

CITY PLANNING COMMISSION

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

APPLICANT	Milton French, 2130-4th Street, Sacramento, CA 95818				
OWNER	St. John's Missionary Baptist Church, 2130-4th Street, Sacramento, CA 95818				
PLANS BY					
FILING DATE	4-12-82	50 DAY CPC ACTION DATE		REPORT BY	GM:bw
NEGATIVE DEC.	5-17-82	EIR		ASSESSOR'S PCL. NO.	009-112-13,14,17,24

- APPLICATION:
1. Negative Declaration 12,000
 2. Special Permit to develop a ~~71,800~~ square foot church (existing church and three residences to be removed) and to develop a thirty-one space parking lot on 0.5± acres in the Medium Density, R-3A zone
 3. Variance to locate 12 parking spaces at an off-site location.
 4. Lot Line Adjustment to merge four parcels totaling 0.5± acres.

LOCATION: 2130-4th Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 150 seat church on 0.5± acres in the Medium Density Multi-Family, R-3A zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1980 Central City Community Plan Designation:	Multi-family
Existing Zoning of Site:	R-3A
Existing Land Use of Site:	Church and residences

Surrounding Land Use and Zoning:

North:	Commercial and residential; R-3A
South:	Residential; R-3A
East:	Residential; R-3A
West:	Residential; R-3A

Parking Required:	25 spaces; based on ratio of one space per six seats
Parking Provided:	38 spaces
Property Dimensions:	Irregular
Property Area:	22,400 square feet
Square Footage of Building:	71,800 12,000
Building Height:	28 feet
Exterior Building Materials:	Stucco
Color of Exterior Materials:	White and brown
Street Improvements/Utilities:	Existing
Topography:	Flat

BACKGROUND INFORMATION: The subject site consists of 0.5± acres located at the northwest corner of Fourth and V Streets in the Southside Neighborhood. A portion of the site was originally developed with a small church building. The church proposes to construct a new 7,800 square foot, 150 seat church building and provide off street parking for 38 spaces on several adjacent parcels. The existing church and adjacent residential structures on the subject site have been demolished.

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

1. The parking requirement for a 150 seat church is 25 parking spaces. The applicant is proposing a 38 space parking lot with one-way circulation into the parking lot from V Street and auto exiting on to Fourth Street. Staff recommends that the applicant redesign the parking layout as follows:
 - a. The diagonal stalls proposed as 70° be revised to a 60° angle to allow for adequate backout maneuvering space, and the sub-standard stalls be redesigned in accordance with City standards;
 - b. The two driveways be redesigned to a width of 15 feet, plus tapers. The applicant shall install signs indicating "entrance only" at the V Street driveway and "exit only" at the Fourth Street driveway;
 - c. The site plan should also include a sufficient number of planter islands in the parking lot in order to comply with the 50 percent shading ordinance. The applicant proposes 13 spaces in excess of the required number of spaces; therefore, the integration of tree wells and island planters will not affect the required (minimum number of parking spaces. The two tree wells located in the middle of the parking lot should be eliminated since it would interfere with backout maneuvering;
 - d. The applicant should also eliminate the two diagonal parking spaces along the south property line located in the northeast parking area in order to provide sufficient backout maneuvering distance.
2. The Traffic Engineer recommends that all sidewalks and driveways be reconstructed pursuant to City standards.
3. Lot Line Adjustment: The applicant proposes to merge four lots in order to construct the church. The proposal was reviewed by the offices of the City Engineer, Water & Sewer, Traffic Engineering and Planning. There were no objections to the proposed lot line merger.

The City Engineer requests that the applicant submit a new legal description of the parcel to be created as a condition of approving the lot line adjustment.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit, subject to conditions and based on Findings of Fact which follow;
3. Approval of the Variance, based on the Findings of Fact which follow;
4. Approval of the Lot Line Adjustment by adopting the attached resolution.

Conditions - Special Permit

- a. The applicant shall revise the site plan as follows and submit it to the staff for approval prior to the issuance of any building permit:
 - 1) The diagonal parking spaces shall be redesigned at a 60° angle;
 - 2) the parking stall dimensions shall comply with City standards;
 - 3) the two driveways shall be 15 feet in width, plus tapers;
 - 4) the applicant shall install signs indicating "entrance only" at the V Street driveway and "exit only" at the Fourth Street driveway;
 - 5) the parking lot shall include a sufficient number of planter islands in order to comply with the 50 percent shading ordinance. Detailed landscaping and irrigation plans shall be submitted to staff prior to the issuance of building permits;
 - OK 6) the applicant shall eliminate the two trees proposed in the middle of the parking lot and the two diagonal parking spaces as noted in Exhibit 1;
 - 7) the applicant shall reconstruct the two driveways and sidewalks pursuant to City standards;
 - 8) The applicant shall submit architectural and landscape plans to the Design Review/Preservation Board for review and approval.

Findings of Fact - Special Permit

- a. The project, as conditioned, is based upon sound principles of land use in that:
 - 1) the project is compatible with surrounding properties which consist of residential uses and another church facility;
 - 2) adequate shaded on-site parking is provided.
- b. The project, as conditioned, will not be injurious to surrounding properties or the public welfare in that adequate parking, setbacks and landscaping are provided;

- c. The project is consistent with the City Zoning Ordinance which permits church facilities subject to a special permit.

Findings of Fact - Variance

- a. The requested variance does not constitute a special privilege granted to one property owner in that the applicant is providing off street parking adjacent to the proposed church facility;
- b. The variance will not be injurious to the public welfare nor to property in the area in that it will provide for needed off street parking in close proximity to the church site;
- c. The variance 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."

M-1
CROCKER
ART
GALLERY

R-5

4TH ST
OFF. OFF.
ELDERLY
HOUSING

MF

R-5

BANKING RATE
W. N.
W. N.

80-120
← ST →

2ND ST
3RD ST
RIVERFRONT
PLAZA
R-4R

4TH ST
5TH ST
LINCOLN
SCHOOL

6TH ST
7TH ST
MF

STATE
HEATING
&
COOLING

R-5
STATE
OFFICES

WARE STOR.
CARBON
TRAY STP.

TIRE
W.H.

AUTO
SERV.
GRINDING
AUTO
REPAIR

ANS. SAC.
BAL.
MFG.

PAINT
STOR.

SYS. 6
P.P.F.

OFF./W.H.

W.H.

S.P.

NOR-CAL
ELECTRONICS

S.P.
V.

V.
V.
OFFH. ELECT.
STOR. CENTER

R ST.
THOMPSON-DIGGS
W.H.
TIRE V

THOMPSON-DIGGS
W.H.
WARE-
HOUSE

FOOD
DIST.
W.H.

C-4
W. W. W.
H. H. H.

OFF. EQUIP.

W.D. TIRE
STOR. W.H. SMUD
SUB-
STATION

TIRE V

WARE-
HOUSE

FARMER'S LIGHT
MKT. W.H.
OFF.

W.H.
V ATLAS

OFF. AUTO
SERV. OFF.

DUPLI-
CATOR S.P. OFF. GAS

2 2 V V V
F F F V V V
OFF.

V V V V V V V
V V V V V V V
IF V ME

V V V V V V V
MF F F F F F F F
V F MF

V V V V V V V
V V V V V V V
V IF

IF V 2 V 2 2 F IF
2 F F V F F F IF
TOFU IF

SCHOOL

V V V V V V V
IF V MF M MF
V MF F 2 F
V 2 F IF

V V V V V V V
2 F 1 1 2 2 V
V F F F F F F
CF 2 F

2 F 2 F 2 F
2 F 2 2 2 M MF
AUTO F F F F F V
REPR.

YARD
IF V M V MF
MF F F F F F F F

CHURCH

CHILD
CARE
CTR. F 2 1 1 V
F F F F 2 F
IF

V V V V V V V
R 1 F V V 2 V
2 F F F F F F F
IF

V V V V V V V
V F 1 2 2 V 2 F
2 F F F F F F F
2 F

IF 2 F 2 F
2 F 1 2 2 M 1 2
F F F F F F F F

MF 1 1 1 2 V
IF 1 1 1 1 1 MF
2 F F F F F F F
2 F

IF 1 1 1 1 1 IF
IF 1 1 1 1 1 IF
IF 1 1 1 1 1 IF

IF 2 F 2 F
2 F 1 2 2 M 1 2
F F F F F F F F

MF 2 2 1 2 M
IF F F F F F F F
V 2 F F F F F F F
MF

IF 1 1 1 1 1 IF
IF 1 1 1 1 1 IF
IF 1 1 1 1 1 IF

IF 2 F 2 F
2 F 1 2 2 M 1 2
F F F F F F F F

MF 2 F 1 1 1 MF
IF F F F F F F F
2 F

IF 1 1 1 1 1 IF
IF 1 1 1 1 1 IF
IF 1 1 1 1 1 IF

CHURCH
IF V 2 2 2 1 F
F F F F F F F

V V V V V V V
V V V V V V V
MF F F F F F F F

2 F 1 2 M
IF F F F F F F F
IF

IF 1 1 1 1 1 V
IF F F F F F F F
IF

SOUTH
SIDE
PARK
R-3A
VICINITY
MA.

P-82-098

5-27-82

No. 21

P. 82-098

000418

5-27-82

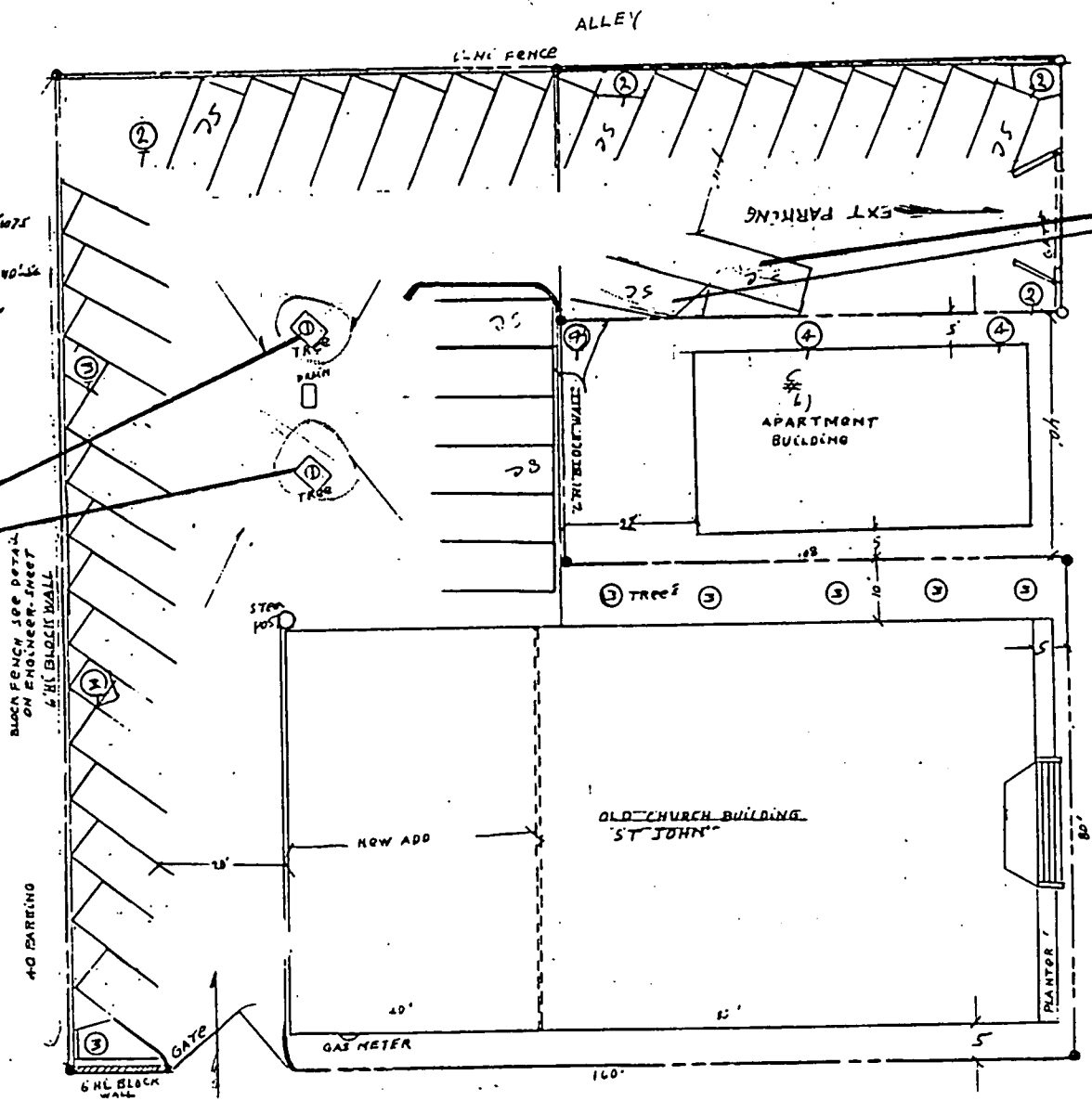
EXHIBIT 1

NO. 21

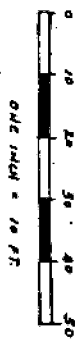
- ① MODesto ASH - 4 TO 10' - SPREAD - 40' WIDE
 - ② NORWAY MAPLE - 4 TO 10' - HI - SPREAD - 40' WIDE
 - ③ MARGOLIA 30' HI - SPREAD - 35' TO 40'
- PARKING FOR - 40 CARS

Eliminate Trees

Eliminate spaces

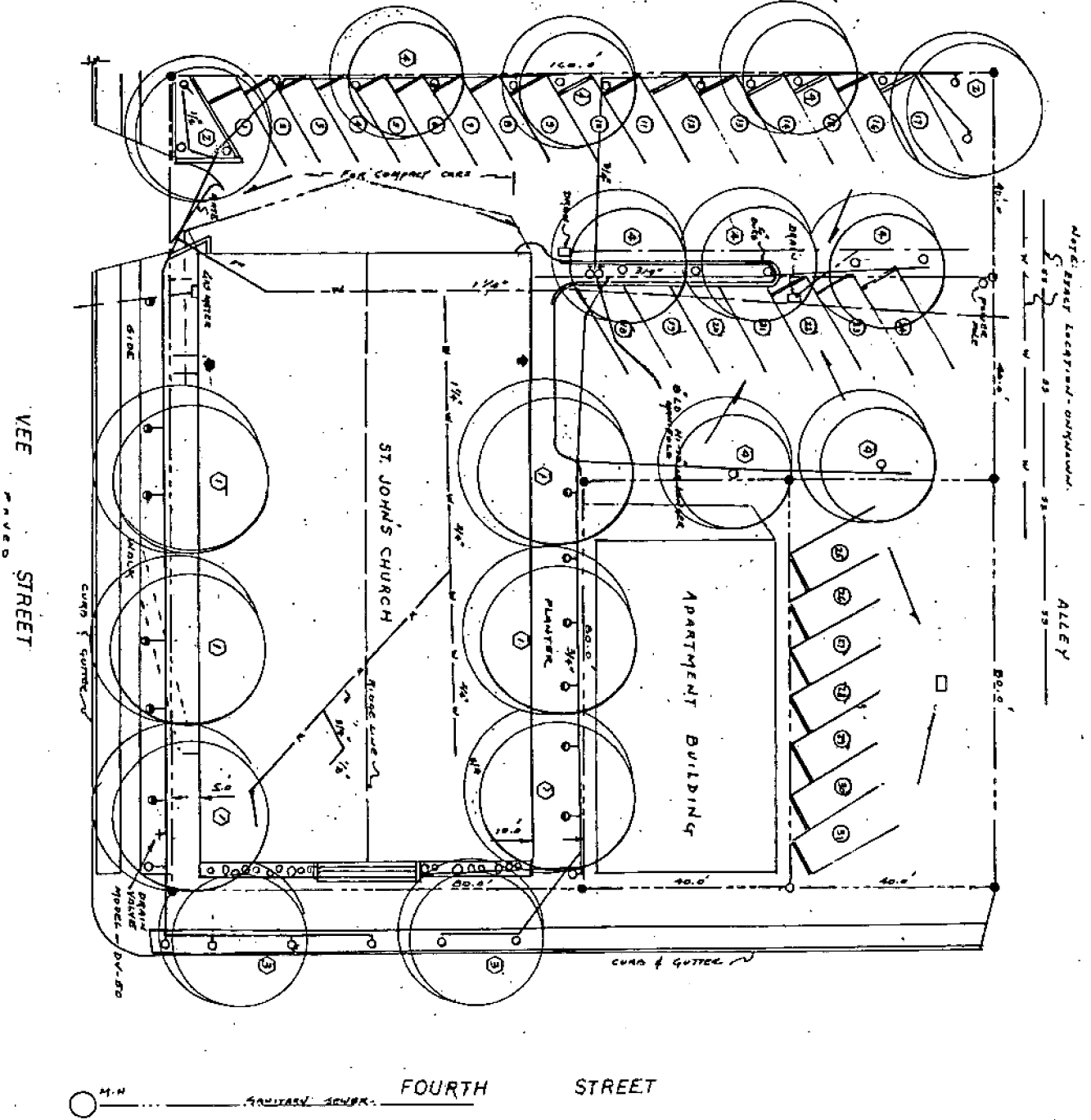


ST. JOHN'S CHURCH	
15-11-82	FOR
5-11-82	L.S.
SHEET L. 1	



- TREE SCHEDULE
- ① JAPANESE BLACK PINE
 - ② EXISTING SPICES UNREMOVED
 - ③ EXISTING SPICES UNREMOVED
 - ④ Magnolia

GENERAL NOTES
 IVY GROUND COVER
 WOOD CHIPS
 VALUES WITH DIMENSIONS



VEE STREET

ST. JOHN'S CHURCH

APARTMENT BUILDING

FOURTH STREET

ALLEY

000419

000419

000419

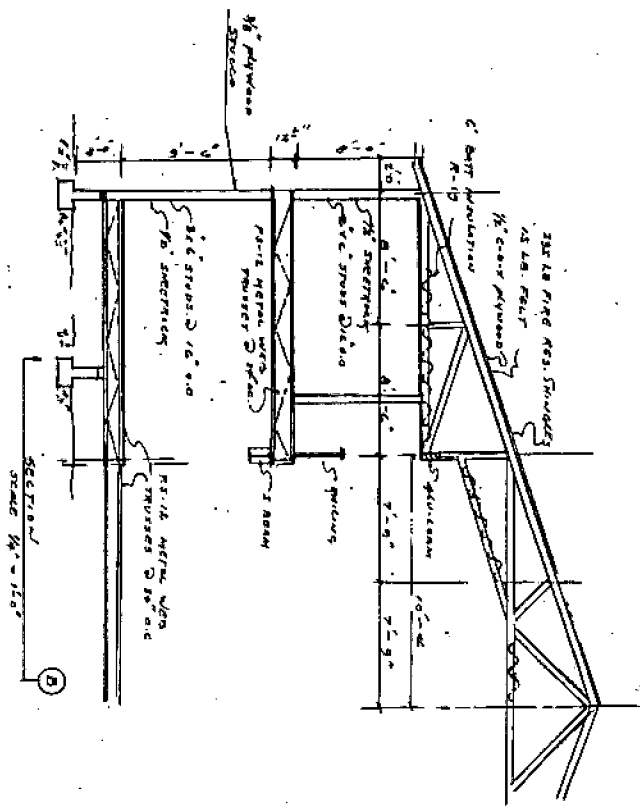
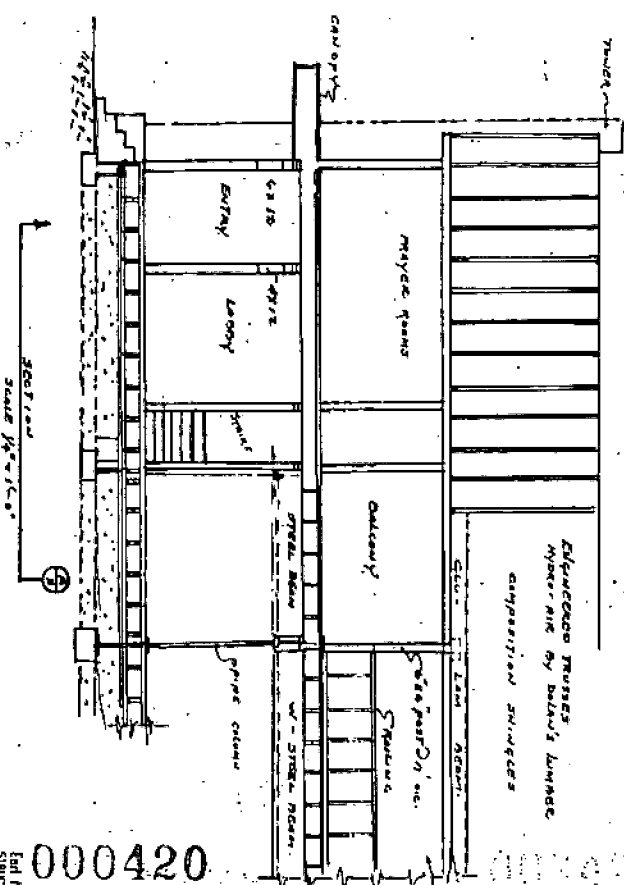
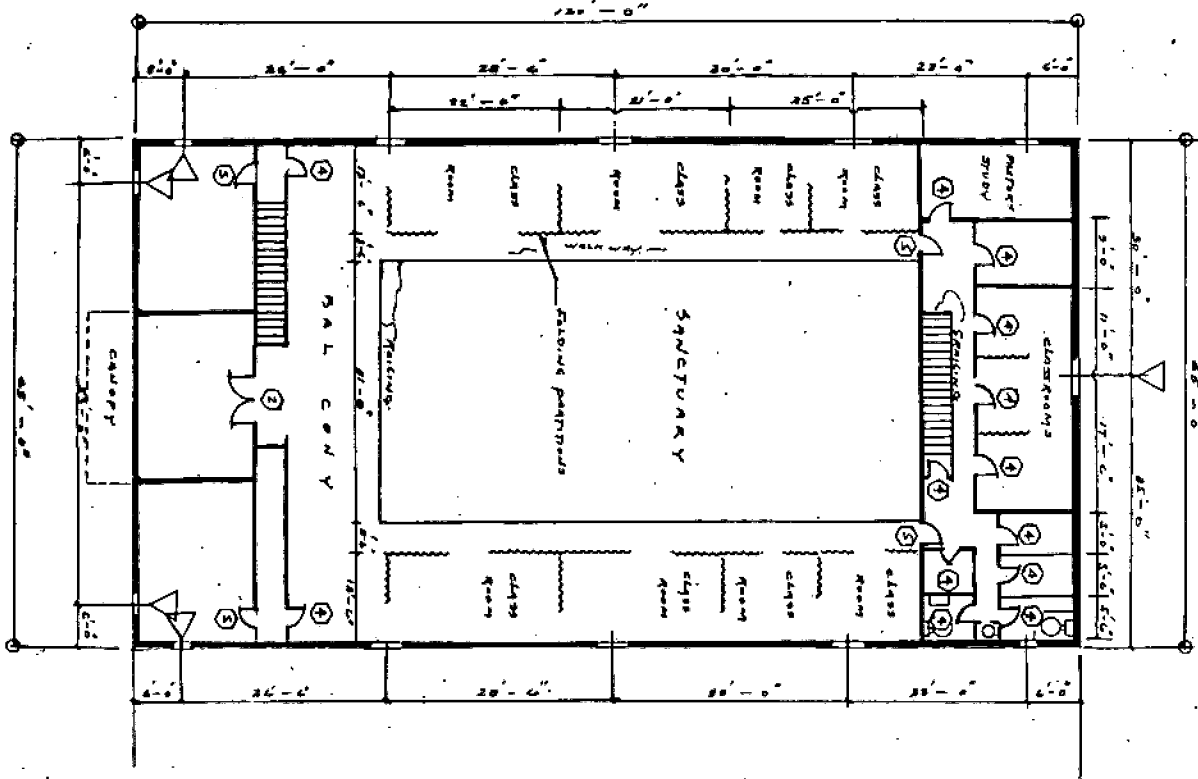
Earl N. Quinn
 ARCHITECT
 5 UNIT
 4-9-62

P 82098

JOHNSON BUILDERS, INC.
 1526 - 147th AVE.

ST. JOHN'S CHURCH
 LANDSCAPE & PARKING.

SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



000420

P 82098

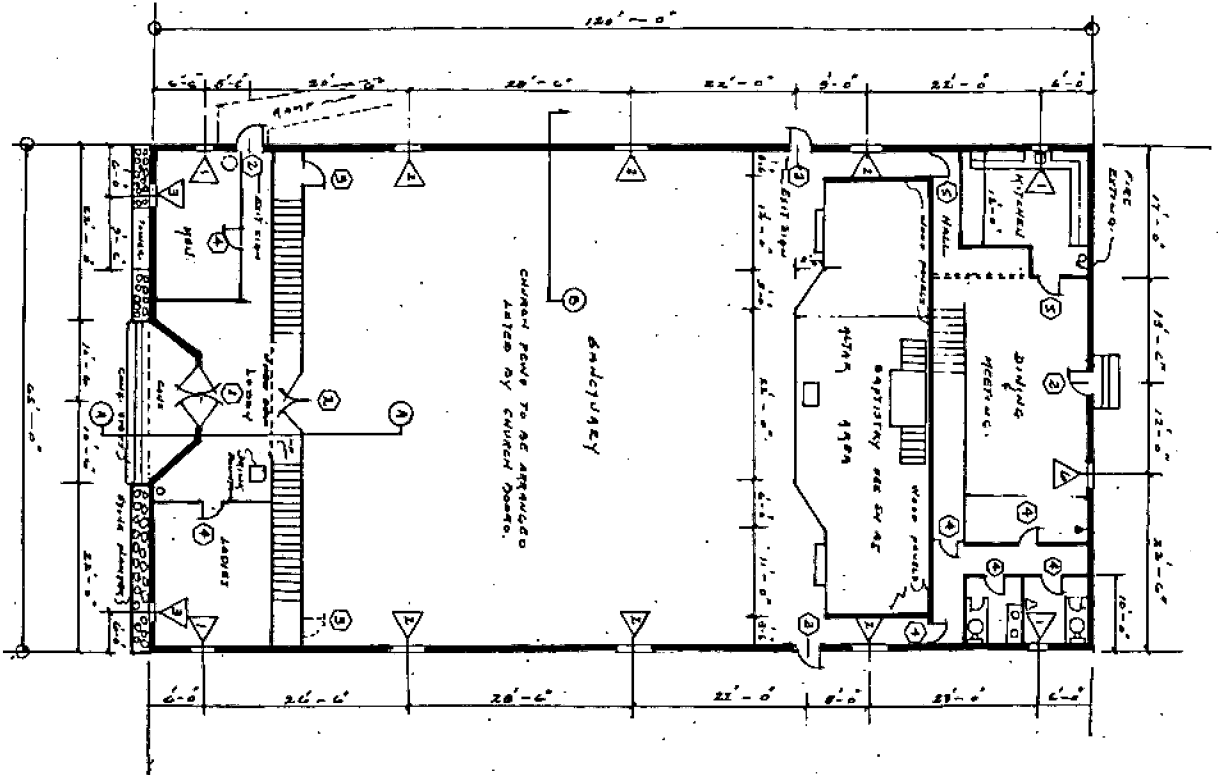
Earl N. Olson
Structural Engineer
5152
4-9-52

JOHNSON BUILDERS, INC.
4836 - 14TH AVE.
SACRAMENTO, CA. 95822

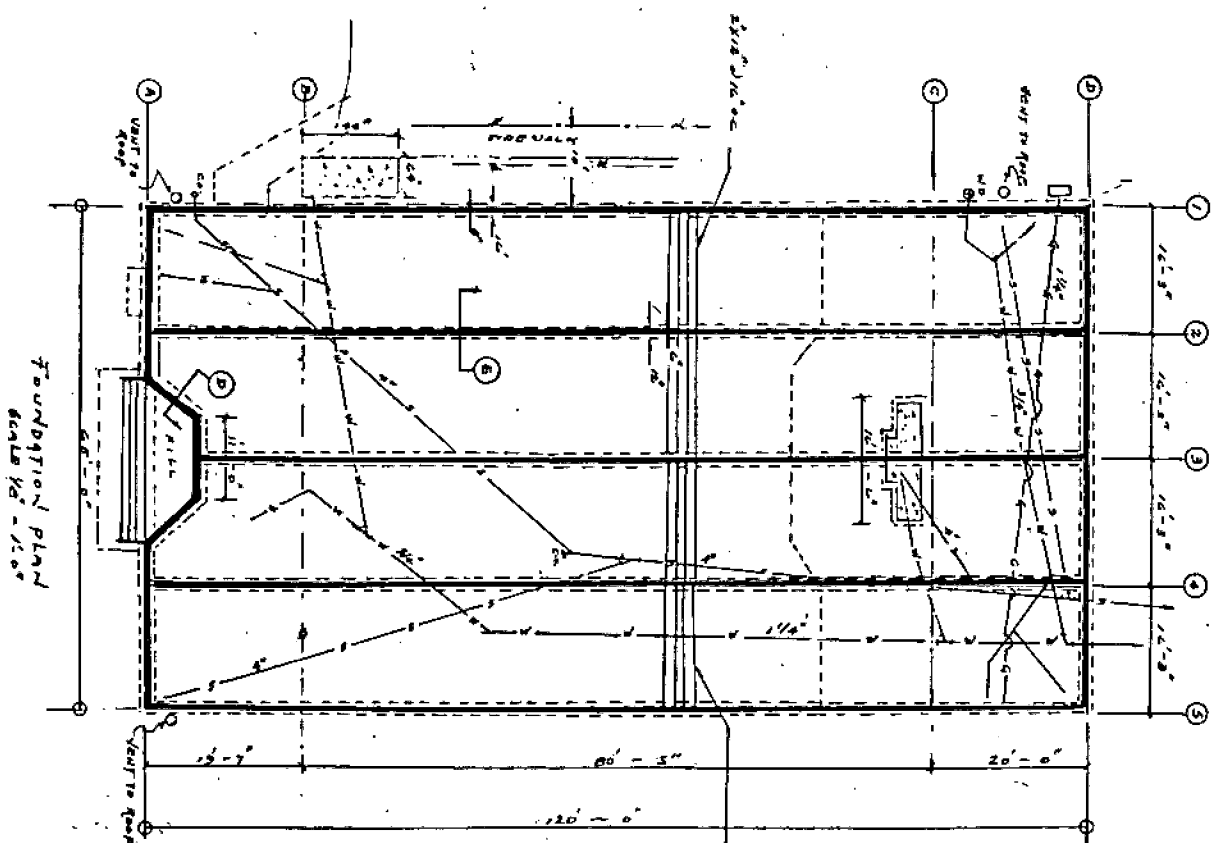
ST. JOHN'S CHURCH
FLOOR PLANS & SECTIONS

NO.	DATE	BY	CHKD.
1	4-9-52	EO	EO
2	4-9-52	EO	EO
3	4-9-52	EO	EO
4	4-9-52	EO	EO
5	4-9-52	EO	EO

NO.	DATE	BY	CHKD.
1	4-9-52	EO	EO
2	4-9-52	EO	EO
3	4-9-52	EO	EO
4	4-9-52	EO	EO
5	4-9-52	EO	EO



First floor plan
Scale 1/8" = 1'-0"



Foundation plan
Scale 1/8" = 1'-0"

Earl N. Olson
STRUCTURAL ENGINEER
5, 10th St.
4-9-58

000421

P 82098

000421

2 1/2" DIA. C.C.
FLOOR BEAMS
W/ 1" DIA. C.C.
D.I.S.T. C.C.

000421

JOHNSON BUILDERS, INC.

1556 - 14TH AVE.
SACRAMENTO, CA. 95822

ST. JOHN'S CHURCH

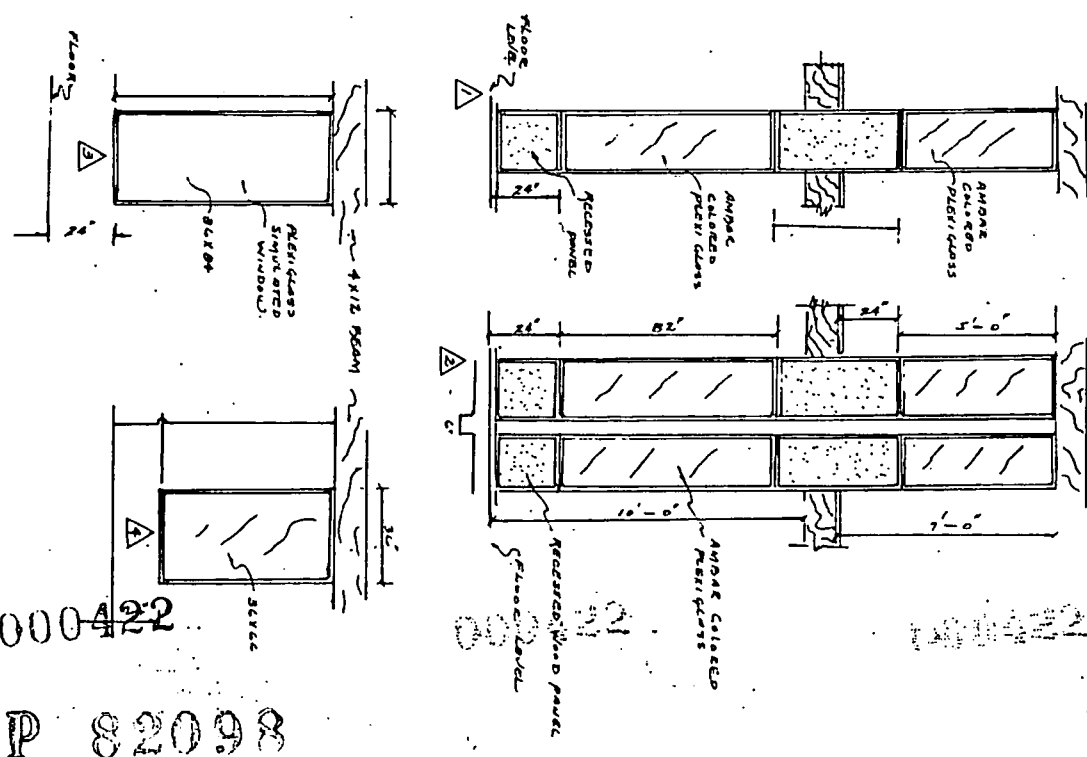
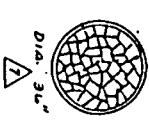
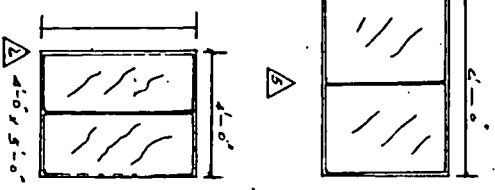
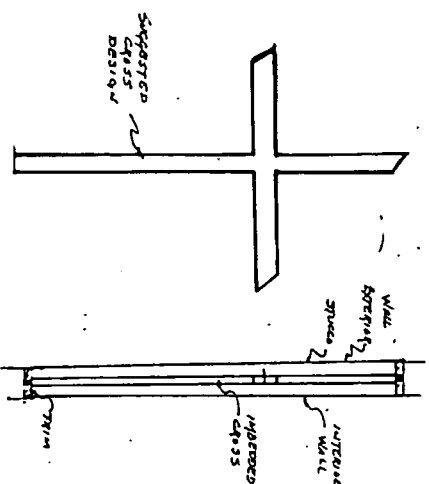
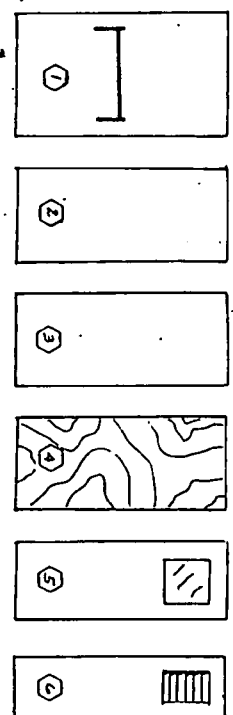
FIRST FLOOR & FOUNDATION
PLANS

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

DOOR SCHEDULE

MARK	SIZE	TYPE	THICK	COAT	FACE	REMARKS
1	4'x6'6"	Panel	1 3/4"	6c.	PAINT LIQUID BRN/1 DOOR BRN/1 DOOR BRN/1 DOOR	BURN DOOR BRN/1 DOOR BRN/1 DOOR
2	3'x6'6"	Panel	1 3/4"	5c.	PAINT LIQUID ENTR DOOR.	ENTR DOOR.
3	5'x6'6"		1 1/2"	5c.	PAINT GRADE FLUSH	FLUSH
4	2'6'x6'6"		1 1/2"	HC.	PAINT GRADE FLUSH	FLUSH
5	2'6'x6'6"		1 3/8"	H.C.	PAINT GRADE OUT LIGHT	OUT LIGHT
6	2'x6'6"		1 3/8"		PAINT GRADE Louvered VENTS	Louvered VENTS



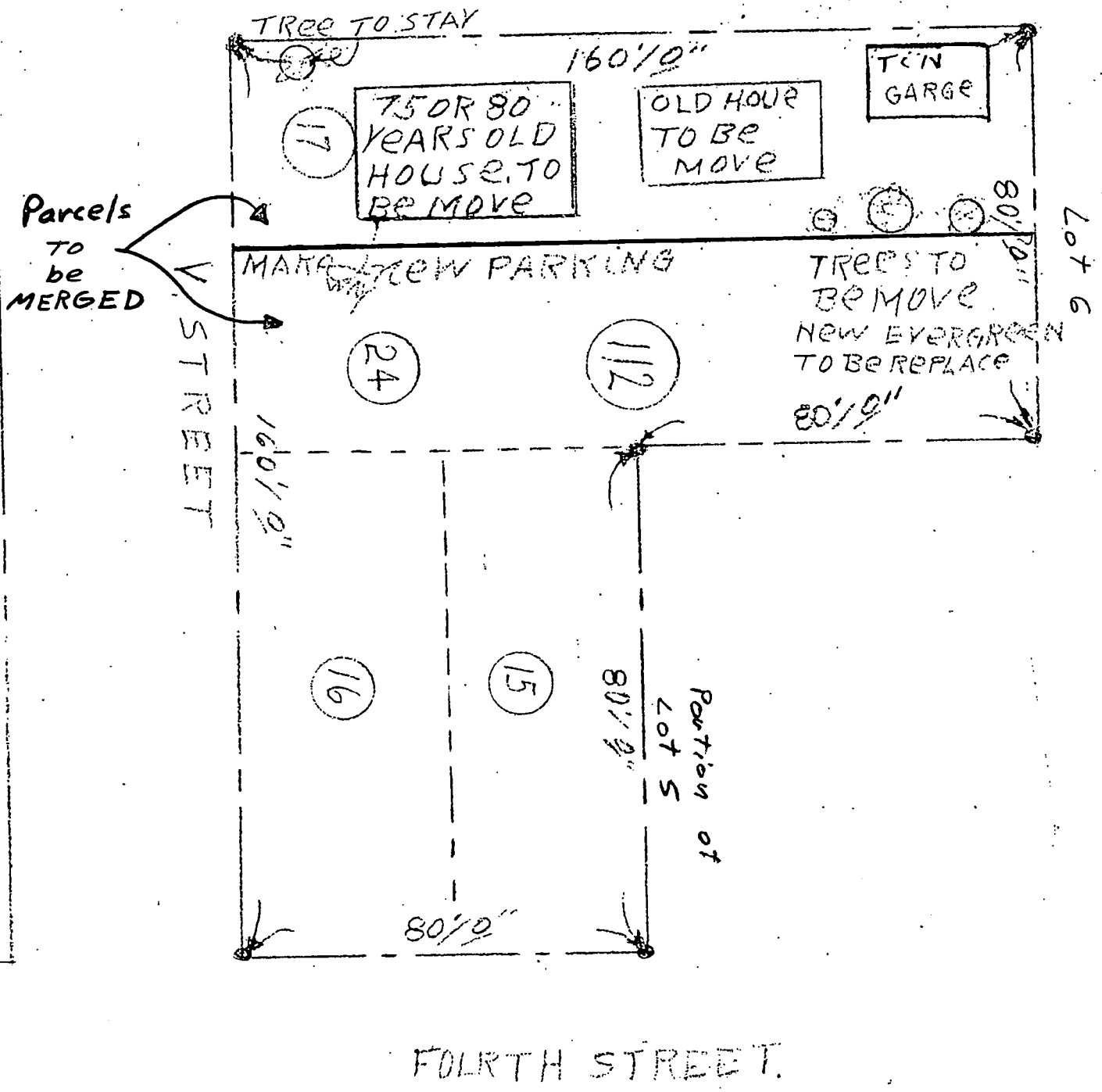
000422
P 82093

Earl N. Quinn
SACRAMENTO, CALIF.
51022-81
4-3-61

JOHNSON BUILDERS, INC.
- 4536 - 14TH AVE. -
SACRAMENTO, CA. 95822

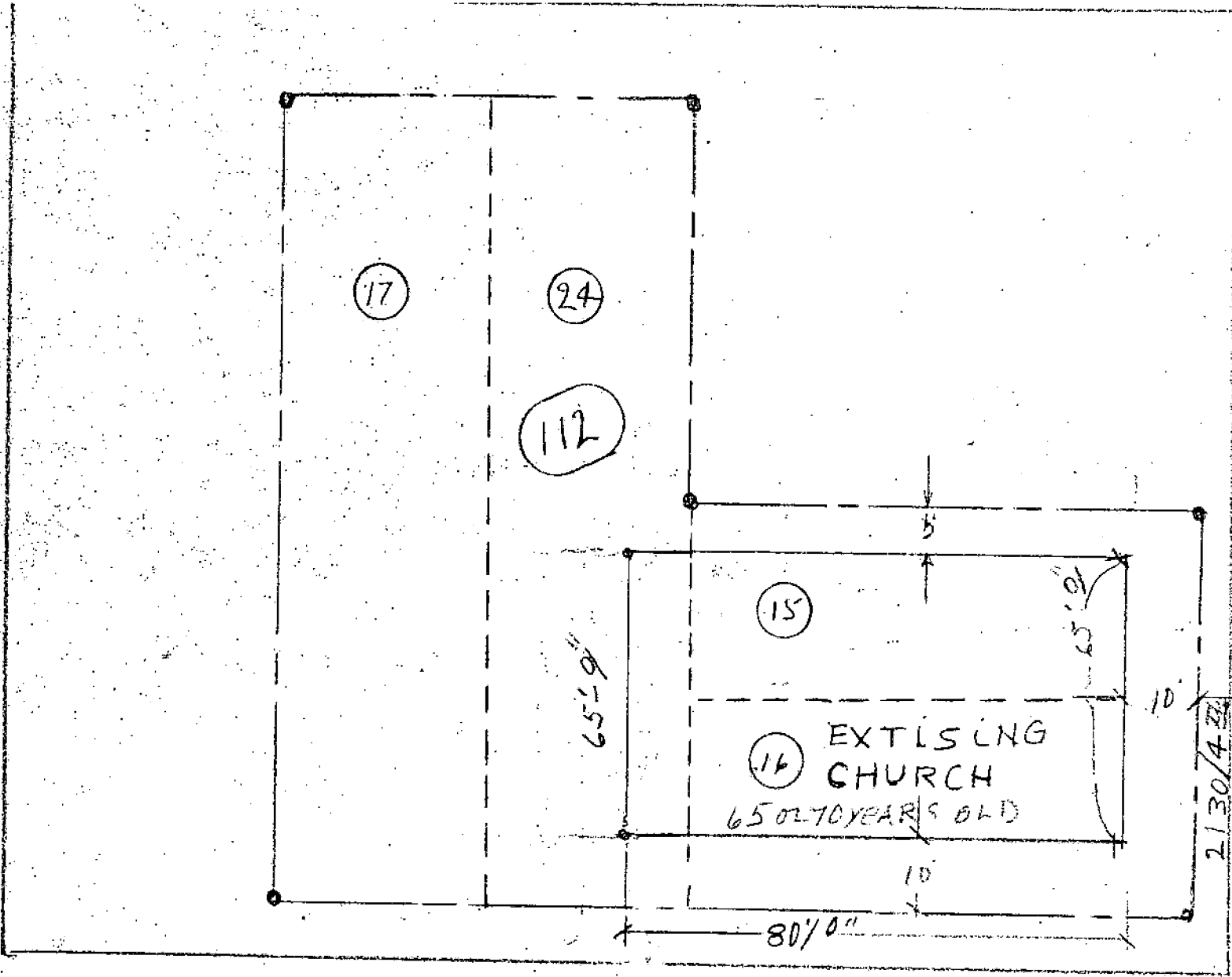
ST. JOHN'S CHURCH
WINDOW & DOOR SCHEDULES

Lot 6 and South 80 feet of Lot 5
(Parcels 17 and 24)



000426

EXHIBIT "A"



17

24

112

15

16

EXISTING CHURCH

65-70 YEARS OLD

65'9"

80'0"

65'9"

10

21'30" / 4 3/4'

10

Y STREET

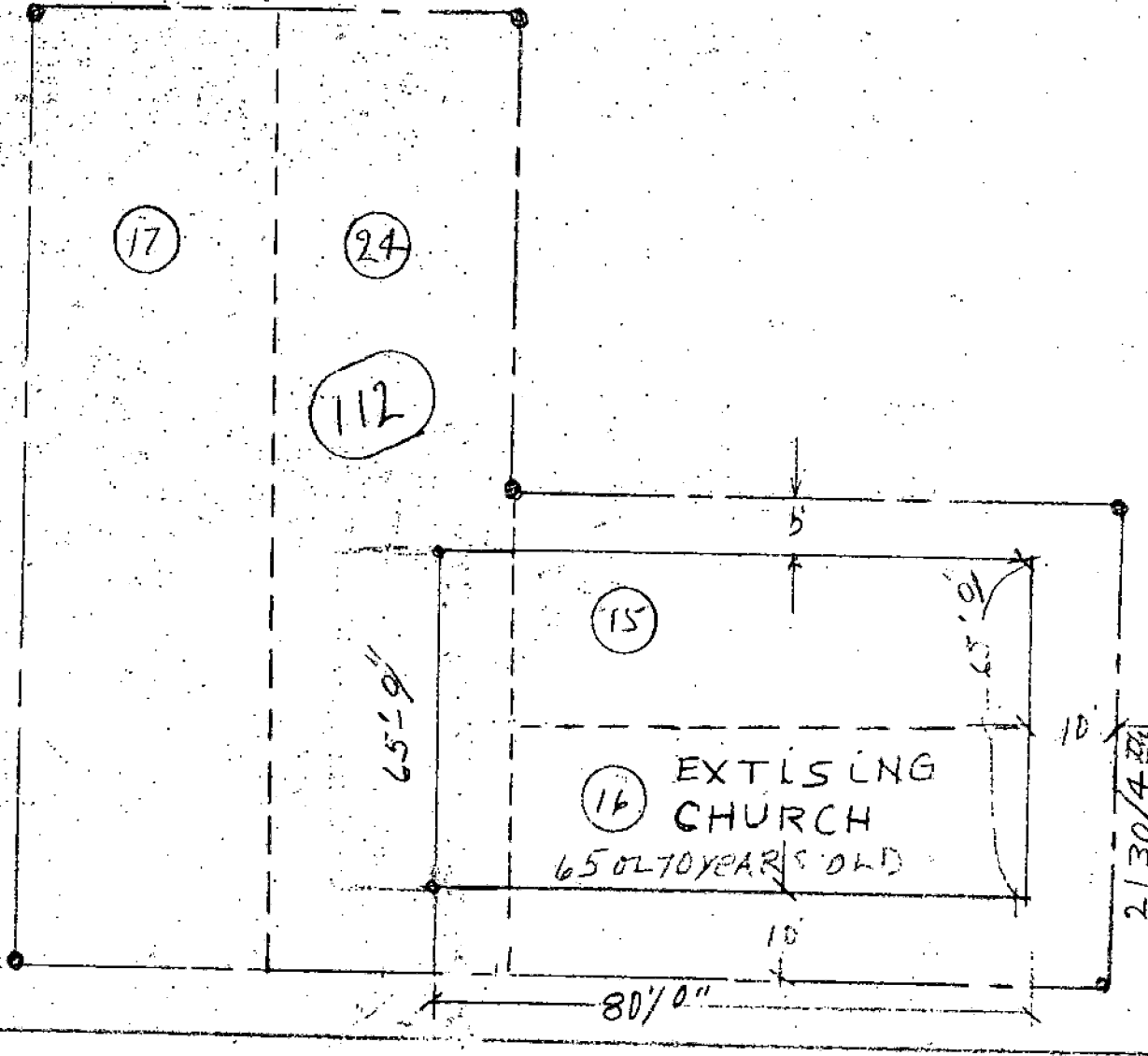
4TH STREET

000423

000423

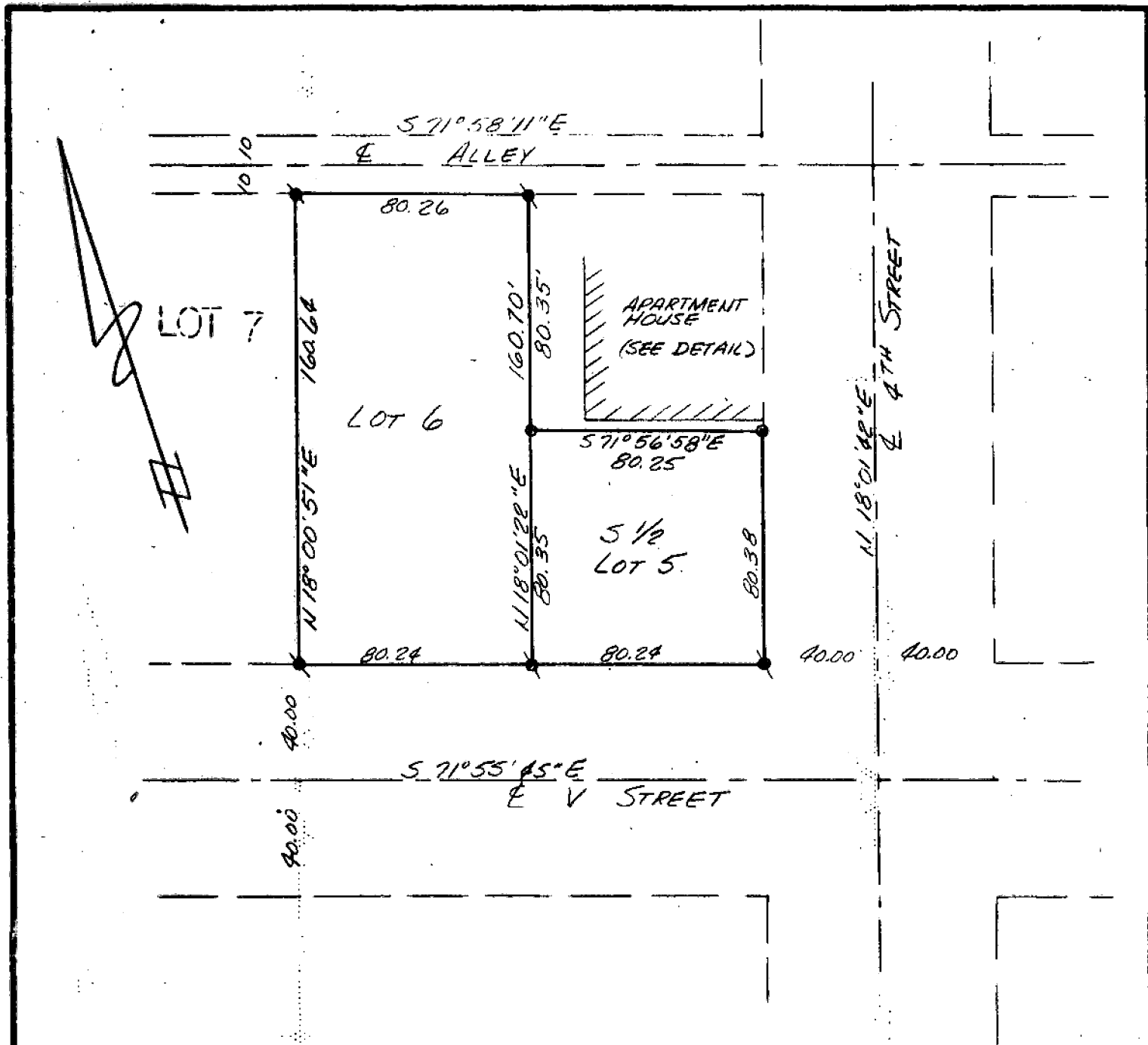
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000424

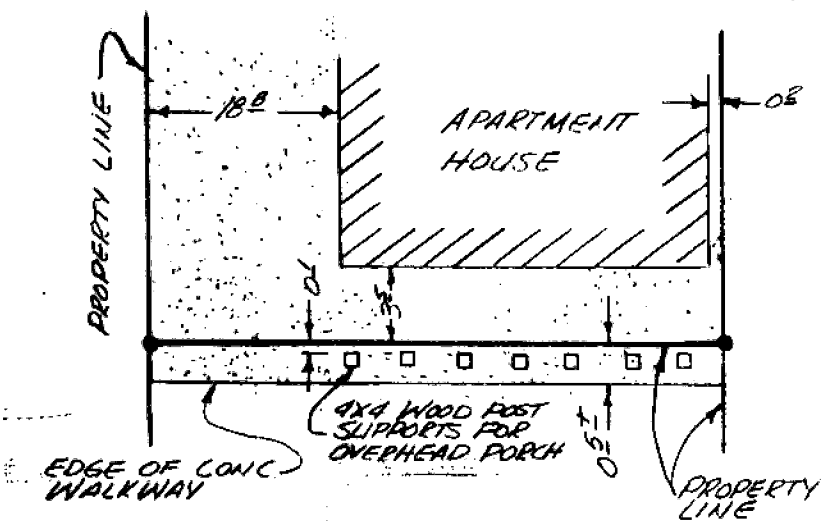


Y STREET

4TH STREET



DETAIL - No SCALE



LEGEND:

- DENOTES 1 1/4" O.D. IRON PIPE WITH TAG LS 2457 SET ON THIS SURVEY
- DENOTES RAMSET WITH TAG LS 2457 SET IN CONCRETE WITH THIS SURVEY



SURVEY OF
LOT 6 & 5 1/2 OF LOT 5,
BLOCK BOUNDED BY
3RD, 4TH, U & V STREETS
CITY OF SACRAMENTO

000425

0004

TIMOTHY S. TRAIN
LAND SURVEYOR
2604 21ST STREET
SACRAMENTO, CA. 95818
PHONE: 451-7793

Dr. <u>UPZ</u>	Date <u>5/22/88</u>
Ch. _____	Date _____
Field Bk. <u>139 Pg 128</u>	
W.O. No. <u>8205-06</u>	
File No. _____	