

CITY PLANNING COMMISSION

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

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	St. Mary's Church & Roman Catholic Bishop of Sacto., 1333-58th St., Sacto., 95819		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	6/22/84	50 DAY CPC ACTION DATE	REPORT BY: PB:mmm
NEGATIVE DEC.	7/16/84	EIR	ASSESSOR'S PCL NO. 008-302-01,13

APPLICATION: A. Negative Declaration

B. Special Permit to renovate social hall
and add a gymnasium on a 3.66+ ac.
parcel in the R-1 single family zone.

LOCATION: 1333 58th Street

PROPOSAL: The applicant is requesting the necessary
entitlements to renovate and enlarge
church facilities

PROJECT INFORMATION

1974 General Plan Designation:	School
1963 East Sacramento Community Plan Designation:	St. Mary's School
Existing zoning:	R-1 single family
Existing land use:	Church and church school
Surrounding land use and zoning:	
North:	Residential/school R-1
South:	Residential; R-1
East:	School; R-1
West:	Residential; R-1
Parking required:	144
Parking provided:	153
Ratio required:	1:500 s.f. or 1:6 seats
Ratio provided:	Varies
Property dimensions:	Irregular
Property Area:	3.66+ acres
Height of structure:	26 ft.
Significant features of site:	Existing church, social hall and classrooms
Street improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION:

Staff has the following comments:

1. The subject site is located at the southeast corner of "M" and 58th Streets, in the R-1 single family zone. The site consists of Saint Mary's Church and school and is surrounded on three sides by single family dwellings. The fourth side is Phoebe Hurst School.

2. The applicant proposes; to renovate the existing parish social hall and construct a new gymnasium. Parking stalls will be striped on the existing playground which is already used for parking/or non-school functions. These "new" spaces will be more than adequate for the total church parking requirement of the City (144 required, 153 provided). The applicant is also requesting waiver of the required 6 foot masonry wall on the east and south sides of the property.
3. Staff has no objection to the refurbishing of the social hall, and enlarging the kitchen, nor to the addition of a gymnasium. Staff is concerned that the gymnasium will be used for other than gymnasium purposes, such as church or social gatherings that would require additional parking that is not available on site. The proposed gymnasium is designed with a solid wall between the renovated social hall and the gym to discourage opening it up to one large room. The gym should be used for school/sports and student assemblies only.

The proposed parking layout shows 8 parallel parking spaces. The City Zoning Ordinance does not provide for parallel parking. The parking lot should be redesigned to eliminate those parallel parking stalls. The applicant should consider replacing these spaces with landscaping and trees, since the parking lot has a minimal amount of planting area.

4. The applicant requests a variance to eliminate the required 6 foot masonry wall on the east and south sides of the school. The property to the east is zoned R-1/single family, and contains a playground for Phoebe Hurst School and used by Little League. A 6 foot wall at this location is unnecessary in that there is no residential use and thus visibility is an added security/safety measure for children playing in both locations. The proposed parking layout shrubs 8 parallel parking space. The City Zoning Ordinance does not provide for parallel parking. The parking lot should be re-designated to eliminate those parallel parking stalls. The applicant should consider replacing these spaces with landscaping and trees, since the parking lot has a minimal amount of planting area.
5. There is a portion of the church property that extends to and has frontage on "N" Street. Several neighbors have phoned asking if this piece is included in the application. The applicant has stated that this area has been used for a grassy playground for the 1st and 2nd graders and becomes a

mud hole in the winter. Sod, irrigation and fencing are being removed in order to pave and improve this area for a playground. Staff has no objection to the playground use. Staff has met with the applicant and the church and has determined that a parking lot at this location would be inappropriate and will not be supported.

6. The proposed project has been reviewed by Traffic, Fire and Building Inspection. There were no objections to the project.
7. The project was transmitted to the East Sacramento Improvement Association for review and comment. No comments have been received at this time.

Environmental Determination: The environmental coordinator has determined that the proposed project shall not have a significant adverse affect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration.
2. Approval of the Special Permit, to refurbish the social hall and add a gymnasium, subject to conditions and based on Findings of Fact which follow.
3. Approval of a variance to waive the requirement of a 6 foot masonry wall, for the east property line only, subject to conditions and based on Findings of Fact which follow.

Conditions: - Special Permit:

1. The proposed gymnasium shall be used for school sports and student assemblies; not for church or similar social gatherings that may require additional parking.
2. The proposed parking layout should be redesigned to eliminate parallel parking.
3. The parallel parking spaces shall be replaced with planting areas and 15 gallon trees. A detailed landscape irrigation plan shall be submitted to staff for review and approval prior to issuance of building permits.
4. The playground area fronting on "N" Street shall remain a playground.

5. The wall along the south property shall be a decorative masonry wall and the design shall be approved by the Planning Director.

Condition: - Variance

The required 6 foot masonry wall shall be installed along the southerly boundaries of the school.

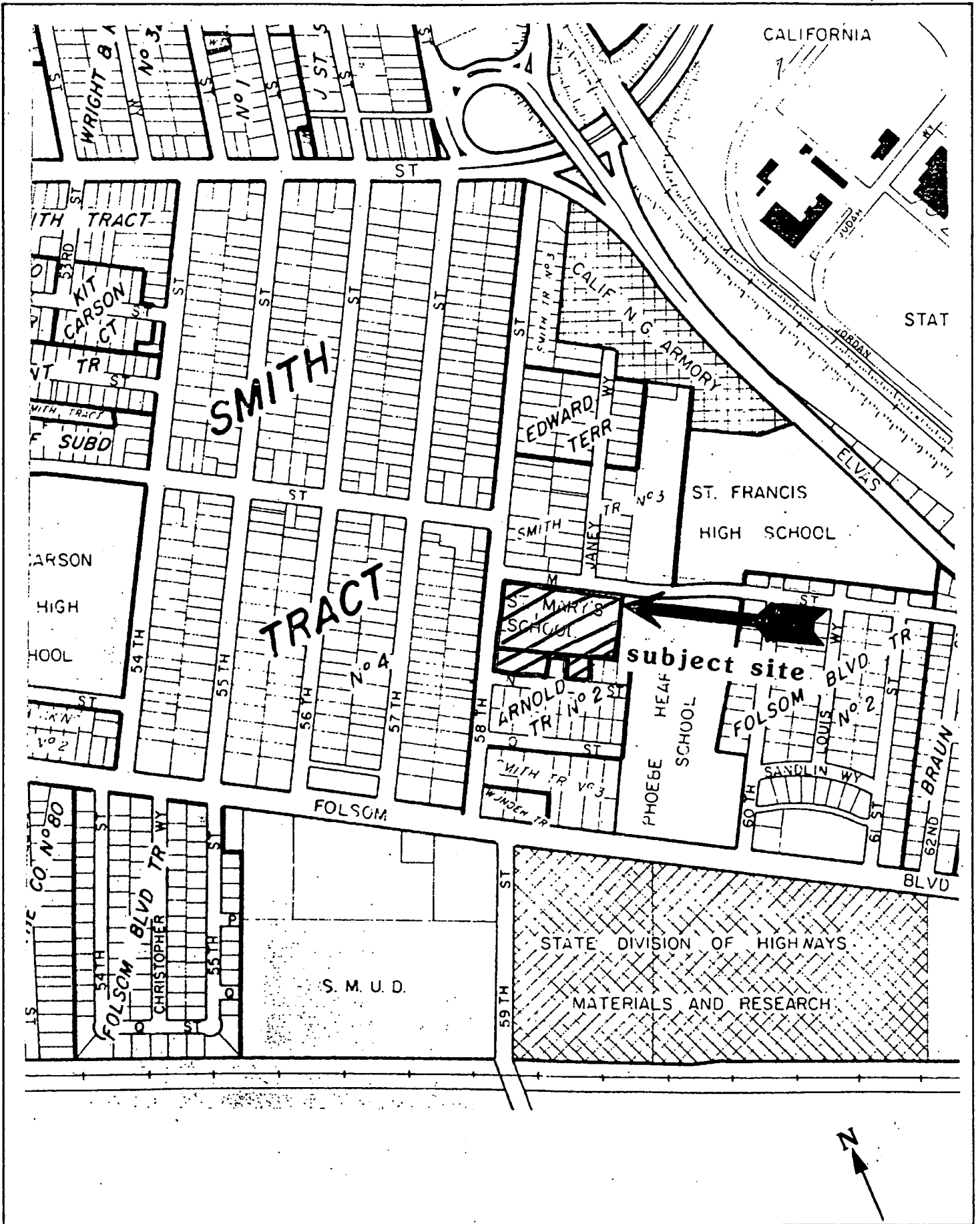
Findings of Fact - Special Permit

1. The proposed refurbishing of the social hall and addition of gymnasium and storage are based on sound principles of land use in that:
 - (a) Churches and schools are permitted in the R-1 zone by Special Permit.
 - (b) The project will not alter the characteristics of the neighborhood which consists of schools and single family residences.
2. The proposed project, as conditioned, will not be detrimental to public health, safety or welfare nor result in the creation of a nuisance, in that (a) the additions will be built on existing school property. (b) adequate parking will be provided on the site.
3. The proposed project, as conditioned, complies with the objectives of the General Plan and the 1963 East Sacramento Community Plan, in that they both designate the site as a school.

Findings of Fact - Variance

1. The variance to waive only the easterly 6 foot masonry wall would not be a special privilege extended to one individual property owner in that the variance could be granted to another property owner under similar circumstances. The adjacent parcel to the east contains a Little League field and school playground.
2. The proposed variance as conditioned is not a use variance in that a church/school is permitted in the R-1 zone by a Special Permit.

3. This variance, as conditioned, would not be injurious to the public welfare nor property in the vicinity of the applicant, in that the adjacent property is the playground of a public school. Visibility between the two playgrounds is a desirable safety measure.
4. The proposal is in harmony with the 1974 General Plan and East Sacramento Community Plan which designates the site as school use.



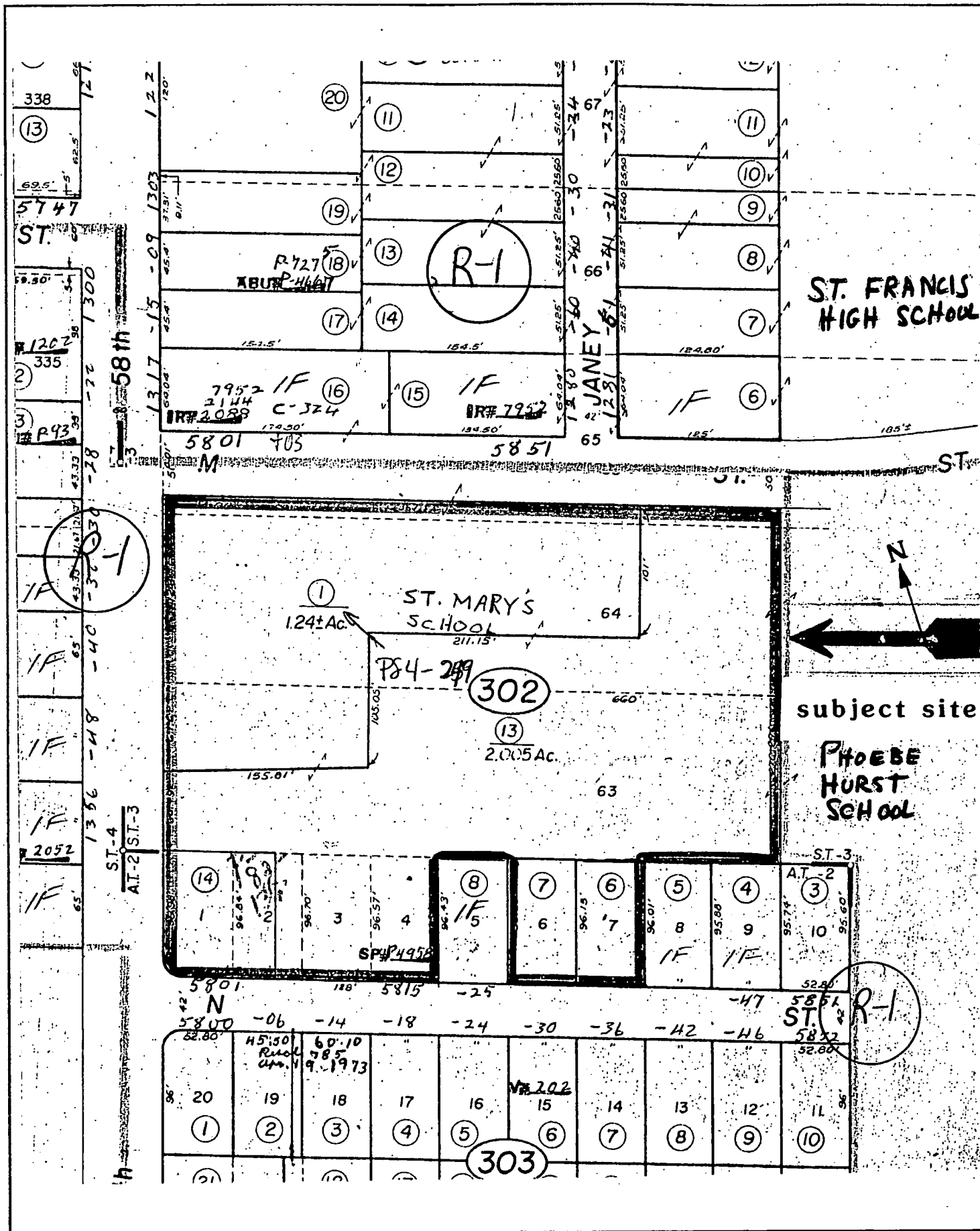
VICINITY MAP

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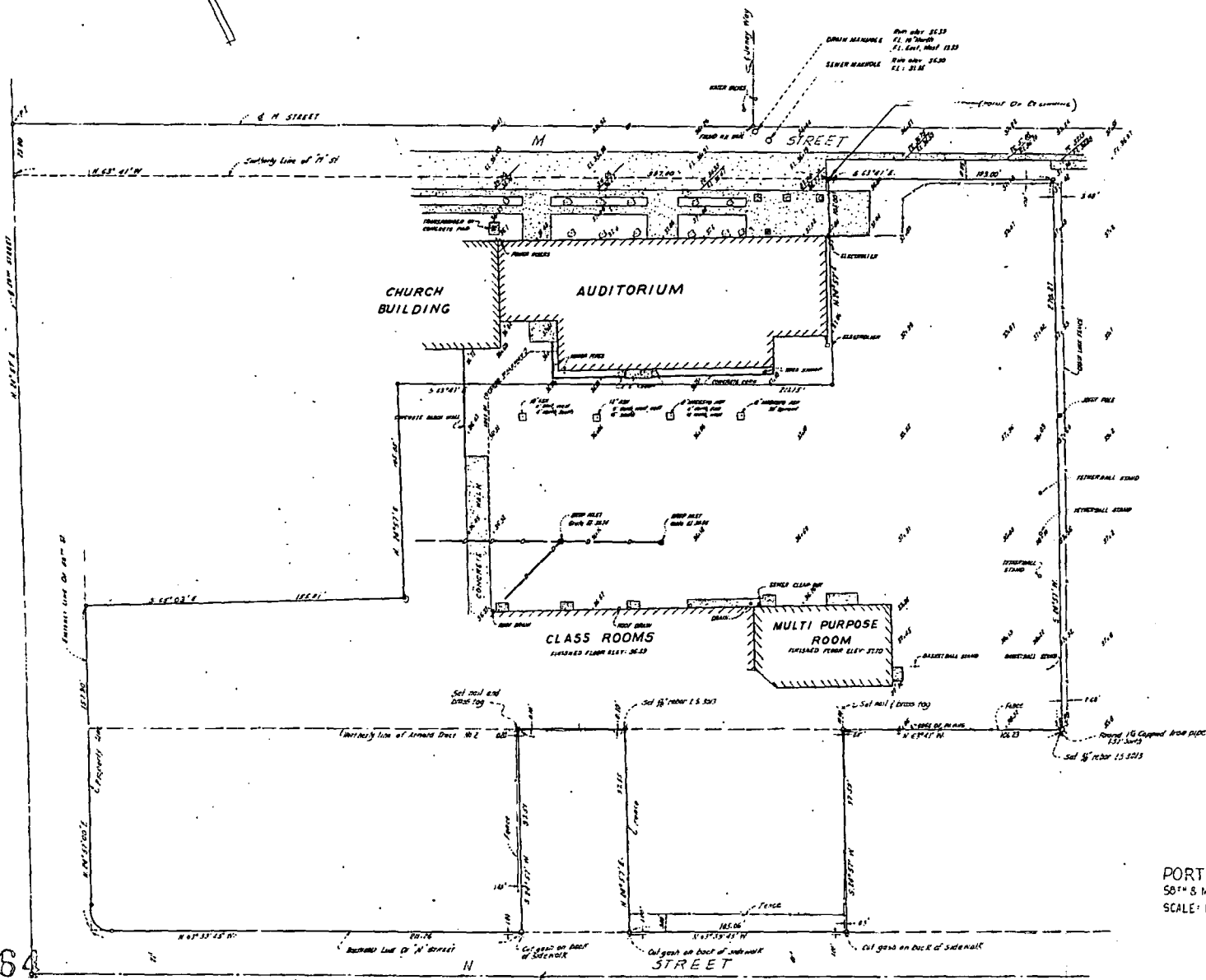
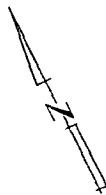
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26 JULY 1984

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LAND USE & ZONING MAP



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PORTION ST. MARY'S CHURCH PROP.
58' x 8' M STREETS
SCALE: 1"=20'

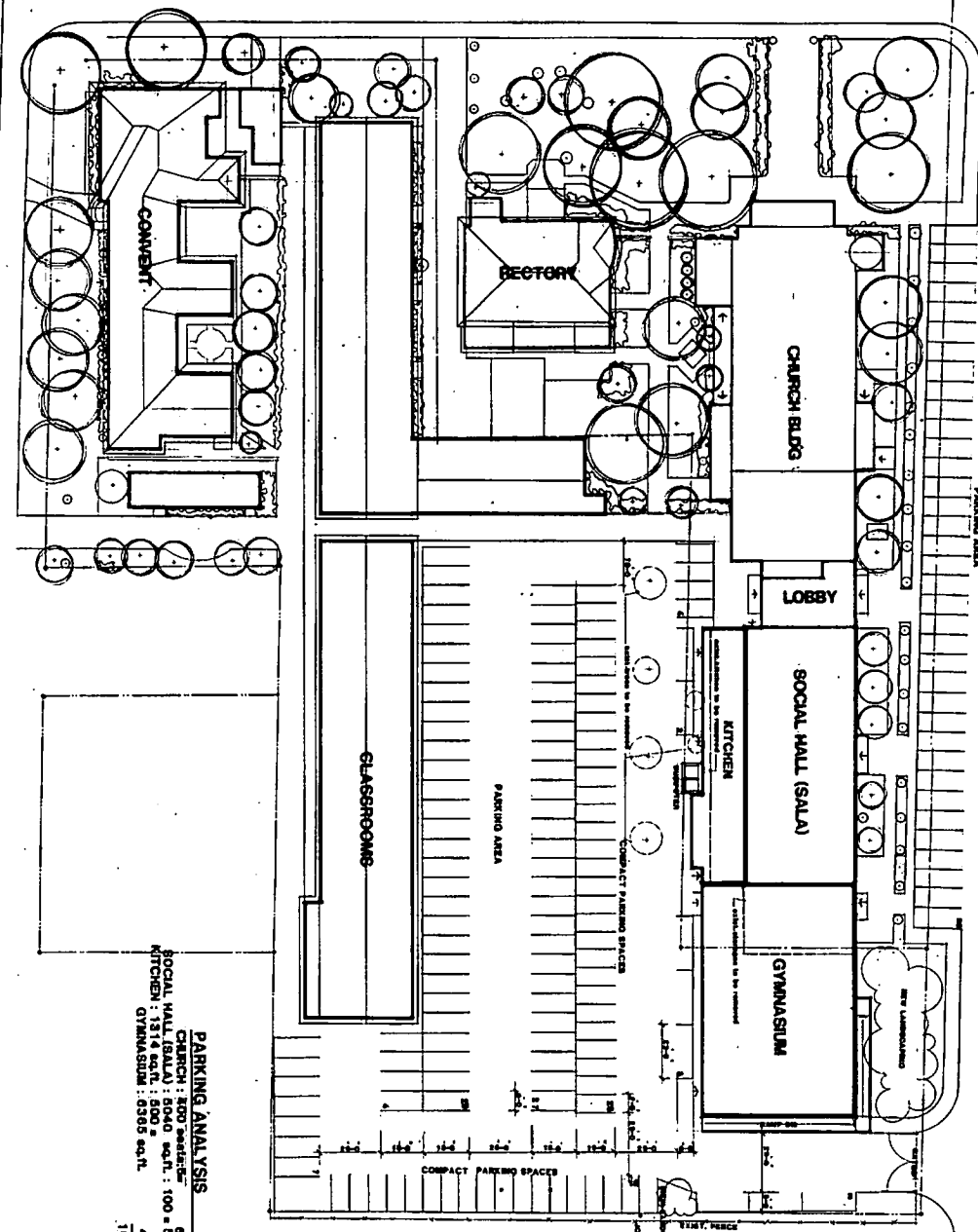
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THE SPINK CORPORATION
 ARCHITECTURE - SURVEYING - ENGINEERING
 1001 G STREET, SACRAMENTO, CALIFORNIA 95811
 SAC - 50 G-5988

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SITE PLAN



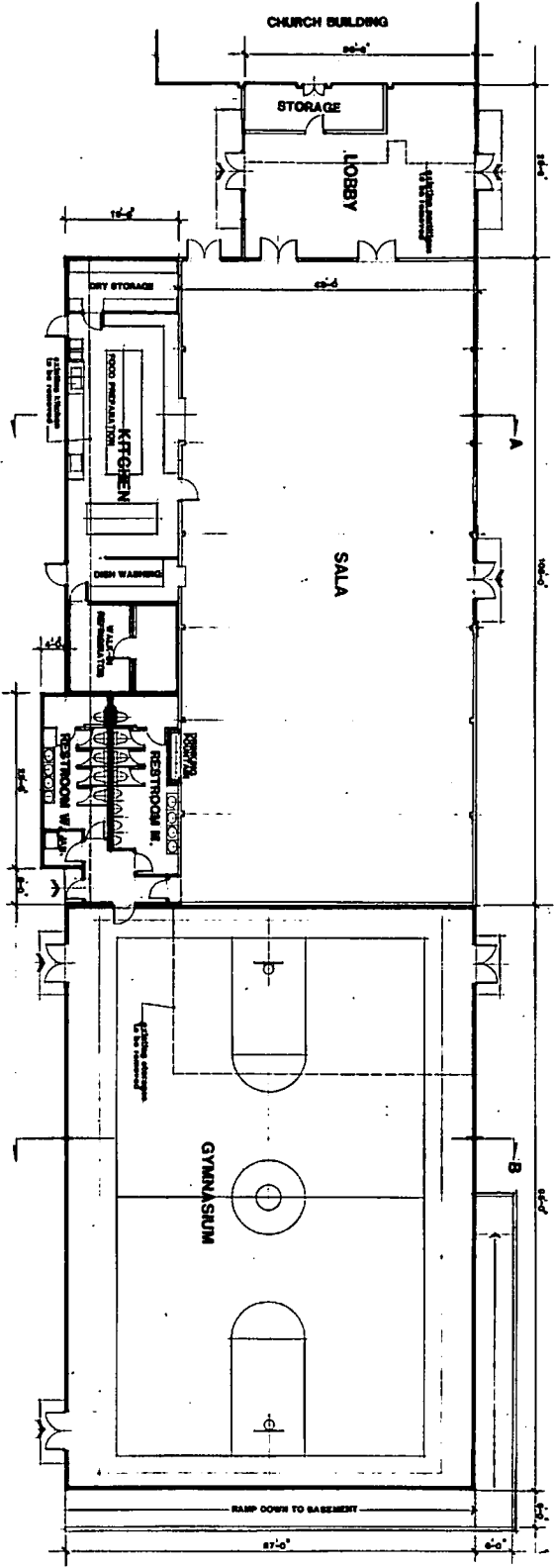
PARKING ANALYSIS
 CHURCH : 800 sq. ft. : 88 spaces (provided)
 SOCIAL HALL (SALA) : 5040 sq. ft. : 100 = 50 spaces (provided)
 KITCHEN : 1314 sq. ft. : 500 = 3 spaces (provided)
 GYMNASIUM : 5385 sq. ft. : 43 spaces (proposed)
 182 spaces (provided)

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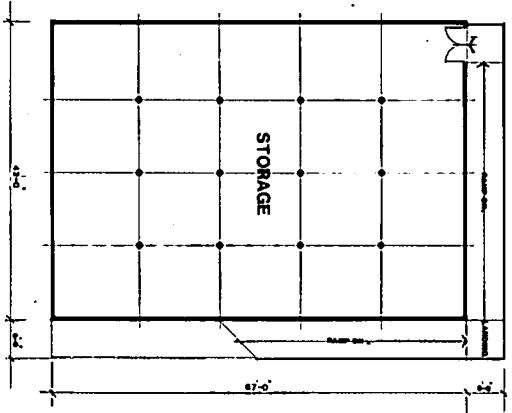
**Social Hall Renovation and Gymnasium Addition for
 SAINT MARY'S CHURCH
 Sacramento, California**

THE SPINK CORPORATION
 ARCHITECTURE
 ENGINEERING
 ENVIRONMENTAL
 PLANNING
 720 "F" STREET
 1414 "K" STREET
 SACRAMENTO, CA. 95814
 916 - 444-8170

LINE 1
 84



FLOOR PLAN



BASEMENT PLAN

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**Social Hall Renovation and Gymnasium Addition for
SAINT MARY'S CHURCH
Sacramento, California**

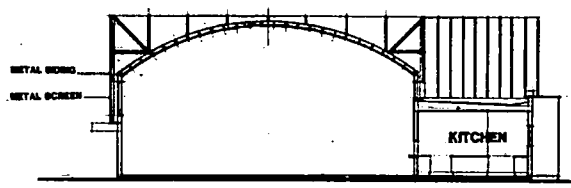
720 7TH STREET
1414 K STREET
SACRAMENTO
CA. 95814
916 - 444-8170



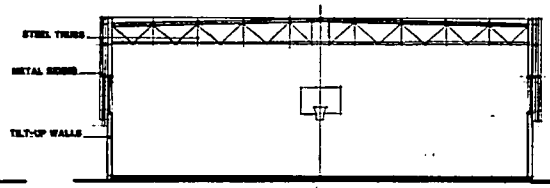
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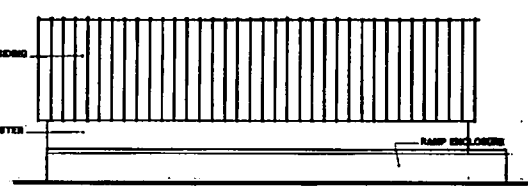
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SECTION A
THROUGH SALA



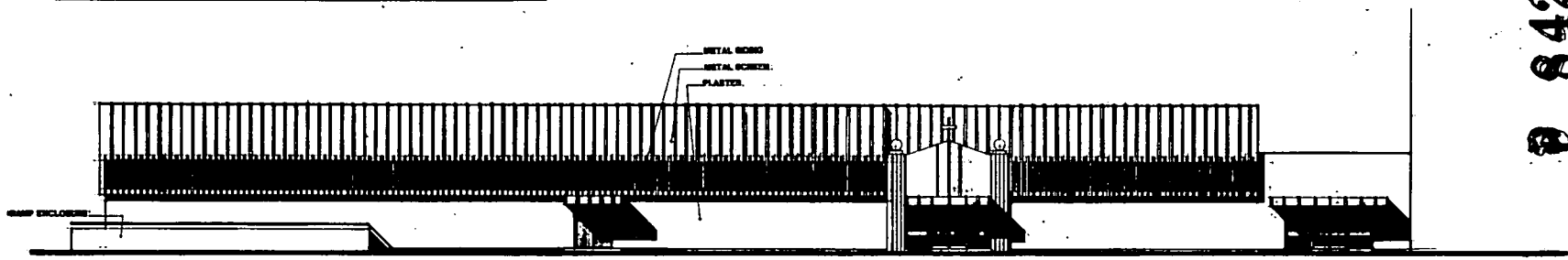
SECTION B
THROUGH GYMNASIUM



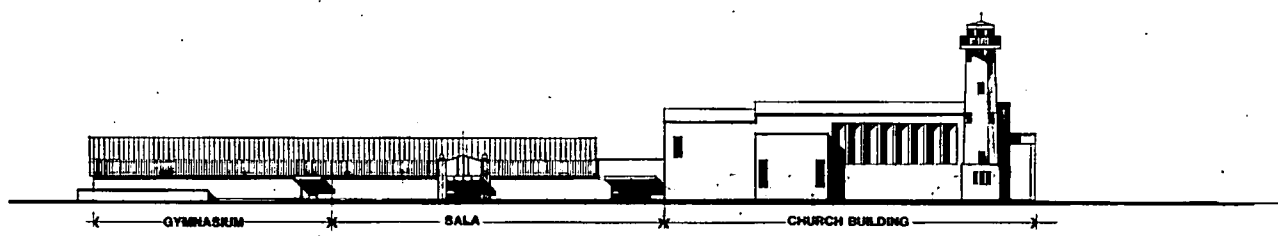
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION
VIEW FROM M STREET



OVERALL ELEVATION
AS SEEN FROM M STREET

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720 "F" STREET
1414 "K" STREET
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ARCHITECTURE
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SURVEYING
LANDSCAPE ARCHITECTURE
SYSTEMS

Social Hall Renovation and Gymnasium Addition for
SAINT MARY'S CHURCH
Sacramento, California

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