

SACRAMENTO CITY PLANNING COMMISSION

December 12, 1967

City Planning Commission  
City of Sacramento

Members in Session:

SUBJECT: Proposed Building Program Trinity Cathedral  
Church Property. 27th Street & Capitol Avenue

The south side of Capitol Avenue between 26th and 27th Streets is occupied by the St. Lukes Medical Center and the Trinity Cathedral Church. The vacant area between these two structures is church property and until recently, was occupied by "Trinity Cathedral House" on the rear of the site adjacent to the alley. This structure, an accessory facility to the Church activity, was recently demolished and a new replacement building is now proposed. At present this entire half block is occupied solely by buildings. Preliminary plans submitted to the Planning Office propose a 2-story 9216 square foot building containing classrooms, multi-use area and 4 offices. In addition, the balance of the site is to be developed as an open landscaped court area with parking for only 8 cars off the alley.

The Staff does not question the proposed land use. The applicants indicated the proposed facility will be an accessory use to the main function of Trinity Cathedral Church and as such, is a permitted land use. It is noted however, to date there are no existing developed off street parking facilities presently owned by the Church group.

A 3-story parking structure has been constructed on a portion of the south half of the block fronting on N Street. This parking facility is owned by the "Hele Corporation" and provides off street parking of some 325 spaces primarily for the St. Lukes Medical Office Building. It is our understanding that an agreement exists whereby church use of this parking facility is permitted in conjunction with Sunday church services and an additional 5 to 7 spaces during the week for church-related administrative activities.

Due to the conditions made a part of the permit granted for development of the parking garage in 1956 and its relationship to required off street parking for the Church, plus the fact that no existing developed off-street parking facilities are presently owned by the church group, it was felt that Commission review of the balance of the church construction program would be in order prior to approval of a building permit.

Respectfully submitted,

  
JOSEPH AVENA, Planning Director

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Item #

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TRINITY CATHEDRAL CHURCH PROPERTY  
27th Street & Capitol Ave.

RESUME OF COMMISSION ACTIONS AND BUILDING PERMITS

- 10-24-54 Building Permit No. C-342 issued for the new Trinity Cathedral Church. Site plans indicated 41 parking spaces to be provided--29 on site spaces and 13 across alley and fronting on 27th Street. These parking spaces were never developed.
- 10-3-56 CPC granted Special Permit B-4 to Protestant Episcopal Church for development of parking garage for St. Lukes Medical Center, subject to the following conditions:  
  
"To acquire additional land to meet minimum requirements of Zoning Ordinance for the newly completed Protestant Episcopal Church at the southwest corner of Capitol Ave. and 27th Streets, and the proposed St. Lukes Medical Center building. Additional property to be acquired and developed to provide additional off street parking by the completion of the St. Lukes Medical Center, and, if said additional off street parking space is not available, City Building Inspector NOT TO ISSUE required occupancy permit for the medical center building. In addition, to provide required off street parking for the Church immediately."
- 10-9-56 Building Permit No. C 5239 issued for construction of St. Lukes Medical Center. Construction started and stopped after steel framing erected.
- 4-23-59 Parking garage property deeded to Frank Erickson et al by Protestant Episcopal Church.
- 9-22-59 CPC granted Special Permit B-93 to Heller, Lawrence, Campbell, Erickson Construction Co. to erect a parking garage for St. Lukes Medical Center on the expanded site with new plans to replace those approved on October 3, 1956. No special conditions made a part of this Special Permit.
- 10-8-59 Building Permit No. D 3955 issued for completion of St. Lukes Medical Center.
- 11-10-59 CPC granted Variance Permit B 246 to waive certain setback requirements for St. Lukes Medical Center Parking Garage.
- 5-20-60 Building Permit No. D 5675 issued for construction of parking facility for St. Lukes Medical Office Building. Ground story plus second deck.

9-27-60

CPC granted revision of Special Permit B-93 to allow an additional story on parking garage.

1st Floor	109 spaces
2nd Floor	111 spaces
3rd Floor	<u>105 spaces</u>
TOTAL	325 spaces

1-20-61

Building Permit No. D 7626 issued for construction of additional floor on parking garage.

10-17-61

One-half interest in parking facilities conveyed to Helle Incorporated.

12-31-65

Remaining one-half interest in parking facilities conveyed to Helle Incorporated.