

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, November 19, 1997, the Zoning Administrator approved with conditions a special permit modification to allow a classroom addition to an existing church for the project known as Z97-101. Findings of Fact and conditions of approval for the project are listed on pages 3-4. The Zoning Administrator also approved a parcel merger by adopting the attached resolution (ZA97-032).

Project Information

- Request: 1. Zoning Administrator Special Permit Modification to add an 800 square foot classroom building to an existing 6,000 square foot church totaling 0.22± developed acres in the Central Business District-Special Planning District (C-3) (SPD) zone.
2. Zoning Administrator Parcel Merger to merge two parcels into one parcel.

Location: 1012 15th Street and 1430 J Street (D1, Area 1)

Assessor's Parcel Number: 006-0115-007. 006

Applicant: St. Paul's Episcopal Church (Rev. Elizabeth Seeger)
 1012 15th Street
 Sacramento, CA 95814

Property Protestant Episcopal Bishop
Owner: 1430 J Street
 Sacramento, CA 95814

General Plan Designation: Community/Neighborhood Commercial and Offices
Central City
Community Plan: Multi-Use
Existing Land Use of Site: Church and Parking Lot
Existing Zoning of Site: Central Business District (C-3) (SPD)

Surrounding Land Use and Zoning:
North: C-3; Commercial
South: C-3; Commercial

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East: C-3; Multi-Family Residential
 West: C-3; Convention Center

Property Dimensions: 60 feet x 160 feet
 Square Footage of Buildings: Existing church- 6,725 square feet
 Classroom Building- 800 square feet
 Total- 7,525 square feet
 Height of Classroom: One Story, 15 feet
 Exterior Building Materials: Church- Stucco/Brick
 Classroom- Wood siding
 Roof Materials: Composition Shingles
 Property Area: 0.22± acres
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: Exhibits A-E

Legal Description: None Provided

Previous Files: None

Background Information: The church was built prior to the requirement for a Special Permit so there is no existing Special Permit for the church. Any additions or modifications to a site that has a use that normally requires a special permit requires a Special Permit Modification. If the addition exceeds ten percent of the total square footage on the site then the addition to the site requires a Zoning Administrator Hearing. There was a parish hall used for social functions on the south parcel that burned down in 1964 and was never rebuilt. The area has been used for parking.

Additional Information: The applicant proposes to merge the common property line between two parcels in order to construct an 800 square foot classroom building for the church. The north parcel is developed with the church and the south parcel is used as a parking lot. The Zoning Ordinance and Building Code do not permit structures to cross property lines and requires parking to be provided on-site.

The proposed 20 foot by 40 foot classroom building will be located directly behind the southwest portion of the existing church building. The proposed addition will be 11.9 percent increase in square footage. The area is to be used for a meeting room and Sunday school classes. The church proposes to use the structure for five to ten years. There will be no food distribution or community meal service provided. Although the new building will eliminate an area that had been used for parking, there was never official parking associated with the site due to the previous structure. The applicant has also submitted a revised parking plan that has access of the alley. The proposed handicap space does not meet the size requirements plus the required loading area so an additional compact space will probably have to be eliminated to provide adequate room.

The project is within the Memorial Auditorium Preservation area and requires Preservation

Project staff review and approval. The applicant has submitted an application for the review (PB 97-036). Preservation Review staff has indicated that revised elevations showing a lattice structure along the east elevation will make the proposed project aesthetically acceptable.

The project is also located within the Mansion Flats Neighborhood Association. The project plans have been sent to the association and staff has received no comments. The project has been noticed and staff has not received any calls.

Agency Comments

The proposed project has been reviewed by the City Utilities Department, the Building Division, and the Public Works - Transportation and Engineering Planning Divisions. The comments received pertaining to the lot line adjustment have been included as conditions in the attached resolution.

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 15305(a and b)}.

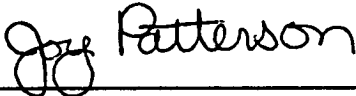
Special Permit Modification Conditions of Approval

1. Size and location of the proposed temporary classroom building shall conform to the plans submitted and be painted to match the existing structures.
2. The classroom building shall be on an approved foundation.
3. The applicant shall obtain all necessary building permits prior to commencing construction. The structure will be required to meet handicap accessibility and fire wall/opening requirements.
4. No community food/feeding programs area allowed.
5. Any other changes or additions shall require additional Planning review and approval.
6. The classroom building shall comply with all Design Review conditions (PB 97-036).
7. The classroom structure shall be removed prior to occupancy of any new permanent classroom structure or no later than ten years from approval (November 19, 2007). Should the applicant desire to extend the term for the structure beyond ten years then new applications for both Planning and Preservation review will be required.
8. The applicant shall complete all required paperwork and pay all fees to Public Works for the parcel merger prior to the issuance of building permits.
9. The proposed parking area shall meet all Zoning Ordinance requirements for parking

stalls to include landscaping and planters; however, the tree shading requirements do not have to be met since the parking area is existing. The three western most stalls do not meet the maneuvering requirements and will need to be eliminated and the area landscaped to prevent parking in the area. The remaining four spaces do not meet maneuvering requirements and will need to be moved north to meet standards.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed classroom addition will not substantially alter the characteristics of the site or the surrounding commercial area.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. adequate setbacks will be provided; and
 - b. the proposed exterior for the east elevation of the building will be compatible with the existing commercial buildings in the area and the historic nature of existing building on site.
3. The project is consistent with the General Plan and the Central City Community Plan which designate the site as Community/Neighborhood Commercial and Offices and Mixed-Use respectively.



Joy Patterson
Zoning Administrator

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.

Note: The applicant will need to contact the Public Works Department (Anwar Ali, 264-7992) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

cc: File (original)
ZA Resolution Book
ZA Log Book
Applicant
Public Works (Anwar Ali)

799-133



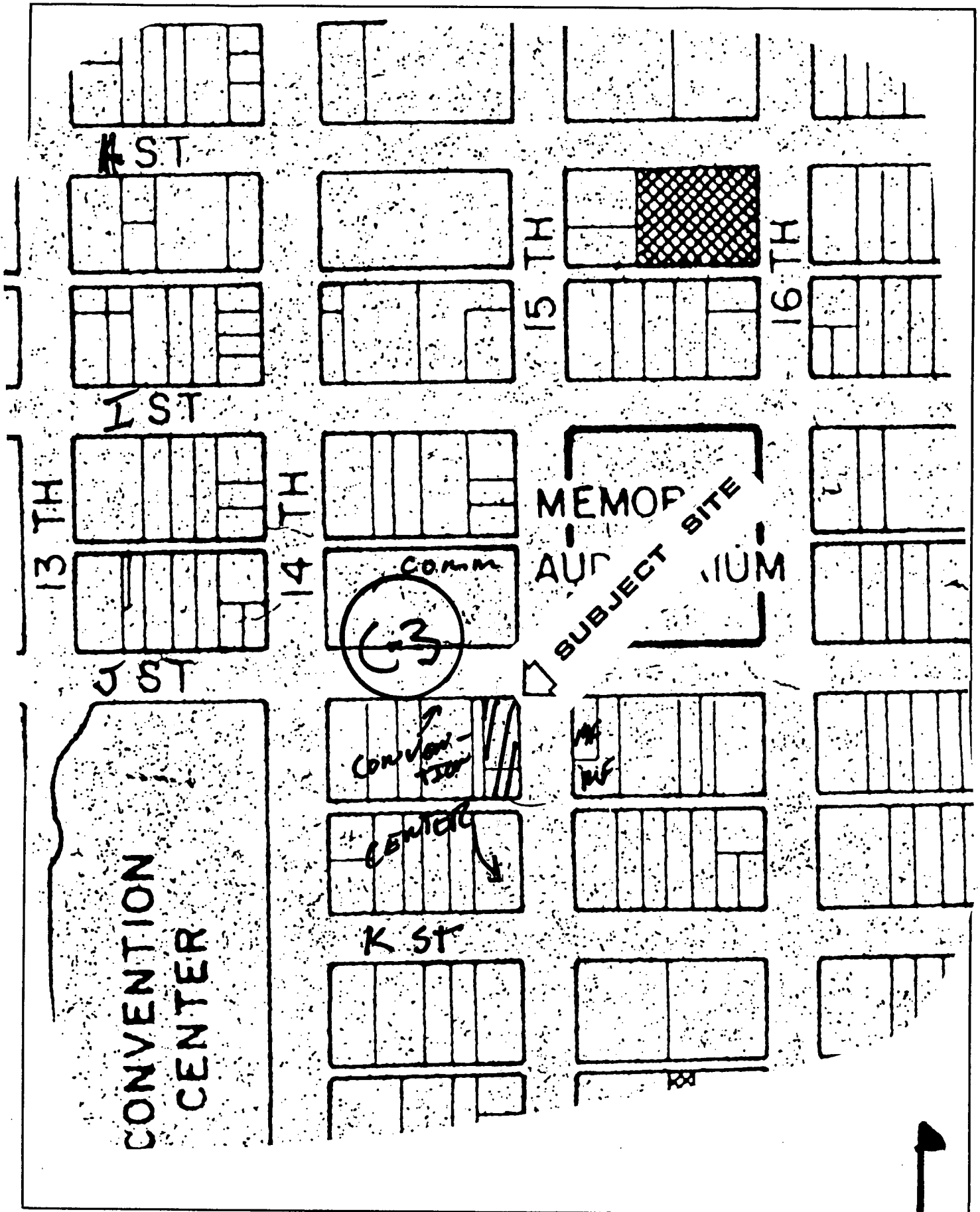
VICINITY MAP

Z97-101

NOVEMBER 19, 1997

29-133 ITEM NO. 2

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LAND USE & ZONING MAP

707-1111

RECORDED IN 1977

799-133
OCT 21 REC'D

CONVENTION CENTER WALL

CONVENTION CENTER COURTYARD

WALL

PROPOSED
CLASSROOM
BUILDING
20' x 40'

EXISTING CHURCH BUILDING
60' x 100' (NOMINAL)

SEE ENLARGED
DRAWING FOR
SITE DETAILS.

PARCEL #006-0115-007
PARCEL #006-0115-006

EXISTING GARDEN

ALLEY

J STREET

EXHIBIT A

15TH STREET

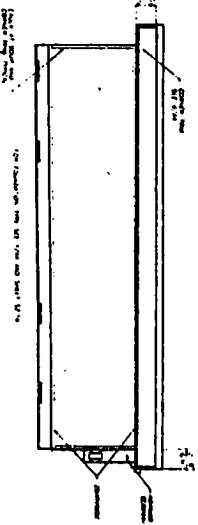
ST. PAUL'S EPISCOPAL CHURCH
SITE PLAN
ONE INCH = TWENTY FEET

PROPERTY LINE _____
INTERNAL PARCEL LINE - - - - -

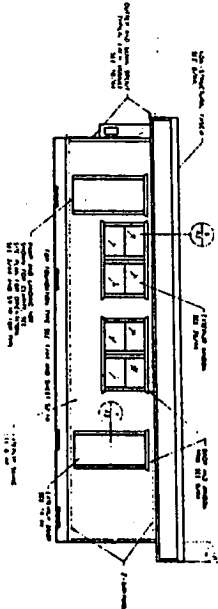
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EXHIBIT B

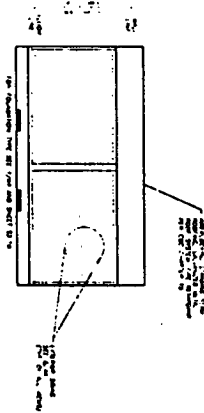
RIGHT SIDE ELEVATION



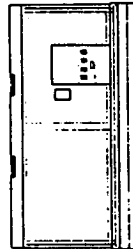
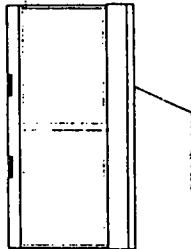
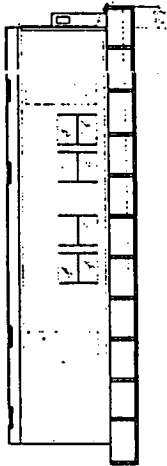
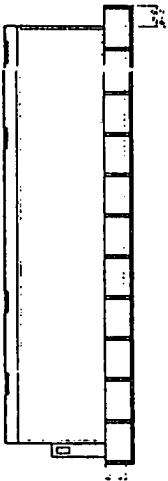
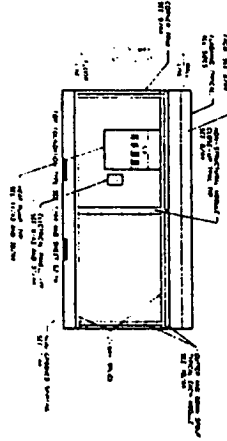
LEFT SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION



NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
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GARY DOUPNIK MANUFACTURING, INC.

2444 W. HARRISON AVENUE
 CHICAGO, ILLINOIS 60648
 (773) 487-1000

EXHIBIT C

GARY DOUNIK MANUFACTURING, INC.
ST. PAUL'S EPISCOPAL CHURCH
REAR PORCH
NO. 12345
DOWNTOWN
SPRINGFIELD, MASS.



NO. 12345
DATE 01/15/97
BY: [unintelligible]
CHECKED BY: [unintelligible]
SCALE: [unintelligible]
SHEET NO. [unintelligible]
TOTAL SHEETS [unintelligible]
PROJECT NO. [unintelligible]

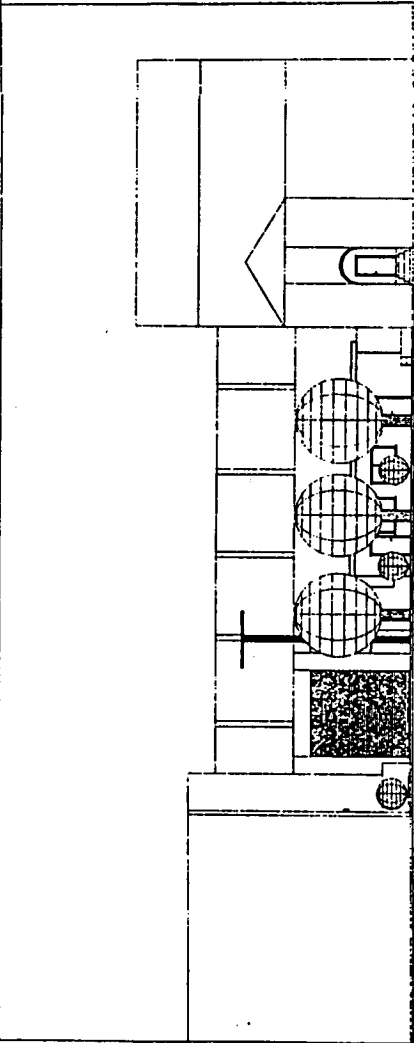
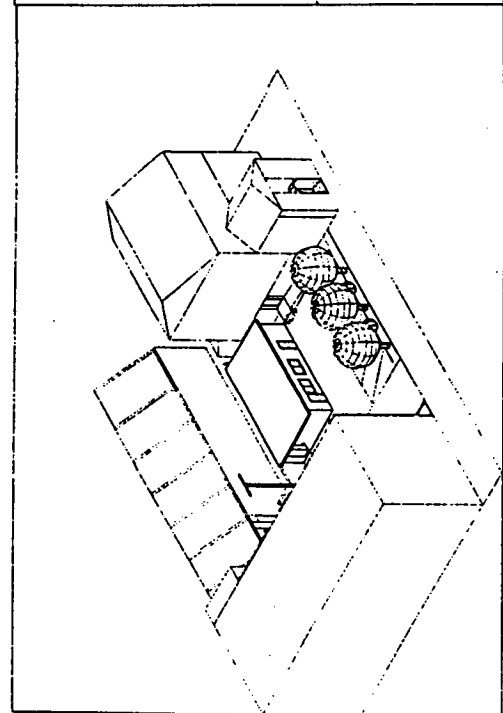
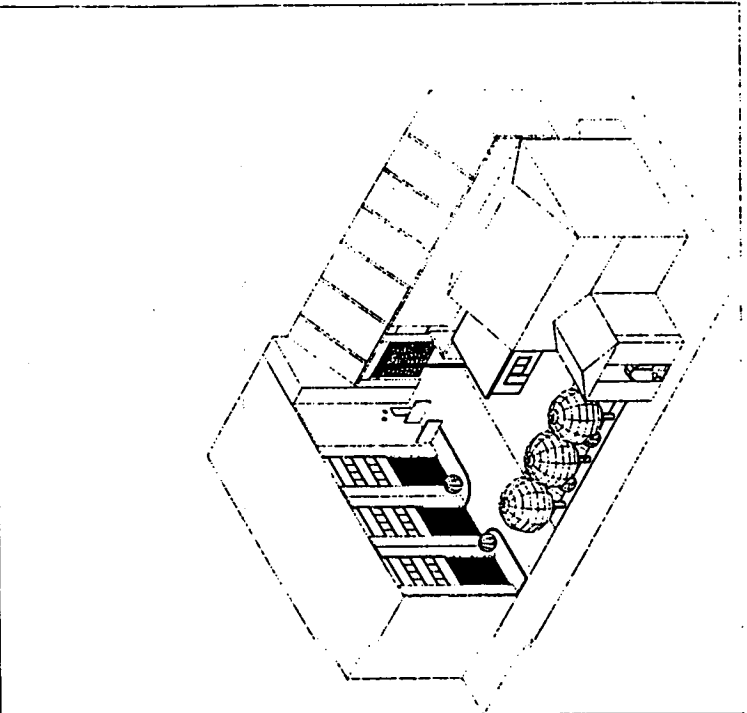
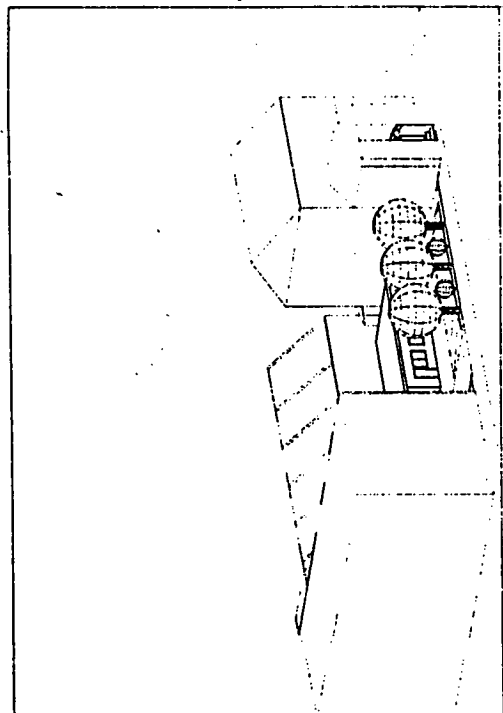
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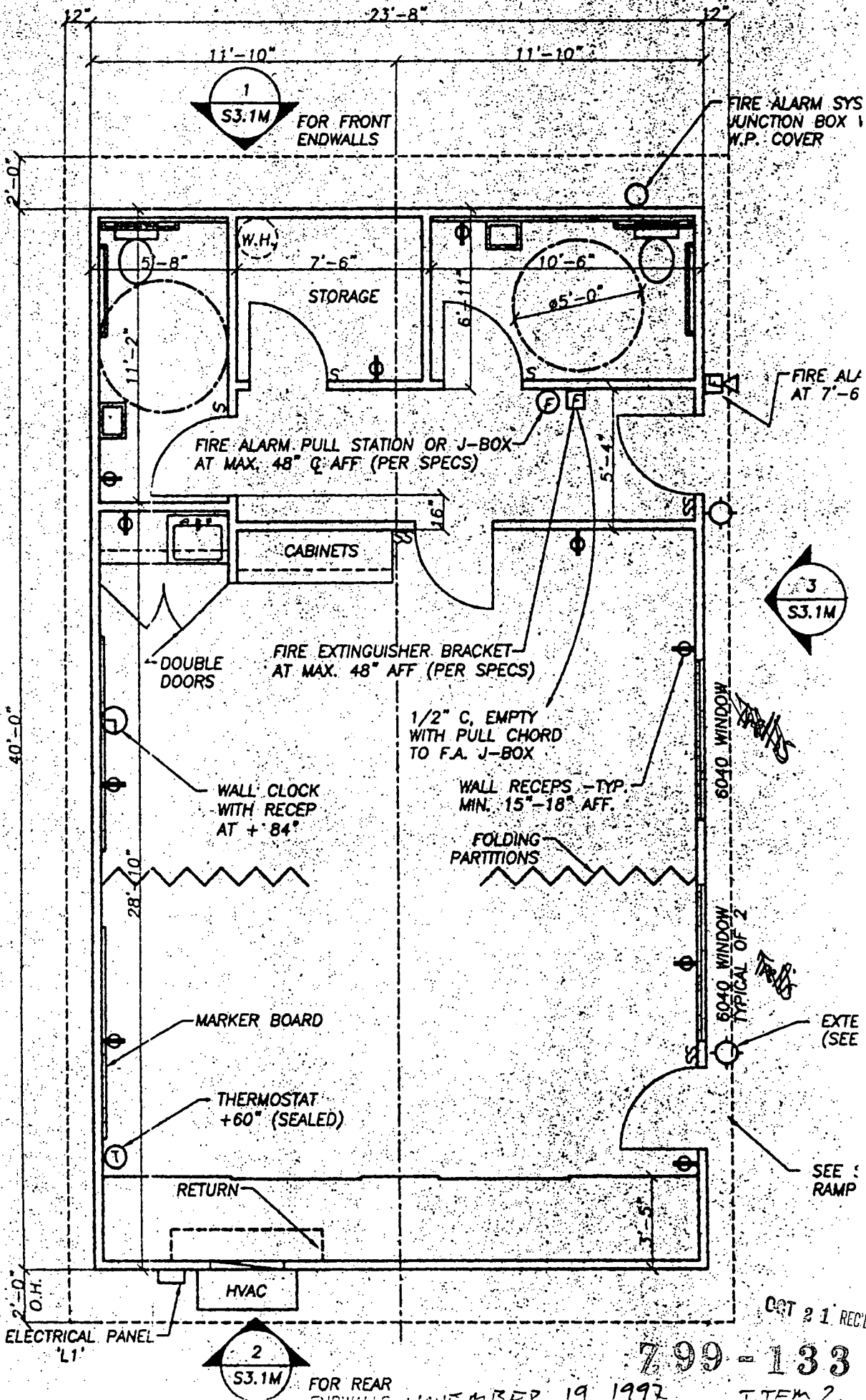
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1997

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EXHIBIT D

church at the end



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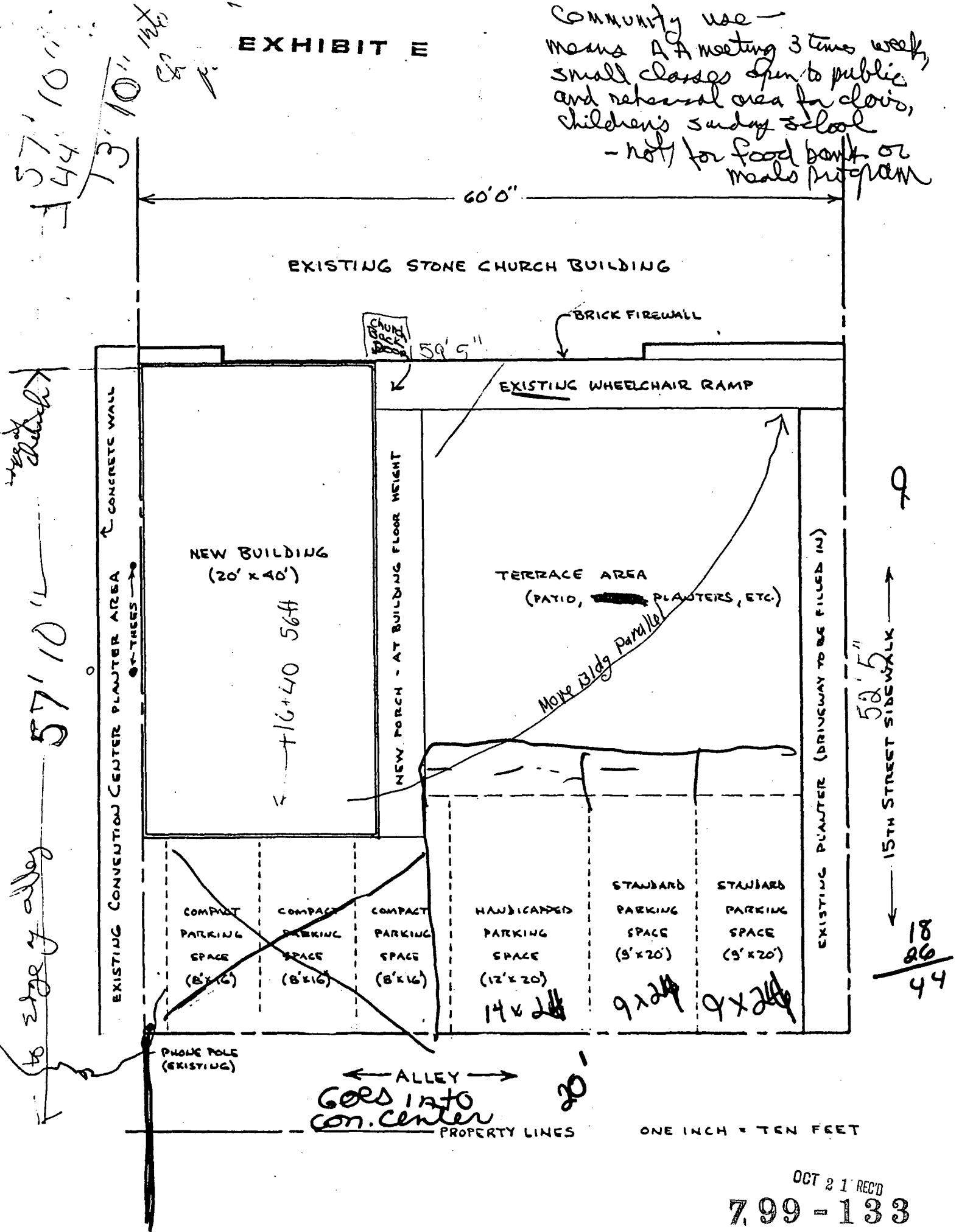
REC'D 21

19 1992

ITEM 2

EXHIBIT E

Community use -
 means A.A. meeting 3 times week,
 small classes open to public
 and rehearsal area for choir,
 children's Sunday school
 - not for food bank or
 meals program



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