

CITY PLANNING COMMISSION

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

APPLICANT	St. John Missionary Baptist Church, c/o Willie Sanders, 2130-4th St., Sacto., CA				
OWNER	St. John Missionary Baptist Church, c/o Willie Sanders, 2130-4th St., Sacto., CA				
PLANS BY	Bailey Engineering, 5701 Freeport Boulevard, Sacramento, CA 95822				
FILING DATE	3-16-84	50 DAY CPC ACTION DATE		REPORT BY	JP:bw
NEGATIVE DEC.	4-16-84	EIR		ASSESSOR'S PCL NO.	009-112-14,24

APPLICATION: 1. Negative Declaration

2. Special Permit to expand an existing church facility with a recreational, multi-purpose use (Sec. 2-F-8)

3. Lot Line Adjustment to merge two parcels (Sub. Map Act, Sec. 66499.20-3/4)

LOCATION: 2120 and 2130-4th Street

PROPOSAL: The applicant is requesting the necessary entitlements to convert a vacant apartment structure into a multi-purpose facility for the adjacent St. John Missionary Baptist Church.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1980 Central City Community Plan Designation:	Multi-Family Residential
Existing Zoning of Site:	R-3A
Existing Land Use of Site:	Church and vacant six-unit apartment complex

Surrounding Land Use and Zoning:

North:	Surfaced Parking, Warehouse; R-3A
South:	Single and Multi-Family Residential; R-0
East:	Mosque and Multi-Family Residential; R-3A
West:	Single and Multi-Family Residential; R-3A

Parking Required:	25 spaces
Parking Provided:	32 spaces
Parking Ratio:	1 space per 6 seats
Property Dimensions:	Irregular
Property Area:	.5± acre; 16,000 sq. ft.
Square Footage of Buildings:	Existing Church: 12,000± sq. ft. Apartment Complex: 3,600± sq. ft.
Height of Buildings:	Existing Church: 28± feet Apartment Complex: 24± feet
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	White and Brown
Exterior Building Materials:	Stucco

BACKGROUND INFORMATION: On May 27, 1982 the Planning Commission approved a special permit to construct a 12,000 square foot church on the subject site and a variance to locate a portion of the required parking on an adjacent parcel (P82-098). Building permits were obtained, and the church structure was completed in September of 1983. The applicant now proposes to expand the church facility by converting a 3,600± square foot apartment building on a parcel adjacent to the church into a multi-purpose building, and has requested a special permit for the church expansion and a lot line adjustment to merge the two parcels.

APPLC. NO. P84-110

MEETING DATE April 26, 1984

CPC ITEM NO. 21

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

1. The subject site consists of two parcels totaling .5± acres in the Light Density Multiple Family (R-3A) zone. Located on Parcel A is a 12,000± square foot, 150-seat church building and surfaced parking. A 3,600± square foot, two-story apartment building is located on Parcel B. This apartment building is currently vacant and is owned by the church. (Exhibits A and C.)
2. The applicant proposes to remodel the apartment complex on Parcel B so it can be used as a multi-purpose building for various church activities. The first floor would be remodeled to include a kitchen and a large open area to be used for serving meals to the community on Fridays and as a recreation room for children and their parents on Saturdays. The first floor would also be used for occasional church meetings during the weekdays and evenings (Exhibit D).

The second floor of the building is proposed to be remodeled into seven guest rooms that would be available to overnight guests of the church. A 555± square foot caretakers quarters would also be located on the second floor (Exhibit E). So that the entire church facility is located on one parcel, a lot line adjustment to merge the two subject parcels is also proposed.

3. The project was reviewed by the City Engineering, Real Estate and Fire Prevention Divisions. They had no comments on, nor objections to, the proposed church expansion and lot line adjustment.
4. Staff inspection of the subject site revealed that the perimeter landscaping surrounding the existing church building is poorly maintained and does not comply with the landscape and irrigation plans approved for the site by the Building Division. In addition, landscaping is minimal on the apartment complex site (Parcel B) and the applicant does not indicate any landscaping for this area on the submitted site plan. Staff recommends that the landscaping along the entire perimeter of the subject site be upgraded with a variety of shrubs and ground cover. Revised landscape and irrigation plans for the subject site shall be submitted for staff review and approval prior to issuance of building permits.
5. As a part of the remodeling of the existing apartment complex into a multi-purpose facility, the applicant is proposing several exterior modifications. These modifications include the removal of existing windows on the east elevation and along the first floor of the north elevation of the building and patching these areas with stucco (Exhibits A and C). Staff is concerned that this modification will restrict the access of natural light into the building and will further reduce the architectural quality of the structure. In order to insure that the exterior of the multi-purpose building is visually pleasing and architecturally compatible with the main church structure, staff recommends that revised elevations for the multi-purpose building be submitted to the Design Review Board for review and approval prior to issuance of building permits.
6. Staff has no objections to the proposed church facility expansion. The conversion of the apartment complex into a multi-purpose building will enable the church to conduct its community and congregational programs in an adequate sized facility. Furthermore, the apartment complex is currently in a state of disrepair and the neighborhood, as well as the church, will benefit from its remodeling and utilization. Staff wishes to remind the applicant, however, that the guest rooms proposed for the second floor of the remodeled structure are for overnight use only and are not to be used by individuals on a long-term basis.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect 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 expand an existing church facility with a recreational, multi-purpose use, subject to conditions and based upon Findings of Fact which follow;
3. Approval of the Lot Line Adjustment to merge two parcels by adopting the attached resolution.

Conditions - Special Permit

- a. Revised landscape and irrigation plans shall be submitted for staff review and approval. All new and existing landscaping and irrigation systems shall be brought into compliance with City standards prior to issuance of building permits;
- b. Revised elevations of the proposed multi-purpose facility shall be submitted to the City's Design Review Board for review and approval prior to issuance of building permits;
- c. The guest rooms proposed for the second floor of the facility are for overnight use only and are not to be used by individuals on a long-term basis.

Findings of Fact - Special Permit

- a. The project, as conditioned, is based on sound principles of land use in that the church facility is compatible with the adjacent residential uses and other existing public and private facilities such as schools, churches and parks found in the area;
- b. The project, as conditioned, is not detrimental to the public health, safety or welfare nor will result in the creation of a nuisance in that:
 - 1) adequate landscaping will be provided;
 - 2) the remodeled multi-purpose facility will be compatible with the existing church structure.
- c. The project is in conformance with the 1974 General Plan and the 1980 Central City Plan which designate the site for residential uses. Church facilities are allowed in residential areas with special permit approval;
- d. The project, as conditioned, is in harmony with the goal of the 1980 Central City Plan which states: "Provide adequate community services and facilities within convenient access to serve the general and specialized needs of all residents."

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission
on date of

APPROVING A LOT LINE ADJUSTMENT TO MERGE THE SOUTH
ONE-HALF OF THE NORTH ONE-HALF OF LOT 5, AND THE
SOUTH ONE-HALF OF LOT 5 AND LOT 6 OF THE BLOCK
BOUNDED BY 'U' AND 'V', THIRD AND FOURTH STREETS
OF THE SAID CITY OF SACRAMENTO (APN: 009-112-14,24)
(P84-110)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 2120 and 2130-4th Street; and

WHEREAS, the Environmental Coordinator has determined that the project will not have a significant adverse effect on the environment and has filed a Negative Declaration; and

WHEREAS, the lot line adjustment is consistent with the 1974 City General Plan and the 1980 Central City Community Plan;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

That the lot line adjustment for property located at 2120 and 2130-4th Street, City of Sacramento, be approved as shown and described in Exhibits A and B, attached hereto.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

BLDG.

ST

NE

ST

N

LOCATION AND LAND USE MAP

CROCKER ART GALLERY

RIVERFRONT PLAZA CONDOMINIUMS

2 ND

P

Q

R

RHODIN LN

3 RD

4 TH

5 TH

6 TH

7 TH

W B K. NO 11

HOL ANG SCH

FRONT

U ST

Away 5 and 99

BO

U

W B K. NO 15

NEER RESERVOIR

V ST

ME 2R 1 2 MF Cont.

MF 1 2 FIF

ME 1 1 2 MF

ME 1 2 MF

V 1 2 MF

2F 1 2 MF

V 1 2 MF

V 1 2 MF

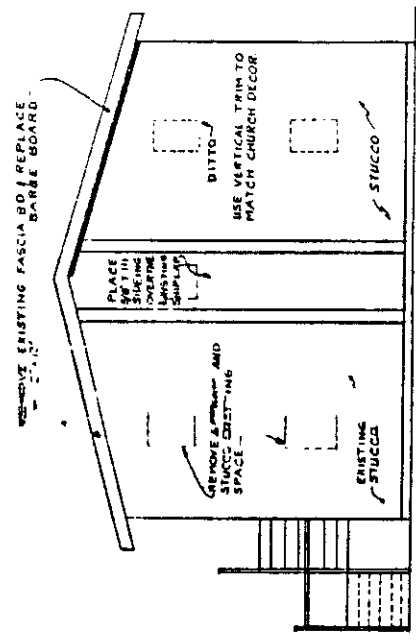
SUBJECT SITE

SOUTH

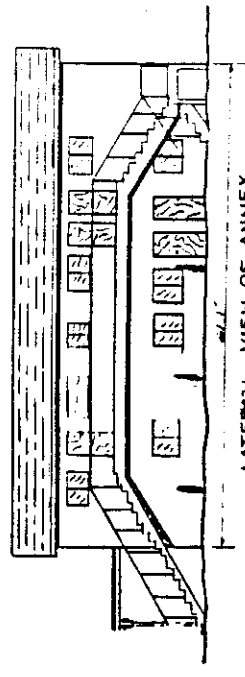
SIDE

W

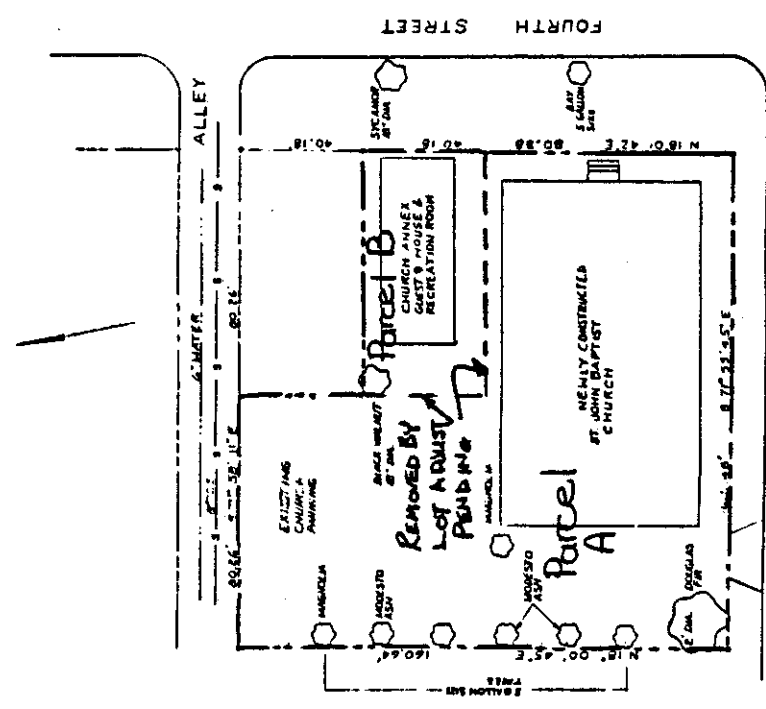
EXHIBIT A



CHURCH ANNEX
FRONT VIEW
SCALE 1/8" = 1'-0"
EAST



LATERAL VIEW OF ANNEX
SCALE 1/8" = 1'-0"
SOUTH



PLAT PLAN - EXISTING
SCALE 1" = 20' FT.

PLOT PLAN & ELEVATION	ST. JOHN BAPTIST CHURCH ANNEX PROPOSED - REMODELING J.C. MASON CONSTRUCTION	REVISED	DATE FEB 17, 1984	SHEET 1-4
		APPROVED BY		
		BANKET ENGINEERING CAPITOL REAL TECH. INC.		DRAWN BY B.S.S.

EXHIBIT B

CANCEL NO. (3), (4) AND (5) USE THE FOLLOWING DISCRPTION AS
NO. (3) AND CHANGE NO (6) TO (4).

(3) SOUTH $18^{\circ}01'22''$ EAST, ALONG THE EAST LINE OF SAID LOT 6, A
DISTANCE OF 40.17 FEET TO A POINT THEN, SOUTH $71^{\circ}56'58''$
EAST, ALONG THE NORTH LINE OF THE SOUTH $\frac{3}{4}$ OF SAID LOT
5, A DISTANCE OF 80.25 FEET TO A POINT THEN, SOUTH
 $18^{\circ}01'42''$ WEST, ALONG THE EAST LINE OF SAID LOT 5, A
DISTANCE OF 120.56 FEET TO A SIMILAR IRON PIPE MONUMENT
SET AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE,

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(EXHIBIT B)

DESCRIPTION

That certain parcel of land situate in the City of Sacramento, State of California, described as follows:

Lot 6, together with the south one-half of Lot 5, in the block bounded by "U" and "V", 3rd and 4th Streets of the said City of Sacramento, according to the official map or plan of said city, and being particularly described as follows:

Beginning at a one and one-quarter inch iron pipe monument tagged L.S. 2457, set at the southwest corner of said Lot 6; thence, from said point of beginning, the following six (6) courses:

- (1) North 18°00'51" East, along the west line of said lot, a distance of 160.64 feet to a similar iron pipe monument set at the northwest corner of said Lot 6; thence,
- (2) South 71°58'11" East, along the north line of said Lot 6, a distance of 80.26 feet to a similar iron pipe monument set at the northeast corner of said Lot 6; thence,
- (3) South 18°01'22" East, along the east line of said Lot 6, a distance of 80.35 feet to a similar iron pipe monument set at the northwest corner of the south one-half of said Lot 5, thence,
- (4) South 71°56'58" East, along the north line of the south one-half of said Lot 5, a distance of 80.25 feet to a similar iron pipe monument set at the northeast corner of the south one-half of said Lot 5; thence,
- (5) South 18°01'42" West, along the east line of said Lot 5, a distance of 80.38 feet to a similar iron pipe monument set at the southeast corner of said Lot 5; thence,
- (6) North 71°55'45" West, along the south line of said Lot 5, and along the south line of said Lot 6, a distance of 160.48 feet to the point of beginning.

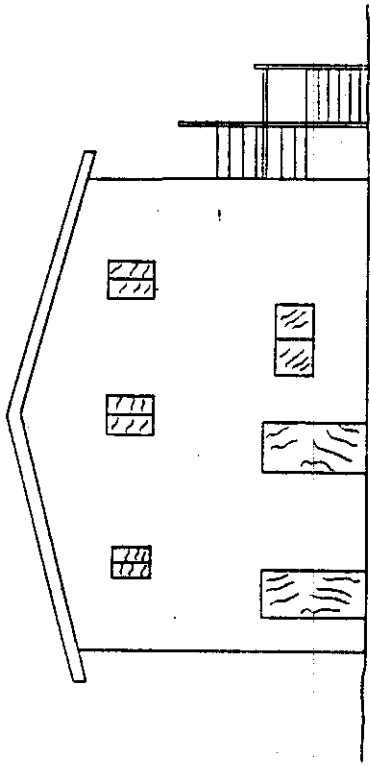
Prepared by:

Timothy S. Train
Licensed Surveyor No. 2457

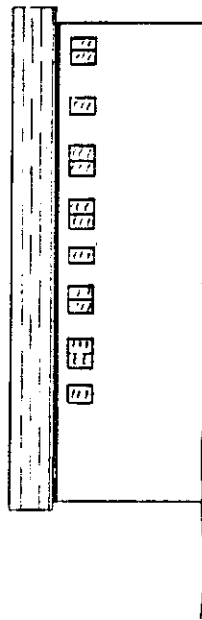
June 15, 1982

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EXHIBIT C



WEST

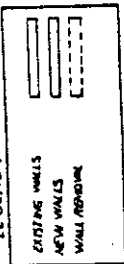


NORTH

ELEVATION	ST. JOHN CHURCH ANNEX PROPOSED REMODELING JOHNSON CONSTRUCTION	REVISED	 BAILEY ENGINEERING CAPITAL REAL TECH INC. 5701 FREEPORT BL 95822 916 3932222	ST. JOHN BAPTIST CHURCH	DATE	FEB 17 1984	SH
		APPROVED BY			SCALE	1/8" = 1'	DRAWN BY

EXHIBIT D

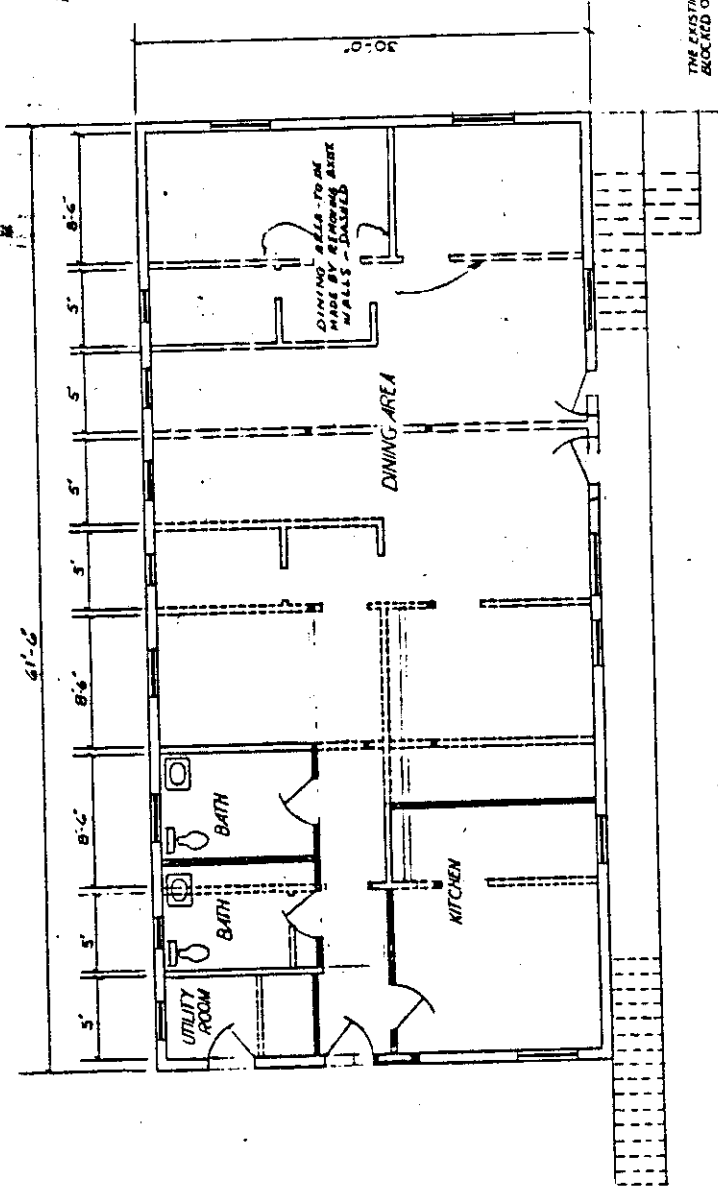
LEGEND:



AFTER THE WALLS AND CEILING ARE UNCOVERED THE ENGINEER MUST CONDUCT INSPECTIONS AND APPROVE THE NEW CONSTRUCTION PRIOR TO ANY NEW CONSTRUCTION.

PROPOSED HALL TO BE REMOVED FOR THE DINING AREA

ALL THE WINDOWS ON THIS SIDE SHOULD BE BLOCKED AND FILLED



THE EXISTING STAIRS W/RY SHOULD BE BLOCKED ON THIS SIDE

EXITING

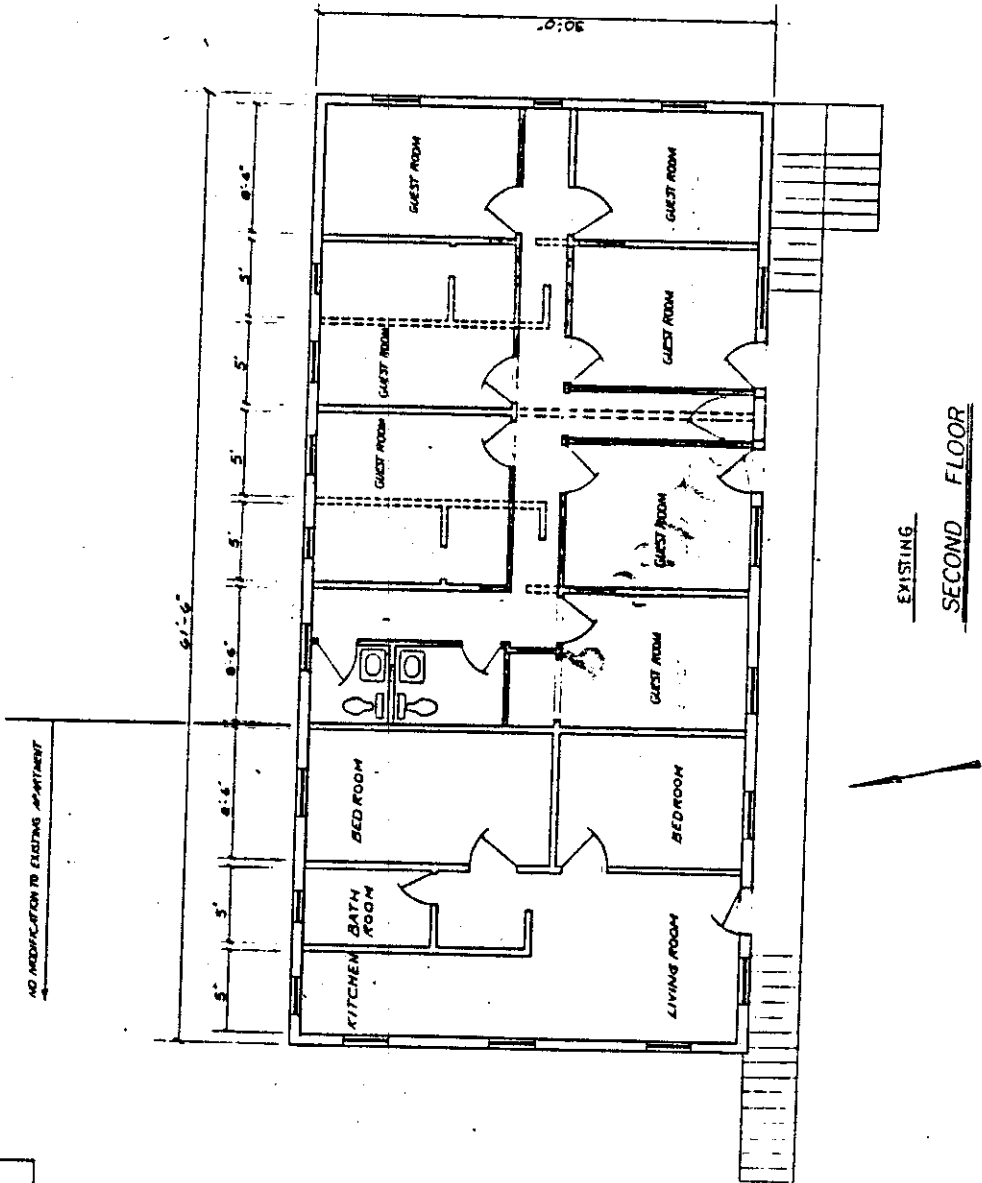
FIRST FLOOR

ST JOHN CHURCH ANNEX PROPOSED REMODELING JOHNSON CONSTRUCTION	REVISED	ST JOHN BAPTIST CHURCH	DATE FEB 17 1994	SHEET
	APPROVED BY		SCALE 1/4" = 1'	3
5701 FREEPORT BL 95922 916 3932222		DESIGNED BY		

EXHIBIT E

LEGEND:

	EXISTING WALLS
	NEW WALLS
	WALL REMOVAL



FLOOR PLAN	ST JOHN CHURCH ANNEX PROPOSED REMODELING JOHNSON CONSTRUCTION	REVISED	ST JOHN BAPTIST CHURCH	DATE FEB 17 1984	SHEET 4
		APPROVED BY		SCALE 1/4" = 1'	
		5701 FREEPORT BL 95822 916 3932222		DESIGNED BY AD 5-4	

