

ATTACHMENT C

RESOLUTION NO. 1750

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF MARCH 30, 1995

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SPECIAL PERMIT MODIFICATION FOR PROPERTY LOCATED AT 660 FLORIN ROAD

(P94-123) (APN:030-0370-014, 015)

WHEREAS, the City Planning Commission on March 30, 1995, held a public hearing on the request for approval of a special permit modification to allow an addition of a social hall for an existing church for property located at the above described location;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

WHEREAS, the Planning Commission adopts the following findings of fact for the special permit modification;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

- 1. The Special Permit Modification is hereby approved based upon the following findings of fact:
 - A. The project, as conditioned, is based upon sound principles of land use in that:
 - 1) the project is an expansion of an existing church in a residential neighborhood; and
 - 2) the project meets the requirements of the Zoning Ordinance; and
 - 3) the project is consistent with the General Plan and Pocket Community Plan.

02040

- B. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that project is consistent with the Zoning Ordinance and will provide adequate parking.
 - C. The project is consistent with the General Plan and the Community Plan which both designate the site for Low Density Residential.
2. The Special Permit Modification for the addition of a social hall for an existing church is hereby approved, subject to the following conditions:
- a. Designate southerly driveway as "exit only" with appropriate signage and striping.
 - b. The southerly access drive shall be posted "No Parking" from parking area to street right-of-way.
 - c. On site grading, paving, and drainage shall be approved by public works prior to issuance of building permit.
 - d. Only one domestic water service will be allowed per parcel.
 - e. Multiple fire services are allowed per parcel and may be required.
 - f. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
 - g. Any new domestic water services shall be metered.
 - h. A sanitary sewer study described in section 9.9 and a drainage study described in section 11.7 of the City Design and Procedures Manual is required. This study is to be approved by the Department of Utilities.
 - i. An off-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).
 - j. There is an existing 21 inch sanitary sewer main and associated easement that transverses the subject property. This easement shall have no permanent structures erected over or within it and Department of Utility field personnel shall have unlimited access to the easement at all times.

02041

- k. The project is 5.9± acres, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. The SWPPP consists of preparing plans and implementing measures to control erosion and off-site sediment transport from the project, as well as controlling stormwater pollution from the various hazardous materials associated with construction sites. If the project is being bought or sold, and a State Permit has already been obtained, proof of "transfer of ownership" from the SWRCB will be required from the new owner. The City will require proof of compliance with the State Permit(s) prior to approval of the improvement plans. A copy of the State Permit and NOI may be obtained from the Department of Utilities by calling 433-6318.
- l. On-site, post construction Best Management Practices (BMP's) shall be incorporated into the development to minimize the increase of urban runoff pollution caused by developing the area. BMP's may effect site layout and design. Therefore, BMP's must be included on the site plan. At a minimum, source control measures and on-site controls shall be implemented.
- Refer to the City of Sacramento's draft "Guidance Manual for On-site Control of Urban Runoff Pollution at New Developments", April, 1993, for acceptable BMP's for post construction urban stormwater pollution control. All BMP's must be approved by the Department of Utilities.
- m. Events held Sunday through Thursday must conclude by 10:00 p.m.
- n. If one day alcoholic beverage licenses are procured for events held at this location, consumption is to be limited to the proposed social hall; or if events are held in the parking lot, alcohol is to be consumed in area to the south of proposed building.
- o. The six foot high masonry wall on the southwest portion of the project site must be extended to Florin Road to replace the existing wooden fencing.
- p. A landscape plan must be submitted to the City Arborist (Dan Pskowski) for review and comment prior to obtaining a building permit.
- q. Fire Department knock boxes (or locks) will be required at gates.
- r. New fire hydrant/lines shall be a looped system.

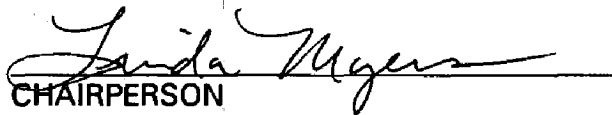
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Advisory Note:

1. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require 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.

The SWPPP required by the State Permit and the erosion and sediment control plans required by the City's ordinance are interchangeable.

Refer to the City of Sacramento's "Administrative and Technical Procedures Manual for Grading, Erosion and Sediment Control", January 1994, for acceptable BMP's to control erosion and sediment transport, and pollution associated with construction activities. This manual is available from the Department of Utilities by calling 433-6318.


CHAIRPERSON

ATTEST:


SECRETARY TO PLANNING COMMISSION

P94-123

02043