

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>Murphy W. Buckley, 2510 Erle Road, Marysville, California 95901</u>		
OWNER <u>St. Andrews A.M.E. Church, 2131 8th Street, Sacramento, California 95818</u>		
PLANS BY <u>Murphy W. Buckley, 2510 Erle Road, Marysville, California 95901</u>		
FILING DATE <u>March 9, 1992</u>	ENVIR. DET. <u>Negative Declaration</u>	REPORT BY <u>Cindy Gnos</u>
ASSESSOR'S PCL. NO. <u>009-0123-020</u>		

- APPLICATION:**
- A. Negative Declaration
 - B. Mitigation Monitoring Plan
 - C. Special Permit Modification to expand an existing church for a total of 5,260 square feet with 22 seats on 0.3± developed acres in the Single or Two Family Residential (R-1B) zone.

LOCATION: 2131 8th Street
(Council District 4)

PROPOSAL: The applicant is requesting the necessary entitlements in order to expand an existing church facility.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Central City Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1B
Existing Land Use of Site:	Church

Surrounding Land Use and Zoning:

North:	Church; R-1B
South:	School; R-1B
East:	Residential; R-1B
West:	Southside Park; R-3A

Property Dimensions:	80' x 160'
Property Area:	0.3± acres
Number of Fixed Seats:	22 seats
Parking Required:	6 spaces
Parking Provided:	16 spaces
Square Footage of Existing Building:	2,200 square feet
Square Footage of Addition:	3,060 square feet
Height of Building:	26 feet, 2 stories
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Concrete Block
Roof Materials:	Composition Shingle

APPLC. NO. P92-053

MEETING DATE June 11, 1992

ITEM NO. 7

001816

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.3± acres in the Single or Two Family Residential (R-1B) zone. The site is currently developed with a church. The General Plan designates the site Low Density Residential (4-15 du/na). The Central City Community Plan also designates the site Low Density Residential. The surrounding land use and zoning includes a church, zoned R-1B, to the north; school, zoned R-1B, to the south; residential, zoned R-1B, to the east; and Southside Park, zoned R-3A, to the west.

B. Applicant's Proposal

The applicant is requesting a special permit modification to expand an existing 2,200 square foot church for a total of 5,260 square feet. The addition contains kitchen areas, offices and classrooms. The total number of fixed seats within the sanctuary is 22. The classrooms are to be used for Sunday School. No day care use is proposed. If a day care facility is proposed in the future, an additional special permit modification will be required.

C. Policy Considerations

The General Plan and Central City Community Plan designate the site for Low Density Residential land uses. The proposed church expansion is consistent with these plan designations in that churches are allowed with special permit approval.

D. Site Plan Design

The church currently maintains an eight foot front setback and a seven foot street side setback. The addition and remodel does not reduce any of the setbacks. The expansion is primarily a second floor containing classrooms above the existing church. Staff has no objection to the expansion. The expansion requires a masonry wall be provided on the east property line separating the residential use from the church. The applicant should submit a detail of this masonry wall for review and approval of the Planning Director prior to the issuance of Building Permits.

The site currently contains two planter areas between the parking lot and 8th Street which are not landscaped. These planters should be landscaped as part of this church expansion. The landscaping and irrigation plans should be submitted for review and approval of the Planning Director prior to the issuance of Building Permits. Design Review should also review the landscape plans.

E. Parking and Circulation

The applicant indicates that there are 22 fixed seats within the sanctuary. The Zoning Ordinance requires one parking space be provided for every 4 seats. The site, therefore, requires 6 parking spaces. The submitted site plan indicates 16 parking spaces to be provided on the site. The spaces do not provide adequate maneuvering area or shading. The parking lot, however, currently exists and is being used by the church. Since the proposed modifications do not require any additional parking, and the existing parking lot is not being modified, no variance is required for the reduced maneuvering area, or for the provision of no shading of the parking area.

F. Building Design

The current church contains concrete block walls with a composition shingle roof. The proposed materials are consistent with the existing ones. The site, however, is located within the Central City which requires design review approval prior to the issuance of Building Permits. The applicant will need to submit detailed

elevations for their review and approval.

G. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Services, Building Inspections, Fire Department, Sacramento Old City Association, and the Southside Park Neighborhood Association. The following comments were received:

Engineering Development Services

1. Notice: Property to be developed in accordance with this special permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Wording Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
2. This project is located within an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to upgrade the combination system.

Traffic Engineering

The parking lot layout does not meet the minimum maneuvering area requirements.
(Existing parking lot)

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager 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 mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur. A Mitigation Monitoring Plan has been developed and is attached Exhibit F.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the Mitigation Monitoring Plan by adopting the attached Resolution.
- C. Approve the Special Permit Modification to expand an existing church for a total of 5,260 square feet with 22 seats subject to conditions and based upon findings of fact which follow.

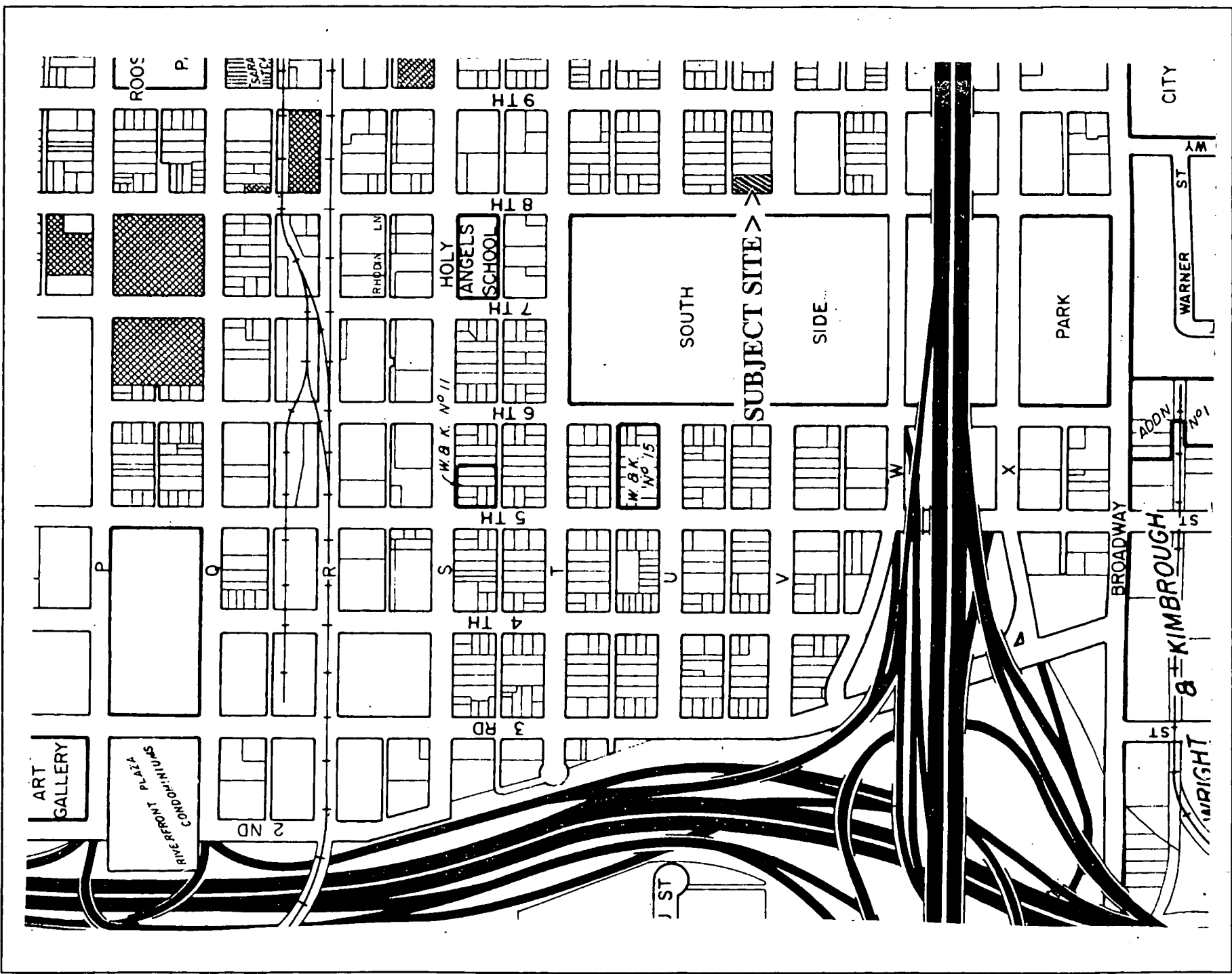
Conditions

1. The applicant shall provide a decorative masonry wall on the east property line. A detailed design of this masonry wall shall be submitted for review and approval of the Planning Director prior to the issuance of Building Permits.
2. The two planter areas between the parking lot and 8th Street shall be landscaped as part of this expansion. The landscaping and irrigation plans shall be submitted for review and approval of the Planning Director prior to the issuance of Building Permits.
3. The applicant shall submit detailed elevations for the review and approval of Design Review prior to

the issuance of Building Permits.

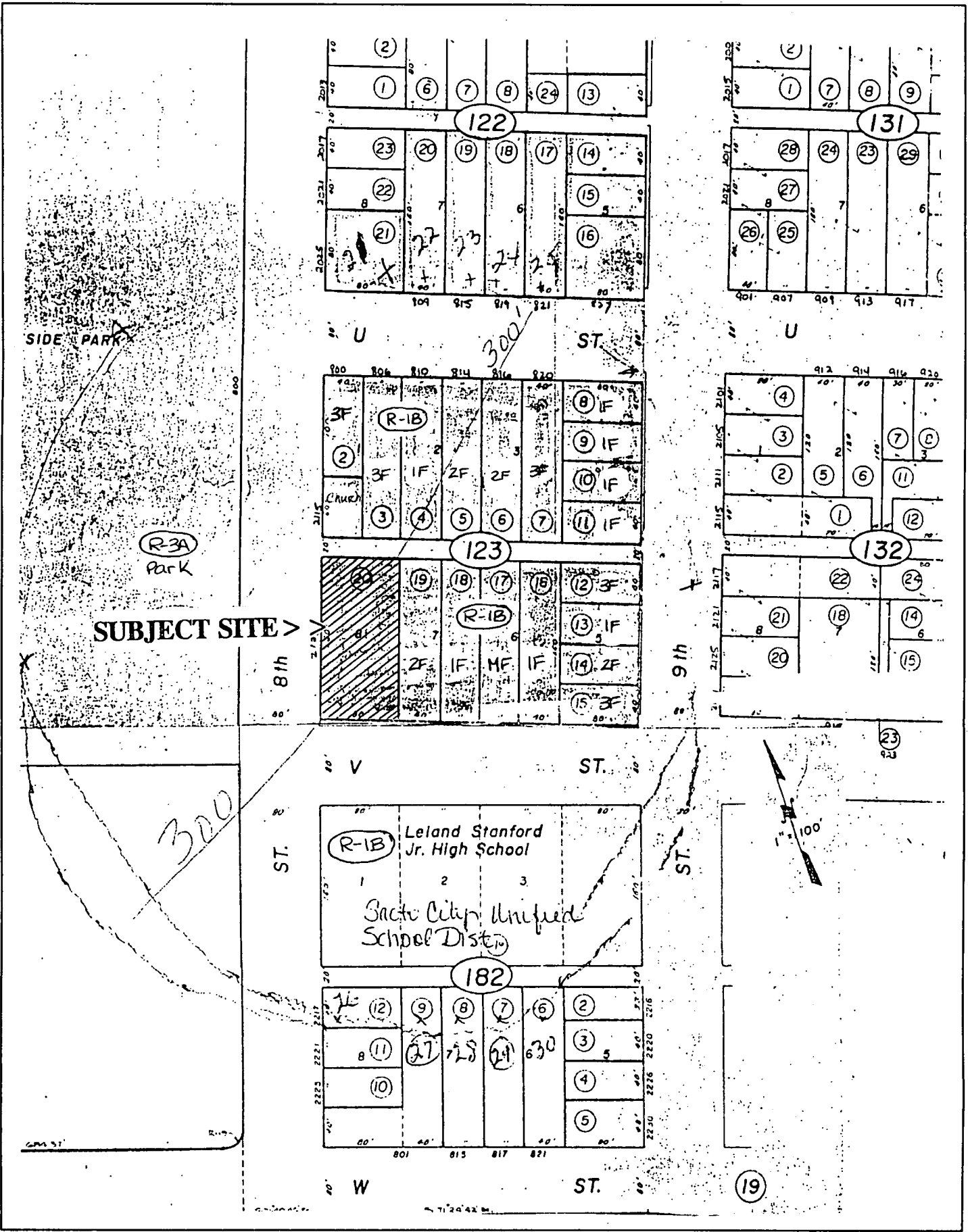
Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that the church expansion is compatible with the surrounding area which includes single family, school and park uses.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that adequate parking, circulation and open space has been provided.
3. The project is consistent with the General Plan and Central City Community Plan which both designate the site for low density residential uses. A church is allowed under these designations subject to special permit approval.



VICINITY MAP

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LAND USE & ZONING MAP

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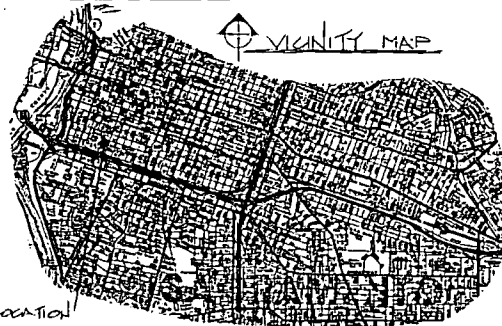
001822

PROPOSED REMODEL & ADDITION FOR:

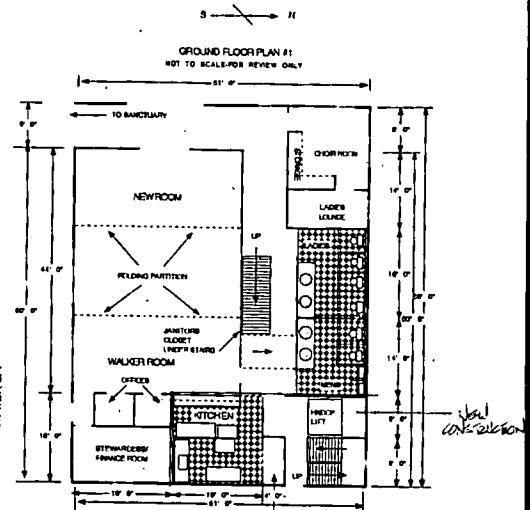
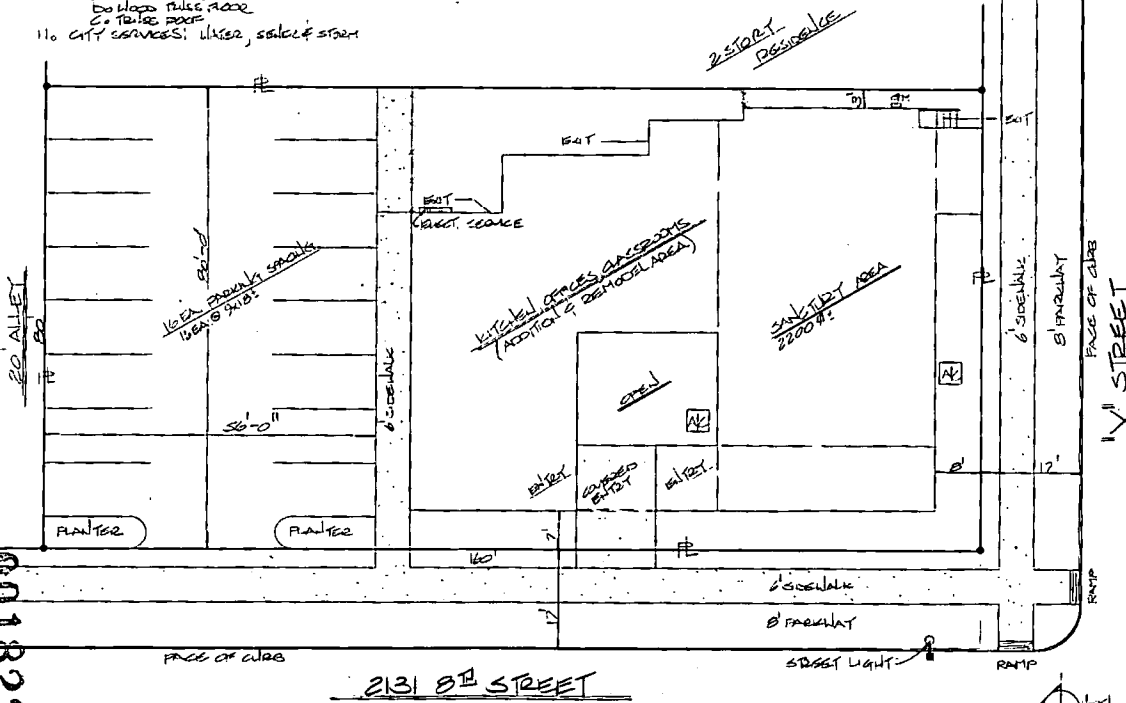
Saint Andrews A.M.E. Church

PROJECT SUMMARY

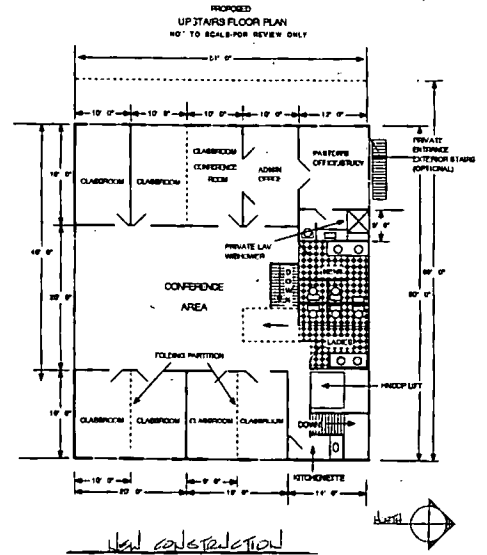
1. SITE: 213 8th Street (SW 1/4 S1)
2. Zoning: 2-18
3. Existing Use: Church
4. New Use: Church
5. Lot Size: 100' x 80'
6. Topography: Flat Level
7. APN: 229-023-020
8. Parking: 10 spaces
9. Existing Structure:
 - 20' x 40' Hills
 - to side of grade made
 - to false roof
10. New Structure:
 - 20' x 40' Hills
 - to false roof
 - to false roof
 - to false roof
11. City Services: Water, sewer & street



PROJECT LOCATION



REMODEL EXISTING + NEW CONSTRUCTION



REVISIONS	BY

SROKA'S
 Design & Drafting
 4100 Das Ave., Maryland, California, 95001
 (916) 743-1418

EXHIBIT - A

PROPOSED REMODEL & ADDITION FOR:
 SAINT ANDREWS A.M.E. CHURCH
 213 8th Street
 SHERMANTON, CA 95816

DESIGNED BY
M. SROKA
 DATE: _____
 1" = 1/8" SCALE
 SHEET NO. **1**
 OF **1** SHEETS

4p92053
CITY OF SACRAMENTO
CITY PLANNING DIVISION

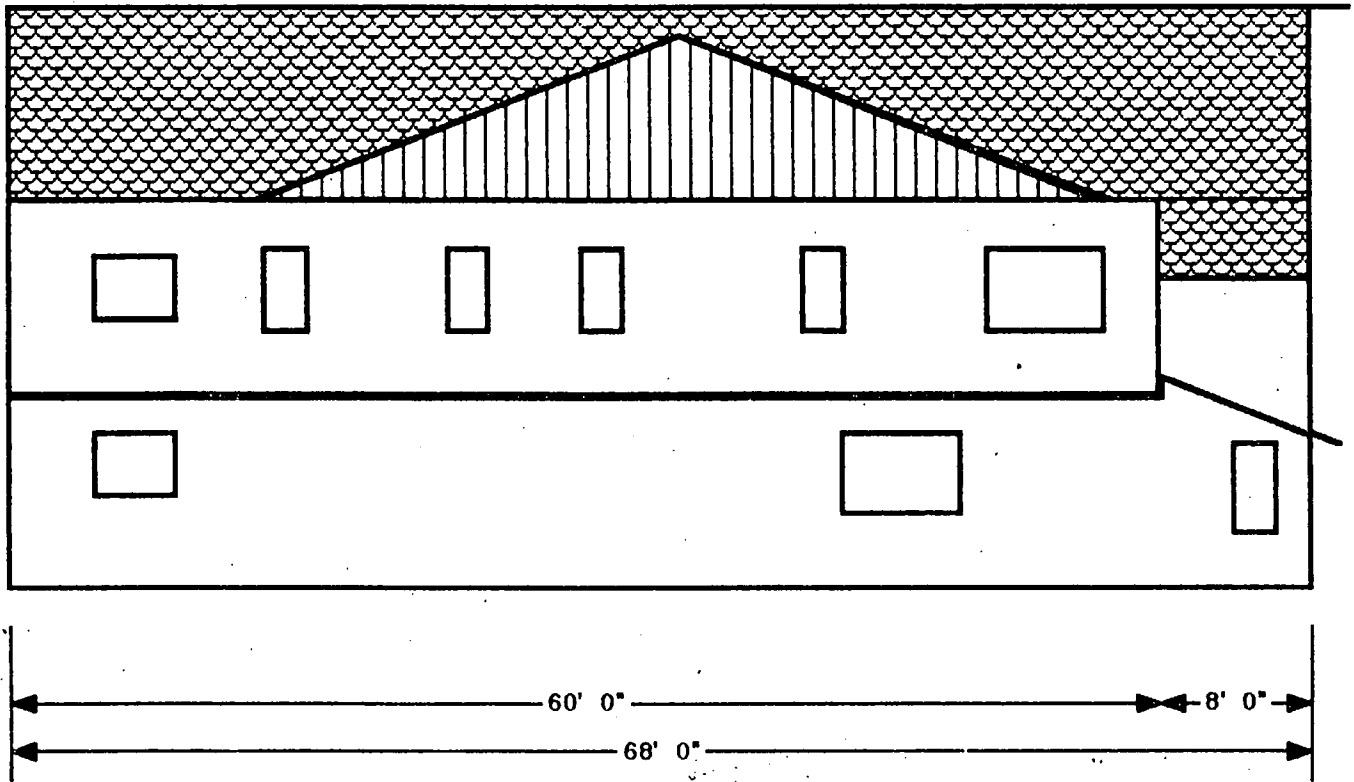
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EXHIBIT - B

BUCKLEY
CONSTRUCTION

ST. ANDREWS A.M.E. CHURCH
2131 8TH STREET
SACRAMENTO, CALIFORNIA 95811



NORTH ELEVATION

NOT TO SCALE FOR REVIEW ONLY

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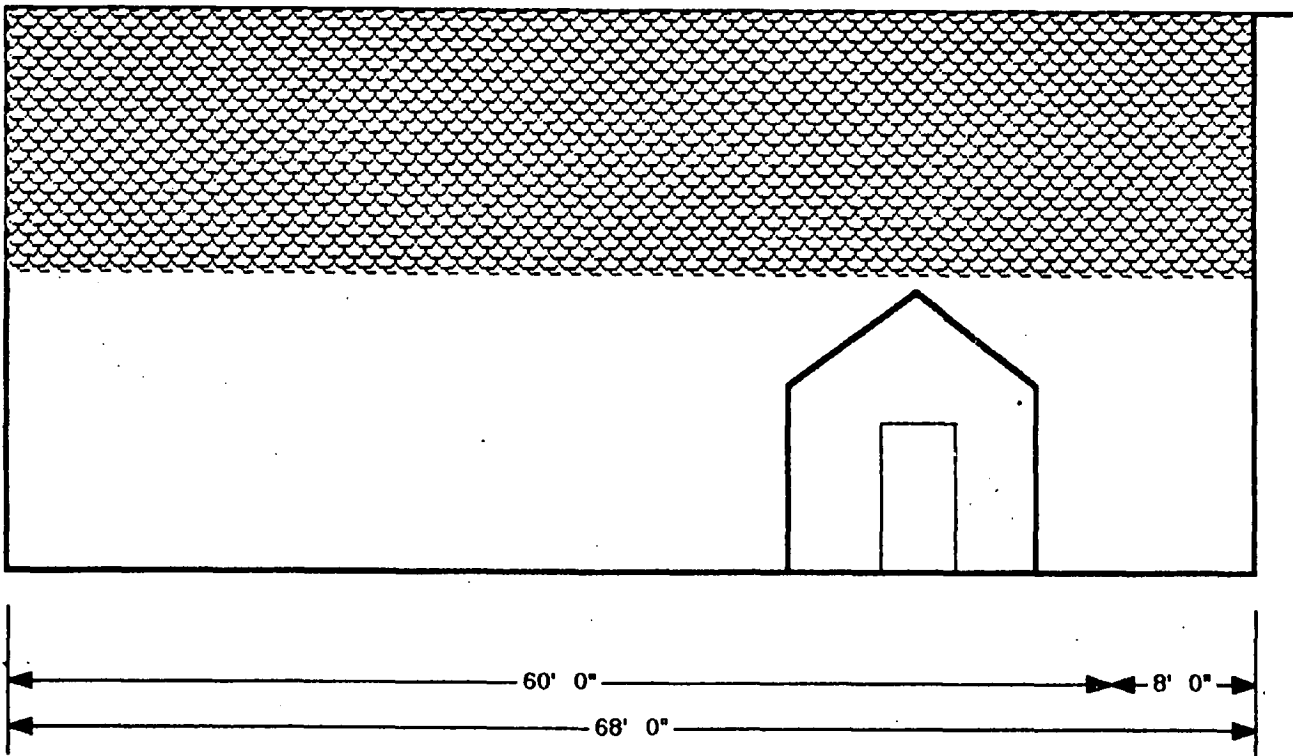
MAR 09 1992

CITY OF SACRAMENTO
CITY PLANNING DIVISION

EXHIBIT - C

BUCKLEY
CONSTRUCTION

ST. ANDREWS A.M.E. CHURCH
2131 8TH STREET
SACRAMENTO, CALIFORNIA 95818



SOUTH ELEVATION

NOT TO SCALE-FOR REVIEW ONLY

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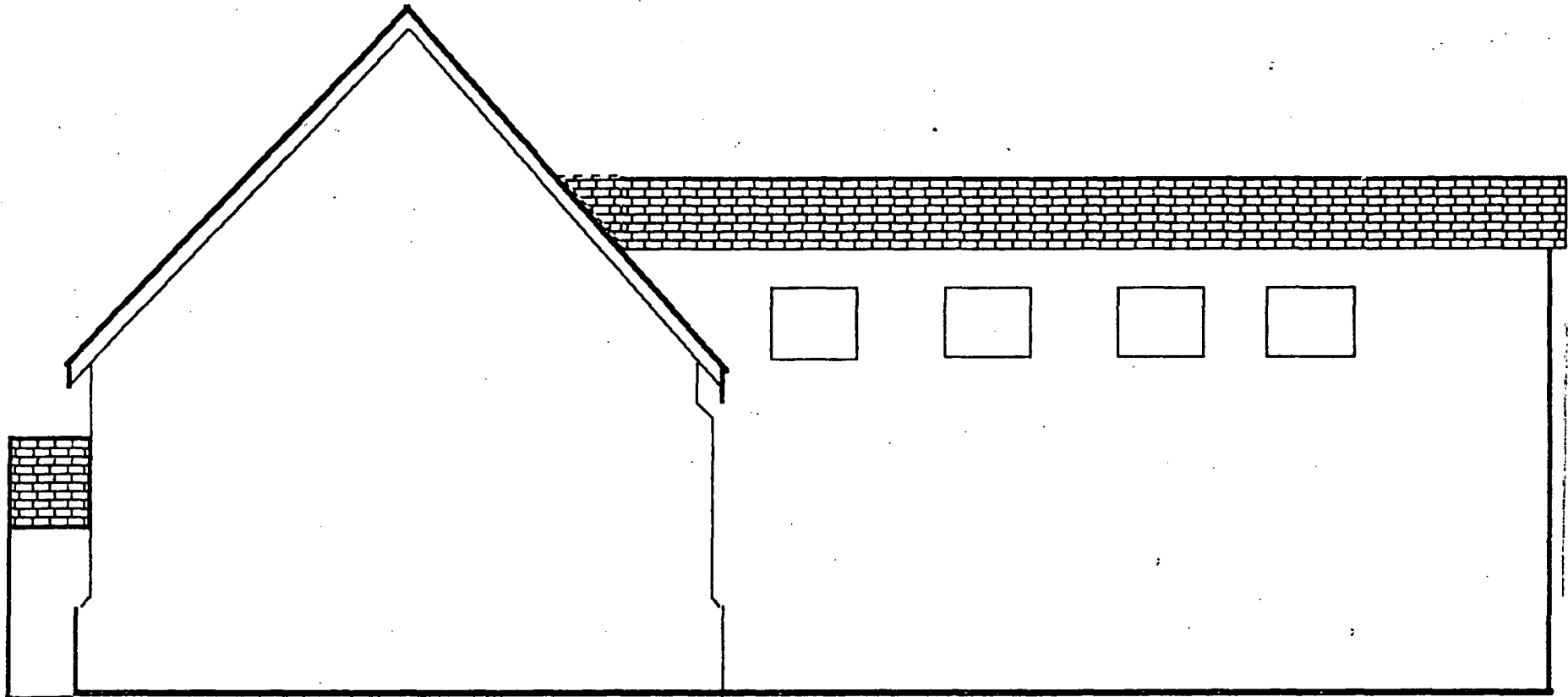
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BUCKLEY
CONSTRUCTION

ST. ANDREWS A.M.E. CHURCH
2131 8TH STREET
SACRAMENTO, CALIFORNIA 95818

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EAST ELEVATION

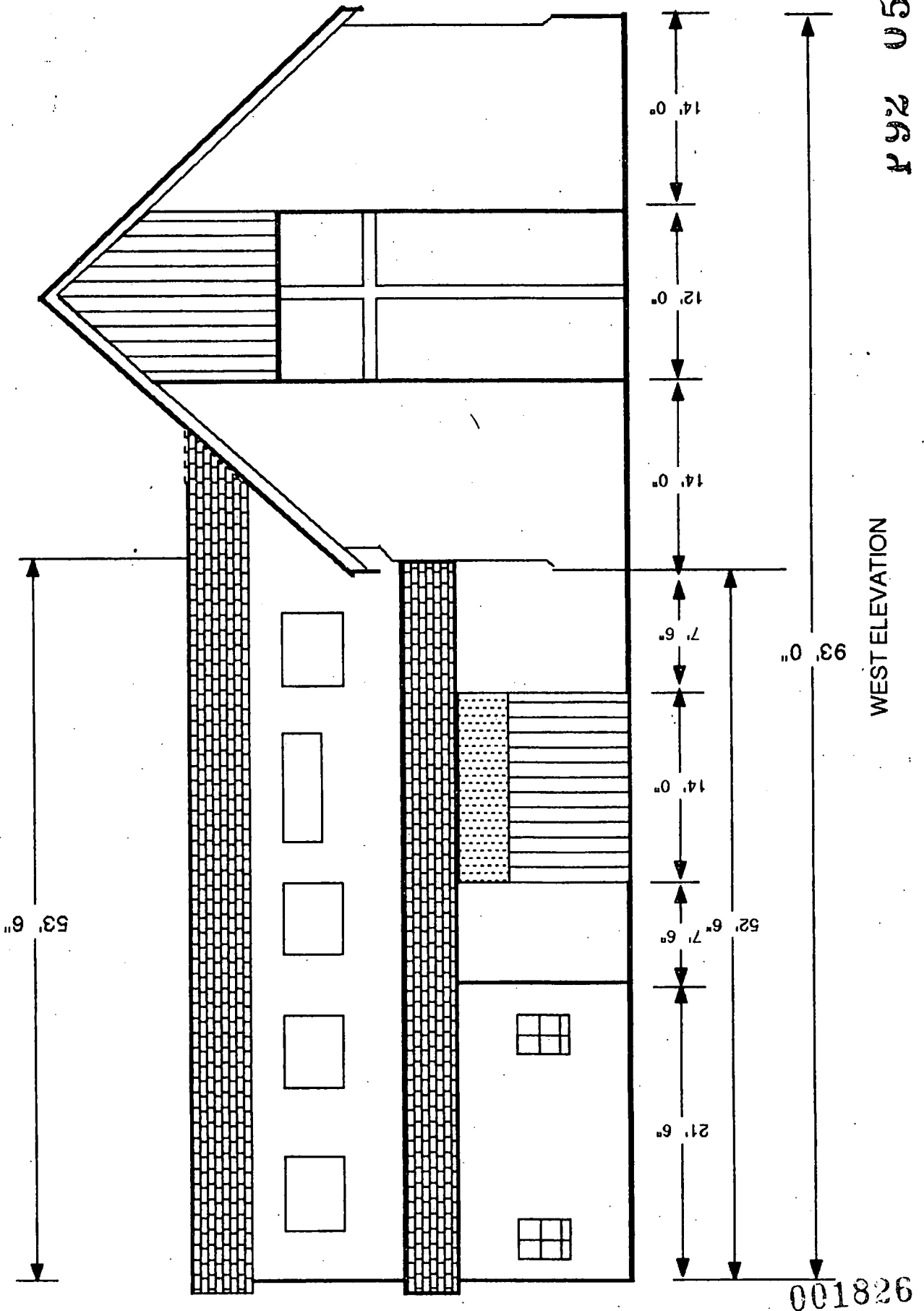
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EXHIBIT - D

EXHIBIT - E

ST. ANDREWS A.M.E. CHURCH
2131 8TH STREET
SACRAMENTO, CALIFORNIA 95818

BUCKLEY
CONSTRUCTION



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WEST ELEVATION

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