

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Sacramento Prince Hall Masonic Lodge, 5223 Elkhorn Blvd., Sac., CA 95842		
OWNER	Charles French, 7240 E Southgate Drive, Sacramento, CA 95823		
PLANS BY	Sacramento Prince Hall Masonic Ldge., & Willie Bell Arch. 5223 Elkhorn Blvd		
FILING DATE	5/6/88	ENVIR. DET.	Neg. Dec. 5/13/88
ASSESSOR'S-PCL. NO.	250-0092-010,09,12,13		
REPORT BY	DH:vf		

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to establish a private social club on 0.29+ acres in the Residential Office (R-0) zone.
 - C. Special Permit to establish off-site parking on three lots totaling 0.47+ acres in the Standard Single Family (R-1) and Multiple Family (R-2A) zones.
 - D. Variance to waive the required masonry wall separating residential from non-residential land uses.

LOCATION: 3741 Altos Avenue, Southwest corner Altos Avenue & Grand Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to establish a private social club and off-site parking.

PROJECT INFORMATION:

General Plan Designation:	Medium & High Density Residential
1984 North Sacramento	
Community Plan Designation:	Residential - Office (Res. 11-21 du/ac)
Existing Zoning of Site:	R-0 and R-1 & R-2A
Existing Land Use of Site:	Vacant Office Building and three lots developed as parking lots.

Surrounding Land Use and Zoning:

North: Commercial & Vacant; R-0
South: Vacant & Church; R-2A
East : Bike Trail & Senior's Housing; R-3A
West : Single Family; R-1

Parking Required:	To be determined
Parking Provided:	52 spaces shown on old plans
Property Dimensions:	Building Lot: 86' x 150'
	South Lot : 95' x 150'
	West Lot : 50' x 135'
Property Area:	Building Lot : 0.29+ acres
	South Parking Lot: 0.32+ acres
	West Parking Lot : 0.15+ acres
Square Footage of Building:	7,000+ sq. ft. office building

Height of Building:	1 story, 16 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Concrete block, wood mansard roof & trim
Roof Material:	Tar
Maximum Number of People at one time:	75
Average Number per meeting:	20
Days of Operation:	Tues., Wed., Fri.: 6:30 p.m. to 11:00 p.m. Sat. & Sun. - Daylight

BACKGROUND INFORMATION: The subject site was formerly leased by the Sacramento County Welfare Department. On September 10, 1969, the Planning Commission granted a special permit to allow use of the three lots in the R-1 and R-3 zones for parking subject to site plan approval by staff (P-3411). In 1984, the County Welfare Program moved out into new facilities leaving the building vacant. Vandalism and several interior fires caused the structure to be boarded up by the current owner. The parking lot special permit expired with passage of one year of non-use of the building. The applicant proposes to re-establish the parking lots and remodel the interior of the building for a Masonic Lodge Hall.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site consists of four lots, one occupied by a 7,000 sq. ft. single story office building and three parcels developed as parking lots. The office building lot is designated on the 1984 North Sacramento Community Plan as Residential/Office and zoned R-0, Residential Office. The southern parking lot located across the alley is shown as Medium Density Residential 11-21 du/acre and zoned Multiple Family (R-2A). The western parking lot is shown as low density residential and is zoned Standard Single Family (R-1) zone. Surrounding land uses are single family to the west of all four lots, vacant and a church to the south, the bike trail easement east across Altos and a seniors multiple family apartment complex under construction east of the bike trail, and vacant and commercial north across Grand Avenue.

The applicant is required to have a Special Permit to locate a private social club in the R-0 zone. Special Permits are required for each of the two parking lots in residential zones. A variance to waive the masonry wall separating the parking lots from adjacent residential uses is also requested.

Staff notes that a lot, 3737 Altos Avenue, contains a concrete block structure currently used as a dwelling which is surrounded by the proposed project. The structure appears to have been constructed as a commercial building and converted into a dwelling. This dwelling is constructed on the front property line adjacent to the sidewalk and on the north property line nearly touching the office building. An alley 14 feet wide borders the south property line of the dwelling. Staff has determined that the proposed use should not adversely affect this dwelling since it is constructed of concrete block and sound attenuation afforded by this construction should mitigate noise impacts associated with the operation of the lodge.

B. Project Description and Analysis:

1. Social Club

The applicant is requesting a special permit to establish a private social club in a 7,000 sq. ft. office building on 0.29 acres in the residential-Office (R-0) zone. The Sacramento Prince Hall Masonic Lodge will hold regular meetings of seven member lodges on Tuesday, Wednesday, Friday and Saturday in the evenings from 6:30 p.m. to 11:00 p.m. The lodge is closed during the day. Exhibit A lists the organizations and meeting dates. The average number of members per meeting is 20 with a maximum capacity of 75 members expected at any one time in the building. Parking for private social clubs is determined by seating capacity and maximum occupant load of the building.

On-site parking of six spaces is shown. The applicant proposes to convert the six spaces to handicapped spaces for elderly members of the lodge. With the entryway off Altos Avenue, handicapped access is appropriate with the remodeling effort. A total of two to four handicapped spaces may be allowed where six regular spaces were shown. A revised detailed site plan will require review and approval by the Planning Director.

Staff supports the use of the building as a lodge hall and meeting facility.

2. South Parking Lot:

The south parking lot shows 36 spaces with access off the alley. Landscaping has deteriorated due to lack of maintenance. Surfacing of the parking lot has deteriorated. Several piles of refuse and a dismantled vehicle litter the site. The lot will require clean-up, slurry seal or repair to the surface and re-stripping to bring it up to City

minimum standards for a parking lot. The lot does not comply with the current tree shading ordinance. Staff notes that the site plan provides the minimum aisle widths, parking space dimensions and turning radius for standard parking lots.

The alley access may require an upgrade since the driveway is constructed on a 14 foot wide alley and for two directional traffic, a minimum 24 ft. wide driveway is usually required. Any improvements adjacent to the public right-of-way will require an encroachment permit and a driveway permit if the driveway is widened.

3. West Parking Lot:

The west parking lot shows 11 spaces with one way access into the lot off Grand Avenue. Approximately eight spaces are located adjacent to the building's west elevation.

This lot has also deteriorated and needs repair surfacing and re-stripping. Landscaping needs to be cleaned and watered. Since the lot, as it exists, may remain, the entrance off Grand Avenue should be clearly signed "Entrance Only." Exit would be onto the alley and then east to Altos Avenue.

Since the meetings are in the evening and most activities will be over at the same time, around 11:00 p.m., a possibility of congestion may occur with vehicles leaving both lots via the alley to Altos Avenue. Staff does not anticipate a problem with exiting onto Altos since the street has very little traffic. Grand Avenue carries the major traffic and will be minimally affected as cars wait at the Altos-Grand stop sign to head home.

4. Lighting:

No plans for lighting either the parking lots or the building were submitted. The applicant propose to light the parking lot. Staff recommends that all lighting be shielded and directed so to not reflect onto adjacent single family uses. When the lodge is closed, the lights shall be turned off.

C. Variance to Waive Wall:

A six foot high solid decorative masonry wall is required where single family uses or zones abut a commercial use such as a parking lot. When originally constructed, the City Code did not require a wall. In re-establishing the parking lots as a legal use, a wall is required along the west property lines.

An existing six foot high, chainlink fence borders the western parking lot. A mix of wood and chainlink fencing borders the southern parking lot. Staff expressed the concern that both lots formerly were used only during the day and as proposed, they would be used in the evening creating a potential source of conflict with the neighbors. Staff recommends that a new solid wood board fence, six feet in height, with landscaping adjacent to the west parking lot property lines, would reduce light and sound from the parking lot. Landscaping should consist of evergreen trees or shrubbery. The variance to waive the wall is supported by staff in that the parking lots are existing.

In order to prevent loitering or unauthorized use of the parking lots during the day, staff recommends that both lots be secured with chain or cable. The alley should remain open but access to both lots can be closed off when the facility is not in use.

The applicant is not seeking a license to sell beer and wine at the site. If, in the future, the applicant seeks an ABC permit, the request will require review by the Planning Commission.

- D. AGENCY REVIEW AND COMMENTS: The proposed project was reviewed by the City Traffic Engineer, Engineering Division, Building Inspections, Fire Marshall and Real Estate Divisions with the following comments received:

Traffic Engineer: Driveways are to be constructed to City standards if not already. One way signs should be located off Grand Avenue entrance and arrows painted on the parking lot surface.

Fire Marshall: Applicant should verify appropriate building and fire code requirements for interior remodeling based upon the new use.

On June 9, 1988, the Del Paso Heights Redevelopment Area Committee (RAC) reviewed the proposed project and support the use. Refer to Exhibit B for their comments.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have an impact on the environment and has prepared a Negative Declaration.

RECOMMENDATION: Staff recommends that the Commission:

- A. Ratify the Negative Declaration.

- B. Approve the Special Permit for a private social club subject to conditions and based upon findings of fact which follow.
- C. Approve the Special Permit to establish two parking lots in residential zones subject to conditions and based upon findings of fact which follow.
- D. Approve the variance to waive the required wall subject to conditions and based upon findings of fact which follow.

Conditions - Special Permit-Private Social Club and Parking Lots:

1. The applicant shall submit a revised site plan indicating the parking lots as designed and proposed to be retained. The revised site plan shall show all parking lot striping and signage.
2. A six foot high, solid wooden fence shall be constructed along the west property line adjacent to the parking lots.
3. The parking lots shall be repaired and re-striped to provide minimum parking lot design standards.
4. The social club shall operate at the hours and days as listed in Exhibit A. All activities are to cease by 11:00 p.m.
5. Parking lot lights are to be shielded and not reflect off-site onto residentially zoned property. All lighting is to be turned off by 11:30 p.m.
6. The parking lots shall be secured by gates, cable or chains so that during the day unauthorized access is prohibited.
7. Any heating and cooling equipment shall be screened so to not be visible off-site. Sound attenuation measures shall be incorporated into mechanical equipment enclosures if they generate noise perceptible at adjacent residences.
8. Should the lodge operate during the day or weekends or weekdays, the special permit shall be revised to include expanded hours of use. If bazaars, or outdoor events occur on the parking lot, a modification of the special permit will be required by the Planning Director.
9. The vacant undeveloped lot located to the south of the south parking lot shall be barricaded to prevent unauthorized overflow parking.

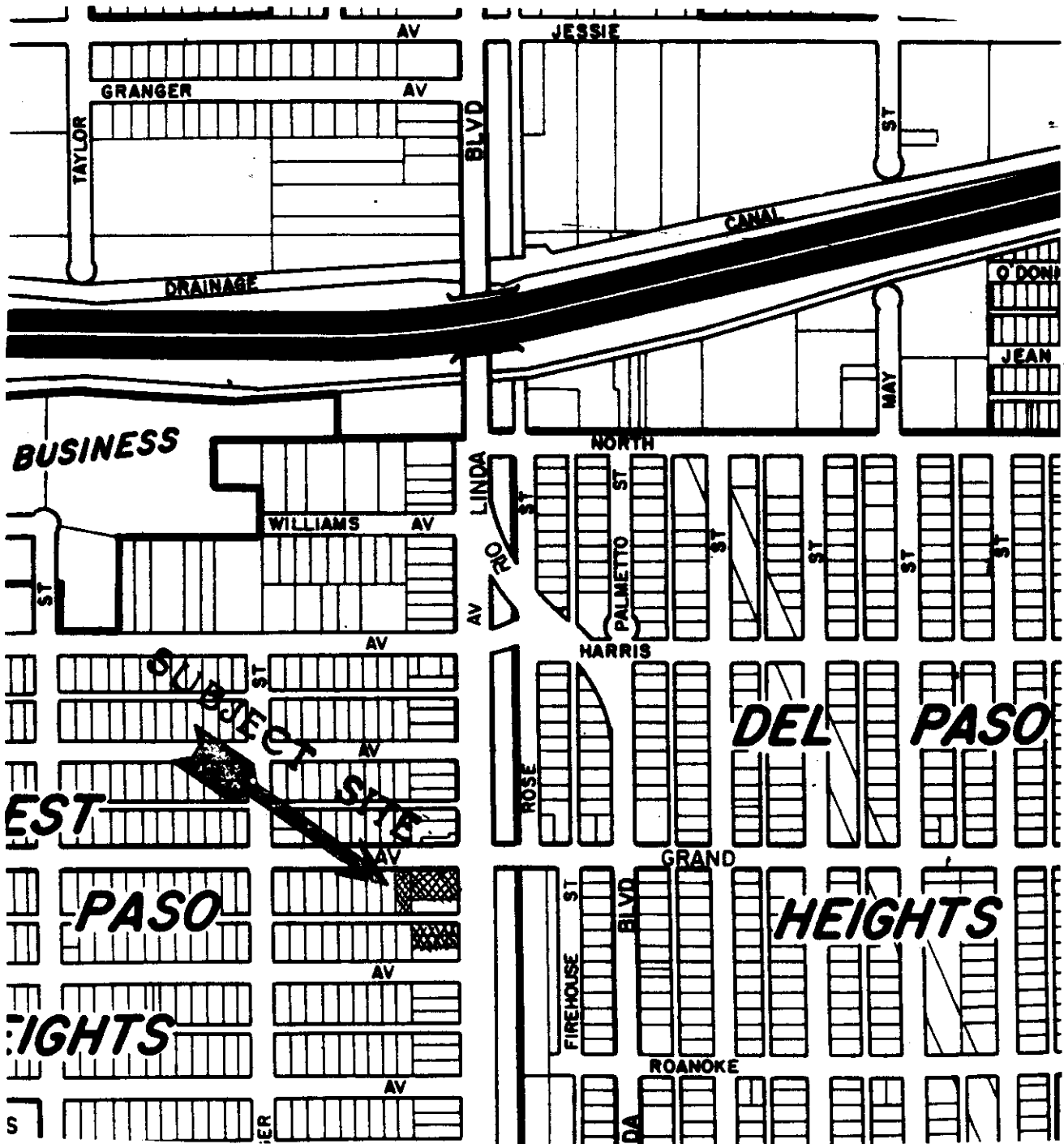
10. A detailed landscaping and irrigation plan shall be reviewed and approved by the Planning Director prior to issuance of building permits.
11. After completion of all improvements to the landscaping, fencing, lighting and parking lot, the applicant shall inform staff of the Planning division and request a site inspection prior to occupancy of the building.
12. A new special permit shall be required for future expansion of the lodge use.

Findings of Fact - Special Permit:

1. The proposed social club, as conditioned, is based on sound principles of land use in that:
 - a. landscaping, site redesign and a six-foot high, wooden fence will be provided to buffer the parking area from adjacent residential uses; and
 - b. the proposed social club is compatible to surrounding land uses which consist of commercial and residential uses.
2. The project, as conditioned, is not injurious to the general public, in that:
 - a. the project will provide parking on adjacent lots;
 - b. the project, as conditioned, will not create adverse visual problems; and
 - c. the project will not increase traffic congestion on the adjacent street.
3. The project, as conditioned, is consistent with the General Plan and the 1984 North Sacramento Community Plan which designates the site for residential use. Private social clubs are allowed in any zone upon issuance of a special permit.

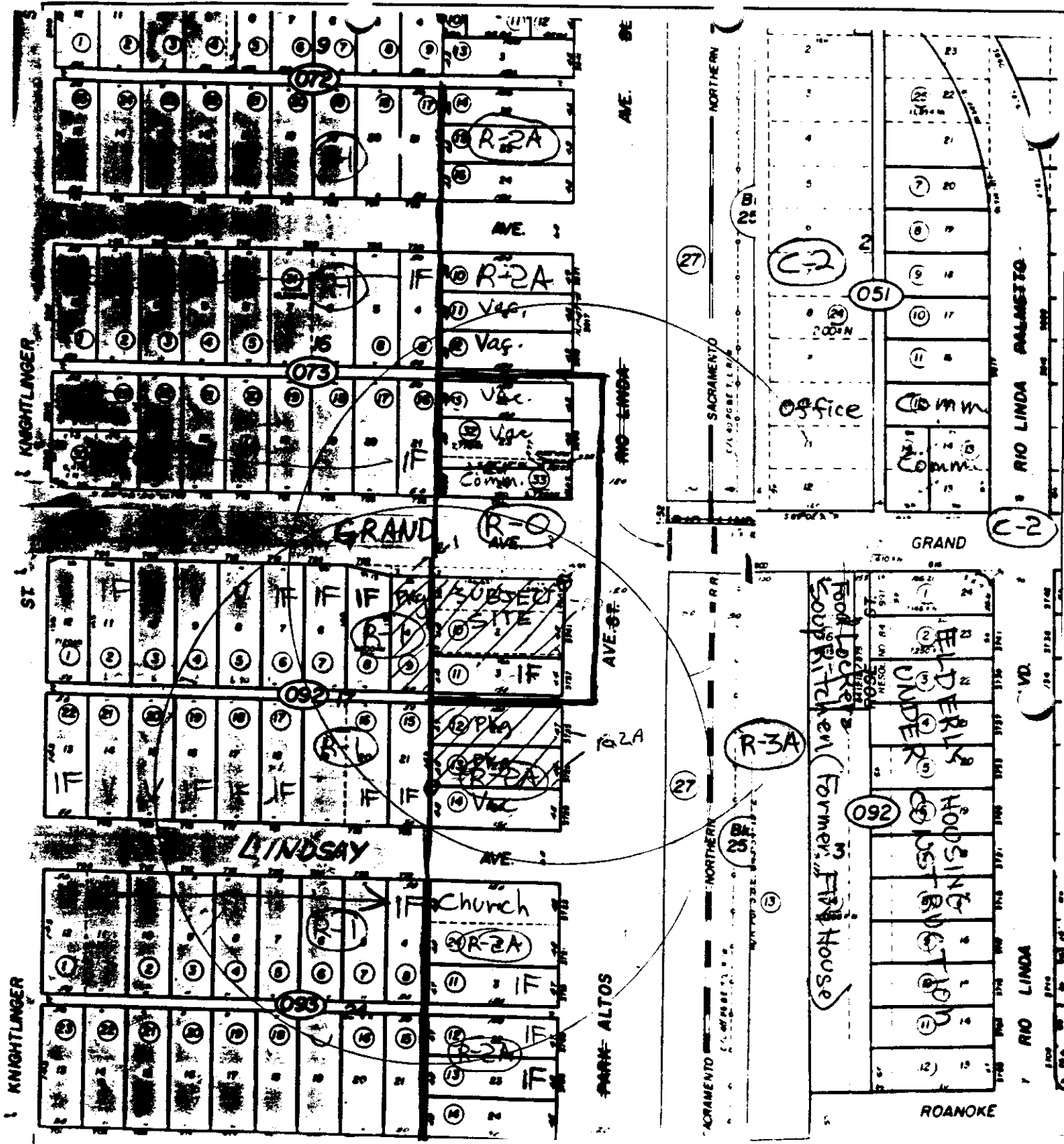
Findings of Fact - Variance:

1. The variance is not a use variance in that the social club use is permitted in the R-0 zone subject to the granting of a special permit.
2. The variance does not constitute a special privilege extended an individual applicant, in that the subject site contains an existing parking lot and requiring a wall along the west would not serve any practical purpose.
3. Granting the variance would not be detrimental to surrounding property in that a landscaped setback area and a six foot high, wood fence will be provided as a buffer.
4. The variance is consistent with the General Plan and the 1984 North Sacramento Community Plan which designates the site for residential uses.



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Scale: 1" = 500'

VICINITY MAP



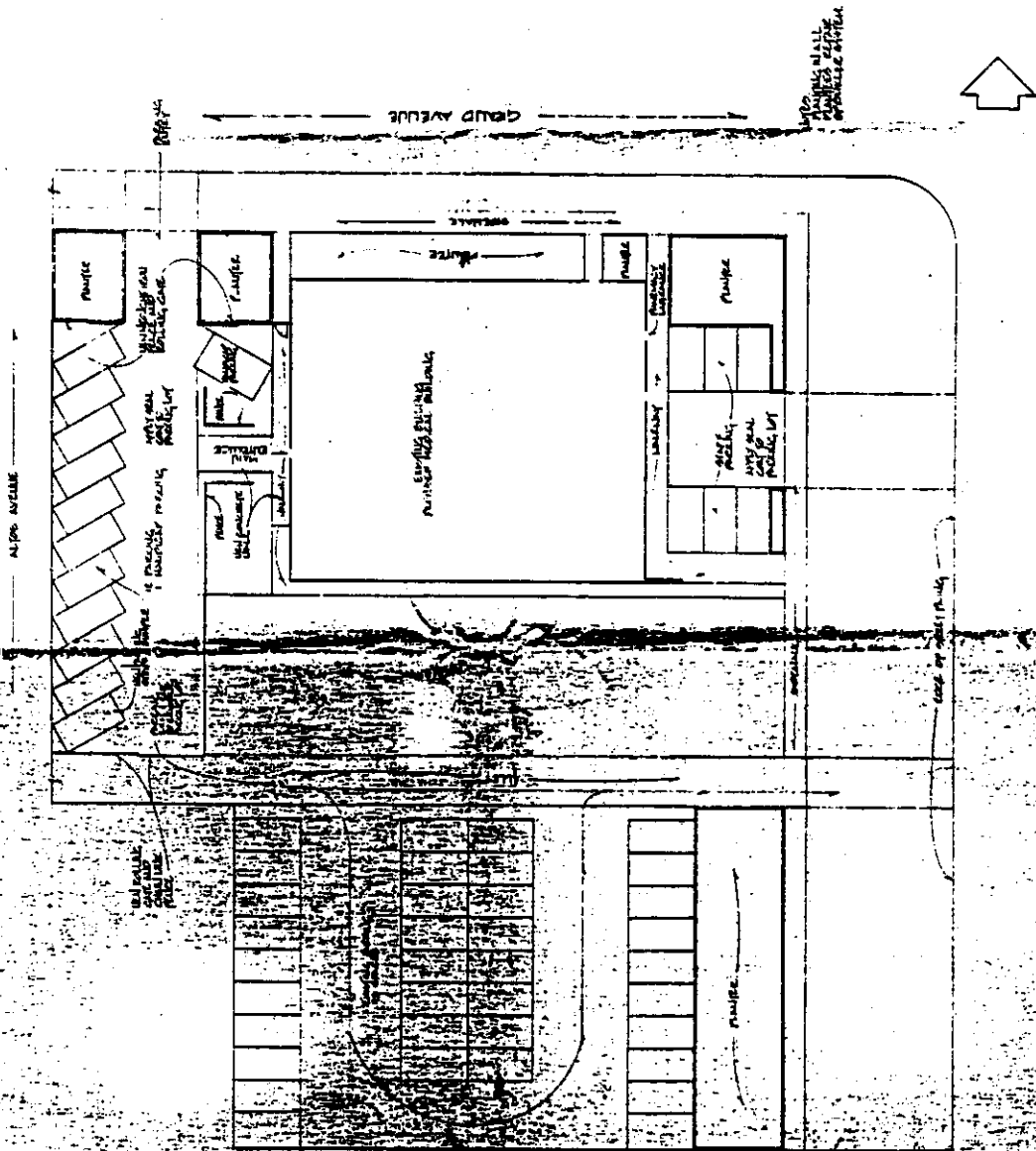
LAND USE & ZONING MAP

P-88-217

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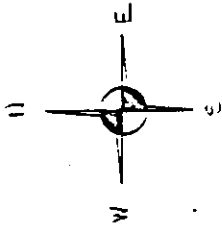
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1981 PROPOSED OFFICE SITE PLAN

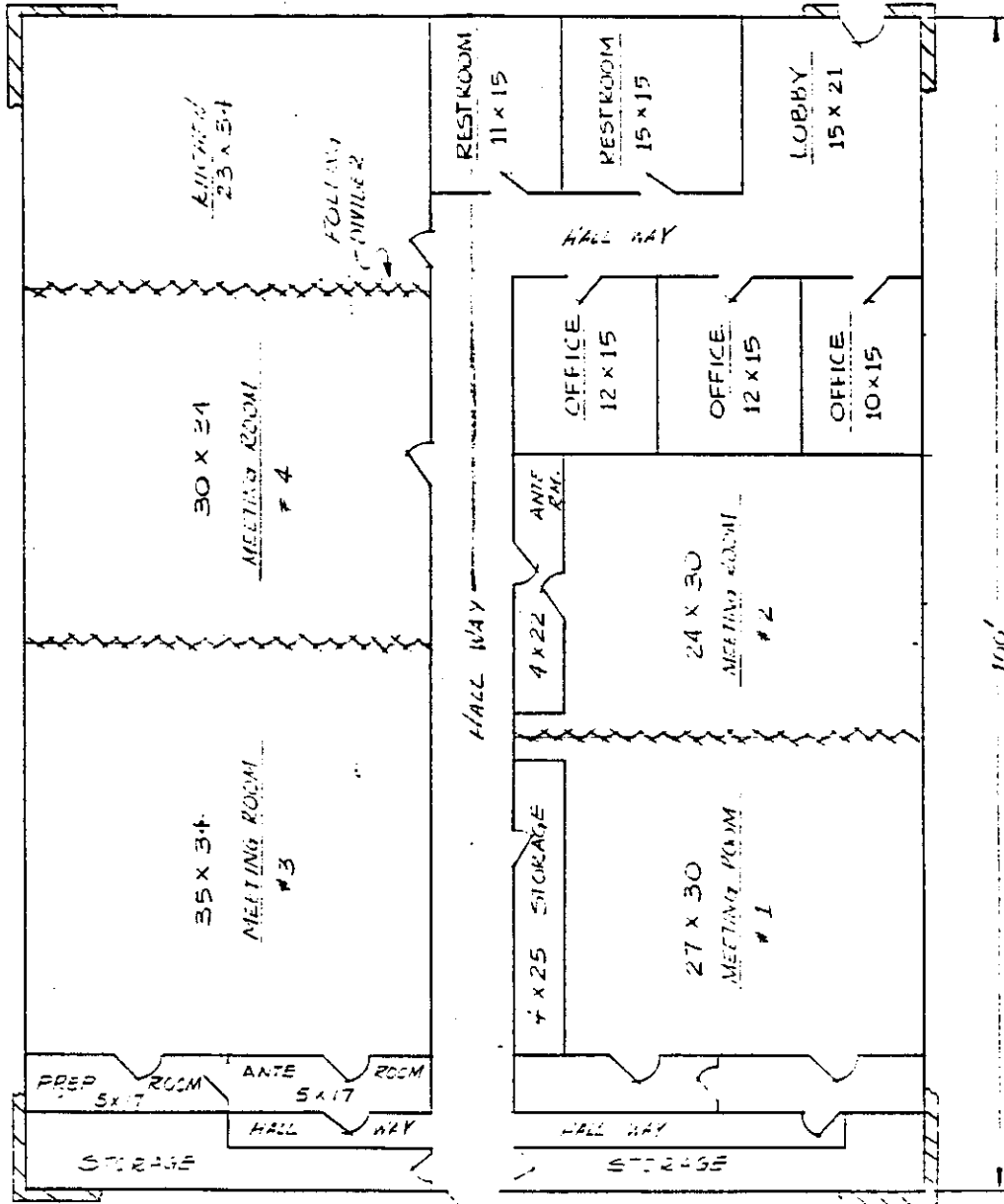


SITE PLAN

FLOOR PLAN

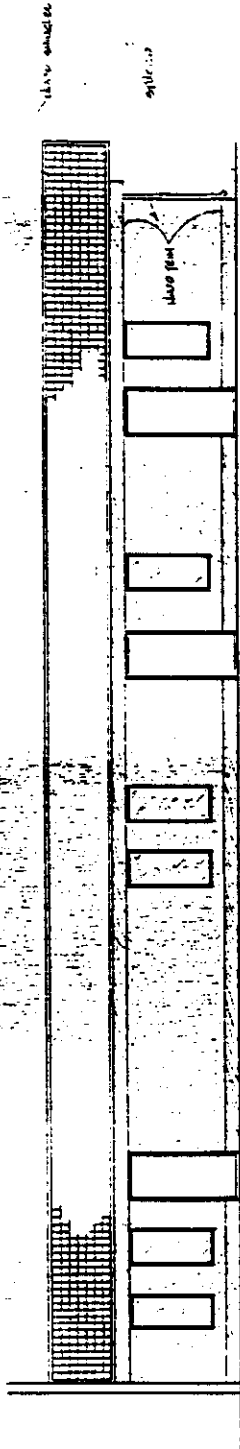


PROPOSED HALL
LAYOUT
SCALE 1/8" = 1'-0"



SUB	1528	ES. 7	-1988-1	TH
C	18750			
SCALE				SHEET

ELEVATIONS



NOTE: ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD OVER STUDS AND JOISTS. ALL INTERIORS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD OVER STUDS AND JOISTS.

KITCHEN
23 X 34

15X11
RESTROOM

15X15
RESTROOM

21X15
LOBBY

HALL WAY

30X34
#4

OFFICE
#1
15X12

OFFICE
#2
15X12

OFFICE
#3
15X10

ANTE
ROOM

~~24X32~~
#2

22X4

35X34
#3

25X4
STORAGE

27X32
#1

PREP ROOM
5X17

ANTE ROOM
5X17

HALL WAY

STORAGE

PREP ROOM
5X17

ANTE ROOM
5X17

HALL WAY

STORAGE

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34

* EMER EXIT

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ELEVATION - MAIN ENTRANCE

3741 ALTOS



LEFT HALF
WEST SIDE

3741 ALTOS



WEST SIDE

SOUTH SIDE 3741 ALTOS



3741 ALTOS NORTHSIDE

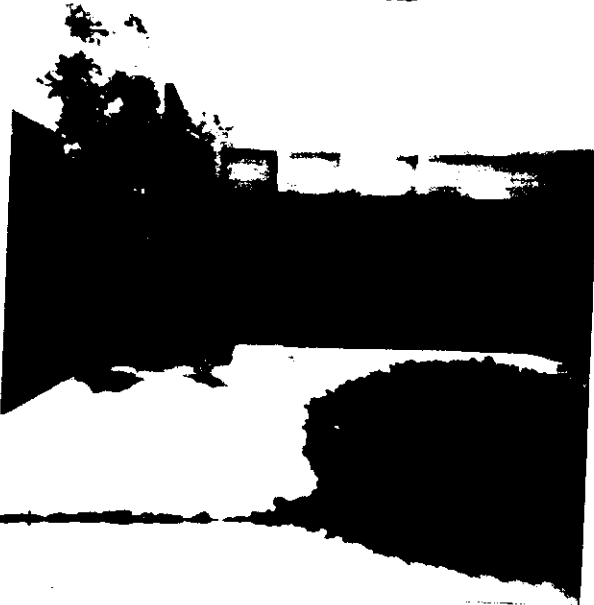


3741 ALTOS



EASTSIDE
RIGHT HALF

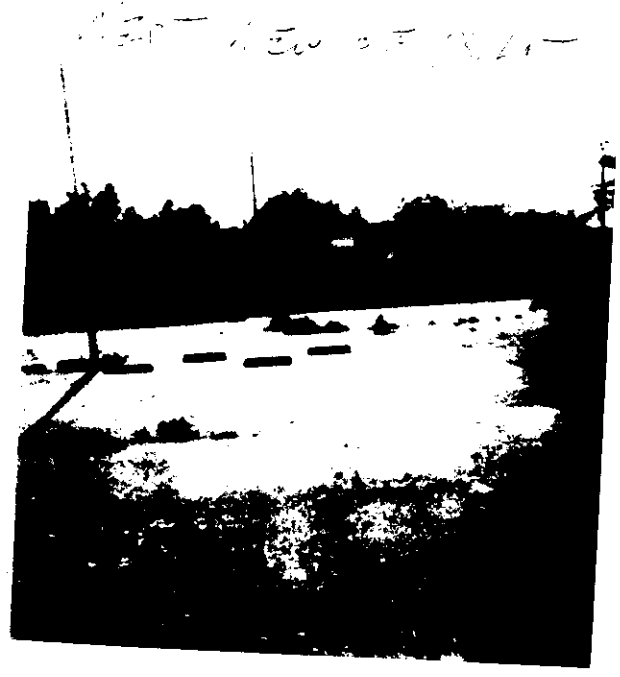
3741 ALTOS



3741 ALTOS - NORTHSIDE



3741 ALTOS
EASTSIDE RIGHT HALF



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Sacramento Prince Hall Bldg

Foundation


LETTER OF INTENT FOR 3741 ALTOS Ave.

This building is to be used by the Sacramento Prince Hall Family consisting of the following "Houses";

Philomathean Lodge #2,	2nd and 4th Tuesday of each month.
Ada Chapter # 1 O.E.S	1st and 3rd Wednesday of each month.
Harmony Lodge # 61	1st and 3rd Friday of each month.
David D. Mattock Lodge #87	1st and 3rd Friday of each month.
Exemplar Consistory # 299	2nd Saturday of each month.
Alcazar Temple # 179	4th Friday of each month.
Alcazar Court # 161	4th Friday of each month.

Our kitchen area will be used on a Pot Luck basis only, no actual preparation of food on premises.

As indicated above this building is strictly for meetings as required, and instructional meetings pertaining to the Fraternity.



Vonceal Williams, Agent
Sacramento Prince Hall Bldg Fdtn.

PQR 217

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item 14

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

MEMORANDUM

DATE : June 14, 1988

CITY OF SACRAMENTO
CITY PLANNING DIVISION

JUN 16 1988

TO : Dan Hendrycks, Planning Division

RECEIVED

FROM : Thomas V. Lee, Assistant Director
Community Development

SUBJECT: Site Plan Review - Sacramento Prince Masonic Lodge
(Application P-88-217)

My staff has reviewed the subject project and supports the applicant's request for a special permit - provided the social club does not serve alcohol. Staff does not oppose the request for a variance to waive the masonry wall separating the residential from non-residential uses, provided the adjacent property owners support this variance. The proposed uses are consistent with the Redevelopment Plan.

Should you have additional questions please feel free to contact Nadine Ford at 440-1315.

Sincerely,



THOMAS V. LEE
Assistant Director
Community Development

TVL:Nf:jr

0134Q

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

MEMORANDUM

CITY OF SACRAMENTO
CITY PLANNING DIVISION

JUN 16 1988

RECEIVED

DATE : June 13, 1988

TO : Dan Hendrycks, Planning Division

FROM : Nadine Ford, Neighborhood Development Division

SUBJECT: Site Plan Review - Sacramento Prince Masonic Lodge
(Application P-88-217)

On June 9, 1988 the Del Paso Heights Redevelopment Advisory Committee reviewed the subject project and voted to recommend approval of the project as proposed.

If you have any questions feel free to call me at 440-1315.

Sincerely,



NADINE FORD
Associate Planner

NF:jr

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P-88-217

6-23-88

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