

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Bruce A. Monighan, architect, 1903-5th Avenue, Sacramento, CA 95818				
OWNER	Russian Orthodox Church, 714-13th Street, Sacramento, CA 95814				
PLANS BY	Bruce Monighan, architect, 1903-5th Avenue, Sacramento, CA 95818				
FILING DATE	10-22-82	50 DAY CPC ACTION DATE		REPORT BY	SD:bw
NEGATIVE DEC.	Exempt 15101(e)EIR	ASSESSOR'S PCL. NO.	002-162-19		

APPLICATION: Special Permit to expand an existing church facility in the C-2 zone (Sec. 2-F-8)

LOCATION: 714-13th Street

PROPOSAL: The applicant is requesting the necessary entitlements to add approximately 945 square feet to an existing structure which is accessory to a church located on the site

PROJECT INFORMATION:

1974 General Plan Designation: Residential-Office
1980 Central City Community Plan Designation: Residential-Office
Existing Zoning of Site: C-2
Existing Land Use of Site: Russian Orthodox Church

Surrounding Land Use and Zoning:

North: Residential; R-4A
South: Residential; C-2
East: Residential; C-2
West: Commercial; C-2

Parking Required: Determined by Planning Commission
Parking Provided: 15 spaces
Property Dimensions: 120' x 160'
Property Area: 19,200± square feet
Square Footage of Building: 2,120 accessory structure; 1,730 church
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: Off white with green trim
Exterior Building Materials: Stucco, wood facias, aluminum windows
Height of Structures: 29 ft. existing; 25 ft. addition; church 50 ft., including spire

BACKGROUND INFORMATION: On July 22, 1975, the Planning Commission approved a request to erect the present sanctuary structure on the subject site (P-6689). The original sanctuary structure located at the rear of the site was converted into a social hall and caretakers quarters. The applicant indicated a desire to use the old sanctuary for future classroom facilities. Staff wishes to point out that a special permit will be required.

STAFF EVALUATION: Staff has the following comments with regard to this project:

1. The accessory structure has been used as a social hall, storage area and caretaker's residence since the completion of the new church facility. The applicant wishes to install kitchen and bathroom facilities for the social hall downstairs and alter the living unit upstairs to make a more comfortable caretaker's dwelling. Total area expansion amounts to 945 square feet. New construction will replace the shed currently attached to the structure.

APPLC. NO. P82-246

MEETING DATE November 24, 1982

CPC ITEM NO. 16

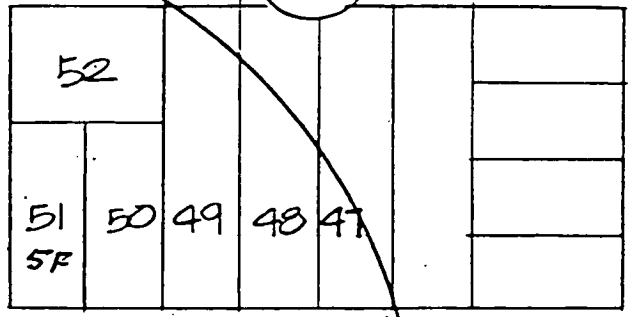
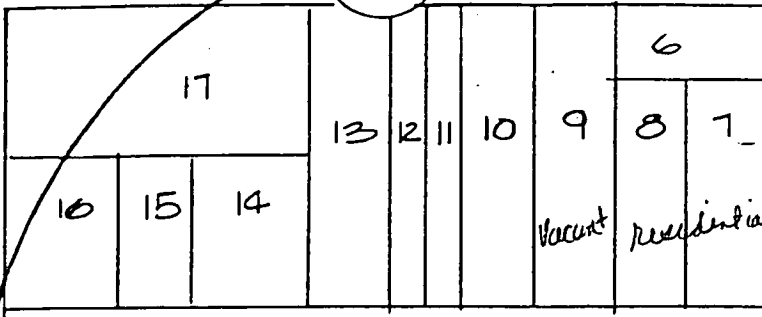
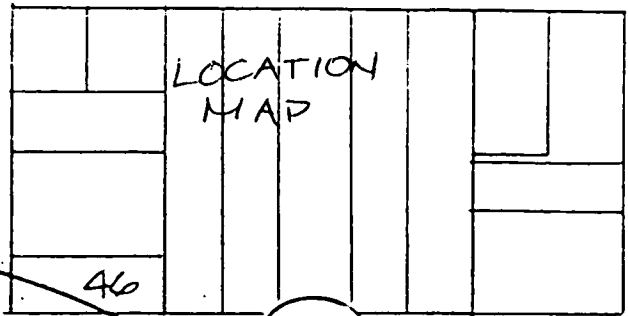
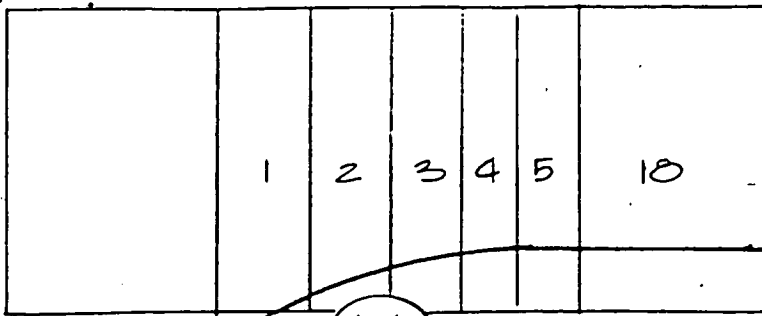
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2. The parking lot is surfaced and striped with 15 parking spaces. Since the primary use of the site, the church, is not being expanded additional parking is not necessary.
3. Staff would encourage the applicant to make every effort to retain the three trees at the southern end of the parking lot adjacent to the proposed expansion. This will retain shading for the surfaced area.
4. The Design Review Board has reviewed and approved plans for the proposed addition.
5. Staff finds the proposed addition to be a logical expansion of an existing use allowed by prior special permit approval.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment, therefore this project is exempt from provisions of CEQA (Section 15101(e)).

STAFF RECOMMENDATION: Staff recommends approval of the special permit based on the following Findings of Fact:

1. The project is based on sound principles of land use in that:
 - a. it is a logical expansion of an existing church facility;
 - b. it is compatible with surrounding land uses which consist of commercial and residential uses.
2. The project will not be injurious to surrounding property in that adequate on-site parking is being provided.
3. The project complies with the Zoning Ordinance which allows expansion of churches and allied facilities, subject to approval of a special permit.

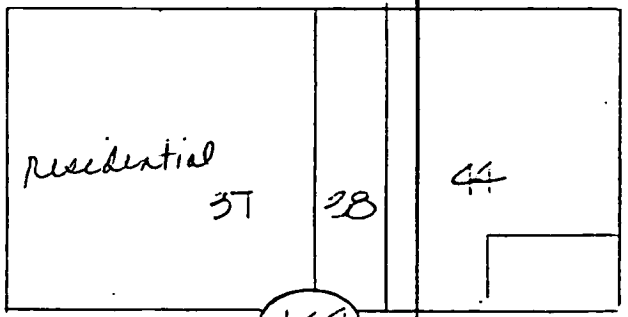
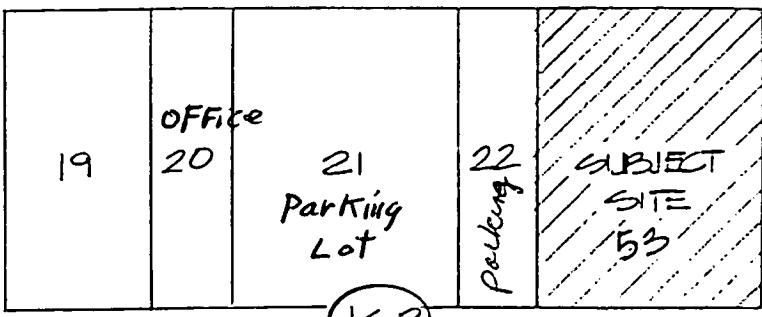


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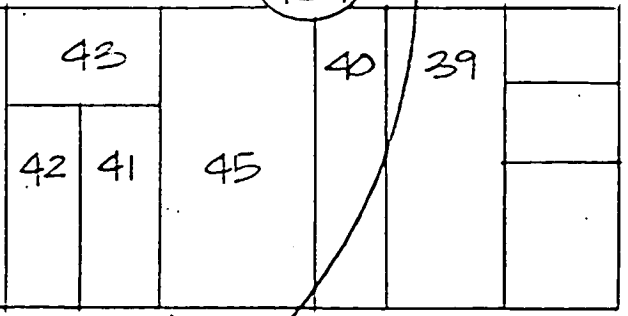
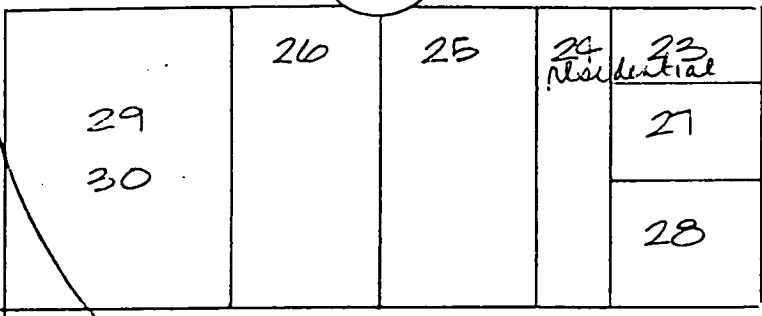
G ST

300' RAD.



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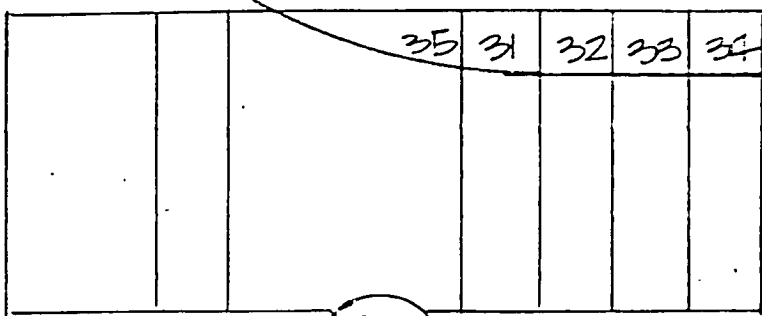
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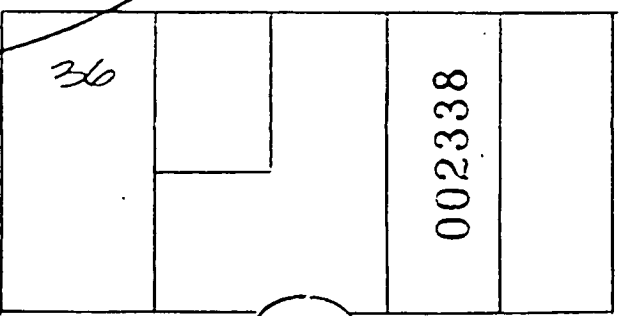
H ST



12th ST



13th ST

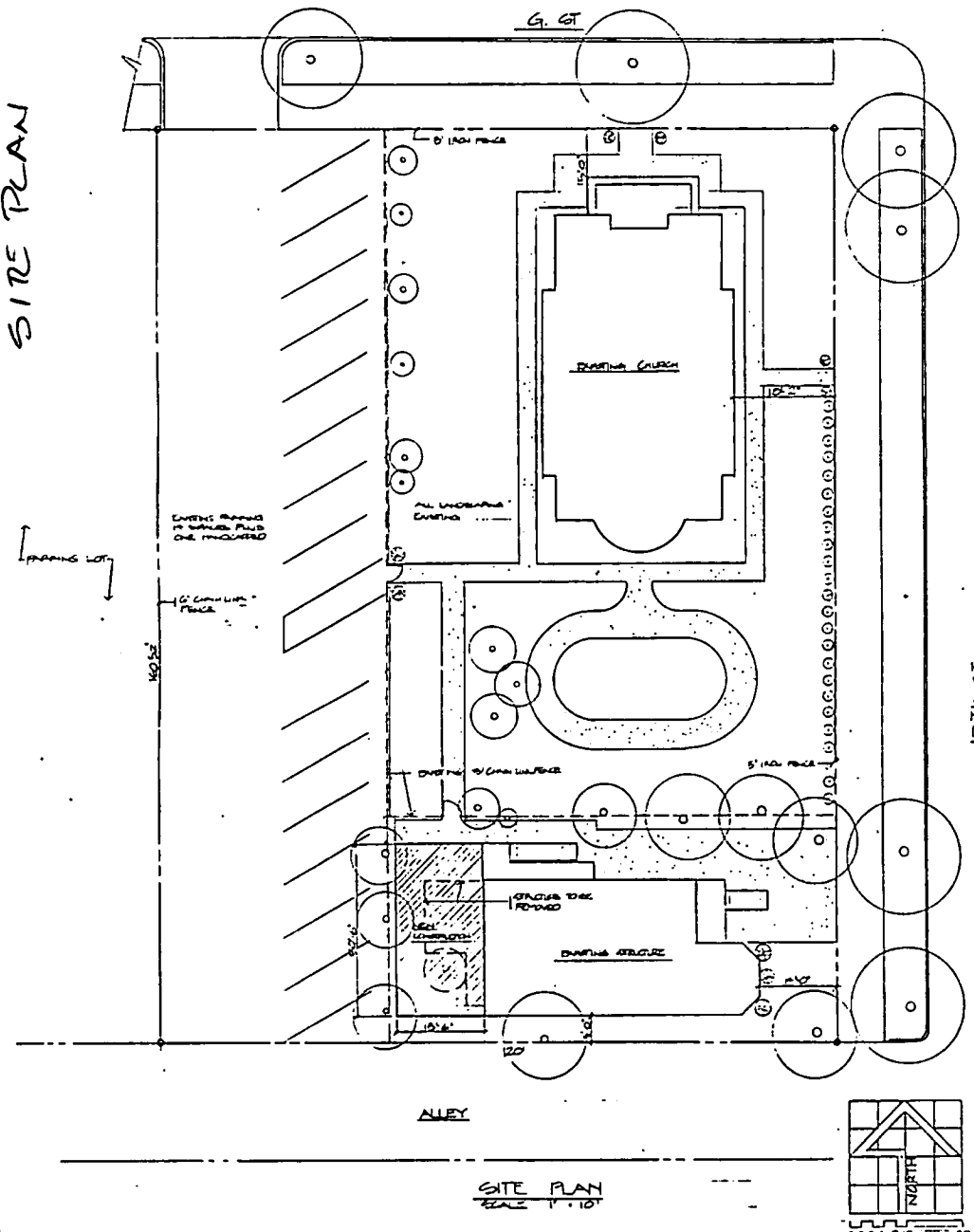


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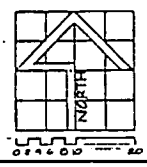
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SITE PLAN



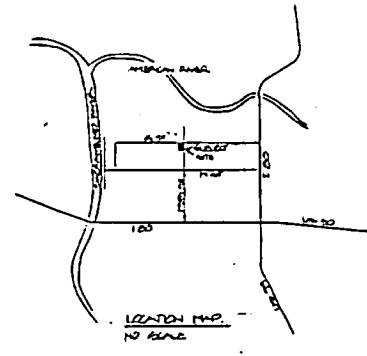
SITE PLAN
SCALE 1" = 10'



SHEET INDEX	
1	SITE PLAN
2	FLOOR PLANS
3	ELEVATIONS
4	INTERIOR ELEVATIONS
5	FOUNDATION & FRAMING PLANS
6	STRUCTURAL DETAILS
7	STANDARD STRUCTURAL DETAILS
M1	PLUMBING PLAN
E1	POWER & LIGHTING PLAN

GENERAL NOTES

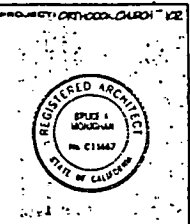
- PROPERTY IN LOT 19 BLOCK 2 BOONVILLE IS LISTED IN SLAND.
- ALL WORK SHALL COMPLY TO CITY ORDINANCES, THE UBC & TITLE 24 UNLESS OTHERWISE SPECIFIED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE EXISTING UTILITIES & TO CONTACT UTILITY COMPANIES.
- ALL DIMENSIONS SHALL BE FIELD DIMENSIONS.
- GRADE FINISHES OF ADDITION IS 940.00 FT.
- WALL FINISHES IS 811.
- CEILING FINISHES IS 810.
- NEW WORK TO BE DOUBLE GLAZED.



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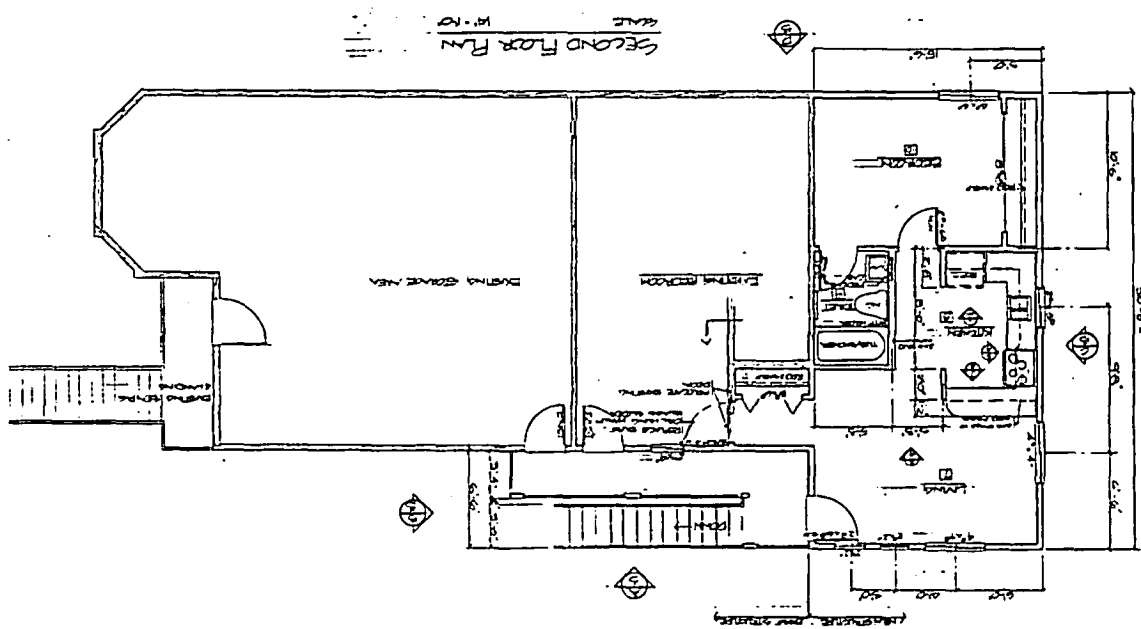
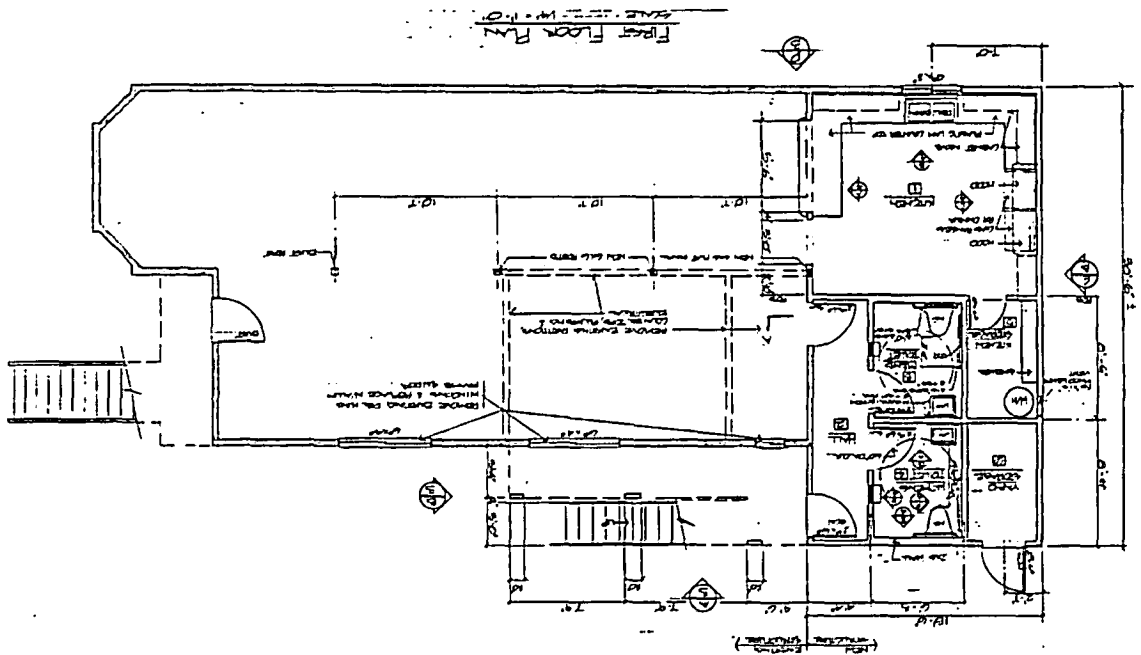
BRUCE A. MONAGHAN
ARCHITECT
1803 6th AVE SACRAMENTO CA
(916) 448 2004

COMMUNITY BUILDING ADDITION
RUSSIAN ORTHODOX CHURCH
13th & G STREET
SACRAMENTO, CA.

TITLE OF SHEET:
TITLE SHEET &
SITE PLAN

JOB NO. 102	DRAWING NO. 1
DATE 6/10/82	SHEET 1 OF 9

FLOOR PLAN



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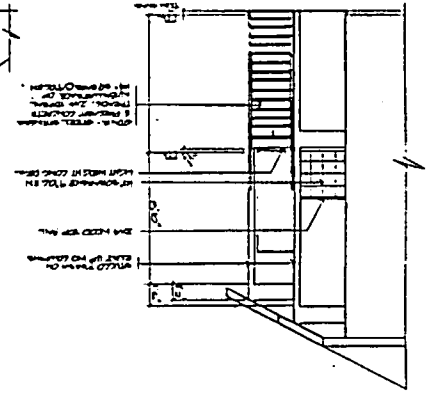
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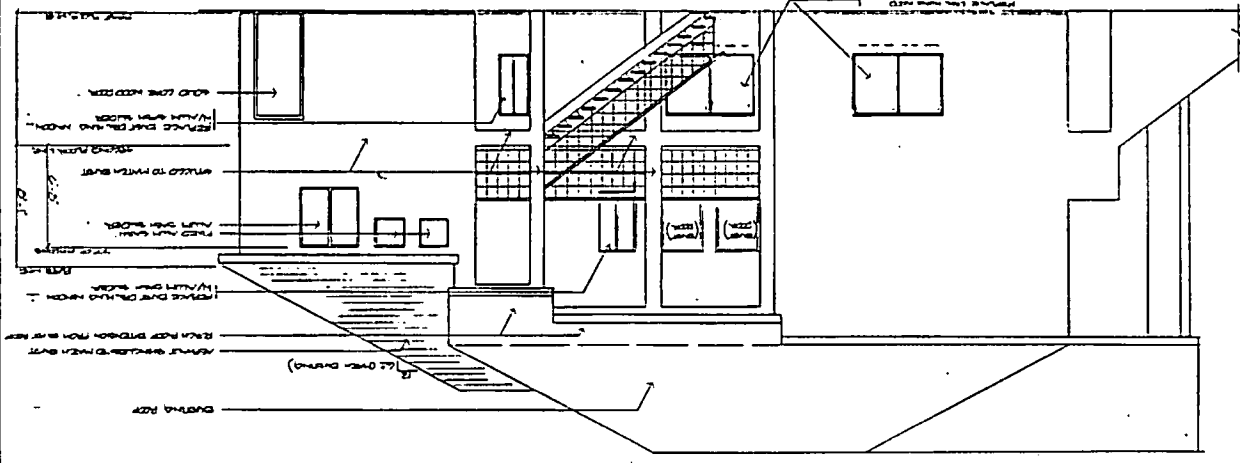
- DARK PAINT OR ROOF
- TRIM LINE
- DOOR SWICH

JOB NO. DRAWING NO.	ICE
	DATE
SHEET # OF 1	2
	DATE
TITLE OF SHEET	
R.R.P. PLAN	
COMMUNITY BUILDING, ADEPTON RUSSIAN ORTHODOX CHURCH 15th & G STREET SACRAMENTO, CA.	
BRUCE A. MONIGHAN ARCHITECT 1802 30th AVE. SACRAMENTO, CA. (916) 448-7000	

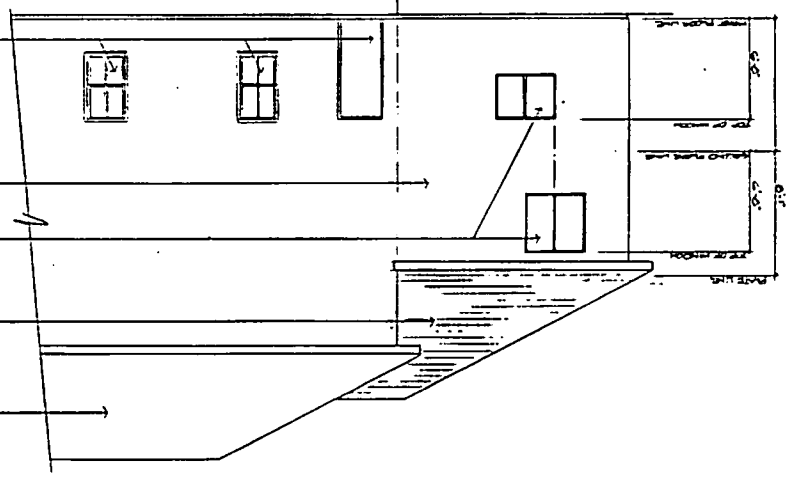
Ⓢ EAST ELEVATION (RAMP) SCALE 1/4" = 1'-0"



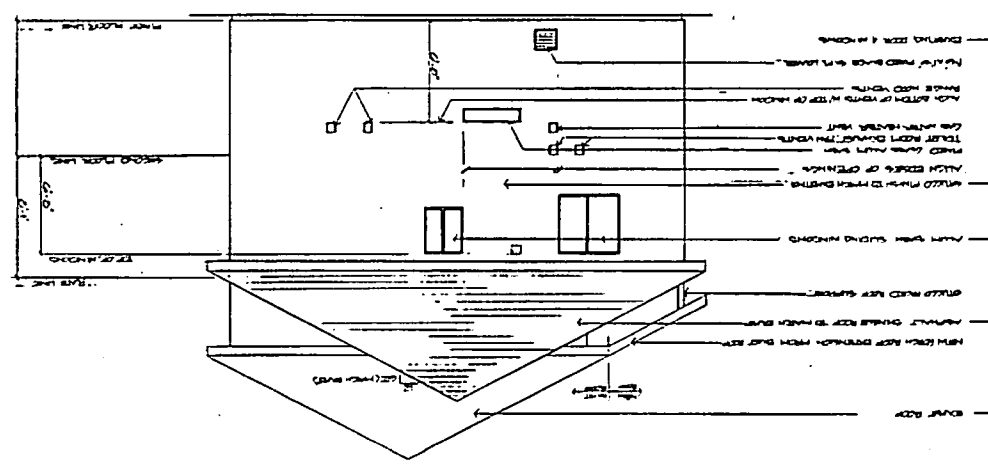
Ⓣ NORTH ELEVATION SCALE 1/4" = 1'-0"



Ⓡ SOUTH ELEVATION (RAMP) SCALE 1/4" = 1'-0"



Ⓡ WEST ELEVATION SCALE 1/4" = 1'-0"



COMMUNITY BUILDING ADDITION
RUSSIAN ORTHODOX CHURCH
15th & G STREET
SACRAMENTO, CA

P82246

NOV. 24, 1982

BRUCE A. MONTGOMERY ARCHITECT
1800 5th AVE. SACRAMENTO, CA
(916) 446-2004

