

# CITY PLANNING COMMISSION

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

APPLICANT	Warren H. Parker, 450-46th Street, Sacramento, CA 95819		
OWNER	Church of Jesus Christ of Latter Day Saints, 6685 Arboga Way, Sacramento, CA 95831		
PLANS BY	Warren H. Parker, 450-46th Street, Sacramento, CA 95819		
FILING DATE	5-8-84	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC	Ex. 15301(e) EIR	ASSESSOR'S PCL. NO.	008-165-01

APPLICATION: Special Permit to expand an existing church (Sec. 2-F-8)

LOCATION: 1101-51st Street

PROPOSAL: The applicant is requesting the necessary entitlements to expand an existing 23,236± square foot church building with a 1,672± square foot addition.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1963 East Sacramento Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Church facility
Surrounding Land Use and Zoning:	
North:	Single Family Residential; R-1
South:	Single Family Residential & East Portal Park; R-1
East:	East Portal Park; R-1
West:	Single Family Residential & East Portal Park; R-1
Parking Required:	48 spaces
Parking Provided:	82 spaces
Parking Ratio:	1 space per 6 seats (284 seats)
Property Dimensions:	277' x 254'
Property Area:	1.6± acres
Square Footage of Existing Bldg.:	23,236±
Sq. Footage of Proposed Addition:	1,672±
Height of Building:	28± feet (two stories)
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors and Materials:	Red brick with white trim

002302

BACKGROUND INFORMATION: On January 8, 1981 the City Planning Commission approved a special permit to expand the existing church located on the subject site with a two-story 1,632± square foot baptismal font and office (P-9182). Building permits for the proposed expansion were not obtained within the two-year period required under special permit approval; the special permit, therefore, expired. The church, however, still desires to construct the proposed addition and has reapplied for a new special permit.

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The subject site is a 1.6± acre parcel located in the Single Family (R-1) zone. A 23,236± square foot, 28± foot high church facility is currently located on the site. The applicant proposes to expand the facility with a 1,672± square foot, two-story addition on the north side of the building. A baptismal font and

restrooms will be located in the first floor addition, while a meeting room is proposed for the second floor. The addition will be constructed out of red brick to be compatible with the existing church building.

2. The project was reviewed by the City Building Division. They had no objections to the proposed addition as long as building code requirements were met. The original special permit request for the proposed expansion was reviewed by the East Sacramento Improvement Association in 1980. They had no objections to the proposed church addition at that time.
3. Staff has no objections to the proposed church expansion. The building addition will be used by individuals already attending the church and will not result in an increased parking demand. Currently, there are 82 parking spaces on the subject site, 34 more spaces than required by the Zoning Ordinance. The proposed building addition is architecturally compatible with the existing church structure and will be constructed with similar materials. Staff, therefore, recommends approval of the special permit request.

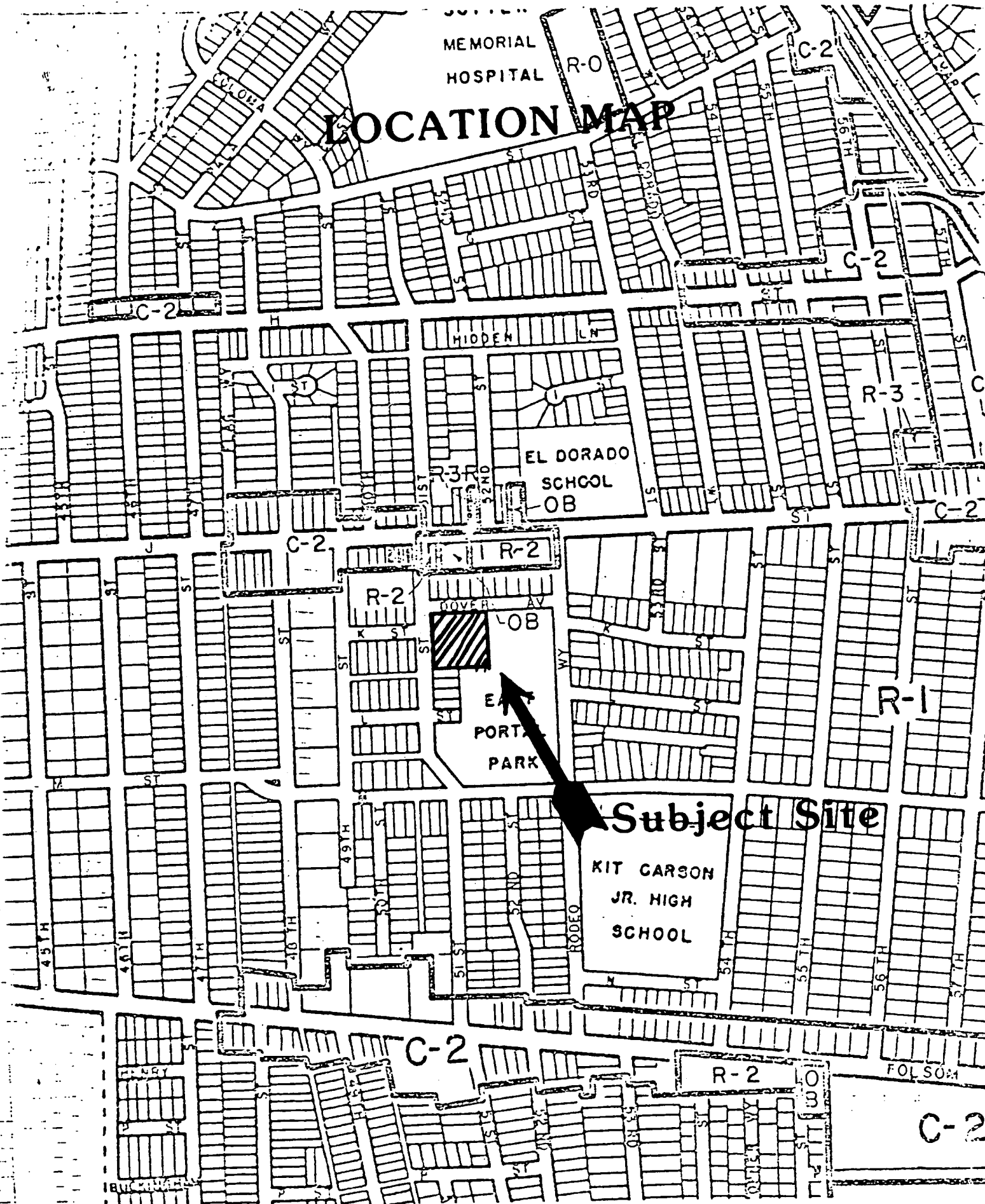
STAFF RECOMMENDATION: Staff recommends approval of the special permit, based upon Findings of Fact which follow:

Findings of Fact

- a. the project, is based upon sound principles of land use in that:
  - 1) the church facility is compatible with adjacent single family residential uses and other existing public and private facilities, such as schools and parks found in the area;
  - 2) adequate off-street parking is provided.
- b. The project is not detrimental to the public health, safety or welfare nor will result in the creation of a nuisance in that:
  - 1) the proposed addition is architecturally compatible with the existing church building;
  - 2) adequate on-site parking is provided;
  - 3) the proposed addition will not significantly alter the characteristics of the area.
- c. The project is in conformance with the 1974 General Plan and the 1963 East Sacramento Community Plan which designate the site for residential uses. Church facilities are allowed in residential areas with special permit approval.

MEMORIAL HOSPITAL

# LOCATION MAP



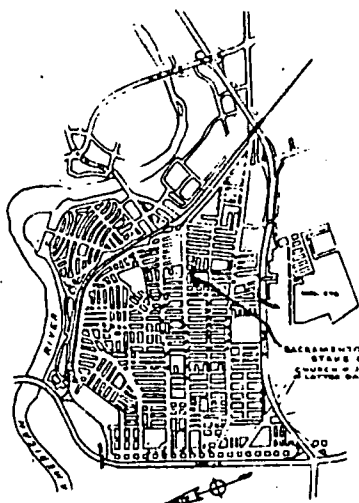
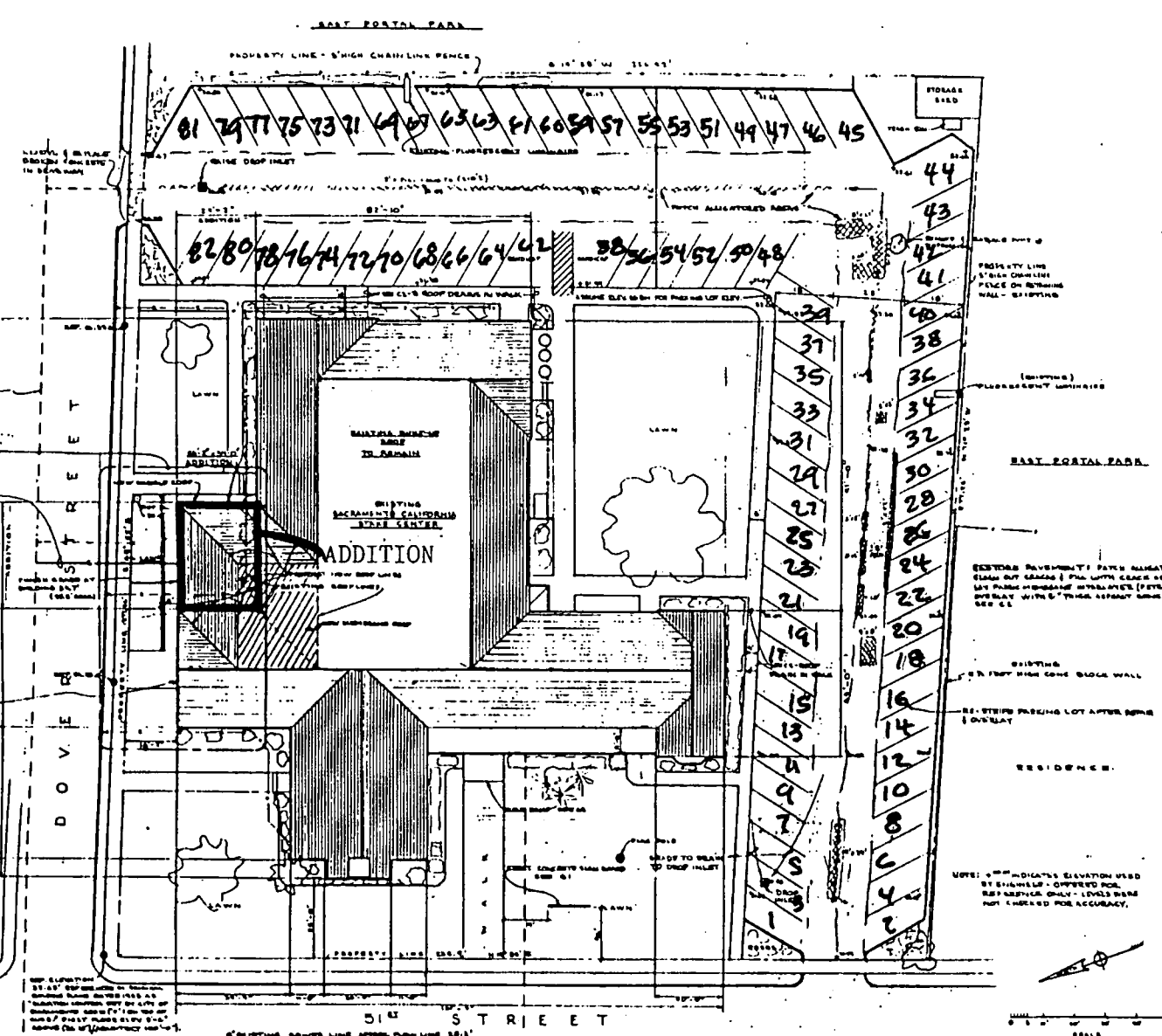
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**LEGAL DESCRIPTION**

FROM GRANT DEED RECORDED IN THE PUBLIC RECORDS OF DEEDS IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, DATED 3/28/1980.

\*THE EAST 1/2 OF THE NORTHWEST 1/4 OF LOT 18 OF CARNIVAL COLONY NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY BY MAY ILIEN, IN BOOK 17 OF MAPS, MAP NO. 5, 2 1/2 ACRES MORE OR LESS.

EXHIBIT A

PLOT PLAN  
 STAKE CENTER REMODEL - 1101 5th STREET  
 SACRAMENTO, CALIFORNIA  
 CHECKED BY JESSE GUNTER, CIVIL ENGINEER  
 WARREN H. PARKER - CIVIL ENGINEER

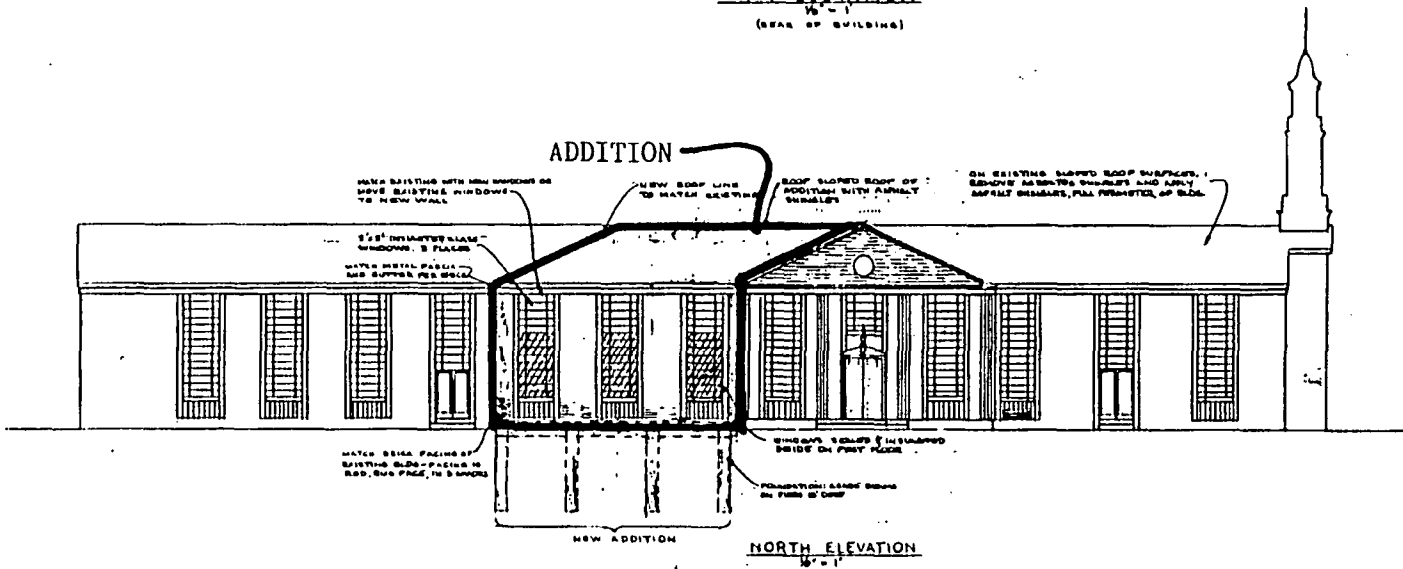
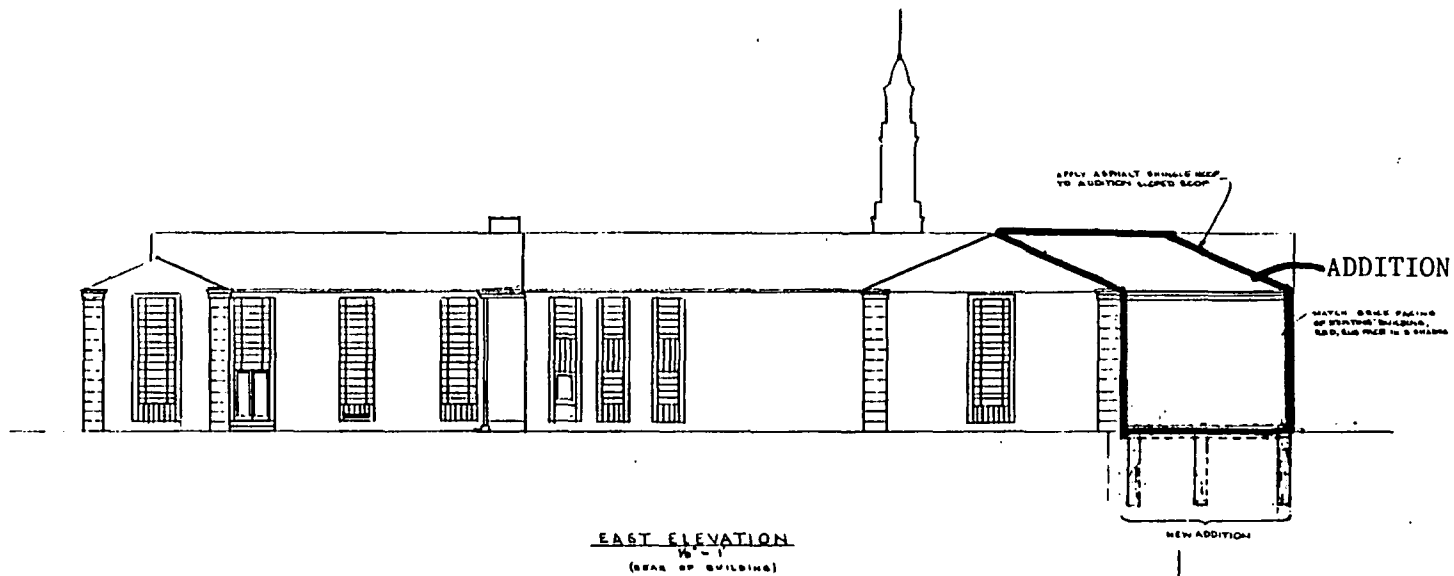


C1

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No. 23



002311

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EXHIBIT B

REVISIONS

ELEVATIONS

STATE CENTER, REMODEL, 1101 S. N STREET, SACRAMENTO, CALIFORNIA

CHARGE: J. J. JONES, CHIEF OF WORKS, STATE

WARREN H. PARKER - CIVIL ENGINEER

Checked by: [Signature]

Designed by: [Signature]

PROJECT NO. 301-1860

DATE: JANUARY 1960

SCALE: AS SHOWN

A1



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# EXHIBIT C

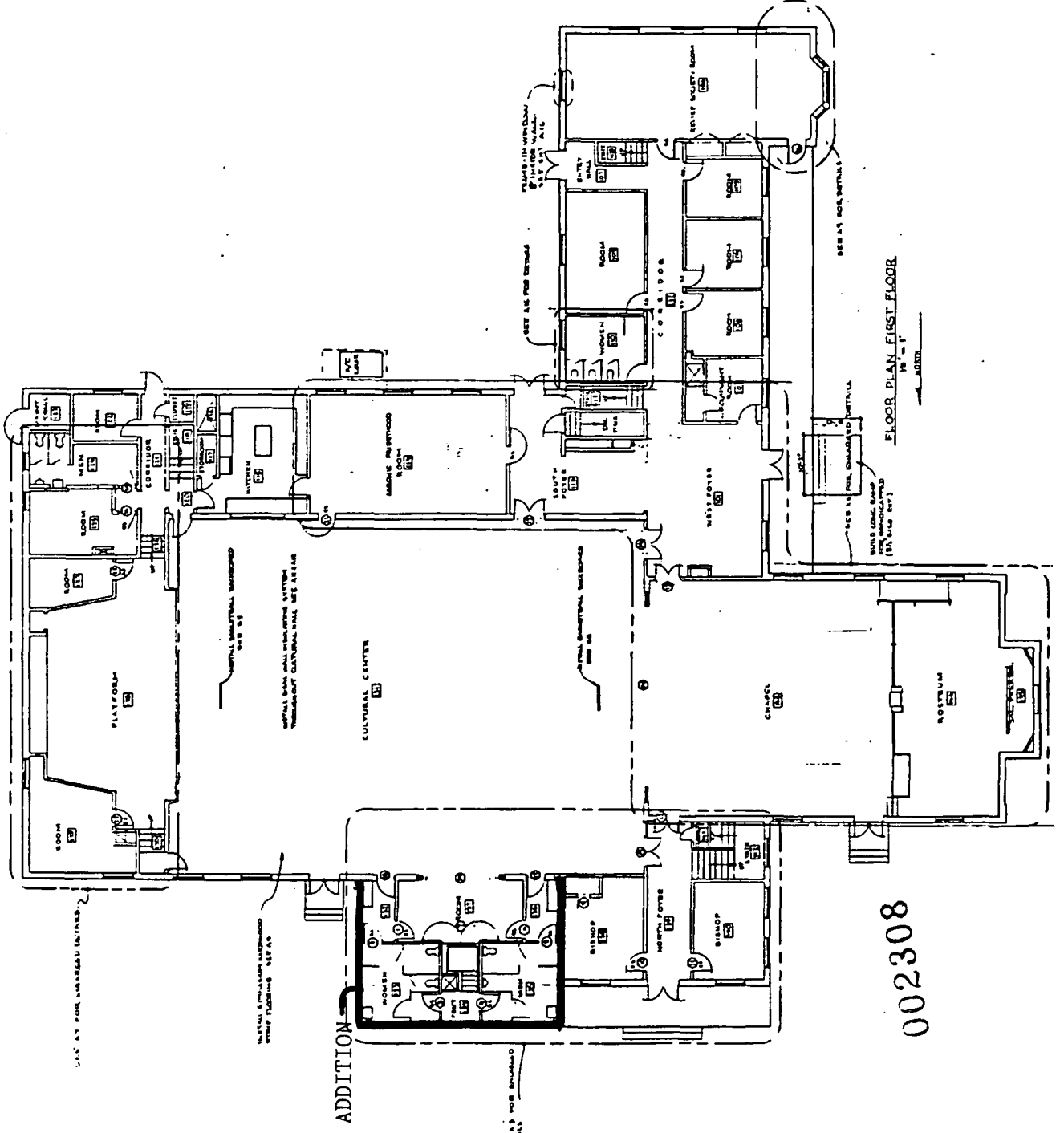
A2

REVISIONS	DATE	FLOOR PLAN FIRST FLOOR
		STAKE CENTER REMODEL 1101 51 <sup>ST</sup> STREET SACRAMENTO, CAL.
		WARREN H. PARKER CIVIL ENGINEER

PROJECT NO. 1002  
 DRAWN BY J. H. HARRIS  
 CHECKED BY W. H. HARRIS  
 DATE: June 1968



11 - ROOM MARKS ON NUMBERED LINES ARE IDENTICAL TO THE ORIGINAL



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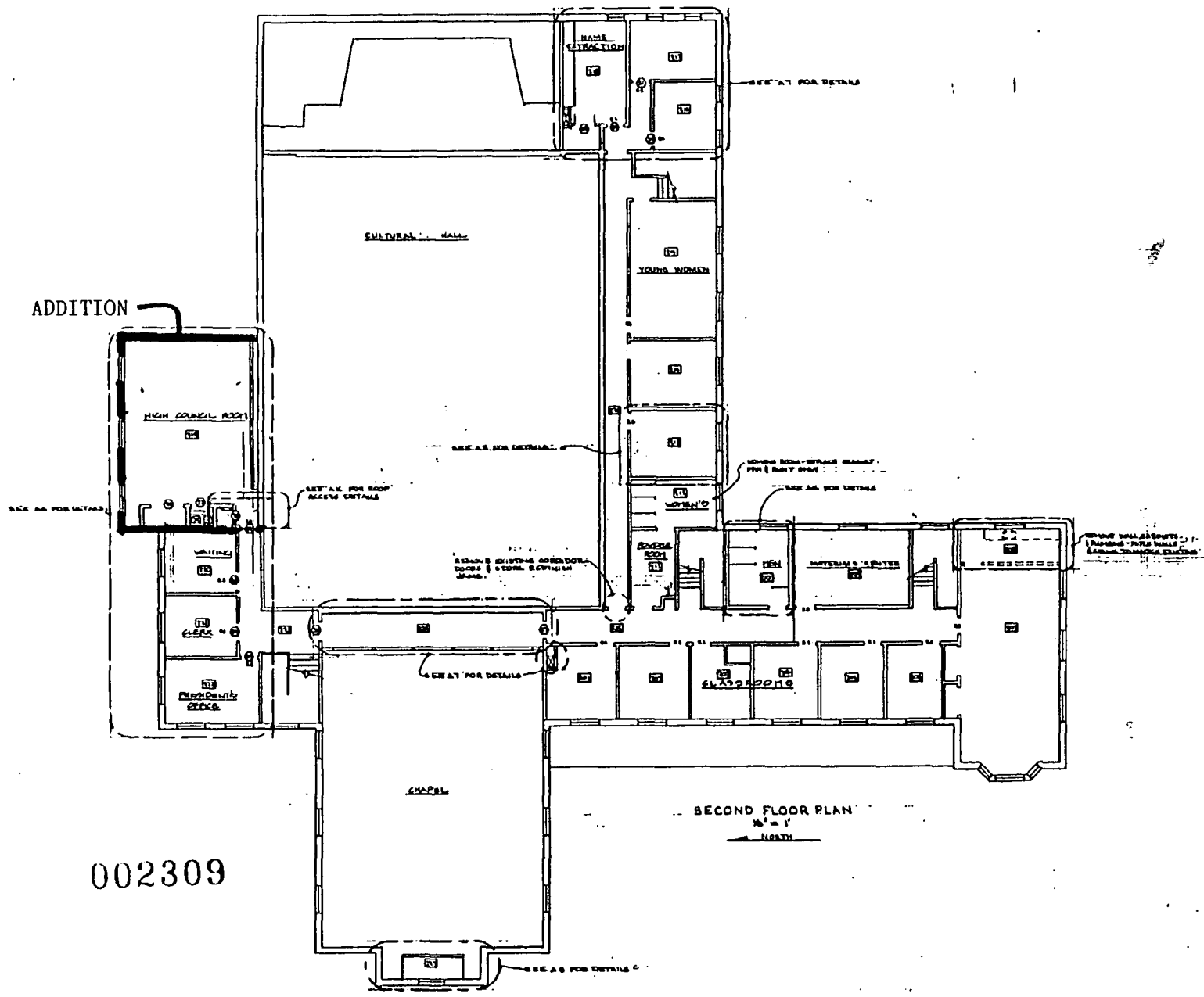
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ADDITION



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EXHIBIT D

DATE	REVISIONS
5	
SECOND FLOOR PLAN	
CENTER REMODEL 1101 5th STREET	
STAKE CENTER SACRAMENTO, CAL.	
WARREN H. PARKER - CIVIL ENGINEER	
PROJECT NO.	501-1868
DATE	JUN 1968

A3

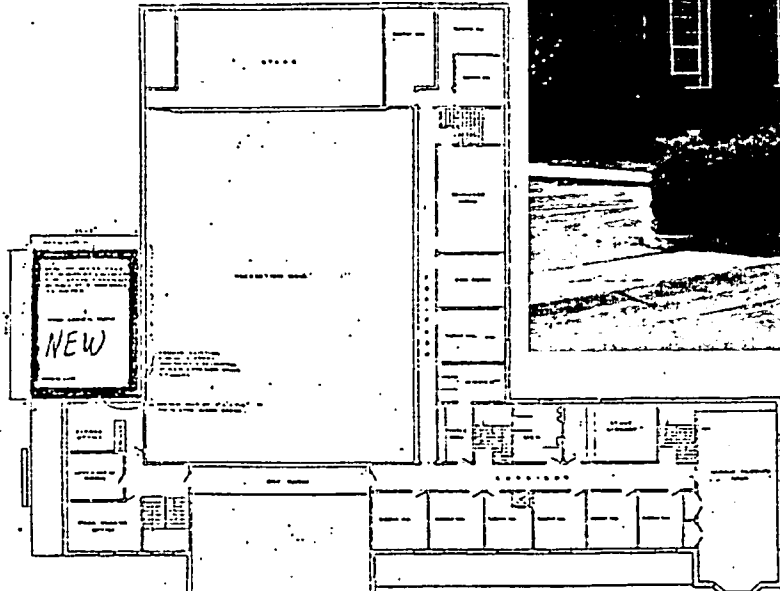
51st Street

# EXHIBIT E

Special Permit  
to expand existing  
Church SE Corner of  
51st St. & Dover Ave.



North  
←



002310

Dover Avenue  
Addition to go between  
side entrance and  
building extension

2nd FLOOR PLAN

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6-14-84

No. 23