

PLANNING DIRECTOR'S SPECIAL PERMIT

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

APPLICANT	Willie A. Bell, 1409 28th Street, Sacramento, CA 95816		
OWNER	NewHope Baptist Church, 3700 32nd Street, Sac., CA 95817		
	Willie A. Bell, 1409 28th Street, Sacramento, CA 95816		
PLANS BY			
FILING DATE	6/6/88	ENVIR. DET.	15303 c PW:VF
ASSESSOR'S-PCL. NO.	020-0014-028,029,030,032,033		

APPLICATION: Planning Director's Special Permit to allow a 180 sq. ft. addition for handicap toilets, coat room and restrooms in an existing church.

LOCATION: 3700 - 32nd Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct restrooms and a coat room in an existing church.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential
Oak Park Redevelopment	
Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Church

Surrounding Land Use and Zoning:

North: Residential; R-1
South: Residential; R-1
East : Residential; R-1
West : Highway 99

Property Area:	1.94+ acres
Square Footage of Building:	180 sq. ft. addition to an existing 5,400+ sq. ft. church
Height of Building:	24 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Stucco
Roof Material:	Fiberglass shingles
Exterior Building Colors:	Beige

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is a 1.94+ ac. site in the Standard Single Family (R-1) zone. A 5,400+ sq. ft. church and a 3,600 sq. ft. multi-purpose room are located on the site. Surrounding land uses are all single family residences with R-1 Zoning.

- B. The applicant is proposing to construct a 180 sq. ft. addition to the front of the existing church. The proposed addition will be to the area on each side of the current front entrance to the church. The 180 sq. ft. will be used for handicap toilets, coat room and restroom.
- C. Staff has no objections to this request. The materials and color used will be compatible with the main structure. Design Review staff does recommend that the additions leave one foot indented from the front entrance so that the entire front of the building is not a flat wall. Leaving some relief on each side of the entrance will not take away the existing definition of the main front entrance. The proposed addition is subject to Design Review because of the project's location within the Oak Park Redevelopment Plan area. Therefore, the applicant must submit a formal Design Review application.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303 c).

RECOMMENDATION: Staff recommends approval of the variance request, subject to the following conditions and based upon findings of fact which follow:

Conditions

1. The applicant shall submit revised building elevation plans for the review and approval of Planning staff prior to issuance of building permits.
2. The proposed project shall be subject to review by Design Review staff.

Findings of Fact

1. The requested variance does not constitute a special privilege in that a variance would be granted to any other property owners facing similar circumstances.
2. The granting of this variance will not be detrimental to the public welfare nor to properties in the vicinity in that:
 - a. it will not interfere with the privacy of adjacent neighbors; and
 - b. it will not lead to any increased traffic in the adjacent neighborhood; and
 - c. it will not significantly change the characteristics of the single family residential area.

3. The requested variance does not constitute a use variance in that a church is allowed in the R-1 zone with a special permit.

Report Prepared By:

Price Walker
Price Walker, Associate Planner

7/11/88
DATE

Recommendation Approved By:

Marty Van Duyn
Marty Van Duyn, Planning Director

7/11/88
DATE

MVD:PW:vf

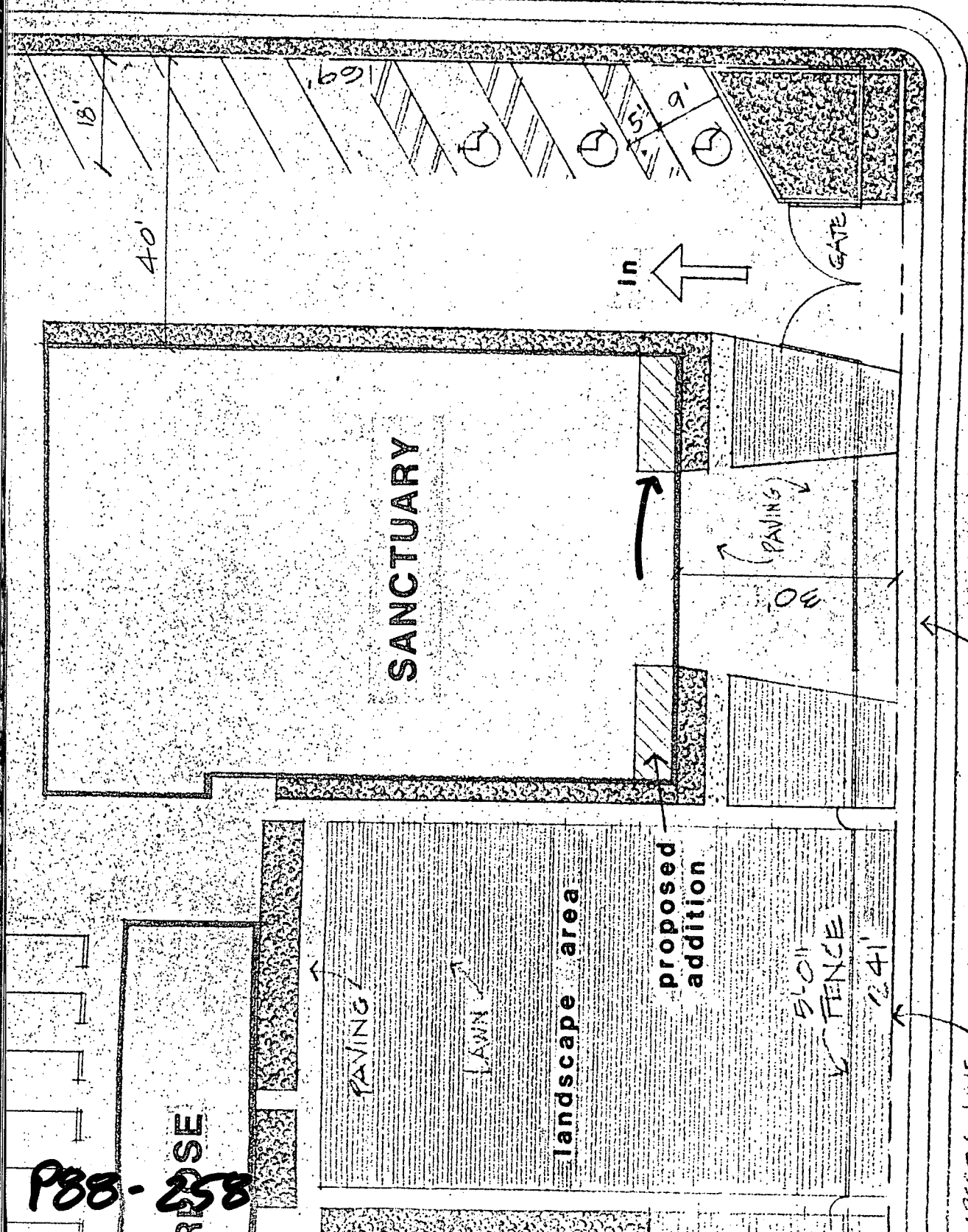
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001033

SITE PLAN

12TH AVENUE

001035



32nd STREET

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RISE

SANCTUARY

proposed addition

landscape area

PAVING

LAWN

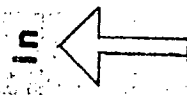
5'-0" FENCE

24'

SIDEWALK

PROPERTY LINE

GATE



PAVING

30'

40'

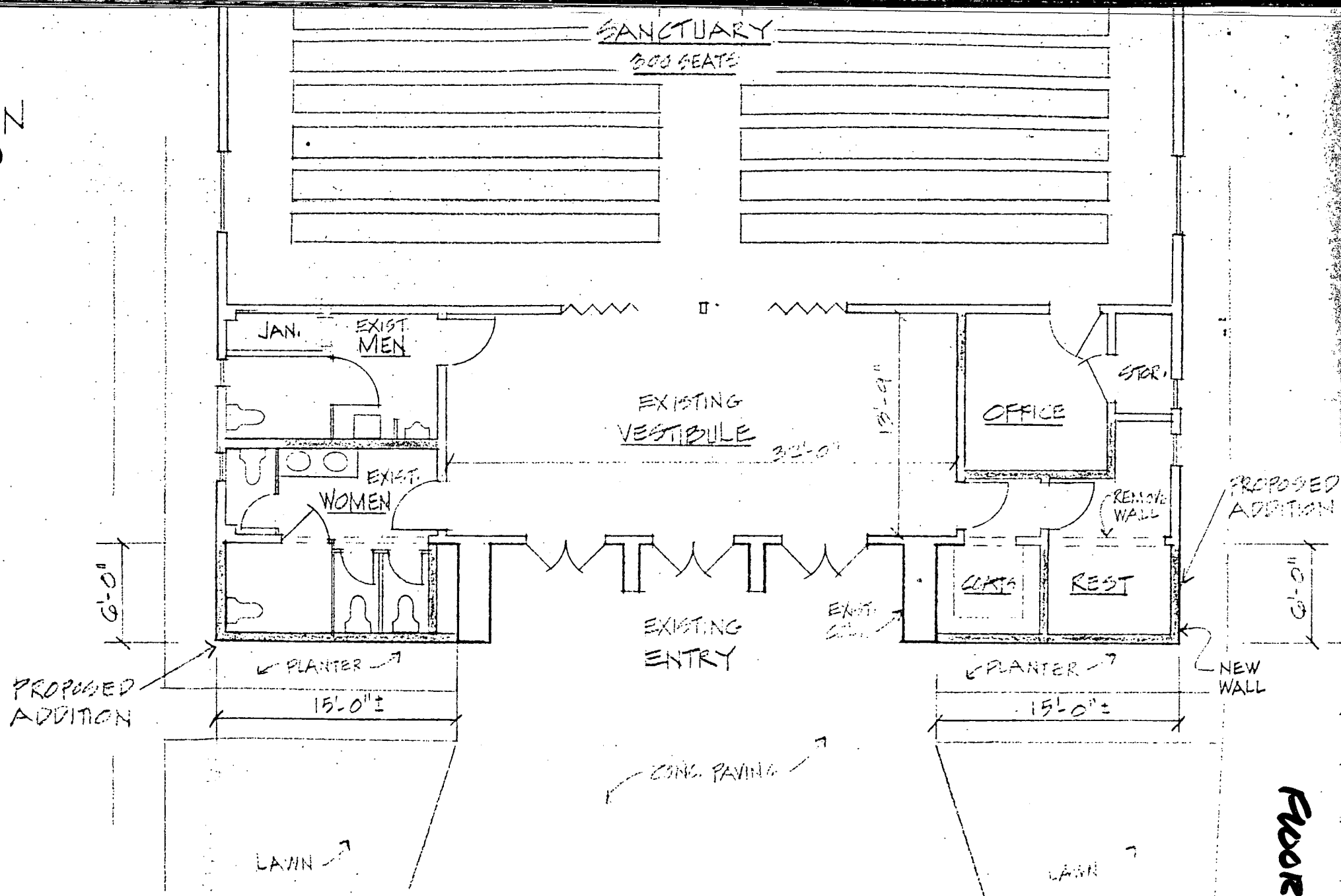
18'

69'

5'

9'

N
A
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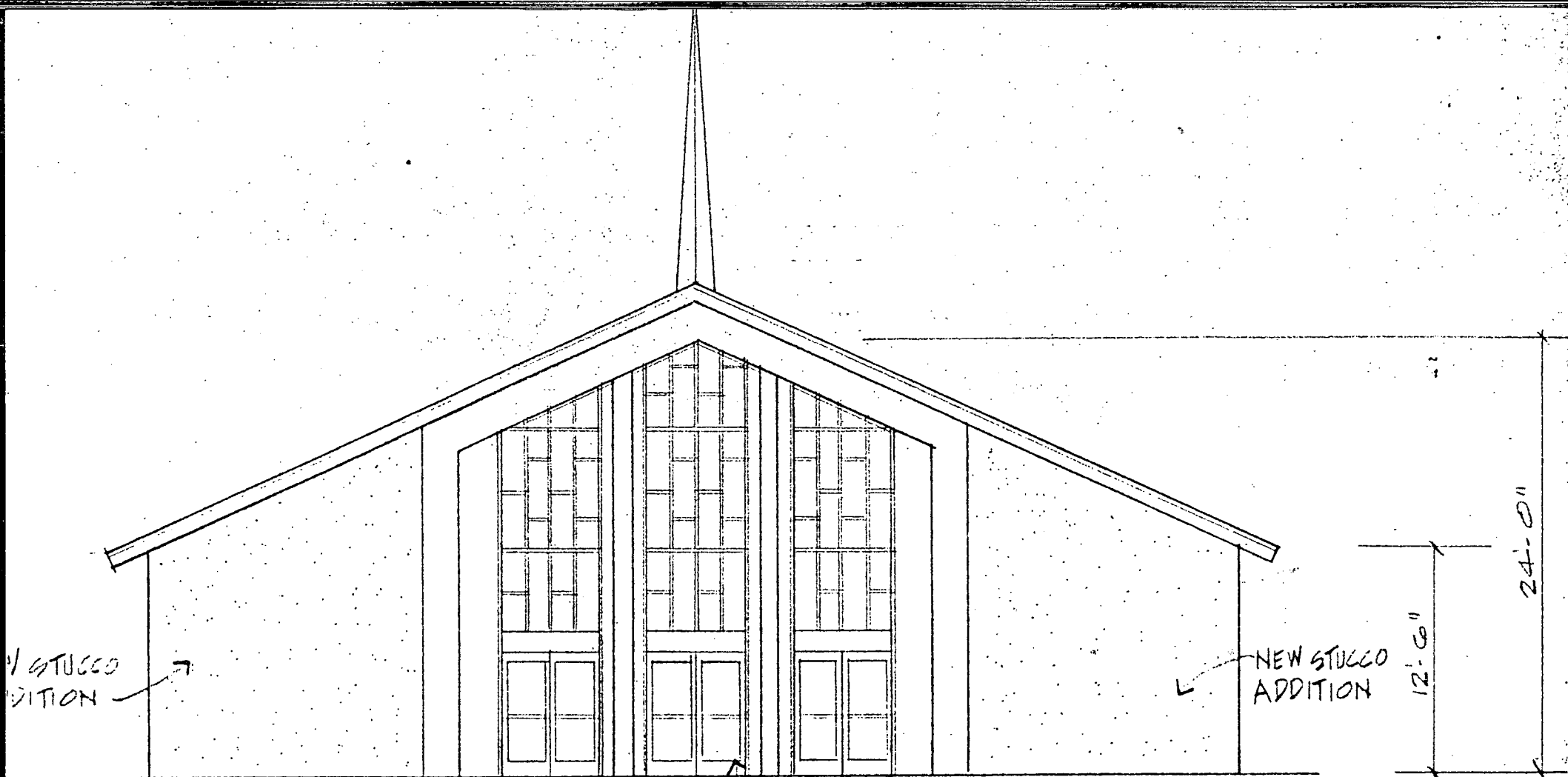


FLOOR PLAN

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

001036

FLOOR PLAN



STUCCO
ADDITION

NEW STUCCO
ADDITION

EXIST. ENTRANCE

15'-0"
ADDITION

15'-0"
ADDITION

24'-0"
12'-0"

EAST

ELEVATION

001037

CITY PLANNING DIVISION

JUN 06 1988

RECEIVED

ELEVATION

001038

SOUTH

ADDITION
6'-0"

NEW STUCCO
ADDITION

SHOULD BE
INTENDED

EXIST.
STUCCO

EXIST. ROOF

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