

CITY PLANNING COMMISSION

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

APPLICANT	German Engineering, 3000 Franklin Boulevard, Sacramento, CA 95818		
OWNER	Mount Hermon Baptist Church, 940 North Avenue, Sacramento, CA 95838		
PLANS BY	German Engineering, 3000 Franklin Boulevard, Sacramento, CA 95818		
FILING DATE	11/3/88	ENVIR. DET.	Exempt 15301 (e) (1) REPORT BY BW:pe
ASSESSOR'S PCL. NO.	251-014-002		

APPLICATION: Special Permit to add 1,440 sq. ft. to an existing 2,076 sq. ft. church on 0.41+ developed acres in the Standard Single Family (R-1) Zone.

2. Variance to waive the required six foot masonry wall

LOCATION: 940 North Avenue

PROPOSAL: The applicant is requesting the necessary entitlement to expand an existing church by adding restrooms, a library, a kitchen, and a dining area.

PROJECT INFORMATION:

General Plan Designation: Low Density (4-15 du/na)
 1984 North Sacramento Community
 Plan Designation: Residential (4-8 du/na)
 Existing Zoning of Site: R-1
 Existing Land Use of Site: Church

Surrounding Land Use and Zoning	Setbacks:	Required	Provided
North: Residential; R-2A	Front:	25'	30'
South: Residential/Vacant; R-1	Side(Ent):	5'	55'
East: Residential; R-1	Side(St):	12.5'	25'
West: Residential; R-1	Rear:	15'	31'

Parking Required: 8 spaces (50 seats = church)
 Parking Provided: 14 spaces
 Property Dimensions: 120' x 150'
 Property Area: 0.41+ acres
 Square Footage of Building: Existing 2,076/Proposed: 1,444
 Height of Building: Single-Story 23'
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 Exterior Building Materials: Stucco
 Roof Material: Composition Shingles

BACKGROUND INFORMATION: On September 25, 1986, the City Planning Commission approved a Special Permit to expand an existing church and a variance to waive the required six foot high masonry wall along the south property line. On December 4, 1986 the Design Review/Preservation Board approved the proposed addition. The Special Permit has expired, therefore, requiring the applicant to renew his application.

APPLC. NO. P88-463 MEETING DATE December 15, 1988 ITEM NO. 25

Special Permit

003050