

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

Please put some more land uses on map

Need 50 ft utility church Any photos?

APPLICANT	Takenaka Int'l., 350 California St., San Francisco, CA 94104
OWNER	Tenrikyo High Sacramento Church, 2216 6th St. Sacramento, CA 95818
PLANS BY	Takenaka Int'l., 350 California St., San Francisco, CA 94104
FILING DATE	January 31, 1992 ENVIR. DET. Neg. Dec. REPORT BY Don Smith
ASSESSOR'S PCL. NO.	009-0176-025

- APPLICATION:
- A. Negative Declaration; and,
 - B. Special Permit Modification to allow the expansion of an existing church with a 2700 square foot building on .58± developed acres in the General Commercial (C-2) zone.

LOCATION: 2216 6th Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a two story 2700 square foot building at the existing Tenrikyo High Sacramento Church.

PROJECT INFORMATION:

General Plan Designation:	Community/ Neighborhood Commercial and Offices
Central City Community Plan:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Church and Residence

Surrounding Land Use and Zoning:	Setbacks: Required:	Existing:
North: Residential; R-3A	Front: 7.5'	28'8"
South: Freeway; T-C	Rear: 0'	2'3"
East: Southside Park; R-3A	Side(Int): 5'	4'3"
West: Office Supplies; C-2	Side(Street): 5'	6'6"

Building

Property Dimensions:	160' X 160'
Property Area:	.58± acres
Building Height:	Existing: 20±'; Proposed: 20'(to plate)
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Parking Required:	8 spaces
Parking Provided:	16 spaces
Exterior Building Materials:	Existing: Concrete block walls and tile roof Proposed: Cement plaster and tile roof

BACKGROUND INFORMATION: The existing ^{50 ft} church building was built around 1947. It was constructed of concrete block walls and red tile roof. There is also another existing building on site which is used as a residence for the pastor and family. A Special Permit was approved for the church in 1975 when it was

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what is it the concrete/red tile building? or residence?

in 1947. It was constructed of concrete block walls and red tile roof. There is also another existing building on site which is used as a residence for the pastor and family. A Special Permit was approved for the church in 1975 when it was converted from a social hall (called the "Mexican Center") to the Tenrikyo High Sacramento Church.

PROJECT EVALUATION: Staff has the following comments regarding this proposal.

A. Land Use and Zoning

The project is located in the Southside Park area at 2216 6th Street. The existing General Plan designation on the property is Community/ Neighborhood Commercial and Office. The Central City Community Plan and zoning designate the site General Commercial (C-2 zone). Surrounding properties include a residence to the north, Southside Park to the east, Business 80/ Highway 50 to the south, and an office supply to the west.

B. Applicant's Proposal

The applicant is proposing to construct a two story 2700 square foot building to be used to support the functions of the church. The new building will be used as a teaching facility, group meeting area, reading area and an office. The church has about 30 members and is open on a 24 hour basis. Typically, church members gather every other night with main service on Sunday. There are no fixed seats. Services are performed without formal seating.

C. Site Plan Design

The subject site is approximately .58± developed acres in area with the existing 3650± sq.ft. main church building on the north side of the property. A 1200 sq.ft. residence, used by the pastor and family, is located on the west side of the property. As proposed, the new building would be located on the south side of the property. There are 16 existing parking spaces in the paved parking area. The 16 parking spaces are three spaces short of the 19 spaces approved in 1975. The applicant, however, indicates that there are a maximum of 30 people in the congregation. The 16 spaces would provide enough parking for 64 people which is adequate for the church. Should the church's seating or service attendance exceed 64 people, adequate parking spaces would need to be provided.

The proposal is in the Southside Preservation Area. The Design Review Board reviewed the proposal on May 12, 1992. The Design Review Board suggested that the new building have a tile roof and window openings that matched the existing building. It was also suggested that the proposed building be turned and placed closer to the existing buildings. The applicant indicates that the roofing and window materials will be changed to reflect the Design Review Board's recommendations. The recommended conditions of approval for the Special Permit Modification will allow some flexibility to accommodate a Design Review Board decision to move the proposed building's location.

How about Neighborhood Comments?
-3- Southside Park?

F. Agency Comments:

The preliminary plans have been reviewed by Development Services, the Building Division, and Traffic Engineering. Their comments are as follows:

1. Development Services indicates that this area is served by a combined sewer and drainage system. The applicant may be required to share in the costs for improvements needed to upgrade the combination system.
2. Building Division recommends a condition of approval to prohibit weekday child care or school uses which may require more restrictive building codes. The building, as proposed would also require a one hour fire wall along the west elevation.
3. Traffic Engineering requires a distance of 20 feet between a gate and property line.

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.

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

- A. Ratify the Negative Declaration; and,
- B. Approve the Special Permit Modification to allow the expansion of an existing church with a 2700 square foot building on .58± developed acres in the General Commercial (C-2) zone subject to conditions and based on findings of fact which follow.

Conditions

1. Building elevations are subject to the review and approval of the Design Review Board prior to the issuance of any building permit. The location of the proposed building on the site plan may be repositioned at the direction of the Design Review Board. Any other substantial changes to the plans shall require approval of the Planning Commission.
2. No weekday child care or school uses shall be permitted on site without a Special Permit Modification.
3. Any additional parking spaces (above the approved 16 spaces) shall require a Special Permit Modification.
4. Outdoor storage including inoperable vehicles, trailer and other materials shall be removed or placed on pavement within an area screened with a minimum six foot high opaque fence.

Could we get more spaces with compact?

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Timing for removal or construction of fence

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5. Move existing gate shall be moved 20 feet back of the property line.

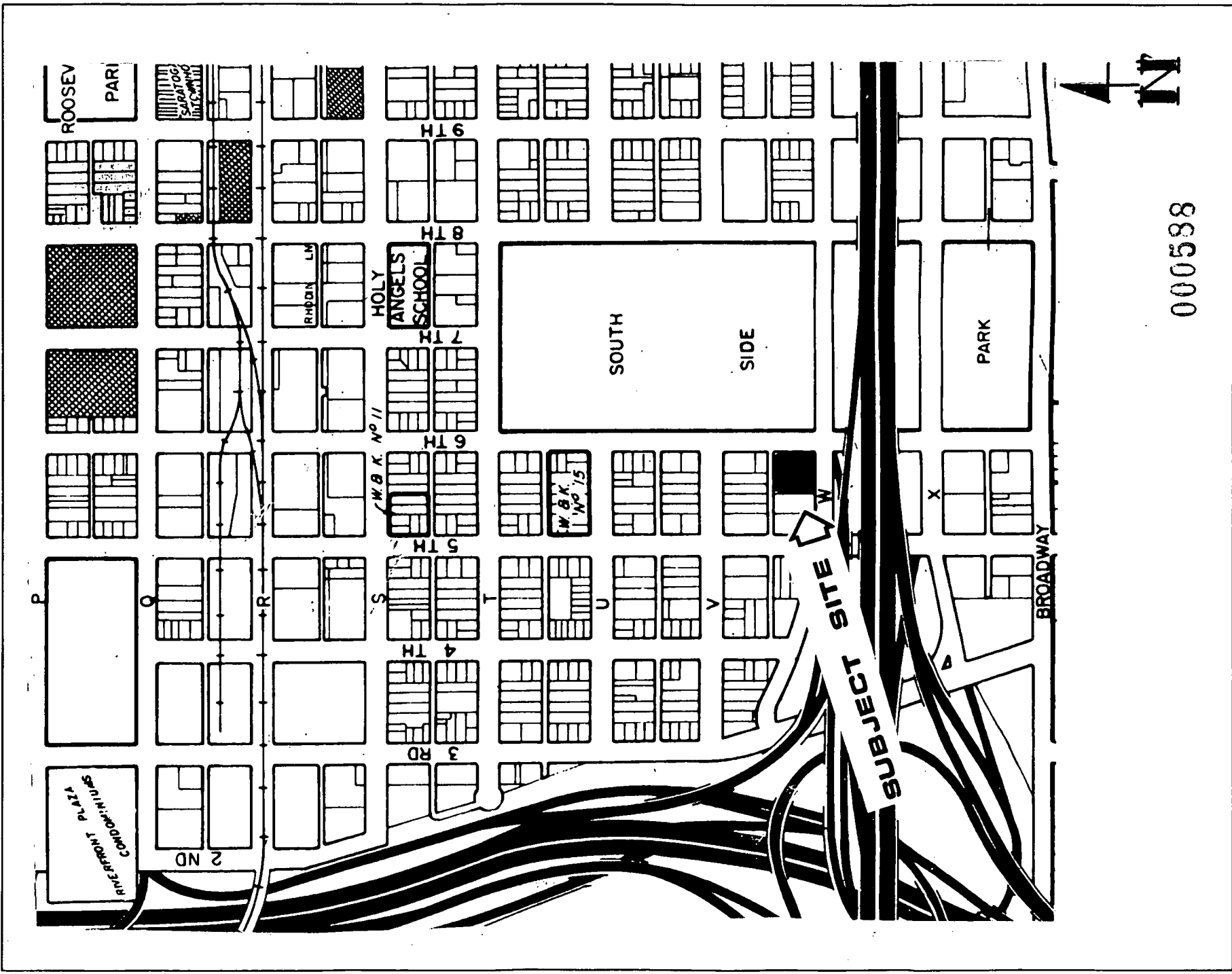
6. [No increased runoff into the combined sewer and drainage system.]
On-site detention should be provided to the satisfaction of the Utility Department.

Notice: Property to be merged in accordance with this certificate of compliance 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 Working Map for the Sacramento community, dated January 1989, available at the City of Sacramento Public Works Department, Development Services Division, Room 100, 927 10th Street.

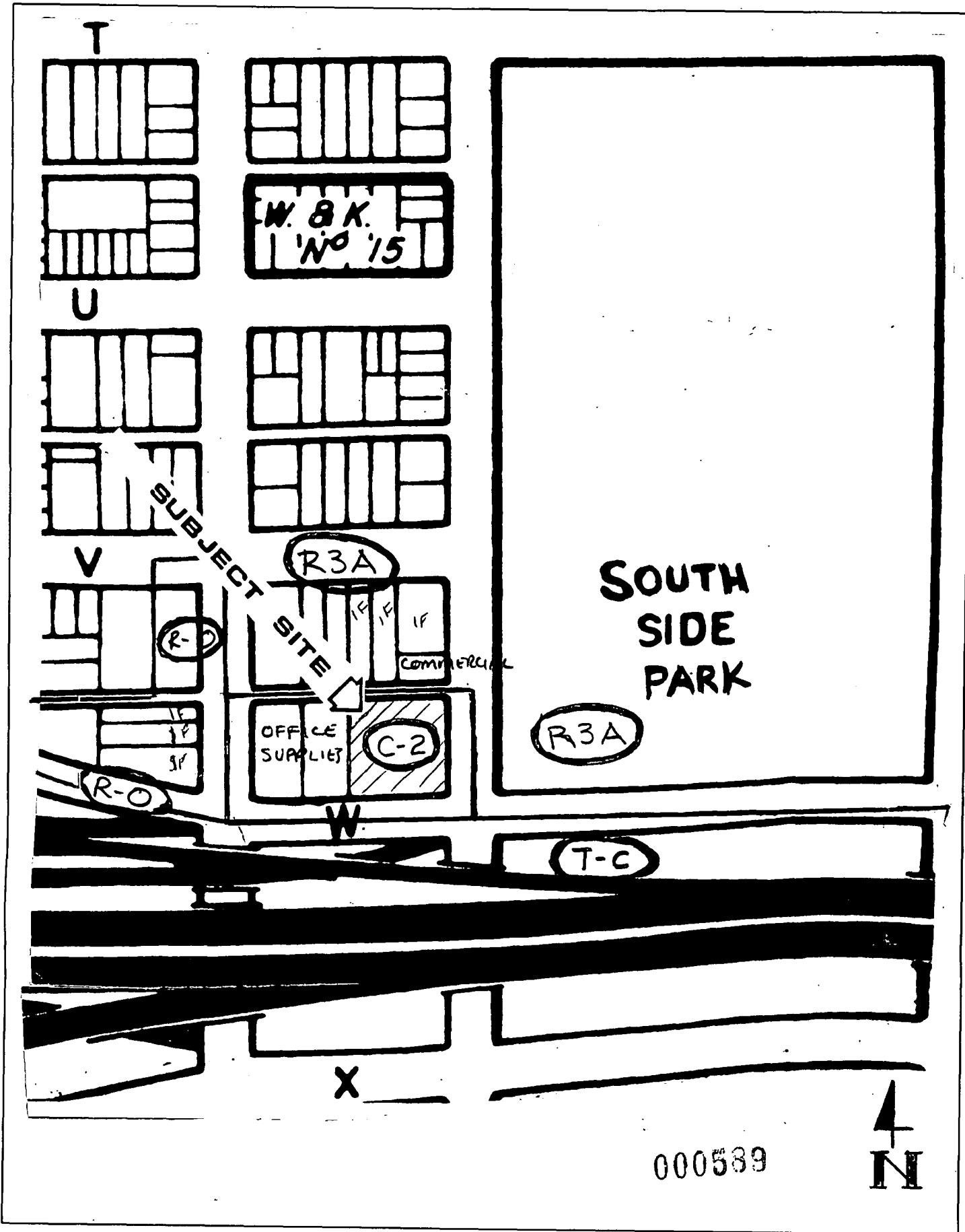
Findings of Fact

1. Granting the request is based upon sound principles of land use planning in that the project meets the provisions of the existing zoning applied to the site.
2. Granting the request will not be injurious to public welfare nor to property in the vicinity in that:
 - a) adequate parking and landscaping is provided; *and*
 - b) outdoor storage will be removed or screened; *and,*
 - c) any weekday child care or school facilities would require a Special Permit Modification .
3. The proposed project is consistent with the General Plan and Central City Community Plan in that the project is a use permitted in the general commercial designations.

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VICINITY MAP



LAND USE & ZONING MAP

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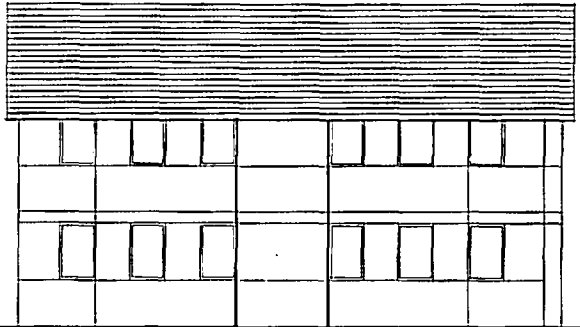
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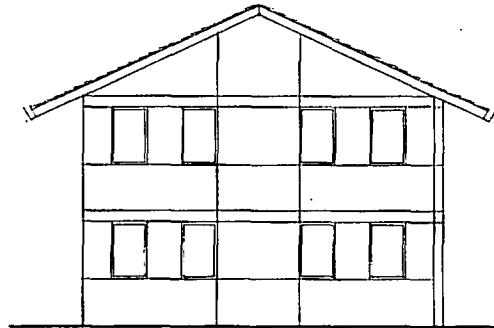
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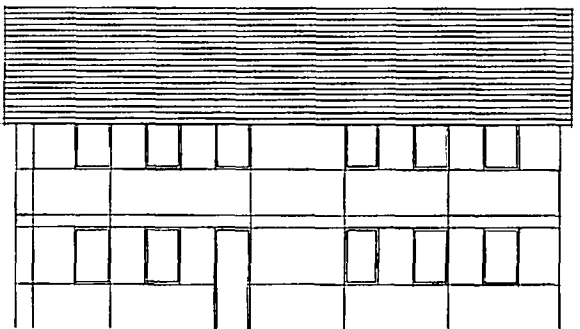
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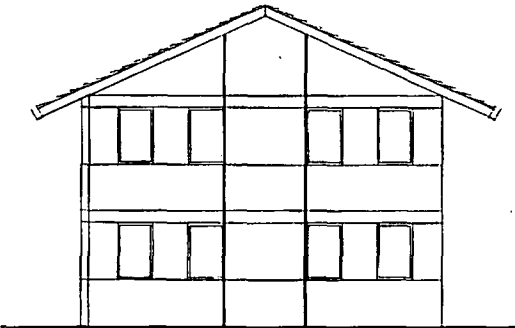
SOUTH



WEST



NORTH



EAST

TENRIKYO HIGH SACRAMENTO CHURCH



ELEVATIONS
SCALE: 1/4" = 1'-0"

TAKENAKA INTERNATIONAL (U.S.A.) LTD
360 CALIFORNIA STREET, SUITE 1700
SAN FRANCISCO, CALIFORNIA 94104

EXHIBIT B - ELEVATIONS

MAY 28, 1992

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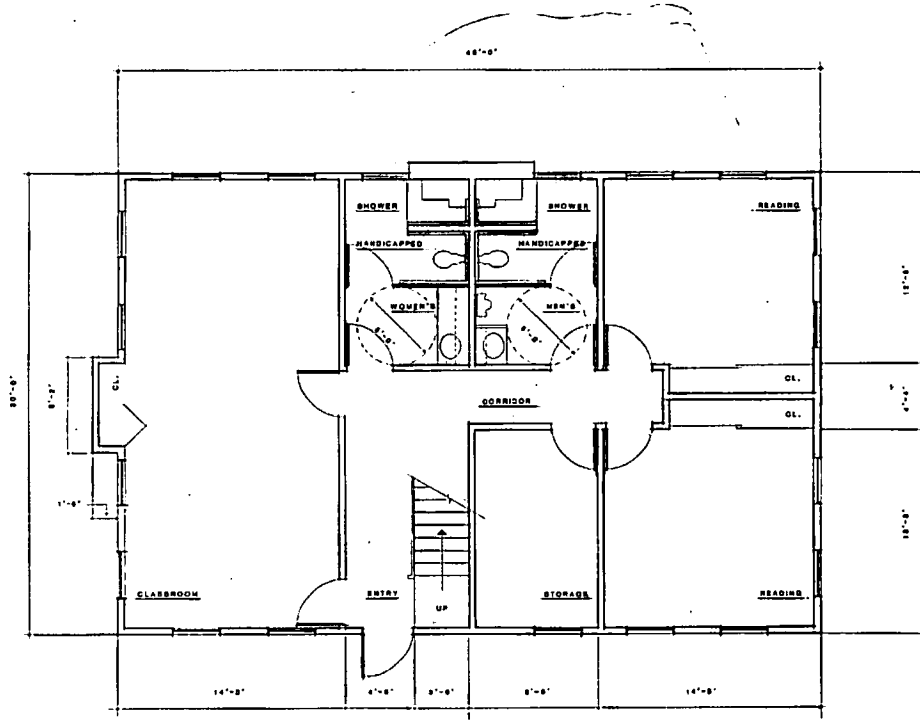
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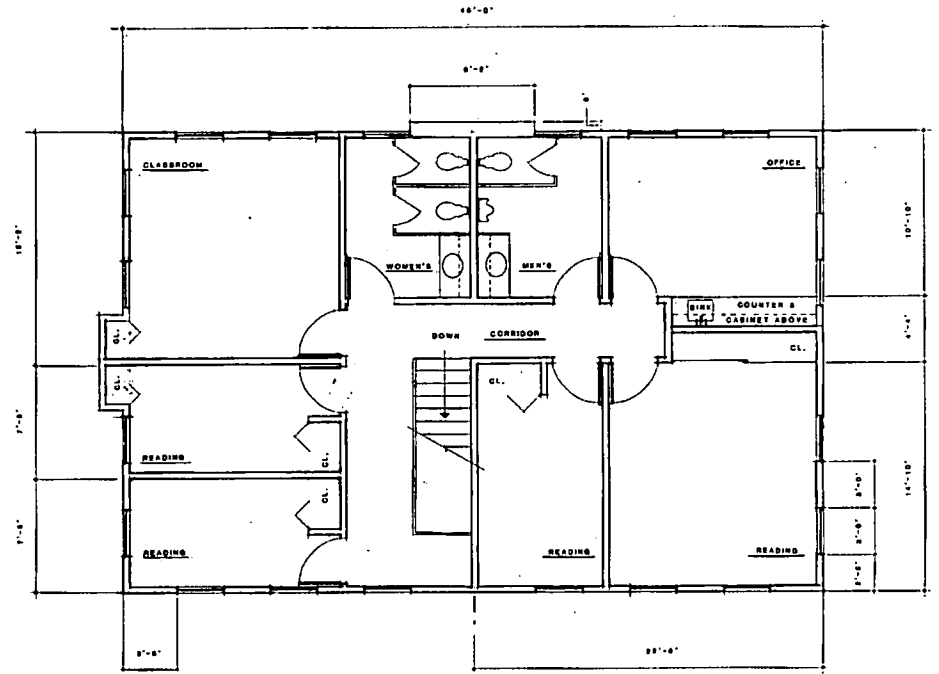
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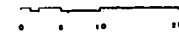
FIRST FLOOR



SECOND FLOOR

TENRIKYO HIGH SACRAMENTO CHURCH

FLOOR PLAN



SCALE: 1/4" = 1'-0"

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EXHIBIT C - FLOOR PLAN

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