

CITY PLANNING COMMISSION

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

APPLICANT	Al Hollis; 2710 X Street; Sacramento, Ca 95818			
OWNER	Paradise Missionary Baptist Church; 3651 27th Ave.; Sacramento, CA 95820			
PLANS BY	Reliant Engineering; 102 Tidenpool Court; Folsom, CA			
FILING DATE	4/19/89	ENVIR. DET.	Neg. Dec.	
ASSESSOR'S PCL. NO.	022-0290-009 & 010		REPORT BY	CL

APPLICATION: A. Negative Declaration.

- B. Special Permit to construct a 13,492 square foot church on 1.53± vacant acres in the Residential Office (RO) zone.
- C. Lot Line Adjustment to merge two lots into one lot totaling 1.53± acres in the Residential Office (RO) zone.

LOCATION: 5236 Martin Luther King Jr. Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 13,492 square foot, 420 seat church.

PROJECT INFORMATION:

General Plan Designation: Medium Density Residential (16-29 du/na)
Existing Zoning of Site: RO
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks	Required	Provided
North: Multi-Family Residential; R-2B	Front:	25'	28'
South: Vacant & Single Family; RO	Side(Int):	5'	29'
East: Single Family; R-1 & RO	Rear:	15'	130'
West: School; R-1			

Parking Required:	70 spaces
Parking Provided:	95 spaces
Property Dimensions:	218' x 305'
Property Area:	1.53± acres
Square Footage of Building:	13,492 square feet
Height of Building:	23 feet; 1 floor
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Stucco
Roof Material:	Composition Shingle
Number of Seats:	420

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PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 1.53+ vacant acres in the Residential Office (RO) zone. The General Plan designates the site Medium Density Residential (16-29 du/na). The project is also located within the Oak Park Redevelopment Area. The surrounding land use and zoning includes Multi-Family Residential, zoned R-2B, to the north; Vacant and Single Family Residential, zoned RO, to the south; Single Family Residential, zoned R-1 and RO, to the east; and John Muir School, zoned R-1, to the west.

B. Applicant's Proposal

The applicant is proposing to construct a 13,492 square foot church. Paradise Missionary Baptist Church will be constructed in two phases. Phase I contains 8,540 square feet and consists primarily of a 420 seat auditorium with four classrooms and office space. Phase II contains 4,952 square feet and consists of a fellowship room, twelve additional classrooms and office space. The applicant has provided a Calendar of Events (see Exhibit C). The applicant is also requesting a lot line adjustment to merge two parcels into one in order to develop this church.

C. Site Plan

The submitted site plan indicates the church is to be placed near the front of the lot (Martin Luther King Jr. Boulevard). The building has a front setback of 28 feet which consists primarily of landscaping. The building is set back 29 feet from both side property lines and 130 feet from the rear. The parking is located to the rear of the building. Access to this parking is from driveways on either side of the building.

The Zoning Ordinance requires a masonry wall to separate non-residential uses from residential zones. The project is required to provide a six foot masonry wall along the north, south and west property lines. The six foot wall shall not encroach into the front setback. The wall should either be reduced to three feet in the front setback or be eliminated all together.

The site plan does not indicate the location of a trash enclosure. If a dumpster is used, a trash enclosure must be provided that meets the requirements of the Zoning Ordinance.

D. Parking

The Zoning Ordinance currently requires one parking space for each six seats in a church. The 420 seats for Paradise Missionary Baptist Church requires 70 parking spaces. The site plan indicates 95 parking spaces are to be provided. Up to 30 percent compact stalls are allowed by the

Zoning Ordinance.

The applicant has met with Traffic Engineering to discuss driveway width and location. The applicant shall redesign to the satisfaction of Traffic Engineering.

The outdoor lighting of the parking area must be shielded to protect the adjacent properties from light and glare. The parking area must also meet the 50 percent tree shading requirement of the Zoning Ordinance.

E. Building Design

The building is shown to consist of stucco with a composition shingle roof. The subject site is located within the Oak Park Redevelopment area and is, therefore, subject to review and approval of the Design Review / Preservation Board. Staff suggests the applicant meet with a member of the Design Review staff to discuss possible architectural enhancements of the building.

F. Lot Line Adjustment

The applicant is requesting to merge two lots into one totaling 1.53± vacant acres. This lot line adjustment is to allow the development of the church and parking. Staff has no objection to the lot line merger.

G. Agency Comments

The proposed project was reviewed by Engineering Development Services, Traffic Engineering, Building Inspection - Fire, Oak Park Neighborhood Improvement Association, and Sacramento Housing and Redevelopment Agency. The following comments were received:

Engineering Development Services

1. On site grading, paving and drainage shall be approved by Public Works Department prior to issuance of Building Permits.
2. Standard frontage improvements and driveway permits required for Building Permit.
3. The applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger being recorded:
 - a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
 - b. File a waiver of Parcel Map.

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c. Pay off any existing assessments.

Traffic Engineering

1. The driveway width will be a minimum of 24 feet.
2. The driveways will have a 3 foot flair on each side.
3. The driveways will be 10 feet from property lines.
4. The north parking border for compact will not obstruct the parking isle.
5. Diagonal parking will be set up for east bound movement.
6. Repair/replace any substandard improvements.

Building Inspection - Fire

Fire hydrant is required within 50 feet of the fire sprinkler system fire department connection.

Oak Park Neighborhood Improvement Association

After a brief discussion regarding the building of the Paradise Missionary Baptist Church, the Oak Park Neighborhood Improvement Association has no objections provided all construction codes are complied with.

Sacramento Housing and Redevelopment Agency

The Sacramento Housing and Redevelopment Agency staff has reviewed the site plan for new construction of the Paradise Missionary Baptist Church on Martin Luther King Jr. Boulevard. Staff finds this use to be in accordance with the Oak Park Redevelopment Plan goals to provide facilities for the social needs of the residents. Staff recommends that construction of this project be allowed.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant adverse impact to the environment; therefore, a Negative Declaration has been prepared.

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

- A. Ratify the Negative Declaration.
- B. Approve the special permit to construct a 13,492 square foot, 420 seat church, subject to conditions and based upon finding of fact which follow.

C. Approve the lot line adjustment by adopting the attached resolution.

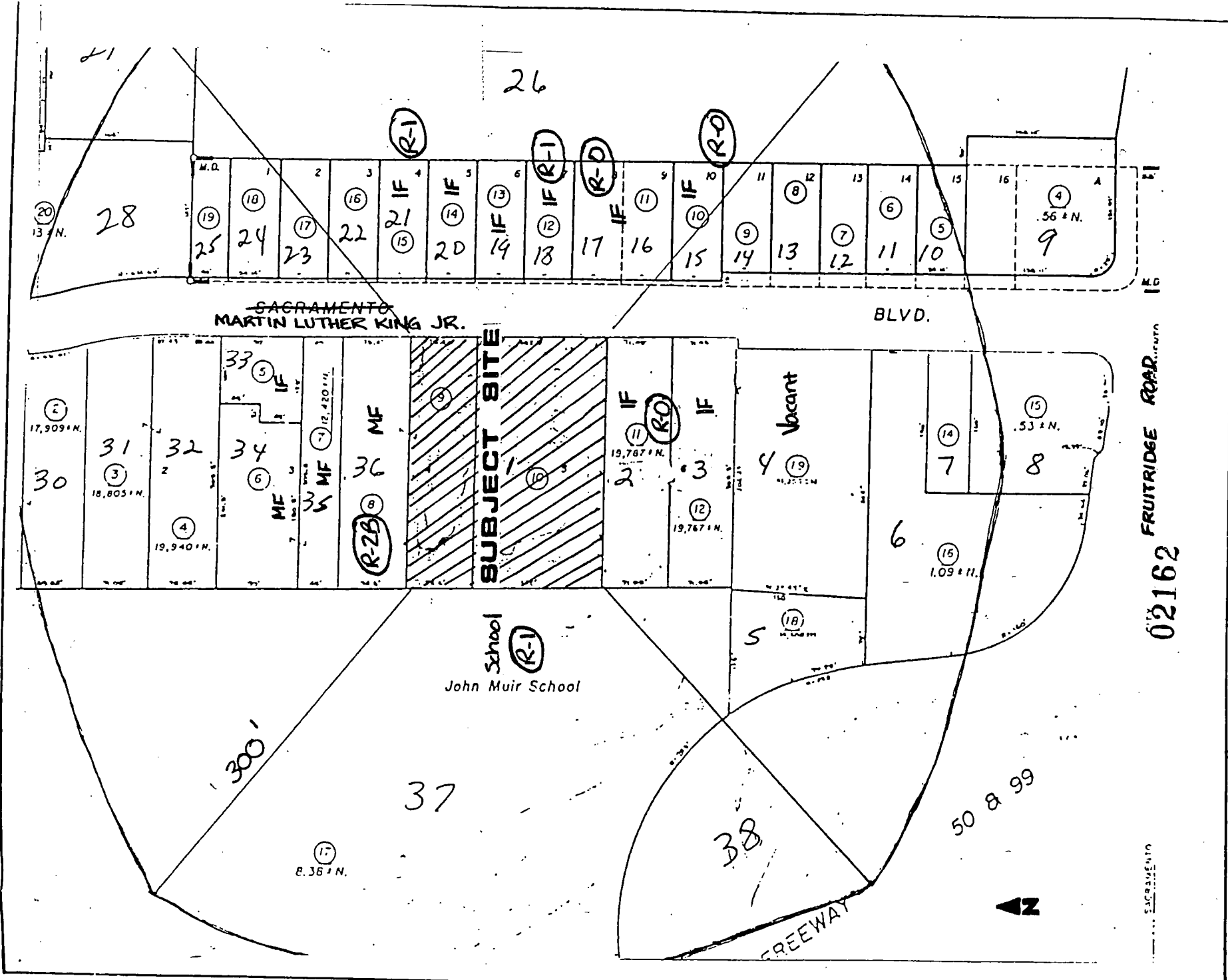
Conditions:

1. If a trash enclosure is provided it must meet the requirements of the Zoning Ordinance.
2. The applicant shall provide a six foot masonry wall along the north, south, and west property lines. This six foot wall shall not encroach into the front setback.
3. Outdoor lighting must be shielded from adjacent properties.
4. The applicant shall redesign the parking area to the satisfaction of Traffic Engineering.
5. The parking area must meet the 50 percent shade requirements of the Zoning Ordinance.
6. The building design is subject to review and approval of the Design Review / Preservation Board.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that the church is compatible with the surrounding residential development.
2. The project, as conditioned will not be detrimental to the public safety or welfare, nor result in the creation of a public nuisance in that adequate parking and landscaping is provided on site.
3. The project is consistent with the General Plan which designates the site Medium Density Residential and the proposed church conforms with this designation provided a special permit is obtained.

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FRUITRIDGE ROAD
02162

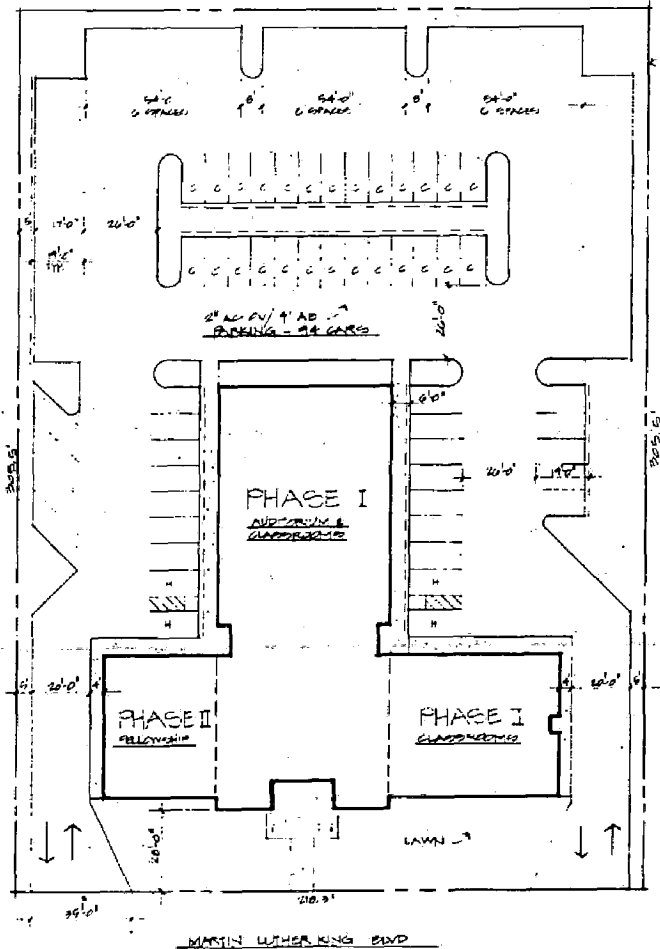
LAND USE & ZONING MAP

P89-175

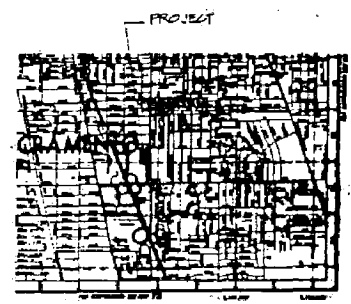
October 26, 1989

Item # 78

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6" ROAD AND EDGE (150 LINEAL FT.)



VICINITY MAP

CODE AND LAND USE INFORMATION	
LEGAL:	APN: 22-279-010 #001
DESIGN CRITERIA:	
BUILDING CODE:	1989 UBC
OCCUPANCY TYPE:	A-2.1
CONSTRUCTION:	TYPE V-1HR.
SEISMIC ZONE:	3
BUILDING ZONE:	3b HEIGHT = 20'
ANALYSIS:	
BUILDING AREA:	19,492
TOTAL LAND AREA:	40,840
COVERAGE:	47.7%
PARKING SIGN:	24
STANDARD:	0.2
COMPACT:	3.0
HANDICAP:	5
TOTAL:	24
PARKING REQUIRED:	24

PHASE I = 8040 SQ. FT.
 PHASE II = 4492 SQ. FT.
 TOTAL = 12,532 SQ. FT.

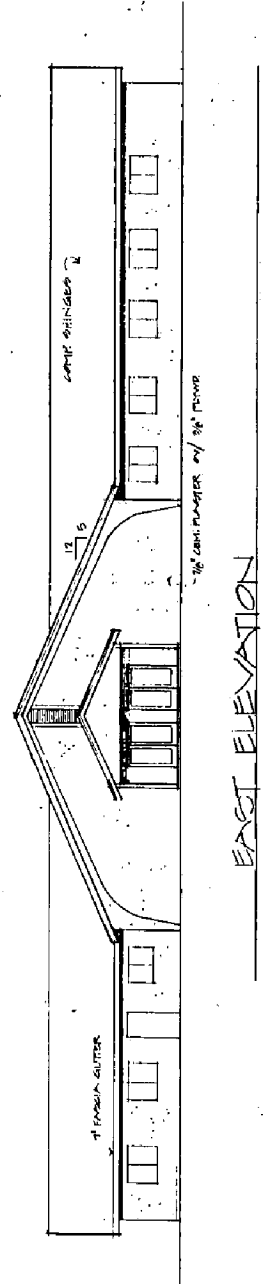
AUTOMATIC SPRINKLER SYSTEM IS REQUIRED.

SITE PLAN



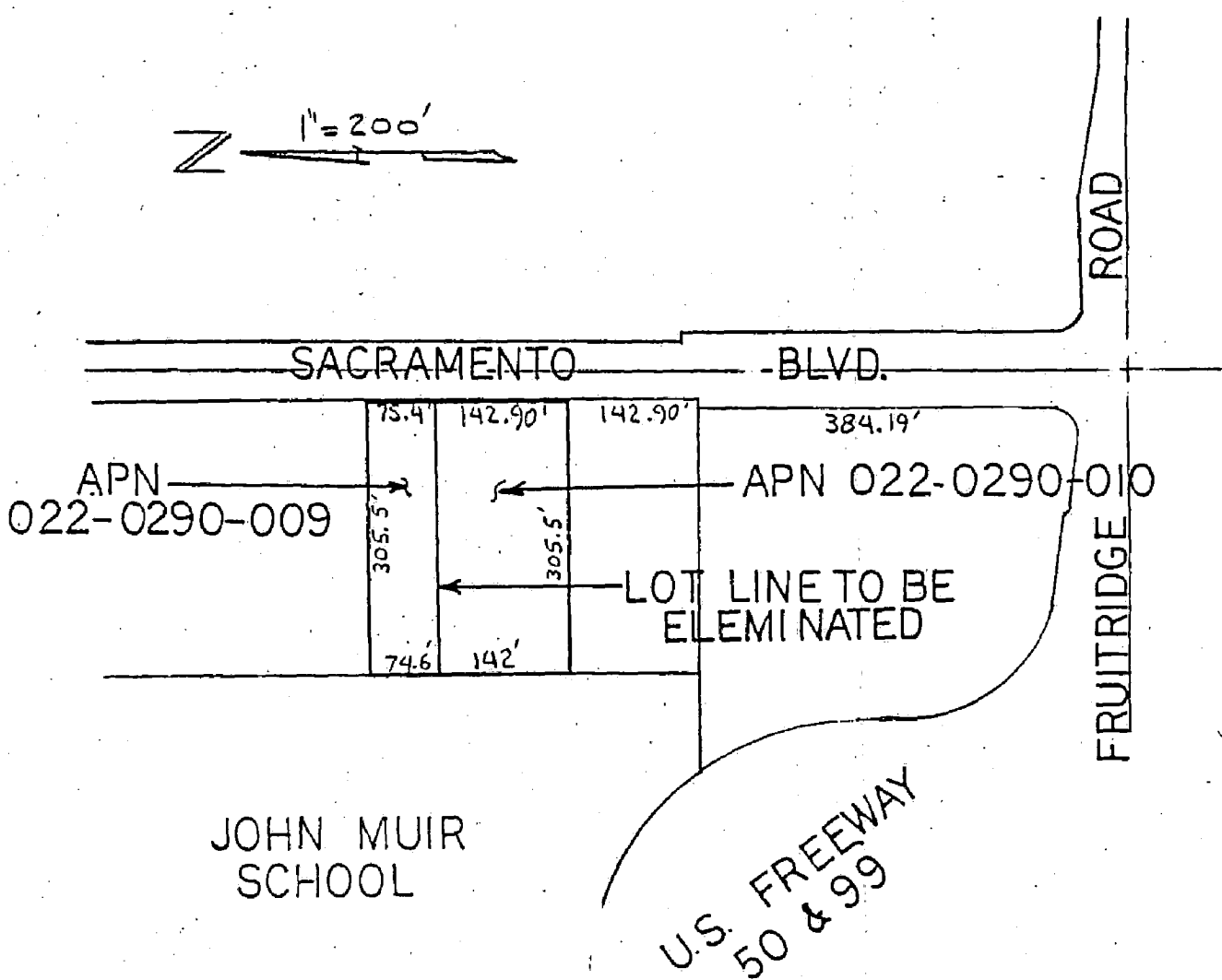
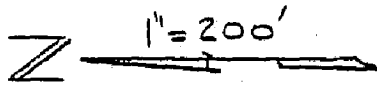
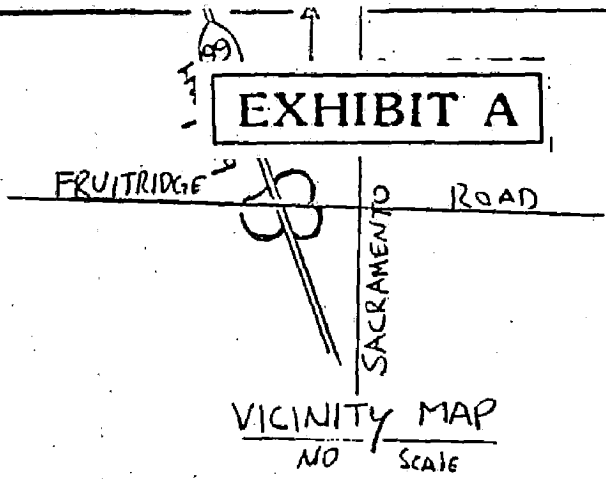
PARADISE MISSIONARY BAPTIST CHURCH MARTIN LUTHER KING BLDG. - SACED	
DATE: 1/25/89	BY: J.A.
RELIANT ENGINEERING - 920-2884 OR 102 TROOP DR. FOLSOM, CA. 95630	

PARADISE MISSIONARY BAPTIST CHURCH	
DATE: 1/28/89	DESIGNER: J.L.B.
DATE: 1/29/89	REVISION:
A3	



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EXHIBIT A



LOT LINE ADJUSTMENT

APN 022-0290-009

AND

89175 '022-0290-010

CITY OF SACRAMENTO, CA.

MJM ENGINEERING

EXHIBIT B

Legal description
For lot merger of APN
022-0290-009 & 010

All that certain real property situate, lying and being in the city of Sacramento, County of sacramento, State of California, Described as follows:

All that portion of the Southeast one-quarter of section 19, Township 8 North, Range 5 East, M.D.B. & M., Described as follows:

Beginning at a point located north 608.3 feet from the southeast corner of Section 19 of said township and range , and running thence from said point of beginning south 89 50' west 305.5 feet; thence north 291.30 feet to the south west corner of that parcel of land described in the deed from Floyd J. Hilburn to Stephen G. Morgese, recorded November 23, 1949, in Book 1729 of Official Records, at page 434; thence North 89 40' East 305.5 feet along the south line of said land; thence south 293.70 feet to the point of the beginning.

EXCEPTING THEREFROM the following:

BEGINNING at a point on the East line of that parcel of land conveyed by that certain Deed recorded in the office of the Recorder of the County of Sacramento in Volume 3704 of Official Records at page 287, from which point the Southeast corner of Section 19 bears South 826.60 feet thence from the point of beginning and running along the East line of the therein described parcel, North 75.40 feet to the Northeast corner thereof, thence Westerly along the North line thereof 305.50 feet; thence Southerly along the West line thereof 74.60 feet; thence leaving said West line and running Easterly 305.50 feet to the point of beginning.



EXP. 5-30-92

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Mem# 19
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CALENDAR OF EVENTS

WEEKLY

EXHIBIT C

DAY TIME

Sun	0915-1045	Church School Adult Men Adult Women Young Adults Older Youth Seniors Intermediate Children's Division Nursery Kindergarten Primary Juniors
	1045-1100	Devotion
	1100-0130	Worship
	0130-0200	Baptism as Required
	0330-	Special Programs / Annual Days / as scheduled
	0530-0700	Baptist Training Union

	0700-0900	Night Worship
Mon		Open
Tue	1200-0100 0700-0830	Esther Circle Gleaners Circle Concerned Christian Women Business and Professional Women Ruth Circle
Wed	0700-0830	Bible Study/Prayer Meeting Teachers Meeting
Thu		See Bi-Monthly Schedule
Fri	0700-0900	Children 's Division Bible Study, 1st Friday Night Music 2nd Friday Night Ushering 3rd Friday Night
	0700-0900	Cheerful Workers (In the Home)
Sat	0600-	Male Chorus Rehearsal

CALENDAR OF EVENTS (continued)

TIME

BI-MONTHLY

Tue 0700- Before the 1st Sunday or as Called, **MASS CHOIR REHEARSAL**

Thu 0830 Before the 1st and 2nd Sunday, **Sanctuary Choir Rehearsal**

Sat 1000-1130 Laymen's Meeting (1st and 3rd Saturday)

1030-1200 Ushers and Nurses Guild
Seniors Practice (2nd and 4th Saturday)
Young Adults Practice (4th Saturday)
Youth Practice (2nd Saturday)

MONTHLY

Sat 1130- **Deacons Meeting (1st Saturday of the month)**
Deaconess and Deacon's Wives (1st Saturday of ea. month)
Mother's Board as Called

SUN Worship **Lord's Supper (every 1st Sunday and 1st Sunday Night)**

Tue 0700-0830 Women's Missionary Union Executive Meeting

Thu 0700-0900 W.M.U. General Mission

Sat ---- Seniors Fellowship

Pastors Monthly Staff Meeting (or as Called)

Call Meetings

Board of Directors
Finance Committee
Kitchen Committee
Bereavement Committee
Sick Committee
Northern District Meetings per Each Auxiliary
Conferences
Musicals
Church Socials/Fellowships

CALENDAR OF EVENTS (continued)

ANNUALLY

TIME

	New Year's Program Martin Luther King Jr Day Career Day Men and Women's Day
Feb	Black Awareness Day W.M.U. Concert B.T.U. Annual Day W.M.U. Valentines Day
Mar	Laymen's Annual Day Palm Sunday Easter Egg hunt Sunrise Service
Apr	Spring Revival Study Course Deaconess and Deacons Wives Annual Day
May	Mother's Day Bus Ministry Program Memorial Day
Jun	Annual Ushers Program Vacation Bible School Father's Day Children's Day Flag Day
Jul	Independence Day Church Anniversary Program Annual Children's Day
Aug	Annual School Picnic Pastor's Aid Annual Day Annual Choir Day
Sep	Grandparents Day Youth Annual Day Focus Week School Promotion Day
Oct	Senior Ministry Day
Nov	Annual Business Meeting Pastor and Wife's Appreciation Day Thanksgiving Service
Dec	Children's Fellowship Christmas Program Christmas Day Watch Meeting