

Design Review/Preservation Board
Sacramento, California

Members in Session:

SUBJECT: Negative Declaration First Baptist Church of Sacramento

BACKGROUND: A proposed compromise has been developed between the Church and the City concerning two Listed Structures, three Supportive Structures and new construction within a proposed Preservation Area. The compromise is outlined in the attached Negative Declaration.

STAFF EVALUATION: As in all compromises, no one party gets everything they want. The desired outcome for the City Preservation Program would have been retention of all Listed and Supportive buildings on site with new construction taking place on the now vacant parcels. The Church's point of view would have preferred to see all buildings removed and new construction taking place according to their earlier master plan. The mitigation measures proposed lay somewhere between the two polar views.

Staff is concerned with the following:

- A. Proposed mitigation measures No. 1 & 2, Negative Declaration, Page 1:
1. What type of monitoring will the City have on the "good faith effort to obtain private rehabilitation and restoration of the Diepenbrock and Armour Homes."
 2. What type of use would the Church accept for these houses.
 3. If the Church fails to secure an acceptable private party to develop the Diepenbrock and Armour Houses, what would cause the Church to accept any developer proposed by the City.
- B. Proposed mitigation measure No. 11, Negative Declaration, Page 2:
4. The proposed parking area east of the Diepenbrock should have a decorative wall along Capitol Avenue as well as landscaping.
- C. Proposed mitigation measure No. 12, Negative Declaration, Page 2:
5. The type of fence between non-residential and residential activities should meet the desires of the adjacent residential owner as well as the Church.

STAFF RECOMMENDATIONS: Staff recommends that the Board review and comment on the Negative Declaration taking into consideration staff comments. The concerns of the Board will be transmitted to the City Planning Commission on Thursday, January 6, 1983.

Respectfully submitted,

Richard B. Hastings

Richard B. Hastings
Design Review/Preservation Director

RBH:mm

MF-102

January 5, 1983

19

Item No. 7

Design Review/Preservation Board
Sacramento, California

Members in Session:

SUBJECT: First Baptist Church Negative Declaration

An appeal of the filing of the Negative Declaration has been filed and will be heard by the City Council on Tuesday, January 18, 1983. If the Council approves the appeal, no action will be taken on this item by the Design Review/Preservation Board at this time. If the Council overrules the appeal, then the Board is requested to review and comment on the Negative Declaration (see attached staff report).

Respectfully submitted,

Richard B. Hastings

Richard B. Hastings
Design Review/Preservation Director

RBH:mm

7

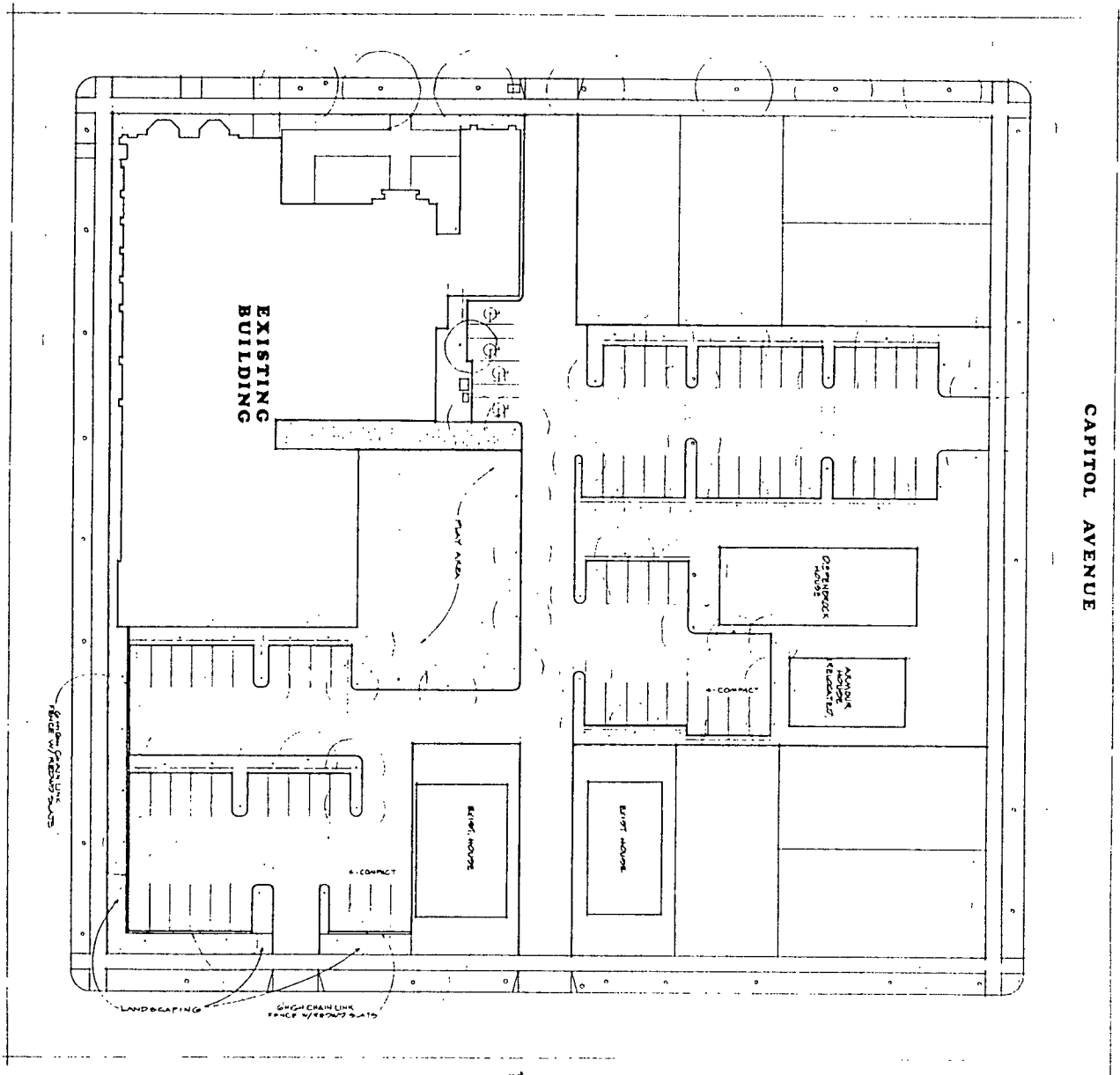
1-19-83

ME-102

24th STREET

L STREET

CAPITOL AVENUE



23rd STREET

site plan

0 10 20 50 feet
1"-20'

total parking 79
EXISTING 17
CONTRACT SPACES 6
HANDICAPPED SP. 2

A

1



TOMICH AND YEE
ARCHITECTS AND PLANNERS, INC.

1521 EYE ST. SACRAMENTO CALIF 95814 • (916) 441-2574

FIRST BAPTIST CHURCH
OF SACRAMENTO

24th & Lth STREETS
SACRAMENTO CALIFORNIA

MF-102

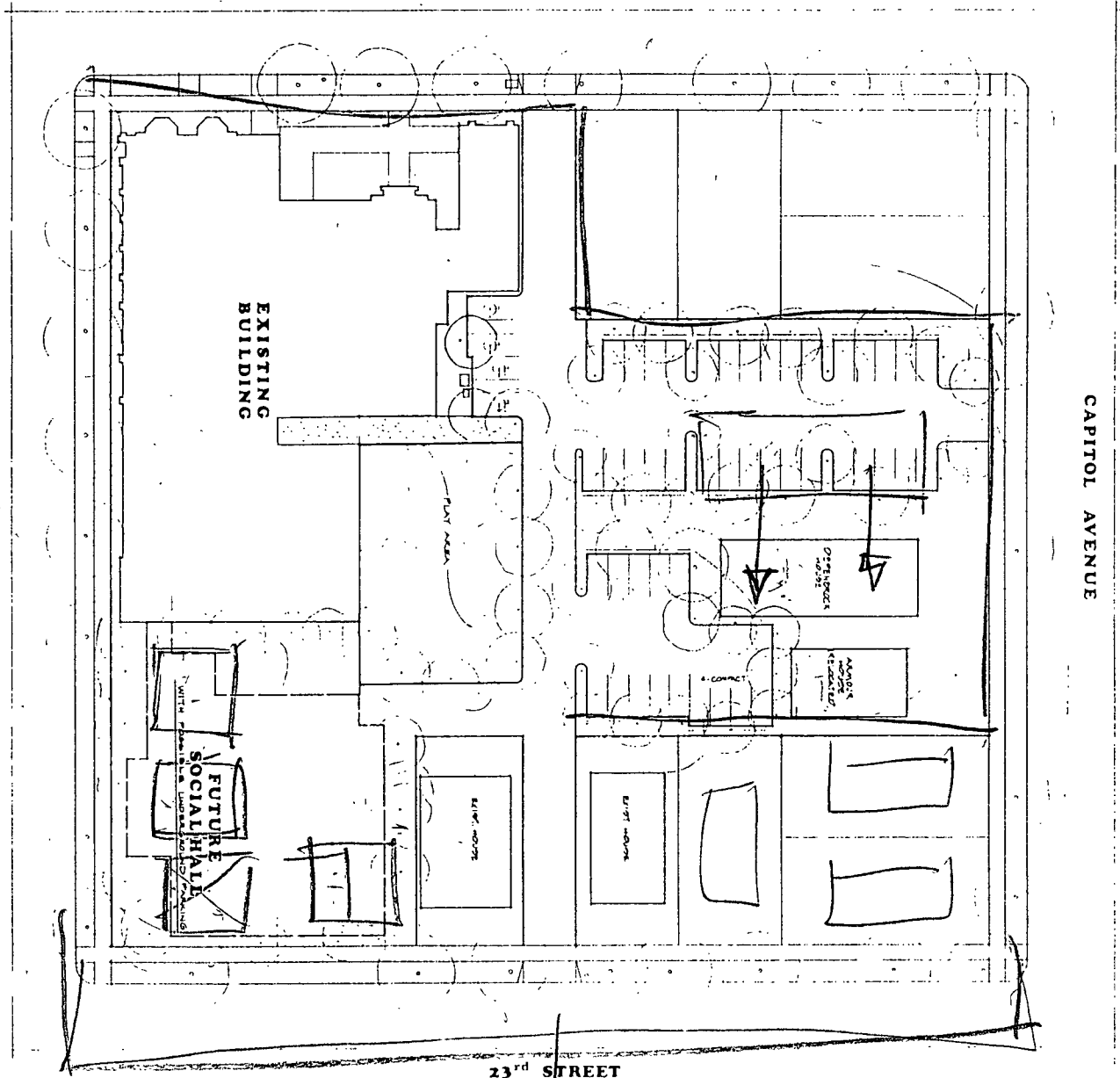
1-19-83

17

24th STREET

CAPITOL AVENUE

L STREET



23rd STREET

site plan

0 10 20 50 feet
1:20

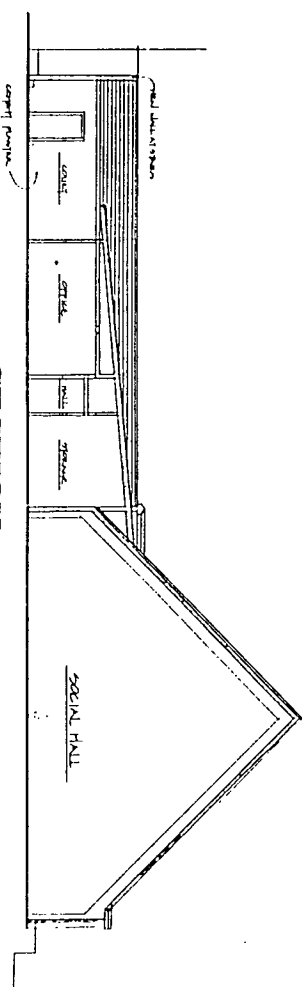
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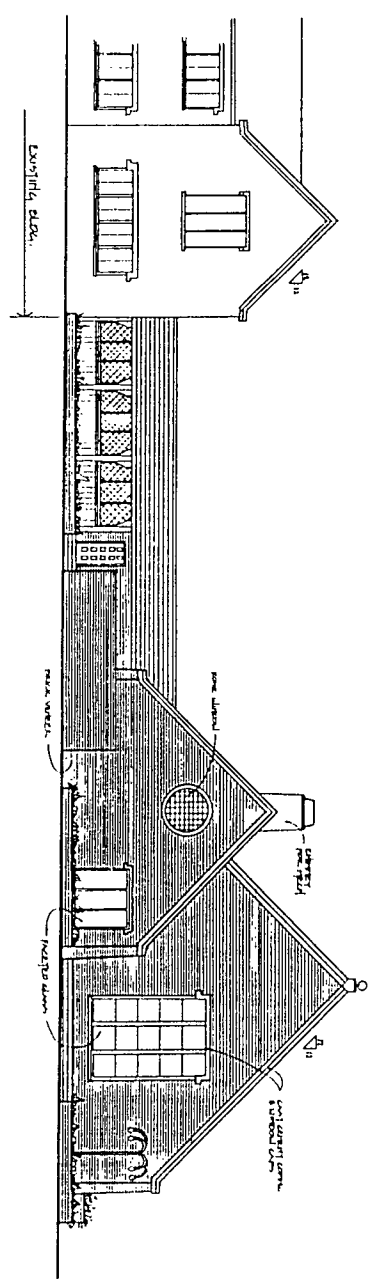
TOMICH AND YEE
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FIRST BAPTIST CHURCH
OF SACRAMENTO
 24 - & L STREETS
 SACRAMENTO CALIFORNIA

SECTION



L STREET ELEVATION



B

2			
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 SACRAMENTO CALIFORNIA

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CITY OF SACRAMENTO

85-00

NEGATIVE DECLARATION

The Environmental Coordinator of the City of Sacramento, California, a municipal corporation, does prepare, make, declare, and publish this Negative Declaration for the following described project:

- Special Permit to expand a parking lot in the R-3A zone;
- Special Permit for a 12,000± sq. ft. ancillary structure to the church to include a social hall in the R-3A zone;
- Special Permit for a non-residential care facility for children in the R-3A zone;
- Special Permit for a private elementary school in the R-3A zone;
- Variance to waive the required parking for the new ancillary church structure (social hall);
- Variance to waive a six-foot high masonry wall adjacent to residentially zoned and used property;
- Variance to provide less than the required percentage of solar shading;
- Location: The church's property is within the block bounded by L & 23rd Sts., Capitol Avenue, & 24th St.
- APN: 007-155-1,2,3,4,5,11,12,13,14,16

The Sacramento City Planning Department has reviewed the proposed project and has determined that the project, with the following mitigation measures, as resolved, will not have a significant effect on the environment. This conclusion is based on information contained in the attached Initial Study. The mitigation measures are:

1. The applicant shall conscientiously attempt to secure the preservation of the Diepenbrock and Armour homes on the project site within 18 months of City Council approval of this application.
2. If the applicant fails to secure preservation of the two structures within 18 months, the applicant shall allow the City an additional six months to secure the preservation of the Diepenbrock and Armour homes.
3. The total number of personnel to serve the day care/school shall not exceed 20 (the present number).
4. Prior to occupancy of any office square footage, the applicant shall improve to City standards the vacant lot to the east of the Diepenbrock to provide additional on-site parking. If the improvement is not completed, the special permit for the day care/school will be rescinded by the City.

P-82254


5. If the structures in the southeast corner of 23rd and L Streets are relocated or demolished, the proposed parking area on the north side of the block shall be provided.
6. Concurrently with the issuance of the certificate of occupancy of the social hall, the day care/school shall cease to function.
7. The applicant shall provide landscaping pursuant to current City standards for all parking areas.
8. The applicant shall meet the City's solar shading ordinance for all surfaced areas.
9. During periods of on-site construction, the applicant shall control dust by watering down the site.
10. Perimeter landscaping of the parking areas shall be designed to screen the parking areas from public street view and to meet the City's solar shade ordinance. The landscape plans shall be subject to the review and approval of the Planning Director.
11. To assure aesthetic compatibility with the neighborhood, no fencing of parking areas shall be provided which faces street side.
12. To buffer non-residential activities from residential uses, a six foot high stone or masonry wall shall be provided along the project property lines abutting residentially zoned parcels pursuant to Section 3.0.7 of City Zoning Ordinance.
13. To reduce off-site light and glare, all exterior lights shall be shielded.
14. The parking areas be designed to incorporate up to 30% compact car stalls to provide the greatest number of on-site parking possible.
15. The applicant shall provide to the City measured drawings and photographs to the satisfaction of the City Preservation Director prior to the demolition of the Diepenbrock and/or Armour structures, if demolition is to occur.
16. All street trees and the existing on-site tree adjacent to the Diepenbrock shall be retained unless deemed unhealthy by the City Arborist or, due to a house move must be removed. Removed street trees shall be replaced.
17. The applicant shall secure Design Review Board approval regarding the architectural compatibility of the proposed social hall with the adjacent structure.
18. The social hall shall be constructed to meet all height and area requirements of the City Zoning Ordinance.
19. Both ends of the alley are to remain open.

An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Division 13 of the Public Resources Code of the State of California).

This environmental review process and Negative Declaration filing is pursuant to Division 6, Title 14, Chapter 3, Article 7, Section 15083 of the California Administrative Code and pursuant to the Sacramento Local Environmental Regulations (Resolution 78-172) adopted by the City of Sacramento and pursuant to Sacramento City Code, Chapter 63.

A copy of this document may be reviewed/obtained at the Sacramento City Planning Department, 927 10th Street, Room 300.

Marty Van Duyn
Environmental Coordinator of the
City of Sacramento, California,
a municipal corporation

By: 

DP:cp/wp7k
12.20.82

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CITY OF SACRAMENTO
DEC 20 10 09 AM '82



CITY OF SACRAMENTO

Planning Department
 927 10th Street, Ste. 300
 Sacramento, CA 95814
 (916) 449-5604

INITIAL STUDY

BACKGROUND

1. Name of Proponent First Baptist Church of Sacramento
2. Address and Phone Number of Proponent:
2324 L Street (916) 443-6537
Sacramento CA 95816
3. Date of Checklist Submitted _____
4. Agency Requiring Checklist Sacramento City Plan. Dept.
5. Name of Proposal, if applicable First Baptist Church Master Plan (P82-254)

ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" are provided)

	YES	MAYBE	NO
1. <u>Earth</u> . Will the proposal result in:			
a. Unstable earth conditions or in changes in geologic substructures?	___	___	X
b. Disruptions, displacements, compaction or overcovering of the soil?	X	___	___
c. Change in topography or ground surface relief features?	___	X	___
d. The destruction, covering or modification of any unique geologic or physical features?	___	___	X
e. Any increase in wind or water erosion of soils, either on or off the site?	___	___	X
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	___	___	X
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	___	___	X
2. <u>Air</u> . Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?	___	X	___
b. The creation of objectionable odors?	___	___	X
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	___	___	X

	YES	MAYBE	NO
3. <u>Water</u> . Will the proposal result in:			
a. Changes in currents, or the course or direction movements, in either marine or fresh waters?	___	___	X
b. Changes in absorption rates, drainage patterns, or the rate, and amount of surface water runoff?	___	X	___
c. Alterations to the course of flow of flood waters?	___	___	X
d. Change in the amount of surface water in any water body?	___	___	X
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	___	___	X
f. Alteration of the direction or rate of flow of ground waters?	___	___	X
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	___	___	X
h. Substantial reduction in the amount of water otherwise available for public water supplies?	___	___	X
i. Exposure of people or property to water related hazards such as flooding or tidal waves?	___	___	X
4. <u>Plant Life</u> . Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, microflora and aquatic plants)?	___	___	X
b. Reduction of the numbers of any unique, rare or endangered species of plants?	___	___	X
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	___	X	___
d. Reduction in acreage of any agricultural crop?	___	___	X
5. <u>Animal Life</u> . Will the proposal result in:			
a. Change in the diversity of species, or number of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects or microfauna)?	___	___	X
b. Reduction of the numbers of any unique, rare or endangered species of animals?	___	___	X

	YES	MAYBE	NO		YES	MAYBE	NO
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	—	—	X	e. Alterations to waterborne, rail or air traffic?	—	—	X
d. Deterioration to existing fish or wildlife habitat?	—	—	X	f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	—	—	X
6. <u>Noise</u> . Will the proposal result in:				14. <u>Public Services</u> . Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Increases in existing noise levels?	X	—	—	a. Fire protection?	—	—	X
b. Exposure of people to severe noise levels?	—	—	X	b. Police protection?	—	—	X
7. <u>Light and Glare</u> . Will the proposal produce new light or glare?	X	—	—	c. Schools?	—	—	X
8. <u>Land Use</u> . Will the proposal result in a substantial alteration of the present or planned land use of an area?	—	X	—	d. Parks or other recreational facilities?	—	—	X
9. <u>Natural Resources</u> . Will the proposal result in:				e. Maintenance of public facilities, including roads?	—	—	X
a. Increase in the rate of use of any natural resources?	—	—	X	f. Other governmental services?	—	—	X
b. Substantial depletion of any nonrenewable natural resource?	—	—	X	15. <u>Energy</u> . Will the proposal result in:			
10. <u>Risk of Upset</u> . Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	—	—	X	a. Use of substantial amounts of fuel or energy?	—	—	X
11. <u>Population</u> . Will the proposal alter the location, distribution, density, or growth rate of the human population?	X	—	—	b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	—	—	X
12. <u>Housing</u> . Will the proposal affect existing housing, or create a demand for additional housing?	X	—	—	16. <u>Utilities</u> . Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
13. <u>Transportation/Circulation</u> . Will the proposal result in:				a. Power or natural gas?	—	—	X
a. Generation of substantial additional vehicular movement?	—	X	—	b. Communications systems?	—	—	X
b. Effects on existing parking facilities, or demand for new parking?	—	X	—	c. Water?	—	—	X
c. Substantial impact upon existing transportation systems?	—	—	X	d. Sewer or septic tanks?	—	—	X
d. Alterations to present patterns of circulation or movement of people and/or goods?	—	—	X	e. Storm water drainage?	—	—	X
				f. Solid waste and disposal?	—	—	X
				17. <u>Human Health</u> . Will the proposal result in:			
				a. Creation of any health hazard or potential health hazard (excluding mental health)?	—	—	X
				b. Exposure of people to potential health hazards?	—	—	X

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
<u>Aesthetics.</u> Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	—	X	—
<u>Recreation.</u> Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	—	—	X
<u>Archaeological/Historical.</u> Will the proposal result in an alteration of a significant archaeological or historical site, structure, object or building?	—	X	—
<u>Mandatory Findings of Significance.</u>			
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	—	X	—
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	—	—	X
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)	—	X	—
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	—	—	X

DISCUSSION OF ENVIRONMENTAL EVALUATION

The applicant's Environmental Questionnaire is attached as supplemental information. Please see attachment A.

Attachments:

- A - Discussion of Impacts
- B - Applicant's Statement of Intent
- C - List of Requested Entitlements
- D - List of Church Activities
- E - Identification of Historic/Architectural Structures
- F - On-site Parking Survey

Exhibits:

- A1 - Phase with Offices
- B1 - Phase with Social Hall
- B2 - Elevation of Social Hall
- B3 - Elevation of Social Hall

DETERMINATION

On the basis of this initial evaluation:

- I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date

12/17/82

Niona Parker
(Signature)

REFERENCES

- Sacramento City General Plan and EIR, 1974
Sacramento City Zoning Ordinance, November 1978
Sacramento City Floodplain Ordinance, 1978
Sacramento City American River Parkway Plan, 1975
Sacramento City Bikeway Plan and EIR, 1976
Sacramento River Parkway Plan, 1975
SRAPC Regional Land Use Plan 2001, 1976
SRAPC Regional Energy Conservation Plan, 1977
SRAPC Regional Transportation Plan, 1977
SRAPC Air Quality Maintenance Plan, 1978
Sacramento Central City 1990 Comprehensive Plan EIR, 1977
Sacramento South Pocket Specific Plan and EIR, 1977
Sacramento South Natomas Community Plan and EIR, 1978
Sacramento Delta Shores PUD EIR, 1979
Sacramento Old City- A Preservation Program, 1977
Seven Lakes PUD Negative Declaration, 1977
Capitol Park Project EIR, 1974
Commercial Development in the Point West PUD (Woolco) EIR, 1977
Discovery Oaks Residential Development Negative Declaration, 1977
Johnston Industrial Park Unit #4 EIR, 1976
Meadow Gate I and II EIR, 1974
Norwood/ I-880 Industrial Park EIR, 1975
River City Commons Negative Declaration, 1977
Tsakopoulos Borrow Operation Draft EIR, 1976
Tsakopoulos Mobile Home Park EIR, 1975
University Park Negative Declaration, 1979
1980 Central City Community Plan
Sacramento County Environmental Studies: Methods for Environmental Management, Vol I; Sacramento County's Physical Environment, Vol. II, 1972
- At the Crossroads, A Report on California Endangered and Rare Fish and Wildlife. California Resources Agency and Department of Fish and Game, 1972
- Soils of Sacramento County, CA. Walter Weir, Divisions of Soils, U.C. Berkeley, 1950
- Eleventh Progress Report on Trip Ends Generation Research Counts, California Department of Transportation, 1976

DISCUSSION OF ENVIRONMENTAL EVALUATION (P82-254)

Project Description

The First Baptist Church of Sacramento has proposed a development plan to expand the church facilities. The project is located on the block bounded by Capitol Avenue and L, 23rd and 24th Streets. The development plan calls for:

- the operation of a day care facility and an elementary school;
- the improvement and expansion of the surfaced parking area located in the southern half of the block;
- the relocation and rehabilitation of the Armour House to the vacant lot located west of the Diepenbrock structure for office use (within two years);
- the rehabilitation of the Diepenbrock House for office use (within two years);
- the off-site relocation or the demolition of the three church-owned supportive residential structures located in the southeast corner of 23rd and L Streets;
- the expansion of the surfaced parking area in the northern portion of the block between 23rd Street and the existing church building;
- the addition of a social hall at the southeast corner of 23rd and L Streets (within fifteen years of development plan approval).

The entitlements requested by the applicant are listed on Attachment C.

Assessment of Potential Environmental Impacts

- 1.b.c. Earth. Minor displacement, compaction and change in topographical relief will occur as a result of grading and clearing for new construction. These are not considered to be a significant impact.
- 2.a. Air. Some dust and emissions from heavy equipment will be generated during construction; however, this situation will be temporary and therefore not significant. Dust may be substantially controlled through watering down of the site.
- 3.b. Water. The site will have a slight increase in surface water runoff and a decrease in absorption rates due to additional paving and building area. The additional water can be accommodated by existing infrastructure.
- 4.c. Plant Life. Some new plant species will most likely be introduced through the installation of new landscaping. At the same time, some existing ornamental plant species will be removed. This trade-off will not be significant. No mature on-site or street trees are proposed for removal. However, if street trees are removed due to disease or to make room for a house move, they shall be replaced.

- 6.a. Noise. The neighborhood may experience increased noise levels during construction of the church facilities. However, construction activities are temporary and therefore do not constitute a significant impact. Since an increase in the intensity of activities may be anticipated, noise levels may increase slightly once the new social hall is complete. Any increase in noise will primarily be generated by additional automobile traffic (see item 13). However, the increase would not significantly affect the area's ambient noise level.
7. Light and Glare. There will be a minor increase in lighting due to the installation of security lights in the parking lot and the social hall. This impact can be mitigated by requiring all exterior lights to be shielded thereby reducing any light and glare impacts on adjacent properties to less than a significant level.
8. Land Use.

The project site, containing 1.4± acres, is currently zoned Light Density Multiple Family (R-3A). The site is presently developed with five residential structures, a church facility (including sanctuary, chapel, offices, classrooms, meeting rooms, social hall, and library), a children's play yard and a parking area. Present uses on the site include the church and its related activities (Attachment D), a day care/elementary school (K-6), and rented residential units.

The applicant's development plan proposes the following uses: social hall for church related activities, offices (5,850± sq. ft.) in the Diepenbrock and Armour structures, a day care facility and an elementary school.

Churches are considered a compatible use in a residential neighborhood. The facilities are used seven days a week from morning through early evening. The proposed social hall would serve as an ancillary facility to the church and will be compatible in architectural design with the existing church building.

The applicant is proposing office uses in the Armour and Diepenbrock structures. Both the applicant and the City have agreed to a 24-month good-faith effort to secure an interested party(ies) in relocating and rehabilitating the Armour House to the vacant lot west of the Diepenbrock structure and to rehabilitate the Diepenbrock structure. If interested parties are secured the parcels will be rezoned to residential-office (R0) to allow office uses. Since allowing office uses may make it financially feasible to save the two historical/architecturally significant structures, the land use will help to preserve the aesthetic integrity of the neighborhood. Additionally, the office will be able to use the church's parking facilities. Since the granting of office uses in the R-0 zone requires City Planning Commission/City Council approval, it is not anticipated that allowing office uses in the Armour and Diepenbrock buildings will be growth-inducing.

The private day care facility and private elementary school are not operated by the church. The church leases the use of its facilities to the schools. Currently, the day care-elementary school operates Monday through Friday from

6:30 a.m. to 6:00 p.m. Currently, enrollment is 111 children, while current capacity is 120 children. While the use is not a primary function of the church (e.g., like a bible-study class), the day care-elementary school does maximize the use of the existing church facility and does assist in meeting the needs of the total community. As long as the on-site parking area is expanded prior to the occupancy of the offices and as long as the school use is eliminated upon completion of the new social hall, the school use will not be a significant impact. (See item 13).

11. Population. The project will cause the displacement of those persons currently renting the four residential units that will either be relocated, rehabilitated for office use, or demolished. However, the overall effect of the displacement of twelve persons will not be significant.
12. Housing. The project calls for the relocation, rehabilitation and/or demolition of five residential structures. The applicant has indicated that the church will conduct a good faith effort to obtain private rehabilitation and restoration of the Diepenbrock and Armour homes either by sale or by lease for a period of eighteen months. The church would agree to allow the City an additional six months to attempt to obtain restoration and rehabilitation for these two structures. The applicant has indicated that the structures at 23rd and L Streets shall remain until arrangements are made for the Diepenbrock and Armour homes. At that time the three residential buildings shall either be relocated off-site or demolished. Both the church and the City shall be attempting to conserve the existing housing stock by relocation/rehabilitation. The relocation and rehabilitation of the Diepenbrock and Armour homes to office use are not growth inducing since the rezoning to R-0 and special permit for office use must be granted by the City Planning Commission/City Council. The demolition of the five structures would have an insignificant effect on the availability of housing in the Central City.
13. Transportation/Circulation.

Traffic Volume. Traffic volumes in the neighborhood may be affected by the expansion of the church facilities. As the table below indicates, the difference in traffic volume between existing and proposed uses is minimal.

The following table depicts trip generation figures for both existing and proposed uses on the project site. The table uses worst case existing assumptions, but does not assume that the number of participants in church sponsored activities nor the number of church employees will increase as a result of the expanded facilities.

TRIP GENERATION

	<u>Existing</u>	<u>Proposed</u>
<u>Residential</u>		
SF	3 x 9.5 = 28.5	0
MF	1 x 5.7 = 5.7	0
<u>School</u>		
Day Care & Elementary	111 x 4 = 444	120 x 4 = 480
Employees/Volunteers	20 x 4 = 80	22 x 4 = 88
<u>Church</u>		
Employees	13 x 4 = 52	13 x 4 = 52
Sunday Service (A.M.)	400 x 2 = 800	550 x 2 = 1100
Sunday Service (P.M.)	90 x 2 = 180	90 x 2 = 180
Weekday Daytime Participants	100 x 2 = 200	100 x 2 = 200
Weekday Evening Participants	320 x 2 = 640	320 x 2 = 640
<u>Office</u>	0	87
TOTAL	<u>2430 trip ends</u>	<u>2827 trip ends</u>
DIFFERENCE		397 trip ends

Note:

This table represents a worst case hypothesis. It does not provide for carpooling, transit patronage, or pedestrian traffic. It assumes one person per vehicle and that everyone drives to and from the site.

The preceding table does not include the trip generation figures for special occasions (e.g., weddings, funerals). The number of participants and the frequency of such activities can vary greatly. Although regularly scheduled church activities do not appear to cause a traffic problem in the neighborhood, an occasional function with 500± attendants would result in a temporary increase in neighborhood traffic volumes. A worst case hypothesis, assuming the Sunday worship service (550 attendants) and the new social hall (600 attendants) were at capacity concurrently, would result in approximately double the number of trips. An increase of 400 trips (and on occasion more) does not represent a significant impact.

Parking. There are currently 46± parking spaces on-site not including the additional unpaved parking area located to the east of the Diepenbrock. The phased development plan proposes as many as 79 parking stalls with the relocation of the residential structures currently located in the southeast corner of 23rd and L Streets (see Exhibit A-1)

and as few as 49 parking stalls with the construction of the social hall (see Exhibit B-1). Based on a parking study conducted by staff, the parking associated with the activities on the church site is not severely impacting on-street parking in the neighborhood on a regular basis. However, vehicles are parking on the unpaved area in the southern portion of the block. The development plan calls for the relocation of the existing driveway off of Capitol Avenue to east of the Diepenbrock (see Exhibits A-1 and B-1).

The current parking demand of church related activities varies throughout the day. The day care/school demand appears to be approximately 20 spaces. The proposed office demand is estimated to be 15 parking stalls. The parking demand as a result of the new social hall will vary depending upon activity attendance.

Potential on-street parking impacts as a result of the proposed project can be mitigated to less than a significant level if:

1. The applicant improves the unpaved vacant lot to the east of the Diepenbrock currently being used for parking prior to occupancy of any office square footage;
2. The total number of personnel at the day care/school not exceed 20 (the present number);
3. The parking area on the north side of the block (see Exhibit B-1) is provided at the time the structures at the southeast corner of 23rd and L Streets are relocated or demolished;
4. The day care/school is eliminated with the construction of the social hall; and
5. The parking lots are designed with approximately 30% of the parking stalls being compact.

If the above mitigation measures are applied, on-street parking impacts will be minimal, except during occasional circumstances, and will not significantly impact the neighborhood.

18. Aesthetics. The proposal will alter the visual character of the block along three faces. Replacement of four residential structures with an interim parking lot and eventually a social hall at the southeast corner of 23rd and L Streets will alter the character of the street elevations along the two streets. However, the applicant will provide perimeter landscaping of the parking area and the social hall will be architecturally compatible with the existing church structure. Relocation of the Armour house adjacent to the Diepenbrock and expansion of the parking area in the southern half of the block will alter the street elevation along Capitol Avenue. The parking area shall have perimeter landscaping and the placement of the Armour House on the lot west of the Diepenbrock will fill a visual void along Capitol Avenue. With the completion of the final phase of the development plan, the relocated and new structures will blend in architecturally with the surrounding neighborhood and the parking area landscaping will soften the existing void between the Diepenbrock and the structures to the east. The City's fifty

percent solar shading requirement for the parking area will further enhance the site. The aesthetic character of the block will not be adversely impacted.

19. Historical. The block contains a number of structures of historical/architectural significance (see Attachment E). Both the existing church building (2324 L Street) and the Diepenbrock structure (2315 Capitol Avenue) are listed as essential structures on the City's Official Register. The Armour House (2310 L Street) and the four structures located at the northeast corner of 23rd and Capitol Avenue are listed as priority structures on the City's register. The remaining structures on the block are considered supportive.

The proposed project calls for the rehabilitation, relocation, and/or demolition of the Diepenbrock, the Armour, and the three supportive structures located in the southeast corner of 23rd and L Streets. The relocation of the structures would alter the historical/architectural significance of the block, but would result in the structure being located into a compatible area. The demolition of the three residential structures at 23rd and L Streets would not be considered a significant impact as the buildings are classified as supportive only. The impact of demolishing the Diepenbrock and Armour homes is mitigatable because:

1. the applicant and the City will continue for the next two years to secure a private party to preserve the structures; and
2. if demolition is to occur, prior to demolition the applicant will provide to the City measured drawings and photographs (prepared to the satisfaction of the City Preservation Director) of the Diepenbrock and Armour structures.

The above mitigation measures reduce the impacts to a less than significant level.

- 21.a. Mandatory Findings of Significance. The project may result in the demolition of two examples of major periods of California history/architecture. However, given the previous efforts to preserve the structures and the additional two year commitment called for in this study, the impact is less than significant.
- 21.c. The project may result in a loss of historical/architectural resources, may alter the aesthetic character of the block, and may result in periodic increase of traffic and parking demands. However, the impacts are individually mitigable and do not represent a significant cumulative impact.

Determination. Although the project may result in a loss of historical/architecturally significant structures, may alter the aesthetic character of the block and may result in periodic increases in traffic and parking demands, the development plan:

1. is phased over 15 years. The two year comitment to attempt to preserve the Diepenbrock and Armour homes, the expansion of on-site parking and the elimination of the day care/school will mitigate potential impacts;

2. will provide landscaping of the parking areas and construction of a new social hall whose architecture is compatible with the existing church structure. These measures will reduce the impacts relating to the changing of the block faces.

The following mitigation measures will reduce any impacts of the proposed project to less than a significant level:

1. The applicant shall conscientiously attempt to secure the preservation of the Diepenbrock and Armour homes on the project site within 18 months of City Council approval of this application.
2. If the applicant fails to secure preservation of the two structures within 18 months, the applicant shall allow the City an additional six months to secure the preservation of the Diepenbrock and Armour homes.
3. The total number of personnel to serve the day-care/school shall not exceed 20 (the present number).
4. Prior to occupancy of any office square footage, the applicant shall improve to City standards the vacant lot to the east of the Diepenbrock to provide additional on-site parking. If the improvement is not completed, the special permit for the day care/school will be rescinded by the City.
5. If the structures in the southeast corner of 23rd and L Streets are relocated or demolished, the proposed parking area on the north side of the block shall be provided.
6. Concurrently with the issuance of the certificate of occupancy of the social hall, the day care/school shall cease to function.
7. The applicant shall provide landscaping pursuant to current City standards for all parking areas.
8. The applicant shall meet the City's solar shading ordinance for all surfaced areas.
9. During periods of on-site construction, the applicant shall control dust by watering down the site.
10. Perimeter landscaping of the parking areas shall be designed to screen the parking areas from public street view and to meet the City's solar shade ordinance. The landscape plans shall be subject to the review and approval of the Planning Director.
11. To assure aesthetic compatibility with the neighborhood, no fencing of parking areas shall be provided which faces street side.
12. To buffer non-residential activities from residential uses, a six foot high stone or masonry wall shall be provided along the project property lines abutting residentially zoned parcels pursuant to Section 3.D.7 of City Zoning Ordinance.

13. To reduce off-site light and glare, all exterior lights shall be shielded.
14. The parking areas be designed to incorporate up to 30% compact car stalls to provide the greatest number of on-site parking possible.
15. The applicant shall provide to the City measured drawings and photographs to the satisfaction of the City Preservation Director prior to the demolition of the Diepenbrock and/or Armour structures, if demolition is to occur.
16. All street trees and the existing on-site tree adjacent to the Diepenbrock shall be retained unless deemed unhealthy by the City Arborist or, due to a house move must be removed. Removed street trees shall be replaced.
17. The applicant shall secure Design Review Board approval regarding the architectural compatibility of the proposed social hall with the adjacent structure.
18. The social hall shall be constructed to meet all height and area requirements of the City Zoning Ordinance.
19. Both ends of the alley are to remain open.

STATEMENT OF INTENT

This application is submitted pursuant to a negotiated agreement between the City Council and the First Baptist Church. Negotiations included a representative from the Sacramento Old City Association. This application requests approval of a development agreement for the phased development of the Church's master plan. The application also includes the request for a special permit to continue the Church's existing school use without expansion and the rezoning of parcels 007-155-13 and 14 to R-O. The Diepenbrock House is located on parcel 007-155-13. If a developer is found for the Armour House, it will be relocated to Parcel 007-155-14. In particular, the development agreement would provide as follows:

1. The Diepenbrock House and the lot located immediately west of the Diepenbrock House would be rezoned to R-O. The Church would have 18 months to conduct a good faith effort to obtain private rehabilitation and restoration of the Diepenbrock House and the Armour House either by sale or long term lease. In the event that the Church was unable to obtain private rehabilitation and restoration of the two buildings within the 18 month period, the City would have six months to attempt to obtain rehabilitation and restoration of the buildings. (The Church would not be required to donate the property.) In the event that rehabilitation and restoration was not accomplished in two years, the buildings may be demolished or moved off-site by the Church. If a developer is found, the Armour House would be relocated to the lot immediately west of the Diepenbrock House.

2. The buildings owned by the Church at 23rd and L Streets are to remain in status quo until satisfactory arrangements are made for restoration and rehabilitation of the Armour and Diepenbrock buildings or until the expiration of two years. Status quo shall mean that the buildings are maintained in their current condition and status. After acceptable arrangements are made for the Diepenbrock and Armour buildings, the Church will attempt to have the buildings at the corner of 23rd and L Streets preserved off-site. In the event that the Church is unable to do so, the City will be afforded an opportunity to do so. If both fail, the buildings will be demolished.

3. The development agreement will also authorize the construction of a Church social hall compatible in appearance with the existing Church structure located at 23rd and L Streets. At this time, the time for the construction of the social hall has not been established. However, construction will begin and be completed during the term of the development agreement.

4. Interim parking will be permitted on 23rd and L Streets with appropriate mitigation measures including screening, vegetation, and paving. There will also be parking fronting on Capitol Avenue east of the Diepenbrock House. The Church will meet applicable parking ordinances with respect to design criteria but will not have to meet requirements with respect to off-street parking requirements.

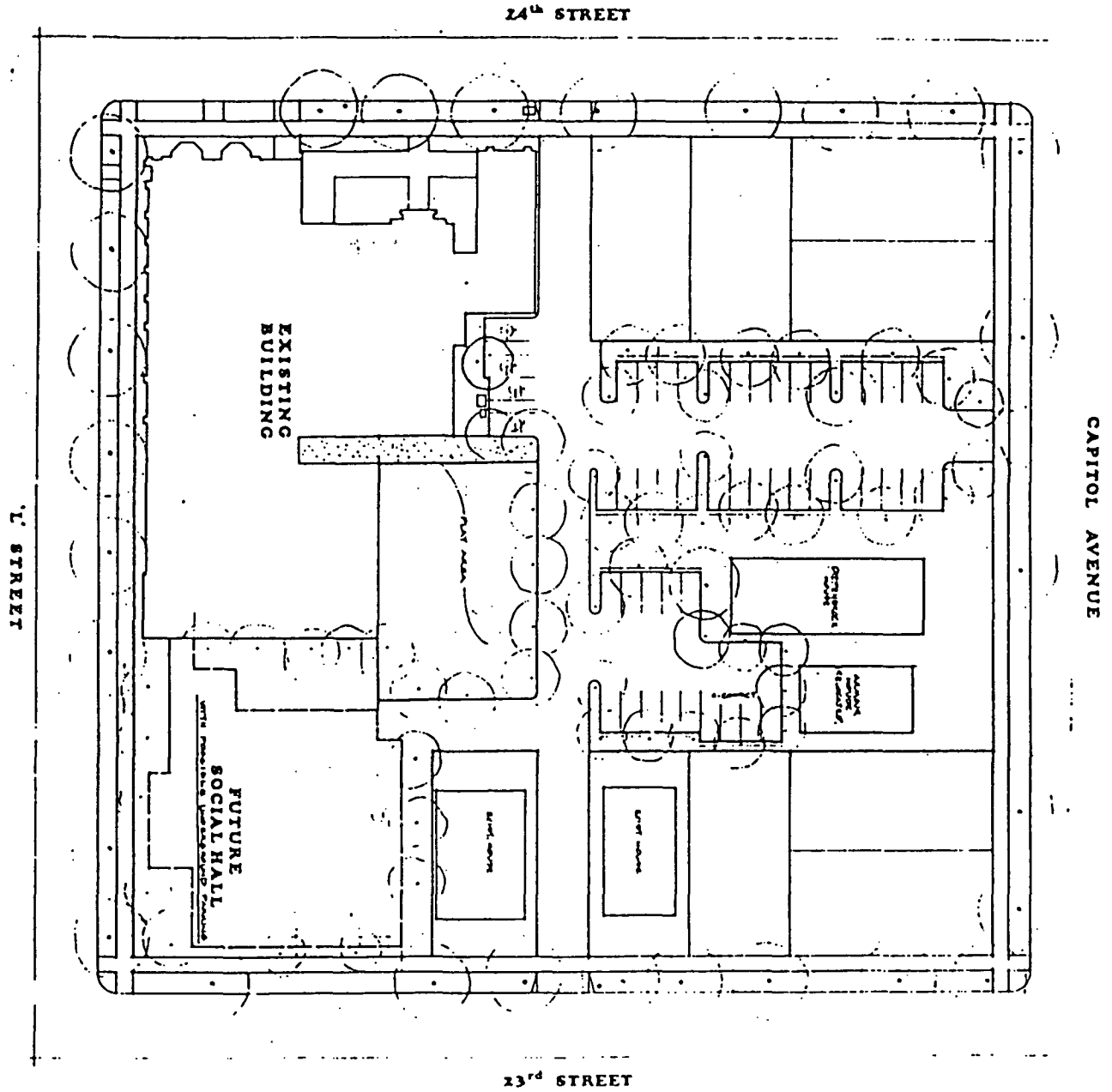
5. The zoning of the Church property on the block shall remain unchanged during the term of the development agreement, except for the rezoning to R-O for parcels 007-155-13 and 14.

6. The alley running through the property will be abandoned. However, the ends of the alley will remain open for access and circulation and no permanent improvements will be constructed on the existing right-of-way.

7. The term of the development agreement will be 15 years.

The timing of the various phases cannot be stated with precision at this time. When the development agreement is executed (presumably by the end of 1982) the Church will be in a position to find a developer who will relocate the Armour House, restore both the Diepenbrock House and the Armour House and handle the removal or demolition of the buildings located at 23rd and L Streets. While interest has been shown in rehabilitating the Diepenbrock House, it is unknown whether a developer will be interested in rehabilitating and relocating the Armour House. The efforts of the Church in locating a developer are dependent on the City's consideration and approval of the development agreement. The Diepenbrock House is in a very poor state of repair. Delays to date have not helped the situation and further deterioration during the winter of 1982-'83 is expected.

For a number of years, the long term goal of the Church has been to construct a social hall at 23rd and L Streets. This location has traditionally been unacceptable to project opponents but now, ironically, appears acceptable. The delay with respect to consideration and approval of the Church's master plan has resulted in the Church expending substantial money on the remodeling of the existing Church structure. Consequently it is impossible to state specifically when the Church will commence construction of the social hall, since funds have been diverted elsewhere. Hopefully, construction will commence in five to seven years.



site plan



TOTAL PARKING 41
 EXISTING 11
 FUTURE 30

20

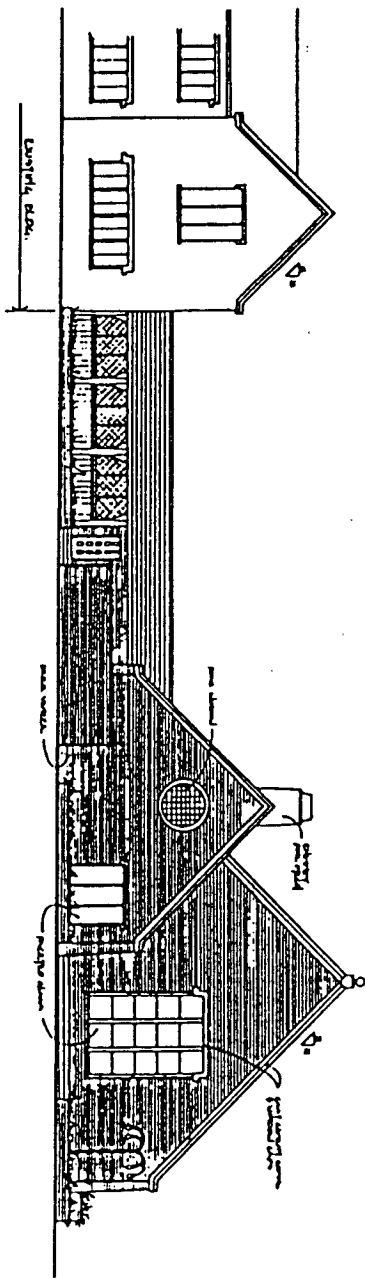
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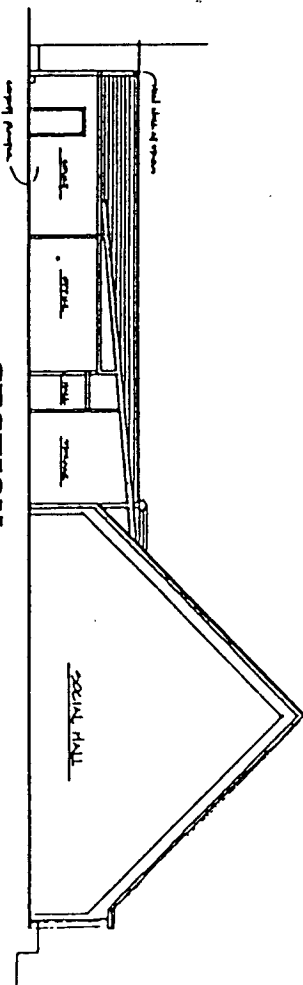
TOMICH AND YEE
 ARCHITECTS AND PLANNERS, INC.
 1521 EYE ST. SACRAMENTO, CALIF. 95814 • (916) 441-2574

FIRST BAPTIST CHURCH
OF SACRAMENTO
 24th & L STREETS
 SACRAMENTO CALIFORNIA

L STREET ELEVATION



SECTION



B

2			
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TOMICH AND YEE
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FIRST BAPTIST CHURCH
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 SACRAMENTO CALIFORNIA

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REQUESTED ENTITLEMENTS

Presently Requested Entitlements

1. Special Permit to expand a parking lot in the R-3A zone;
2. Special Permit for a 12,000± sq. ft. ancillary structure to the church to include a social hall in the R-3A zone;
3. Special Permit for a non-residential care facility for children in the R-3A zone;
4. Special Permit for a private elementary school in the R-3A zone;
5. Variance to waive the required parking for the new ancillary church structure (social hall);
6. Variance to waive a six-foot high masonry wall adjacent to residentially zoned and used property;
7. Variance to provide less than the required percentage of solar shading;

Postponed Entitlements

8. Rezone from Light Density Multiple Family (R-3A) to Residential Office (R-0) for the Diepenbrock and Armour homes;
9. Special Permit for offices (5850± sq. ft.) in the R-0 zone;
10. Variance to waive on-site parking for office uses in the R-0 zone;
11. Variance to provide off-site parking for offices in the R-3A zone;
12. Design Review/Preservation Board approval of the Master Plan, including approval of:
 - a. architectural design of the social hall;
 - b. parking lot design, landscaping and signage;
 - c. relocation of the three structures located at the southeast corner of 23rd and L Streets;
 - d. rehabilitation of the Diepenbrock;
 - e. relocation/rehabilitation of the Armour house;
13. Variance to reduce the rear yard setback in the R-0 zone;
14. Lot Line Adjustment to create 3 parcels from 9 parcels;
15. Abandonment of the public alley.

<u>Weekly Activities</u>	<u>Time</u>	<u>Attendance</u>
<u>Mondays:</u>		
Adult Activity Center	9:00 a.m. - 2:00 p.m.	100
<u>Tuesdays:</u>		
Visitation Teams	7:00 p.m. - 9:00 p.m.	15-30
<u>Wednesdays:</u>		
Men's Prayer Breakfast	6:30 a.m.	8
Women's Chorale Rehearsal	10:30 a.m. - 12:00 p.m.	15-20
Church Family Dinner	5:45 p.m. - 6:30 p.m.	135-200
Bible Study	6:30 p.m. - 7:30 p.m.	100
Senior High Fellowship	7:00 p.m.	12-20
<u>Thursdays:</u>		
Chancel Choir Rehearsal	7:30 p.m. - 9:30 p.m.	45
<u>Sunday:</u>		
Breakfast Club for Singles	8:30 a.m.	25
Seven Adult Classes	9:15 or 9:30 a.m.	150
Classes for Children of all Ages	9:30 a.m.	150
Morning Worship Services and Coffee	10:45 a.m.	400
Evening Worship Services	6:00 p.m.	90

Two Bell Choirs Rehearsal		15-20
Library open Sunday mornings and Wednesday evenings		

<u>Monthly Activities</u>	<u>Time</u>	<u>Attendance</u>
<u>Tuesdays (usually first Tuesday):</u>		
Bus Tours with Pastor (cars are parked at Church, buses leave and return there)	all day	40-80
<u>Wednesdays:</u>		
Three Boards and the Cabinet meet on different Wednesdays		12-36
Youth Committee Meeting		
<u>Thursdays:</u>		
Women's Society Luncheons	12:00 noon	75-100
Women's Society Circles-- nine circles	various times	10-20 each
Leisure Time Club	7:00 p.m.	100
<u>Fridays:</u>		
Covenant Club Luncheon	12:00 noon	20
<u>Sundays:</u>		
Capitol Senior Citizens Club Dinner	12:15 p.m.	200
New Member Reception		200-400
<u>On Occasion:</u>		
Wedding receptions, other receptions, funerals, recitals and concerts, regional meetings for the denomination, area, Women's societies, other related organizations such as United Church Women, training courses for Contact Crisis Line, ecumenical hymn sings, etc.		up to 550

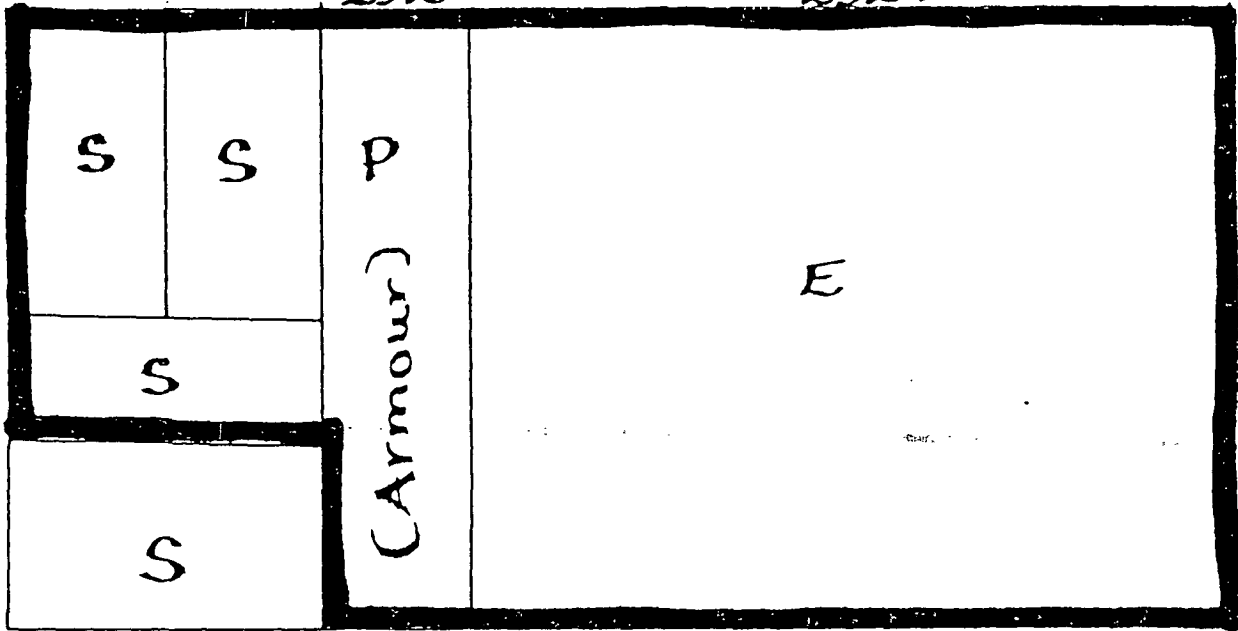
L Street

2310

2324

23rd Street

24th Street



2315

Capitol Avenue

E = Essential Structure

P = Priority "

S = Supportive "

◻ = Church-
Owned
Property

ON-SITE PARKING SURVEY

	Tu	W	Th	F	Sun
7 a.m.	3	3	3	3	-
8	15	10	11	30	4
9	31	30	21	45	15
10	40	54	37	46	72
11	43	56	39	53	76
12 p.m.	40	46	35	49	-
1	44	41	33	48	-
2	49	35	37	57	-
3	42	40	33	47	-
4	33	39	33	42	-
5	20	60	14	19	9
6	20	91	19	9	36
7	16	84	28	7	-

Note: Survey was conducted the week of 10/25/82. Survey included vehicles parked on site and in the alley. Approximately 6 vehicles per hour per day (Tu-F) were attributed to construction workers.