

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, July 7, 1999 the Zoning Administrator approved with conditions a Special Permit Modification to allow the addition of a portable classroom to expand kindergarten and day care classes at an existing church facility for the project known as Z99-051. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

**Project Information**

Request: Zoning Administrator Special Permit Major Modification to install a 1,440 square foot manufactured building to expand the church's preschool program by 15 children and the kindergarten by 15 children on 3.468± partially developed acres in the Agricultural (A) zone.

Location: 924 San Juan Road (D1, Area 4)

Assessor's Parcel Number: 250-0010-082, 083

Applicant: Peace Lutheran Church (Contact: Fran Borcalli)  
924 San Juan Road  
Sacramento, CA 95834

Property Owner: Same as applicant

Project Planner: Sandra Yope

General Plan Designation: Medium Density Residential (16-29 du/na)  
South Natomas  
Community Plan Designation: Medium High Density Residential (11-21 du/na)  
Existing Land Use of Site: Church and facilities  
Existing Zoning of Site: Agricultural (A)

Surrounding Land Use and Zoning:  
North: R-1A (PUD)/R-2B(PUD); Vacant and Apartments  
South: R-1; School  
East: R-1A(PUD) Church  
West: A; Vacant

Property Dimensions: Irregular  
Property Area: 3.468± acres  
Square Footage of Buildings: Existing: 7,440 square feet  
Proposed: 1,440 square feet

	Total:	8,880 square feet
Height of Building:	One story, 10 feet	
Topography:	Flat	
Street Improvements:	Existing	

Project Plans: See Exhibits A-D

Previous Files: P87-402, P82-193

Background Information: On October 22, 1999, the Planning Commission approved a special permit modification for an addition to the existing church facilities (P87-402). Any additions to an existing special permit requires a modification of the original special permit.

Additional Information: The applicant is requesting to locate a 1,440 square foot portable classroom on the site. The building will be located at the center of the site behind all existing structures. The classroom is to enable the current day care and kindergarten programs to expand by 30 more children for a total 92 children. The portable classroom will be constructed out of wood with a metal roof and composition shingles. Although no additional parking will be provided, there are 35 spaces on site that are adequate for the proposed additional students.

The site is located within the Natomas Community Association area. The project plans have been sent to the association and staff received no comments. The project has been noticed and staff has not received any calls.

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 15301(e)}.

#### Conditions of Approval

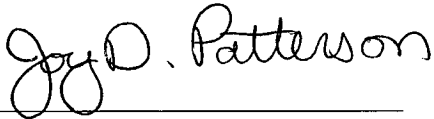
1. The day care and kindergarten student population shall not exceed 92 total students combined.
2. The portable classroom shall be on an approved foundation and have a skirt around the entire perimeter of the structure. The classroom and skirt shall be painted to match the existing buildings.
3. The applicant shall construct a six foot masonry wall along the west property line when the adjacent property begins development (when the lot line adjustment is completed then the wall requirement will not be necessary).
4. The applicant shall obtain a building permit for the portable classroom.
5. The proposed portable classroom shall conform to submitted plans.

#### Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that

the proposed modification will not substantially alter the characteristics of the site or the surrounding residential neighborhood.

2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
  - a. adequate on-site parking and setbacks will be provided; and
  - b. the proposed classroom will be located behind existing buildings and will not be visible from the street.
3. The project is consistent with the General Plan and South Natomas Community Plan which designate the subject site as Medium Density Residential (16-29 du/na) and Medium High Density Residential (11-21 du/na) respectively. Churches, private schools, and day care centers are allowed in the A zone with a special permit.



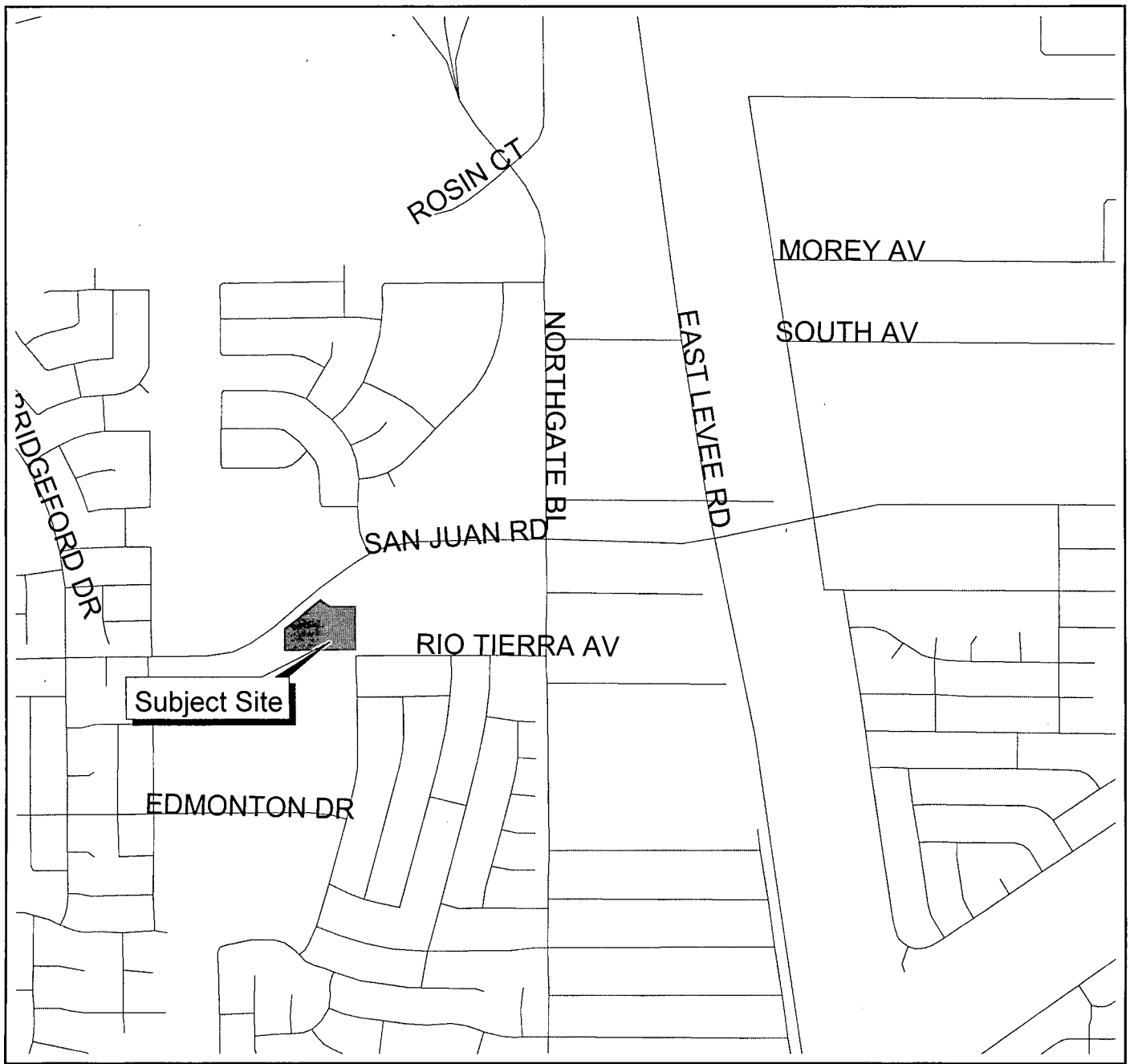
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Joy D. Patterson  
Zoning Administrator

A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

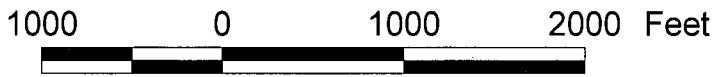
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File          Applicant          ZA Log Book

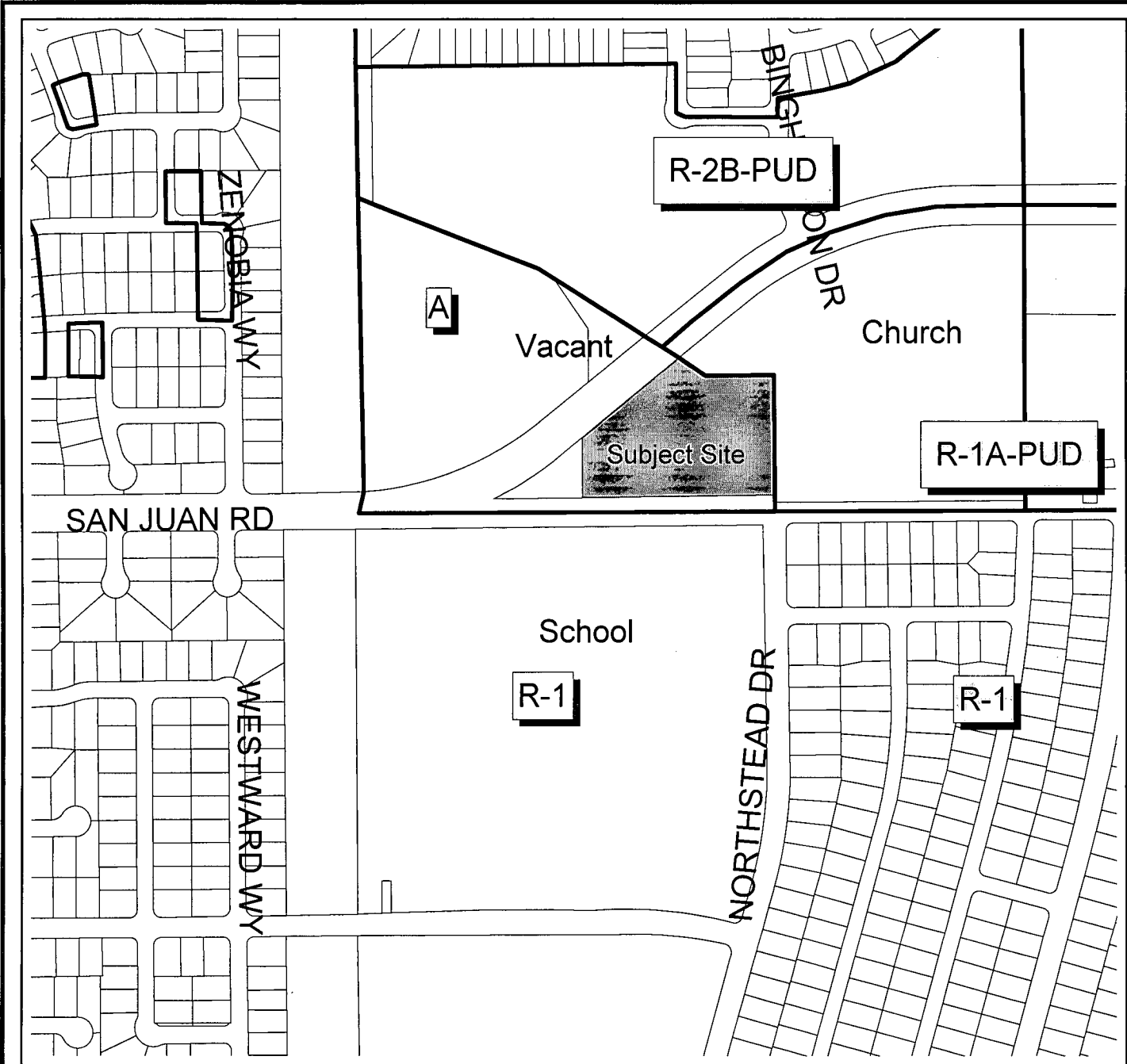



Neighborhoods, Planning  
And Development Services  
Department

Geographic  
Information  
System



# VICINITY MAP

Neighborhoods, Planning  
And Development Services  
Department

Geographic  
Information  
System

# LAND USE AND ZONING



AREA 25415 SQ. FT.

N00°09'00.1"W 157.05'

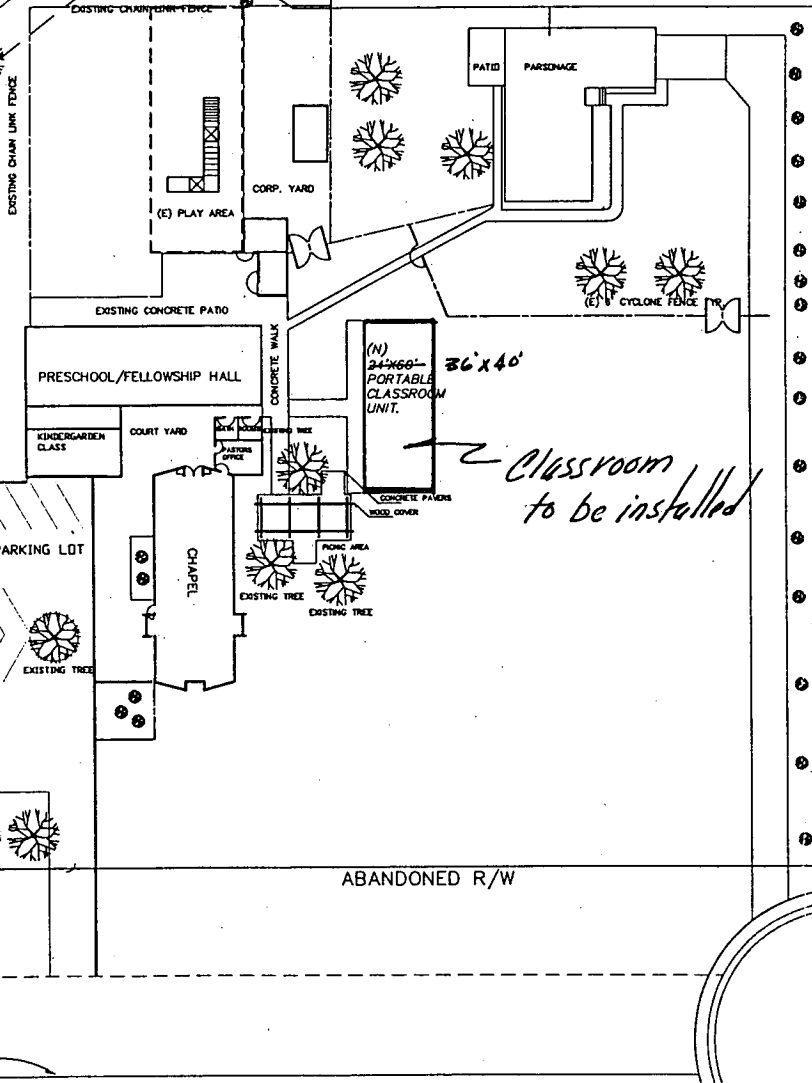
N51°45'08.3"E 211.66'

SAN JUAN ROAD

SET BACK LINE

EXISTING STREET R/W

EXHIBIT A



*Classroom to be installed*

*Parking*

*Parking*

OLD SAN JUAN ROAD

EXISTING CURB, GUTTER AND SIDEWALK

ABANDONED R/W

PHASE 1 (E) SITE PLAN

1" = 20'-0"

Z99-051

*Rio Tierra Fundamental Junior High*

PC  
architects, inc.

TPC Architects, Inc.  
A Full Service Architectural Company  
7805 Madison Ave. Suite 100  
Fair Oaks, CA 95628  
(916) 965-4003  
Fax: (916) 965-4031

ITEMS

Peace Lutheran Church  
JULY 7, 1999

924 San Juan Rd.  
Sacramento, CA  
95833

Conceptual Design

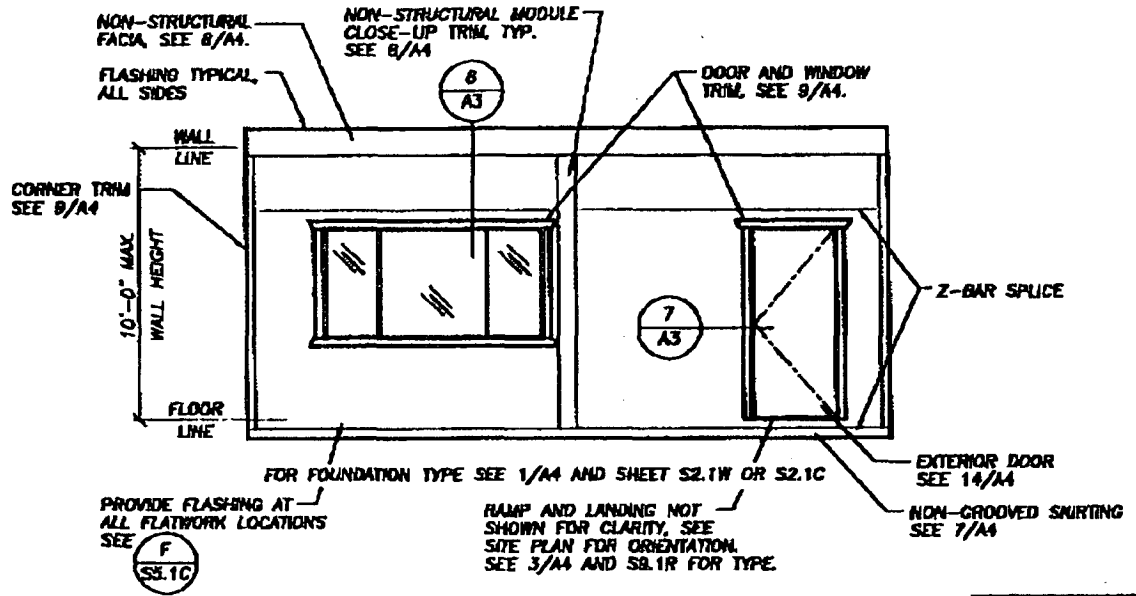
SHEET TITLE  
PHASE 1  
(E) SITE PLAN  
(N) PORTABLE

DATE  
BY  
SCALE  
PROJECT NO.

Z99-051

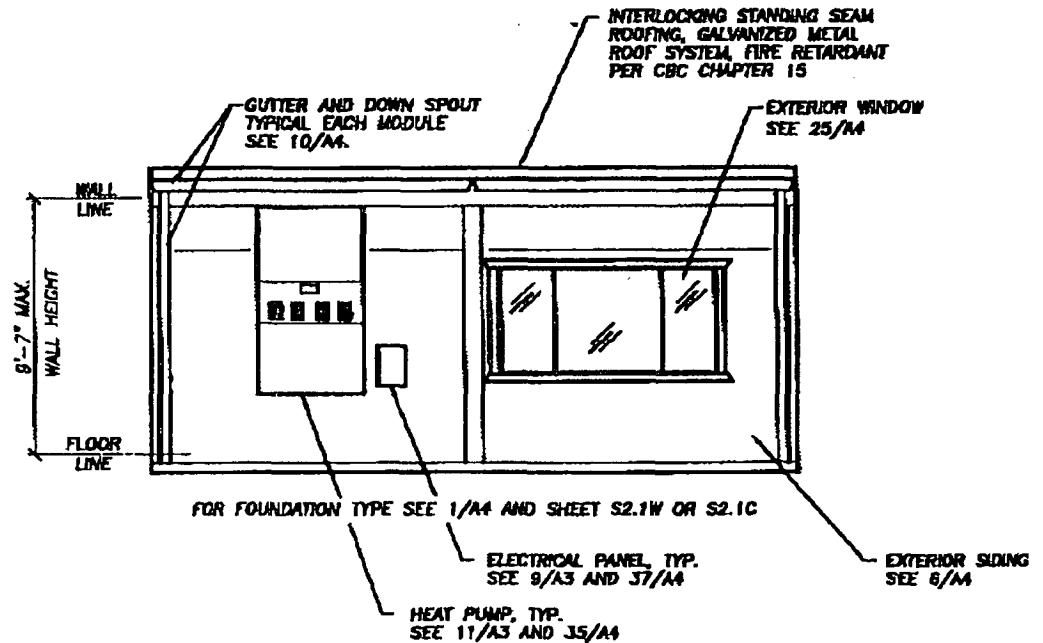
A-1

BID ALT. #1:  
24'x 40' ELEVATIONS



**FRONT ELEVATION**

BID ALT. #1  
24'x40' CLASSROOM  
ELEVATIONS



**REAR ELEVATION**

Z 99 - 051

Z99-051

JULY 7, 1999

ITEM 8

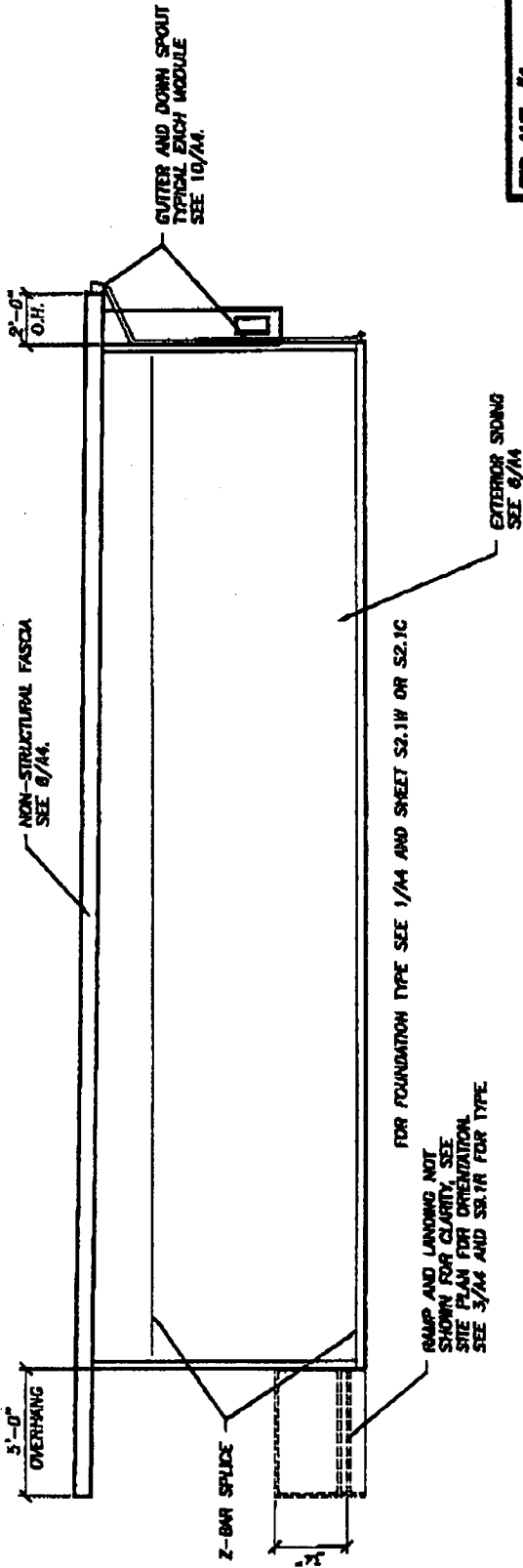
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GARY DOLPNIK MFG.  
EXHIBIT B

1 916 652 9021

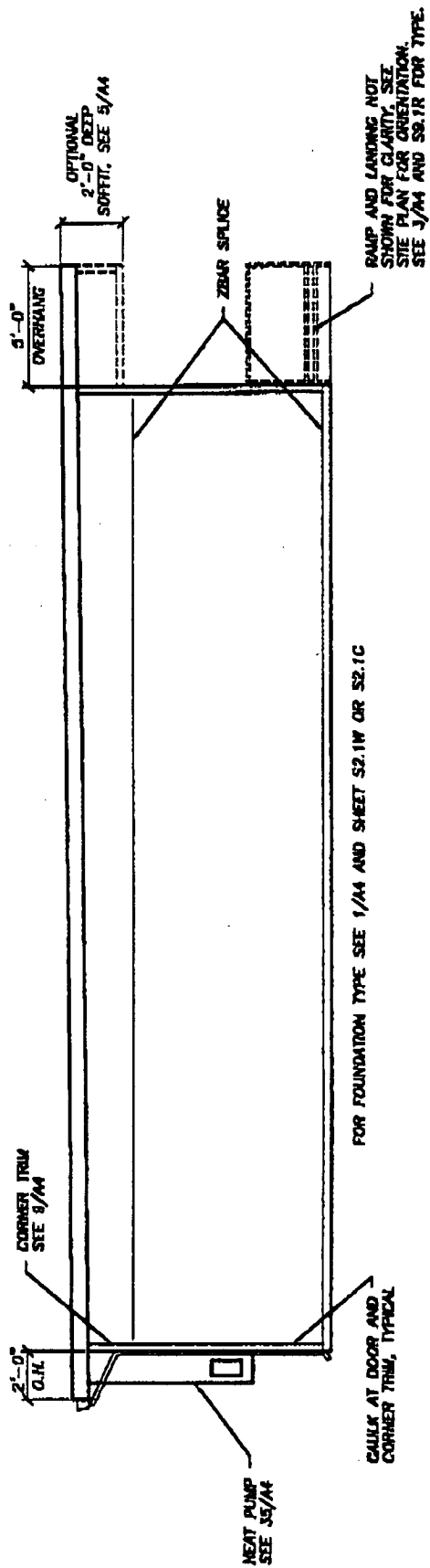
P.06

BID ALT.#1:  
24'x 40' ELEVATIONS



**BID ALT.#1  
24'x40' CLASSROOM  
ELEVATIONS**

**LEFT SIDE ELEVATION**



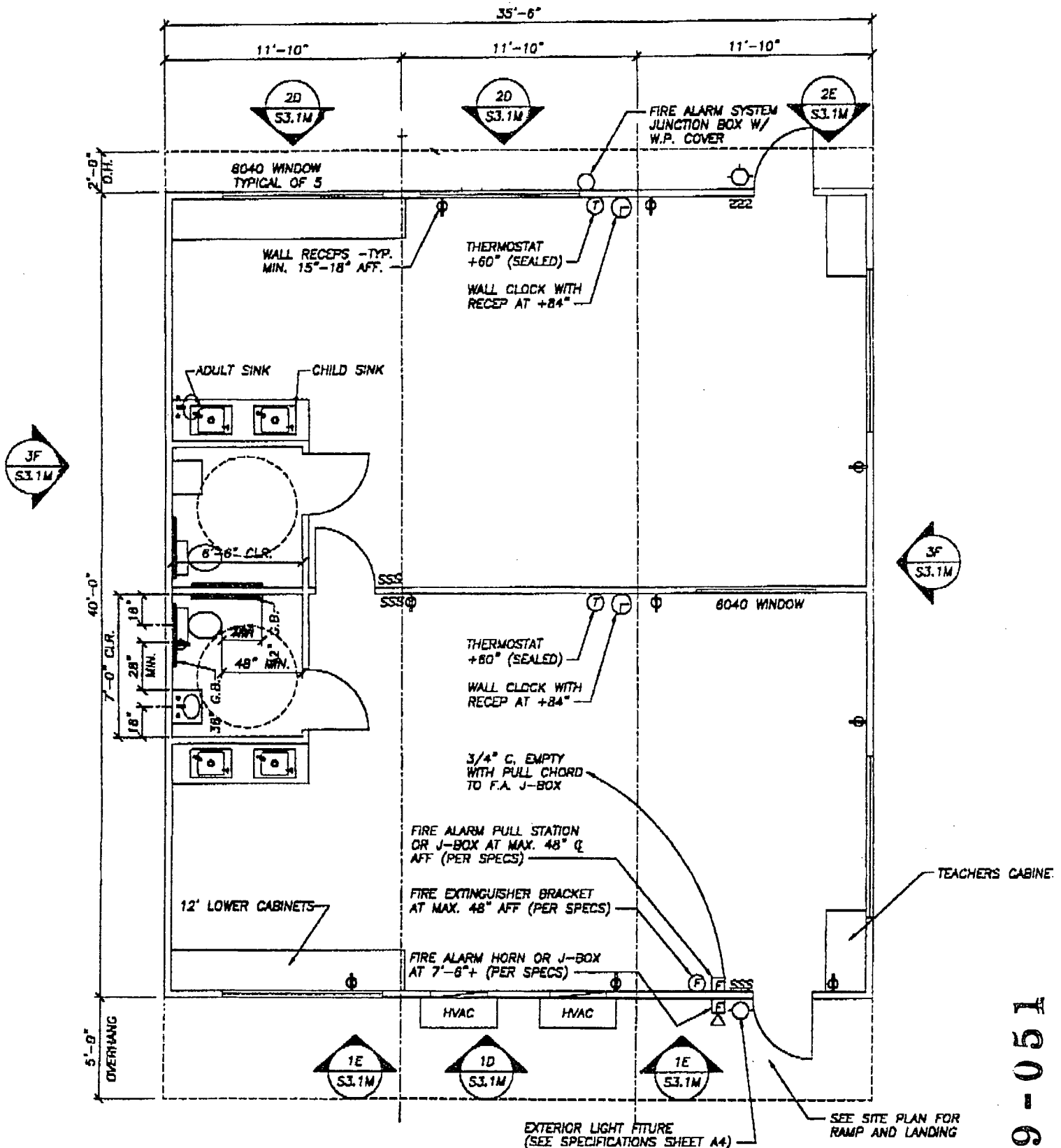
**RIGHT SIDE ELEVATION**

Z99-051

TOTAL P.07



EXHIBIT D



FLOOR PLAN

SEE ELECTRICAL NOTES AND SPECS SHEET A4

PROP/PEACE LUTHERAN

GARY DOUPNIK MANUFACTURING, INC.

JULY 7, 1999

Z99-051