

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, May 06, 1998, the Zoning Administrator approved a Parcel Merger, a minor modification to a special permit for the expansion of Church, and a minor variance to waive a solid masonry wall on the west side of the property which is developed with the rail road tracks but zoned single family residential on .72 + acres (File Z98-038) by adopting the attached resolution (ZA98-000).

Project Information

Request: Zoning Administrator Parcel Merger to merge two parcels totaling .72+ developed with a church and vacant acres to expand the church necessitating a minor modification and a minor variance to waive the solid massonary wall to the west of the site in the Single Family, (R-1) zone.

PREVIUOS FILE NUMBERS: SP110, and Z95-077

Location: 7900 Fruitridge Rd. (D5, Area 3)

Assessor's Parcel Number: 017-0233-001, & 002

Applicant: Darryl Chinn Architects
2612 J Street #2
Sacramento, CA 95816

Property Owner: Chinese Community Church
5600 Gilgunn Wy.
Sacramento, CA 95822

General Plan Designation: Low Density Residential
Existing Land Use of Site: Church
Existing Zoning of Site: Single Family (R-1)

Surrounding Land Use and Zoning:

North: R-1; Single Family
South: R-1; Single Family
East: R-1; Single Family
West: R-1; Rail Road Tracks

Property Dimensions: rectangular
Property Area: .72+ acres
Topography: Flat

Street Improvements: Existing
Utilities: Existing

Legal Description: Exhibit A

Parcel Merger: Exhibit B

Project Plans: Exhibit C & D

Previous File: Z95-077 Zoning Administrator approved a Minor Modification to expand an existing church by 400 feet.

SP110

Additional Information The applicant proposes to merge two parcels into one lot for the purpose of expanding the existing church. A single family zone is located to the west of newly created parcel. A six foot high solid wall is required along this property line at the time the church expands and the lot line merger is completed. Staff supports the requested waiver of the wall since the property to the west is developed with rail road tracts and a water treatment plant. Any proposed trash enclosure is required to be located outside of any required setbacks. The parcel will meet all minimum lot size requirements after the proposed merger.

The existing church has undergone an expansion in 1995 of 400 additional square feet. No additional patrons were expected as a result of that expansion.

Agency Comments

The proposed project has been reviewed by the City Utilities Department, and the Public Works - Transportation and Engineering Planning Divisions. The comments received pertaining to the parcel merger have been included as conditions in the attached resolution.

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)}.

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 (Anwar Ali, 264-7992) after the appeal period is over to record a certificate of compliance to complete the Lot Line Adjustment.

cc: File (original)
ZA Resolution Book
ZA Log Book
Applicant
Public Works (Anwar Ali)