

# CITY PLANNING COMMISSION

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

APPLICANT	Howard R. Perkins, Architect, 2304 N St., Sac, CA 95817				
OWNER	St. Paul Missionary Baptist Church, 4020 12th Ave., Sac, CA 95817				
PLANS BY	Howard R. Perkins, Architect, 2304 N St., Sac, CA 95817				
FILING DATE	10/21/88	ENVIR. DET.	Negative Declaration	REPORT BY	PW:kjr
ASSESSOR'S PCL. NO.	020-0074-001, 002, 003				

- APPLICATION:**
- A. Negative Declaration
  - B. Special Permit to develop a two-story, 75,000 square foot church with a 2,175 seat capacity on 6.0+ acres in the R-1 zone
  - C. Variance to exceed the maximum 35 foot height limit by 20 feet to develop a 55 foot high detached bell tower
  - D. Variance to exceed the maximum 35 foot height limit by 4 feet to develop the 39 foot high main church building
  - E. Variance to construct a 9 foot high masonry wall (withdrawn)
  - F. Lot Line Adjustment to merge three vacant lots totaling 6.0+ acres

**LOCATION:** 3996 14th Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop a two-story, 75,000 square foot church with a 2,175 seat capacity

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Provided:
North: Residential; R-1	Front:	45'
South: Residential; R-1	Side(Int):	40'
East: Residential; County		
West: Residential; R-1	Rear:	440'

Parking Required:	362 spaces
Parking Provided:	390 spaces
Property Dimensions:	330' x 792'
Property Area:	6.0+ acres
Square Footage of Building:	75,000
Height of Building:	Main Church Building: 39 ft. Detached Bell Tower: 55 ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Brick masonry/stucco

Roof Material:	Concrete tile
Exterior Building Colors:	Red/brown brick; beige/tan stucco
Maximum Occupancy:	2,175

STAFF EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of three lots totaling 6.0± acres in the Standard Single Family (R-1) zone. The 1988 General Plan designates the site for low density residential uses. The site is surrounded on all sides by single family residential uses. Along the eastern boundary of the site lies the City/County line. An abandoned house, shed, and water tank are currently located on the site. These structures will be removed to allow the development of the church. The Zoning Ordinance requires the approval of a Special Permit to establish a church in any zone.

B. Applicant's Proposal

The applicant is proposing to construct a 75,000 square foot, two-story church building on 6.0± undeveloped acres. The proposed facility will include a main sanctuary that will seat 2,175 people, social hall, additional Sunday School classrooms, and an administrative wing. The new facility will face 14th Avenue and will provide 390 parking spaces in the rear of the site. The main sanctuary will reach a maximum height of 39 feet which exceeds the allowable height in the R-1 zone by 4 feet, and, therefore, requires a variance. The proposed project also includes a detached, 55 foot high bell tower. The bell tower, as proposed, requires a height variance in that the height limit in the R-1 zone is 35 feet. The applicant indicates the need for a variance to construct a 9 foot masonry wall enclosure on the northeast corner of the building to screen the mechanical units. This enclosure is attached to the building and is considered a part of the main structure, so no variance is required. Staff suggests the variance to allow a 9 foot masonry wall be withdrawn.

This proposed project is located within the Oak Park Redevelopment Plan Area, and is, therefore, subject to Design Review Board (DRB) review and approval. The project will be scheduled for D.R.B. after the Planning Commission has taken action on the proposal. The applicant has been meeting periodically with both Planning Staff and Design Review Staff to work out concerns regarding the site plan and building design.

C. Site Plan

The submitted site plan indicates the placement of the church toward the northern portion of the site along 14th Avenue. The site has been designed so that the building will present a brick and stained glass face on 14th Avenue. The front yard building setback along 14th Avenue is 45 feet and the side yard setbacks are 40 feet. Parking for 390 cars including handicapped stalls will be located behind the church, out of vision from 14th Avenue. Parking lot access will be from driveways off of 14th Avenue along either side of the church as well as emergency vehicle access from 17th Avenue at the rear of the property. A pedestrian walkway made of exposed

aggregate concrete will extend the length of the parking lot leading to a large plaza at the main entry on the south side of the church. Adjacent to this plaza will be a passenger drop off area. Wrought iron security gates are indicated along each driveway to monitor access to the parking area.

Staff suggested revising the long expanse of driveways to create a more aesthetically pleasing sight line from 14th Avenue. The applicant agreed to incorporate a type of meandering driveway design by adding an extended planter area on each side of the respective driveways. The revision to the driveways helps break up the long monotonous line of the driveway of the original design. The applicant also agreed to additional planters along the pedestrian walkway that runs the entire length of the parking lot. The planters help both with the shading and the overall design of the parking lot and walkway. Staff had some concern regarding the treatment of the rear of the parking lot adjacent to 17th Avenue. More landscaping was needed in this area to lessen the impacts of the parking lot visually to the residential street to the south. The applicant has submitted a revised site plan that accommodates staff's recommendations of improving the site plan aesthetically and functionally.

A 6 foot masonry wall is proposed for the east and west perimeter of the site as well as a portion of the south perimeter. This wall should have a decorative design and must be reduced to 3 feet at the front 25 foot setback line. Along 17th Avenue at the rear of the site, a wrought iron fence is proposed from the end of the cul-de-sac to the southern property line including across the emergency access gate. The access gate should match the fence in design and materials. Each driveway has a security gate limiting access to the parking lot. These security gates should be made of wrought iron. All fencing, including walls and gates, should be reviewed and approved by Planning Staff prior to issuance of building permits.

D. Landscaping

The applicant has not submitted detailed landscape plans. Staff suggests the use of evergreen trees planted 20 feet on center along the entire perimeter of the site. The trees will soften the visual impacts of the long expanse of masonry wall. Shrubbery and ground cover should be planted between the trees. Staff encourages landscaping, including trees, along 14th Avenue and surrounding main entrance. The project must meet the City's 50 percent parking lot shading requirement. All landscape areas should have automatic irrigation systems. A detailed landscape and irrigation plan should be submitted for Planning Director review and approval prior to issuance of building permit.

E. Parking

The Zoning Ordinance currently requires one parking space per six seats for a church use. Based on the eventual total congregational capacity of the proposed church of 2,175; 362 parking stalls are required. The revised site plan indicates 390 parking stalls to be provided. Staff notes that no compact stalls are indicated. The City Zoning Ordinance allows up to 30 percent of the required parking to be compacts. Staff suggests the use of compact stalls in order to increase the total overall number of stalls provided.

F. Building Design

The proposed building is a 75,000 square foot, two-story structure consisting primarily of stucco and brick. A large stain glass window will be featured on the north elevation facing 14th Avenue. A skylight system with laminated glass will run along the top of the sanctuary. A 55 foot detached bell tower is proposed adjacent to the front of the church near 14th Avenue.

The main entry to the building will be through a centrally located lobby which will serve the sanctuary as well as the classroom and social hall wings of the church. In the center of the lobby there will be an information booth which will include space for coat storage and also serve as a reception area during the week. Access to balcony seating will be from stairs located in the narthex between the lobby and the sanctuary.

The sanctuary will include seating on the main floor for 1,164 people (including 22 spaces for wheelchairs). At the front of the sanctuary there will be a raised platform which will include the pulpit, a 100 seat choir loft, areas for piano, organ, and orchestra, and seating for the pastor and guests. A baptistery will be cantilevered above the choir loft so that baptisms can be seen by the entire congregation. The sanctuary will also include balcony seating for 900 people and audio and light control facilities. Behind the platform there will be a two-story support area, the first floor of which will include a choir practice room with easy access to the platform, choir robe storage, and rest rooms, the choir director's office, the pastor's waiting room, and a finance room where funds can be secured after Sunday morning offerings have been received. The second story of the platform support area will consist of dressing rooms for baptismal.

To the east of the main lobby will be a two-story, 13,500 square foot classroom wing which will consist of 37 Sunday School classrooms of various sizes, a nursery area for use during Sunday services, and a prayer chapel for smaller gatherings and weddings.

To the east of the main lobby will be the social hall wing which will include a multi-purpose social hall with a commercial kitchen and 21 additional Sunday School classrooms. The social hall will be used for various activities during the week such as banquets and "family nights," as well as for large Sunday School classes.

Located to the west of the sanctuary, adjacent to the social hall wing, will be a 5,270 square foot, one-story administrative wing, housing the offices of the pastoral, clerical, and support staff. Included in this area will be a conference room, a library, and several small counseling rooms.

Planning Staff supports the church's design and the floor plan layout. However, staff does recognize that the size of the facility will be much greater in scale than all other buildings in the area. The project has been reviewed by the Design Review Board and is required to go back to the Board for final review and approval. Staff recommends that final design and exterior materials be to the satisfaction of the Design Review Board.

G. Variances to Exceed the 35 foot height limit

The Zoning Ordinance allows a maximum height of 35 feet in the R-1 zone. The applicant is requesting variances to allow the sanctuary and the detached bell tower to exceed the 35 foot height limit. The applicant is seeking a 4'0" height variance for the sanctuary in order to include height and sight lines for the balcony seating in the facility. In order to maintain proper site lines from the balcony to the platform area, and taking into consideration minimum vertical clearances of ceilings and structural elements, the applicant indicates it will be necessary to establish a roof parapet height of 39'0" above grade at the sanctuary. Staff can support this variance request because the impact of the additional height will be minimized. Only the sanctuary portion of the church will need to exceed the allowable height. The sanctuary will be centered in the site, with the high walls located as far as possible from property lines -- 85 feet from the east property line and 35 feet from the west property line to the nearest corner of the building. Additionally, the sanctuary will be located approximately 90 feet from 14th Avenue. The social hall and classroom wings will be a lower two-stories, and will have parapet heights of 26 feet. The portion of the building closest to 14th Avenue will be the one-story administration wing and will have a parapet height of approximately 14 feet.

The proposed bell tower is 55 feet in height consisting of a material and color compatible with the main structure. The applicant has indicated that the bell tower will only be constructed after the total completion of the church facility. No building plans for the bell tower have yet been developed. Staff recommends the applicant submit plans for the bell tower to planning staff for review and approval prior to issuance of building permits. The Commission has approved similar bell towers under similar circumstances throughout the City. Staff concurs with the applicant that bell towers are found with church developments and that its design will enhance building identification for church members. Therefore, staff supports the variance to exceed the 35 foot height limit for the proposed bell tower. The applicant indicates no specific plans for installation of an actual bell or other type of sound device at this time. The applicant should submit a sound device proposal to planning staff for review and approval prior to issuance of building permits for the bell tower.

H. Transportation/Circulation

Planning's Environmental Review Section and the City Traffic Engineer required the applicant to prepare a Traffic Study for the proposed church project. The Traffic Study was prepared by a consultant and reviewed by both the Planning's Environmental Section and Traffic Engineering. The study indicated that the church at congregation capacity build-out would increase both traffic and parking demand in the immediate area at specific periods of time, essentially on Sundays. However, the estimated project trip generation is not considered significant due to the brief periods when congestion would occur. No traffic mitigation measures were required in the traffic study. The City Traffic Engineer concurs with the Traffic Study, analysis, and conclusion.

I. Future Church Programs

The applicant has indicated that in the future, St. Paul Missionary Baptist Church is planning on becoming directly involved in local programs including a "clothes locker" and food closet." Under the subject application staff is evaluating and recommending approval of the church facility only, which includes direct church related activities, i.e., prayer meetings, Sunday School, choir, worship, and youth groups. Therefore, all subsequent programs that are developed by the church will require additional Planning Commission review and approval. Each program will be reviewed and its impact evaluated.

J. Lot Line Adjustment

The applicant is requesting to merge three lots totaling 6.0 vacant acres. The merger is necessary in order to develop the overall project on the subject site. Staff has no objections to the lot line adjustment.

K. Agency Comments

The proposed project was reviewed by the City's Traffic Engineering, Engineering, Building Inspections, Fire, Water and Sewer, and Real Estate Divisions as well as the Oak Park PAC. The following comments were received:

Engineering

Standard improvements required at time of building permits.

Traffic Engineering

1. Driveways to church must be a minimum of 10 feet from property line and perpendicular to 14th Avenue.
2. Handicapped stalls must be constructed to City Standards.
3. Construct improvements along 17th Avenue to match existing, including bulb at corner.
4. Remove and replace any substandard improvements.
5. All signage must conform to the City's Visibility Ordinance.

Oak Park PAC

The Oak Park Project Area Committee (PAC) has reviewed the requested new construction of the St. Paul's Baptist Missionary Church on 14th Avenue. The Oak Park PAC finds this use to be consistent with the goals of the Oak Park Redevelopment Plan to develop facilities providing for the social needs of Oak Park residents. It is highly recommended that this project be allowed to be constructed.

**ENVIRONMENTAL DETERMINATION:** The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur:

- A. The applicant shall conform to the requirements of the Uniform Building Code and all other State and local regulations governing excavations and foundation and structural design and construction.
- B. The applicant shall provide a 6 foot masonry wall along the eastern, western, and southern borders of the church property.
- C. The applicant shall install outdoor lighting in such a way that no stray light falls off the project site.
- D. The St. Paul Missionary Baptist Church will reserve the existing Parking Lot D, which is located at the northwest corner of 14th Avenue and Lissetta Avenue, for future use as supplementary parking for the proposed new church. Future development of the site for a parking area will be required if the church determines a need or if the City monitoring of project area parking complaints identifies congestion or problems for nearby residents.

**STAFF RECOMMENDATION:** Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the Special Permit to develop a two-story, 75,000 square foot church with a 2,175 seat capacity subject to conditions and based upon findings of fact which follow.
- C. Approve the variance to exceed the 35 foot height limit by 20 feet to develop a 55 foot high detached bell tower subject to conditions and based upon findings of fact which follow.
- D. Approve the variance to exceed the 35 foot height limit by 4 feet to develop a 39 foot high main church building subject to conditions and based upon findings of fact which follow.
- E. Withdraw the variance to construct a 9 foot high masonry wall.
- F. Approve the lot line adjustment by adopting the attached resolution.

Conditions - Special Permit, Variances

- 1. The applicant shall submit a detailed landscape plan for review and approval to the Planning Director prior to issuance of building permits.

2. The proposed project shall be reviewed and approved by the Design Review Board prior to issuance of building permits.
3. The trash enclosures, if provided, shall meet the City's Zoning Ordinance.
4. On-site lighting shall not reflect off-site onto residential properties.
5. A 6 foot high decorative masonry wall shall be constructed along the eastern, western, and a portion of the southern property lines; a wrought iron fence shall be constructed on the remainder of the southern property line. Both wall and fence design shall be reviewed and approved by Planning Staff prior to issuance of building permits.
6. The security gates and emergency access gate shall be wrought iron and be reviewed by Planning Staff prior to issuance of building permits.
7. The applicant shall adhere to the attached revised site plan.
8. The applicant shall submit a sign program for review and approval by the Planning Staff prior to issuance of sign permits.
9. The applicant shall submit separate detailed plans for the bell tower for Planning Staff review prior to issuance of building permits.
10. This Special Permit is for direct church related activities. All subsequent programs developed by the church shall require additional Planning Commission review and approval.
11. Fire access shall be to the satisfaction of the City Fire Marshall's Office.
12. The applicant shall adhere to the following environmental mitigation measures:
  - a. The applicant shall conform to the requirements of the Uniform Building Code and all other State and local regulations governing excavations and foundation and structural design and construction.
  - b. The applicant shall provide a 6 foot masonry wall along the eastern, western, and southern borders of the church property.
  - c. The applicant shall install outdoor lighting in such a way that no stray light falls off the project site.
  - d. The St. Paul Missionary Baptist Church will reserve the existing Parking Lot D, which is located at the northwest corner of 14th Avenue and Lissetta Avenue, for future use as supplementary parking for the proposed new church. Future development of the site for a parking area will be required if the church determines a need or if the City monitoring of project area parking complaints identifies congestion or problems for nearby residents.



13. The Planning Director shall inspect the project for compliance with all conditions of the Special Permit and variances prior to the issuance of final occupancy permits.

Findings of Fact - Special Permit and Variances

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed church is compatible with the adjacent residential development.
2. The proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, nor result in the creation of a nuisance in that adequate parking, landscaping, and architectural design are provided.
3. The variances, as conditioned, do not constitute a special privilege extended to one individual property owner in that the Planning Commission has approved similar height variances for church structures throughout the City.
4. The variances, as conditioned, will not be injurious to the general public nor surrounding properties in that:
  - a. The bell tower is architecturally compatible with the proposed church; and
  - b. The main sanctuary will be an appropriate distance from adjacent property lines.
5. The project is consistent with the City's General Plan in that the Plan designates the site for residential uses and the proposed church conforms with this plan designation provided a Special Permit is obtained.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE THREE LOTS  
OF WARING VILLA IN BOOK 7 OF MAPS, MAP NO. 3 RECORDED  
IN THE COUNTY OF THE RECORDER, SACRAMENTO COUNTY

(P88-447)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 3996 14th Avenue; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the General Plan and the proposed church conforms with the Plan Designation;

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

that the lot line adjustment for property located at 3996 14th Avenue, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. File Certificate of Compliance and have parcel map prior to recordation.
2. Pay off any existing assessments.
3. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding

once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding.

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CHAIRPERSON

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION

LEGAL DESCRIPTION OF PROPOSED MERGED PARCELS

EXHIBIT

A

ALL THAT PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 8 NORTH, RANGE 5 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF WARING VILLA, THE OFFICIAL PLAT OF WHICH IS RECORDED IN BOOK 7 OF MAPS, MAP NO. 3, SACRAMENTO COUNTY RECORDS, SAID CORNER BEING LOCATED ON THE CENTERLINE OF 14TH AVENUE (FORMERLY VINE STREET); THENCE FROM SAID POINT OF BEGINNING SOUTH 89 DEGREES 44' EAST 135.83 FEET ALONG SAID CENTERLINE OF 14TH AVENUE; THENCE SOUTH 00 DEGREES 14' 30" WEST 320.69 FEET; THENCE NORTH 89 DEGREES 44' WEST 135.83 FEET TO A POINT ON THE EAST LINE OF SAID WARING VILLA; THENCE NORTH 00 DEGREES 14' 30" EAST 320.69 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

Together with:

All that portion of the Northwest one-quarter of Section 20, Township 8 North, Range 5 East, M.D.B. & M., described as follows:

BEGINNING at a point on the North line of said Section 20, from which point the Northeast corner of Waring Villa, the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 7 of Maps, Map No. 3, said corner being a point on the centerline of 14th Avenue of the City of Sacramento, bears North 89° 44' West 135.83 feet; thence from said point of beginning along the North line of said Section 20 and along the centerline of said 14th Avenue South 89° 44' East 65.00 feet; thence South 00° 08' 30" West 145.00 feet; thence North 89° 44' West 65.00 feet; thence 00° 08' 30" East 145.00 feet to the point of beginning.

Together with:

All that portion of the Northwest one-quarter of Section 20, Township 8 North, Range 5 East, M.D.B. & M., described as follows:

BEGINNING at a point on the North line of said Section 20, from which point the Northeast corner of Waring Villa, the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 7 of Maps, Map No. 3, said corner being a point on the centerline of 14th Avenue of the City of Sacramento, bears North 89° 44' West 200.83 feet; thence from said point of beginning along the Northerly line of said Section 20 and along the centerline of said 14th Avenue, South 89° 44' East 129.17 feet; thence South 0° 08' 30" West 792 feet along the Westerly line of Nichols Park, produced Northerly and along the Westerly line of Nichols Park, according to the official plat thereof recorded in the office of the Recorder of Sacramento County, to a 1 1/2" iron pipe; thence North 89° 41' 50" West 330 feet to a 1 1/2" iron pipe; thence North 0° 08' 30" East along the Easterly line of Sacramento Boulevard Park and Waring Villa, according to the official plat thereof recorded in the office of the Recorder of Sacramento County to a point located South 0° 14' 30" West 320.69 feet from the Northeast corner of said Waring Villa and the centerline of 14th Avenue; thence South 89° 44' East 135.83 feet; thence North 0° 14' 30" East 175.69 feet; thence South 89° 44' East 65 feet thence North 0° 08' East 145 feet to the point of beginning, according to the map of survey dated September, 1953, made by Joseph E. Sping, Engineer.



P 88447

END OF LEGAL DESCRIPTION

3996 14th AVENUE, APN: 020-0074-001,002 & 003, ST. PAUL'S MISSIONARY CHURCH

NOTE:

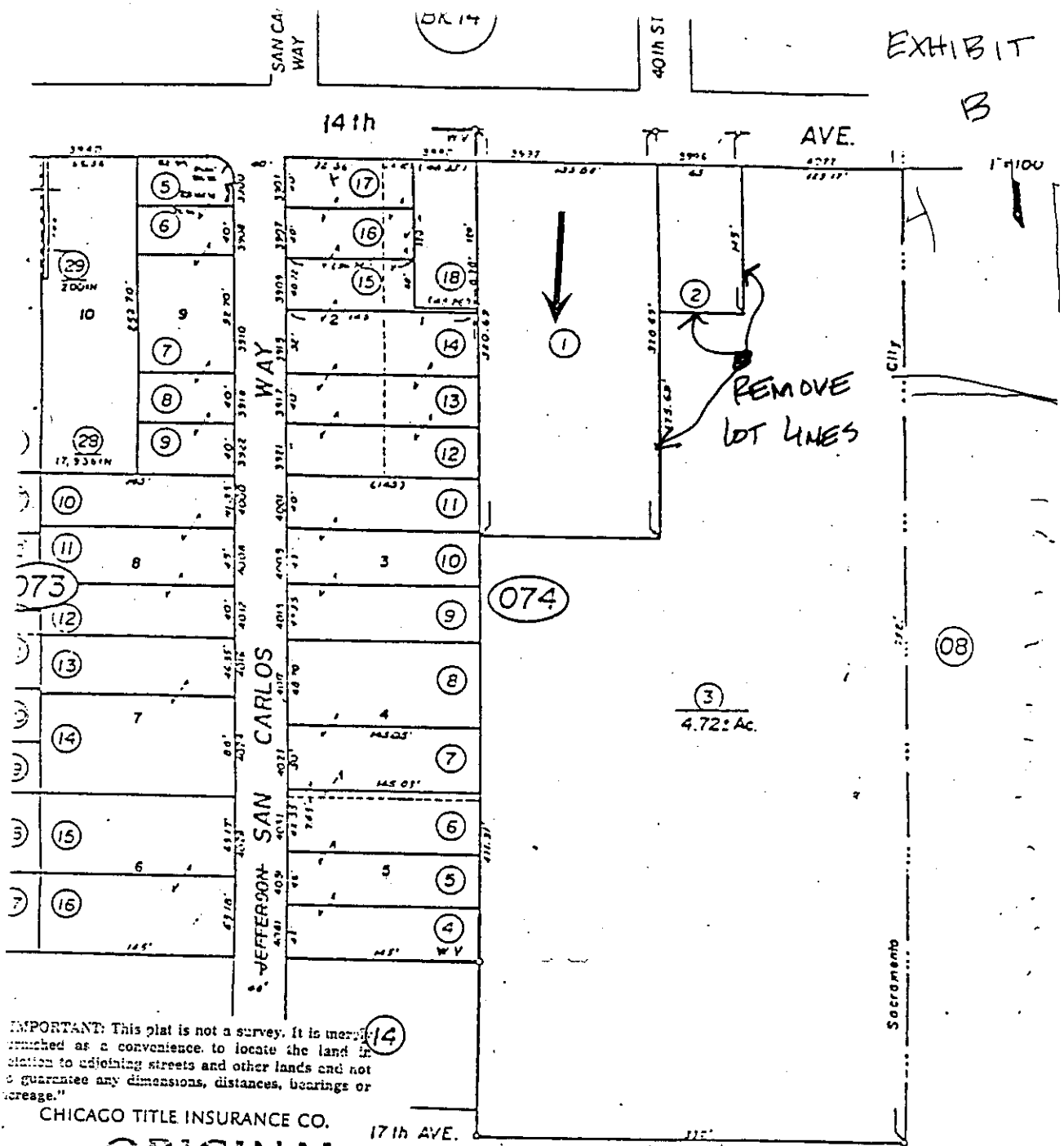
LEGAL DESCRIPTION IS COMPILED FROM RECORD DATA BY JAVED T. SIDDIQUI RCE 25924.

*Javed T. Siddiqui*

P88-447

5/25/89

#5 10/17/88



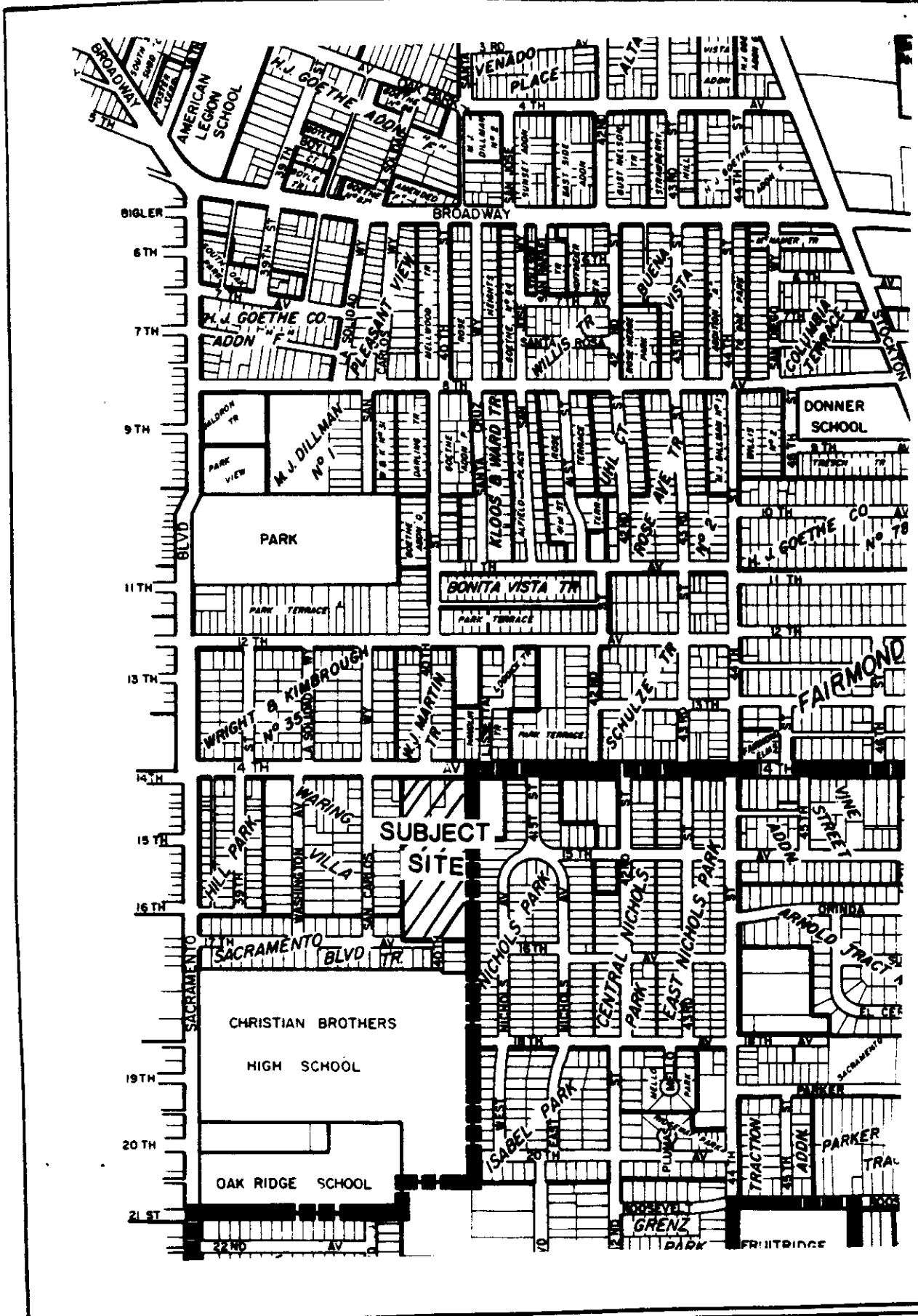
IMPORTANT: This plat is not a survey. It is merely furnished as a convenience to locate the land in relation to adjoining streets and other lands and not to guarantee any dimensions, distances, bearings or acreage.

CHICAGO TITLE INSURANCE CO. 17th AVE.

**ORIGINAL**

Also known as Brooke Realty Co's Sub. No. 103  
 NOTE—Assessor's Block Numbers Shown in Ellipses.  
 Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 20—Pg. 07  
 County of Sacramento, Calif.  
 CITY OF SACRAMENTO

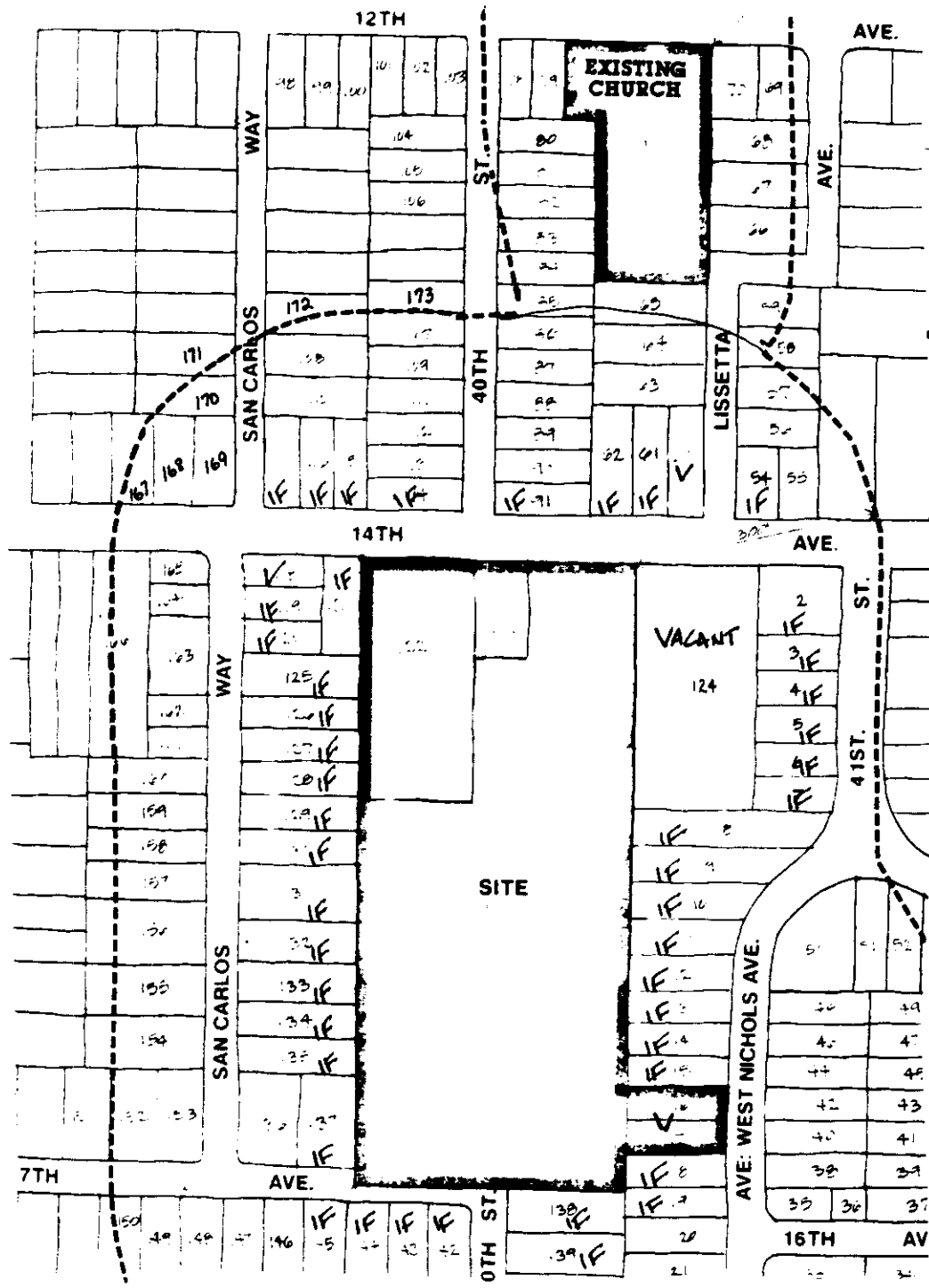


# VICINITY MAP

P88-447

5/25/89

# 5



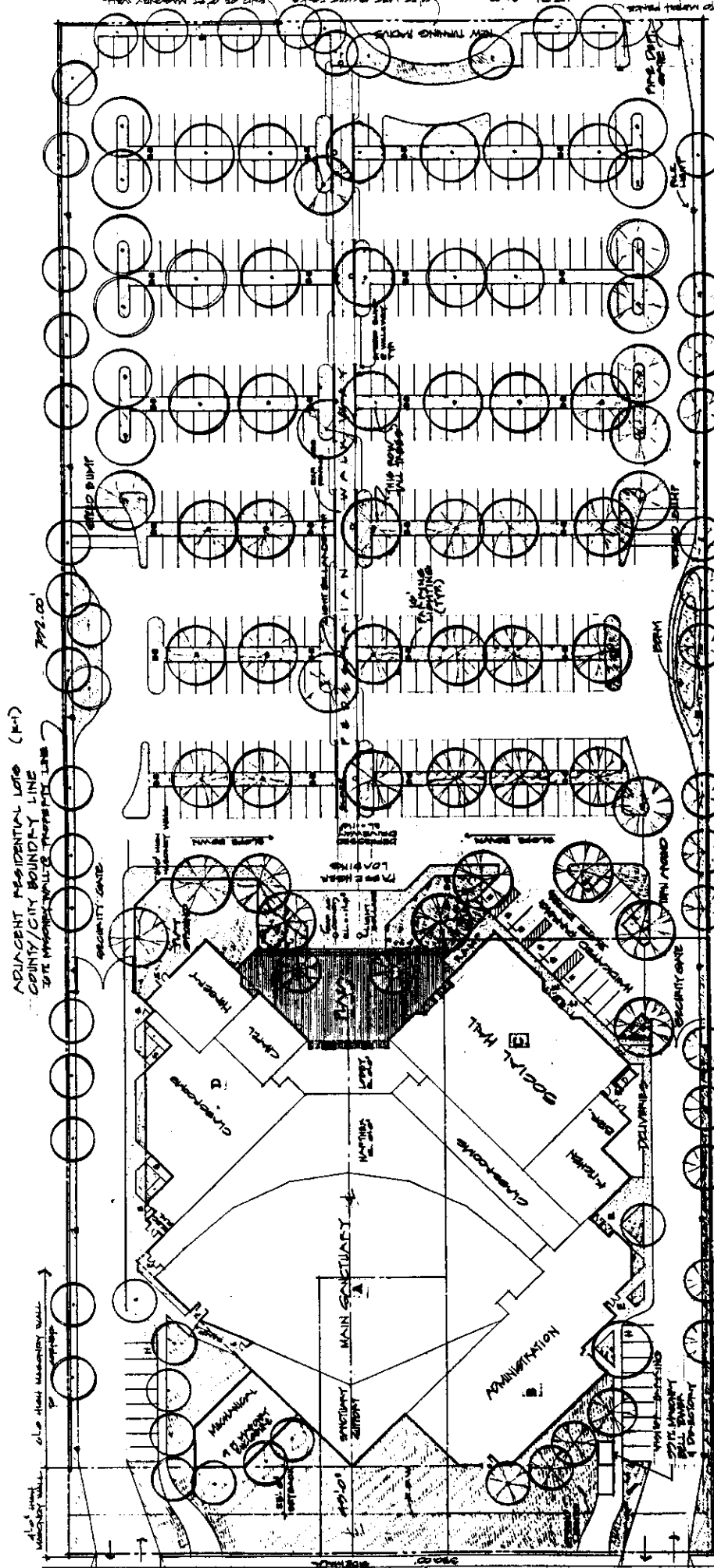
\* ALL SURROUNDING ZONING IS R-1

# LAND USE & ZONING MAP





P88-447



# REVISED SITE PLAN

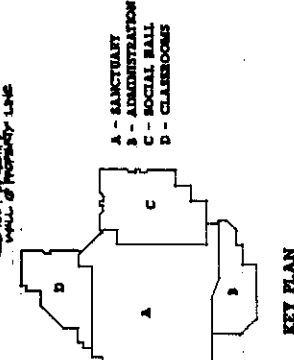
SCALE: 1" = 20' - 0"

ST. PA. 1" = 10' - 0"

REVL. PLAN 1" = 10' - 0"

SUBA 1" = 10' - 0"

DR88 1" = 10' - 0"



ADJACENT RESIDENTIAL LOTS (P-17)  
COUNTY/CITY BOUNDARY LINE  
30% IMPERVIOUS SURFACE REQUIREMENT LINE

ADJACENT RESIDENTIAL LOTS (P-17)  
990 PARKING STALLS PROVIDED  
SEE PARKING STALLS PROVIDED

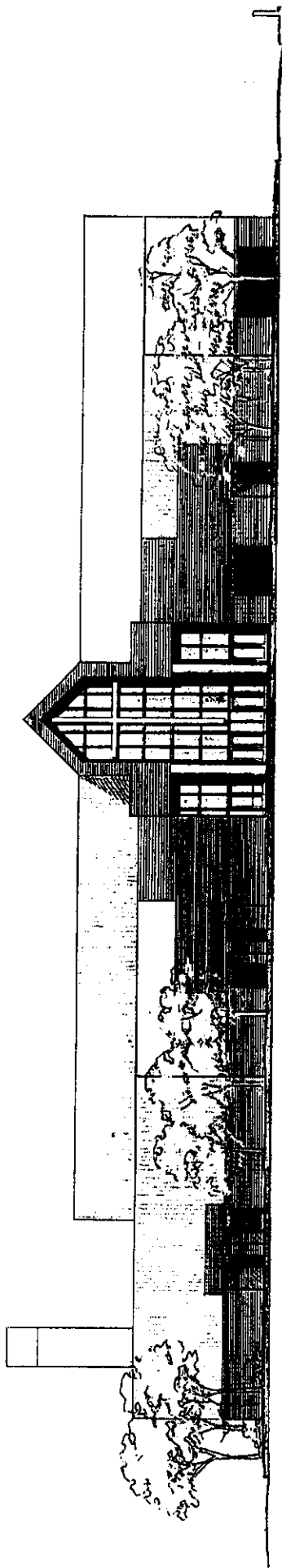
ITEM	QUANTITY	AREA
TOTAL PAVED AREA	10,474	SQ. FT.
TOTAL PAVED DRIVEWAYS	1,000	SQ. FT.
TOTAL CONCRETE DRIVEWAYS	1,000	SQ. FT.
TOTAL LANDSCAPE AREA	10,474	SQ. FT.
TOTAL PARKING STALLS	990	STALLS
4 FT. HIGH MASONRY WALL	1,000	LINEAL FT.
6 FT. HIGH MASONRY WALL	1,000	LINEAL FT.
6 FT. HIGH PLASTER FINISH	1,000	LINEAL FT.
ENTRANCE BRACKETS 12" DIA.	1,000	PAIRS

Notes: 1. See notes to Part of the Planning Department, especially Planning Department Permit & Conditions List to be observed before submitting tentative plans to Building Dept.

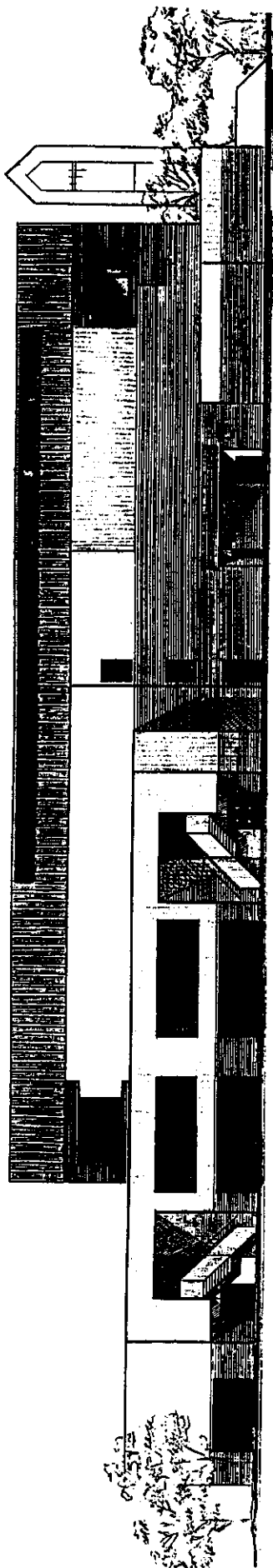
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# ELEVATIONS



SOUTH ELEVATION  
DATE 7/15/89  
SCALE 1/8" = 1'-0"



EAST ELEVATION  
DATE 7/15/89  
SCALE 1/8" = 1'-0"

ST. PAUL MISSIONARY BAPTIST CHURCH  
A. J. BENTON

HERBIE DOWNS & ASSOC. A.P.A.  
100 W. 10TH ST. SUITE 100  
DALLAS, TEXAS 75201  
HOWARD H. FERGUSON, A.P.A.  
100 W. 10TH ST. SUITE 100  
DALLAS, TEXAS 75201

SECRET

EXTERIOR ELEVATIONS

13

188-447

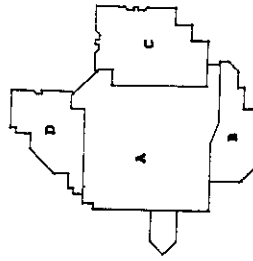
5/25/89

#5

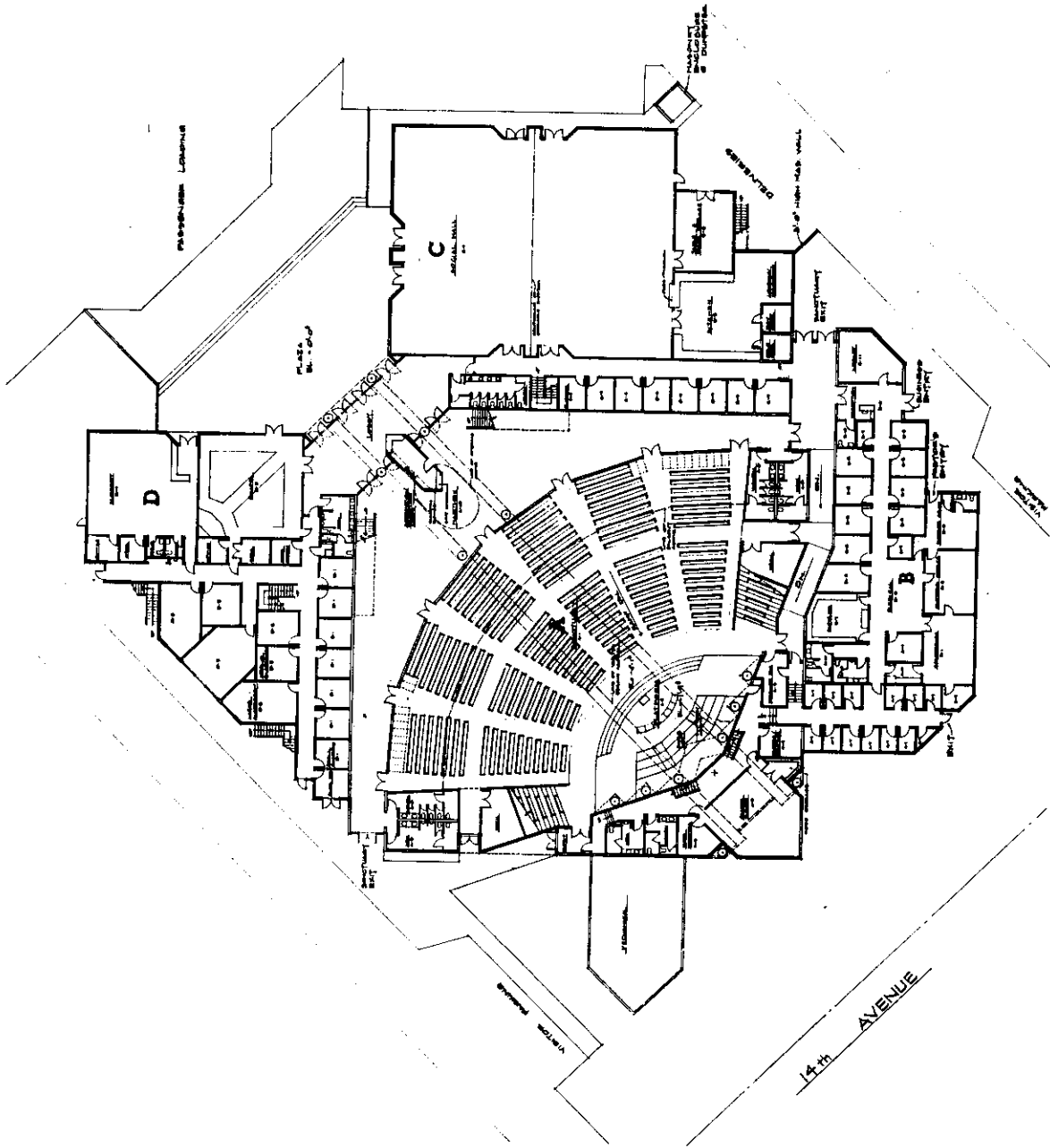
# FLOOR PLANS

SHEET 3  
FIRST LEVEL PLAN

ST. PAUL MISSIONARY BAPTIST CHURCH  
2 WEST WINDIE  
MURRAY, DOWNS & ASSOC. A.L.A.  
100 W. HARRIS ST. CHICAGO, ILL. 60607  
HOWARD L. FREDSON, A.L.A.  
100 W. HARRIS ST. CHICAGO, ILL. 60607



- KEY PLAN**
- A - SANCTUARY
  - B - ADMINISTRATION
  - C - SOCIAL HALL
  - D - CLASSROOMS



FIRST LEVEL FLOOR PLAN  
DATE: 7/26/89  
SCALE: 1/8" = 1'-0"

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5/25/89

# 5

# FLOOR PLANS

SHEET 4

MEZZANINE/SECOND LEVEL FLOOR PLAN

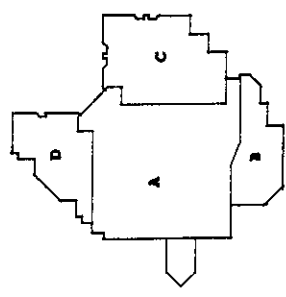
ST. PAUL MISSIONARY BAPTIST CHURCH

2 FIRST FLOOR  
 MURRAY DOWNS & ASSOC. A.I.A.  
 68 MARLBOROUGH BLDG. PLACEMVILLE, CA 95664  
 HOWARD E. PERKINS, A.I.A.  
 200 N. STREET, SACRAMENTO, CA 95811

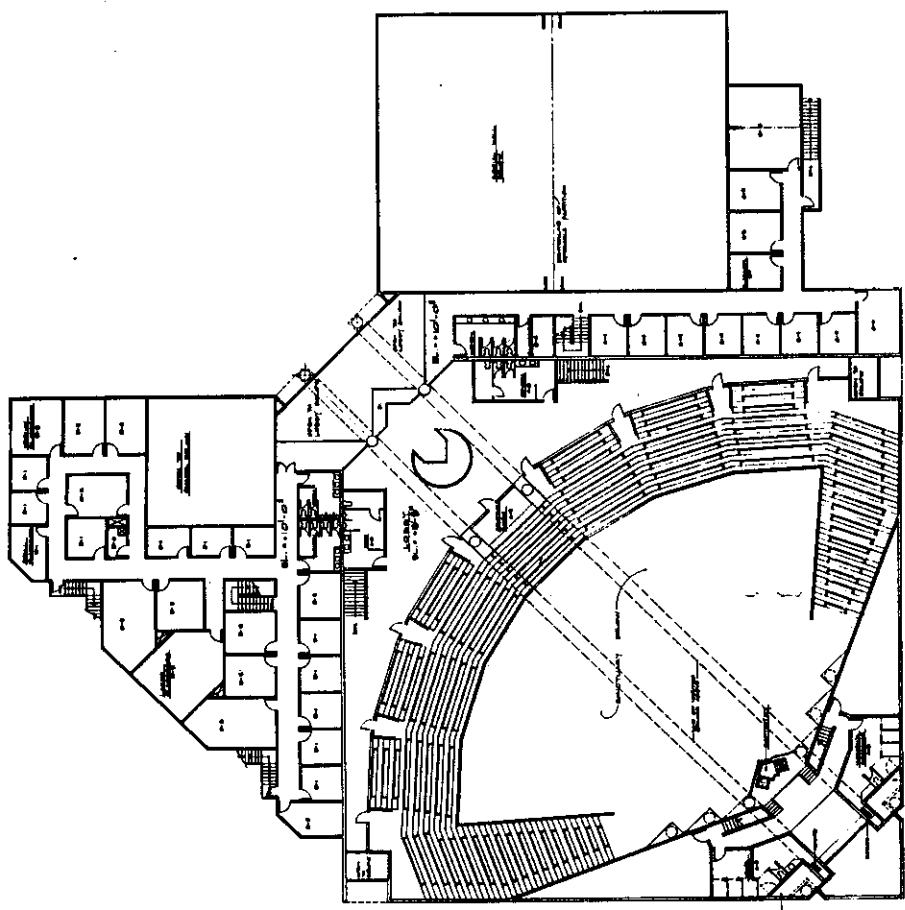


NORITE

## KEY PLAN



- A - SANCTUARY
- B - ADMINISTRATION
- C - SOCIAL HALL
- D - CLASSROOMS



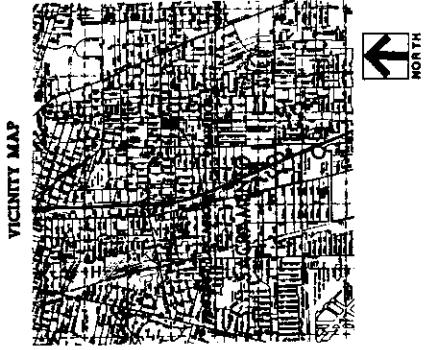
BALCONY / SECOND LEVEL PLAN  
 DATE: 7/8/88  
 SCALE: 1/8" = 1'-0"  
 7/15/88

P88-447

5/25/89

#5

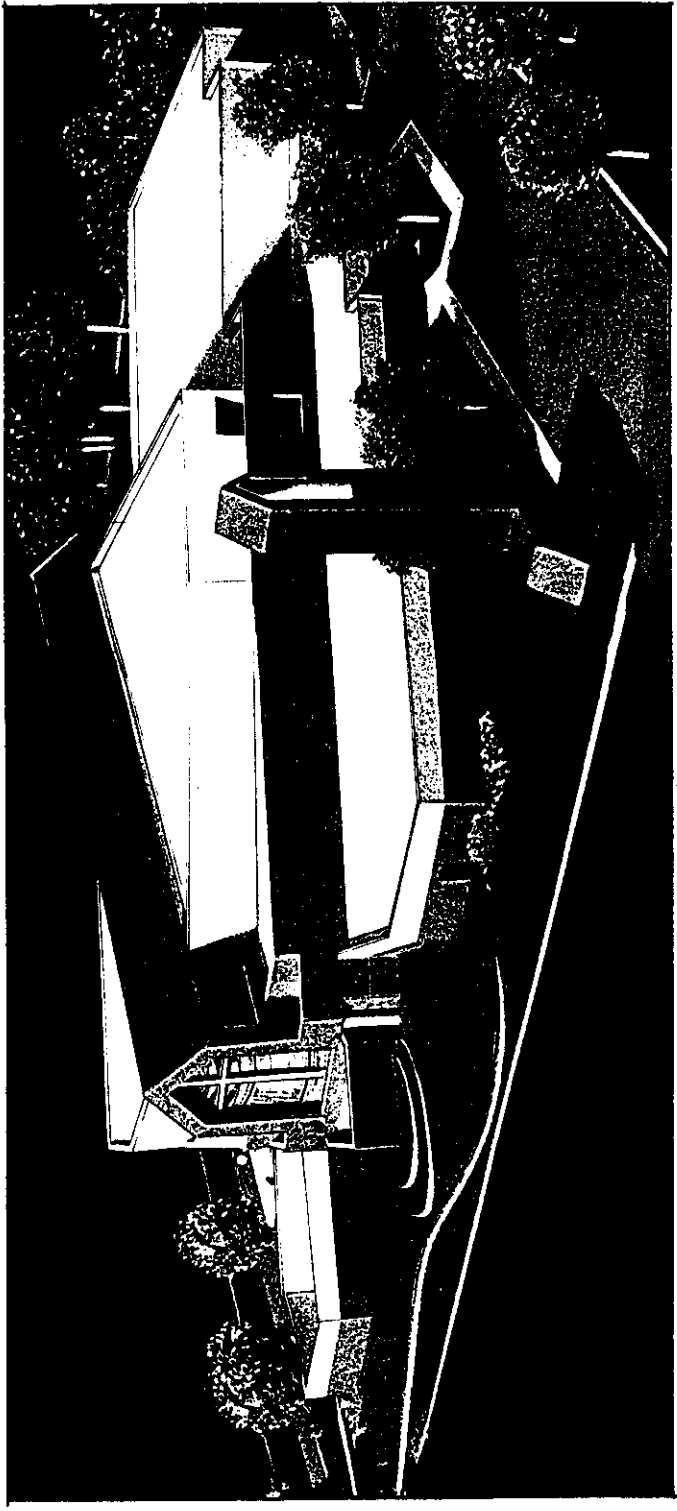
# BUILDING MODEL



## SHEET INDEX

- 1 COVER SHEET
- 2 SITE PLAN
- 3 FIRST LEVEL FLOOR PLAN
- 4 MEZZANINE/SECOND LEVEL FLOOR PLAN
- 5 SANCTUARY FLOOR PLAN
- 6 MEZZANINE FLOOR PLAN
- 7 ADMINISTRATION WING FLOOR PLAN
- 8 SOCIAL HALL WING LOWER LEVEL FLOOR PLAN
- 9 SOCIAL HALL WING UPPER LEVEL FLOOR PLAN
- 10 CLASSROOM WING LOWER LEVEL FLOOR PLAN
- 11 CLASSROOM WING UPPER LEVEL FLOOR PLAN
- 12 EXTERIOR ELEVATIONS
- 13 EXTERIOR ELEVATIONS
- 14 1/4" SCALE BUILDING SECTIONS "A", "B", "C"
- 15 BUILDING SECTION "D"
- 16 BUILDING SECTION "A" NORTH
- 17 BUILDING SECTION "A" SOUTH

SHEET  
1



ST. PAUL BAPTIST CHURCH  
 3996 14TH AVENUE SACRAMENTO, CA

DESIGN DEVELOPMENT PHASE  
 ST. PAUL MISSIONARY BAPTIST CHURCH  
 A. JERRY VORSTER  
 AERIAL SURVEY & ASSOC. A.S.A.  
 1001 W. 14TH AVENUE SACRAMENTO, CA 95811  
 HOWARD B. PELTON, A.L.A.  
 200 N. STREET SACRAMENTO, CA 95811  
 THIS SET DATED JULY 13, 1988

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#5

RECEIVED  
FEB 3 1989

OAK PARK PROJECT AREA COMMITTEE, INCORPORATED

3520 FIFTH AVENUE  
SACRAMENTO, CA. 95817  
457-6525

Planning and Development  
W. J. C.  
V. J. C.  
M. J. C.

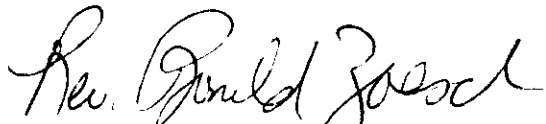
January 31, 1989

Marty Van Duyn  
Planning Department  
City of Sacramento  
1231 I Street  
Sacramento, CA 95814

Dear Marty:

The Oak Park Project Area Committee (PAC) has reviewed the requested new construction of the St. Paul's Baptist Church on 14th Avenue. The Oak Park PAC finds this use to be consistent with the goals of the Oak Park Redevelopment Plan to develop facilities providing for the social needs of Oak Park residents. It is highly recommended that this project be allowed to be constructed.

Sincerely,



REVEREND RONALD ZOESCH, President  
Oak Park Project Area Committee

RRZ:KM:jr

0709Q

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5/25/89

#5

