



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

June 23, 1989

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

SUBJECT: Planning Director's Special Permit Modification to Entitlement P88-037

APPLICANT: Trinity Cathedral Church

LOCATION OF SITE: 2620 Capitol Avenue

APN: 007-0166-014

Background Information: SEE ATTACHMENT A.

Proposed Modification: The applicant proposes to increase the total square footage of the addition from the originally proposed 7,024 square feet to 7,218 square feet. The increase is due to a 194 square foot storage room that was not indicated on the plans at the time of the Planning Commission hearing. (See attached Floor Plans, Exhibit A.)

Recommendation: Development of the proposed project requires modification to the subject entitlement prior to the issuance of a City Building Permit. Planning staff has reviewed your plans and find them acceptable.

Because of the relatively minor impact the proposed modification would have on the previously approved project, the Planning Director has modified entitlement P88-037 to include the proposed project modification. This letter serves as approval of the modification to the subject entitlement.

~~Yours truly,~~

RECOMMENDATION APPROVED:
(4 spaces)
Marty Van Duyn
Planning Director

MVD:WW:CS:kjr

MTC

Report Prepared By:

P-88-037

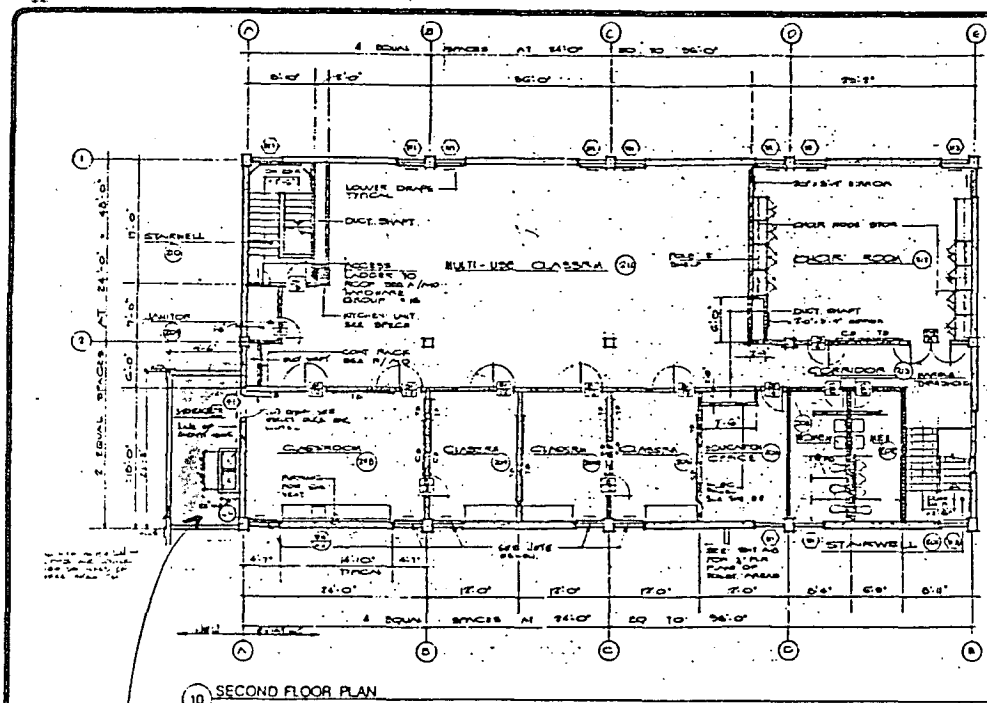
Connie Spall, Assistant Planner
(4 spaces)

Date

Attachment A

BACKGROUND INFORMATION: On September 8, 1988 the Planning Commission approved a Special Permit to expand facilities for Trinity Cathedral Church, a variance to allow 93 of 101 required parking spaces off-site, and a variance to reduce the required 15 foot rear setback to 1.5 feet. A copy of the September 8, 1988 staff report is attached, 88-037. The entitlements allow additional square footage for the existing administration building for expansion of office, classroom, bookstore, multipurpose and storage space.

The off-site parking location was approved at the old Tavern Building public parking garage, a block and a half east of the site. This parking site proved to be a feasible alternative to the church and planning staff after 3 other sites in the vicinity were researched over a period of approximately 1 year.

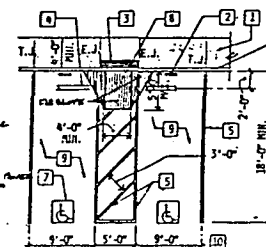
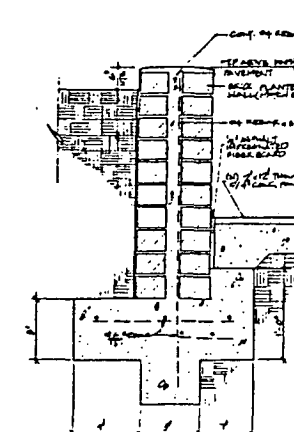


10 SECOND FLOOR PLAN

1. REPLACE EXISTING CONCRETE WALL FRAMES AT 4th FLOOR LEVEL
 2. REPLACE EXISTING CLADDING AT 4th FLOOR LEVEL
 3. REPLACE EXISTING CLADDING AT 5th FLOOR LEVEL
 4. REPLACE EXISTING CLADDING AT 6th FLOOR LEVEL
 5. REPLACE EXISTING CLADDING AT 7th FLOOR LEVEL
 6. REPLACE EXISTING CLADDING AT 8th FLOOR LEVEL
 7. REPLACE EXISTING CLADDING AT 9th FLOOR LEVEL
 8. REPLACE EXISTING CLADDING AT 10th FLOOR LEVEL
 9. REPLACE EXISTING CLADDING AT 11th FLOOR LEVEL
 10. REPLACE EXISTING CLADDING AT 12th FLOOR LEVEL

194 # of additional storage space - second level

EXHIBIT A

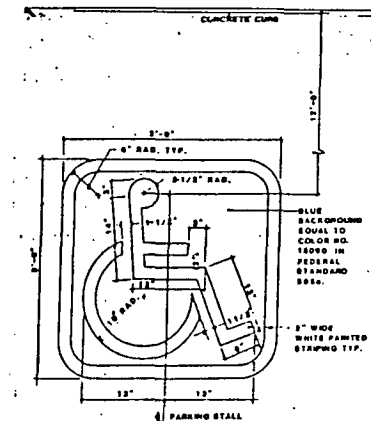
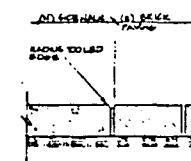


NOTES

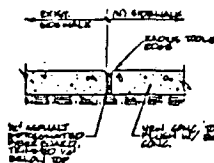
1. H.C. - HANDICAPPED
2. 4'-0" MIN. CONC. WALK
3. H.C. PARKING SIGN - REFER TO SIGN DETAIL
4. 1'-0" x 3'-0" BODER 1/2" x 1/4" GROOVES APPROX. 1/4" H.C.
5. WHEEL STOPPER - TYPICAL
6. 4" WIDE PAINTED STRIPES
7. CONC. CURB - 5" MAX. HEIGHT & H.C. PARKING SPACE
8. H.C. SYMBOL - REFER TO SIGN DETAIL
9. SLIP RESISTANT CURB RAMP W/SLOPE NOT TO EXCEED 1:12 VERTICAL TO 12 HORIZONTAL
10. PARKING SLOPE SHALL NOT EXCEED 1/4" IN 12 HORIZONTAL
11. DOUBLE H.C. PARKING SIGN - SINGLE H.C. PARKING SIGN

1 TYPICAL HANDICAPPED PARKING

9 PLANTER

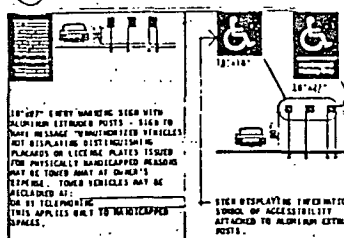


8 CONCRETE

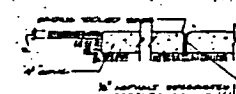


17 EXPANSION JOINT

2 HANDICAPPED PARKING SIGN



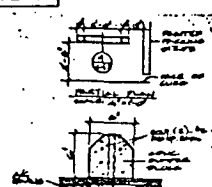
3 SITE HANDICAPPED DETAILS



18 SIDEWALK DETAIL



5 CURB DETAIL



4 CONC. BUMPER

George C. Higgins (C-2303)
HMR
 HMR ARCHITECTS, INC.
 2300 P ST. SACRAMENTO, CALIF.

TRINITY CATHEDRAL CHURCH.
 BOOK STORE ADDITION & REMODEL
 2020 CARTOL AVE
 SACRAMENTO, CA

SHEET NO.
 A-11
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