

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, May 27, 1997, the Zoning Administrator approved with conditions a Special Permit Modification to relocate a proposed church on the site for the project known as Z97-066. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: Zoning Administrator Special Permit Modification to change the location of a 219 seat, 4,100 square foot church on the site on 2.4± vacant acres in the Multi-Family (R-2B) zone.

Location: 3333 Del Paso Boulevard (D2, Area 4)

Assessor's Parcel Number: 252-0321-034

Applicant: Wallace Carruth
1224 Greenlea Avenue
Sacramento, CA 95833

Property Owner: North Congregation Inc.
3111 Academy Way
Sacramento, CA 95815

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

Community Plan Designation: Residential (11-21 du/na)

Existing Land Use of Site: Vacant

Existing Zoning of Site: Multi-Family (R-2B)

Surrounding Land Use and Zoning:

North: R-1; Residential

South: R-1 & R-2B; Residential

East: R-1; Residential

West: R-1; Residential

Property Dimensions: Irregular
Property Area: 2.49± acres
Square Footage of Building: 4,100 square feet
Height of Building: One story, 16 feet

| | |
|------------------------------|--------------|
| Exterior Building Materials: | Stucco/Stone |
| Roof Materials: | Composition |
| Topography: | Flat |
| Street Improvements: | Existing |

Project Plans: See Exhibit A

Previous Files: P95-027, Z97-066

Background Information: The Planning Commission approved the entitlements including a special permit for the church complex on June 22, 1995 (P95-027). A Zoning Administrator Special Permit Time Extension was granted on July 16, 1997 (Z97-066). A Zoning Administrator Special Permit Modification is necessary for any modifications to a previously approved special permit.

Additional Information: The applicant is requesting to relocate the position of the proposed church building and parking area on the site. The project was being reviewed by the Building Division and the previous approved plan did not satisfy Fire Code requirements for emergency vehicle turn around space as well as acceptable water pressure. The applicant proposes to relocate the church building closer to the street and reorient the parking towards the west side in order to meet the building code requirements. The trees that were previously required to be saved will still be saved.

Agency Comments

The proposed project has been reviewed by the Building Division and City Public Works - Transportation and Engineering Planning Division. The comments received pertaining to the project have been included as conditions.

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}.

Conditions of Approval

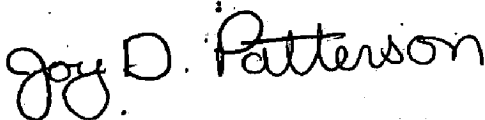
1. The project shall comply with all previous conditions of P95-027 and Z97-066.
2. There shall be no increase in seats for the church as a result of these modifications.
4. Size and location of the proposed modifications shall conform to the plans submitted.
5. The applicant shall obtain all necessary building permits prior to commencing construction.
6. Any other changes or additions shall require additional Planning review and approval.
7. The parking stalls along the west property line and the parking stalls along the

northwest property line shall be designated "Compact" spaces to provide adequate maneuvering. The number of compact spaces shall not exceed 40 percent of the total spaces. The applicant may choose to expand the parking stalls to meet Zoning Ordinance requirements for parking stalls in lieu of designating compact spaces.

8. The proposed 45 foot driveway does not meet City standards. The driveway shall be reduced to meet City Standards to the satisfaction of the Public Works Department.
9. There is no trash enclosure indicated on the plans. If a dumpster is used then a trash enclosure must be provided that meets the requirements of the Zoning Ordinance.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed modification will not substantially alter the characteristics of the site or the surrounding residential neighborhood.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. adequate parking and landscaping will be provided;
 - b. no additional seats will be added to the church;
 - d. the proposed project will meet all setback requirements.
3. The project is consistent with the General Plan and the North Sacramento Community Plan which designate the subject site as Low Density Residential (4-15 du/na) and Residential (11-15 du/na) respectively. Churches are allowed in residential zones with a Special Permit.



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



LAND USE & ZONING MAP

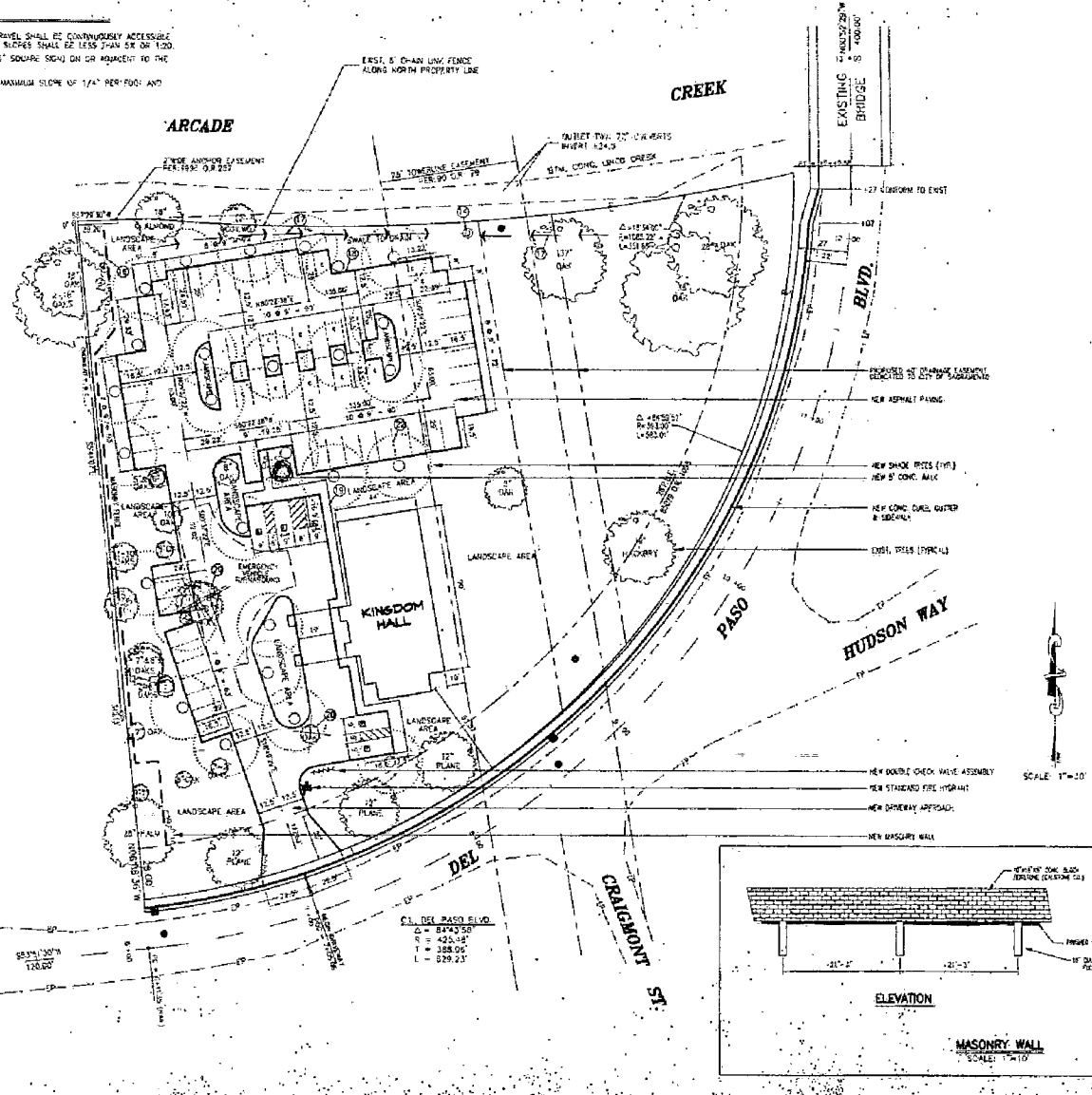
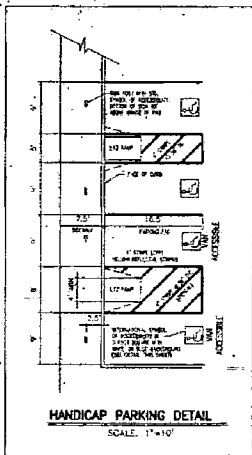
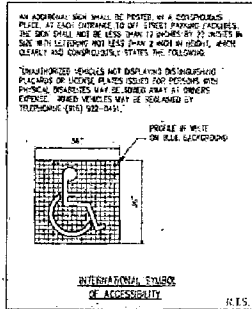
298-056

May 27, 1998

298 056 Item 3

DISABLED ACCESS NOTES:

1. WALKS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL BE CONTINUOUSLY ACCESSIBLE AND HAVE A MAX. 1/2" CHANGE IN ELEVATION AND ALL SLOPES SHALL BE LESS THAN SIX OR 1:20.
2. PROVIDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (S" SQUARE SIGN) ON OR ADJACENT TO THE BUILDING ENTRANCE.
3. ALL LANDINGS AT DOORS SHALL HAVE A LEVEL AREA OF MAXIMUM SLOPE OF 1/4" PER FOOT AND SHALL BE A MINIMUM OF 5'-0" WIDE.



PROJECT SUMMARY

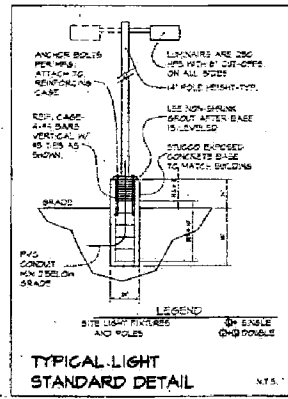
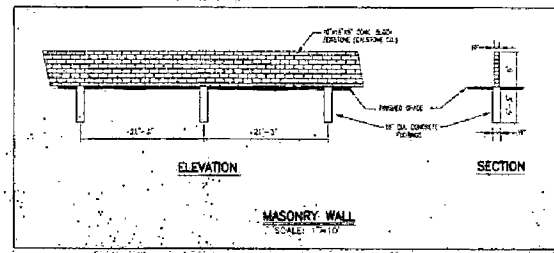
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|-----------------------------|------------------------------|
| SITE AREA: | 102,157 SQ. FT. (2.42 ACRES) |
| NEW STRUCTURE (CHURCH): | 4,116 SQ. FT. |
| TOTAL SEATING: | 219 |
| DISPERSED PARKING PROVIDED: | 5 SPACES |
| STANDARD PARKING PROVIDED: | 56 SPACES |
| COMPACT PARKING PROVIDED: | 14 SPACES |
| TOTAL PARKING PROVIDED: | 75 SPACES |

- GENERAL NOTES:**
1. BASE TOPOGRAPHIC SURVEYS AND PROPERTY LINE LOCATION WERE PROVIDED BY ROBERT C. BERRY, L.S. ENGINEER, AND SEPARATE CHECKS WERE MADE OF THIS DATA.
 2. DEL PASO BLVD. GENERAL ALIGNMENT AGREES WITH THAT SHOWN ON THE IMPROVEMENT PLANS FOR DEL PASO BLVD. BRIDGE REPLACEMENT (PIN 1071) BY THE CITY OF SACRAMENTO, DATED APRIL, 1994.
 3. ALL DRIVE DRIVEWAYS AND PARKING SHALL BE BORDERED WITH 6" HIGH BY 6" WIDE CURBS AS SHOWN ON TYPICAL AC PAVING DETAIL.

EXISTING TREE NOTE:

THE EXISTING TREES SHOWN ON THIS DRAWING REFLECT ACTUAL DIAMETERS AND POSITIONS AS DETERMINED BY FIELD SURVEY TIES IN NOVEMBER, 1997. THE EXISTING TREE CONDITIONS SHOWN HEREIN VARY FROM THOSE SHOWN ON THE EXISTING MAP SUBMITTED WITH THE APPROVED SPECIAL USE PERMIT (PWS-272) AND THE MITIGATION MONITORING PLAN.

- CONSTRUCTION NOTES: (FOR ON SITE IMPROVEMENTS):**
1. CONSTRUCT DEPTH BOX WALL (SEE SACRAMENTO CITY STANDARD DWG. SEE 52).
 2. CONSTRUCT MASONRY WALL. LOCATION TO BE VARIABLE TO WOOD TREES AND OTHER FEATURES. FOOTING TO BE 6" MINIMUM FROM PROPERTY LINE.
 3. CONSTRUCT 1/2" DEPTH TO DEPTH BOX.
 4. CONSTRUCT 4" HIGH CONCRETE CURBS AROUND ALL DRIVE DRIVEWAYS & PARKING.
 5. CONSTRUCT 4" WIDE (UNLESS OTHERWISE NOTED) CONCRETE WALKS, 4" THICK, CONTROL JOINTS 3' O.C. JOINT RATE: 20' O.C.
 6. EXISTING TREE TO BE REMOVED.
 7. PAINT 4" WHITE PARKING STRIPES. PAINT PER CALIFORNIA STANDARDS.



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| DATE | BY | CHECKED | DESCRIPTION |
| 05/28/98 | ... | ... | ... |
| 05/28/98 | ... | ... | ... |
| 05/28/98 | ... | ... | ... |

S & E ENGINEERING CO.

1333 1/2 DEL PASO BLVD. SACRAMENTO, CALIFORNIA 95811
PHONE (916) 217-7881 FAX (916) 372-7881

PROPOSED NEW KINGDOM HALL OF JEHOVAH'S WITNESSES

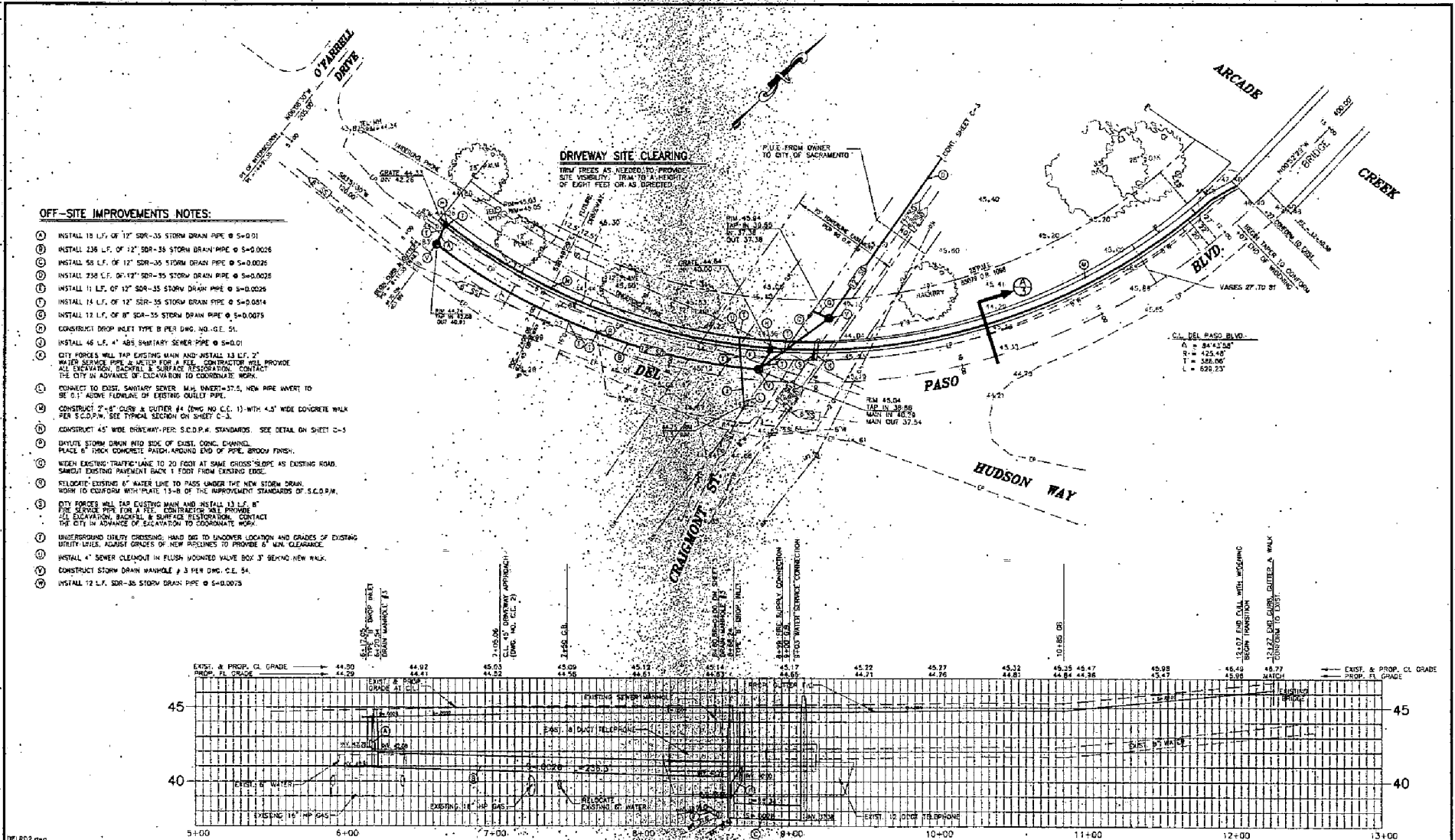
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PHONE (916) 217-7881 FAX (916) 372-7881

SITE PLAN

SHEET NO. **C-12** OF **3**

EXHIBIT A

7
98
056



OFF-SITE IMPROVEMENTS NOTES:

- ① INSTALL 18 L.F. OF 12" SDR-35 STORM DRAIN PIPE @ S=0.01
- ② INSTALL 236 L.F. OF 12" SDR-35 STORM DRAIN PIPE @ S=0.0026
- ③ INSTALL 58 L.F. OF 12" SDR-35 STORM DRAIN PIPE @ S=0.0026
- ④ INSTALL 236 L.F. OF 12" SDR-35 STORM DRAIN PIPE @ S=0.0026
- ⑤ INSTALL 11 L.F. OF 12" SDR-35 STORM DRAIN PIPE @ S=0.0029
- ⑥ INSTALL 14 L.F. OF 12" SDR-35 STORM DRAIN PIPE @ S=0.0014
- ⑦ INSTALL 12 L.F. OF 8" SDR-35 STORM DRAIN PIPE @ S=0.0075
- ⑧ CONSTRUCT DROP INLET TYPE B PER DWG. NO. 02-51
- ⑨ INSTALL 46 L.F. 4" ABS SANITARY SEWER PIPE @ S=0.01
- ⑩ CITY FORCES WILL TAP EXISTING MAIN AND INSTALL 13 LF. 8" WATER SERVICE PIPE AS VESTIB FOR A FEET. CONTRACTOR WILL PROVIDE ALL EXCAVATION, BACKFILL & SURFACE RESTORATION. CONTACT THE CITY IN ADVANCE OF EXCAVATION TO COORDINATE WORK.
- ⑪ PROVIDE TO EXIST. SANITARY SEWER. MAIN INVERT=37.5. NEW PIPE W/VERT TO BE 2.5' ABOVE FLOORING OF EXISTING OUTLET PIPE.
- ⑫ CONSTRUCT 2'x4" CURB & GUTTER #4 (MFG NO. C.C. 1) WITH 4.5" WIDE CONCRETE WALK PER S.C.D.P.M. SEE TYPICAL SECTION ON SHEET C-3.
- ⑬ CONSTRUCT 45" WIDE DRIVEWAY PER S.C.D.P.M. STANDARDS. SEE DETAIL ON SHEET C-3
- ⑭ DAYLITE STORM DRAIN INTO SIDE OF EXIST. CONC. CHANNEL. PLACE 6" THICK CONCRETE PATCH AROUND END OF PIPE. BROOK FINISH.
- ⑮ WIDEN EXISTING TRAFFIC LANE TO 20 FEET AT SAME CROSS SLOPE AS EXISTING ROAD. SMOOTH EXISTING PAVEMENT BACK 1 FOOT FROM EXISTING EDGE.
- ⑯ RELOCATE EXISTING 8" WATER LINE TO PASS UNDER THE NEW STORM DRAIN. WORK TO CONFORM WITH PLATE 13-B OF THE IMPROVEMENT STANDARDS OF S.C.D.P.M.
- ⑰ CITY FORCES WILL TAP EXISTING MAIN AND INSTALL 13 LF. 8" FIRE SERVICE PIPE FOR A FEET. CONTRACTOR WILL PROVIDE ALL EXCAVATION, BACKFILL & SURFACE RESTORATION. CONTACT THE CITY IN ADVANCE OF EXCAVATION TO COORDINATE WORK.
- ⑱ UNDERGROUND UTILITY CROSSING. HAND DIG TO UNCOVER LOCATION AND GRADES OF EXISTING UTILITY LINES. ADJUST GRADES OF NEW PRELINES TO PROVIDE 6" MIN. CLEARANCE.
- ⑲ INSTALL 4" SEWER CLEANOUT IN FLUSH MOUNTED VALVE BOX 3' BEHIND NEW WALK.
- ⑳ CONSTRUCT STORM DRAIN MANHOLE # 3 PER DWG. C.C. 54.
- ㉑ INSTALL 12 L.F. SDR-35 STORM DRAIN PIPE @ S=0.0075

DRIVEWAY SITE CLEARING

TRIM TREES AS NEEDED TO PROVIDE SITE VISIBILITY. TRIM TO A HEIGHT OF EIGHT FEET OR AS DIRECTED.

| NO. | REVISIONS DESCRIPTION | DATE | BY | BENCH MARK #276-C48 ELEV. 42.63 | FIELD BOOK | SCALE | DATE | DESIGNED BY | CHECKED BY | DATE | DATE | DATE |
|-----|-------------------------|---------|-----|---------------------------------|------------|------------|----------|--------------------|-----------------|----------|----------|----------|
| 1 | PER CITY 1ST PLAN CHECK | 3/12/98 | RRS | | | HORIZ. 30' | 10/31/97 | RICHARD CACCIACCIO | RICHARD SIMPSON | 11/01/97 | 11/01/97 | 11/01/97 |

IMPROVEMENT PLANS FOR
3333 DEL PASO BOULEVARD
ROAD & DRAINAGE PLAN

PH47
SHEET
C-2
OF
3