

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday May 4, 1993 the Zoning Administrator approved with conditions a Special Permit Modification to expand a church parking lot, Special Permit Modification to eliminate the tennis court facilities of the condominium project and a Lot Line Adjustment for the project known as Z93-004. Conditions of approval for the project are listed on page 3.

Project Information

- Request:
- A. Zoning Administrator's Special Permit Modification to expand a parking lot for a church (P90-489) in the Multiple Family and Single Family Alternative (R-3 & R-1A) zones.
 - B. Zoning Administrator's Special Permit Modification to eliminate the tennis court facilities of a condominium project (P-8503) located on 0.9± developed acres in the Multiple Family (R-3) zone.
 - C. Lot Line Adjustment to relocate a common property line between two parcels totaling 2.15± developed acres.

Location: 2331 Northview Dr. & 700 Northfield Dr.
Assessor's Parcel Number: 274-0110-050 & 274-0233-005

Applicant:	Wallace D. Carruth 1224 Greenlea Ave Sacramento, CA 95833	Property Owners:	American River Homeowners Assoc. P.O. Box 755 W. Sacramento, CA 95691
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Northgate Congregation Inc.
2843 Bellgrade Wy
Sacramento, CA 95833

General Plan Designation: Low Density Residential (4-15 du/ac)
1988 South Natomas Community
Plan Designation: Medium Density Residential (7-15 du/ac)
Existing Land Use of Site: Church (under construction) & recreation area, including tennis court,
for condominium complex
Existing Zoning of Site: R-1A (church) and R-3 (condominium complex)

Surrounding Land Use and Zoning:

North: Vacant & Park; R-1A & SC
 South: Multiple Family Residential; R-3
 East: Vacant; R-2B, R-3
 West: Residential; R-3

Parking Required: 99 (1 space/4 seats for church)
 Parking Provided: 142
 Property Dimensions: Irregular
 Property Area: 2.5± acres (church parcel and recreation parcel)
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Related Files: P-8503 (Special Permit, condominiums), P-9252 (Tentative Map, condominiums), P90-489 (Special Permit, church)

Additional Information: In 1980, the Planning Commission approved a Special Permit to convert a 175 unit apartment complex on 12.8± acres to condominiums (P-8503). Later that year the City Council approved a tentative map to divide the site into four separate parcels for phasing and financing purposes (P-9252). Amenities for the condominium were placed on a 1.01± acre lot, consisting of open space, a swimming pool, a recreation center and tennis courts. The applicant proposes to take a 15,525 square foot area (where the tennis courts are located) of the 1.01± acre lot, readjust the property line and make this area part of the church site (1.5± acres) to the east (P90-489). The tennis courts will be removed and the area will be used for additional parking for the church. The church, presently under construction, desires the additional parking so they do not have to utilize on street parking for special events at the church and thereby burden the surrounding neighborhood.

The density of the condominium project will remain the same (14 units per acre) and within the range of the plan designations and the R-3 zone. The applicant indicated that the tennis courts have not been utilized by people living in the condominium complex for years. The courts are in poor condition and litter and trash gather in the tennis court area. Adequate recreation facilities will still continue to be provided for the condominium complex as there is the swimming pool, recreation center, open space and a public park to the north of the site. The Zoning Administrator finds that the transfer of the 15,525 square feet to the church and the expansion of the church parking lot is a minor deviation to the previously approved special permits for the church and the condominium complex and can be approved by the Zoning Administrator subject to the conditions listed below.

The lot line adjustment will result in the church parcel having a split zone (R-1A and R-3). This should not create a problem as a church use requires a special permit in any zone. If the property reverts to residential use in the future, the property should be rezoned to the appropriate designation at that time.

Project Plans: See Exhibits A - E

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15305(a)).

Conditions of Approval

1. The decorative masonry wall shall be continued on the church site adjacent to the new location of the west and north property lines of the church (see Exhibit C).
2. A revised site plan and revised landscape, shading and irrigation plans shall be submitted to the Building Division for the expanded parking lot area prior to issuance of building permits. Parking stalls and maneuvering area shall meet Zoning Ordinance requirements. The parking lot shall be completed at the same time as the church.
3. The church will continue to comply with the conditions of P90-489.



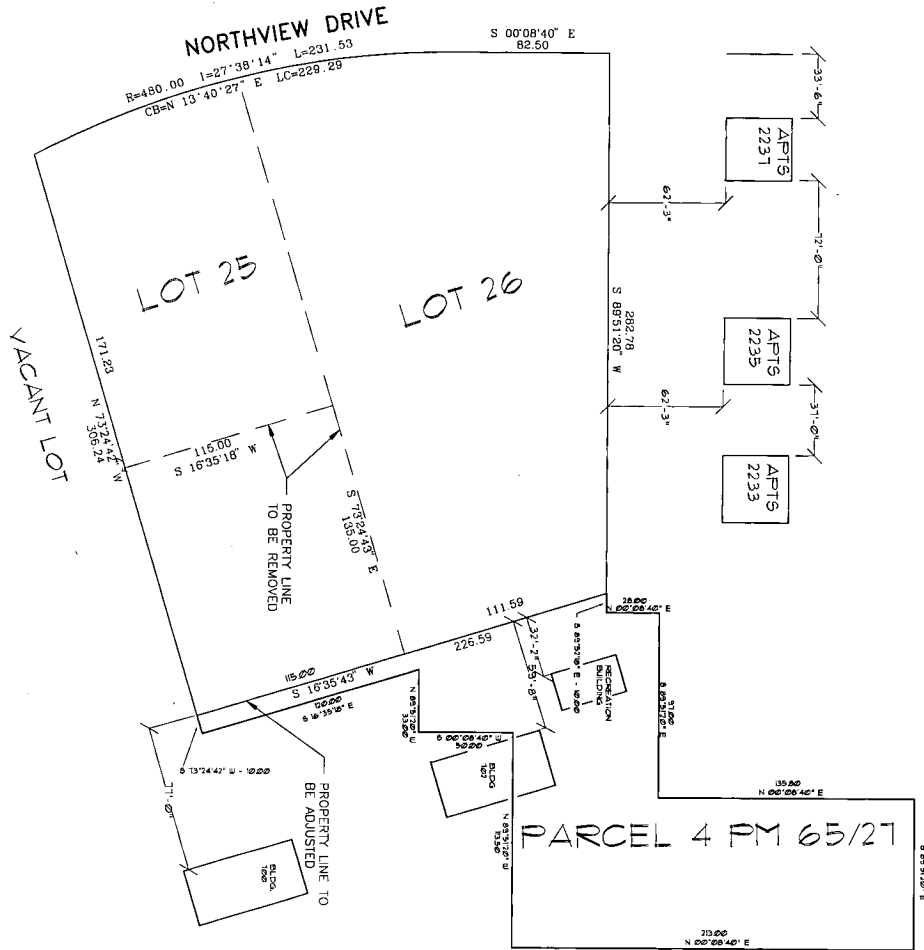
Joy D. Patterson
Zoning Administrator

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department - Development Division (Anwar Ali, 2674-7210) after the appeal period is over to record a certificate of compliance to complete the lot line adjustment.

cc: File (original)
Applicant
ZA Log Book
ZA Resolution Book
Public Works Department
Building Division

LOT LINE ADJUSTMENT



LEGAL DESCRIPTION:

LOTS 25 AND 26 OF THAT CERTAIN SUBDIVISION ENTITLED "NORTHGATE COMMERCIAL" RECORDED IN BOOK 19 AT PAGE 11 OF RECORD MAPS ON FILE IN THE COUNTY RECORDER, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.



SHEET NUMBER
B2.4

JOB NUMBER
Northgate

DATE
4/7/93

SCALE
1" = 30'-0"

DRAWN BY
RFS

SHEET TITLE
Lot Line Adjustment

NORTHGATE KINGDOM HALL
2331 Northview Drive
Sacramento, CA, 95833

NO.	REVISION	DATE	BY



Exhibit B

Parcel A

Lots 25 & 26 of that certain subdivision entitled "Northgate Commercial" recorded in book 79 at page 11 of record maps on file with the County Recorder County of Sacramento, State of California

Parcel B

all that portion of Parcel 4 of American River Condo Plan, excluding the E135' of the N115'.

293-004

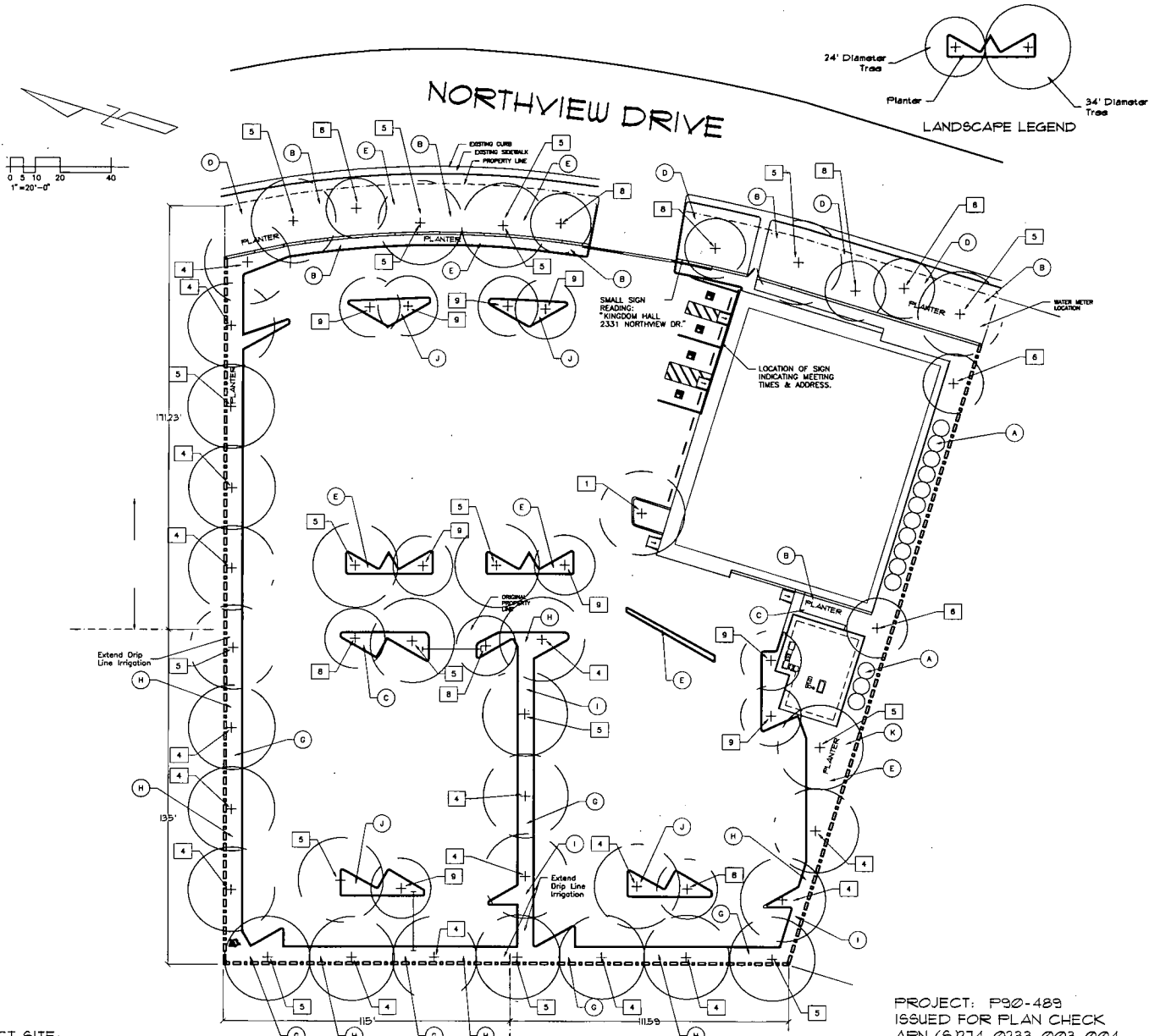
5-11-93

ITEM NO 1

293-004

5-11-93

#1



SHADE CALCULATIONS:

35' Round Trees
 11 @ 100% = 10,583.21
 2 @ 75% = 1,443.16
 16 @ 50% = 7,696.88

25' Round Trees
 12 @ 100% = 5,428.68

Total Shade in 15 years:
 25,151.94 Square Feet
 Parking Lot Area:
 48,593.44 Square Feet
 Percentage of Shade in 15 years:
 51.7%

GROUND COVER:

All land areas exposed will be planted with ground cover consisting of either:
 Horizontalis Juniperus (Blue Rug Juniper) or Rosmarinus (Huntingdon Carpet). An equal selection may be made providing it is compatible to be watered by the Emitter System.

TREES:

SYM	SIZE	QTY	COMMON NAME
1	15.0	2	Japanese Red vine
2	15.0	2	Mandel Pine
3	15.0	2	Coastal Redwood
4	15.0	14	Chinese Pistache
5	15.0	9	Camphor
6	15.0	0	Chinese Tallow
8	15.0	1	Scotch Pine
9	15.0	5	Canary Island Pine
10	15.0	8	African Sumac

SHRUBS:

SYM	SIZE	QTY	COMMON NAME
A	5.0	14	Red Leaf Photinia
B	5.0	34	Raphiolepis
C	5.0	37	Morea
D	5.0	31	Heavenly Bamboo
E	5.0	35	Fortnight Lily
F	5.0	8	Hopsseed
G	5.0	22	Yew Pine
H	5.0	11	Podocarpus "Maki"
I	5.0	12	Arbutus
J	5.0	7	Viburnum "Tinus"
K	5.0	3	Japanese Maple

NOTES:

1. Fertilizer tabs per Mfg. Specs.
 2. All Trees staked and tied.

SUBJECT SITE:
 LAND AREA: 15,525 SQUARE FEET
 LAND AREA: 3563 ACRES
 PAVED AREA: 13,000 SQUARE FEET

REVISED SITE PLAN
 SCALE: 1" = 20'

PROJECT: P90-489
 ISSUED FOR PLAN CHECK
 APN (5214-0233-003-004)
 MODIFIED USE PERMIT AND
 LOT LINE ADJUSTMENT.

REVISION	DATE	BY	NO.

Kingdom Hall of Jehovah's Witnesses
 NORTHGATE CONGREGATION
 2331 Northview Drive
 Sacramento, CA 95815

SHEET TITLE
 REVISED LANDSCAPING AND IRRIGATION LAYOUT

DRAWN BY
 RFS

SCALE
 1" = 20'-0"

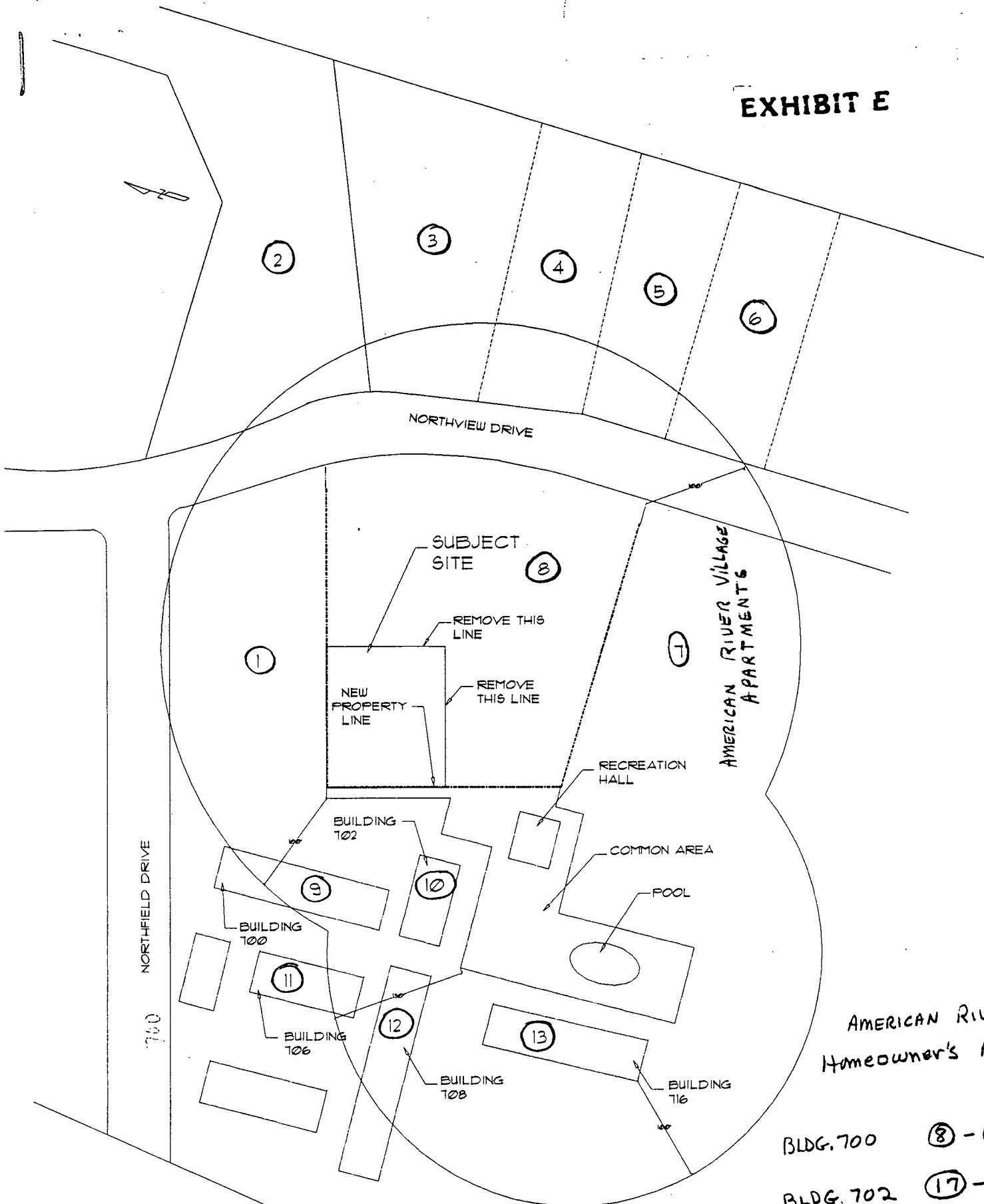
DATE
 10/15/91

JOB NUMBER
 Northgate

SHEET NUMBER
 B2.2

EXHIBIT D

EXHIBIT E



- BLDG. 700 ⑧ - ⑩
- BLDG. 702 ⑪ - ⑬
- BLDG. 706 ⑭ - ⑯
- BLDG. 708 ⑰ - ⑱
- BLDG. 716 ⑳ - ㉑

NORTHGATE CONGREGATION OF JEHOVAH'S WITNESSES
 2331 NORTHVIEW DRIVE
 SACRAMENTO, CA, 95833
 MAY 29, 1993.

PROPERTY MAP SHOWING 100' (MINIMUM)
 RADIUS FROM CORNERS

293-004

5-11-93

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