

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, October 14, 1998, the Zoning Administrator approved with conditions, a special permit to waive required parking for the East Wind Youth Center for a project known as Z98-113. Findings of Fact and conditions of approval for the project are listed on pages 3 and 4.

**Project Information**

**Request:** Zoning Administrator Special Permit to waive 24 of the required 30 parking spaces for a proposed youth center located in a 2,965 square foot building on 0.3± developed acres in the General Commercial (C-2) zone.

**Location:** 5900 Lemon Hill Avenue (D6, Area 3)

**Assessor's Parcel Number:** 038-0081-002

**Applicant:** McCabe, Pressey, Architects - c/o Kevin Pressey  
1809 19th Street, Sacramento, CA 95814

**Property Owner:** Hoang Hung Gia & Bich Thi  
6350 Orange Avenue  
Sacramento, CA 95823

**General Plan Designation:** Low Density Residential  
South Sacramento  
**Community Plan Designation:** Residential 7-15 DU\NA  
**Existing Land Use of Site:** Vacant Office Building  
**Existing Zoning of Site:** General Commercial, C-2

**Surrounding Land Use and Zoning:**  
North: Healthcare Facility; R-2A(R)  
South: Parking Lot; R-2A(R)  
East: Apartments; R-2B(R)  
West: Supermarket; C-2

**Property Dimensions:** Irregular  
**Property Area:** 0.3± acres  
**Parking Provided:** 6 spaces  
**Parking Required:** 30 spaces (1:100 parking ratio)

**Z98-113**

**October 14, 1998**

**ITEM 4**

|                              |                     |
|------------------------------|---------------------|
| Square Footage of Building:  | 2,965 square feet   |
| Height of Building:          | One Story (12'- 4") |
| Exterior Building Materials: | Stucco & Brick      |
| Roof Materials:              | Gravel              |
| Topography:                  | Flat                |
| Street Improvements:         | Existing            |
| Utilities:                   | Existing            |

Project Plans: See Exhibits A-D

Previous Files: None

Additional Information: The applicant is requesting to waive 24 of the required 30 parking spaces for a newly established youth center for school age children. The existing vacant 2,965 square foot building was previously used for an office building. The applicant proposes to remodel the interior creating 2,965 square feet for a recreation room, office, restrooms, library and classrooms for tutoring. The exterior facade will be repainted and further enhanced with landscaping along the front and interior property lines. There are six on-site parking spaces for the building located on site. The proposed youth facility requires one space for every 100 square feet. The proposed change in use in the building would require a total of 30 parking spaces. The site is located within the South Sacramento Community Plan area. The Zoning Ordinance stipulates that the Zoning Administrator can issue a Special Permit to waive off-street vehicle parking for small buildings (less than 10,000 square feet). In addition to the findings required for approval of a Special Permit, findings must also be made that the granting of the deviation will not be materially detrimental to other properties or land uses in the area.

The proposal is to allow a youth center for school age children between the ages of 12 to 18. The youth center's hours of operation are from 12:00 noon - 8:00pm, 7 days per week. The applicant expects the largest amount of kids on-site after school hours (2:00 pm), Monday through Friday, and during structured programs. A total of 40 children will be permitted on the site at any time. There are several parking spaces available on street and surplus parking on adjacent commercial businesses nearby. Most of the school age children visiting the center live and/or go to school in the immediate area and would either walk or be dropped off. The center will hire one paid employee and will accept up to four volunteers. It is anticipated that the volunteers will reside within the neighborhood and could; therefore, walk to the site. The facility will be limited to a youth center operation only. Occasionally, adult related activities and special meetings may occur on the site after regular business hours. Religious related services\events, concerts, and weddings shall be prohibited.

The proposed project was routed to the Fruitridge Manor Neighborhood Association, Area Churches Together, Southeast Area Neighborhood Association and the Tallac Village Neighborhood Association. No comments were received. 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(a) and Section 15303}.

Conditions of Approval

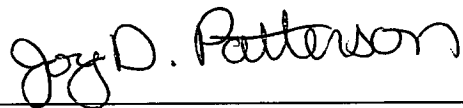
1. There shall be no further expansion of the building for a youth center use without further Planning review.
2. The project shall conform with the submitted site plan, floorplan and landscape plan.
3. The applicant shall obtain all necessary building permits prior to commencing renovation\construction.
4. The building shall only be used as a youth center facility, for school age children (12-18 years). Religious related services, events, concerts and weddings shall be prohibited on the site.
5. No more than 45 persons shall be permitted at the center for an event and\or service at any one time. Adult related activities, related to operation of the center, are occasionally permitted in the evening.
6. The applicant shall re-stripe the existing parking lot. The parking lot shall comply with landscaping and shading requirements. Secure bicycle parking shall be provided on the site.
7. The hours of operation shall be 12:00 noon to 8:00 p.m., seven days a week. Activities on the site shall be limited to indoors.
8. All signage shall meet the sign ordinance requirements and obtain a sign permit.
9. The concrete block walls, facing the property located on site, shall be coated with graffiti resistant paint on the side facing the site to reduce the time and cost of maintaining the wall as graffiti free. The applicant shall contact adjacent property owners, on the other side of the wall, to see if they are agreeable to painting their side fo the wall with graffiti resistant paint.
10. The interior sideyard (west) shall be maintained and weed free. Tall growing trees are prohibited. A barrier shall be provided between the restriped parking lot and mulch area.
11. A secondary exit from the recreation room shall be provided.

12. Applicant shall sign an agreement delegating the sworn employees of the Sacramento Police Department to act as applicant's agents for the sole purpose of enforcing Section 602(k) of the California Penal Code and that applicant agrees to properly post project property, aid in the investigation and prosecution of such cases. The posting shall consist of notices, in block lettering, with the wording: NO TRESPASSING VIOLATORS WILL BE PROSECUTED UNDER 602 (K) C.P.C (Contact Lynne Ohlson, City Police Department at 264-5787 for further information).
13. All exterior doors and gates shall be equipped with audible panic hardware to the satisfaction of the Fire Department standards and remain closed at all times (not to be used for entry purposes).
14. The site shall be staffed at all times when the center is open.
15. Lighting levels shall be as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise. A minimum of .25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the building project during the same hours.
16. All landscaping shall be maintained at a minimum plant and/or shrub height of 30 inches and trees maintained at a minimum distance of 6 feet from the lowest branch to the ground.
17. Decorative planting shall be maintained as not to obstruct or diminish lighting level throughout the project.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
  - a. the existing office building has limited on-site parking; and
  - b. there are many other properties along Lemon Hill Avenue that have little or no on-site parking in the surrounding neighborhood.
2. Waiving the parking will not be materially detrimental to the other properties or uses in the area in that the building will be primarily occupied by school age children that do not drive and on-street parking is available.
3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:

- a. the proposed use of the building will primarily used by school age children and events such as weddings, concerts, religious ceremonies\events are prohibited; and
  - b. there is adequate on-street parking and nearby off-street parking associated with other commercial uses available.
4. The project is consistent with the current zoning which designates the site for General Commercial use.



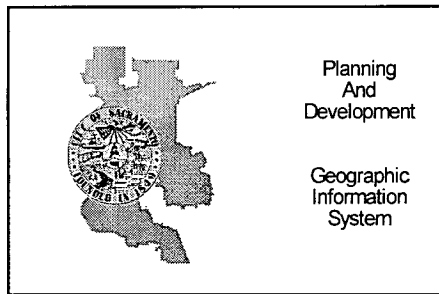
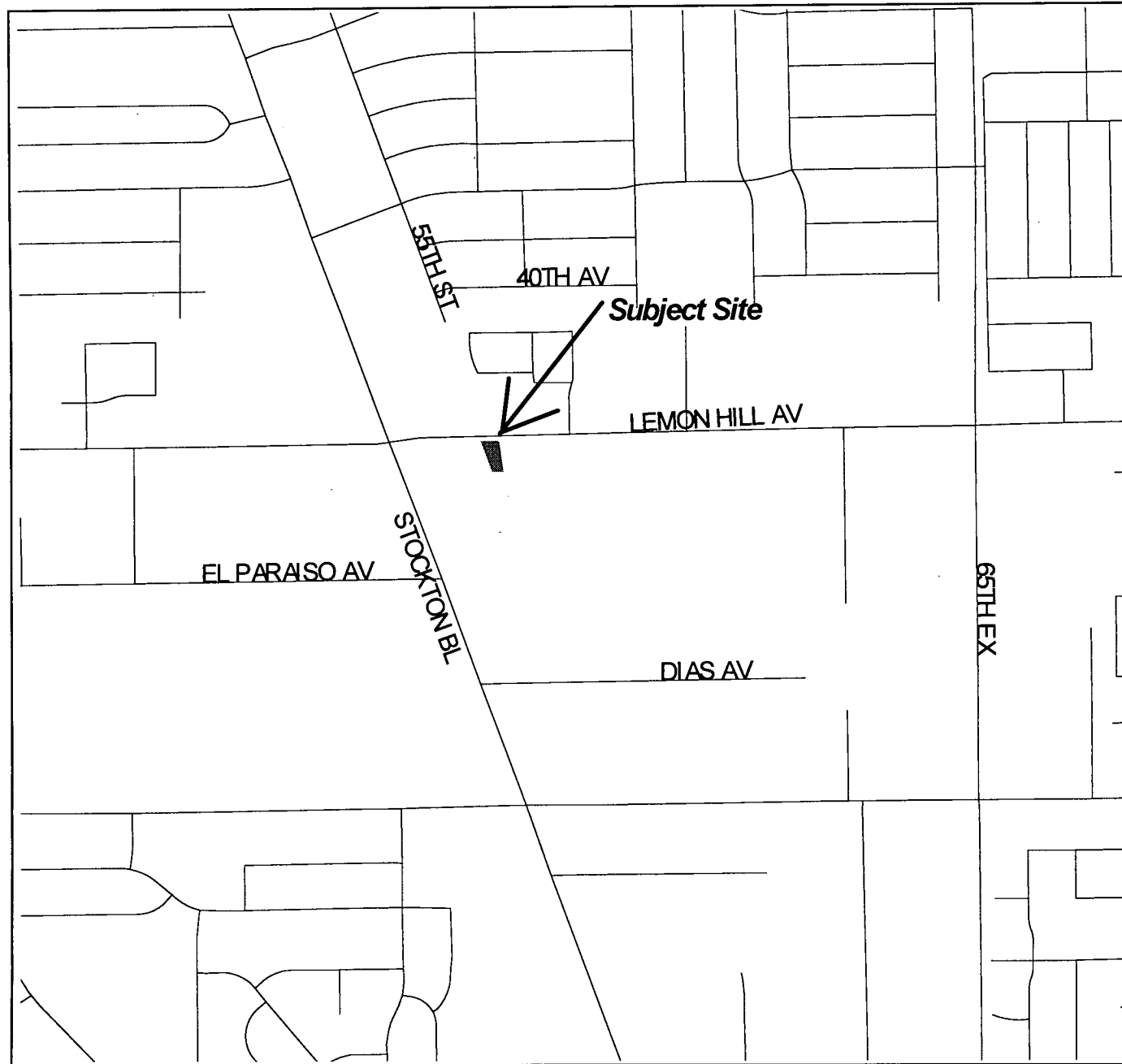
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Joy D. Patterson  
Zoning Administrator

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.

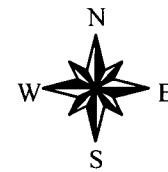
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File  
Applicant  
ZA Log Book



1000 0 1000 Feet

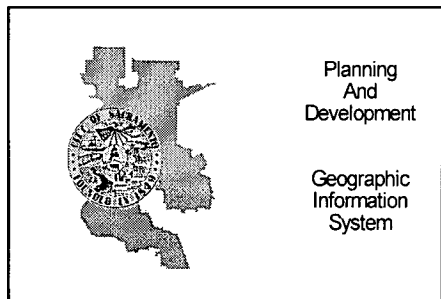
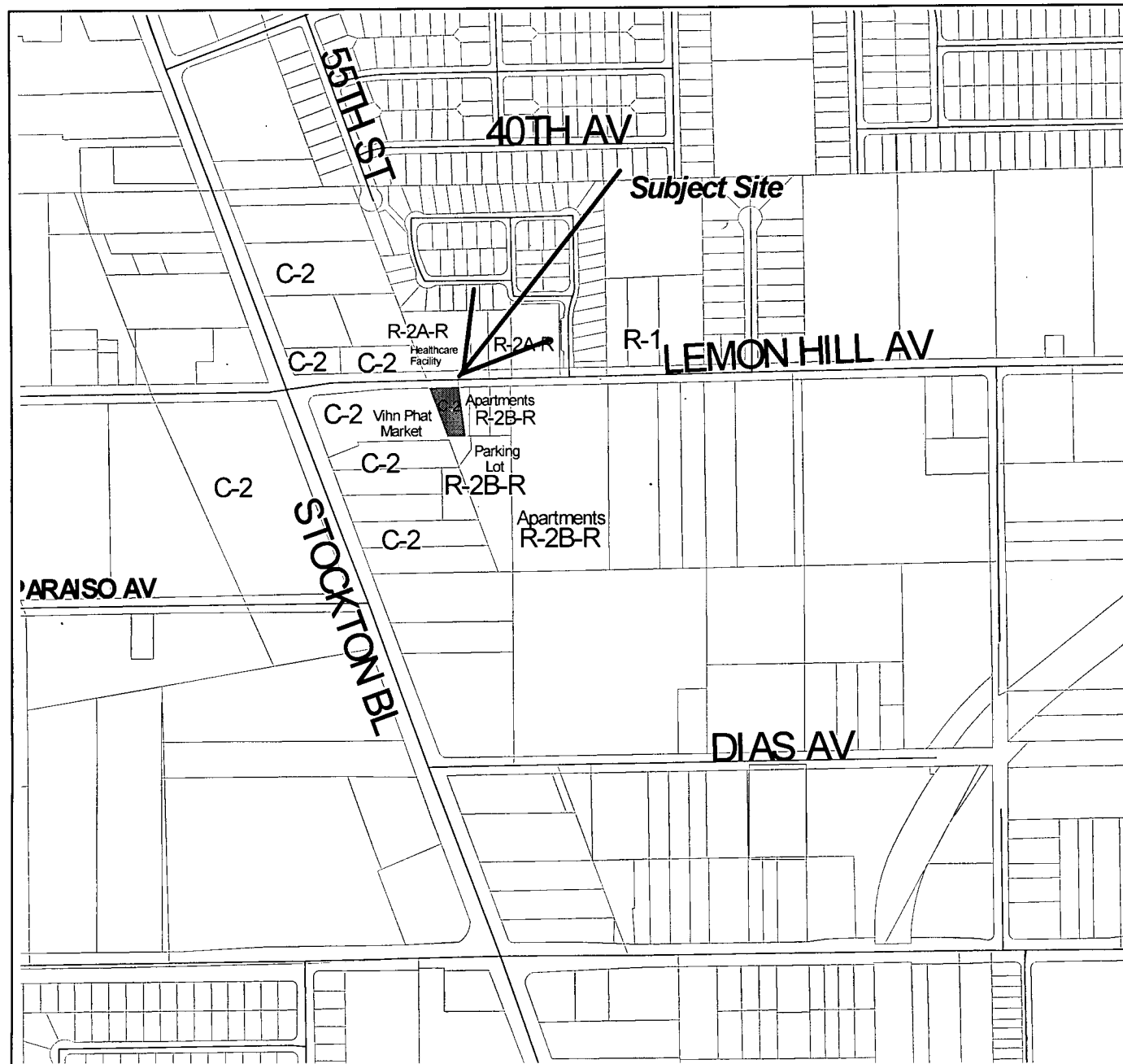
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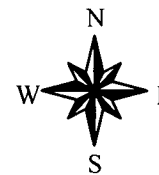


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Land Use & Zoning  
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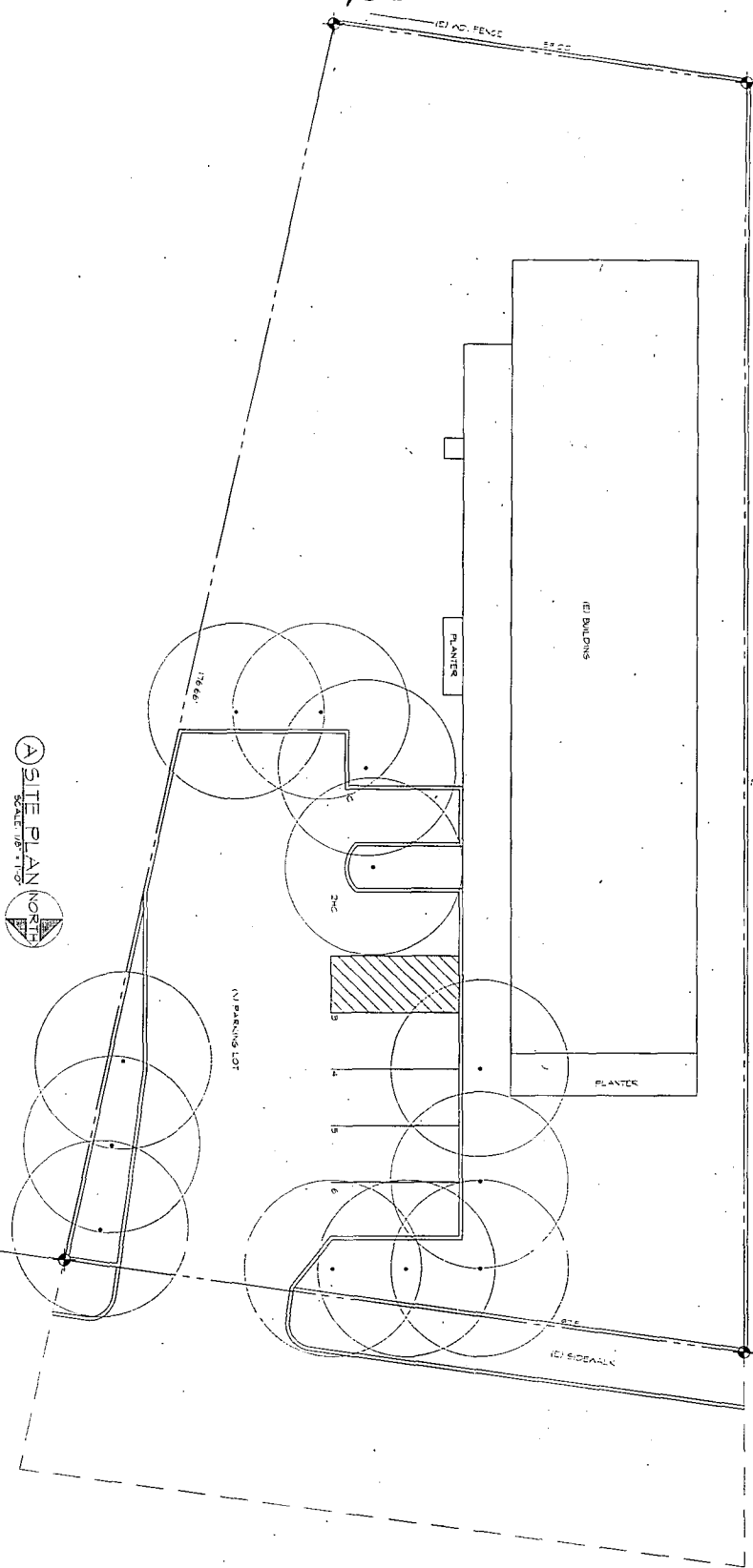
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298-113



(A) SITE PLAN  
 NORTH  
 SCALE: 1/8" = 1'-0"

LEMON HILL AVENUE

EXHIBIT A

SITE PLAN

SCALE: 1/8" = 1'-0"

EAST WIND YOUTH CENTER

5900 Lemon Hill Avenue, Sacramento, California

McCABE PRESSEY ARCHITECTS

1809 10TH STREET SACRAMENTO 95814 447-4347

DRAWN: BROWNE CHECKED: PRESSEY

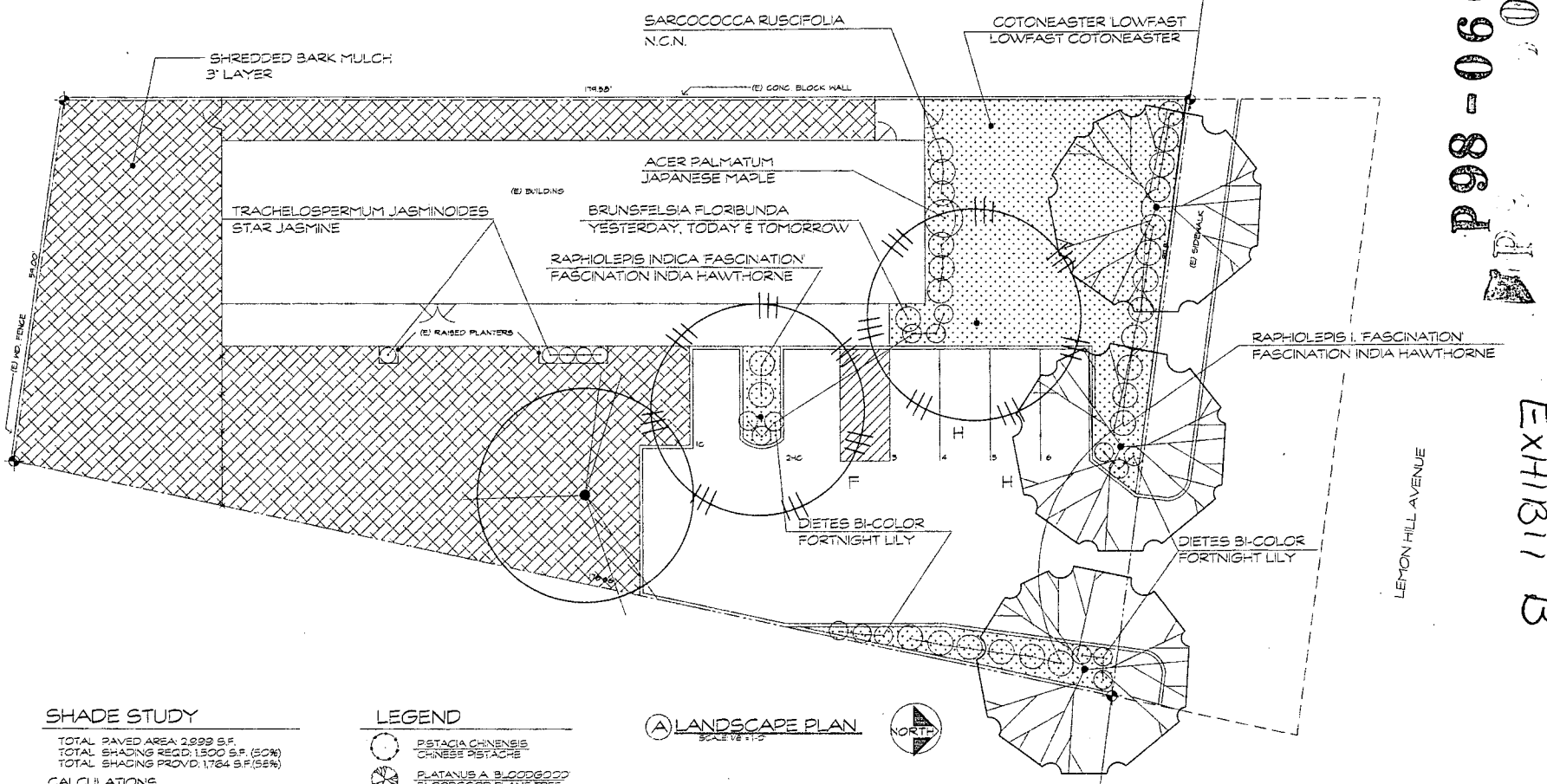
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SHADE STUDY

TOTAL PAVED AREA: 2,999 S.F.  
TOTAL SHADING REQ'D: 1,500 S.F. (50%)  
TOTAL SHADING PROVIDED: 1,784 S.F. (58%)

CALCULATIONS

1" @ 9624 362  
2" H @ 4814 362  
1,924 S.F.

TREE TYPES (35" DIA.)

1. *PLATANUS A BLOODGOOD*  
BLOODGOOD PLANE TREE  
2. *PLATANUS A BLOODGOOD*  
BLOODGOOD PLANE TREE

LEGEND

- PLATANUS A BLOODGOOD*  
BLOODGOOD PLANE TREE
- QUERCUS COCCINEA*  
SCARLET OAK

LANDSCAPE PLAN  
SCALE: 1" = 10'



NOTES:

1. ALL PLANTED AREAS TO RECEIVE FULLY AUTOMATIC IRRIGATION SYSTEM PROVIDING 100% COVERAGE.
2. GROUND COVER & SHRUB AREAS SHALL RECEIVE 3" LAYER OF SHREDDED BARK MULCH.

P 98-060

EXHIBIT B

MCCABE PRESSEY ARCHITECTS  
1809 18TH STREET SACRAMENTO 95814 447-4347  
DANIEL BROWN CHECKED: WESLEY

KOSKI/SULLIVAN  
2800 Franklin Blvd #5018  
Sacramento, CA 95818  
(916) 481-8981

EAST WIND YOUTH CENTER  
5900 Lemon Hill Avenue, Sacramento, California

LANDSCAPE PLAN  
SCALE: 1" = 10'

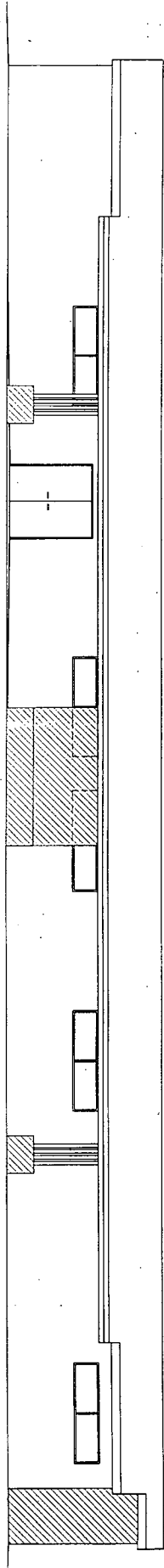
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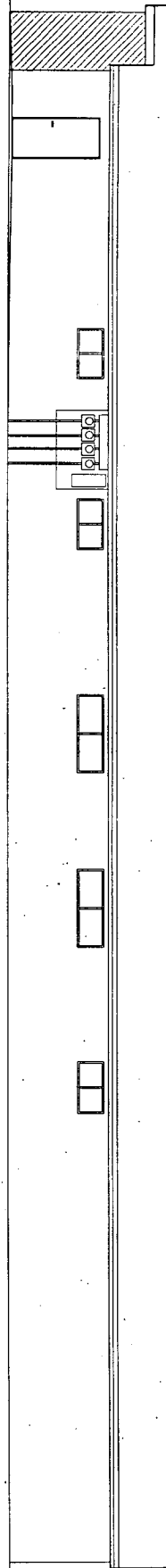
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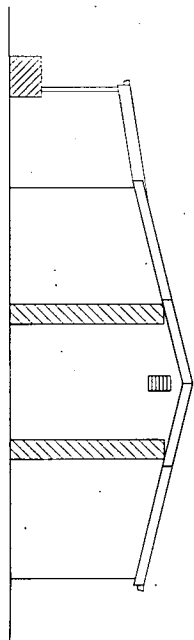
Ⓐ EAST ELEVATION  
SCALE 1/4" = 1'-0"



Ⓒ WEST ELEVATION  
SCALE 1/4" = 1'-0"



Ⓑ NORTH ELEVATION  
SCALE 1/4" = 1'-0"



Ⓓ SOUTH ELEVATION  
SCALE 1/4" = 1'-0"

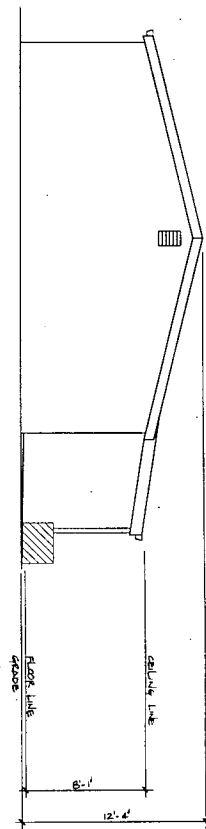


EXHIBIT C

3

EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

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EAST WIND YOUTH CENTER

5900 Lemon Hill Avenue, Sacramento, California

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1809 · 19TH STREET · SACRAMENTO · 95814 · 447-4347

DRAWN: BAOHNE

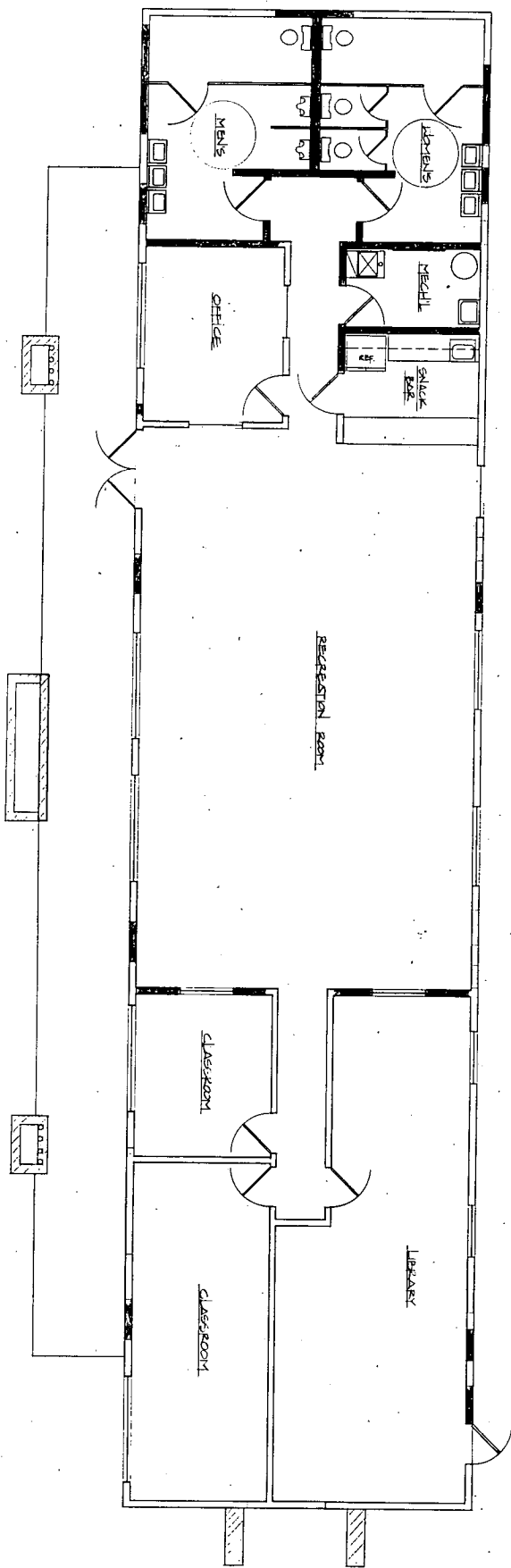
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This drawing is the property of McCabe Pressey Architects. It is to be used for the project and site only and is not to be used for any other project without the written consent of McCabe Pressey Architects.



⊙ FLOOR PLAN  
 scale 1/4" = 1'-0"  
 NORTH

EXHIBIT D

2

FLOOR PLAN  
 SCALE: 1/4" = 1'-0"  
 JOB No. 515

EAST WIND YOUTH CENTER  
 5900 Lemon Hill Avenue, Sacramento, California

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 Drawn: PRESSEY      Checked: McCABE