

# CITY PLANNING COMMISSION

1881 'I' STREET, SUITE 208, SACRAMENTO, CA 95811

<b>APPLICANT</b>	Howard R. Perkins, Architect, 2304 H St., Sac, CA 95817
<b>OWNER</b>	St. Paul Missionary Baptist Church, 1820 12th Ave., Sac, CA 95817
<b>PLANS BY</b>	Howard R. Perkins, Architect, 2304 H St., Sac, CA 95817
<b>FILING DATE</b>	10/21/88
<b>ENVIR. DET.</b>	Negative Declaration
<b>REPORT BY</b>	PHK/jr
<b>ASSESSOR'S PCL. NO.</b>	020-0074-001, 002, 003

- APPLICATION:**
- A. Negative Declaration on
    1. Development of a two-story, 75,000 square foot church with 175 seat capacity on 6.0+ acres in the B-1 zone
    2. All setbacks exceed the maximum allowed by 20 feet to the front, 10 feet to the side and 10 feet to the rear
    3. All setbacks exceed the maximum allowed by 4 feet to the side and 10 feet high rear corner building
    4. All setbacks comply with the minimum setback (with curbside)
    5. The site area is 10.0+ acres including 6.0+ acres

**LOCATION:** 1820 12th Ave., Sacramento, CA 95817

**PROPOSAL:** The applicant is proposing the necessary conditions to develop a two-story, 75,000 square foot church with a 175 seat capacity.

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential
Existing Zoning of Site:	B-1
Neighborhood Character:	Residential
Surrounding Land Use:	Residential
North - Residential	100'
East - Residential	100'
West - Residential	100'

Site Area: 10.0+ acres  
 Parking Provided: 175 seats  
 Property Address: 1820 12th Ave.  
 Square Footage: 75,000 sq. ft.  
 Percent of Lot Area: 12.5%  
 Zoning: B-1  
 Existing Use: Residential  
 Proposed Use: Church





## Building Design

The proposed building is a 14,000 square foot, two story structure consisting primarily of concrete and brick. Large stained glass windows will be featured on the south elevation of the building. A skylight system with laminated glass will run along the top of the sanctuary. A 55 foot detached bell tower is proposed adjacent to the front of the church on 1st Avenue.

The main entry to the building will be through a centrally located lobby which will serve the sanctuary as well as the classroom and social area wings of the church. In the center of the lobby there will be an information booth which will include space for coat storage and a reception desk during the week. Access to the lobby leading with the main stairs located on the partition between the lobby and the sanctuary.

The sanctuary will include seating on the main floor for 1,100 people (including 22 aisles for the choir). At the front of the sanctuary there will be a raised platform which will include the pulpit, a 100 seat choir loft, areas for piano, organ, and orchestra, and seating for the pastor and guests. A baptistery will be cantilevered above the choir loft so that baptisms can be seen by the entire congregation. The sanctuary will also include balcony seating for 900 people and audio and light control facilities. Behind the platform there will be a two story support area, the first floor of which will include a choir practice room with easy access to the platform, choir robe storage, and rest rooms; the choir director's office; the pastor's waiting room; and a finance room where funds can be secured after Sunday school offerings have been received. The second story of the platform support area will consist of dressing rooms for the choir.

In the east of the main lobby will be a two story, 18,000 square foot classroom wing which will consist of 27 Sunday school classrooms of various sizes, a nursery area for use at church functions, and a prayer chapel for use at gatherings and assemblies.

In the south of the main lobby will be a classroom wing which will include a multi-purpose room which will be used for church functions, a Sunday School classroom, and a room which will be used for various church activities during the week such as the youth group, Bible study, as well as the church's Sunday school classes.

East of the west of the sanctuary, adjacent to the classroom wing, will be a 5,270 square foot administrative wing housing the offices of the pastor and church staff. Included in this area will be a conference room for retreat and other church counseling needs.

Planning Staff suggests these areas as described in floor plan layout. However, staff does recognize that the scale of the facility will be much greater in scale than city center buildings. Therefore, the proposed plans will be reviewed by the Design Review Board and its requirements will be followed by the Board for final review and approval. Staff recognizes that the final design will be subject to the satisfaction of the Design Review Board.