

# PLANNING DIRECTOR'S VARIANCE

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

<b>APPLICANT</b>	Willie Bell Architect, 1409 28th Street, Sacramento, CA 95816		
<b>OWNER</b>	Trinity Baptist church, 3601 12th Avenue, Sacramento, CA 95817		
<b>PLANS BY</b>	Willie Bell Architect, 1409 28th Street, Sacramento, CA 95816		
<b>FILING DATE</b>	2/10/88	<b>ENVIR. DET.</b>	Cat. Ex. 15305(a) <b>REPORT BY</b> DH:vf
<b>ASSESSOR'S-PCL. NO.</b>	013-401-027		

**APPLICATION:** Planning Director's Variance to reduce the street side yard setback from 12-1/2 ft. to 10 ft. for a church entryway addition on 0.58+ developed acres in the Single Family (R-1) zone.

**LOCATION:** 3601 - 12th Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to allow the construction of a porch addition to within 8 ft. of 36th Street right-of-way.

**PROJECT INFORMATION:**

General Plan Designation:	Residential
1985 Oak Park Redevelopment	
Area Plan Designation:	Residential 4-8 du/acres
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Church and Park Lot

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	25'	25'
South: Single Family; R-1	Side(Int):	5'	7'
East : Single Family; R-1	Side(St):	12-1/2'	8'
West : Single Family; R-1	Rear:	15'	120'

Parking Required:	28 spaces
Parking Provided:	28 spaces
Property Dimensions:	244' x 131'
Property Area:	0.58+ acres
Square Footage of Building:	6,468 sq. ft. total; 4,158 sq. ft. existing
Height of Building:	1 Story, 24 ft. to peak of steeple
Topography:	Flat
Street Improvements & Utilities:	Existing
Exterior Building Materials:	Brick, stucco
Roof Material:	Red clay tile
Total Building Capacity:	164

**BACKGROUND:** The applicant received approval on July 9, 1987 from the Commission to construct a 2,310 sq. ft. addition onto an existing 4,158 sq. ft. church with a 164 seating capacity. The new area is planned for a multi-purpose room including Sunday school classroom space and a small food preparation and service area. The applicant also received approval of a waiver of the six ft. high wall requirement (P87-260). The applicant also received Design Review Board approval since the project is located in the Oak Park Design Review District (DR87-182). During Design Review Board review, the porch encroachment into the 12-1/2 ft. required street side yard setback was noted.

PROJECT EVALUATION: Staff has the follow comments:

A. Land Use and Zoning

The subject site contains a 0.58<sup>±</sup> acres and is zoned Residential Single Family (R-1) zone. The site is designated for Residential 4-8 du/acre on the 1985 Oak Park Redevelopment Area Plan. Adjacent land uses and zoning in all directions are single family residential uses. Churches are allowed in residential zones subject to securing a special permit from the Planning Commission.

B. Project Description

The applicant is requesting a variance from the required 12-1/2 ft. street side yard setback requirement in the R-1 zone to allow a covered entryway within 10 feet of the street right-of-way. The Zoning Ordinance allows unenclosed porches in the required setback area but does not allow covered porches.

C. Analysis

Staff has field inspected the site and notes that the existing entryway into the church is off 36th Street. The additional 7 foot enclosed porch area projects to within 10 feet of the street side yard property line. Staff noted that in the field, visibility from vehicles is not impaired if the construction is allowed to within 10 feet of the property line. Traffic on 36th Street heading south or north will not have views obstructed by the addition. Traffic on 12th Avenue turning onto 36th Street should not be restricted. The current practice at the church is to use the 36th Street curb side as a parking loading and unloading zone and opposite the main entry way and then cars are parked in the lot for elderly members of the church.

Staff has no objections to the applicant's request. The encroachment of 2-1/2 feet into the 12-1/2 required street side yard setback area does not limit or restrict the visibility of motorists on 36th Street or 12th Avenue.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305 (a)).

RECOMMENDATION: Staff recommends approval of the variance request subject to the following condition and based on findings of fact which follow:

Condition - Variance Approval

The applicant shall comply with all requirements of the Special Permit and Design Review Board approval.

Findings of Fact

1. The requested variance does not constitute a special privilege in that:

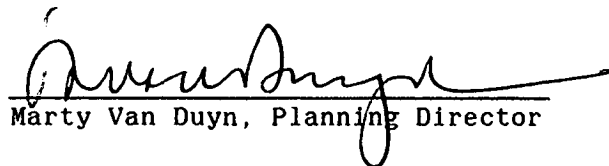
- a. the porch addition will extend 2-1/2 feet into the required 12-1/2 street side yard setback and that no visibility safety problems result from the encroachment; and
  - b. under similar circumstances similar requests have been approved by the Planning Commission or Planning Director.
2. The granting of the variance will not be injurious to the public welfare nor to properties in the vicinity in that:
    - a. it will not interfere with the privacy or safety of adjacent property owners; and
    - b. street visibility off 36th Street on 12th Avenue will not be impaired by the proposed encroachment.
  3. The proposed variance does not constitute a use variance in that churches are allowed in Single Family zones subject to securing special permit approval.
  4. The variance is consistent with the General Plan and 1985 Oak Park Redevelopment Area Plan in that the site is designated for single family uses and churches are allowed subject to securing a special permit.

Report Prepared By:

  
\_\_\_\_\_  
Dan Hendrycks, Associate Planner

2-29-88  
\_\_\_\_\_  
Date

Recommendation Approved By:

  
\_\_\_\_\_  
Marty Van Duyn, Planning Director

3-1-88  
\_\_\_\_\_  
Date

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MVD:DH:vf  
2/29/88

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## TRASH ENCLOSURE GUIDELINES

The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main structure(s).

The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position. The hinges shall be sufficient in size, strength and number to adequately support the metal gates.

The trash enclosure facility shall be designed to allow walk-in access by janitors without having to open the main enclosure gates;

The walls shall be a minimum six feet in height, more if necessary for adequate screening.

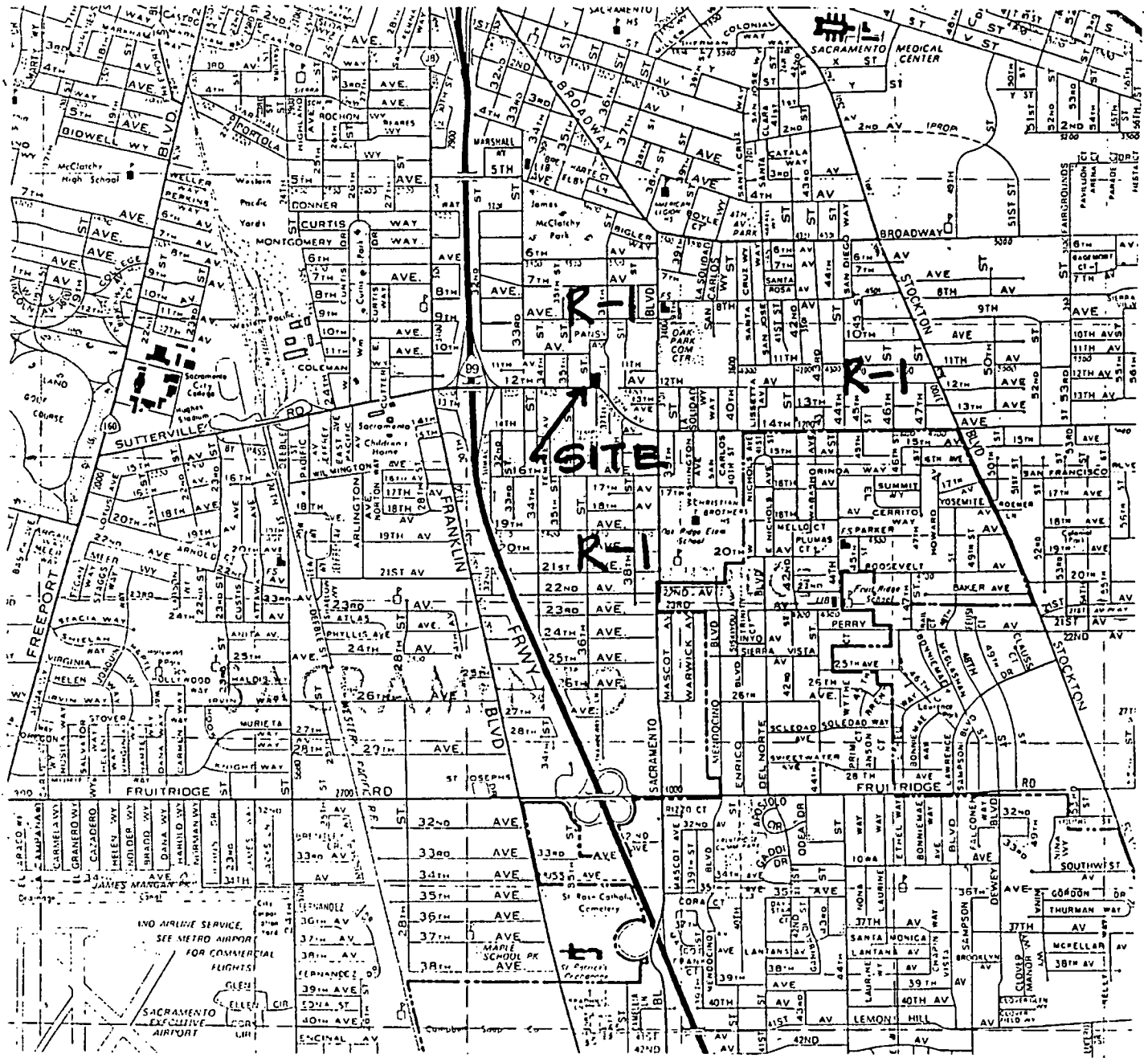
The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.

A concrete apron shall be constructed in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at the point of dumpster pickup;

The minimum dimensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10 feet or width of enclosure facility; length 20 feet. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technician (Plan Checker);

Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.

~~A trellis structure covering the trash facility shall be constructed to screen these units from view from the upper floors of the office building.~~



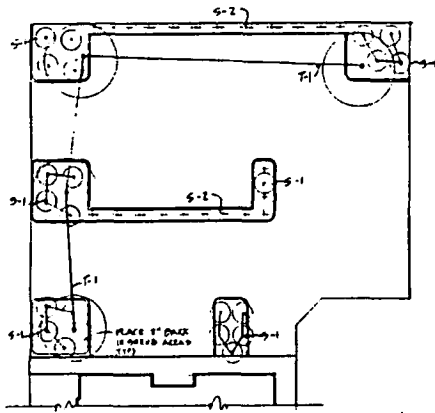
# VICINITY MAP

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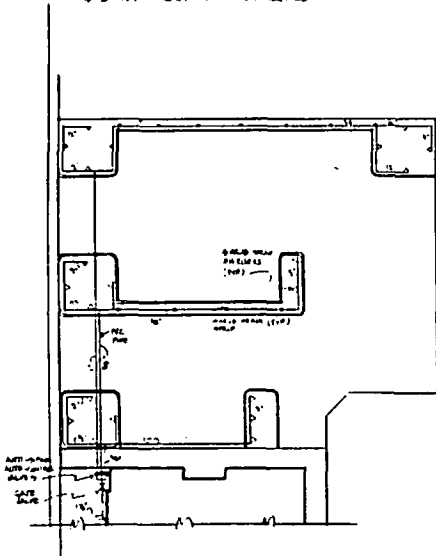


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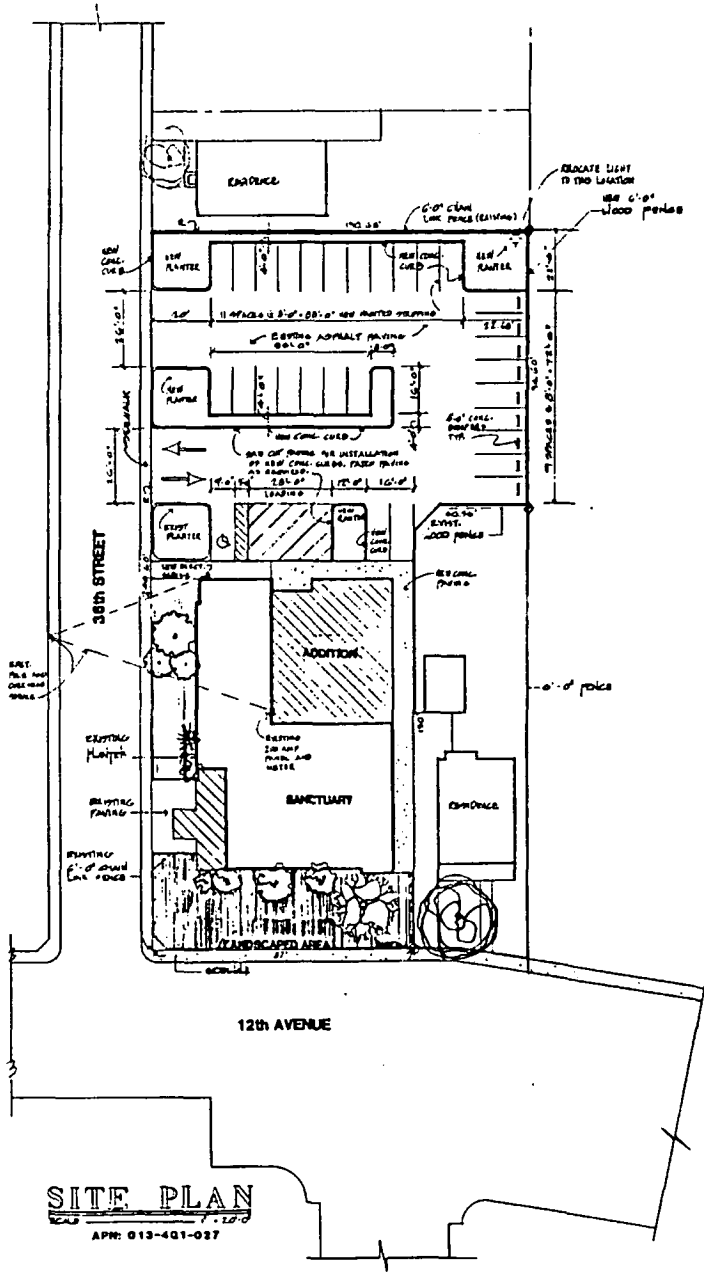


PLANTING PLAN  
SCALE: 1/4" = 1'-0"

1-1 ADD 15 GAL - 4  
1-2 1" DIA HAMTHORN 9 GAL - 12  
1-3 1" DIA PLANT - 15" x 2" AN EQUISETUM



IRRIGATION PLAN  
SCALE: 1/4" = 1'-0"



SITE PLAN  
APR: 013-401-027

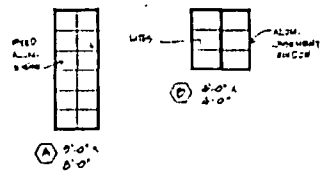
# TRINITY BAPTIST CHURCH

TRINITY BAPTIST CHURCH  
3801 - 12th AVE.  
SACRAMENTO, CA. 95817

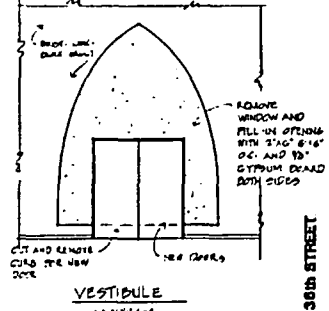
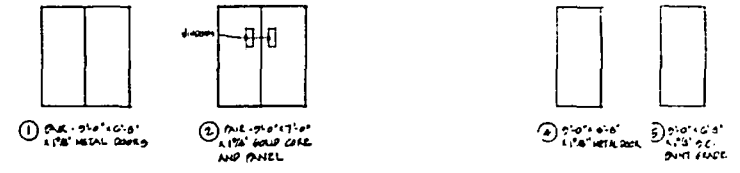
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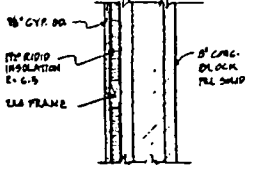
WINDOW SCHEDULE



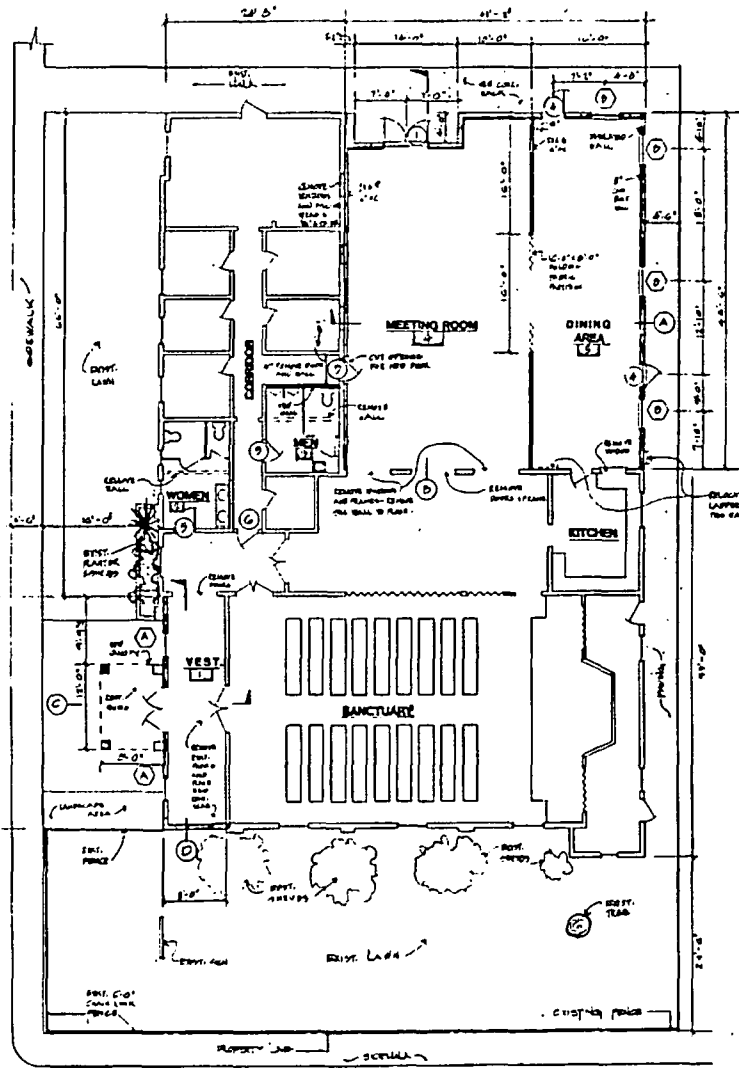
DOOR SCHEDULE



VESTIBULE  
SCALE: 1/4" = 1'-0"

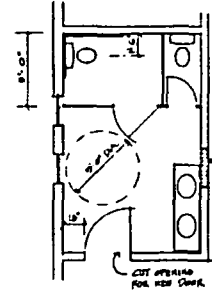


INSULATED EXTERIOR WALL  
SCALE: 1/4" = 1'-0"

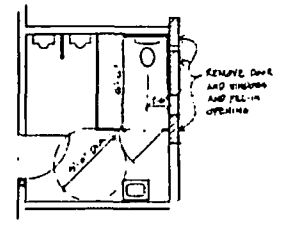


FLOOR PLAN  
SCALE: 1/8" = 1'-0"

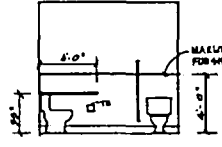
12th AVENUE



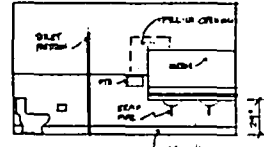
WOMEN



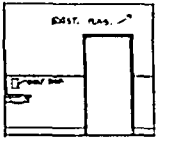
MEN  
SCALE: 1/4" = 1'-0"



NORTH

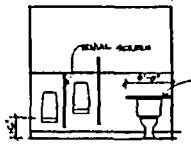


EAST

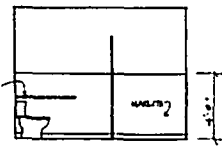


SOUTH

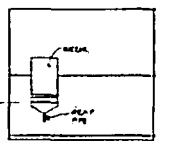
WOMEN - ELEVATIONS



NORTH



EAST



SOUTH

MEN - ELEVATIONS

ROOM FINISH SCHEDULE										
RM	NAME	FLOOR	WALL	CEILING	DOOR	FINISH	REMARKS	QTY	UNIT	REMARKS
1	VESTIBULE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE		610	SQ	
2	WOMEN	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE		610	SQ	
3	MEN	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE		610	SQ	
4	MEETING ROOM	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE		610	SQ	
5	DINING AREA	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE		610	SQ	

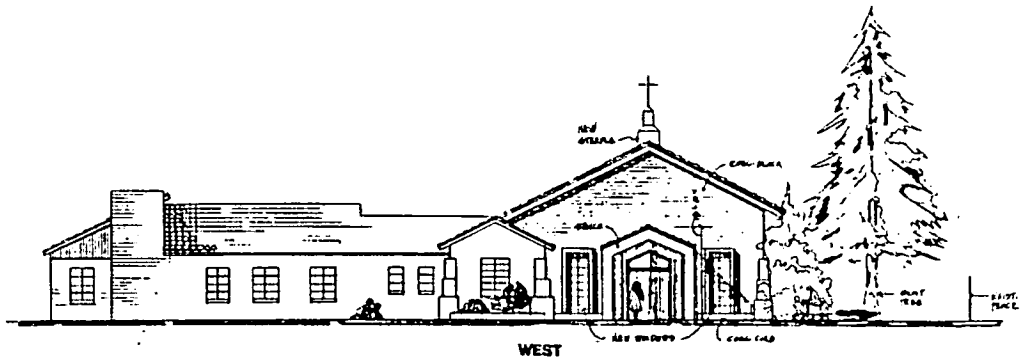
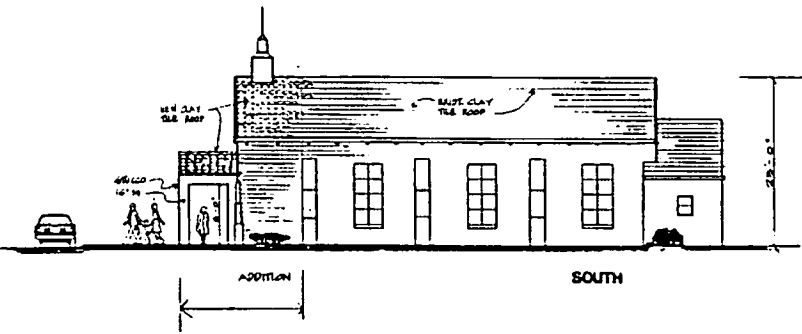
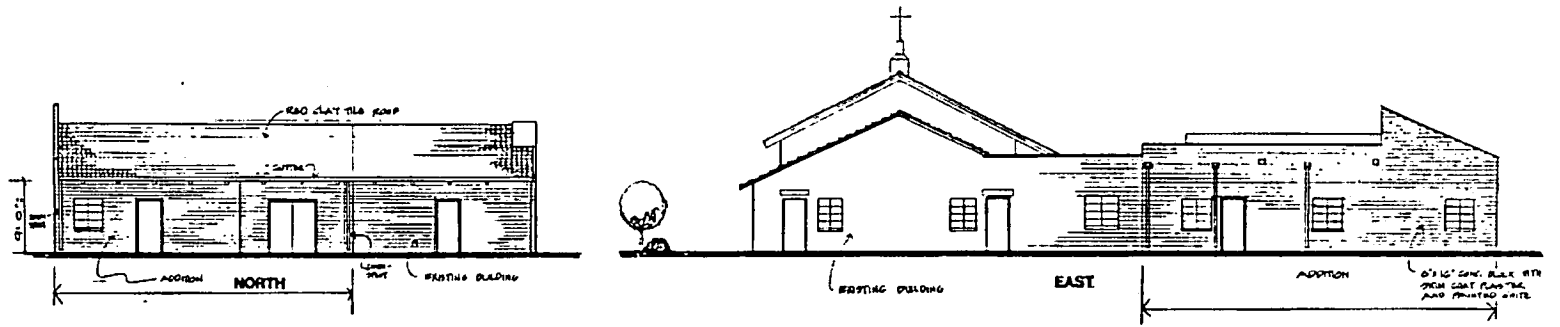
HARDWARE SCHEDULE	
1	DOOR DOORS - SEE SCHEDULE
2	TOILET DOORS - SEE SCHEDULE

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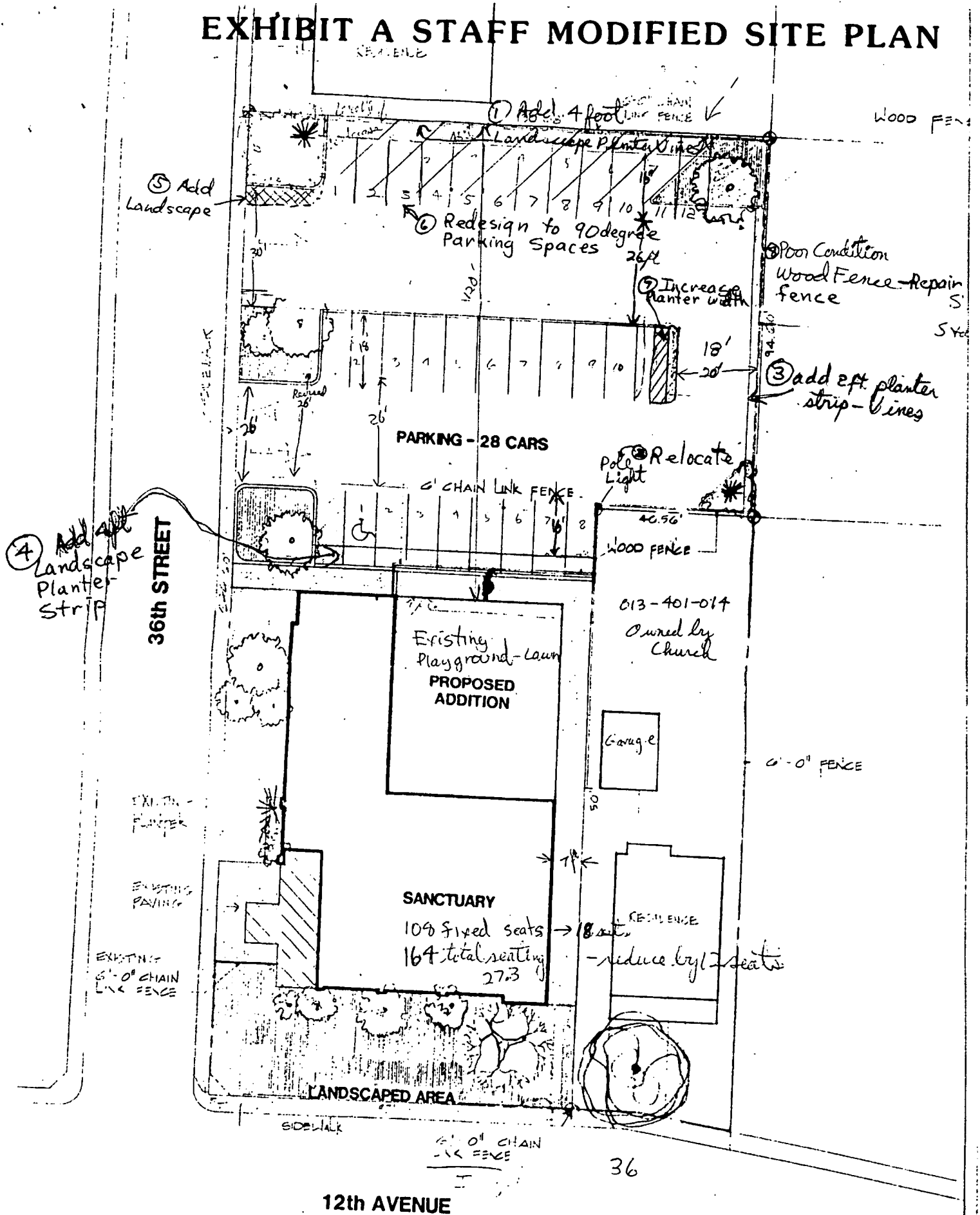


**ELEVATIONS**  
SCALE 1/8"=1'-0"

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# EXHIBIT A STAFF MODIFIED SITE PLAN



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