



11.2

DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

Planning Division

PLANNING
916-808-5381
FAX 916-264-5328

December 16, 2004

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: CALL-UP OF CAPITAL CITY ARTS CENTER (P04-050)

Entitlements to operate an 180-seat church and a 90-seat theater in an existing 15,000± square-foot building, and to establish off-site parking at 650 El Camino Avenue on 0.4± and 1.0± acres, respectively, in the General Commercial (C-2) zone.

- A. Environmental Determination: Exempt, Section 15301;
- B. Special Permit for an 180-seat church in an existing 15,000± square foot building, on 0.4 ± acres in the General Commercial (C-2) zone;
- C. Special Permit for off-site parking, located at 650 El Camino Avenue in the General Commercial (C-2) zone.

LOCATIONS AND COUNCIL DISTRICT: 1901 Del Paso Boulevard (building)
APN: 275-0035-024
650 El Camino Avenue (off-site parking)
APN: 275-0043-001, -002, -016
Council District 2

RECOMMENDATION:

The Planning Commission recommends that the City Council adopt the attached Resolution approving the proposed project.

CONTACT PERSONS: Ted Kozak, Associate Planner, 808-1944
Jeanne Corcoran, Senior Planner, 808-5317

FOR COUNCIL MEETING OF: January 18, 2005 (evening)

SUMMARY:

On October 14, 2004, the Planning Commission approved the necessary entitlements to operate a church and theater in the existing building at 1901 Del Paso Boulevard, and to utilize the existing Methodist Church parking lot at 650 El Camino Avenue as an off-site parking for the 1901 Del Paso Boulevard building. The project was subsequently "called up" by Council member Sheedy (D2). The Council member wanted to provide the full Council with an opportunity to review the project. The "call-up" procedures (Chapter 7, Section 2-D of the Zoning Code) allow the Council to deny, approve, or modify the requested entitlements.

COMMITTEE/COMMISSION ACTION:

On October 14, 2004, the Planning Commission voted five ayes and three noes to approve the proposed project.

BACKGROUND INFORMATION:

- In early March, 2004, the current owner/ applicant proposed to operate a 250-seat church, in conjunction with a retail store/ art gallery (1,500± square feet) and a 90-seat theater. In addition a co-applicant proposed to lease an approximate 2,000 square foot space for a comedy club at the front of the building facing Del Paso Boulevard.
- In July, 2004, the applicant for the comedy club decided not to pursue the lease for a portion of the building. The applicant modified his request to utilize the entire building as an arts center and church with office space for both uses.
- In September, 2004, the applicant restricted the number of church seats and rearranged the Sunday church service schedule to offer a 4PM Sunday service at 1901 Del Paso Boulevard to prevent parking intrusion into the neighborhood generated by the surrounding churches in the vicinity. The church proposes to continue meeting on Sundays at 9AM at their existing location at 7525 Auburn Boulevard in Citrus Heights and pursue the operation of the theater performances on Friday and Saturday evenings and church services on Sundays at 4 PM.
- In October, 2004, the applicant withdrew from the application the operation of a retail store (such as a bookstore) or art gallery during regular business hours (8AM to 5PM), but may in the future operate an art gallery during theater performances. The applicant has not changed the church's original request to operate a 90-seat theater on Friday and Saturday evenings.

PROJECT INFORMATION:

The project proposes the reuse of the existing 15,000± square foot building for offices in lease space "A", occasional art exhibits in lease space "B", a theatrical performance area in lease space

“C”, and the church services and storage area in lease space “D” (see Floor Plan, Page 9). The office space, art exhibits, as well as theatrical performances, are uses that are permitted as a matter of right and will occupy approximately 10,000± square feet of the building. The building is credited with parking; and therefore, no additional parking is required for the art gallery or theatre (see parking discussion below). The church use, however, requires a special permit.

Parking Requirements

The Sacramento City Code requires one parking space for every four seats for churches, one parking space per three seats for theaters, and one parking space per 400 square feet for art galleries. For buildings legally constructed without on-site parking, the City Code credits existing buildings with a number of parking spaces that would have been required at the time of construction at the current parking standard. Since the building was used for retail, the parking credit is one space per 400 square feet of building area for the first 9,600 square feet of gross floor area, and one space per 250 square feet of building area thereafter. Therefore, the parking credit for this building is 46 parking spaces.

Based upon the 180 seats proposed for the church in the existing 15,000± square foot building, the project requires 45 parking spaces for parishioners on Sundays (1 space per 4 seats). Based upon the 90 seats requested for the theater in lease space “C” (1 space per 3 seats) and the 1,500 square foot occasional art gallery use in lease space “B” (1 space per 400 square feet), the project requires 33 parking spaces on Fridays and Saturdays. Lease space “A” (former proposed comedy club location) will be utilized as an office area, ancillary to the church and requires no additional parking. With 46 parking spaces credited for the existing building, the building’s parking requirement is satisfied in either case.

Off-Site Parking

On and off street parking in the area around the building and up and down Del Paso Boulevard is at a premium during Sunday mornings and early afternoons. The applicant has entered into a parking agreement with the Methodist Church at 650 El Camino Avenue in an effort to reduce on-street parking. The off-site parking lot will supplement the on-street parking available along Winnipeg Avenue and Del Paso Boulevard directly in front of the site, and will prevent intrusion of parishioners parking in the adjacent residential neighborhood to the north. In order to ensure the church goers will utilize the off-site lot at 650 El Camino Avenue, the applicant has agreed to make available a shuttle before and after the 4PM service and during all evening events, such as theater productions. Additionally, the applicant has agreed to provide information, such as regular announcements during services and on-site activities of the availability of the off-site lot, to keep information leaflets and post a copy of the information leaflet within the building at all times, as well as not schedule events and activities at the 1901 Del Paso Boulevard building at the same time as regular events at the Methodist church.

Lease Agreement

Due to the possible parking impacts of a new church locating at this site, in an area which contains a high demand for parking on Sunday mornings and early afternoons, the applicant has agreed to restrict the Sunday service time to 4PM on Sunday, restrict the number of seating for the service and all activities that take place in the building to 180 seats, and to provide 70 off-site parking spaces at the Methodist church located at 650 El Camino Avenue. The church has entered into a 10-year lease agreement with the Methodist Church as required by the City Code. If the proposed church has its agreement terminated by the Methodist Church in the future, the project is conditioned to require the church to acquire a new off-site parking facility within 45 days of termination or file the necessary modification to this special permit.

FINANCIAL CONSIDERATIONS:

This project has no fiscal considerations.

ENVIRONMENTAL CONSIDERATIONS:

The Environmental Services Manager has determined that the proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15301).

POLICY CONSIDERATIONS:

The General Plan and the North Sacramento Community Plan designate the site as Del Paso Boulevard Special Planning District. The project is consistent with the following General Plan Policies, North Sacramento Community Plan Policies, Del Paso Boulevard Special Planning District (SPD) Goals, as well as the following Smart Growth Principles, as adopted by the City Council (Resolution 2001-805):

- 1) City of Sacramento General Plan
 - (a) Promote the reuse and rehabilitation of existing urban development as a means to meet projected growth. (GP 1-33)
 - (b) Provide adequate off-street parking for new development and reduce the impact of on-street parking in established areas. (GP 5-26)
 - (c) Continue to use parking standards which will provide adequate off-street parking. (GP 5-27)

2) North Sacramento Community Plan

- (a) Upgrade commercial areas by eliminating land use conditions that contribute to blight (North Sacramento Community Plan, Commercial Goals and Policies, pg 19).
- (c) Encourage land uses which will enhance economic vitality of the community (North Sacramento Community Plan, Commercial Goals)

3) Del Paso Boulevard SPD

- (a) Maintain and improve the character, quality, and vitality of this unique commercial neighborhood, drawing on the opportunities for an arts and entertainment orientation. (City Code, Section 17.108.010.B1.)
- (b) Provide the opportunity for a balanced mixture of uses in neighborhoods adjacent to transit facilities and transportation corridors. (City Code, Section 17.108.010.B2.)
- (c) Promote orderly transition of land uses from underutilized buildings and sites to new commercial and industrial uses. (City Code, Section 17.108.010.B7.)

4) Smart Growth Principles

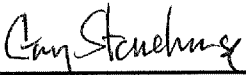
- Concentrate new development and target infrastructure investments within the urban core of the region to allow for efficient use of existing facilities, infill, and reuse areas.
- Streets designed to accommodate a variety of activities.

The Planning Commission found that the project was consistent with the General Plan in that the use is an allowed use under the existing plan designations, and that the project adheres to the goal to enhance and preserve urban areas by supporting existing development (and supportive infrastructure) within existing developed areas, allowing for efficient use of existing facilities; and in that, given the conditions placed upon the project, the project would not have a negative impact upon the surrounding area.

ESBD CONSIDERATIONS:

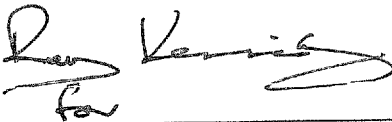
No goods or services are being purchased under this report.

Respectfully submitted and approved:



Gary Stonehouse
Planning Director

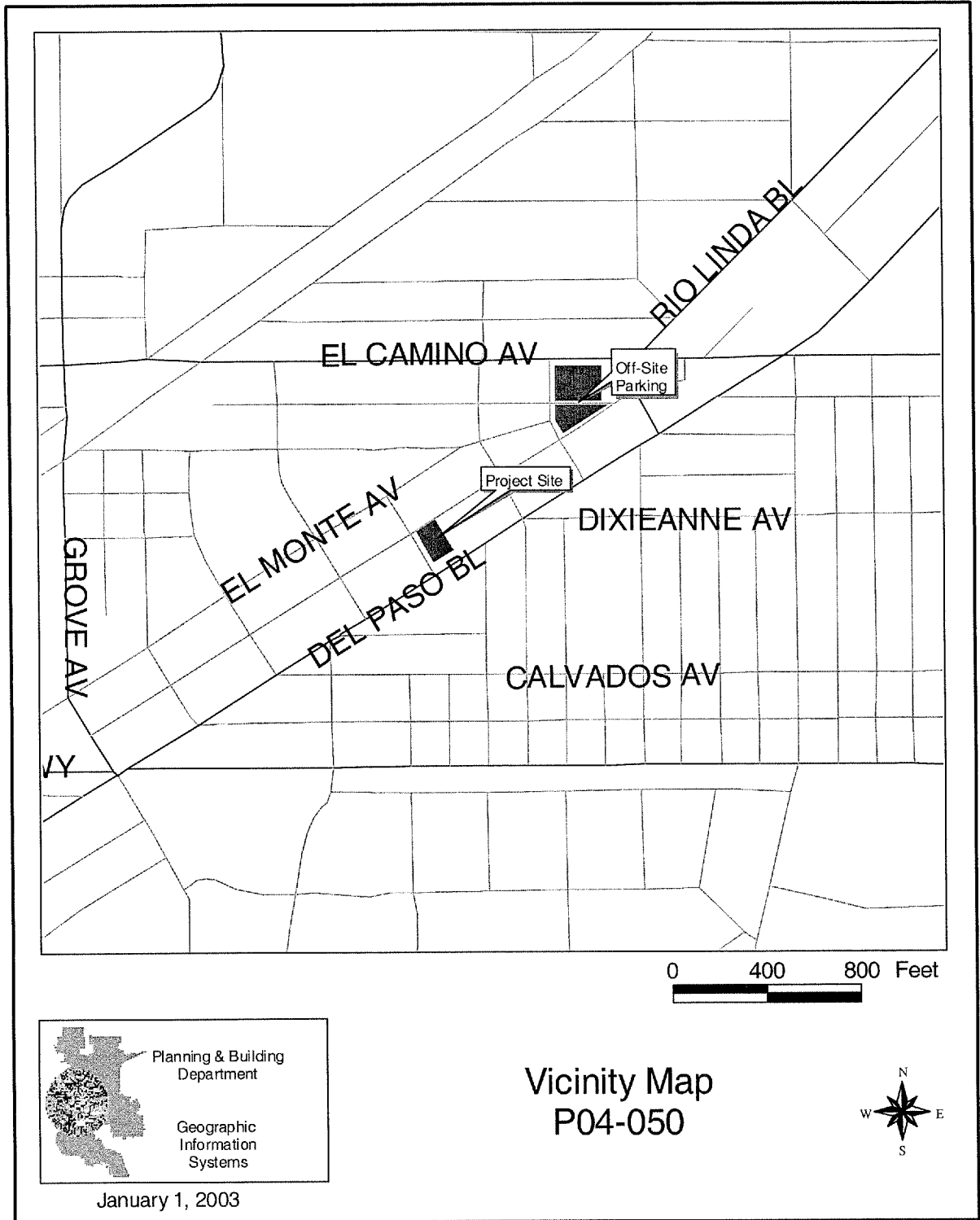
RECOMMENDATION APPROVED:




ROBERT P. THOMAS
City Manager

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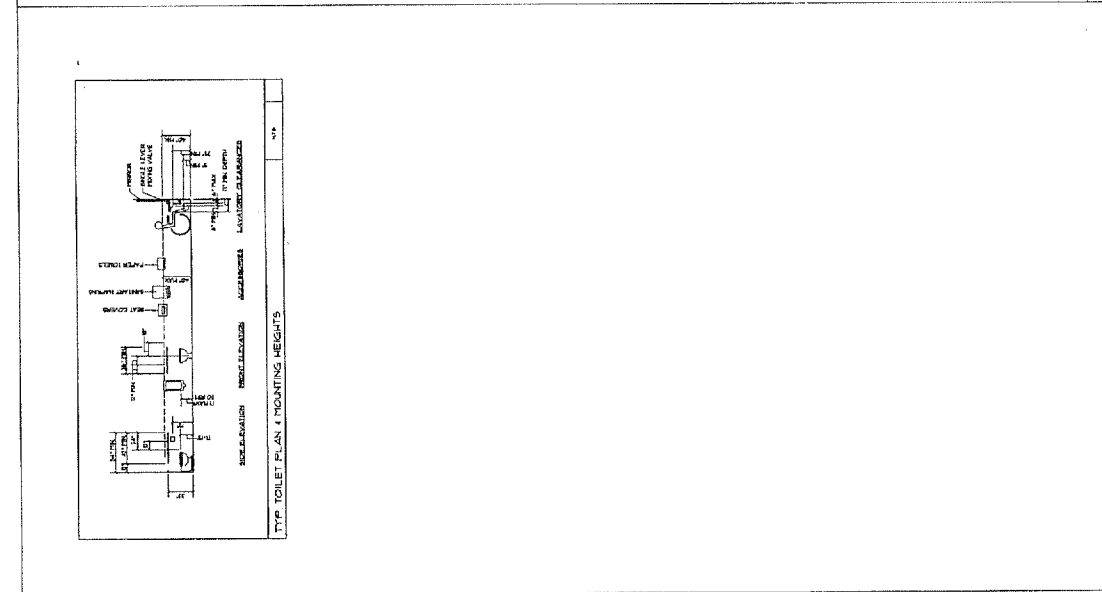
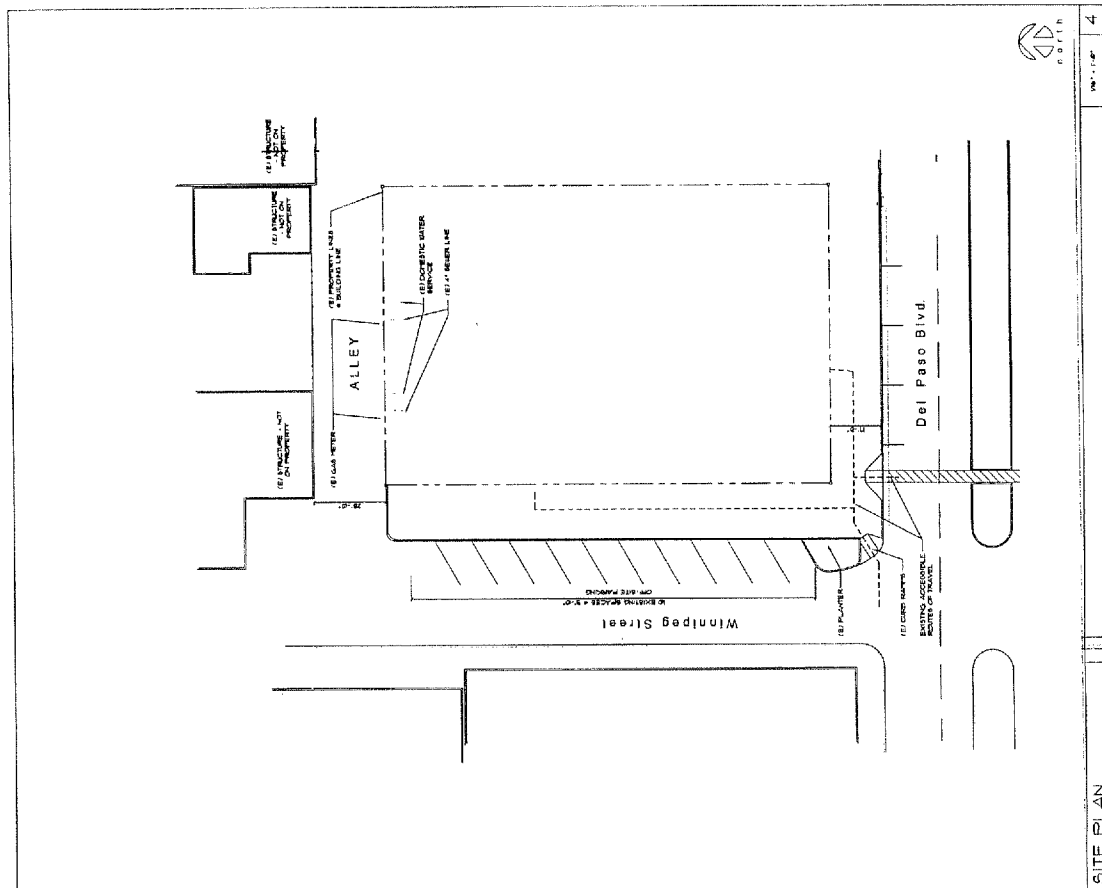
CAPITAL CITY INTERNATIONAL
SACRAMENTO, CA 95815
TEL: (916) 504-2427
FAX: (916) 757-8778

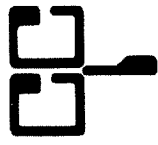
PROJECT
Interior / Exterior Renovation of:
The Franklin Building
1901 Del Paso Blvd.
Sacramento, CA

SHEET TITLE
Site Plan

DRAWN	DATE	PROJECT NO	FILE NAME
CHECKED			
APPROVED			
PLOT FILE NAME			

SHEET NUMBER
A-1





CAPITAL CITY INTERNATIONAL
 1901 DEL PASO BLVD.
 SACRAMENTO, CA 95815
 TEL: (916) 486-4000
 FAX: (916) 486-4002

PROJECT

CAPITAL CITY INTERNATIONAL
 The Franklin Building
 Interior / Exterior Renovation of:
 1901 Del Paso Blvd.
 Sacramento, CA

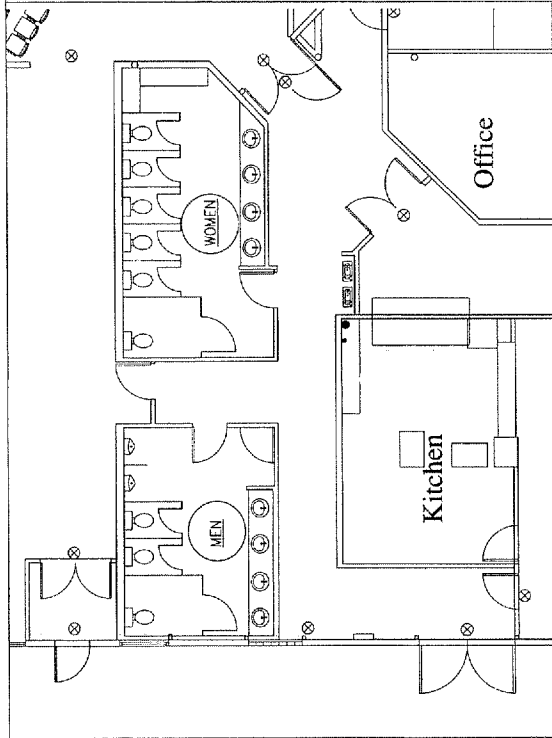
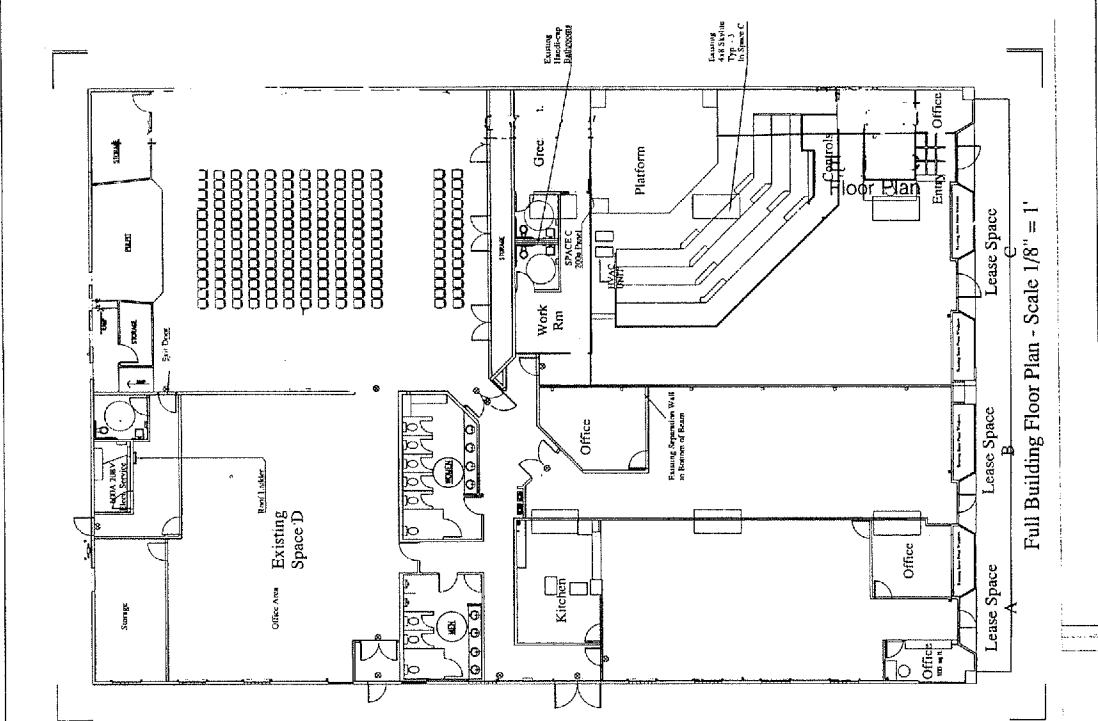
SHEET TITLE

Floor Plan

DRAWN	DATE
CHECKED	10/27/04
PROJECT NO.	
APPROVED	FILE NAME
PLOT FILE NAME	

SHEET NUMBER

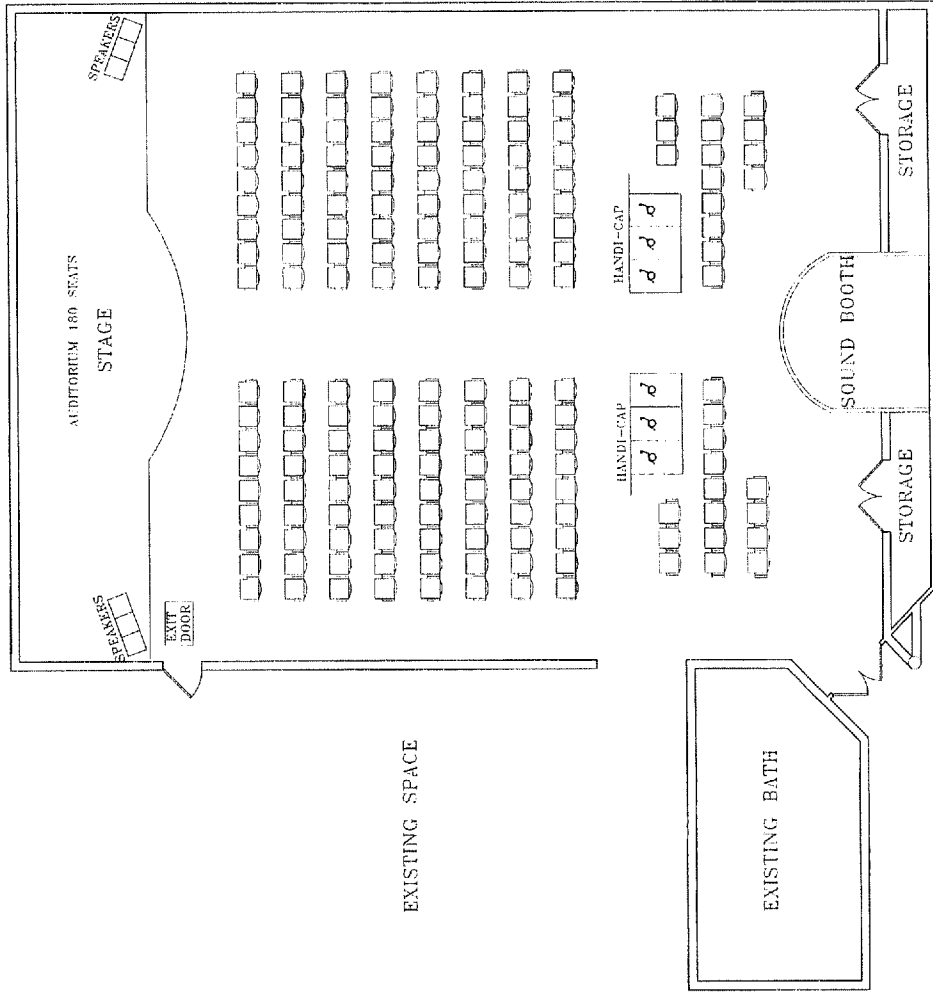
A-2



Enlarged Bathroom Plan - Scale 1/4" = 1'

Attachment D

SHEET TITLE FLOOR PLAN		PROJECT TITLE CAPITAL CITY INT		DATE		REVISION	
SHEET NO.		BUILDING SHEET		DATE		REVISION	
L2		HARGIS CONSTRUCTION		DATE: 09/10/04		REVISION	
REVISION		DEVELOPMENT & DESIGN		DATE: 09/10/04		REVISION	
P.O. BOX 2218, CRANFORD, NJ		DRAWN BY: BAC		DATE		REVISION	
CA 95746		CHECKED BY: BAC		DATE		REVISION	
PHONE (916) 660-1815		DEVELOPMENT & DESIGN		DATE		REVISION	
HARGIS CONSTRUCTION		DEVELOPMENT & DESIGN		DATE		REVISION	
HARGIS CONSTRUCTION		DEVELOPMENT & DESIGN		DATE		REVISION	
HARGIS CONSTRUCTION		DEVELOPMENT & DESIGN		DATE		REVISION	



**CITY PLANNING COMMISSION
HEARING ITEM**

CPC AGENDA DATE: October 14, 2004

Item No.	Project No.	Title/Location	Action: Approved/Denied
3.	P04-050	Capital City Arts Center located at 1901 Del Paso Blvd.	
ACTION			
<i>Approved w/ amended conditions -</i>			
<i>Motion 2 to deny Staff's recommendation - failed</i>			

VOTE OF THE PLANNING COMMISSION:

To

COMMISSIONER	MOTION 1			MOTION 2 <i>Deny</i>			ABSTAIN
	Yes	No	M/S	Yes	No	M/S	
Bacchini	✓				✓		
Banes		✓		✓		M	
Boyd		✓		✓		S	
Taylor-Carroll		✓		✓			
Vallencia	✓		M		✓		
Wasserman	✓				✓		
Woo	✓		S		✓		
Yee	✓				✓		

**** List "Proponents" and Opponents" on reverse side of this page****

Attachment F

PROPOSERS		
NAME	ADDRESS	ZIP CODE
Dave Eches	16 Pepple Trail Ct (owner)	95824
Rick Marteney	1901 Del Paso Bl (app)	95815
Mark Stroud	5860 Bruce Road Loomis, CA	95650
Alan Barrett	8449 Sanguil Way C.H.	95610
Jerry Flowers	7333 Spicer Dr. C.H.	95621

OPPONENTS		
NAME	ADDRESS	ZIP CODE
Scott Schneider	1815 Del Paso Bl	95815
Buddy Bergstrom	1806-B Del Paso Bl	95815

P04-050 – CAPITAL CITY ARTS CENTER

- REQUEST:
- A. Environmental Determination: Exempt, Section 15301
 - B. Special Permit for an 180 seat church in an existing 15,000± square foot building, on 0.44 +/- developed acres in the C-2 zone
 - C. Special Permit for off-site parking, located at 650 El Camino Avenue in the C-2 zone

LOCATION: 1901 Del Paso Boulevard (building)
 APN: 275-0035-024
 650 El Camino Avenue (off-site parking)
 APN: 275-0043-001, -002, -016
 North Sacramento Community Plan
 Council District 2

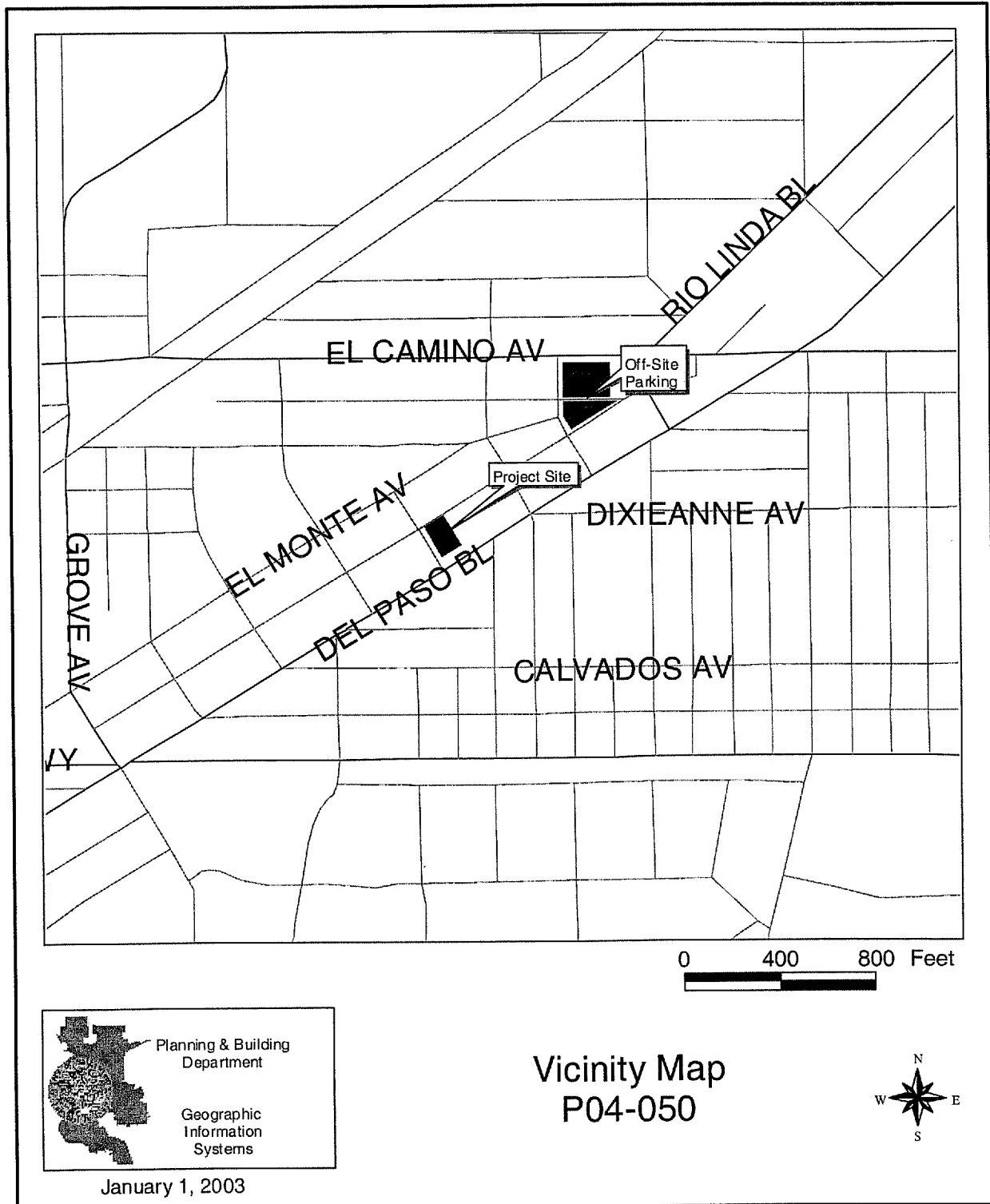
APPLICANT/ OWNER	
1901 Del Paso Boulevard:	Rick Martinez, (916) 300-4502 Capital City Church P.O. Box 776 Orangevale, CA 95662
OWNER 650 El Camino Ave:	North Sacramento United Methodist Church 650 El Camino Avenue Sacramento, CA 95815
APPLICATION FILED:	March 2, 2004
STAFF CONTACT:	Ted Kozak, (916) 808-1944

SUMMARY/ RECOMMENDATION:

The applicant is seeking entitlements to operate an 180-seat church, in an existing 15,000± square-foot building, in the General Commercial (C-2) zone and to operate a 90-seat theater on Friday and Saturday evenings. The proposal includes a plan to provide 70 parking spaces off-site, at the Methodist Church located about 1 ½ to 2 blocks away (approximately 700 feet of walking distance) at 650 El Camino Avenue.

The issues regarding this project concerns the location and the amount of proposed off-site parking. Staff had not received, at the time of this report, any written communication in opposition to this project, but has received a phone call from a

neighborhood resident who had concerns about the reliability of church parishioners using the designated parking lot at the Methodist church, about two blocks or 700 feet away at 650 El Camino Avenue, and the amount of on-street parking that takes place in the neighborhood on Sundays during the morning hours.



Staff recommends approval of the project, subject to conditions. This recommendation is based on the fact that the project meets required parking and is compatible with the goals and policies to locate pedestrian/ activity generating uses along major streets, and to promote reinvestment and revitalization of areas containing urban blight. Planning Commission approval is required to establish churches in any zone. Staff finds that the proposed use will not inhibit the vitality of the area, will meet the parking demand for on-site activities, and by providing activities with theater performances on Friday and Saturday nights, and church services on Sundays at 4PM, the project will create a pedestrian street presence along Del Paso Boulevard at times when the area would be underutilized and will minimize parking impacts to the adjacent commercial areas and residential neighborhoods.

PROJECT INFORMATION:

General Plan Designation:	Special Planning District
Community Plan Designation:	Special Planning District
Existing Land Use of Site:	Vacant building
Zoning of Site:	C-2-SPD zone

Surrounding Land Use and Zoning:

North:	Commercial, Duplex; R-1 zone
South:	Commercial; C-2-SPD zone
East:	Office; C-2-SPD zone
West:	Commercial; C-2-SPD zone

Existing Building, 1901 Del Paso Boulevard:

Property Dimensions:	100' X 150'
Property Area:	0.4± net acres
Square Footage of Existing Building:	15,000± square feet
Exterior Building Materials:	Stucco (existing)
Roof Color(s)/Material(s):	Membrane roofing behind parapet walls
Hours of Operation:	Friday and Saturday evening (Arts Center and) Sunday, 4PM (Church Service)
Parking Provided:	70 spaces (off-site)
Gross Parking Required:	45 spaces (180 seats @ 1 per 4 seats)
Parking Credited (existing building):	46 spaces
Net Parking Required:	Zero spaces
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Existing Methodist Church (off-site parking at 650 El Camino Ave):

Property Dimensions: Irregular
 Property Area: 1 ± net acres
 Square Footage of Existing Building: 15,000± square feet
 Exterior Building Materials: Stucco (existing)
 Roof Color(s)/Material(s): Membrane roofing behind parapet walls

Hours of Operation: Sunday, 9:00AM to 12PM (Church Service)
 Parking Provided: 117 spaces (on-site)
 Parking Required: 88 spaces (350 seats @ 1 per 4 seats)
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division

BACKGROUND INFORMATION:

The applicant is requesting off-site parking for the proposed building to utilize as a theater and church. The 15,000± square foot structure will house an 180 seat church, a 90-seat theater, and an art gallery that will operate occasionally, during the same hours as the theater. The remainder of the building will be used as church offices.

In early March, 2004, the current owner/ applicant proposed to operate a 250 seat church, along with retail, a theater, and an art gallery, in addition to a tenant leased proposed comedy club at the front of the building facing Del Paso Boulevard. In July, 2004, the comedy club decided not to pursue locating in the building, and the applicant indicated that the entire building would be utilized for the arts center, church, and offices for both. At that time the applicant decided not to lease the tenant space proposed to be used for the comedy club and use it for church uses, such as an office.

In September, 2004, the applicant determined that they would restrict the number of church seats and rearrange the Sunday church service schedule to continue meeting at 9AM at their existing location at 7525 Auburn Boulevard in Citrus Heights and offer a 4PM Sunday service at 1901 Del Paso Boulevard to prevent parking intrusion into the neighborhood generated by the surrounding churches in the vicinity, while continuing to process the application to operate theater performances on Friday and Saturday evenings.

Originally, the applicant was seeking approval for a comedy club on the western side of the building, but the comedy club withdrew the request concurrently; the applicant was also seeking approval for a 250 seat church, with services held on Sundays from 9AM to 12PM, but reduced the number to 180 seats and changed the Sunday Service times to start at 4PM, in order to help alleviate concerns about the number of parishioners attending on Sunday mornings and to meet City Code parking requirements, without relying on parking credits for the existing building to meet the parking requirements of the City Code. The applicant has withdrawn the proposal of operating a retail store (such as a bookstore) or art gallery during regular business hours (8AM to 5PM), but may in the future operate an art gallery during theater performances. The applicant has not changed the church's original request to operate a 90 seat theater on Friday and Saturday evenings.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan and the North Sacramento Community Plan designate the site as Del Paso Boulevard Special Planning District. The project is consistent with the following General Plan Policies, North Sacramento Community Plan Policies, Del Paso Boulevard Special Planning District (SPD) Goals, as well as the following Smart Growth Principles, as adopted by the City Council (Resolution 2001-805):

- 1) City of Sacramento General Plan
 - (a) Promote the reuse and rehabilitation of existing urban development as a means to meet projected growth. (GP 1-33)
 - (b) Provide adequate off-street parking for new development and reduce the impact of on-street parking in established areas. (GP 5-26)
 - (c) Continue to use parking standards which will provide adequate off-street parking. (GP 5-27)
- 2) North Sacramento Community Plan
 - (a) Upgrade commercial areas by eliminating land use conditions that contribute to blight (North Sacramento Community Plan, Commercial Goals and Policies, pg 19).
 - (c) Encourage land uses which will enhance economic vitality of the community (North Sacramento Community Plan, Commercial Goals)

- 3) Del Paso Boulevard SPD
- (a) Maintain and improve the character, quality, and vitality of this unique commercial neighborhood, drawing on the opportunities for an arts and entertainment orientation. (City Code, Section 17.108.010.B1.)
 - (b) Provide the opportunity for a balanced mixture of uses in neighborhoods adjacent to transit facilities and transportation corridors. (City Code, Section 17.108.010.B2.)
 - (c) Promote orderly transition of land uses from underutilized buildings and sites to new commercial and industrial uses. (City Code, Section 17.108.010.B7.)
- 4) Smart Growth Principles
- Concentrate new development and target infrastructure investments within the urban core of the region to allow for efficient use of existing facilities, infill, and reuse areas.
 - Streets designed to accommodate a variety of activities.
- 5) Strategic Plan

The recommended action conforms with the City of Sacramento Strategic Plan, specifically by adhering to the goal to enhance and preserve urban areas by supporting existing development (and supportive infrastructure) within existing developed areas, allowing for efficient use of existing facilities.

B. Special Permit

Title 17 of the City Code permits churches in any zone, including the General Commercial Special Planning District (C-2-SPD) zone subject to the granting of a Special Permit. A Special Permit is required to evaluate the impact of the use on neighboring properties. The subject property currently contains a vacant building. The project site is bounded by a commercial property and a duplex to the north, commercial uses to the west, office and commercial uses to the east, and Del Paso Boulevard and the Bank of America on the south.

The proposed plans call for the reuse of the existing 15,000± square foot structure for offices in lease space "A", occasional art exhibits in lease space "B" (see Exhibit 1C), a theatrical performance area in lease space "C", and the church services and storage area in lease space "D". The office space, art

exhibits, as well as theatrical performances are uses that are permitted as a matter of right and will occupy approximately 10,000± square feet of the building. The church use, however, requires a special permit.

The church proposes to serve a congregation of 180 parishioners providing Sunday service in the late afternoon. As noted, the church will continue to provide morning services at its facility in Citrus Heights and late afternoon/evening services at this site. The applicant is pursuing a second location because a number of its parishioners live within the area. Since the site will be developed with a relatively small church for Sunday afternoon services only, no ancillary uses, such as schools or playgrounds, that can generate noise and traffic impacts, the use of the site as a church will not significantly impact the existing neighborhood. Furthermore, the use of the building for other than church services during the week is anticipated to increase the vitality of Del Paso Boulevard.

The project meets the intent of the Del Paso Boulevard Special Planning District to improve the character, quality, and vitality of the area and meets the intent of the commercial corridor ordinance to create a street presence by locating pedestrian uses on the street. Furthermore, since the number of parking spaces the project provides is over and above the amount of parking spaces required for the uses, and that the church and its arts related activities will revitalize an improving part of the Del Paso Boulevard corridor, staff recommends approval of the special permit.

C. Site Plan Design/Zoning Requirements

1. Setbacks

The project is utilizing an existing building and is therefore not subject to setback requirements.

2. Circulation

The 1901 Del Paso Boulevard site does not contain driveways since the Del Paso Boulevard site does not provide parking. The off-site parking lot proposes to use the existing driveways located on Cantalier Street, adjacent to the Methodist church located at 650 El Camino Avenue. Attachment 5 illustrates the shuttle and sidewalk walking route that will take place between the two locations. The off-site parking is located in an area that is not anticipated to provide any safety issues since no major streets are between the off-site parking location and the building. There are no changes to on-site circulation of the off-site parking location.

3. Parking

The Sacramento City Code requires one parking space for every four seats for churches, one parking space per three seats for theaters, and one parking space per 400 square feet for art galleries. For buildings legally constructed without on-site parking, the City Code credits existing buildings with a number of parking spaces that would have been required at the time of construction at the current parking standard. Since the building was used for retail, the parking credit is one space per 400 square feet of building area for the first 9,600 square feet of gross floor area, and one space per 250 square feet of building area thereafter. Therefore, the parking credit for this building is 46 parking spaces.

Based upon the 180 seats proposed for the church in the existing 15,000± square foot building, the project requires 45 parking spaces for parishioners on Sundays (1 space per 4 seats). Based upon the 90 seats requested for the theater in lease space "C" (1 space per 3 seats) and the 1,500 square foot occasional art gallery use in lease space "B" (1 space per 400 square feet), the project requires 33 parking spaces on Fridays and Saturdays. Lease space "A" (former proposed comedy club location) will be utilized as an office area, ancillary to the church and requires no additional parking (see Exhibits 1C and 1D). With 46 parking spaces credited for the existing building, the building's parking requirement is satisfied in either case. Therefore, staff supports the parking provided.

Special Permit/ Parking

As stated previously, the applicant, at the insistence of Planning staff, has agreed to provide 70 parking spaces for off-site use at the Methodist church located at 650 El Camino Avenue. On and off street parking in the area around the building and up and down Del Paso Boulevard is at a premium during Sunday mornings and early afternoons. The off-site parking lot will supplement the on street parking available along Winnipeg Avenue and Del Paso Boulevard directly in front of the site, and will prevent intrusion of parishioners parking in the adjacent residential neighborhood to the north. In order to ensure the building's parishioners who will utilize the off-site lot but do not wish to walk the two blocks between the two sites, 1901 Del Paso Boulevard and 650 El Camino Avenue, the applicant has agreed to make available a shuttle before and after the 4PM service and during all evening events, such as theater productions. Additionally, the applicant has agreed to provide information, such as regular announcements during services and on-site activities of the availability of the off-site lot, to keep information leaflets and posting a copy of the information leaflet within the building at all times, as well to not schedule events and activities at the same time as regular events at the Methodist church (see Attachment 4 for regular schedule).

Since there are neighbor's concerns about the possible impacts of a new church locating at this site, in an area which contains a high demand for parking at the same time on Sunday mornings and early afternoons, the applicant has agreed to restrict the Sunday service time to 4PM on Sunday, restrict the number of seating for the service and all activities that take place in the building to 180 seats, and to provide 70 off-site parking spaces, at the Methodist church located at 650 El Camino Avenue. The church will enter into a 10-year lease agreement with the Methodist Church as required by the City Code. If the proposed church has its agreement terminated by the Methodist Church in the future, the project is conditioned to require the church to acquire a new off-site parking facility within 45 days of termination or file the necessary modification to this special permit. Therefore, staff supports issuance of the requested offsite-parking.

4. Signage

The applicant does not indicate the signage for the project. The City Sign Ordinance allows two attached signs per public street frontage with up to three square feet per lineal foot of building frontage of sign area in the C-2 zone. With 100 feet of building frontage, the project would be permitted 300 square feet of signs, the maximum sign area permitted by the City Code. However, typically new projects in redevelopment areas and Planned Unit Developments (PUDs) are required to meet sign criteria restricting the maximum sign area to 1.5 square feet per lineal foot of building frontage. Therefore, staff believes it is appropriate to condition the project to be consistent with these sign guidelines, the project is conditioned to allow not more than 150 square feet of sign area.

The project is conditioned to require that proposed signs shall be reviewed and approved by Planning Division and Design Review staff prior to issuance of building permits.

E. Building Design

The proposed project is located within the North Sacramento Design Review area and therefore requires design review for exterior alterations. The proposed project does not require design review approval, since as a part of this project, no exterior changes are proposed. Any future exterior modifications require Design Review approval.

PROJECT REVIEW PROCESS:A. Environmental Determination

The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15301).

B. Public/Neighborhood/Business Association Comments

The project was routed to the Del Paso Heights RAC and the North Sacramento RAC, and routed to neighboring property owners within a 500' radius of the site. As stated previously, comments from one neighbor have been received who is concerned about parking in the neighborhood.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. Staff has not received any comments for the project.


PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny the special permit. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:


- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt pursuant to CEQA Section 15301;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit for a 180 seat church in an existing 15,000 square foot building, on 0.44 +/- developed acres in the C-2 zone;
- C. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit for off-site parking, located at 650 El Camino Avenue in the C-2 zone.

Report Prepared By,



Ted Kozak, Associate Planner

Report Reviewed By,



Jeanne Corcoran, Senior Planner

Attachments

- | | |
|--------------|--|
| Attachment 1 | Notice of Decision & Findings of Fact |
| Exhibit 1A | Site Plan |
| Exhibit 1B | Elevations |
| Exhibit 1C | Floor Plan |
| Exhibit 1D | Floor Plan – Church Auditorium |
| Attachment 2 | Land Use & Zoning Map |
| Attachment 3 | Letter from Applicant |
| Attachment 4 | Letter from Methodist Church |
| Attachment 5 | Path of Shuttle/ Off-site Parking Layout |

Attachment 1 (*Amended by Planning Commission 10/14/04*)
**NOTICE OF DECISION AND FINDINGS OF FACT FOR
CAPITAL CITY ARTS CENTER, LOCATED AT 1901 DEL PASO BOULEVARD AND
650 EL CAMINO AVENUE (OFF-SITE PARKING), SACRAMENTO, CALIFORNIA, IN
THE GENERAL COMMERCIAL (C-2) ZONE.
(P04-050)**

At the regular meeting of October 14, 2004, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination, Exempt, Section 15301;**
- B. Approved the Special Permit for an 180 seat church in an existing 15,000± square foot building, on 0.44 +/- developed acres in the C-2 zone;**
- C. Approved the Special Permit for off-site parking, located at 650 El Camino Avenue in the C-2 zone.**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section #15301 of the CEQA Guidelines.
- B. Special Permit for an 180 seat church in an existing 15,000± square foot building, on 0.44 +/- developed acres in the C-2 zone and Special Permit for off-site parking, located at 650 El Camino Avenue in the C-2 zone: The Special Permits are approved based upon the following findings of fact:
 - 1. The project is based upon sound principles of land use in that the project:
 - a. As conditioned, provides sufficient and safe parking for the use within a reasonable (700± feet) distance of the project site;
 - b. The proposed project will use an existing vacant building;
 - c. The church facility is an ancillary use to the proposed performing arts center and is anticipated to create a street presence by locating pedestrian uses on the street in that the uses will introduce live performances; and

- d. The project, as conditioned, will maintain and improve the character, quality, and vitality of this unique commercial neighborhood, drawing on the opportunities for an arts and entertainment orientation.
2. The project will not be detrimental to the public health, safety and welfare in that:
 - a. The redevelopment of the site will reduce the urban blight of the area;
 - b. The performing arts on Friday and Saturday and Church services on Sunday will promote the vitality of the area in that the project will provide activities on the street; and
 - c. The number of off-site parking spaces provided will be adequate to meet City Code requirements.
 3. The project is consistent with the zoning for the site in that churches are permitted with issuance of a special permit in the C-2 zone.

CONDITIONS OF APPROVAL

- B. Special Permit for a 180 seat church in an existing 15,000± square foot building, on 0.44 +/- developed acres in the C-2 zone and Special Permit for off-site parking, located at 650 El Camino Avenue in the C-2 zone are hereby approved subject to the following conditions of approval:

Planning

- B1. Prior to issuance of building permits the applicant shall provide a 10-year lease for 70 off-site parking spaces at 650 El Camino Avenue.
- B2. The applicant shall obtain all necessary building permits.
- B3. Changes to the exterior design require Design Review action.
- B4. Prior to issuance of occupancy permit, trash and recycling bins shall be provided to the satisfaction of the Solid Waste Division.
- B5. Flood lamps and wall packs shall not be permitted.
- B6. Services for the church shall be restricted to 180 seats at any one time, and shall be limited to one service on Sundays at 4PM. Sunday hours shall be limited between 3 and 7 PM for church services.
- B7. Church activities other than church services as provided above shall require a special permit modification.

- B8. Up to two attached identification signs are permitted, and shall not exceed an aggregate 150 square feet in area.
- B9. If such time off-site parking is made unavailable at the above location, within 45 days the owner/ applicant shall find replacement parking or make application for a Planning Commission Special Permit Modification.
- B10. Church services and activities shall be limited to lease space "D" (see Exhibits 1C and 1D).
- B11. The Friday and Saturday evening performances shall be limited to 90 seats.
- B12. No on-site activities, such as church and theater events, shall be conducted concurrently.
- B13. Lease space "A" shall function only as office space for the church. If utilized for office space for any other activities, parking shall be provided for the space (a minimum of 5 parking spaces).
- B14. A shuttle (medium sized passenger van) shall be provided during Sunday services and regularly scheduled evening events between the off-site parking area and the church.
- B15. *Kitchen/cooking facilities of the church shall be restricted to the direct use and benefit of the congregation and shall not be used to provide food service to members of the general public.*

Development Engineering & Finance

- B16. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering and Finance Division.
- B17. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards, in which case such replacement may be subject to reimbursement. Truncated domes are required and shall be placed on new and/or existing curb ramps adjacent to the project site (if not already in place).
- B18. The design of walls, fences, signage, and landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height

at maturity. The area of exclusion shall be determined by the Development Engineering and Finance Division.

Building

B19. A Civil Plan showing existing and new grades shall be included as a part of the Building permit application. The grade will be needed to verify if the site is handicap accessible.

Advisory Notes

Utilities:


- A. The proposed project is located in the 100-year floodplain, designated as an A99 zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective May 22, 2000. Within the A99 zone, there are no requirements to elevate or flood proof.
- B. This project is served by the Combined Sewer System (CSS). However, based on the information found in the special permit request, we do not anticipate any significant impacts to the CSS. Consequently no Impact/Mitigation Agreement is required.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P04-050)



CAPITAL CITY INTERNATIONAL
1901 DEL PASO BLVD.
SACRAMENTO, CA 95815
TEL: 916 334-4400
FAX: 916 334-9725

PROJECT
Interior / Exterior Renovation of:
The Franklin Building
1901 Del Paso Blvd.
Sacramento, CA

SHEET TITLE
Elevations

DATE	INTD/A
CHECKED	PROJECT NO.
APPROVED	FILE NAME
PLOT FILE NAME	

SHEET NUMBER
A-3

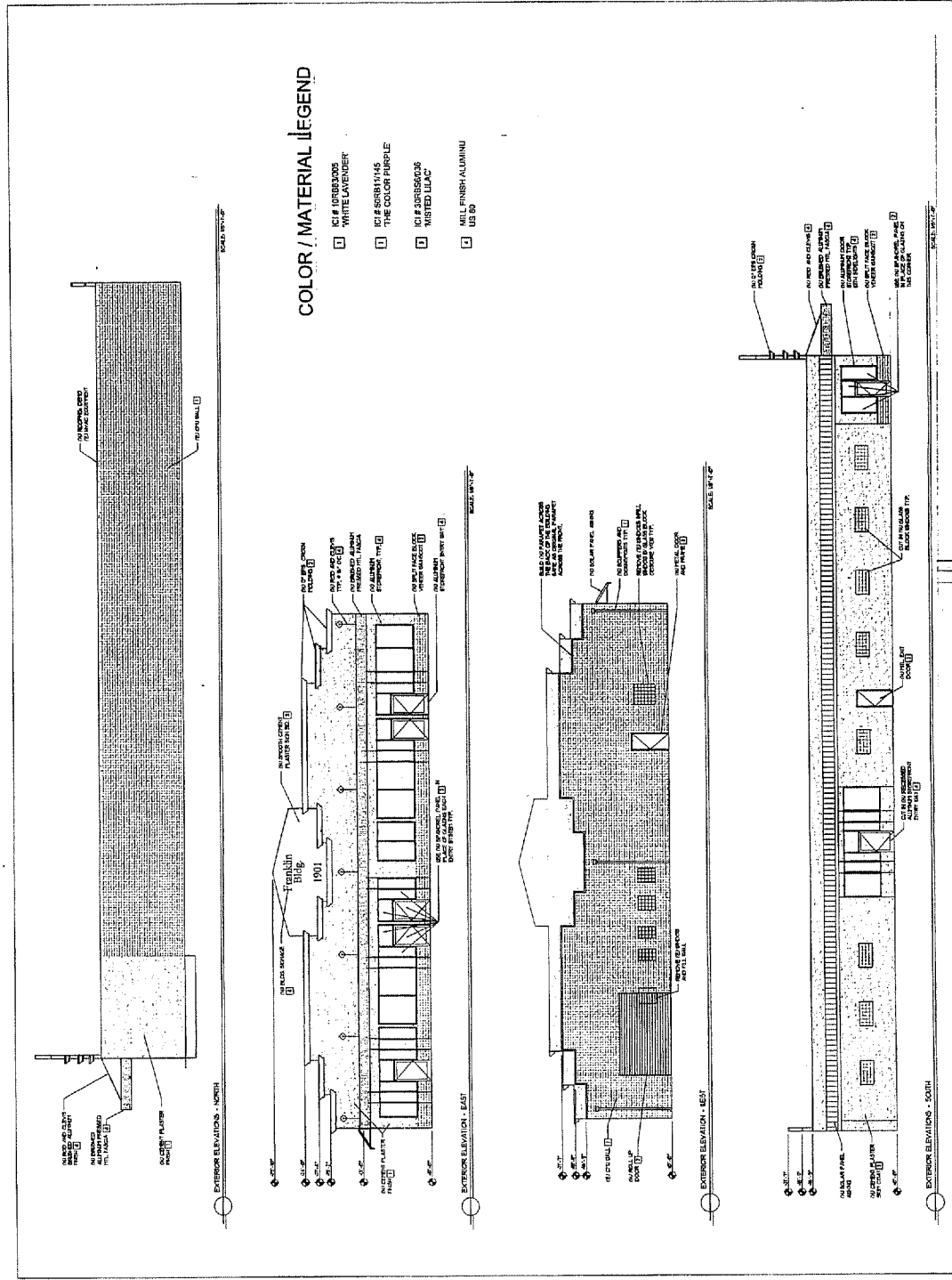
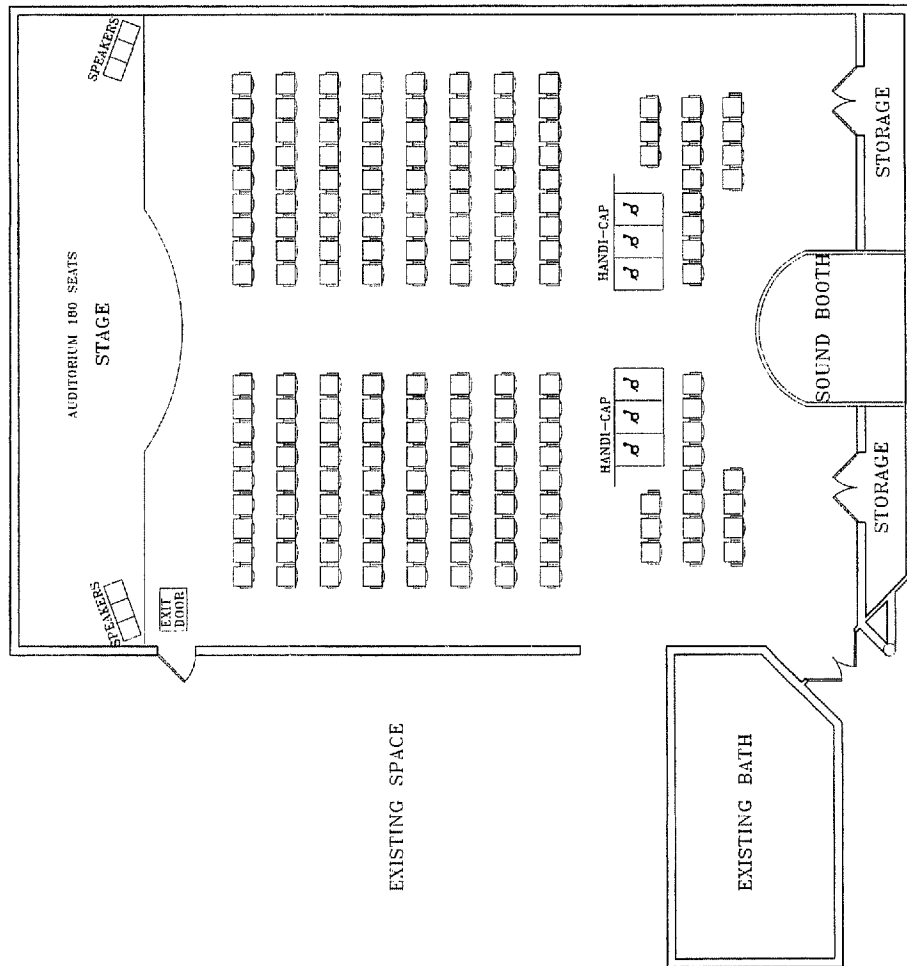
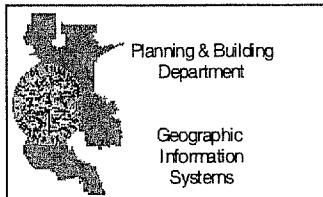
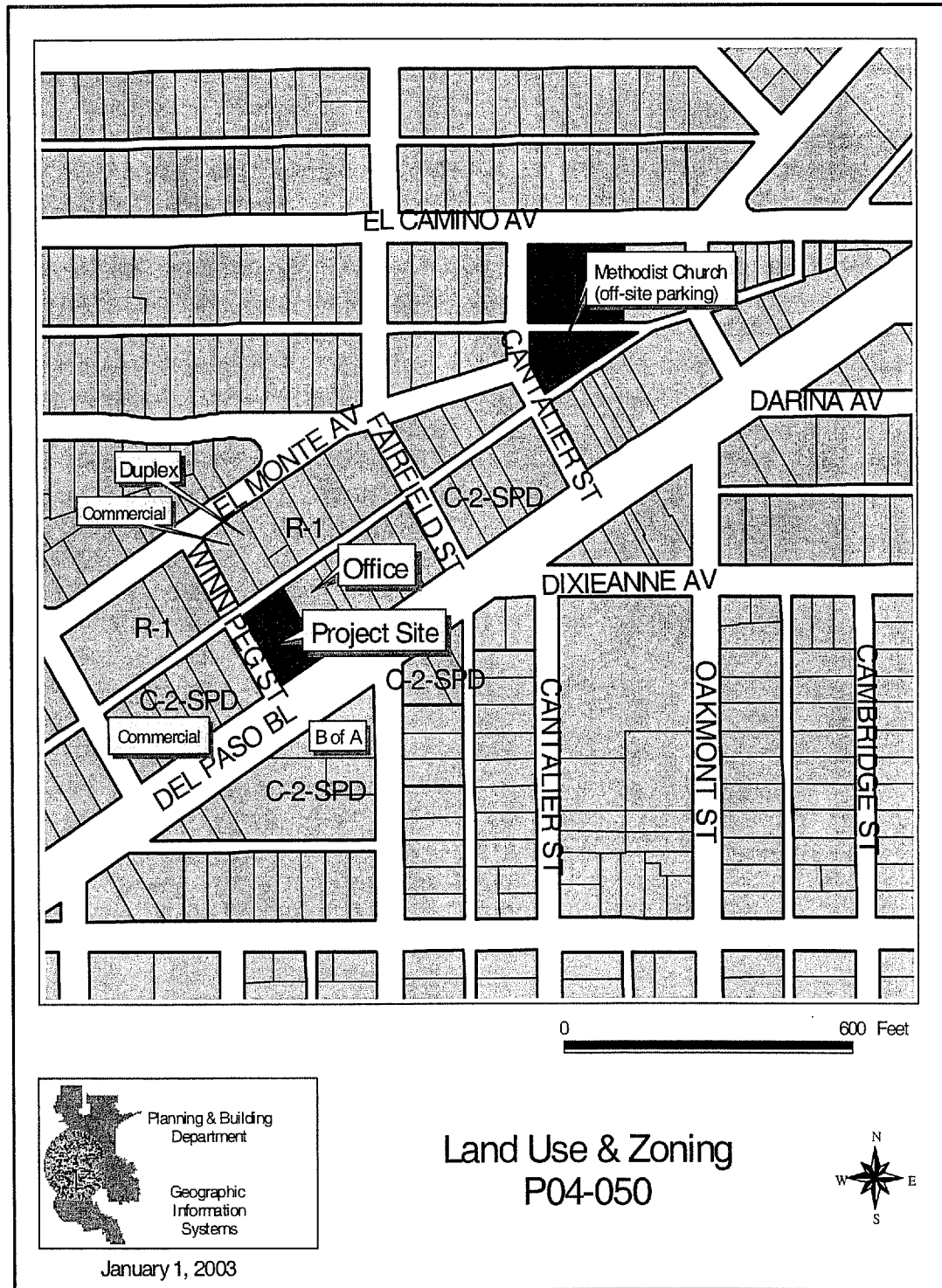


Exhibit 1D
Floor Plan – Church Auditorium

SHEET TITLE: FLOOR PLAN		PROJECT TITLE: CAPITAL CITY INT.	SCALE: 1/2" = 1'-0"
REVISION:	DATE:	BUILDING SITE:	DATE:
REVISION:	DATE:	DRAWN BY: BJD	DATE:
REVISION:	DATE:	CHECKED BY: HBJA	DATE:
REVISION:	DATE:	DESIGN:	DATE:
REVISION:	DATE:	PHONE (916) 660-1815	DATE:
REVISION:	DATE:	CA 95746	DATE:
REVISION:	DATE:	P.O. BOX 2218, GRANITE BAY,	DATE:
REVISION:	DATE:	DEVELOPMENT & DESIGN	DATE:
REVISION:	DATE:	HARGIS CONSTRUCTION	DATE:
3	REVISION:		



Attachment 2
Land Use & Zoning Map



January 1, 2003

Land Use & Zoning
P04-050



Attachment 3
Letter from Applicant

September 29, 2004

Ted Kozak, City Planning Dept.
Regarding P04-050 Project
Parking Impact Study

Ted,

Due to a potential conflict with the usage of the Methodist Church on Sunday mornings, we have decided it will be best for us to use the building at 1901 Del Paso Blvd on Sunday afternoons as a congregation. Our service time will be at 4 PM each week. We also understand that we must be certain not to schedule any concurrent meetings with the Methodist Church, which may conflict with the availability of their parking lot.

Last Sunday afternoon at approximately 4 PM until about 5:30 PM we observed the following on Del Paso Blvd.

From Fairfield Street to Winnipeg Street there are 11 parking spots. At this time there were no cars parked in any of those spots.

Going down Winnipeg Street to El Monte there are 16 diagonal parking spaces. There were 2 cars parked, which appeared to belong to residents across the street on Winnipeg St.

On El Monte, between Winnipeg and Fairfield, there are approximately 11 spaces that had 2 cars parked in front of residences on El Monte St.

On Fairfield between El Monte back up to Del Paso Blvd. there are 9 spots for cars and a large section of yellow curbing. At this time of the day there were no cars parked on the street.

Sincerely,

Rick Martinez
Pastor, Capital City Church Int'l.

Attachment 4
Letter from Methodist Church

30 September 2004

TO: Ted Kozak – Department of City Planning
RE: Capital City Church Parking at the North Sacramento United Methodist Church

Dear Ted,

Please find below a more exhaustive list of congregations and groups consistently and currently using the facility at 650 El Camino Avenue, Sacramento, CA 95815:

Sundays: **Tongan Church (9:00am – 10:00am)** -- approx attendance: 50
 United Methodist (9:00am – 12:30pm) -- approx attendance: 80

Tuesdays: **Oasis de Salvacion (7:00pm – 9:00pm)**

Wednesdays: **American Legion (6:00pm – 9:00pm)** -- approx attendance: 30

Thursdays: **Salsa Dance Classes (6:00pm – 9:00pm)** -- approx attendance: 20

Fridays: **Oasis de Salvacion (6:00pm – 9:00pm)**

2nd Saturdays: **Bread of Life (8:00am – 5:00pm)** -- approx attendance: 40

Additionally, our parking lot is equipped to handle approximately 80 to 100 average sized vehicles.

I trust this information will suffice for the purposes needed by the planning department. For verbal confirmation or clarification, please contact me at home (649-9744) or at the office (747-9744).

Respectfully submitted,

Rev. Brandon F. Austin

Attachment 5
Shuttle Path/ Off-Site Parking Layout

THE ARTISAN BUILDING
1901 DEL PASO BLVD
SACRAMENTO, CA 95815

July 11, 2004

Please find attached hereto, two (2) documents pertaining to the Use Permit requested by Capital City Church International. Said documents relate to the parking requirements for the requested Use Permit.

Exhibit "A" refers to the overall location of the Artisan Building (1901 Del Paso Blvd) and the United Methodist Church (650 El Camino Ave) and the route by which people and vehicles will travel from the Artisan Building to the parking lot of the United Methodist Church.

Exhibit "B" is a site location for the United Methodist's parking lot. This parking lot is fully fenced and has in excess of 70 parking spaces. Said exhibit shows location of the church building, fence, gates and staging area for the Artisan Shuttle.

We trust the information provided is in accordance with your request for additional information. Should you need additional information, please do not hesitate to call me. 916-532-6102 cell.

Respectfully Submitted,



Michael Hargis
Advisory Committee
The Artisan Building

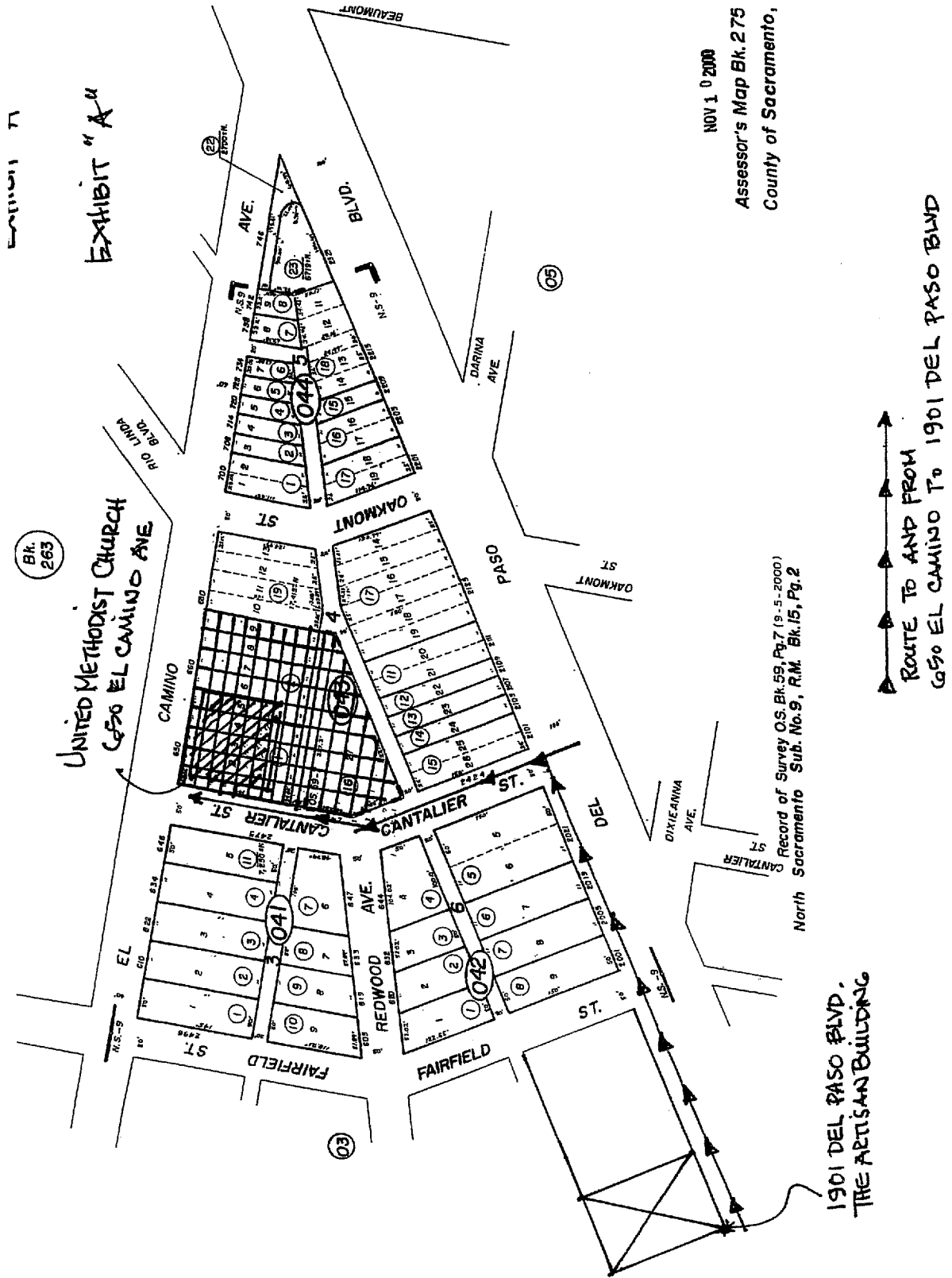


EXHIBIT "A"

EXHIBIT "A"

Bk. 263

UNITED METHODIST CHURCH
650 EL CAMINO AVE

1901 DEL PASO BLVD.
THE ARTISAN BUILDING

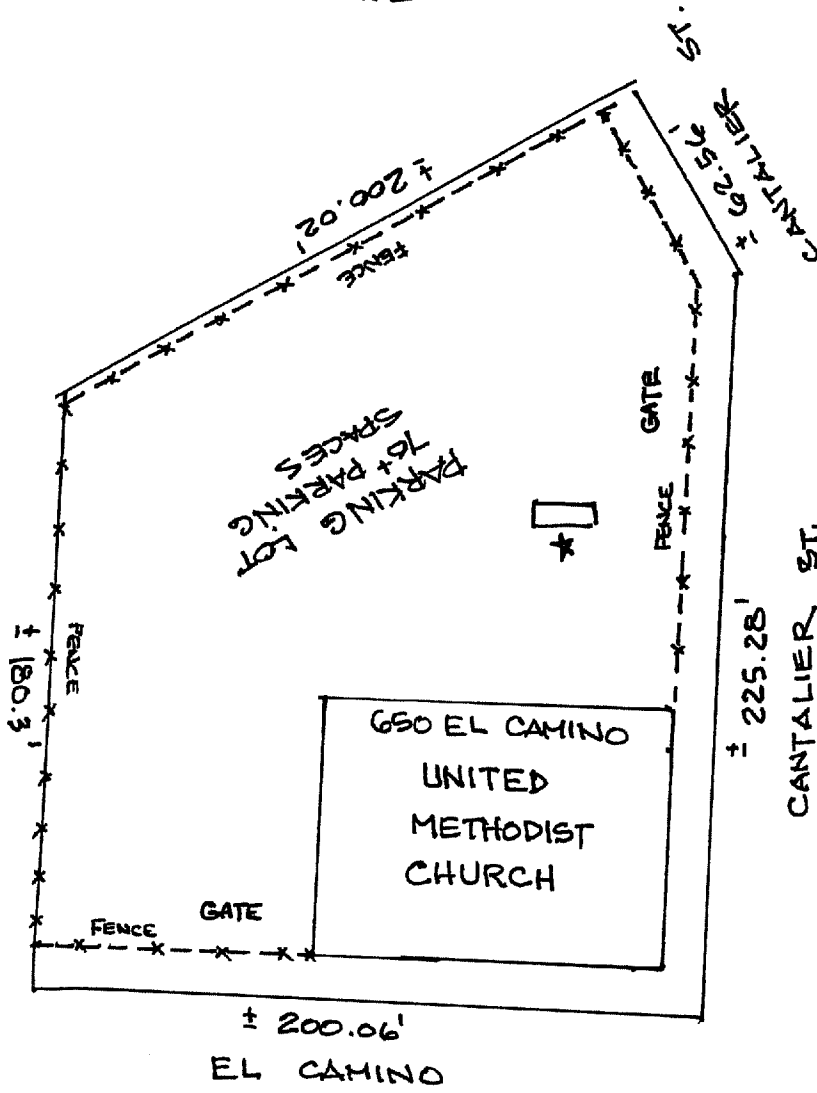
NOV 1 0 2000
Assessor's Map Bk. 275
County of Sacramento,

ROUTE TO AND FROM
650 EL CAMINO TO 1901 DEL PASO BLVD

Record of Survey O.S. Bk. 59, Pg. 7 (9-5-2000)
North Sacramento Sub. No. 9, R.M. Bk. 15, Pg. 2

EXHIBIT "B"

* PICK UP
LOCATION FOR
SHUTTLE.



EXISTING FENCE



RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION APPROVING THE CAPITAL CITY ARTS CENTER LOCATED AT 1901 DEL PASO BOULEVARD ON 0.4± NET ACRES AND OFF-SITE PARKING AT 650 EL CAMINO AVENUE ON 1.0± NET ACRES, IN THE GENERAL COMMERCIAL (C-2) ZONE, SACRAMENTO, CALIFORNIA.

(APN: 275-0035-024, 275-0043-001, -002, -016) (P04-050)

WHEREAS, the City Council finds and determines that the proposed project is exempt from environmental review pursuant to Section #15301 of the CEQA Guidelines;

WHEREAS, at the public hearing on October 14, 2004, the City Planning Commission heard and considered evidence on the request for approval of various entitlements, for the project known as Del Paso Arts Center;

WHEREAS, on October 14, 2004, the City Planning Commission approved the requested entitlements, with conditions;

WHEREAS, on October 25, 2004, the decision of the City Planning Commission decision approving these entitlements was called up by a member of the City Council; and

WHEREAS, on January 18, 2005, the City Council heard and considered evidence in the above-mentioned matter.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that, subject to the findings of fact and conditions of approval set forth below, the requested entitlements are approved as conditioned by the City Council:

FINDINGS OF FACT

The City Council finds and determines that the proposed project is exempt from environmental review pursuant to Section #15301 of the CEQA Guidelines;

The Special Permit is hereby approved based upon the following Findings of Fact:

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____
DATE ADOPTED: _____

1. The project is based upon sound principles of land use in that the project as conditioned, (a) provides sufficient and safe parking for the use within a reasonable (700± feet) distance of the project site; (b) the proposed project will use an existing vacant building; (c) the church facility is an ancillary use to the proposed performing arts center and is anticipated to create a street presence by locating pedestrian uses on the street in that the uses will introduce live performances; and (d) the project, as conditioned, will maintain and improve the character, quality, and vitality of this unique commercial neighborhood, drawing on the opportunities for an arts and entertainment orientation.
2. The project will not be detrimental to the public health, safety and welfare in that: (a) the redevelopment of the site will reduce the urban blight of the area; (b) the performing arts on Friday and Saturday and Church services on Sunday will promote the vitality of the area in that the project will provide activities on the street; and (c) the number of off-site parking spaces provided will be adequate to meet City Code requirements.
3. The project is consistent with the zoning for the site in that churches are permitted with issuance of a special permit and performing arts centers are permitted by right in the C-2 zone.

CONDITIONS OF APPROVAL

The Special Permit for an 180-seat church in an existing 15,000± square foot building, on 0.44 +/- developed acres in the C-2 zone and Special Permit for off-site parking, located at 650 El Camino Avenue in the C-2 zone is hereby approved subject to the following conditions of approval:

Planning

1. Prior to issuance of building permits the applicant shall provide a 10-year lease for 70 off-site parking spaces at 650 El Camino Avenue.
2. The applicant shall obtain all necessary building permits.
3. Changes to the exterior design require Design Review action.
4. Prior to issuance of occupancy permit, trash and recycling bins shall be provided to the satisfaction of the Solid Waste Division.
5. Exterior flood lamps and wall packs shall not be permitted.

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____
 DATE ADOPTED: _____

6. Services for the church shall be restricted to 180 seats at any one time, and shall be limited to one service on Sundays at 4PM. Sunday hours shall be limited between 3 and 7 PM for church services.
7. Church activities other than church services as provided above shall require a special permit modification.
8. Up to two attached identification signs are permitted, and shall not exceed an aggregate 150 square feet in area.
9. If at such time off-site parking is made unavailable at the above location, within 45 days the owner/ applicant shall find replacement parking or make application for a Planning Commission Special Permit Modification.
10. Church services and activities shall be limited to lease space "D" (see Exhibits 1C and 1D).
11. The Friday and Saturday evening performances shall be limited to 90 seats.
12. No on-site activities, such as church and theater events, shall be conducted concurrently.
13. Lease space "A" shall function only as office space for the church. If utilized for office space for any other activities, parking shall be provided for the space (a minimum of 5 parking spaces).
14. A shuttle (medium sized passenger van) shall be provided during Sunday services and regularly scheduled evening events between the off-site parking area and the church.
15. Kitchen/cooking facilities of the church shall be restricted to the direct use and benefit of the congregation and shall not be used to provide food service to members of the general public.

Development Engineering & Finance

16. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering and Finance Division.
17. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards, in which case such replacement may be subject to reimbursement.

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____
DATE ADOPTED: _____

Truncated domes are required and shall be placed on new and/or existing curb ramps adjacent to the project site (if not already in place).

- 18. The design of walls, fences, signage, and landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering and Finance Division.

Building

- 19. A Civil Plan showing existing and new grades shall be included as a part of the Building permit application. The grade will be needed to verify if the site is handicap accessible.

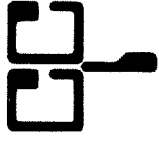
MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____
DATE ADOPTED: _____



CAPITAL CITY INTERNATIONAL
1901 DEL PASO BLVD
SACRAMENTO, CA 95815
TEL: (916) 908-6533
FAX: (916) 907-8172

PROJECT

CAPITAL CITY INTERNATIONAL
The Franklin Building
Interior / Exterior Renovation of:
1901 Del Paso Blvd.
Sacramento, CA

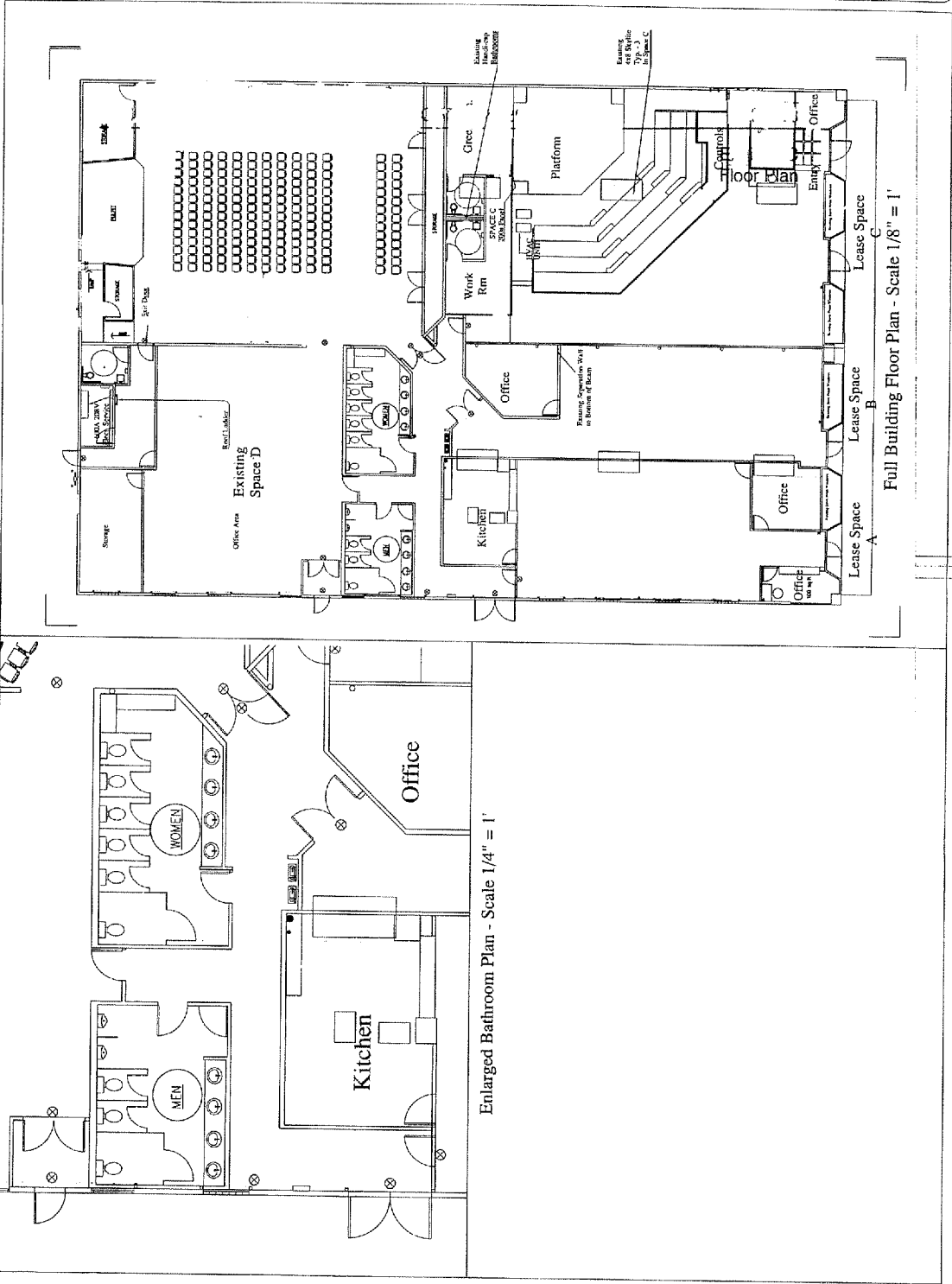
SHEET TITLE

Floor Plan

DRAWN	DATE	DWT/DM	PROJECT NO.
CHECKED			
APPROVED			FILE NAME
PROJECT NAME			

SHEET NUMBER

A-2



FOR CITY CLERK USE ONLY

RESOLUTION NO. _____
DATE ADOPTED: _____