

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday, October 17, 1995, the Zoning Administrator approved with conditions a variance and a special permit modification to waive the required masonry wall for a modular Sunday school classroom expansion for the project known as Z95-083. Findings of Fact and conditions of approval for the project are listed on pages 3-5.

**Project Information**

- Request:      1.      Zoning Administrator Variance to waive the required six foot solid masonry wall for a church expansion on 2.4± developed acres in the Standard Single Family (R-1) zone.
2.      Zoning Administrator Special Permit Modification to increase one portable classroom building from 1,280 square feet to 1,600 square feet.

Location:      4840 Marysville Boulevard

Assessor's Parcel Number:      226-027-001, 002

Applicant:      Shannon Fannin      Property Same as Applicant  
                  2651 Milldale Circle      Owner:  
                  Rio Linda, CA 95626

General Plan Designation:      Low Density Residential (4-15 du/na)

North Sacramento

Community Plan Designation: Residential (7-15 du/na)

Existing Land Use of Site:      Church

Existing Zoning of Site:      Standard Single Family (R-1)

Surrounding Land Use and Zoning:

North: R-1; Vacant

South: R-1; Residential and Industrial

East: R-1; Residential

West: R-1; Residential

Property Dimensions:      Irregular

**Z95-083**

**October 17, 1995**

**ITEM 2**

Property Area:	2.4 $\pm$ acres
Square Footage of Buildings:	Existing church- 4,160 square feet
	Classrooms- 2,560 square feet
	Addition- 360 square feet
	Total- 7,080 square feet
Height of Building:	Single Story, 12 feet
Exterior Building Materials:	Metal
Roof Materials:	Metal
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-C

Previous Files: P3035, P8633, P94-009

Background Information: On March 17, 1994 the Planning Commission approved a Special Permit Modification to a previous Special Permit to allow an existing church to add two 1,280 square foot classroom buildings for Sunday School classes (P94-009). The expansion would require a masonry wall to separate the non-residential expanded church use from the adjacent residential uses.

Additional Information: The applicant is requesting to add 360 square feet to one of the approved portable classroom buildings increasing the size from 1,280 square feet to 1,600 square feet. The Zoning Ordinance indicates that minor additions to existing uses consistent with the Special Permit qualifications of the Zoning Ordinance may be approved by the Zoning Administrator. The total square footage of the additions granted by Zoning Administrator cannot exceed 10 percent of the original project size. The current application for the increased portable classroom size will result in a total of five percent for the modification. The increased portable classroom will add an additional 10 foot by 32 foot classroom section to the east side of the northern row of classrooms. The classrooms are located in the center of the site.

The applicant is also requesting to waive the required six foot masonry wall along the property line the length of the classroom expansion. There is an existing chain link fence along the property line. The parcel to the north is vacant and the parcel to the south has industrial uses on the site. No wall was required with the initial Special Permit church use (prior to Zoning Ordinance requirement).

The parcel to the east is also owned and used by the church as a recreational area. There is a ball field and a volleyball area. There are no structures or electrical equipment on the east parcel. Should the church ever proposed any development, permanent structures, lighting, etc. for the eastern parcels, then the two parcels may have to be merged.

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 15305(b)}.

Conditions of Approval-Variance:

1. The variance for waiving the wall requirement applies to this phase of church development (classroom expansion- two buildings) only. If in the future, the church proposes additional buildings, masonry walls will be required adjacent to residentially zoned properties, or an approved variance will need to be obtained.

Conditions of Approval-Special Permit Modification:

1. Any further additions to the church or school will require additional Planning review and approval.
2. Size and location of the addition shall conform to the plans submitted. The buildings shall be painted to match the existing structures.
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. The proposed classrooms are for Sunday school (church use) only. Any use of the buildings for any other form of school or day care will require additional Planning entitlements.
5. The parking lot area can be re-stripped to meet building and fire code requirements. A minimum of 27 spaces must be maintained.
6. The applicant shall comply with all previous conditions of approval (P94-009).

**NOTE:** The applicant (church) should also be aware that any development of their adjacent property to the east (including, but not limited to installation of lights, structures, buildings) will activate the wall requirement and modification of the Special Permit. It may also require a parcel merger. At present the property is undeveloped and used occasionally for recreational purposes (baseball/softball).

Findings of Fact-Variance:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the church is compatible with the surrounding residential and industrial uses located in the area.
2. Granting the variance does not constitute a special privilege extended to an individual applicant in that a variance would be and has been granted to other property owners facing similar circumstances.
3. Granting the variance request does not constitute a use variance in that the church is allowed use in the Standard Single Family (R-1) zone with a special permit.
4. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
  - a. the proposed classrooms are located in the center of the site and the impacted parcels to the north and west are vacant, and the parcel to the south has an industrial use; and
  - b. the addition will not substantially alter the characteristics of the site or the surrounding neighborhood.
5. The project is consistent with the General Plan and the North Sacramento Community Plan designations which designate the subject site as Low Density Residential (4-15 du/na) and Residential (7-15 du/na) respectively. Churches are allowed in residential zones with a special permit.

Findings of Fact-Special Permit Modification:

1. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that the proposed church use is compatible with the surrounding residential and industrial land uses in the area.
2. The project is consistent with the General Plan and the North Sacramento Community Plan designations which designate the subject site as Low Density Residential (4-15 du/na) and Residential (7-15 du/na) respectively. Churches are allowed in residential zones with a special permit.

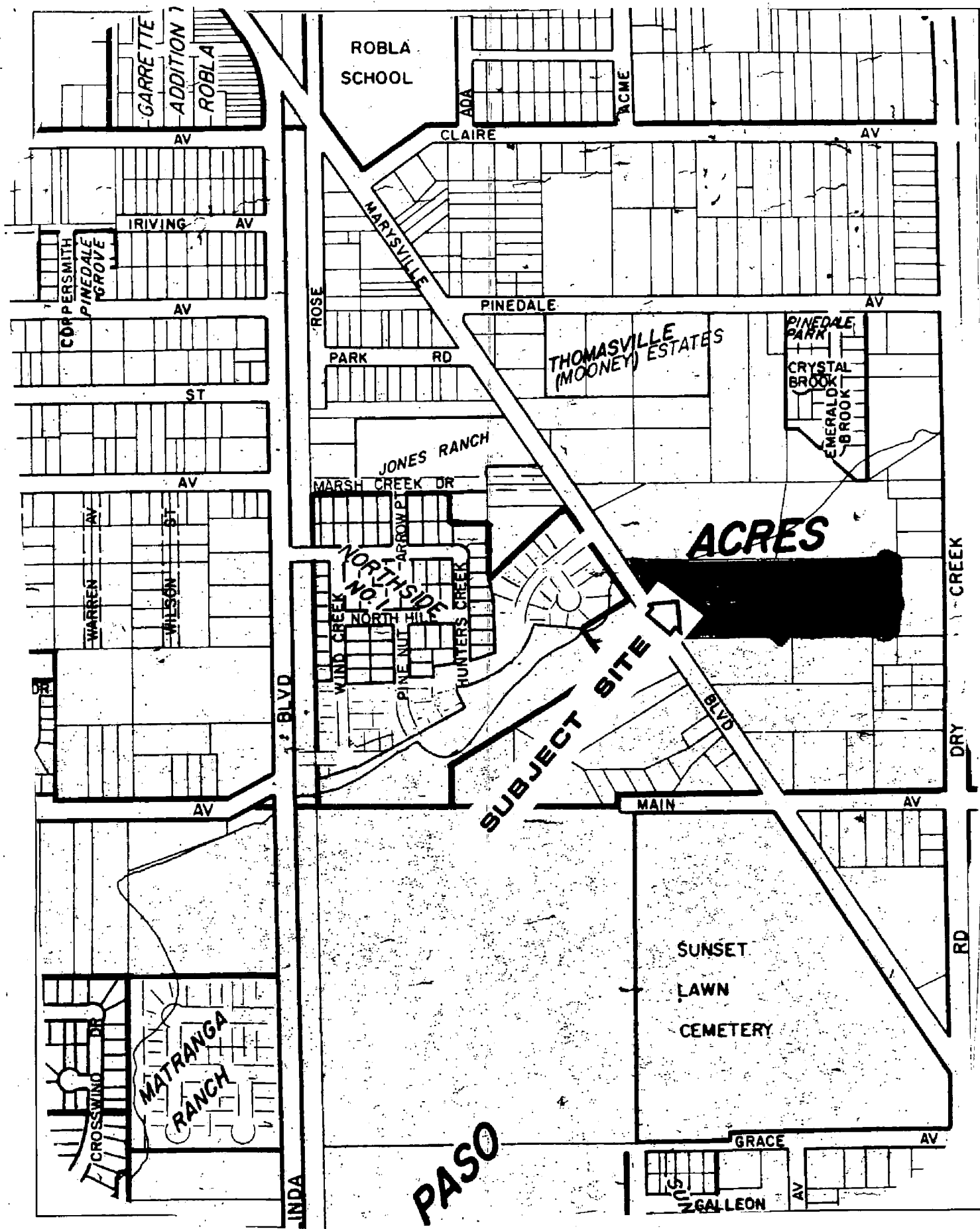
*Joy D. Patterson*

Joy D. Patterson  
Zoning Administrator

A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance 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.

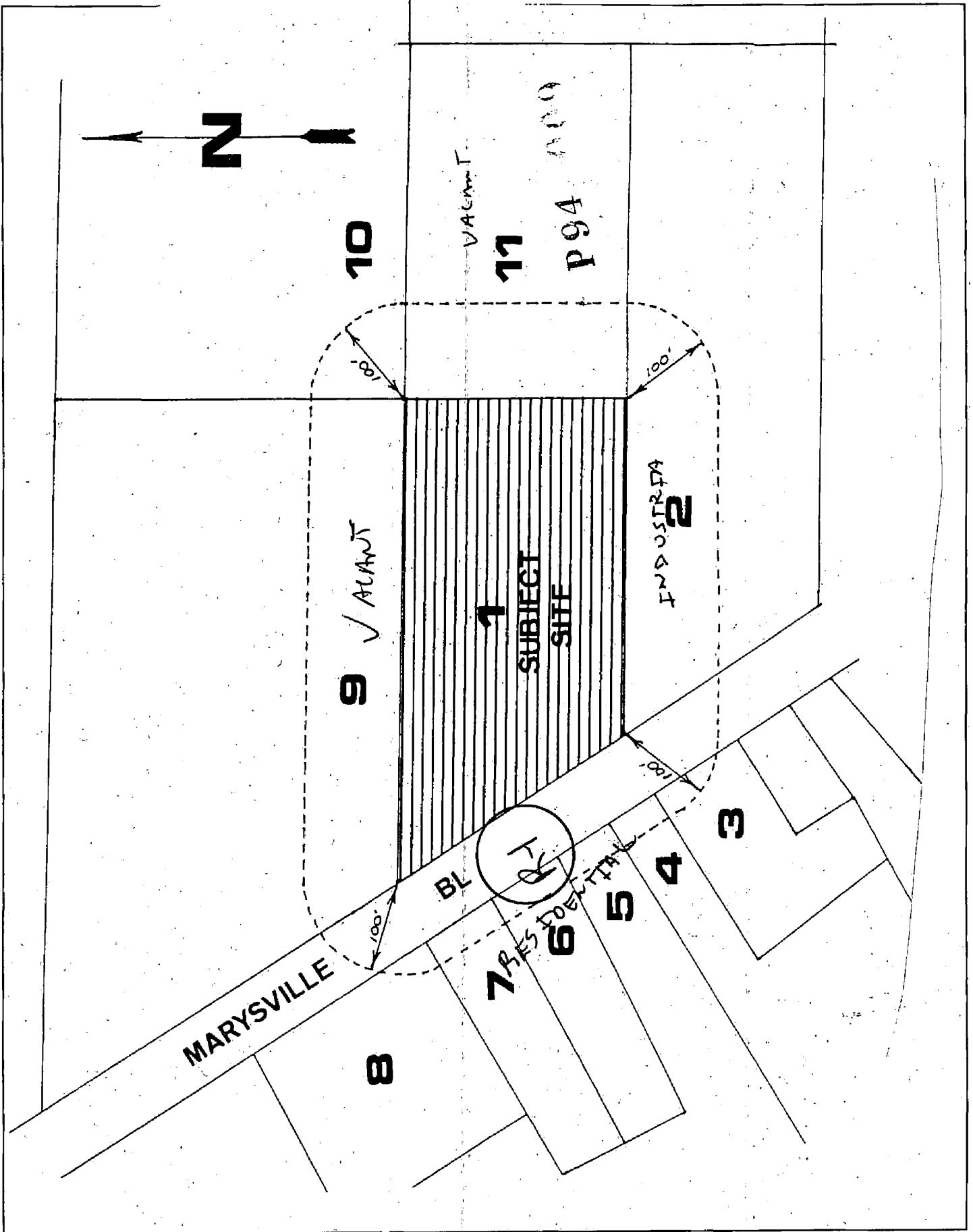
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File ✓  
Applicant ✓  
ZA Log Book ✓  
Wes Jigour- Site Conditions ✓



**PASO**

**VICINITY MAP**



**LAND USE & ZONING MAP**

**EXHIBIT - A**

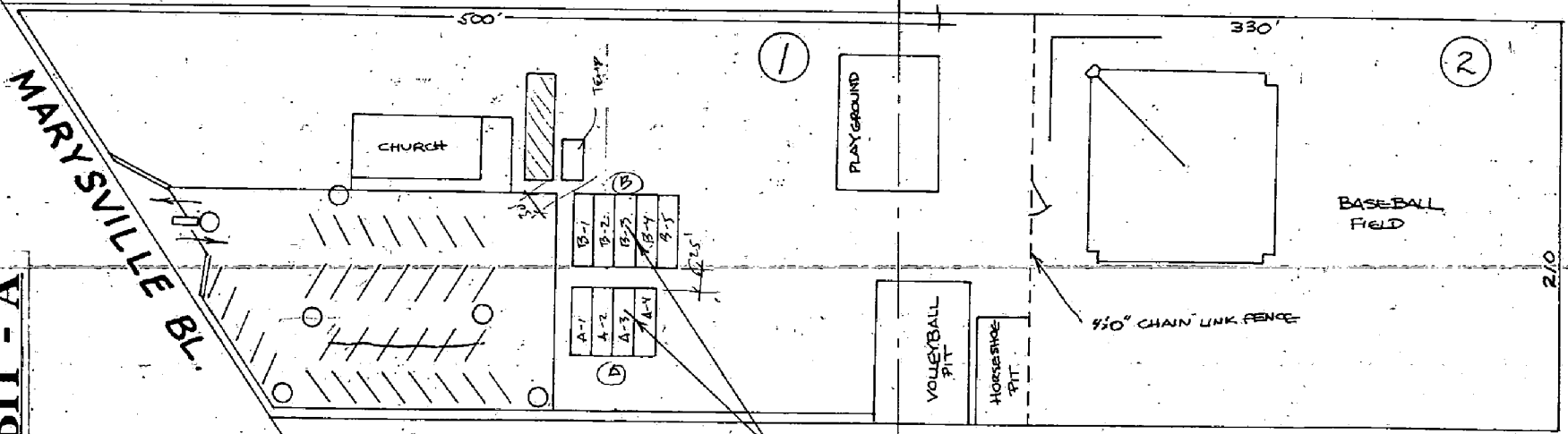
MARYSVILLE BL.

POR SEC. 10, RANCHO DEL PASO

226-27

JR6845  
P3035  
P8633  
p94-009

PROPOSED PORTABLE CLASSROOMS

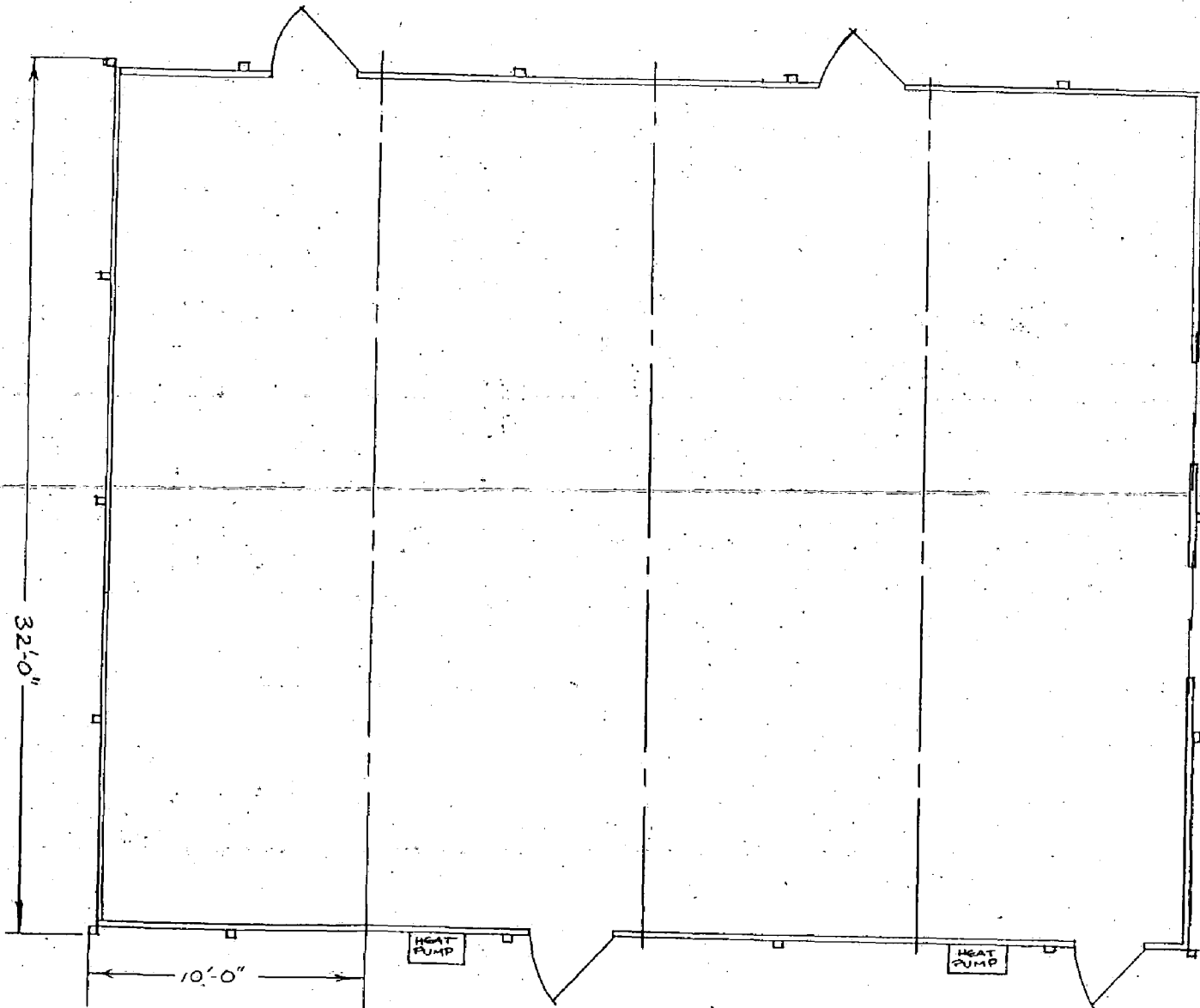




295-083

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ITEM 2



FLOOR PLAN (TYPICAL)

P94 009

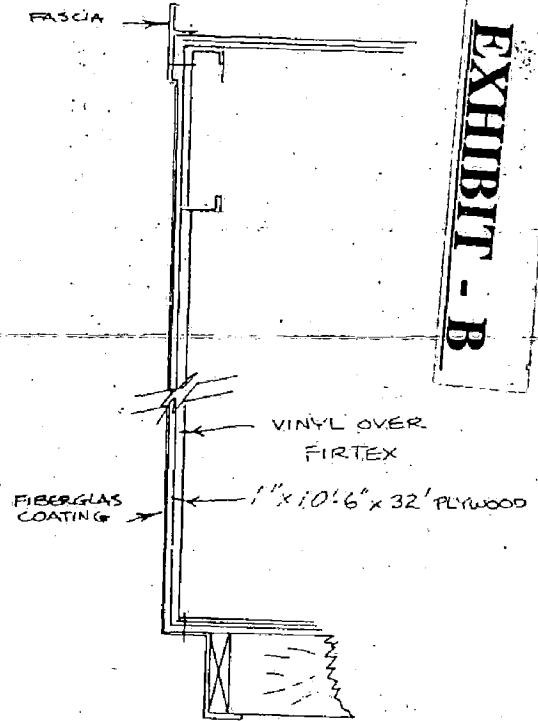


EXHIBIT - B

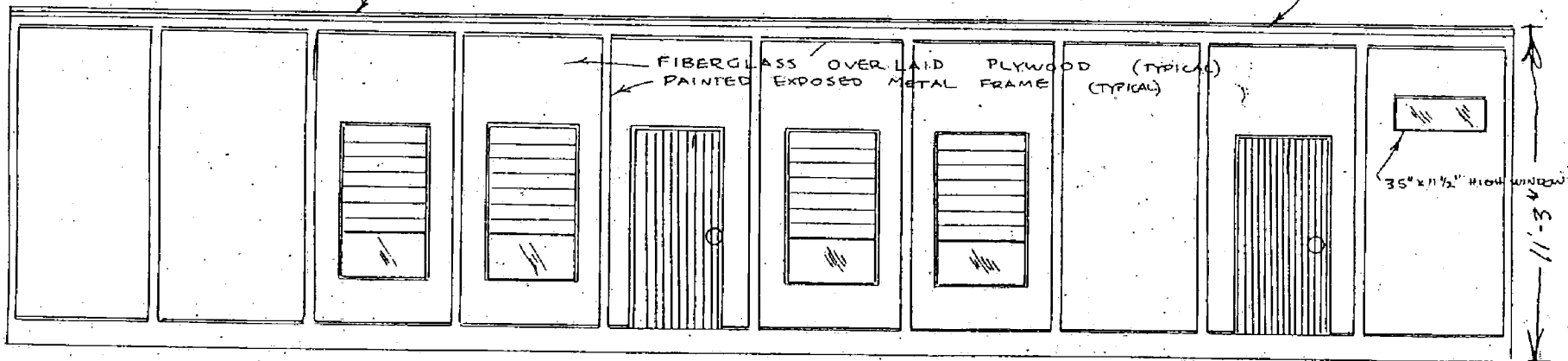
AMERICAN MODULUX

DIVISION OF AMERICAN STANDARD CONTAINER CO  
1273 ALQUIRE ROAD HAYWARD, CALIF

795-083

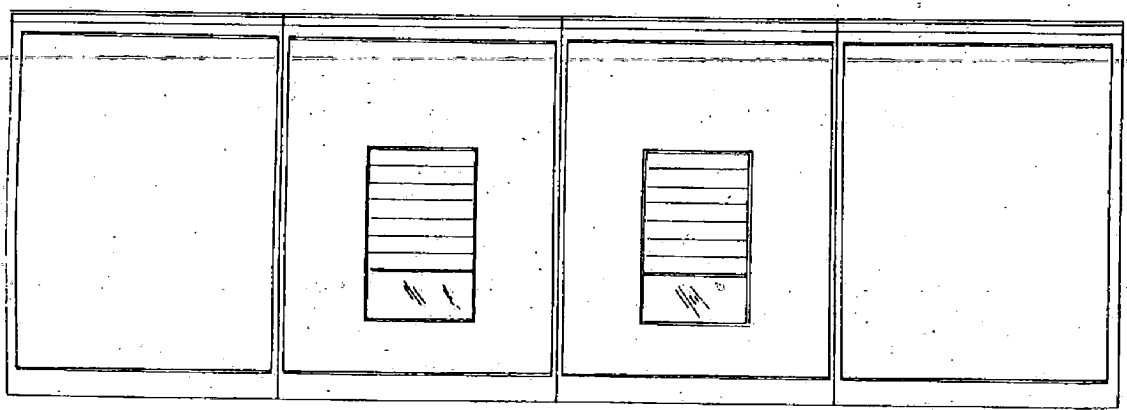
P94 009

FASCIA SIDE ELEVATION 40'x0" BUILT-UP ROOF



35 x 60" SINGLE JALOUSIE WINDOWS

OCTOBER 17 1995



END ELEVATION (TYPICAL)  
10'x0" (4)

EXHIBIT C

ITEM 2