

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Thursday, May 8, 2003, the Zoning Administrator approved with conditions a special permit for off-site parking and for a church for the project known as file Z02-166. Findings of Fact and conditions of approval for the project are listed on page 3-4.

**Project Information**

Request: **Zoning Administrator Special Permit** to establish off-site parking under the same ownership for an existing 6,500 square foot church on 0.30± undeveloped acres in the Standard Single Family (R-1) zone. **Zoning Administrator Special Permit Minor Modification** to expand the existing church facility use by adding an off-site parking lot.

Location: 3601 12<sup>th</sup> Avenue (D5, Area 3)

Assessor's Parcel Number: 013-0401-027 and 013-0394-021

Applicant: New Faze Construction Management {Titus Thomas}  
2306 J Street  
Sacramento, CA 95816

Property Owner: Trinity Baptist Church  
3601 12<sup>th</sup> Avenue  
Sacramento, CA 95817

Project Planner: Lindsey Alagozian

General Plan Designation: Low Density Residential 4-15 du/na  
Existing Land Use of Site: Vacant  
Existing Zoning of Site: Standard Single Family (R-1)

**Surrounding Land Use and Zoning:**

North: R-1; Residential  
South: R-1; Residential  
East: R-1; Residential  
West: R-1; Residential

Property Dimensions: Irregular  
Property Area: 0.30± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: Exhibit A

Previous Files: DR03-008 (Concurrent)  
**Z02-166**

**May 8, 2003**

**Item 10**

Additional Information The applicant is requesting to add 27 parking spaces off-site for the Trinity Baptist Church. The additional parking spaces will be located on a vacant parcel directly across the street from the church building. Due to the increased number of members, the church is unable to provide adequate parking throughout the week. The proposed project would help alleviate the on-street parking problem and traffic concerns in the area.

According to the Zoning Ordinance, off-site parking lots require the approval of a Special Permit by the Zoning Administrator. The new parking lot will be surrounded by a six foot high masonry wall along the north and west property lines. Along the south and east property line, a decorative wrought iron fence will be installed. The parking lot will be shaded with trees and comply with all zoning ordinance requirements.

The project is within Oak Park neighborhood. Project plans were routed to the Oak Park Drug Free Zone Neighborhood Association, and the 35<sup>th</sup> Street Neighborhood Association. The project site was posted, and public notices were sent to property owners within 100 feet of the subject site. Staff received no objection to the parking lot project.

Agency Comments The proposed project has been reviewed by the Department of Utilities, Public Works, Fire, and the Building Division. The project was also reviewed by the Oak Park PAC whom did not have any objection to the parking lot, provided the masonry wall be installed along the north and west property lines. The comments received pertaining to the project have been included as conditions of approval.

#### Environmental Determination

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15311(b) parking lots, Accessory Structures.

#### Conditions of Approval:

1. The parking lot shall be reconstructed per submitted plans.
2. The applicant shall obtain all necessary building permits prior to commencing construction.
3. Any future modification to the site from the submitted and approved plans shall require additional review and approval by the Planning Department.
4. The applicant shall comply with all Design Review (DR03-008) conditions of approval.
5. The applicant shall meet the requirements of the Zoning Ordinance and the Water Conservation Ordinance for the landscaping. Additionally, all parking and newly paved areas must comply with the 50% shading requirement of the Zoning Ordinance.
6. A masonry wall of six feet in height is required to be constructed along the north and west property lines, not to extend into any required front yard setback.

#### **Police**

7. No public pay phones shall be installed at the site.

8. A lockable gate (KNOX lock) shall be included in the design to prevent people from hanging around the parking lot. Please contact Trish O'Connell for more information 264-5863.

**Building**

9. Handicap parking shall be provided per UBC Section 1129B.

**Utilities**

10. Only one domestic water service will be allowed per parcel. Any new domestic water service shall be metered.
11. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
12. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires 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.
13. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.

**Public Works**

14. Repair or replace any deteriorated curb, gutter, and sidewalk fronting the property (proposed parking parcel) on both 12<sup>th</sup> Avenue and 36<sup>th</sup> Street per City Codes and standards and to the satisfaction of the Department of Public Works.
15. Repair or replace any non-ADA compliant handicapped ramps on both round corners of the intersection of 36<sup>th</sup> Street and 12<sup>th</sup> Avenue. The corners in question are the North-East and North-West corners of said intersection. The reconstruction of the ramps (if needed) shall be to the satisfaction of the Department of Public Works.

Findings of Fact

1. Granting the Special Permit is based upon sound principles of land use in that:
  - a. the off-site parking lot will provide additional parking for the growing church and is an acceptable use for this zone; and
  - b. the off-site parking lot will not significantly impact or alter the site or surrounding residential uses.

2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
  - a. the proximity of the parking lot to the church is highly desirable and will help alleviate on-street parking problems; and
  - b. the parking lot will provide the required masonry wall for the portion of the parking lot neighboring residential properties.
  
3. The project is consistent with the General Plan which designates the site as Low Density Residential 4-15 du/na.

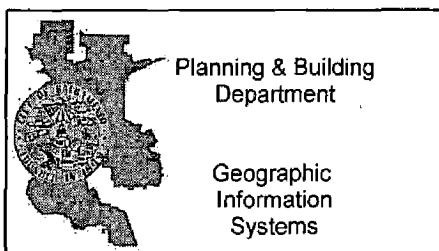
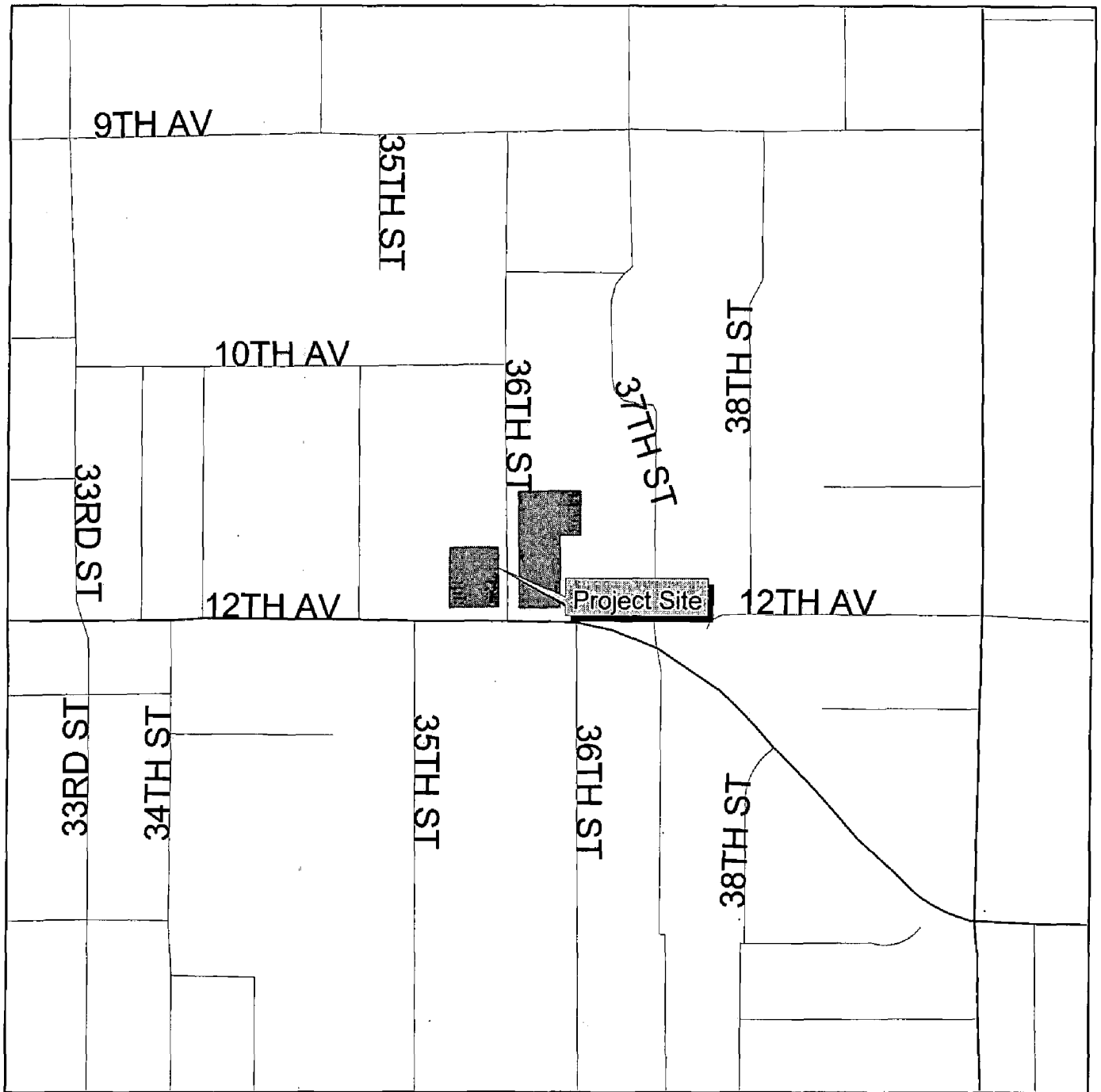


Joy D. Patterson  
Zoning Administrator

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.

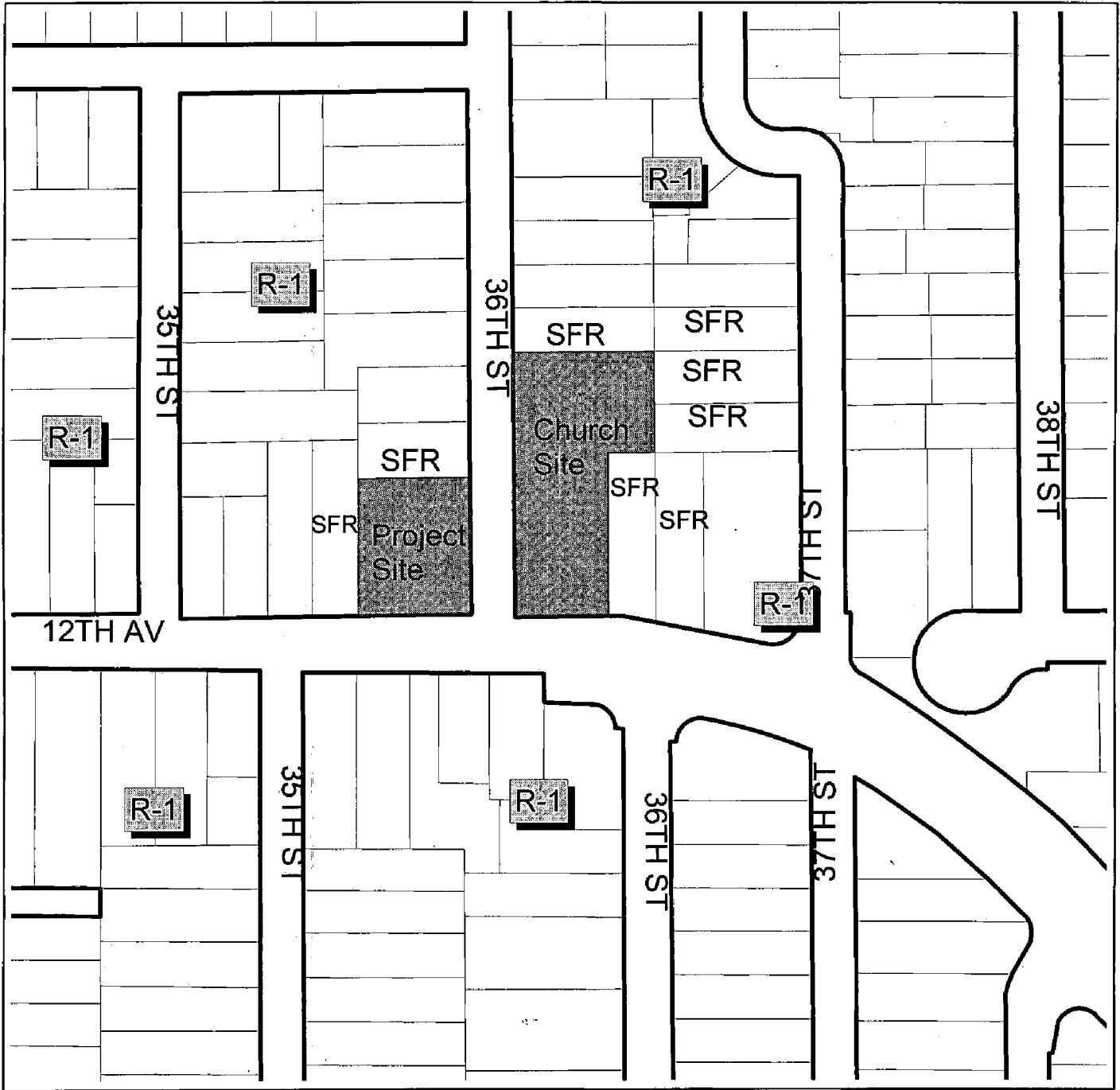
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File (original)  
ZA Log Book  
Applicant



## Vicinity Map





Planning & Building  
Department

Geographic  
Information  
Systems

# Land Use & Zoning



