

# CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Ralph Decker, 3333 Watt Ave., No. 110, Sacramento, CA 95821		
OWNER	First Slavic Evangelistic Baptist Church, 2925 Franklin Blvd., Sacto., CA 95818		
PLANS BY	_____		
FILING DATE	10-5-84	50 DAY CPC ACTION DATE	_____
REPORT BY:	GM:bw		
NEGATIVE DEC	Ex. 15303(a)	EIR	_____
ASSESSOR'S PCL NO.	013-103-25,26,27		

- APPLICATION:**
- A. Special Permit to expand church with two residential units and garage in C-2 zone.
  - B. Special Permit to develop two residential units in the C-2 zone.
  - C. Lot Line Adjustment to merge three lots.

**LOCATION:** 2925-2941 Franklin Boulevard

**PROPOSALS:** The applicant is requesting the necessary entitlements to construct two residential units on the church property.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Commercial and Offices
1963 Oak Park Community Plan Designation:	Shopping or Commercial
Existing Zoning of Site:	C-2 and R-4
Existing Land Use of Site:	Church facilities

**Surrounding Land Use and Zoning:**

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

Parking Required:	Two spaces
Parking Provided:	Four spaces
Property Dimensions:	Irregular
Property Area:	23,760 sq. ft.
Square Footage of Buildings:	2,000+
Height of Structure:	16 feet/two-story
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	White and tan
Exterior Building Materials:	T-111 plywood siding and composition roofing

**BACKGROUND INFORMATION:** The subject site consists of three parcels totaling 0.5 acres located on Franklin Boulevard, south of Fourth Avenue. Two of the parcels are currently zoned C-2 and the remaining lot, R-4.

000317

APPLC. NO. P84-375

MEETING DATE November 29, 1984

CPC ITEM NO. 11

The site is developed with a church, three residential structures and one detached garage. The applicant proposes to demolish the detached garage structure located at the rear of the subject site behind the church building and construct a two-story building containing ground floor, garage space for four vehicles and an upper floor residence with two units.

The residences will be used to house ministers and/or members affiliated with the church.

PROJECT EVALUATION:

- A. The Oak Park Community Plan designates the subject site for shopping or commercial use and is zoned C-2 and a portion of the site, R-4. Residential uses are permitted in C-2 zones, subject to a special permit. Expansion or additions to church facilities are also subject to special permit approval.
- B. The applicant proposes to demolish an existing two-car detached garage located behind the church building and construct a two-story apartment building on the same site. The new building will contain garage space for four vehicles on the ground floor and two apartment units on the second floor.

The proposed project complies with setback, maneuvering distance and parking requirements for a two-unit apartment, pursuant to the Zoning Ordinance.

The project is also compatible with the surrounding uses. Two-story apartment buildings border the site on the east and south, and commercial uses are located to the north across the alley.

- C. The applicant proposes to merge the three parcels owned by the church. The lot line merger request was reviewed by the offices of City Traffic, Engineering and Building Inspections. There were no objections to the request.

STAFF RECOMMENDATION: Staff recommends the following actions.

- A. Approval of the Special Permit to expand church related facilities, subject to a condition and based on Findings of Fact which follow;
- B. Approval of the Special Permit to develop two residential units in the C-2 zone, subject to a condition and based on Findings of Fact which follow;
- C. Approval of the Lot Line Merger by adopting the attached resolution.

Condition

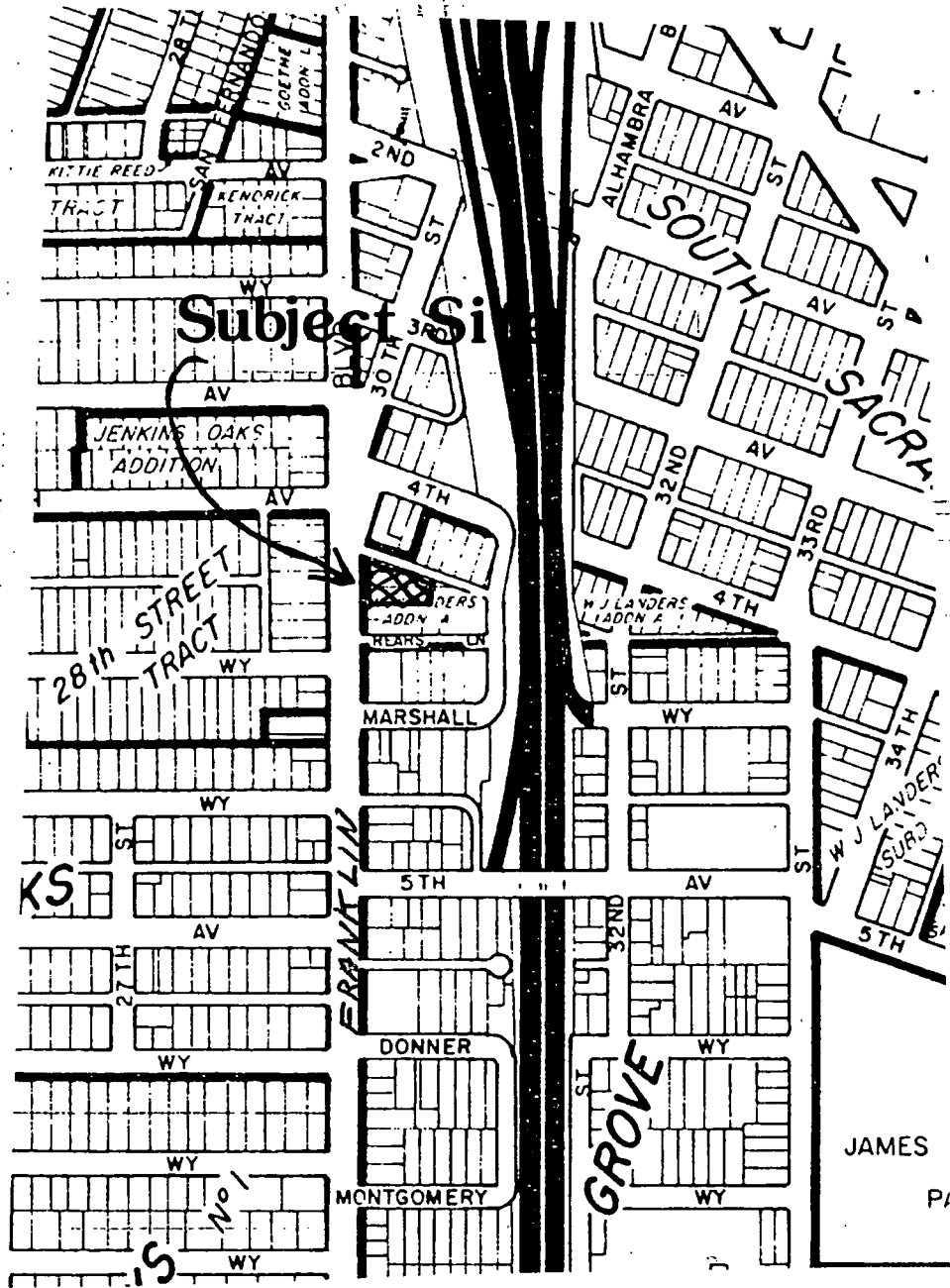
The applicant shall patch the alley and parking area where needed with new asphalt. 000316

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use, in that the project is compatible to surrounding uses which are developed with apartments and commercial buildings;
2. The project, as conditioned, will not be detrimental to property in the vicinity, in that:  

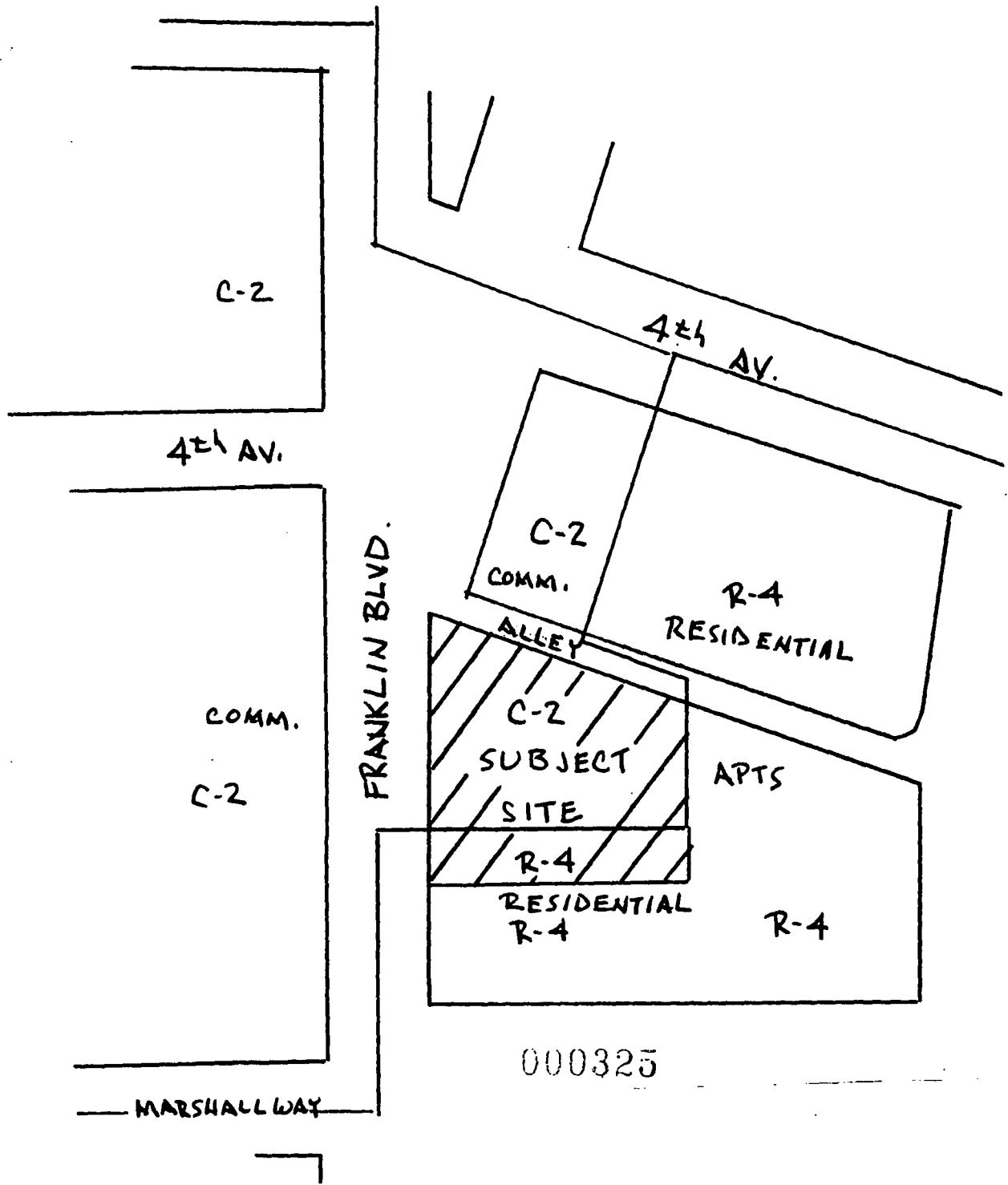
the project provides a total of four parking spaces (two for the two apartment units and two additional spaces to replace the two spaces to be removed).
3. The project is consistent with the City Zoning Ordinance which permits residential uses in the C-2 zone, subject to a special permit.

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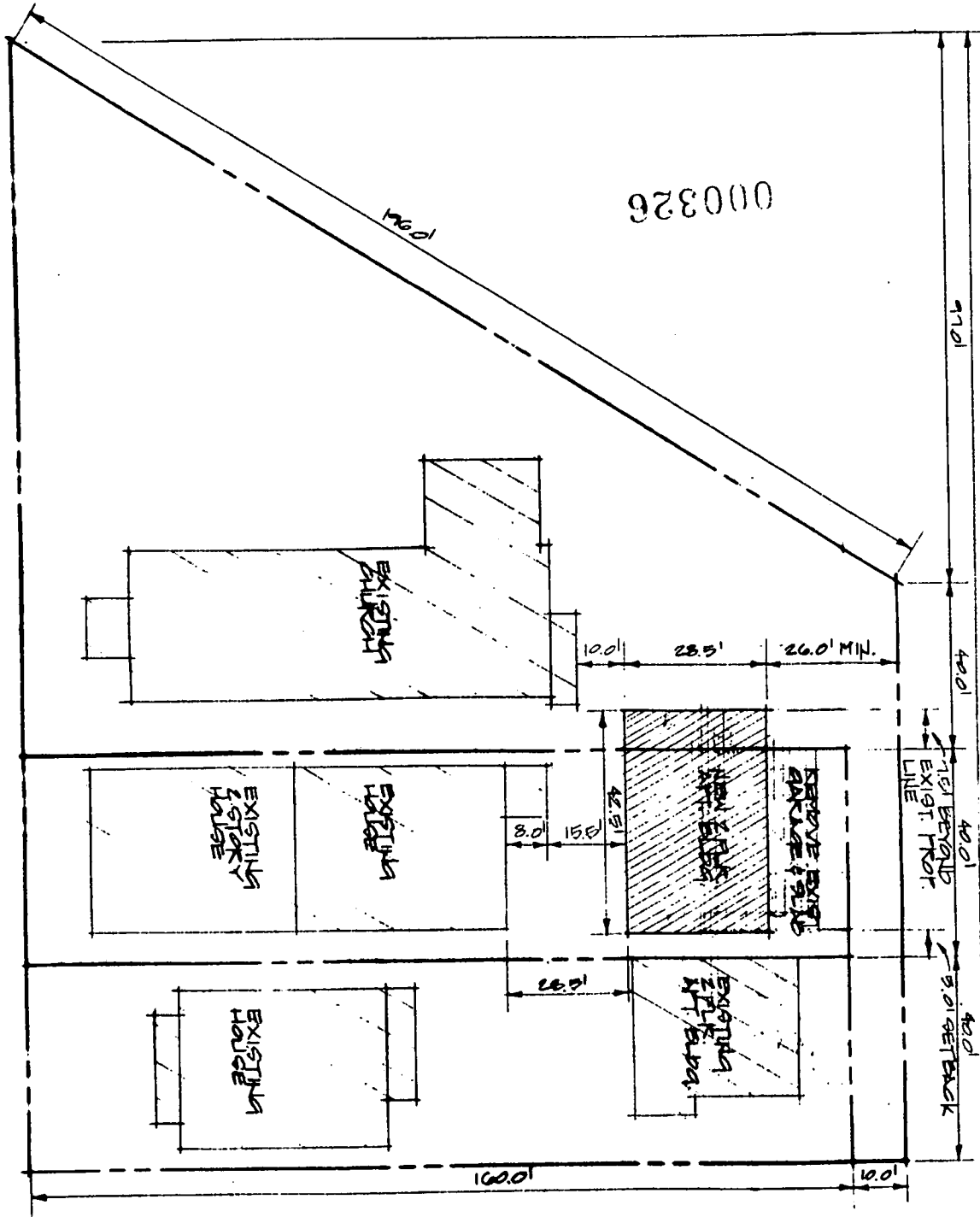


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VICINITY MAP



# LAND USE & ZONING MAP



P 84375

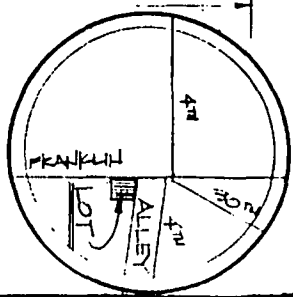
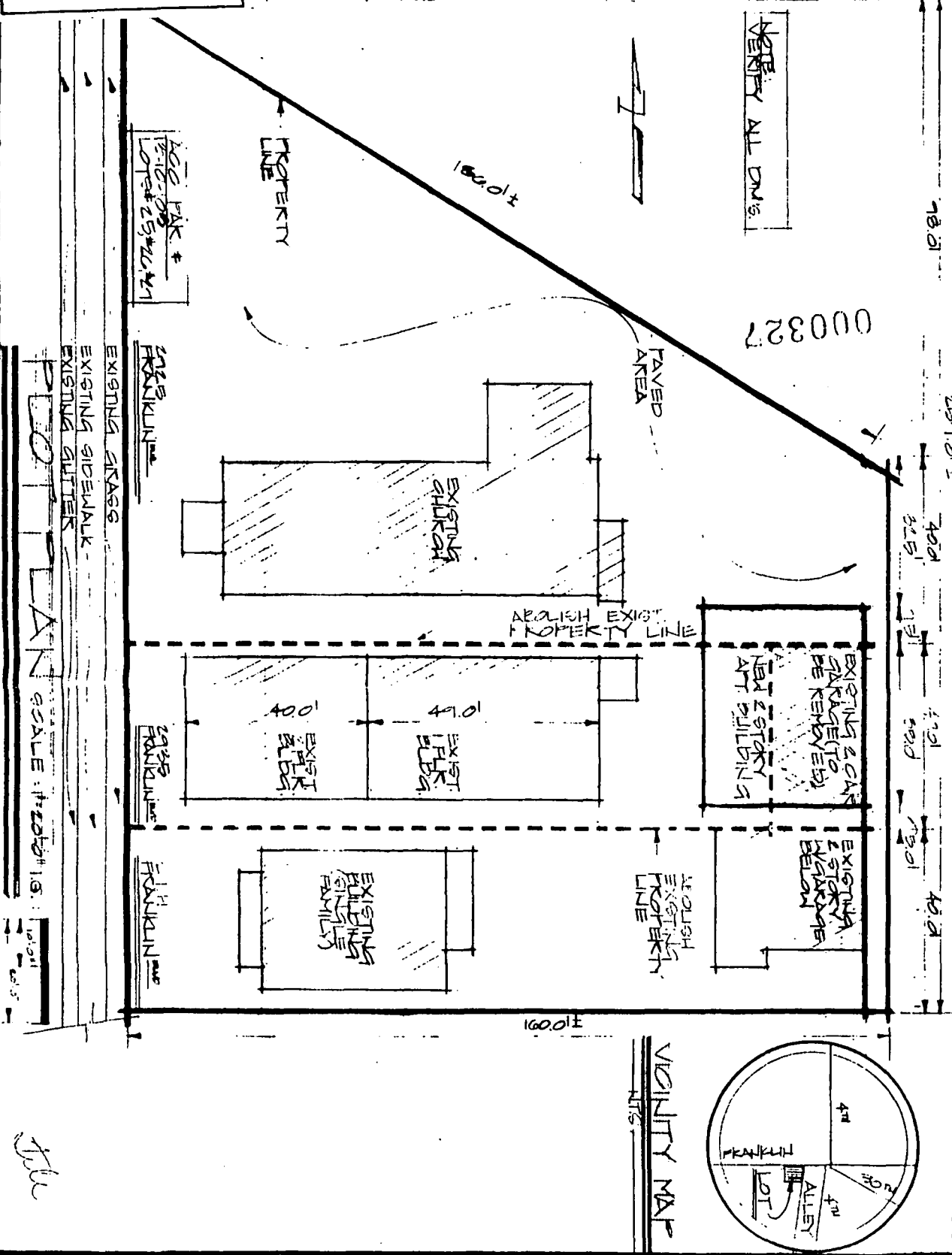
# castle west construction

3333 WATT AVE., #110 • SACRAMENTO, CA 95821 • (916) 485-4255

state license 161775

FIRST SLAVE EVANGELIC BAPTIST CHURCH  
2725 FRANKLIN AVE 451-26  
SACRAMENTO, CA. 95811

# EXHIBIT A



## castle west construction

3333 WATT AVE., #110 • SACRAMENTO, CA 95821 • (916) 485-4255  
 state license 161775



FIRST SLAVIC EVANGELICAL BAPTIST CHURCH of SAC.  
 2925 FRANKLIN <sup>LEVEL</sup> 451-2880  
 SAC, CA. 95818

DATE: 1-7-84  
 BY: JES

LEGAL DESCRIPTION of the new lot created by the joining of three lots located at 2925, 2935, and 2941 Franklin Blvd.

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Beginning at a point located at the intersection of the East line of Franklin Blvd and the South line of the alley immediately South of 4th Avenue, thence south along Franklin Blvd 257.0', thence East 160.0' thence North along the South line Northwesterly along the south line of aforementioned alley to the point of beginning.

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