

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Trinity Cathedral Church, 2620 Capitol Avenue, Sacto, CA 95816
OWNER Trinity Cathedral Church, 2620 Capitol Avenue, Sacto, CA 95816
PLANS BY HMR Architects Inc., 2300 P Street, Sacto, CA 95816
FILING DATE 12/17/88 **ENVIR. DET.** Req. Dec. 12/24/87 **REPORT BY** CS:pe
ASSESSOR'S PCL. NO. 007-0166-014

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to expand an existing church facility
 - C. Variance to allow off-site parking in the C-2 Zone.
 - D. Variance to reduce the required 15 foot rear setback to 1.5 feet.

LOCATION: 2620 Capitol Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to add a bookstore and office space to the north side of the existing church administration building and a multi-purpose facility to the south side.

<u>PROJECT INFORMATION:</u>	<u>Church Site</u>	<u>Off-site Parking</u>
General Plan Designation:	Residential	Community Neighborhood
1980 Central City Community Plan Designation:	Multiple Family	Commercial, Office
Existing Zoning of Site:	R-0	General Commercial
Existing Land Use of Site:	Church and related facilities	C-2
		Restaurant, Office, Medical Clinic, Classroom

<u>Surrounding Land Use and Zoning:</u>	<u>Setbacks:</u>	<u>Required</u>	<u>Provided</u>
North: Multi-Family Residential; R-0			
South: Parking garage, Residential; R-3A	Side (Int)	5'	36.5'
East: Multi-Family Residential; O-B	Side (St)	5'	5'
West: Medical Office; O-B	Rear	15'	1'

Parking Required: 7 spaces
Parking Provided: 153 spaces (Old Tavern Bldg garage)
Property Dimensions: 160' x 200'
Property Area: .7± acres
Square Footage of Building: Existing administration bldg: 9,216 sq. ft.
 Addition, 7,200 sq. ft.
Height of Building: 2 story
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Brick
Roof Material: Match existing

APPLC. NO. P88-037 **MEETING DATE** August 25, 1988 **ITEM NO.** 17

BACKGROUND INFORMATION: On October 24, 1954 a building permit was issued for the New Trinity Cathedral Church. The site plans indicated that 41 parking stalls would be provided, 29 on-site and 13 off-site. Two years later the CPC granted a Special Permit (B-4) on October 3, 1956 for the development of a parking garage for St. Luke's Medical Center and the Church located across the alley south of the church site. On April 4, 1959 the parking garage was deeded to Frank Erickson by the Church. The new garage owner allowed the church to use the parking garage under an oral agreement on evenings and weekends. Final building permits for the garage were not issued until 1960 (first two levels) and 1961 for the third level.

On January 9, 1968 the City Planning Commission granted a Special Permit (537) to allow the construction of a 9,216 square foot, two story, building on the church site containing classrooms, multi-use areas, and offices to be an accessory use to the main function of the Church. At that time the Commission re-evaluated the parking situation and approved the Special Permit with the condition that the property owner of the garage, Hele Corporation, furnish a letter indicating that the agreement exists. The letter was submitted and the project approved. Since there were more than enough parking spaces available at the garage, (325) no required number of parking spaces were specified in the report for the new church administration/multi-use building. On May 23, 1985, the City Planning Commission approved a Special Permit to install a columbarium in the existing church (P85-181).

Currently, the church is applying for a new off-site parking location because the St. Luke's garage is under new ownership, Winston Properties. The property manager submitted a letter to staff dated January 20, 1988, (Exhibit F) indicating that any previous agreement, concerning use of the parking garage which the church had with the Hele Corporation, was terminated with the sale of the building and the use of the garage will likely be discontinued some time in the future to the church. The current owner is in the process of selling the St. Luke's Medical Building and garage and does not want to sell it contingent upon the next owner agreeing to allow the Church use of the garage.

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

A. Land Use and Zoning:

The subject site is .7+ developed acres in the Residential/Office (R-O) zone. The Trinity Cathedral Episcopal Church and its related facilities are currently located on-site (see site plan, Exhibit A). Surrounding land uses included multiple family residential to the north and east, St. Luke's Medical Office Building to the west and a parking garage and multiple family residential to the south.

The proposed off-site parking property is .29+ developed acres in the General Commercial C-2 zone. The site is developed with a four level public parking garage. To the north of the site is Sutter Hospital. To the west is the two story Old Tavern Building which includes office, restaurant, medical office, one classroom and retail uses, Regional Transit building to the south, and Sutter Hospital parking garage to the east.

B. Applicant's Proposal:

As shown on the site plan, Exhibits B and Floor Plans, Exhibit C, the applicant is proposing an addition to the existing administration building which include 960 square feet along the north facade (bookstore and three offices), and 6064 square feet along the south facade (gym/social hall, three classrooms, and two storage areas). The total addition will be 7,024 square feet, increasing the existing square footage of accessory building area (excludes 7,518 sq. ft. church) from 10,288 sq. ft. to 17,312 sq. ft., a 70 percent increase. An overall plan showing all buildings on the site (excluding proposed addition to the north elevation) are shown in Exhibit A. Elevations are shown in Exhibit D.

Interior remodeling of the lower level of the existing administration building includes deletion of the meeting hall and child care room, and replacing them with the bookstore and new kitchen area. The upper floor of the existing administration building includes six classrooms, a 2,160 sq. ft. multi-use room and a 576 sq. ft. choir room.

The new multi-use room will be used Monday through Friday evenings, Saturdays and Sundays for recreation (basketball), and a social hall for meetings and weddings. The classrooms will be used mainly on Sundays for bible study and occasionally on Monday through Friday evenings and Saturdays for bible study. Classrooms will be restricted to private church use. The child care center will be relocated in the existing 880 square foot building off the alley where the bookstore is now located. Child care will operate during church services (Sundays, Monday through Friday evenings and two early morning services) and on Saturdays in conjunction with the use of the multi-purpose rooms. Seven standard size parking stalls and one handicap stall will be located off the alley.

The applicant is also requesting a variance to reduce the rear setback along the west property line from the required 15' to 1.5'. The reason for this is to provide a larger multi-purpose room that meets the standard size of a basketball court. The adjacent building to the west is the four story St. Luke's Medical Office Building. The buildings are currently 18 feet apart. The proposed addition would be eight feet four inches from the St. Luke's Building.

In addition, the applicant proposes to locate the major portion of the required parking spaces off-site in the Old Tavern parking garage as the northeast corner of 28th Street and Capital Avenue (108 spaces). This off-site location will also require a variance.

C. Staff Evaluation:

The applicant has submitted a letter from the managing general partner of The Old Tavern Building (Exhibit E). The Old Tavern Association has a 50 year lease agreement with the property owner which is Sutter Hospital. The letter allows the church to use the garage after regular business hours Monday through

Friday and on weekends all day. Conditions of this agreement require the church to furnish a public liability insurance policy, share the cost of automatic parking controls when installed, and leave the premises in clean condition. The agreement will be good for ten years. After that time the church must renew the off-site variance with the Planning Commission by either extending the ten year lease or finding another off-site parking location, if the existing lease is not renewed.

The letter from the Old Tavern Association indicates that the 153 spaces available (144 in garage and 9 offsite, off the alley) only 108 would be available for the Church's use. Staff has contacted the Managing General Partner to verify the 108 spaces. He indicated that although the letter indicates only 108 spaces, there will actually be 153 available. He will submit a new letter revising this number.

D. Parking Requirements:

Staff has evaluated the required off-site parking requirements based on existing and proposed uses. Seven on-site parking spaces are required for the daytime operations which include the bookstore and offices. The site plan for off-site is shown in Exhibit I. Eight parking spaces are proposed on site. One of the eight parking spaces may be eliminated to accommodate a trash enclosure which will be determined during Design Review. The parking requirements for the church are listed below.

<u>Existing Uses</u>	<u>Sq. Ft.</u>	<u>Parking Ratio</u>	<u>Required Parking</u>
Multi-Use Room	2160	1-100	22
Office	1225	1-400	3
Bookstore (portion)	583	1-250	<u>2</u>
			27
Church (pew length % 2'7" per person)			<u>41</u>
<u>Addition Uses</u>			
Multi-Use	3000	1-100	30
Offices	360	1-400	1
Bookstore	469	1-250	<u>2</u>
			33
		TOTAL.....	101

Of the 153 parking spaces available off-site, 41 are required during church services, and 52 while the multi-purpose rooms are in use. Bibas Restaurant requires 46 of the 153 spaces off-site, M-F 5:30 P.M. to 10:00 P.M., and Saturdays 5:30 P.M. to 11:00 P.M. They are closed Sundays. The Imaging Center (radiology) requires 49 spaces Monday through Friday 7:00 A.M. to 11:00 P.M., and 7:00 A.M. to 5:30 P.M. Saturdays and Sundays. Staff evaluated the hours of operation for these uses and compared them to the number of spaces required by the Old Tavern Building tenants during the same hours requested by the Church.

Old Tavern Building Garage Parking Demand:

<u>M - F (Eves.)</u>	<u>After 5:30 P.M.</u>
Bibas (138 seats % 3)	46
Imaging Center	49
Beauty Shop	8
Multi-Purpose:	
Existing Room	22
Addition	30
Church	<u>41</u>
	196

<u>Saturday</u>	<u>Before 5:30</u>	<u>After 5:30 P.M.</u>
Bibas	0	46
Imaging Center	49	0
Beauty Shop	8	0
Multi-purpose		
Existing	22	22
New	30	30
Church	<u>0</u>	<u>0</u>
	109	98

<u>Sunday</u>	<u>Before 5:30</u>	<u>After 5:30 P.M.</u>
Bibas	0	0
Imaging Center	49	0
Beauty Shop	0	0
Multi-purpose:		
Existing	22	22
New	30	30
Church	<u>41</u>	<u>41</u>
	142	93

Based on the above comparisons staff concludes that:

1. Monday through Friday after 5:30 P.M. the church can not function at the same time as multi-purpose room because only 50 parking spaces are available to the Church (Old Tavern needs 103 of the 153 available spaces). When multi-purpose facilities are needed only one of the two rooms can function at one time during these hours.
2. On Saturdays before 5:30 the Old Tavern Building needs 57 of the 153 spaces available. This allows 96 spaces for church use. Therefore, the 52 spaces needed by the church are available. The two multi-purpose rooms can operate at the same time during these hours.
3. Saturdays after 5:30 the Old Tavern Building needs 46 of the 153 spaces. Therefore, 107 spaces are available and the 52 spaces needed by the Church are available. During this time the two multi-purpose rooms can function concurrently.

4. Sundays before 5:30 the Old Tavern Building needs 49 spaces. Therefore, 104 spaces are available to the church which needs 93 for the church and two multi-purpose rooms.
5. Sundays after 5:30 the Old Tavern Building does not require any parking. Therefore, 153 are available to the church of the 93 required for church and the two multi-purpose rooms.

The child care facility, multi-purpose rooms and classrooms can not function during 8:00 A.M. to 5:00 P.M. Monday through Friday as no parking is available on or off-site. The square footage of the child care and classrooms were not counted toward parking as they are considered part of the church and multi-use rooms functions and are operated during the same time as these uses.

E. Variance - Setback:

The adjacent property owner to the west, St. Luke's Medical Office Building, is opposed to the rear setback variance. The Winston Management Company property manager, has submitted two letters, Exhibit F, indicating the reasons for their opposition. Their main concern is that the insurance for the building will be increased due to a higher risk of fire damage from the church property by adding a building 10' closer than existing conditions. Currently the two buildings are approximately 17 feet 8 inches apart. The addition would be seven feet eight inches from St. Luke's Building and 1.5 feet from the east property line. They are also concerned about light and air circulation. The St. Luke's Building has two outside air intake louvers on the east elevation. The church has hired a mechanical engineer to investigate any potential problem to air circulation. A letter from John Turly Associates, dated February 8, 1988 is enclosed as Exhibit G. It indicates no problems are expected, however, they suggest the one inch pleated media filters be changed to two inch. He also suggests any roof top equipment on the building addition be screened for sound attenuation. Roof top equipment will be reviewed during Design Review. The church has submitted a letter in response to the concerns of Winston Properties, (see Exhibit H).

Staff is opposed to the granting of the rear setback variance from the required 15 feet to 1.5 feet because the existing building already encroaches approximately ten feet into the setback area. Staff recommends that the applicant line the addition up with the existing building. The addition would then be 11 feet away from the west property line. Landscaping to include grass and trees should grow to a small mature height as they would be located between two buildings. The City Arborist can recommend the acceptable tree types during Design Review.

Preliminary Design Review comments include the following:

1. The materials and design of addition shall be compatible with existing administration building.
2. Roof equipment, landscaping, and trash enclosure plans shall be submitted.

F. Agency Review

The proposed project has been reviewed by the City Transportation Division, City Engineer, City Building Inspections, City Community Services, Sacramento Old City Association and Midtown Business Association. The following comments were received.

City Building Inspections: The existing administration building and child care building adjacent to the alley will need to have fire sprinklers installed throughout. The existing covered walkway is already fire sprinkler and will have to be tied into the new system. The entire original Cathedral will not be required to have fire sprinklers installed.

Public Works: Handicap curb-cut are required at intersection corner.

Engineering: Bring alley to City standards if not existing.

ENVIRONMENTAL DETERMINATION: The environmental coordinator has determined that the project will not have a significant adverse impact on the environment and has filed a Negative Declaration.

Recommendation:

- A. Ratify the Negative Declaration.
- B. Approve the Special Permit to expand existing church facilities based on conditions and findings of fact which follow; and
- C. Approve the variance to allow off-site parking subject to conditions and findings of fact which follow:
- D. Approve the variance to reduce the required 15 foot rear setback to 11 feet based on conditions and findings of fact which follow; and

Conditions - Special Permit

1. The classrooms, multi-purpose rooms and child care room, shall be restricted to the private use of the church.
2. The classroom, multi-purpose rooms, child care room and church shall not operate during the hours of 8:00 A.M. to 5:00 P.M. Monday through Friday as no parking is provided during these hours.
3. Monday through Friday after 5:30 P.M. the church and multi-purpose room can not function at the same time because only 50 parking spaces are available to the church. Also, only one of the two multi-purpose rooms can function during these hours.
4. Bingo games are not allowed on-site.

5. The area between the building addition and the west property lines shall be landscaped and irrigated. Grass and trees shall be provided. Landscape and irrigation plans shall be submitted to staff prior to the issuance of the building permits.
6. All existing areas of the church facility buildings (excluding the church) shall be fire sprinklered as well as the addition according to UBC requirements and City Building Division requirements.
7. The project shall be reviewed by the Design Review/Preservation Board prior to the issuance of building permits.

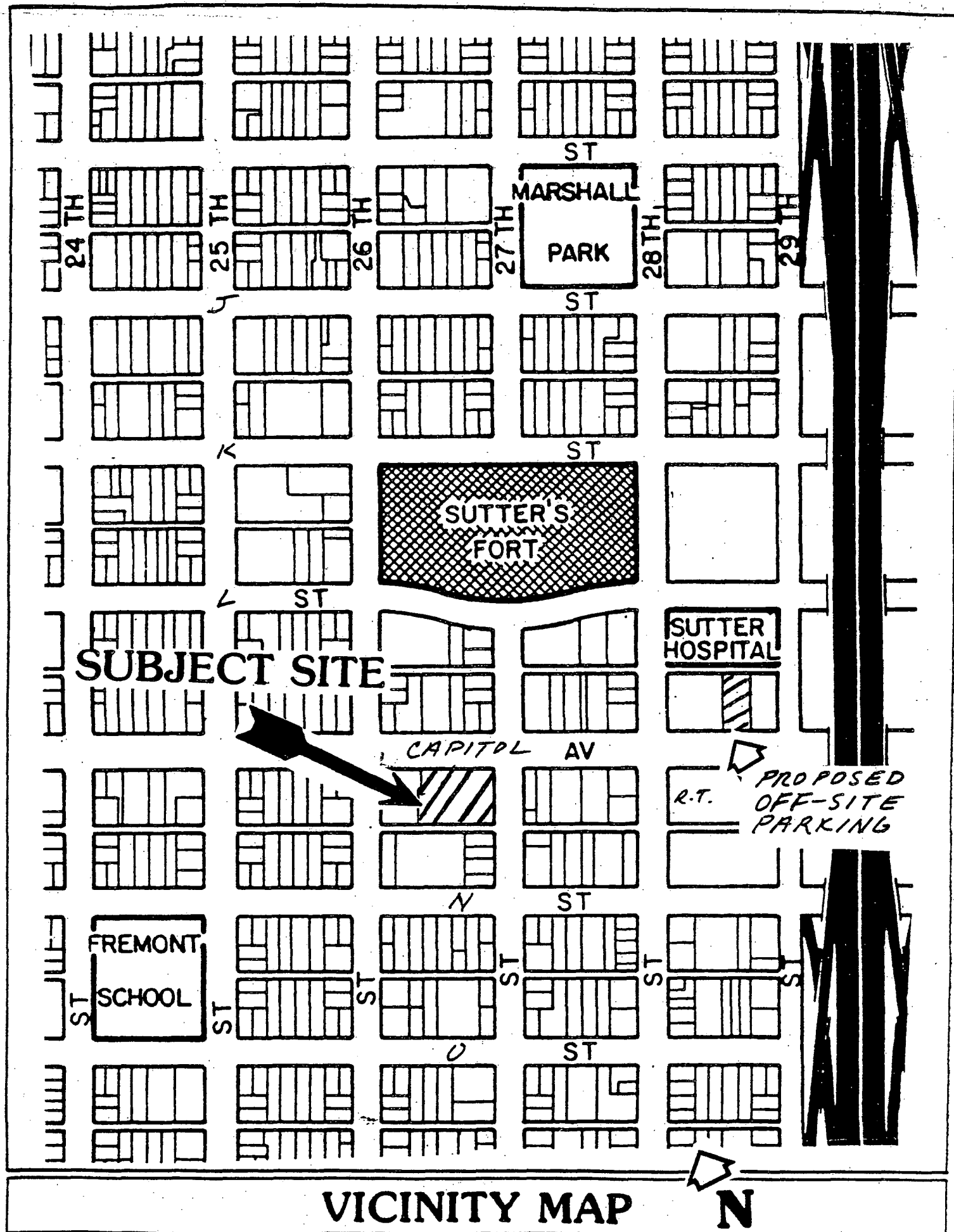
Conditions - Variance

1. The applicant shall prepare a written agreement to the satisfaction of the Old Tavern Association which includes allowed hours of use by the church, a public liability insurance policy, agreement to share in the cost of automatic parking controls, parking for the church will be free for ten years, and cleaning conditions. A copy of the signed agreement shall be submitted to staff prior to the issuance of building permits.
2. The church shall inform all church members in writing and posted in the church building of the location and allowed hours of use of the off-site parking garage.
3. The rear yard setback (west property line) shall be a minimum of eleven feet and in-line with the existing church building.

Findings of Fact - Special Permit and Variance

1. The Special Permit, as conditioned, is based upon sound principles of land use in that the proposed church expansion is compatible with surrounding office and residential uses.
2. Granting the off-site parking variance, subject to conditions, does not constitute a special privilege extended to one property owner in that:
 - a. Adequate parking will be available to the church and on street parking will not be impacted;
 - b. The evening and weekend church parking will not conflict with daytime parking needs for the Old Tavern Building tenants.
3. Granting the off-site parking and setbacks variance is not a use variance in that parking is allowed in the C-2 zone.
4. The proposed project will not be injurious to the public health, safety, or welfare nor to surrounding properties in that adequate parking for the church is provided, and adequate rear setback is provided.

5. The proposed Special Permit is consistent with the General Plan and the Central City Community Plan which designates the site for residential uses. The church facility is allowed in residential areas with a Special Permit.



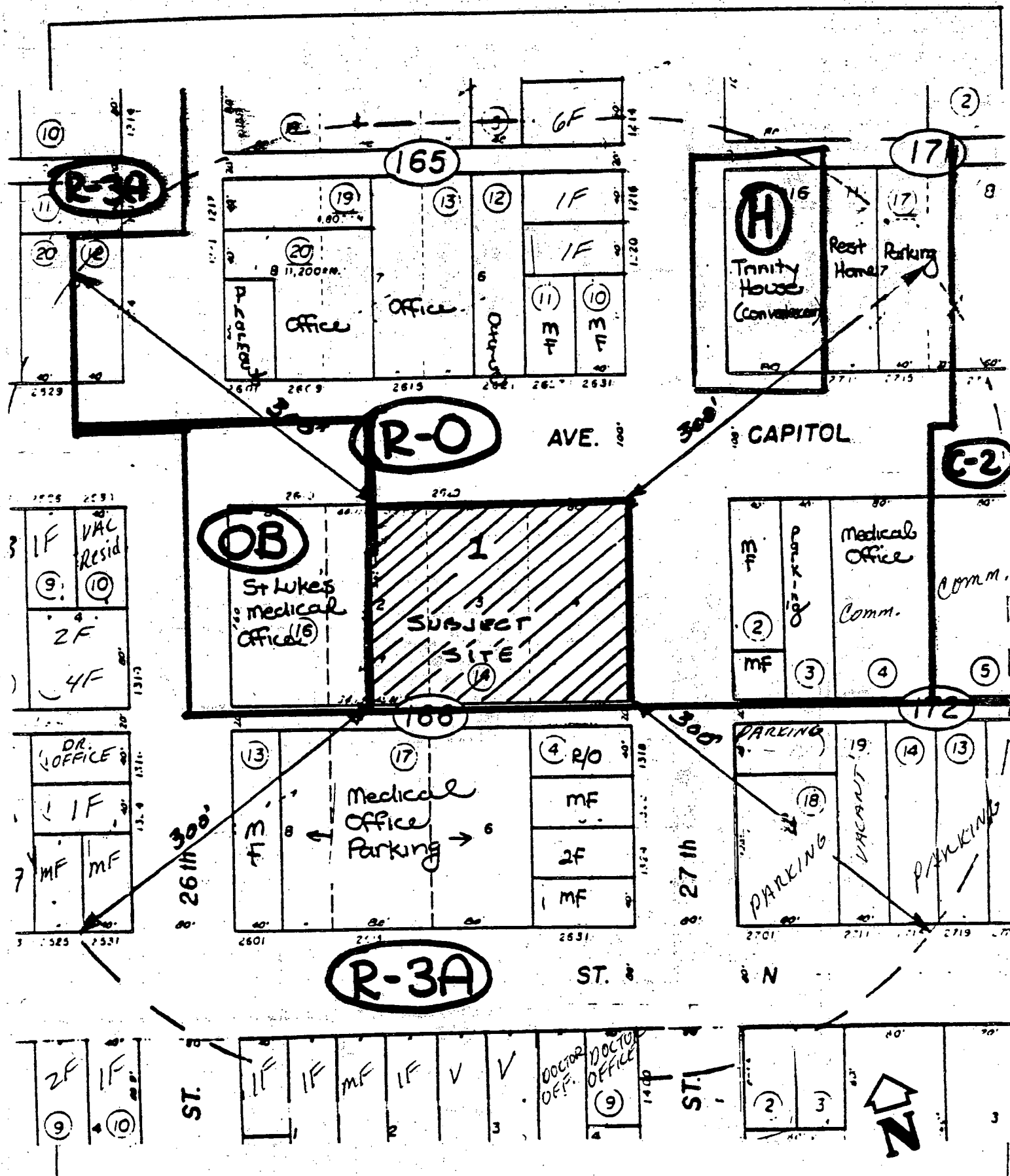
VICINITY MAP

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P88-037

Aug 25, 1988

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LAND USE & ZONING MAP

1. All elevations are to be shown in black ink on white paper.
2. All elevations are to be shown in black ink on white paper.
3. All elevations are to be shown in black ink on white paper.

Eric M. Minkov (C-10387)

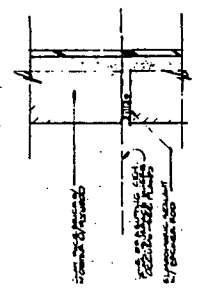
HMR
HMR ARCHITECTS INC.
8500 P ST. SACRAMENTO, CALIF.
TEL. 916 / 484-8873

TRINITY CATHEDRAL CHURCH
BOOK STORE ADDITION & REMODEL
2620 CAPITOL AVE.
SACRAMENTO, CA

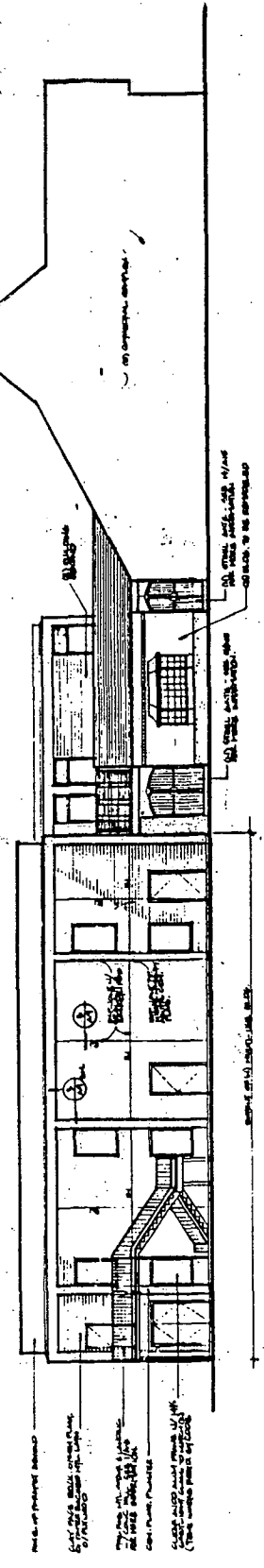
8504
SHEET NO. A-9
OF

EXHIBIT D

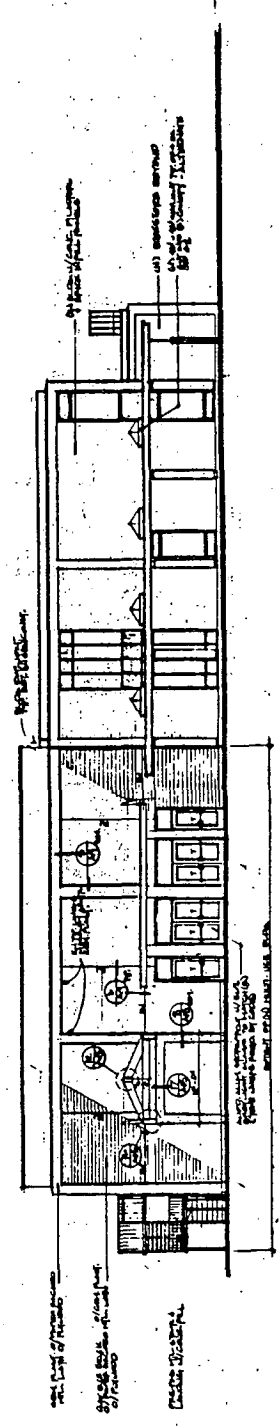
ELEVATIONS



3 EXPANSION JT. @ MASONRY



1 SOUTH ELEVATION



2 EAST ELEVATION

000 000

000 000

000 000

ALL DRAWINGS AND SPECIFICATIONS ARE TO BE CONSIDERED AS PART OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE CONTRACTOR'S RECORD DRAWINGS OR FOR THE CONSTRUCTION OF THE PROJECT.

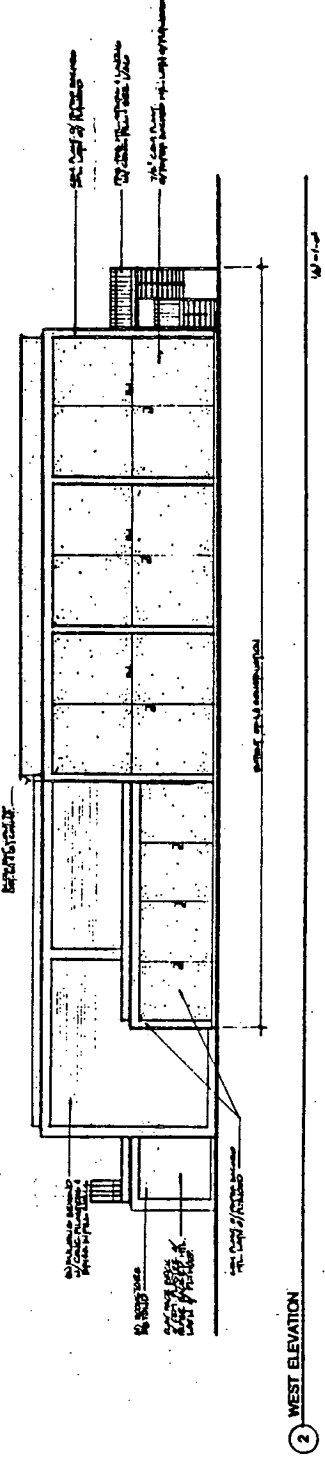
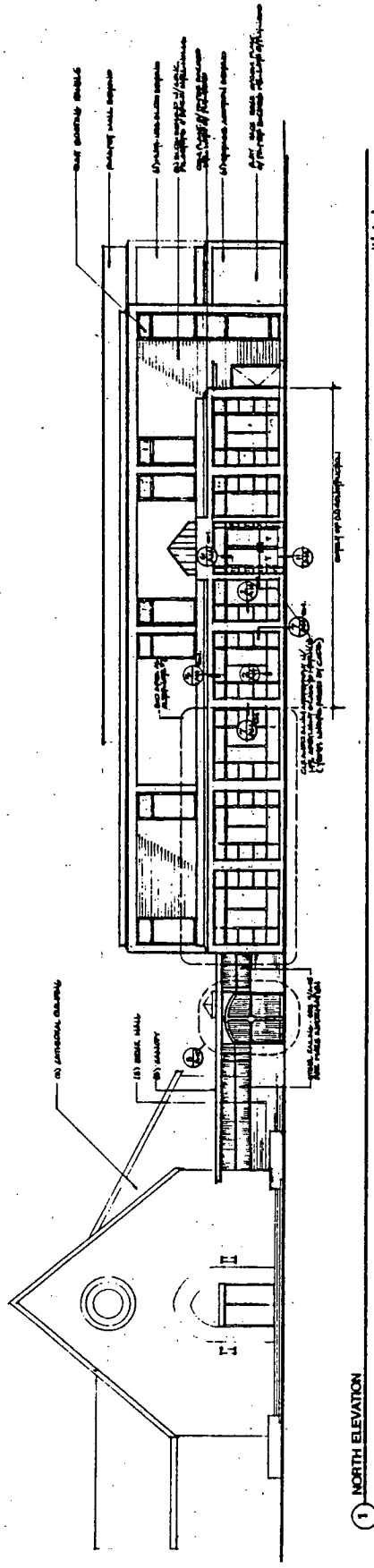
George C. Rogers (D-8503)
 Bill H. Rogers (C-10877)

H&R
 H&R ARCHITECTS INC.
 2600 P ST. SACRAMENTO, CA 95818
 TEL. 916 / 444-8878

TRINITY CATHEDRAL CHURCH
 BOOK STORE ADDITION & RENOV.
 2630 CAPITOL AVE.
 SACRAMENTO, CA

PROJECT NO. 88-037
 SHEET NO. A-10
 DATE 12-1-88

*Exhibit D
 Elevations
 Continued*



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EXHIBIT E

Department of Planning and Development
City Planning Division

June 29, 1988

Gentlemen:

This letter will acknowledge the parking agreement Trinity Cathedral and the undersigned have entered into for the use of the parking facilities owned by the undersigned at 2815 Capitol Avenue. By this agreement, Trinity Cathedral Church is permitted to use the parking facilities for evening and weekend use only, so as not to conflict with the normal working hours of the occupants and tenants of the Old Tavern Building. One hundred eight (108) auto spaces will be made available for Trinity.

Under this agreement Trinity Cathedral Church will furnish the undersigned with a public liability insurance policy satisfactory to the undersigned. It is further understood that Trinity Cathedral will share the cost of automatic parking controls when they are installed. Trinity Cathedral will be responsible for leaving the premises in a clean condition. Said permission to park shall continue for ten (10) years.

Yours very truly,

Old Tavern Association

by Edward Lammerding

Edward Lammerding

Managing General Partner

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Aug 25, 1988

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Winston Management Company

EXHIBIT F

CITY OF SACRAMENTO
CITY PLANNING DIVISION

JAN 22 1988

RECEIVED

Letter 1

January 20, 1988

Certified/Return Receipt
P 682 729 587

Department of Planning and Development
City Planning Division
1231 I Street, Room 200
Sacramento, CA 95814

ATTN: Connie Spade

RE: P88-037 Special Permit

Dear Ms. Spade:

In reference to the above cited special permit, Capitol Medical, Ltd., wishes to register the following concerns:

1. The separation between the proposed building and the St. Luke Medical building is insufficient for adequate fire separation and protection.
2. The separation will adversely affect light and air circulation along the adjacent wall of the St. Luke Medical building.
3. Expansion of the office and bookstore facilities will generate additional daytime parking for which no provision has been made.

In addition to the above, I wish to reiterate that any agreement concerning use of the parking lot of the St. Luke Medical building which the church had with Helle Corporation was terminated with the sale of the building by Helle Corporation and the dissolution of that corporation. We have on several occasions, both verbally and in writing, made this known to the church administration. The problems of increased maintenance, loss liability and the needs of the Lessees of this building for continuous use of the parking facility will make it highly likely that the parking facility will be closed at some time in the future to all but the Lessees, their employees and invitees.

We challenge the finding that a negative declaration is sufficient to determine the suitability of this project. As it is now proposed, the project does not appear to be without significant and possibly adverse impact.

Very truly yours,


Wayne Miller
Property Manager

WM:gl

cc: LGH

Post Office Box 160165 • Sacramento, California 95816 • (916) 444-6100

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Winston Management Company

EXHIBIT F

Continued

2nd Letter

August 17, 1988

HAND DELIVER

Ms. Connie Spade
City Planning Division
Department of Planning and Development
1231 I Street, Room 200
Sacramento, CA 95814-2998

RE: P88-037 Special Permit/Church Expansion

Dear Ms. Spade:

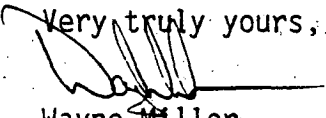
In reviewing the above referenced proposed project, we wish the Planning Commission to consider the following points:

1. The variance to reduce the 15' setback to 1' exposes both the church expansion and the St. Luke Medical building to loss by fire spread from either structure.
2. Such fire spread could have significant impact on the safety and well-being of occupants of both structures.
3. Insufficient separation for fire safety may have significant and adverse effect on the fire rating and insurability of both structures and will definitely have impact on the St. Luke Medical building.
4. A proposed two-hour fire wall is insufficient for the loss exposure created by less than a twenty-foot separation. An eight-hour wall or at minimum a four-hour wall should be required.
5. The new building will require the removal of at least five midsize trees and a landscaped area with no provision for replacement.

The above comments should be considered an addendum to the comments made previously in our letter of March 4, 1988.

In conclusion, it should be pointed out that it might be possible to realign the building axis from east/west to north/south without reducing its scale while at the same time providing an adequate separation for fire safety and possible landscaping.

Very truly yours,


Wayne Miller
Property Manager
Winston Management Company
Capitol Medical, Ltd., a California Limited Partnership
APN: 007-166-16, 17

Post Office Box 160165 • Sacramento, California 95816 • (916) 444-6100

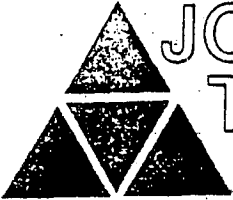
 **JOHN
TURLEY
ASSOCIATES**
MECHANICAL ENGINEERING — A CORPORATION

EXHIBIT G

2245 PARK TOWNE CIRCLE
SACRAMENTO, CA 95825
(916) 488-3081

Member C.E.A.C.

JOHN C. TURLEY, M.E.
PRESIDENT

BRIAN J. PROVENCAL
ASSOCIATE

CHARLES A. McGRUFF
ASSOCIATE

RECEIVED

FEB 10 1988

HMR ARCHITECTS, INC.

February 8, 1988
#88135

HMR Architects
2321 P Street, #200
Sacramento, CA. 95814

Attn: Greg Wasky

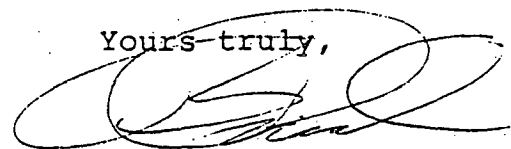
Subj: 25th & Capitol Medical Office Building

Dear Greg:

Per your request I have recently visited the mentioned site and spoke with Mr. Wayne Miller about the problems concerning the construction of the new adjacent structure. There are presently two 48" x 30" outside air intake louvers located approximately 6'-0" above grade. The louvers are for a fixed air quantity required for ventilation of the building. Each louver has a capacity of approximately 4000 cfm each. I do not feel that the new structure would affect the performance of the louver, but I would make the recommendation of going to a 2" pleated media filter on the intakes versus a 1" pleated media filter. The adjacent building will most likely incorporate packaged roof top units for the H.V.A.C. system. I suggest some screening will need to be provided for sound attenuation and revibration off the existing structure. This will have to be addressed during the time of the H.V.A.C. design.

If you have any questions please call.

Yours truly,



Brian J. Provencal

BJP/nt

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TRINITY CATHEDRAL CHURCH

2620 CAPITOL AVENUE • SACRAMENTO, CALIFORNIA 95816
TELEPHONE (916) 446-2513

THE RIGHT REVEREND JOHN L. THOMPSON, BISHOP OF NORTHERN CALIFORNIA
THE VERY REVEREND DONALD G. BROWN, DEAN

EXHIBIT H

February 16, 1988

Department of Planning and Development
City Planning Division
1231 I Street
Sacramento, CA 95814

Attn: Connie Spade

Re: APN 007-166-014 Special Permit P88-037

Dear Ms. Spade,

Please be advised that we met with Mr. Wayne Miller, Property Manager of St. Luke's Medical Building to discuss the concerns he had regarding our proposed construction. We have made the necessary changes or engineering studies to satisfy his concerns as follows.

1. Separation of buildings for fire protection - The property line wall will be constructed in accordance with requirements of the U.B.C. for property line construction. In addition we will install a dry pipe automatic fire extinguisher system on the new roof area adjacent to their existing building.

2. Light and air circulation - We have agreed to paint the west wall of the new building a white or light color to enhance light reflection. We engaged the services of a mechanical engineer to determine if there would be ample area for air circulation between the buildings to supply fresh air to the intake duct on the medical building. A copy of the engineer's letter affirming that there will be no problem with air circulation is enclosed.

3. Air conditioning system causing objectional noise to the tenants of medical building - Our mechanical engineer advises that should the operation of the air conditioning units produce objectional noise, the units could be screened to protect the medical building.

P88-037

Mar 25, 1988

Item 17

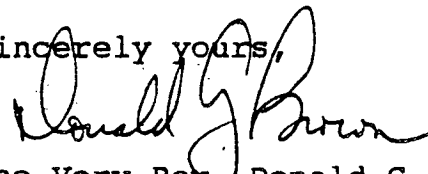
Exhibit H (cont.)

APN 007-166-014

4. Additional daytime parking due to expansion of office and bookstore facilities - There will be no increase in the staff of either facility. Any additional parking would be minimal.

We believe we have satisfied the concerns of our neighbor and request that variances be approved as proposed and ask the City to ratify the negative declaration.

Sincerely yours,



The Very Rev. Donald G. Brown
Dean

cc: Mr. Wayne Miller

P88-037

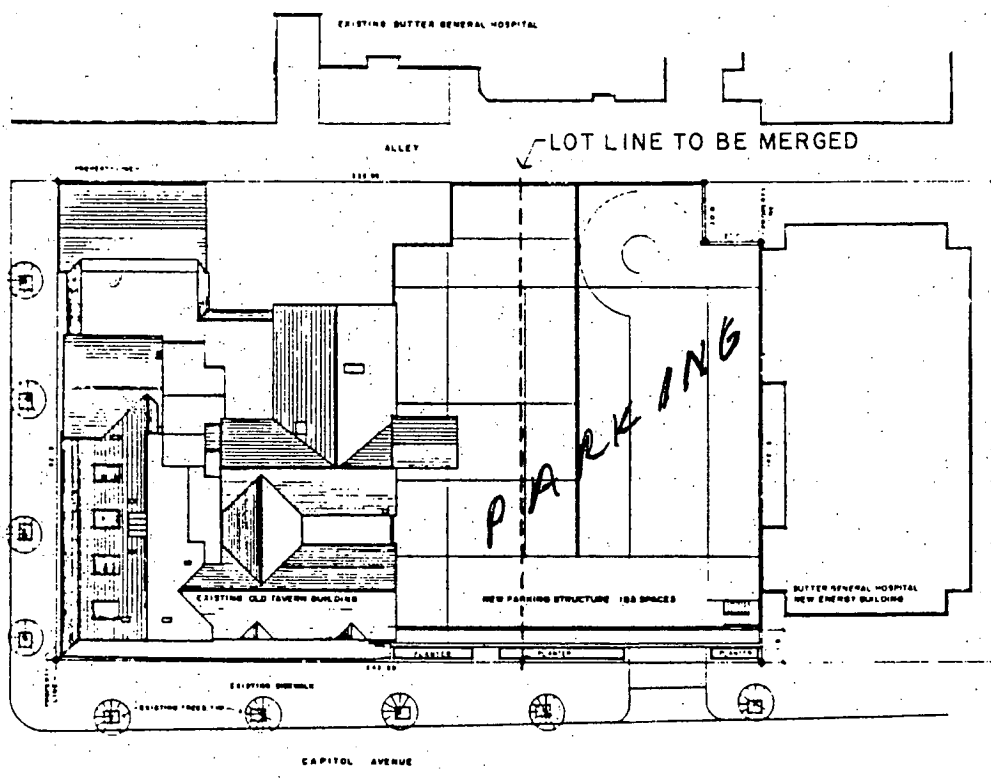
Aug 25, 1984

item 17

PBB-037

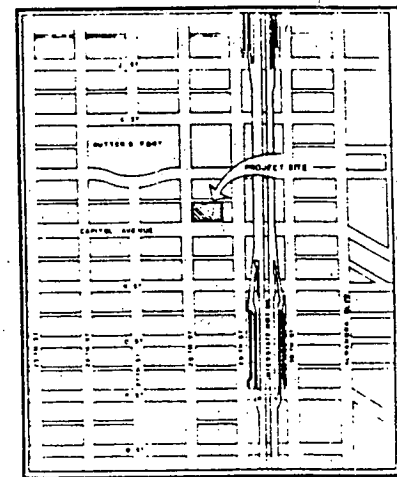
Aug 25, 1988

Item 1



SITE PLAN

OFF-SITE
PARKING AT
OLD TAVERN BUILDING
GARAGE



VICINITY MAP - 1/8" = 1' SCALE

EXHIBIT I

PARKING STRUCTURE

NO. OF SPACES	108
NO. OF STORIES	3
NO. OF VEHICLES	324
NO. OF TRUCKS	36
NO. OF BUSES	18
NO. OF MOTORCYCLES	108
NO. OF BICYCLES	108
NO. OF SCOOTERS	108
NO. OF TRAILERS	108
NO. OF BOATS	108
NO. OF OTHER VEHICLES	108
NO. OF TOTAL VEHICLES	1080

BOB McCABE - ARCHITECT
1800 11TH STREET - SARGENTON, MO 64801
(417) 875-1100

OLD TAVERN
PARKING STRUCTURE
2800 CAPITOL AVENUE, SARGENTON, MO

SITE PLAN - VICINITY MAP
GENERAL INFORMATION