



REPORT TO DESIGN COMMISSION City of Sacramento

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915 I Street, Sacramento, CA 95814-2671

HEARING
April 15, 2009

To: Members of the Design Commission

Subject: The Trinity Cathedral (DR09-008) Located at the southwest corner of 27th Street and Capitol Avenue, development of a +/- 70,000 s.f. four story church previously approved by the Design Review and Preservation Board.

- A. Environmental Determination: Environmental Impact Report with Findings of Fact and Statement of Overriding Considerations, Certified by Planning Commission on February 9, 2006.
- B. Mitigation Monitoring Plan
- C. Design Review of proposed development of a +/- 70,000 s.f. four story church previously approved by the Design Review and Preservation Board.

Location/Council District:

Address: 2620 Capitol Avenue; Sacramento, CA 95816
Assessor's Parcel Number: 007-166-014
Council District 3
Central City Design Review District

Recommendation: Staff recommends the Design Commission approve the request based on the findings of fact and subject to the conditions listed in Attachment 1. The Design Commission has final approval authority over items A, B, & C above, and its decision may be appealed to City Council.

Contact: Matthew Sites, Associate AIA, Design Review, (916) 808-7646
Luis R. Sanchez, AIA, Senior Architect (916) 808-5957

Applicant: DR. Brian Baker, Trinity Episcopal Church; 2620 Capital Avenue, Sacramento 95816

Owner: DR. Brian Baker, Trinity Episcopal Church; 2620 Capital Avenue, Sacramento 95816

SUMMARY: This project was originally heard and approved by the Design Review and Preservation Board on December 7, 2005. The previous approval expired on December 7, 2007 and now requires Design Review by Design Commission. The applicant proposes to demolish an existing church, and to construct a new church and related facilities at 2620 Capitol Avenue. The project will be constructed in two phases.

The first phase of the building program provides for a new 1000 seat Cathedral worship facility, replacing the existing Cathedral building and a portion of the administrative meeting room building with the following facility uses: Ground Floor: Main entrances and circulation; administrative offices for staff of up to 25; Chapel for mall services and prayer seating up to 100; Nursery room; restrooms and ancillary facilities; approximately 15,939 square feet of new floor area. The remaining existing two story 13,889 square feet. building will continue to be used for fellowship, offices, meeting rooms and bookstore. Second Floor: Cathedral worship space seating 600 on the main floor, 100+/- on the chancel Platform, entrance narthex; restrooms and ancillary facilities; approximately 14,453 square feet. of floor area. Third Floor: Worship space balcony seating for 250; balcony narthex; Music rehearsal room and ancillary facilities; approximately 6,623 square feet. of floor area.

The second phase of the building program provides the multipurpose hall, meeting rooms and administrative offices, replacing the remaining original building with the following facility uses: Ground Floor: Multi-purpose hall accommodating 450 persons with kitchen accommodations; approximately 10,494 square feet. Second Floor: Meeting room and support spaces for the worship spaces; approximately 2,424 square feet. Third Floor: Meeting rooms for Christian learning and Youth programs; approximately 9,612 square feet. Fourth Floor: Administration offices, work areas and meeting rooms; approximately 8,219 square feet.

The project will require Zoning Administrator time extension of Planning Commission approval of entitlements for Environmental Impact Report and Mitigation Monitoring Plan, Special Permit to construct a church in the Residential Office (RO) zone, Special Permit to provide required parking off-site, Special Permit to waive parking, and Variance to exceed the 35 foot height limit in the RO zone. The Zoning Administrator is scheduled to hear this project on March 19, 2009 for final action. The project is located in the Central City Design Review District and is subject to Design Review.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS: Staff mailed a Hearing Notice to property owners and neighborhood associations within a 300 foot radius on March 5, 2009, for the March 25, 2009 Design Commission Hearing. The following organizations were contacted; ESACNA, CARSA, East Sac Chamber of Commerce, Winn Park & Capitol Avenue Neighborhood Association, MENA, EISA, New Era Park Neighborhood Association, SOCA, Boulevard Park Neighborhood Association, East Sacramento Alhambra Corridor, and Marshall School Neighborhood Association.

The applicant has contacted property owners and neighborhood associations during the original Planning and Design Review approvals. To date, Staff has not received any comments at the time this report had been written.

Environmental Determination: On February 9, 2006, the Planning Commission approved the Trinity Cathedral Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA). The EIR addressed the potential impacts of the Trinity Cathedral Project. Potentially significant impacts analyzed in the EIR included Aesthetics, Cultural Resources, Traffic and Circulation, Air Quality, Hazardous Materials and Public Safety, Noise, and Transportation and Circulation.

Mitigation measures were identified to reduce the significant and potentially significant impacts to less than significant levels and are included in the Mitigation Monitoring Plan (MMP). Significant unavoidable impacts were not identified as described in the Findings of Fact.

The current request for a Time Extension of the Planning Commission approval does not result in any impacts over and above what was previously analyzed in the prior document. Section 15162 of the Guidelines for Implementation of the California Environmental Quality Act Public Resources Code provides that an additional Negative Declaration (or Environmental Impact Report) need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available.

The Zoning Administrator time extension requests have been determined not to require environmental review; however the Mitigation Monitoring Plan is still part of the conditions of approval.

STAFF RECOMMENDATIONS TO COMMISSION: The proposed project is consistent with the Central City Design Guidelines. Attached below are the comments provided in the previous DRPB staff report below, which staff still supports.

Site/Building Design

Major modifications have been made to the project design including massing changes, material consolidation and simplification, as well as in the fenestration. See attached summary provided by the architect indicating the design changes from the previous submittal for use by staff and the Board.

The Board's summary of issues was as follows:

- 1. Look at neighborhood context in reference to the proposed design.*
- 2. Look at the "spirit" form element and revisit material usage, too busy, simplify the design.*
- 3. Revisit columns and base, revisit marble cladding, and revisit corner element (spire).*

- 4. *Look at canopies for cohesiveness with overall design, and look at hardscape at the street, prefer that it maintain its current form.*

Staff is supportive of the modifications to the design, and feels that they capture the essence of the Board's concerns, as well as concerns voiced by the neighborhood. The applicant will provide a presentation that indicates all modifications to the previous design, and how they have addressed each of the Board's concerns.

By incorporating a dramatic corner element, the project contributes to "place making" consistent with the proposed use, and consistent with the Central City Design Guidelines. In combining brick, stucco, and limestone, in combination with the tile utilized for the cross element, the project uses quality materials, provides good composition of material, and incorporates the materials in an innovative way. The project incorporates a wide variety of articulation which breaks up the massing and provides interest.

The proposed landscaping at 27th Street plaza has been modified. The street has been left as it exists, with asphalt paving, and angled parking. The parkway strip and street trees remains as they exist currently. New sidewalks will be provided for the project, and bulb-outs are proposed at corners. The applicant is working with Planning staff on coordination of the bulb-outs.

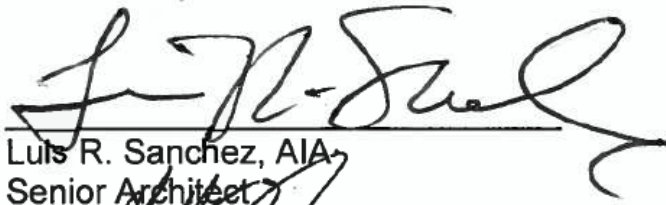
Staff supports the previously approved project which is proposed again, and recommends Design Commission approve the project. Staff has provided the previous report as Attachment 4 for reference by the Design Commission.

Respectfully submitted by:



Matthew Sites, Associate AIA
Design Review

Recommendation Approved:



Luis R. Sanchez, AIA
Senior Architect



William Crouch, AIA, NCARB, FRAIA, LEED AP
Urban Design Manager

Attachments:

Attachment 1

Page 6-7 Recommended Findings of Fact and Conditions of Approval

Attachment 2

Page 8 Vicinity Map

Attachment 3

Page 9 DR1 - Title Sheet
Page 10 DR2.0 - Existing Site Plan
Page 11 DR2.1 - Master Site Plan (Phase I)
Page 12 DR3 - Floor Plans and Roof Plans (Phase I)
Page 13 DR4 - Exterior Elevations and Streetscape (Phase I)
Page 14 DR5 - Exterior Elevations and Perspective Rendering (Phase I)
Page 15 DR6 - Landscape Plan (Phase I)
Page 16 DR7 - Master Site Plan and North Elevation (Phase II)
Page 17 DR8 - Massing Diagram and Streetscape Studies
Page 18 DR-PHOTOS - Photos of Site

Attachment 4

Page 19-68 Previous Design Review and Preservation Staff Report and Approval.
Page 69-153 CEQA Finding of Fact and Statement of Overriding Considerations.

Attachment 5

Page 154-161 Mitigation Monitoring Plan

**Attachment 1
Proposed Findings of Fact and Conditions of Approval
Trinity Cathedral (DR09-008)
1926 Capitol Avenue, Sacramento, CA 95821**

Findings Of Fact

- A. Environmental Determination:** The Design Commission considered the Planning Commission certification (February 9, 2006) of the Environmental Impact Report for the Trinity Cathedral Project (herein EIR) which consists of the Draft EIR and the Final EIR (Response to Comments (collectively the "EIR") has been completed in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the Sacramento Local Environmental Procedures.
- B. The Design Review** *request to develop a four story +/- 70,000 s.f. church previously approved by the Design Review and Preservation Board is approved, subject to the following Findings of Fact and Conditions of Approval:*
1. The project, as conditioned, conforms with the Commission's design criteria.
 2. The project, as conditioned, complements structures in the surrounding area

Conditions Of Approval

The Design Review request to develop a four story +/- 70,000 s.f. church previously approved by the Design Review and Preservation Board is hereby approved subject to the following conditions:

1. The building and associated work shall be located on the site as indicated in this report and exhibits. **No alterations shall be made to the street or public right-of-way as an urban plaza, with the exception of the proposed bulb-outs.**
2. The project shall be constructed as indicated in this report and exhibits.
3. Final landscape drawings shall be provided for staff review prior to construction. Staff shall review any revisions to the approved landscape plans.
4. All final details affecting the exterior building design that are not determined at the time of the Design Commission final review shall be reviewed and approved by Design Review staff prior to Building Permit submittal.

5. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans stamped by Design Review staff shall be subject to review and approval prior to Building Permit submittal. Applicant shall comply with all current building code requirements.
6. Any major revisions to the final approved design are subject to review and approval by the Design Commission.
7. Any exterior revisions to future tenant spaces facing public streets shall be submitted to Design Review staff for review and approval prior to future T.I. Building Permit submittal.
8. **All required new and revised plans shall be submitted for review and approval by Design Review staff prior to building permit submittal. A set of the appropriate plans (reduced to 11 x 17 set) along with a Letter of Compliance indicating how the project is in compliance with each Condition of Approval with detailed sheet references shall be submitted directly to Design Review Staff 1-2 weeks prior to Building Permit submittal. A final 3D model (SketchUp preferred) shall be provided to Design Review staff prior to building permit submittal. All necessary planning entitlements shall have been approved by the Planning Commission prior to final Design Review sign-off of plans.**
9. The approval shall be deemed automatically revoked unless required permits have been issued and construction begun within three years of the date of the approval. Prior to expiration, an extension of time may be granted by the Design Commission upon written request of the applicant.
10. **The Design Commission decision may be appealed to City Council. Appeals must be filed within 10 calendar days of written notice of the Design Commission action.**
11. No building permit shall be issued until the expiration of the 10 day appeal period. If an appeal is filed, no permit shall be issued until final approval is received.
12. Final occupancy shall be subject to approval by Design Review Staff and shall involve an on-site inspection by Design Review Staff.
13. **The Record of Decision shall be scanned and inserted into the final set as a general sheet to be submitted for building permit.**