

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

APPLICANT	Rev. Uzell Lewis, 3210 San Jose Way, Sacramento, CA 95817		
OWNER	St. Mark Missonary Baptist Church, 7920 32nd Avenue, Sac., CA 95824		
PLANS BY	Tony P. Karlovich, Architect		
FILING DATE	1/13/89	ENVIR. DET.	Exempt 15301 e1
ASSESSOR'S PCL. NO.	027-0082-003,004,005	REPORT BY	CL:vf

- APPLICATION:**
- A. Special Permit for a 527± sq. ft. addition to an existing 2,560 sq. ft. church.
 - B. Lot Line Adjustment to merge three lots into one lot totaling 0.4± acres in the Standard Single Family Residential (R-1) zone.

LOCATION: 7920 32nd Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 527± sq. ft. addition to an existing church and merge three lot into one.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1986 South Sacramento Community Plan Designation:	Residential (7-15 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Church

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family Residential; R-1	Front:	20'	20'
South: Single Family Residential; R-1	Side(Int):	5'	41'
East : Single Family Residential; R-1	Side(Int):	5'	42'
West : Single Family Residential; R-1	Rear:	15'	27'

Parking Required:	20 spaces
Parking Provided:	20 spaces
Property Dimensions:	120' x 143.5'
Property Area:	0.40± acres
Square Footage of Existing Building:	2,560 sq. ft.
Square Footage of Addition:	527± sq. ft.
Height of Building:	16 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Stucco
Roof Material:	Composition Shingle

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/Zoning

The project site consists of three lots totaling 0.40± acres in the Standard Single Family (R-1) zone. The General Plan designates the site Low Density

Residential (4-15 du/na) and the 1986 South Sacramento Community Plan designates the site Residential (7-15 du/na). The surrounding land use is Single Family Residential and the surrounding zoning is R-1.

B. Applicant's Proposal

The applicant is requesting a Special Permit in order to construct a 527[±] sq. ft. addition to the rear of an existing 2,560 square foot church. The addition consists of a kitchen and expansion of the restrooms and meeting room. In addition, the applicant proposes to merge three lots into one 0.40[±] acre lot.

C. Parking/Circulation

The church has seating for 120 people which requires 20 parking spaces. The applicant has proposed 21 parking spaces. However, the space located parallel with the south property line must be removed because of limited access and the Zoning Ordinance does not allow parallel parking spaces. This leaves 20 legal parking spaces on-site. This parking lot and driveway area must be paved to City standards.

The applicant has proposed a five foot planter and a six foot high masonry wall around the perimeter of the project site. The five foot planter along the west property line needs to be reduced to two feet with a saw-tooth pattern allowing a two foot vehicle overhang into the planter. This is necessary to accommodate a 20 foot parking stall and 20 feet of maneuvering area. The parking and planter on the east property line provides adequate maneuvering area except where adjacent to the addition. In order to alleviate the lack of adequate maneuvering area, the three southern most stalls need to be designated compact spaces. In addition, the stall furthest south should be rotated to an angle allowing easier access (see Exhibit B).

D. Landscaping

The parking lot shall meet the 50 percent shade requirement of the Zoning Ordinance.

E. Agency Comments

The proposed project was reviewed by City Engineering, City Real Estate, and Traffic Engineering. The following comments were received regarding the Lot Line Adjustment:

1. Pay off or segregate any existing assessments;
2. File Certificate of Compliance and waive parcel map prior to recordation; and
3. Show all existing easements.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301 e1).

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

- A. Approve the Special Permit for a 527+ square foot addition to an existing church subject to conditions and based upon findings of fact which follow:
- B. Approve the Lot Line Adjustment to merge three lots into one by adopting the attached resolution.

Conditions - Special Permit

1. The parking and drive area shall be paved to City standards;
2. The parking stall parallel to the south property line shall be removed;
3. The applicant shall redesign the five foot planter along the west property line by reducing it to two feet with a sawtooth pattern and a two foot vehicle overhang into the planter;
4. The three southernmost stalls along the east property line shall be designated compact spaces;
5. The stall located in the southeast corner is to be rotated to allow easier access as per Exhibit B;
6. The parking lot shall meet the 50 percent shade requirement of the Zoning Ordinance prior to issuance of building permits; and
7. The addition is to be constructed per the submitted plans.

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the existing church and expansion are compatible with adjacent residential uses; and
 - b. adequate off-street parking will be provided.
2. The project, as conditioned, is not detrimental to the public health, safety or welfare, nor will it result in a public nuisance in that:
 - a. the six foot high wall provides a buffer between the church and the surrounding residential uses;

- b. adequate on-site parking is provided; and
 - c. adequate landscaping is provided.
3. The project is consistent with the residential designations of the General Plan and South Sacramento Community Plan and churches are allowed in a residential area subject to a Special Permit approval.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

**APPROVING A LOT LINE ADJUSTMENT TO MERGE THREE LOTS INTO ONE LOT
TOTALING 0.4+ ACRES IN THE STANDARD SINGLE FAMILY (R-1) ZONE**

APN: 027-0082-003,004,005

(P89-070)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 7920 32nd Avenue; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15301(e1)); and

WHEREAS, the lot line adjustment is consistent with the General Plan and 1986 South Sacramento Community Plan; and the proposed lot line adjustment conforms with the Plan Designation;

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

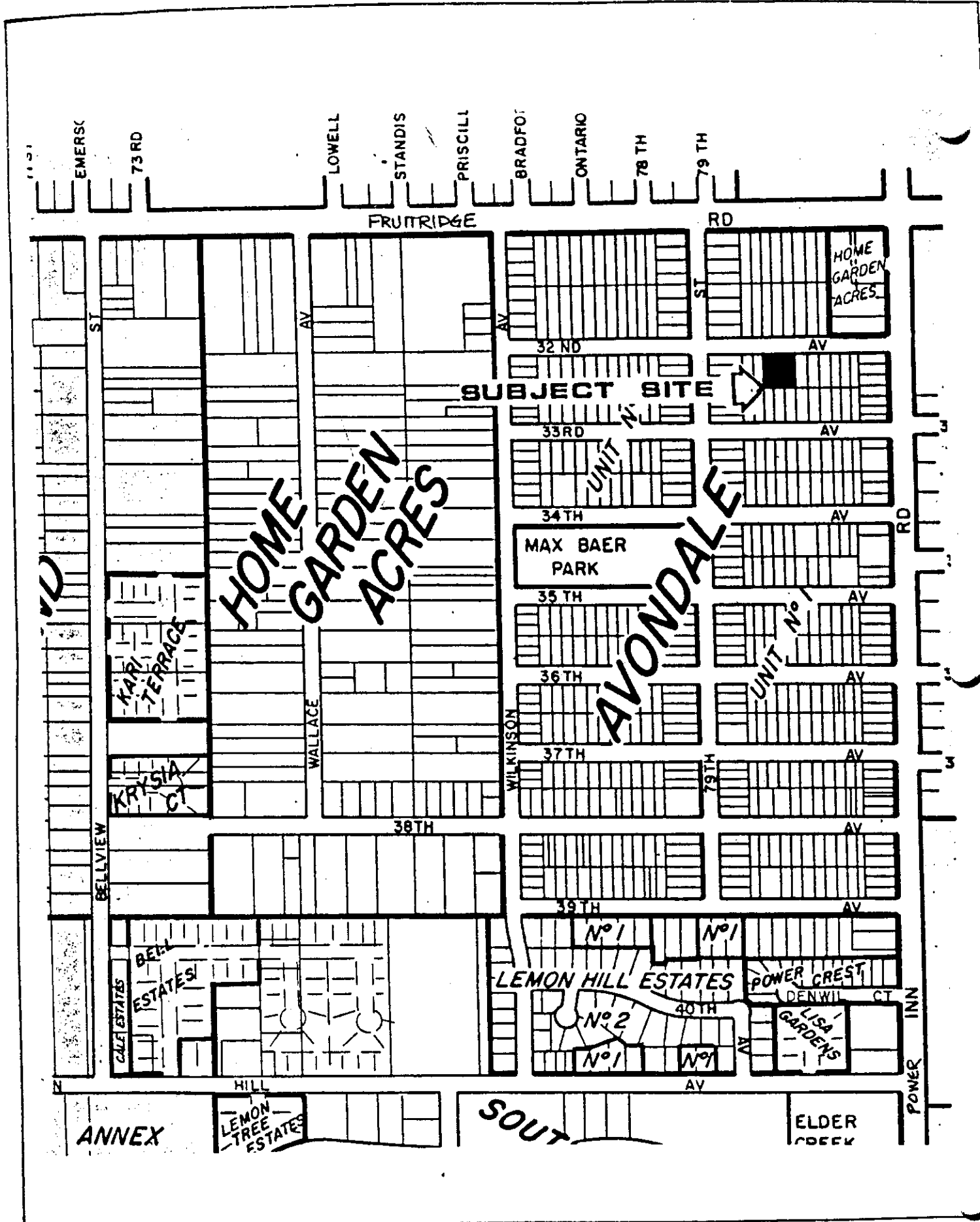
that the lot line adjustment for property located at 7920 32nd Avenue, City of Sacramento, be approved as shown and described in Exhibit A attached hereto, subject to the following conditions:

- 1. Pay off or segregate any existing assessments;**
- 2. File Certificate of Compliance and waive parcel map prior to recordation; and**
- 3. Show all existing easements.**

CHAIRPERSONS

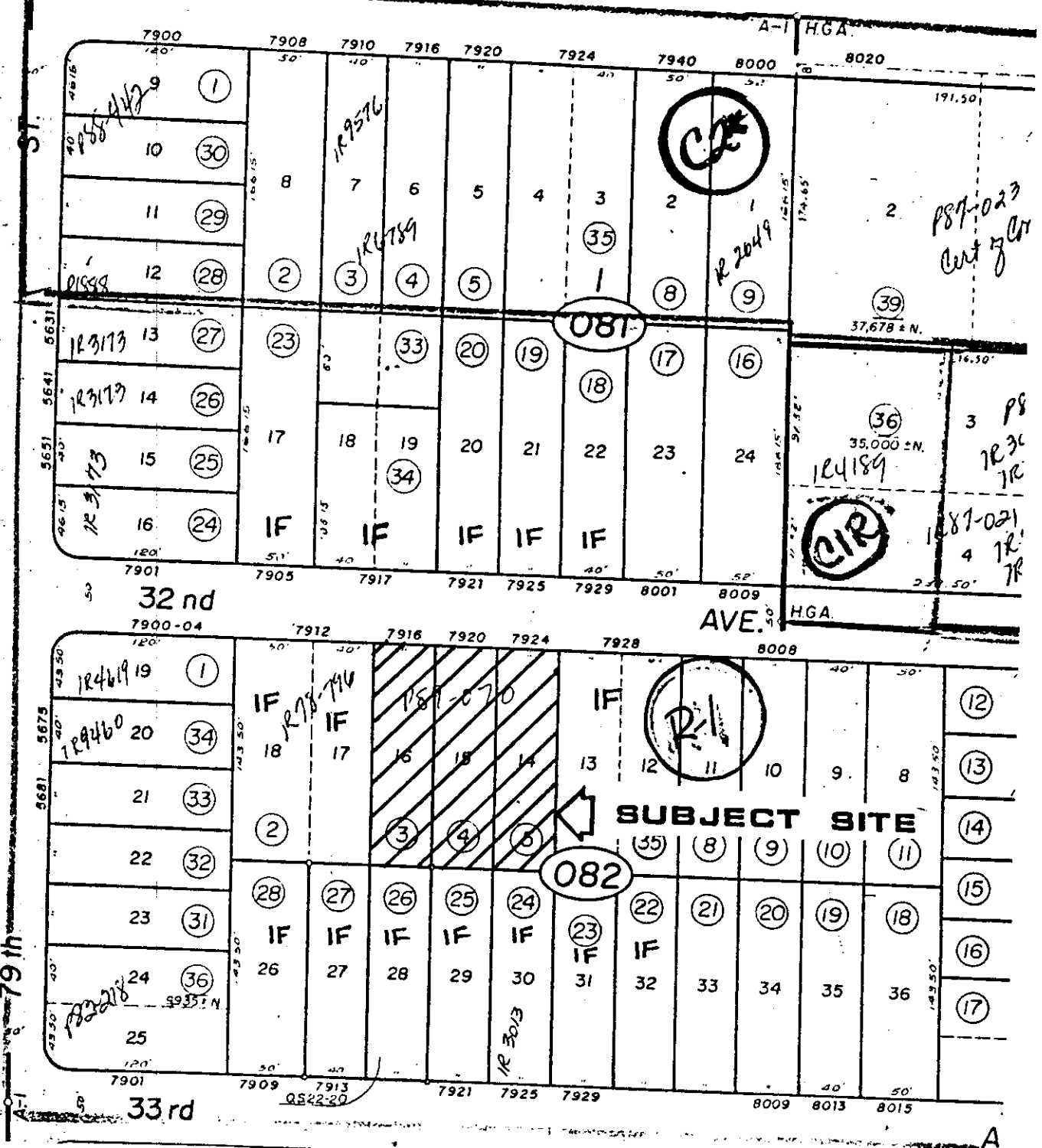
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



VICINITY MAP

FRUITRIDGE



LAND USE & ZONING MAP

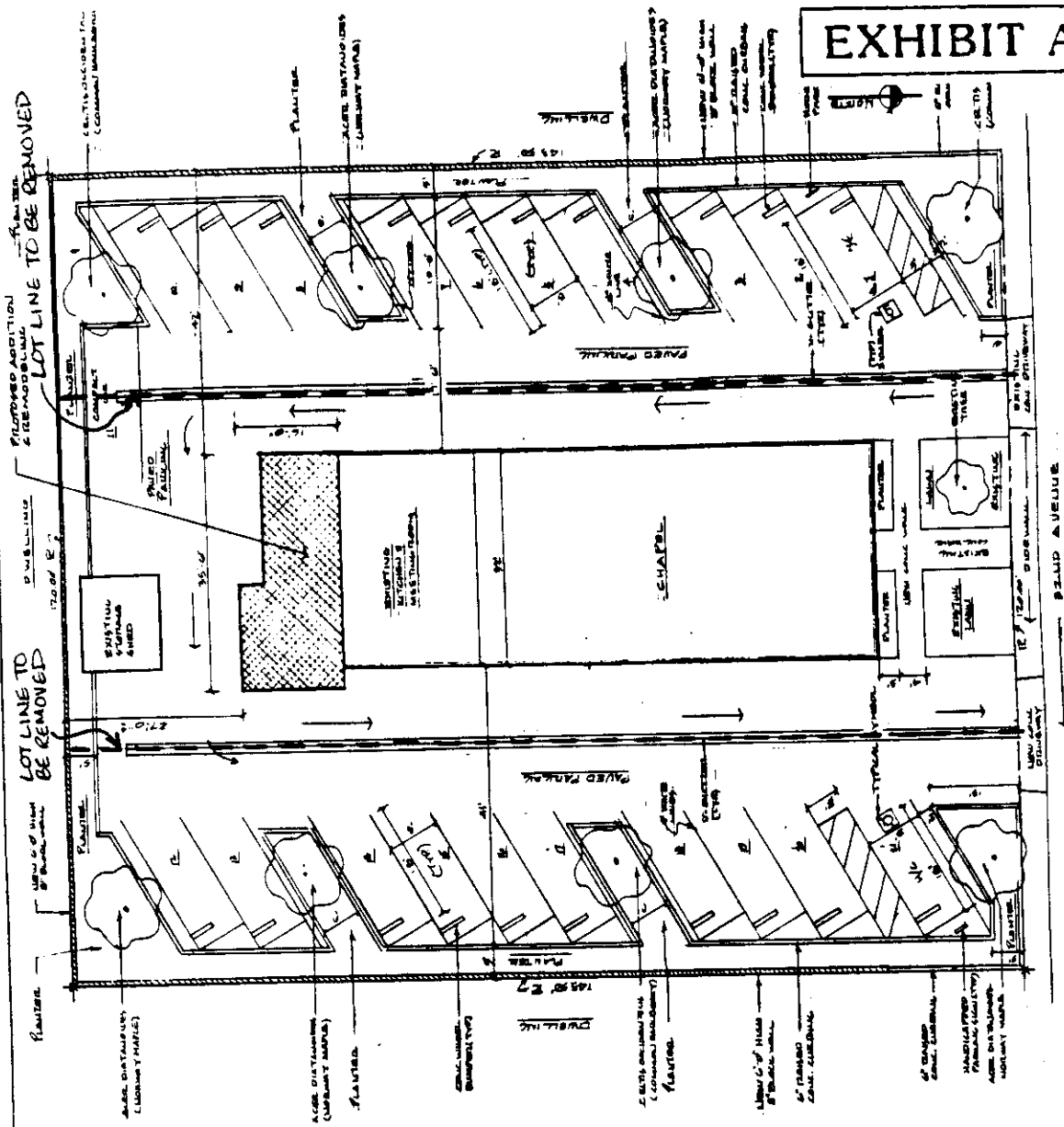
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ITEM #23

EXHIBIT A

SHEET 1 OF 3



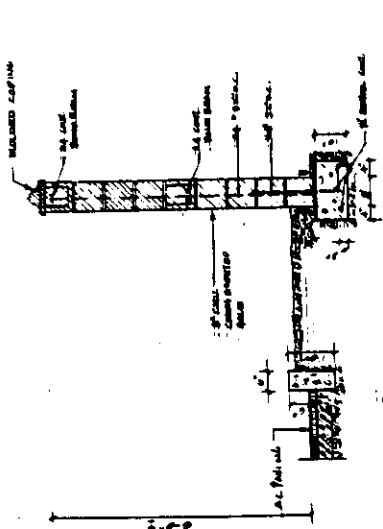
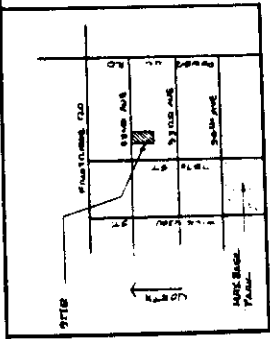
PROPOSED ADDITION & RE-ADDRESSING LOT LINE TO BE REMOVED

LOT LINE TO BE REMOVED

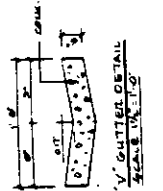
STATE OF ILLINOIS
 SEATTLE
 21 MAIN STREET QUINCY ILLINOIS
 62450-1000
 PAUL W. GILBERT, P.E.
 CITY OF SACRAMENTO, CALIF.
 SCALE 1/8" = 1'-0"

LEGAL DESCRIPTION

Lots 14, 15, and 16 Block 2, Avondale.



P.O.E. 1/2" = 1'-0"
 NOTE: 1. 3" CONCRETE
 2. 4" CONCRETE
 3. 5" CONCRETE



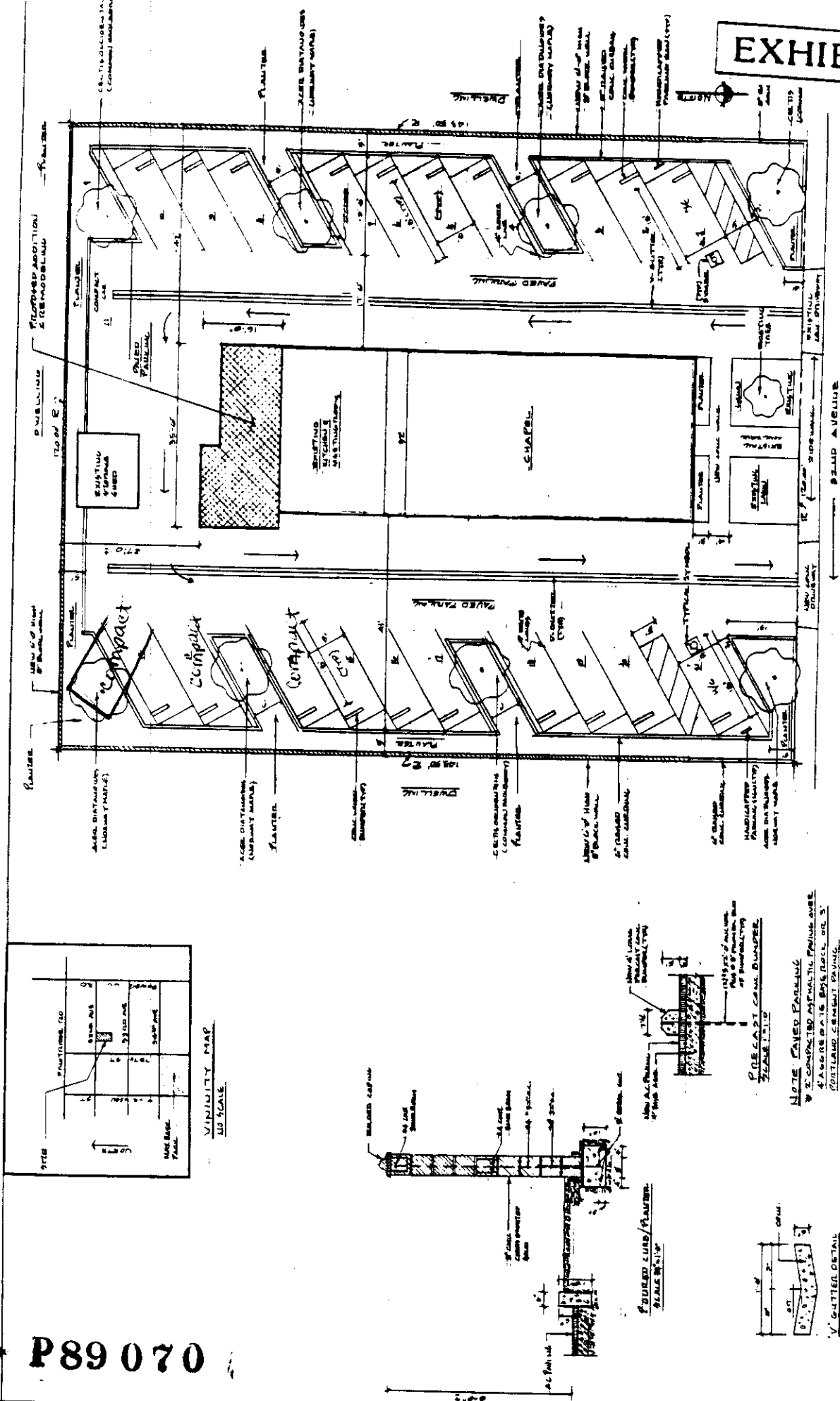
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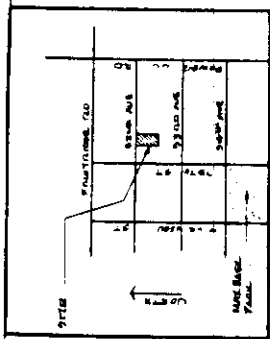
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1xm# 23

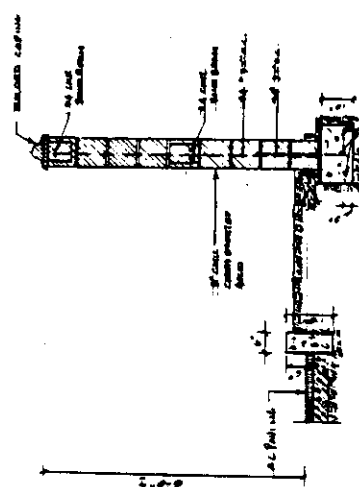
EXHIBIT B



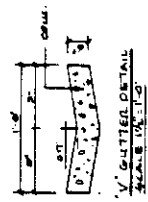
SITE PLAN
 ST. MARK'S MISSIONARY BAPTIST CHURCH
 1920-1922
 PAUL L. H. GRIFFIN ARCHT.
 CITY OF DALLAS TEXAS
 SCALE 1/8" = 1'-0"



VIMINITY MAP
1/8" SCALE



FOURED LINED PLASTER
SCALE 3/4" = 1'-0"



GUTTER DETAIL
SCALE 1/2" = 1'-0"

NOTE PAVED PARKING
 1. 2" COMPACT ASPHALTIC FINISH OVER
 2. 4" WATER P. 15" BOSS BLOCK ON 3"
 PORTLAND CEMENT PAVING.

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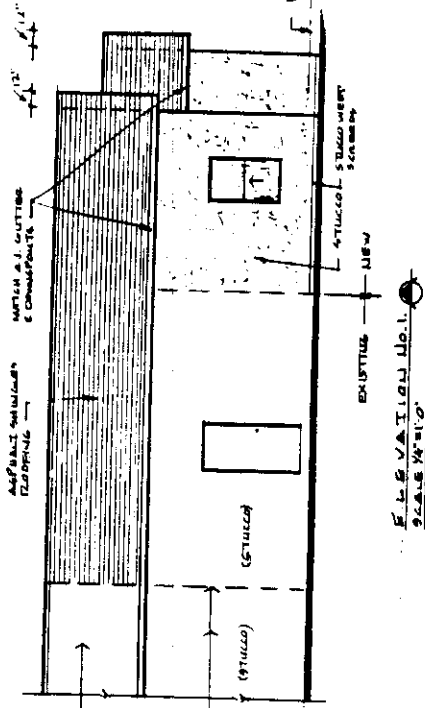
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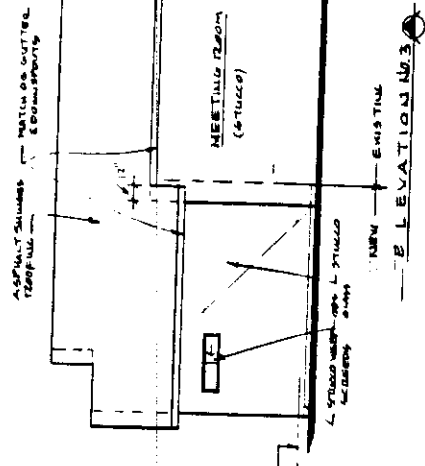
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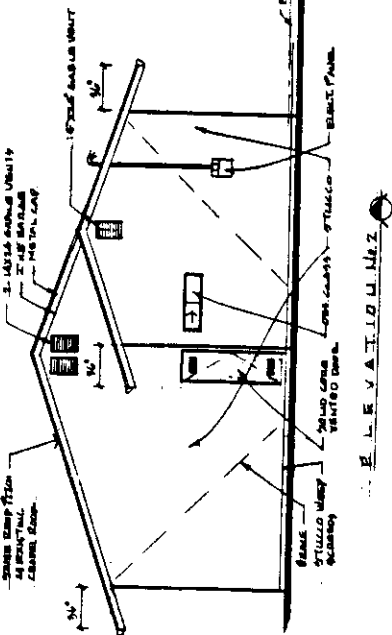
14M #23



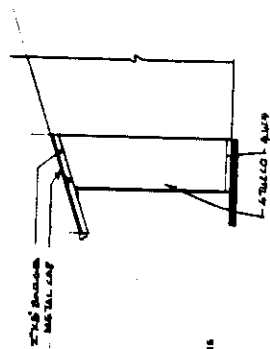
ELEVATION No. 1
SCALE 1/4" = 1'-0"



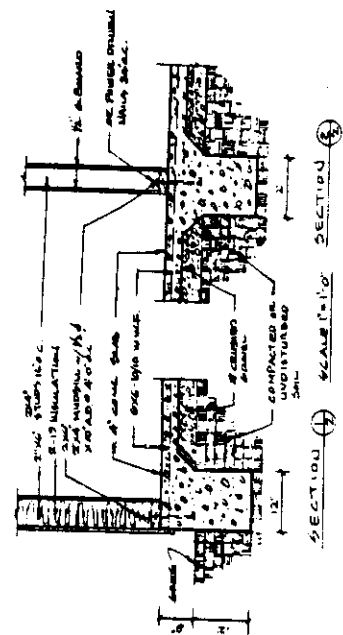
ELEVATION No. 3



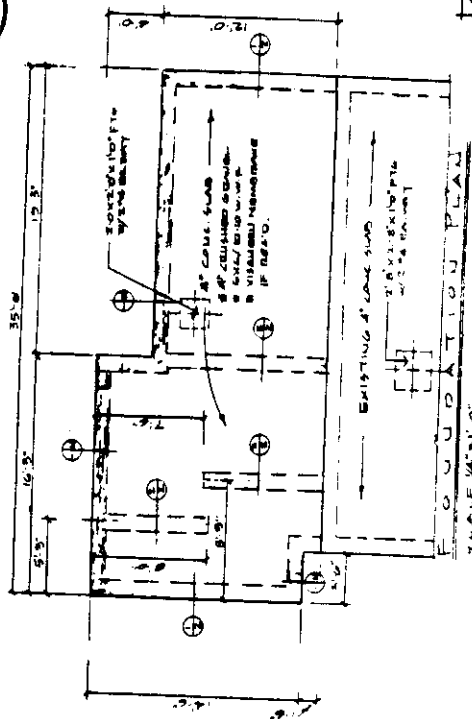
ELEVATION No. 2



ELEVATION No. 4



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



FOOTING PLAN
SCALE 1/4" = 1'-0"

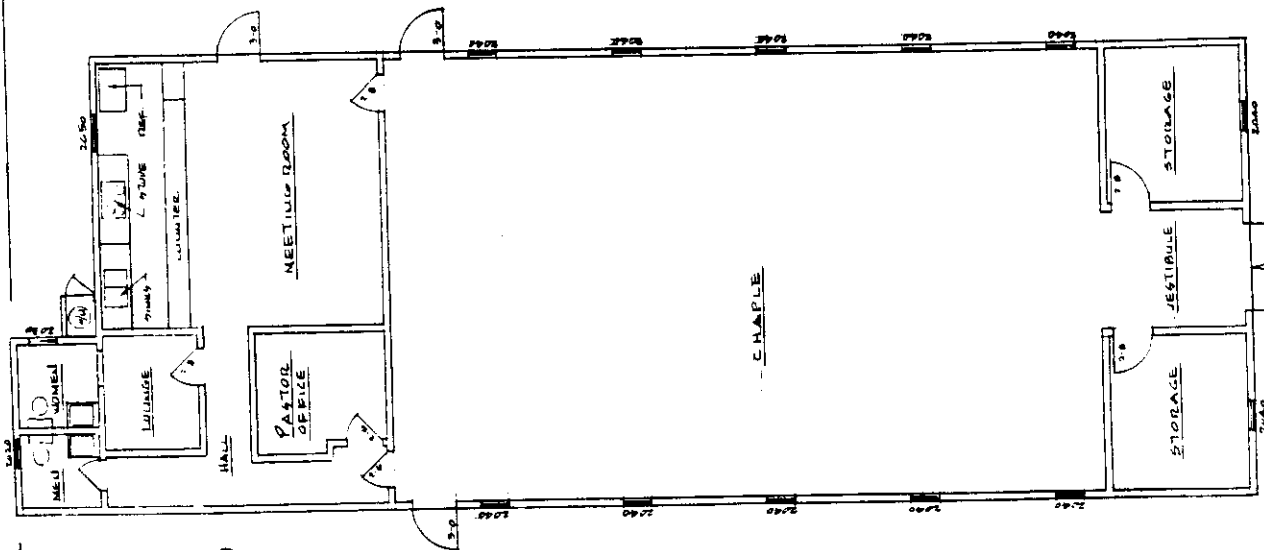


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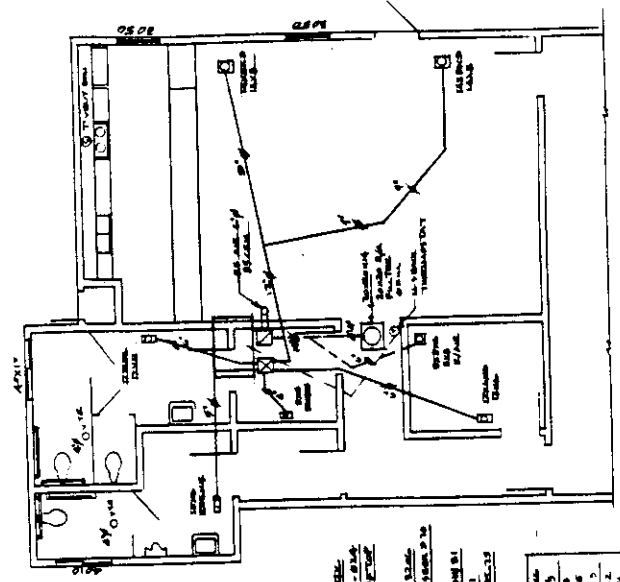
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Itm #2



FRONT FLOOR PLAN
SCALE 1/4" = 1'-0"



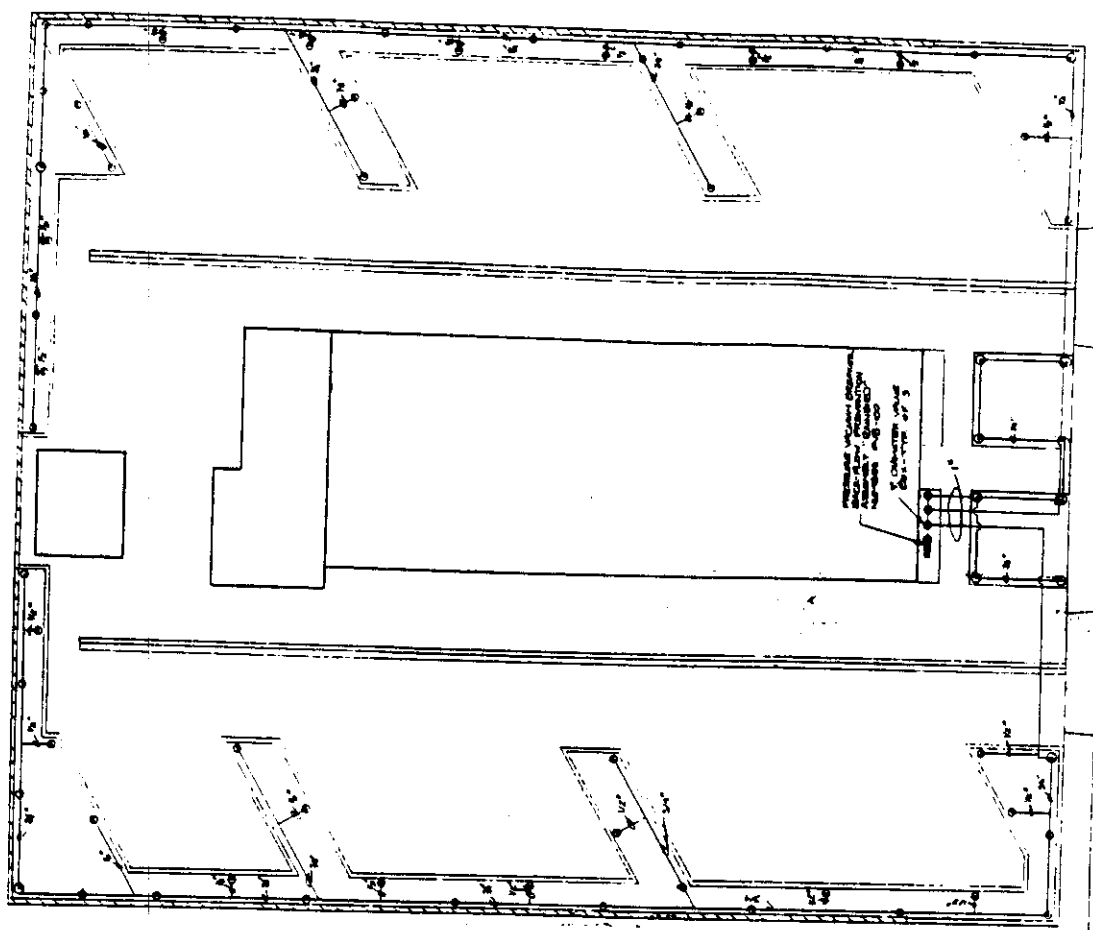
REAR FLOOR PLAN
SCALE 1/4" = 1'-0"

REVISIONS:
1. TOILET
2. TOILET
3. TOILET

REVISIONS:
1. TOILET
2. TOILET
3. TOILET

PHYSICAL DATA

DESCRIPTION	QUANTITY	UNIT	REMARKS
CHURCH	1	SQ. FT.	10,000
MEETING ROOM	1	SQ. FT.	2,000
PASTOR'S OFFICE	1	SQ. FT.	1,000
LUNGE	1	SQ. FT.	1,000
STORAGE	2	SQ. FT.	2,000
RESTRICTION	1	SQ. FT.	1,000
TOTAL	7	SQ. FT.	18,000



IRRIGATION PLAN

- NOTES**
1. IRRIGATION SYSTEM IS DESIGNED TO OPERATE AT 27 PSI, MIN. AT POINT OF CONNECTION TO WATER SUPPLY.
 2. ALL PLUMBING AND WIRING SLAVES SHALL BE CLASS SIS.
 3. RISES 12" DEEP SHALL BE INSTALLED IN ACCORDANCE WITH UNIFORM CODES AND ORDINANCES.
 4. ALL LOCAL ADJUSTMENTS AND CONNECTIONS TO ANY SCHEDULE WHERE SHOWN TO CONFLICT WITH THE PROPER INSTALLATION OF THE IRRIGATION SYSTEM.
 5. ALL COMPONENTS OF THE IRRIGATION SHALL BE INSTALLED AND ADJUSTED TO PROVIDE OPTIMAL COVERAGE WHILE MINIMIZING OVERSPRAY ON TO BUILDINGS, WINDOWS OR PAVED AREAS.
 6. REFER TO DETAIL SHEET L-3 FOR TYPICAL MATERIALS AND INSTALLATION REQUIREMENTS.

IRRIGATION LEGEND	
SYMBOL	RISER TYPE
○	6" RISE
○	12" RISE
○	18" RISE
○	24" RISE

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