

## ATTACHMENT C

**RESOLUTION NO. 1796**

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF August 10, 1995

A RESOLUTION ADOPTING FINDINGS OF FACT  
AND APPROVING A SPECIAL PERMIT FOR  
PROPERTY LOCATED AT 8017 35th Avenue.

(P94-125) (APN:#027-0162-013; -016; -031; -032)

WHEREAS, the City Planning Commission on August 10, 1995, held a public hearing on the request for approval of a special permit to allow a church in an existing 11,592 square foot building on 1.07 $\pm$  developed acres in the Standard Single Family Residential (R-1) zone for property located at the above described location;

WHEREAS, the City Environmental coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

WHEREAS, the Planning Commission adopts the following findings of fact for the special permit to allow a church in an existing 11,592 square foot building on 1.07 $\pm$  developed acres at 8017 35th Avenue in the Standard Single-Family Residential (R-1) zone.

- A. The project, as conditioned, is based upon sound principles of land use in that:
- 1) the subject site is appropriately planned and zoned for the proposed use, and the proposed use is allowed subject to the granting of a Special Permit;
  - 2) the proposal is compatible with the adjacent established neighborhood in that parking standards shall be met for the proposed use.
- B. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
- 1) the applicant is not proposing any outdoor activities within the

- church operations;
- 2) concrete/masonry walls separate the project site from adjacent residential uses; and
  - 3) activities on Sundays through Thursdays will cease no later than 10:00 p.m.;

C. The project is consistent with the General Plan which designates the site as Low Density Residential (4-15 du/na).

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The special permit to allow a church in an existing 11,592 square foot building on 1.07 $\pm$  developed acres in the Standard Single-Family Residential (R-1) zone is hereby approved, subject to the following conditions:
  - a. A 6-foot masonry wall shall be constructed adjacent to outdoor use areas and parking areas, to be consistent with the description shown on the attached site plan (consistent w/P86-431). This wall shall comply with the Transportation Division sight/visibility requirements.
  - b. Parking shall be provided on a 1:4 seat ratio. Parking stalls shall meet ADA (American Disabilities Act) and City Standards (Section 6 - City Zoning Ordinance). Parallel parking shall be allowed along the first aisle opposite the building. If provided these parallel parking stalls shall meet the following dimensions: interior stalls - 9' x 24'; end stalls - 9' x 20'. A 15' aisle shall be provided between the building and first row of parking (as identified on Exhibit C-1). Parking shall not be allowed in driveways. Prior to issuance of any building permits, the applicant shall submit a revised site/parking plan for review and approval of Planning Department Staff.
  - c. Seating shall be limited to the number of parking spaces provided on the revised site plan (1:4 seat ratio).
  - d. The project shall meet the landscaping and shading requirements of the City Zoning Ordinance (Section 6).
  - e. All existing signage (192 $\pm$  s.f.) shall be removed from the premises within 10 days of approval of the Special Permit. Future signage will require sign permits and must comply with the City Sign Ordinance.
  - f. All services shall conclude no later than 10:00 p.m. Sundays through Thursdays.

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*Linda B. Myers*  
CHAIRPERSON

ATTEST:

*Suzanne Skinstad*  
SECRETARY TO PLANNING COMMISSION  
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