

# ATTACHMENT 3

ITEM # 12  
PAGE 12

## RESOLUTION NO. 1809

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 4633 RALEY  
BOULEVARD. (P95-055)(APN:237-0060-025)

WHEREAS, the City Planning Commission on August 10, 1994, held a public hearing on the request for approval of a special permit to allow a church to use a 1,630 square foot structure at the 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;

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

1. The Special Permit is hereby approved based upon the following findings of fact:
  - a. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the City Planning Commission has reviewed and considered the information contained herein.
  - b. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
    - 1) The proposed project does not exceed the maximum setback requirements;
    - 2) The proposed church use is compatible with the surrounding residential and industrial land uses in the area.
  - c. The project is consistent with the General Plan and North Sacramento Community Plan which designate the site for industrial land use.

August <sup>24</sup> 10, 1995

2. The Special Permit for the proposed church is hereby approved subject to the following conditions:

A. Infrastructure

1. Dedicate Raley Boulevard to a 55 foot half street and contribute an amount equal to the cost of frontage improvements.
2. Only one domestic water service will be allowed per parcel.
3. All water connections shall comply with the City's Cross Connection Control Policy.
4. Any new domestic water services shall be metered.
5. Off-site topography is required as a part of the grading and drainage plan.
6. Due to the increase in occupancy, the applicant shall be required to verify that the on-site septic system is adequate. A letter of approval from the County of Sacramento's Environmental Health Department is required. The applicant may extend the sewer main in Raley Boulevard as an alternative to the potential septic upgrade.
7. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans and prepare plans to control urban runoff pollution from the project site during construction.

Refer to the City of Sacramento's "Administrative and Technical Procedures Manual for Grading, Erosion and Sediment Control", January 1994, for the acceptable BMPs to control erosion and sediment transport and pollution associated with construction activities. This manual is available from the

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Department of Utilities by calling 433-6318.

**B. Parking/Access**

1. Parking spaces that are to City standards shall be provided.
2. Handicap parking spaces shall comply with the American Disabilities Act (ADA) requirements.
3. The applicant will be required to provide a standard driveway.

**C. Landscaping**

1. The applicant shall submit an upgraded landscape and irrigation plan that incorporates the requirements of the water conserving landscaping ordinance for Planning staff's review and approval prior to issuance of building permits. All designated parking areas shall meet the 50 percent shading requirement.
2. The applicant shall provide a sprinkler system for the proposed pastoral residence in order to provide fire protection (Phase II).

**D. Safety/Fire Prevention**

1. The pastoral residence and church should be linked by a security system to monitor illegal access, vandalism, or fire.
2. The parking lot should be adequately illuminated to enhance visibility from parsonage or neighboring residential properties.
3. Landscaping of the site should be maintained as to allow maximum visibility throughout the entire site.
4. Lighted exit signs are required for the church at each exit.
5. The pastoral residence shall be equipped with a

sprinkler system.

E. Other

1. The applicant shall obtain a Building Permit that reflects the change in use from a residence to a church.
2. The applicant shall provide a minimum 5 foot public utility easement for future street lighting or traffic signal equipment along Raley Boulevard.

*Linda B Myers*  
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CHAIRPERSON

ATTEST:

*Suzanne Alimsted*  
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SECRETARY TO PLANNING COMMISSION