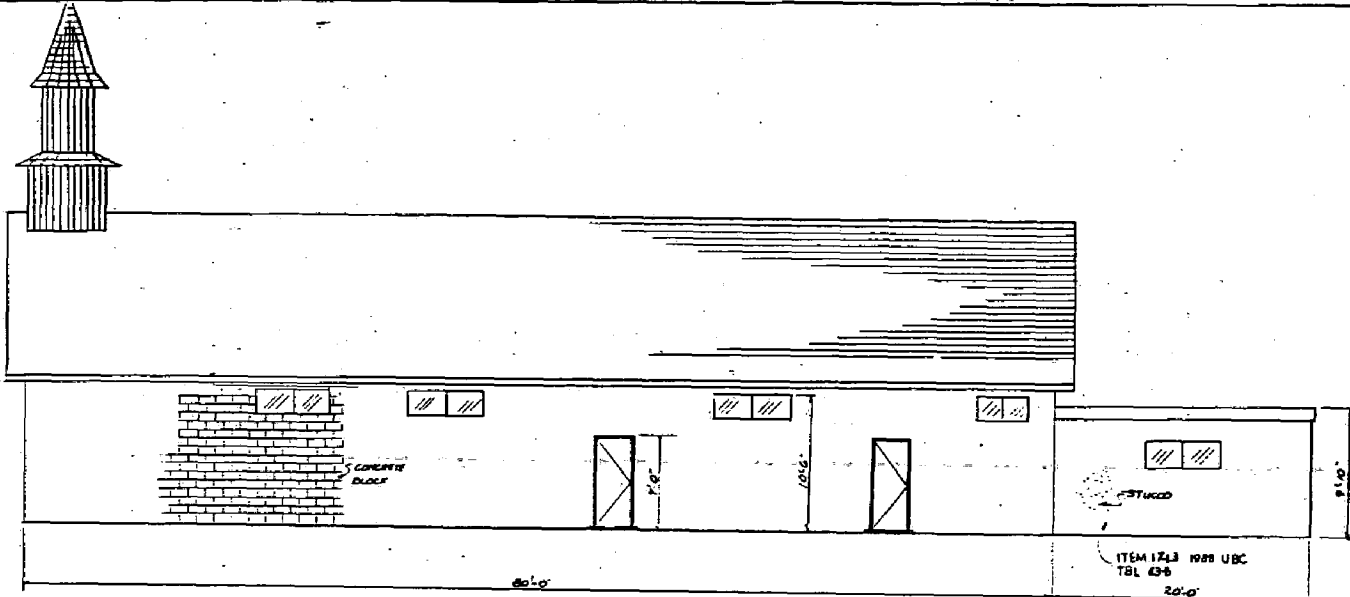
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PROJECT ARCHITECT: CIVIL ENGINEER  
 2001 COLLEGE BLVD. SUITE 2020  
 916-888-0677

CONTRACTORS: ASSISTANCE SERVICE  
 MOUNT PILGRIM BAPTIST CHURCH  
 SITE PLAN

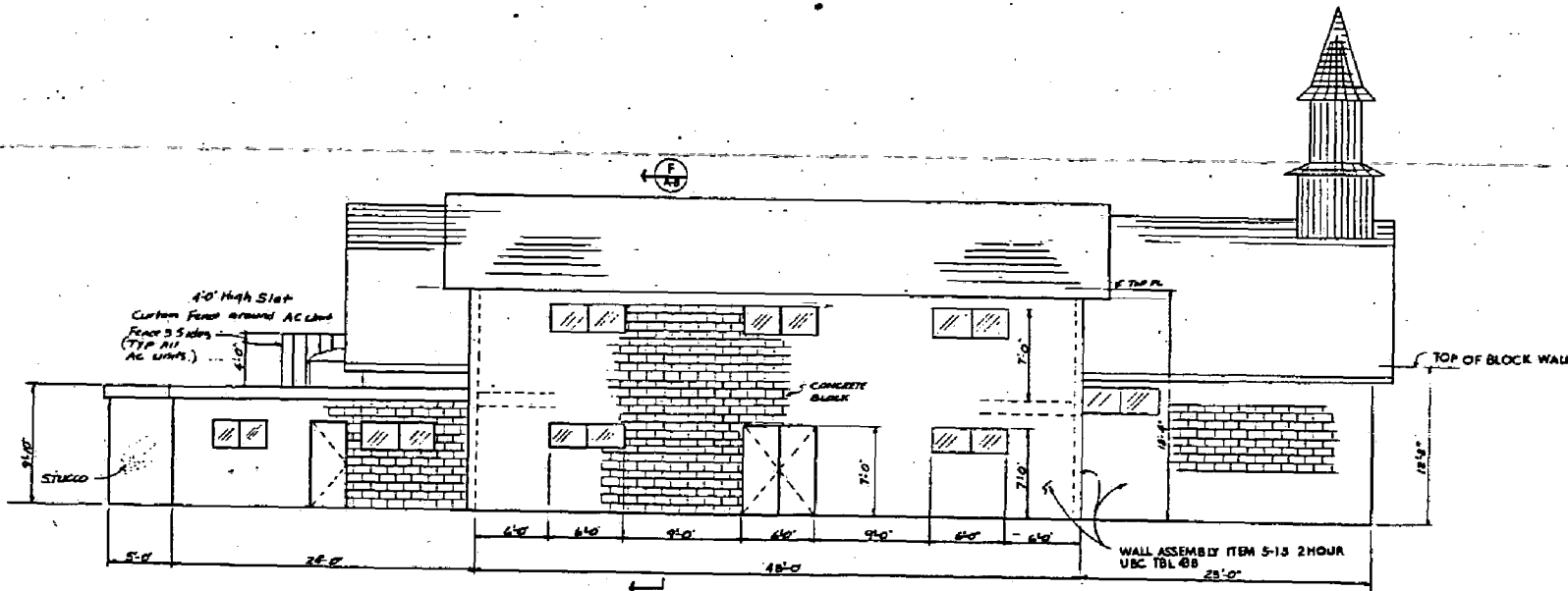
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NORTH ELEVATION  
SCALE 1/4" = 1'-0"

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SOUTH ELEVATION  
SCALE 1/4" = 1'-0"

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EXHIBIT B  
ELEVATIONS

CONTRACTORS ASSISTANCE SERVICE  
MT PILGRIM BAPTIST CHURCH  
SIDEWALL ELEVATIONS

ROBERT L. EDDY  
6415 COWELL ROAD  
CONCORD, CA 94521  
415-665-0647



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2-11-87
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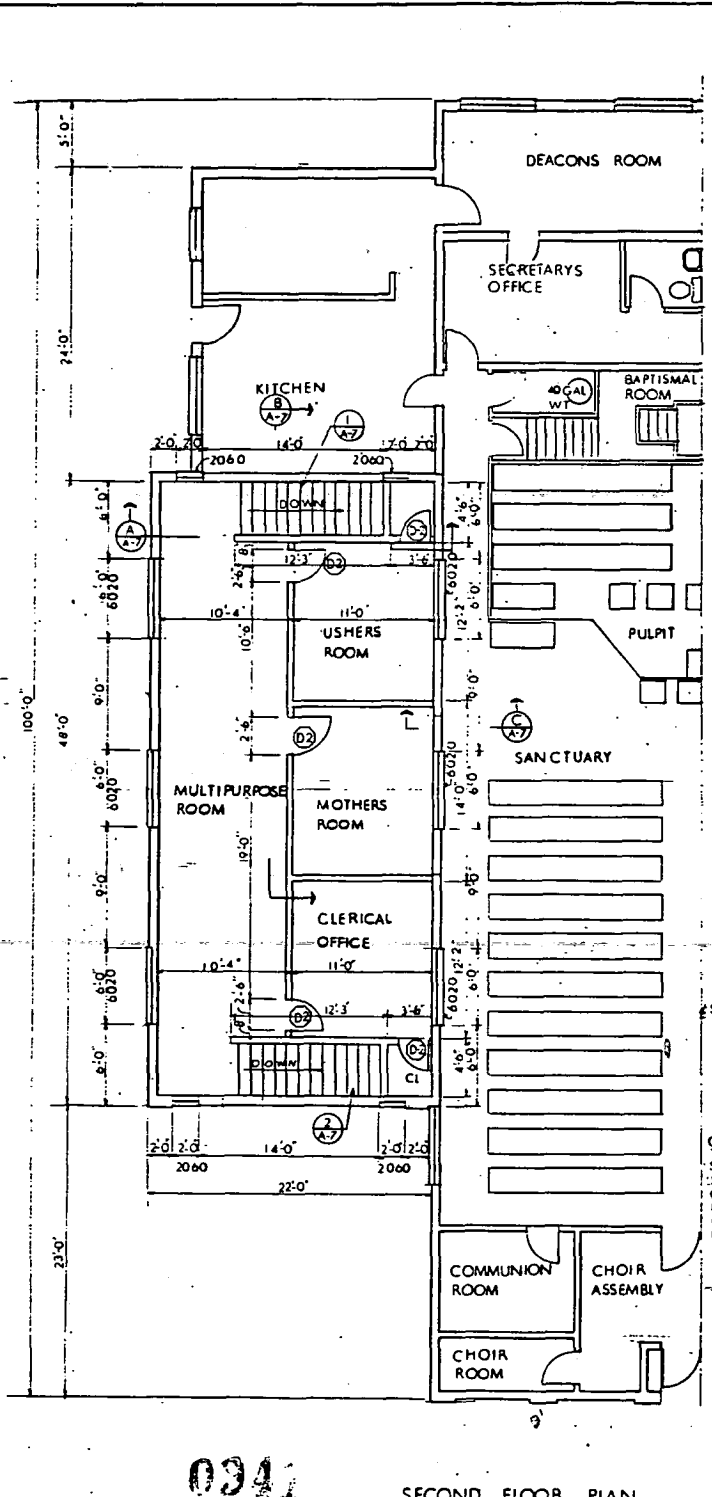
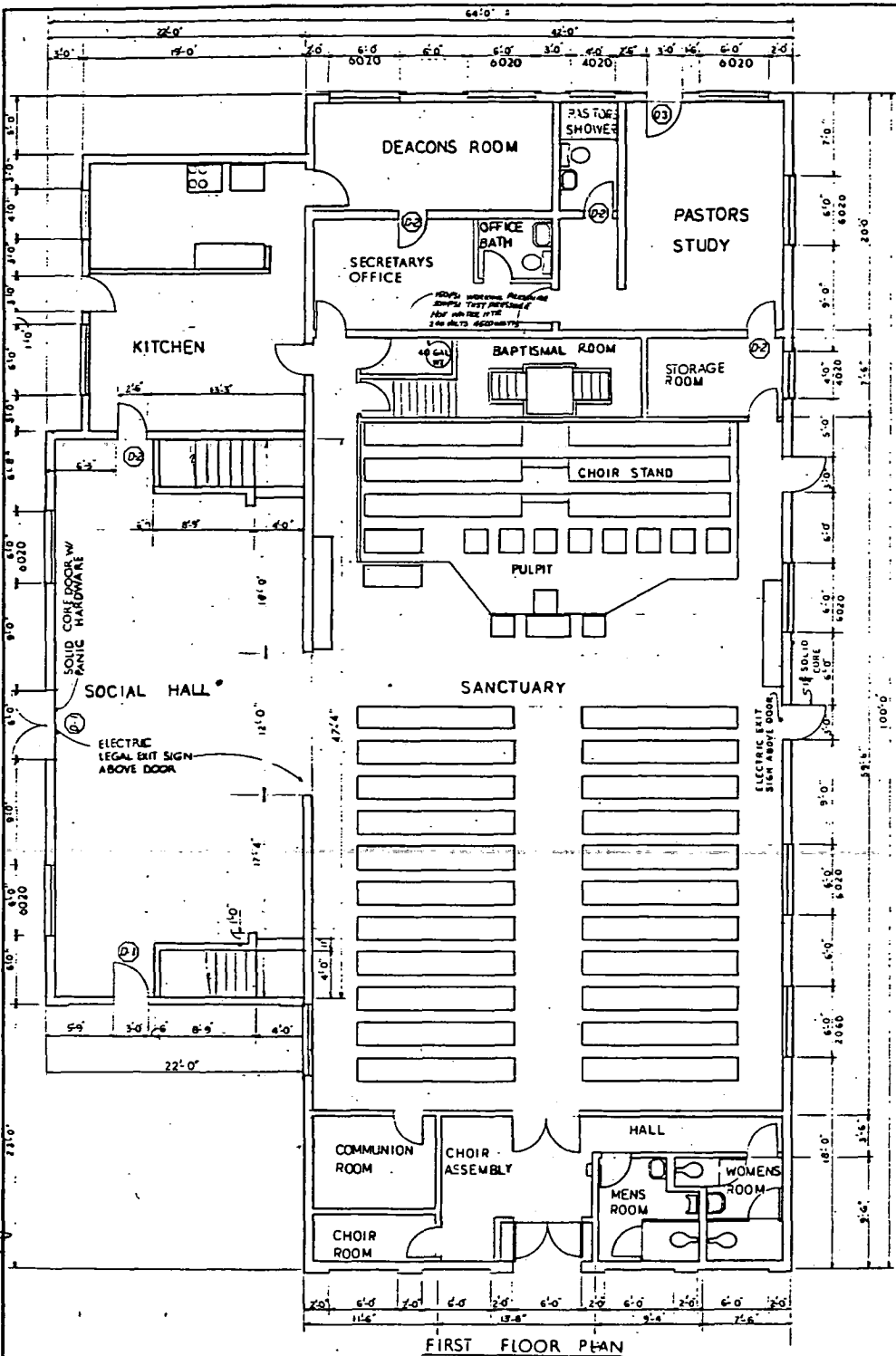




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Draw # 75



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REVISIONS BY

ROBERT EDDY CIVIL ENGINEER  
4415 COWELL ROAD  
CONCORD CA 94521  
415-685-0647

CONTRACTORS ASSISTANCE SERVICE  
MT PILGRIM BAPTIST CHURCH  
FLOOR PLANS

**EXHIBIT D**

**OCCUPANT LOAD**

SANCTUARY	1-20-01
SOCIAL HALL	4'-1'-0"
CHURCH OFFICE	R/C
MULTIPURPOSE ROOM	100
PASTORS OFFICE	
KITCHEN	

**BUILDING AREA**

SANCTUARY	
SOCIAL HALL	
CHURCH OFFICE	
MULTIPURPOSE ROOM	
PASTORS OFFICE	
KITCHEN	
TOTAL	

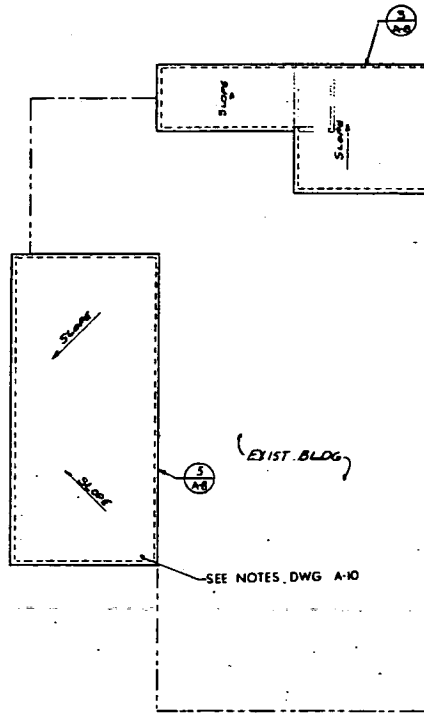
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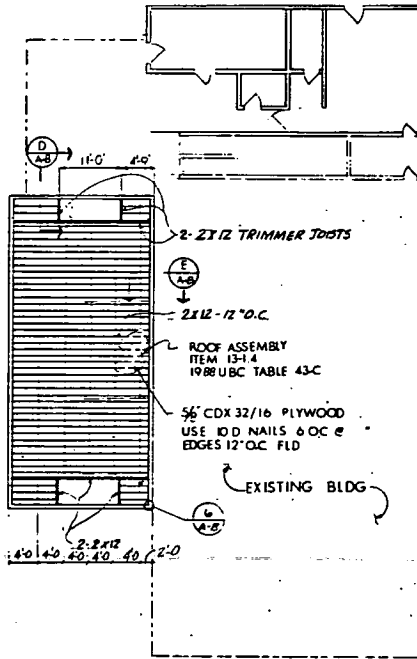
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4'-1'-0"  
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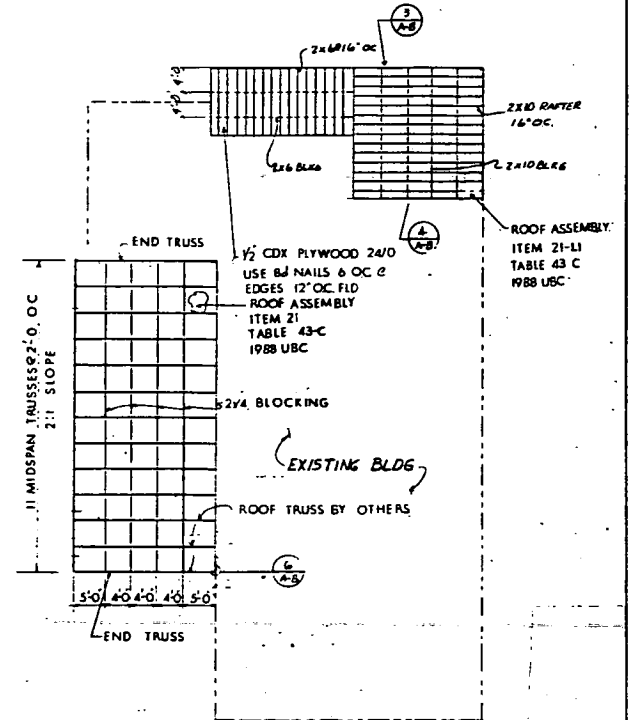
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN

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CONTRACTORS ASSISTANCE SERVICE  
MOUNT PILGRAM BAPTIST CHURCH  
FRAMING PLANS

EXHIBIT E

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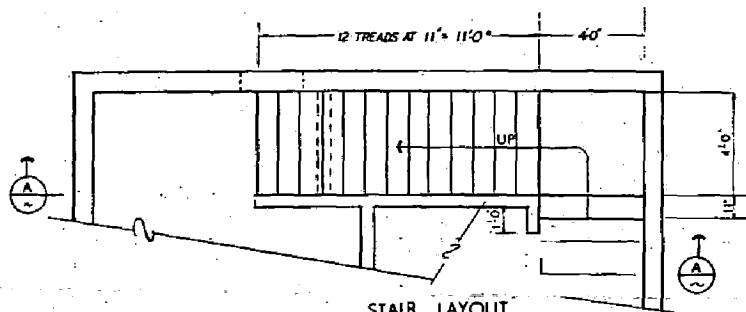
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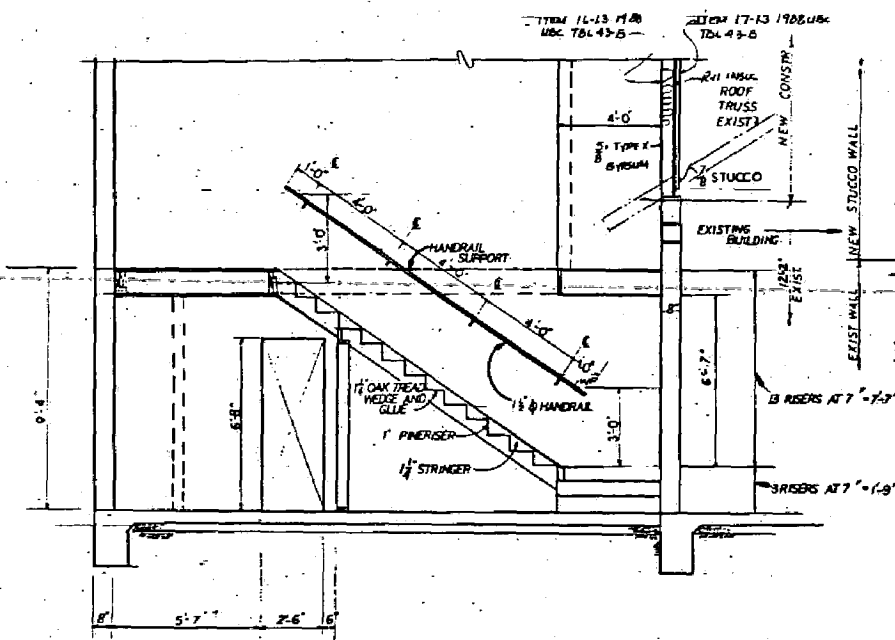
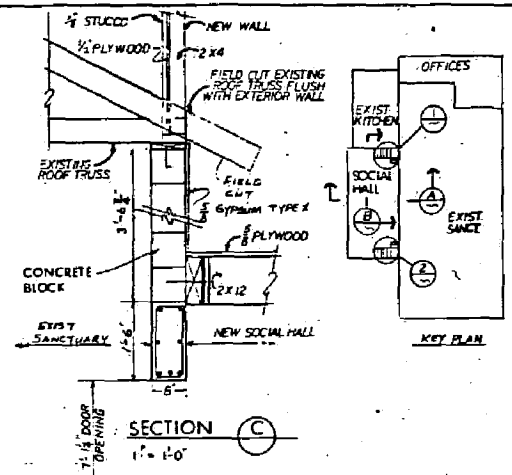


STAIR LAYOUT

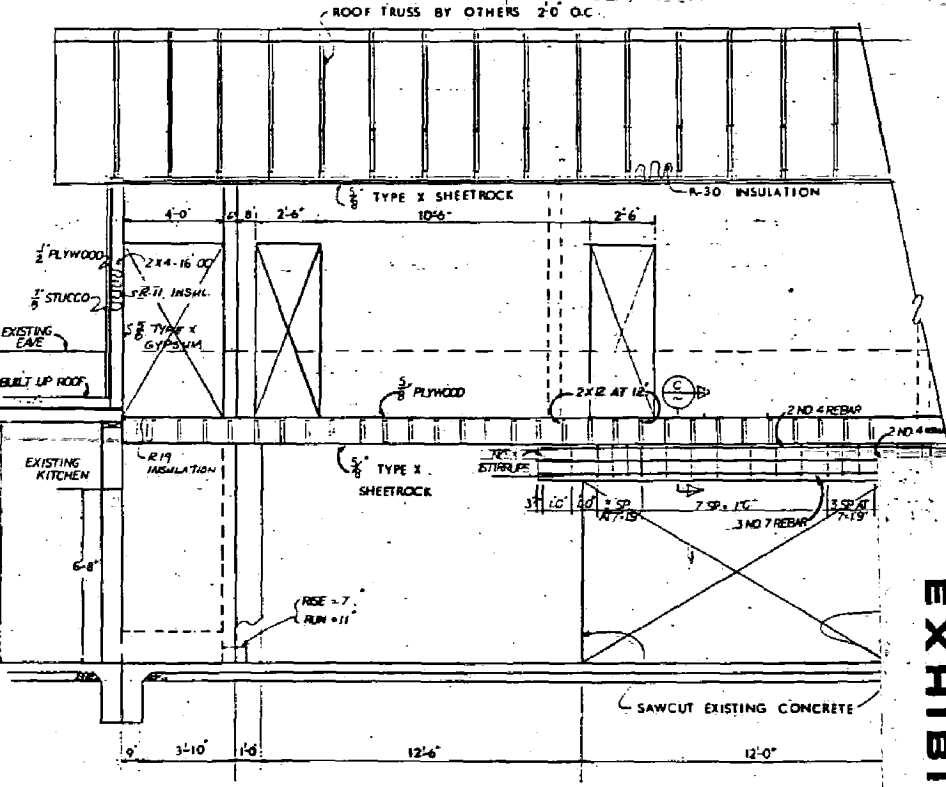
DETAIL ① REVERSE

DETAIL ②

1/2" = 1'-0"



SECTION A  
1/2" = 1'-0"



SECTION B  
1/2" = 1'-0"

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EXHIBIT F

CONTRACTORS ASSISTANCE SERVICE  
MOUNT PILGRIM BAPTIST CHURCH  
FRAMING PLANS

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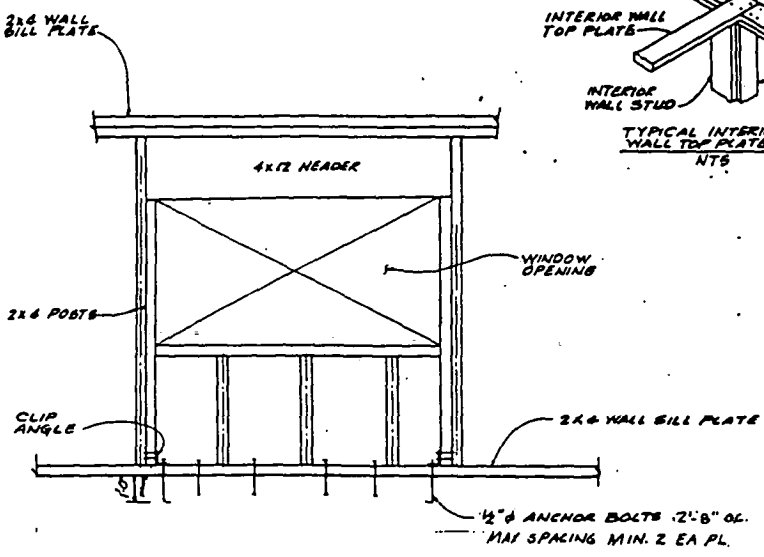
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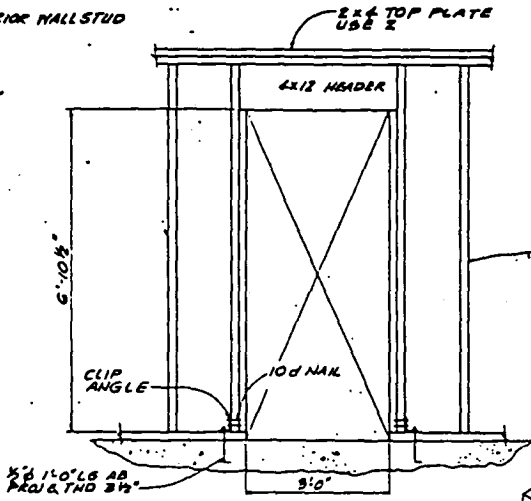
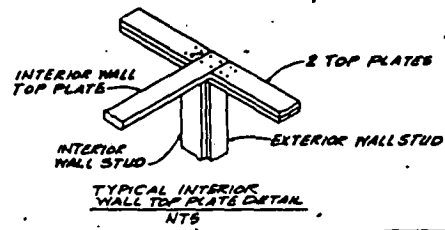
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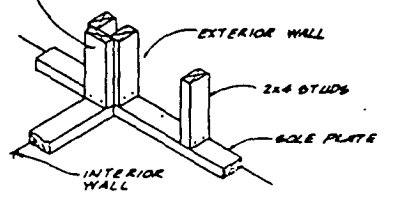
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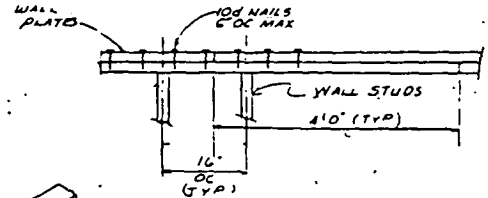
TYPICAL WINDOW FRAMING DETAIL  
1'-10"



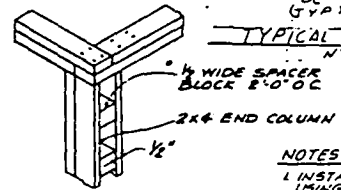
TYPICAL DOOR OPENING DETAIL  
3/4'-10"



TYPICAL INTERIOR WALL DETAIL  
1'-10"

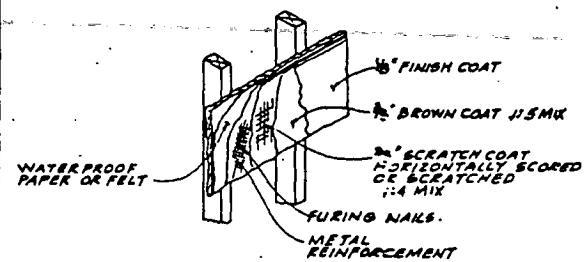


TYPICAL CHORD SPLICE DETAIL  
NTS

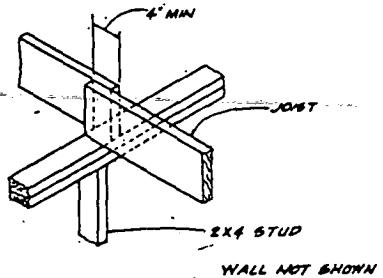


TYP. END CHORD SPLICE DETAIL  
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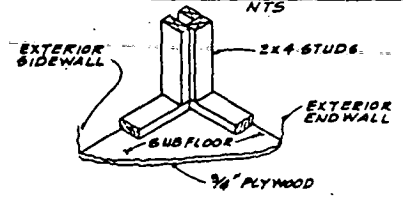
- NOTES
1. INSTALL ALL WOODEN MEMBERS USING NAIL SIZES SHOWN ON TABLE 25 PAGE 308 (1985 UBC).
  2. ROOF JOIST SHALL HAVE THEIR ENDS SUPPORTED LATERALLY BY SOLID BLOCKING AS REQUIRED. SEE PAGE 208 (1985 UBC).
  3. JOISTS SHALL BE LAPPED AT LEAST 6 INCHES.



TYPICAL STUCCO TO WALL FRAME  
1'-10"



TYPICAL JOIST SUPPORT DETAIL  
1'-10"



TYPICAL EXTERIOR CORNER DETAIL  
1'-10"

EXHIBIT H



NO.	DATE	BY	CHKD.	APP'D.	DESCRIPTION	NO.	DATE	BY	CHKD.	APP'D.	DESCRIPTION

TYPICAL FRAMING DETAILS  
 ROBERT EDDY - CIVIL ENGINEER  
 1340 BENT TREE LANE  
 CONCORD CA 94521

NO. OF SHEETS	1
TOTAL NO. OF SHEETS	1
DATE	
SCALE	
PROJECT NO.	
DRAWN BY	
CHECKED BY	
DATE	
NO. OF SHEETS	
TOTAL NO. OF SHEETS	

0949

89073