

CITY PLANNING COMMISSION

1231 IST STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Mustafa Amanatullah, Architect, 132 Alameda De Las Pulgas, Redwood City, CA
OWNER North American Islamic Trust Inc., 7320 14th Ave, Sacramento, CA 95820 94062
PLANS BY Mustafa Amanatullah
FILING DATE 5/11/88 ENVIR. DET. Neg. Dec. 5/27/88 REPORT BY DCS:pe
ASSESSOR'S PCL. NO. 021-0092-003

APPLICATION: A. Negative Declaration.

B. Special Permit to expand an existing mosque by constructing two buildings totalling 4,370 sq. ft. on one \pm acres in the Light Industrial (M-1) zone.

LOCATION: 7320 14th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to expand an existing mosque (Muslim house of worship).

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial or Warehouse
Existing Zoning of Site: M-1
Existing Land Use of Site: Mosque

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Industrial, M-1	Front:	25' (or avg.)	20' (existing bldg)
South: Industrial, M-1R/Residential, R-1	Side(Int):	5'	5' & 35'
East: Industrial, M-1	Rear:	15'	195' \pm
West: Residential, R-2			

Parking Required: 55 spaces
Parking Provided: 60 spaces
Property Dimensions: 106' x 412'
Property Area: 1 \pm acres
Square Footage of Building: Existing = 1,344 sq. ft. Proposed=Bldg. A = 3907 sq. ft.
Bldg. B = 465 sq. ft.
Total Bldg. = 5716 sq. ft.

Height of Building: 21' (to top of roof)
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Plaster
Roof Material: Mineral cap sheet

APPLC. NO. P88-228 MEETING DATE June 23, 1988 ITEM NO. 22

BACKGROUND INFORMATION: In 1984, a 4,040 sq. ft. mosque was approved for the site (P84-328). The design, at the time, was based on a remodel of the existing structure. Although the approved structure was not built, the Special Permit established the use on the site (in the existing structure).

PROJECT EVALUATION:

A. **Land Use and Zoning**

The subject site consists of a one acre parcel located in the Light Industrial (M-1) zone. The property currently has an existing 1,344 sq. ft. residential structure on it. To the north, east and south are industrial uses. To the west and south are residential uses.

The M-1 zone permits a mosque subject to the approval of a special permit. The site is identified as Heavy Commercial or warehouse in the City General Plan which is consistent with the proposed use.

B. **Applicant's Proposal**

An existing 1,344 sq. ft. structure is located on the site. The applicant proposes a new 3,907 sq. ft. structure to be used for worship and for multi purposes. In addition, a new 465 sq. ft. structure will be used as the men's lavatory. The new structures total 4,370[±] sq. ft. The overall proposal includes 5,714 sq. ft. of new and existing structures. The new facility will seat 325 people.

A 42' tower is also proposed on the north side of the new main structure. The height limit in an M-1 zone is 75 feet which permits the 42' high tower as proposed.

C. **Parking/Landscaping**

The existing parking layout shows a total of 60 parking spaces at a rate of one space per six seats (325 seats proposed). Fifty-five parking spaces are required. A revised landscape plan shall reflect the City's Tree Shading requirements and shall incorporate the following changes:

- o Replace bumper stops with a two foot landscape planter along the south, east and west property lines.
- o The four compact spaces on the north side of the parking lot should overhang two feet. Sidewalks and landscaping should be designed to accommodate this revision.
- o The back up area for the two handicapped parking spaces needs to be 28'.
- o All parking areas will be required to be surfaced per City standards.

The revised landscape plan shall also continue to meet the required number of parking spaces for the use.

D. Wall

All non-residential uses are required by the Zoning Ordinance to provide a six foot high masonry wall adjacent to any residential zone or use. Because of this, a six foot high masonry wall will be necessary along the west property line and along a portion of the rear (or south) property line.

E. Trash Enclosure

Any trash enclosure(s) will be required to meet the trash enclosure regulations contained within the Zoning Ordinance.

F. Signs

Signs shall be subject to review and approval of the Planning Director. Prior to issuance of any sign permit, sign plans shall be submitted to and approved by the Planning Division.

G. Design/Layout

The design of the mosque is unique to the neighborhood in which it is located. It adds interest and will be a benefit to the area.

The existing residence on the property, however, is of an architectural style that differs from the proposed structures. An attempt should be made to tie these buildings together. Architectural solutions which would be best in tying these structures together would be costly. With cost in mind, staff recommends that a wing wall be added to the westerly side of the existing structure to help form a compound to help unify the structures. The wing wall should extend from the existing structure to the westerly property line. The wing wall and existing building should be painted to match the proposed structures.

H. Comments:

The proposed project has been reviewed by the City Traffic Engineer, City Engineer, Building Inspections etc. The following comments were received by the Traffic Engineer:

1. Eliminate existing unused driveway on 14th Avenue.
2. Create one-way circulation in parking lot.
3. Provide 26 foot maneuvering depth.
4. Repair or replace any substandard improvements.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the Special Permit subject to conditions and based on the findings of fact that follow.

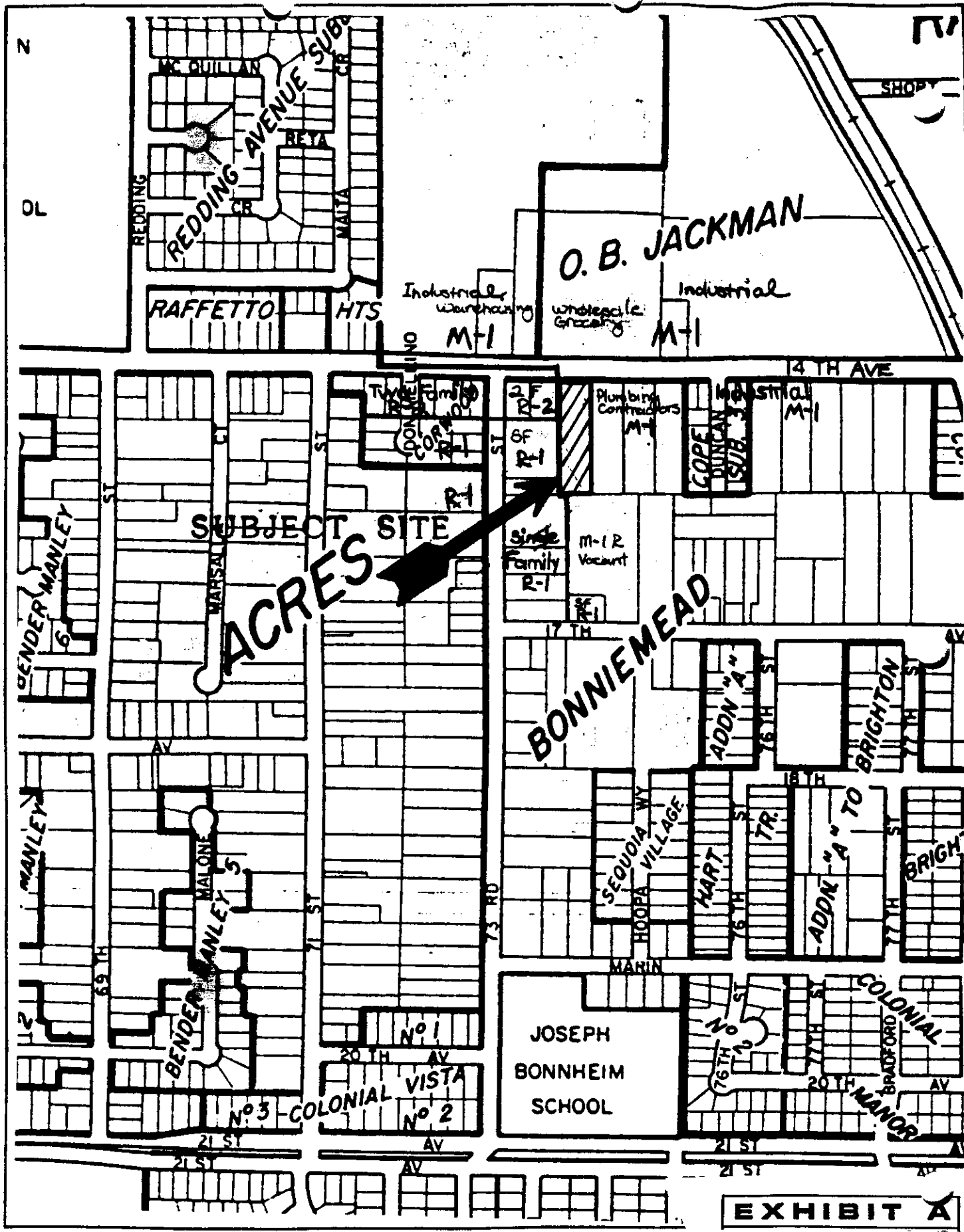
Plan Review - Conditions

1. The applicant shall submit, to the Planning Director for review and approval, a revised parking and landscape plan which shall include:
 - a. replacement of bumper stops with two \pm foot landscape planter along the south, east and west property lines.
 - b. two foot overhang for the four compact spaces on the north side of the parking lot (sidewalk(s) and landscaping to accommodate this revision).
 - c. a 26 foot backup area for the two handicapped spaces.
 - d. a note indicating that parking and driveway areas to be surfaced to City Standards.
2. A six foot high decorative masonry wall shall be constructed along property lines adjacent to residential uses and zones. The wall shall be constructed prior to final building inspection approval.
3. All trash enclosures shall be designed to meet the provisions of the City zoning Ordinance.
4. Signs shall be subject to the review and approval of the Planning Director prior to issuance of a sign permit.
5. A wing wall shall be constructed between the existing structure and west property line. The wall and existing structure shall be painted to match the proposed structures.
6. Applicant shall conform to requirements of the City Traffic Engineer as noted in the staff report.

FINDINGS OF FACT

1. The project , as conditioned, is based upon sound principles of Land Use in that:
 - a. the mosque is compatible with adjacent residential and light industrial uses.
 - b. adequate off-street parking will be provided.

2. The project, as conditioned, is not detrimental to the public health safety or welfare, nor will it result in the creation of a nuisance in that:
 - a. the mosque is located on a major street and will provide an adequate amount of on-site parking.
 - b. the required six foot high masonry wall will provide an adequate noise buffer between the mosque and adjacent residential uses; and,
 - c. adequate landscaping, shading and irrigation will be provided;
3. The project as proposed is consistent with the Heavy Commercial or Warehouse designations of the General Plan.

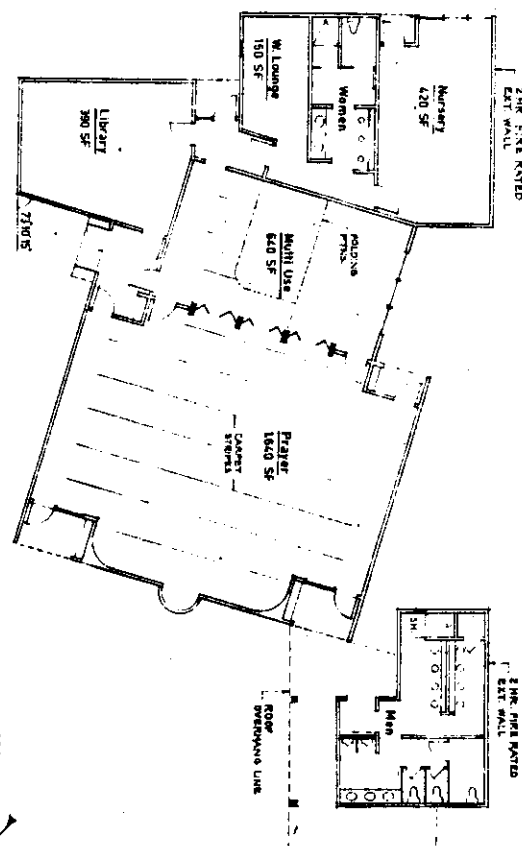
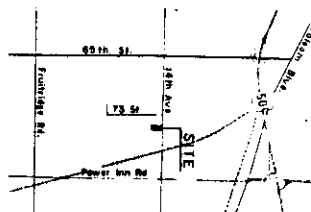


VICINITY - LAND USE - ZONING

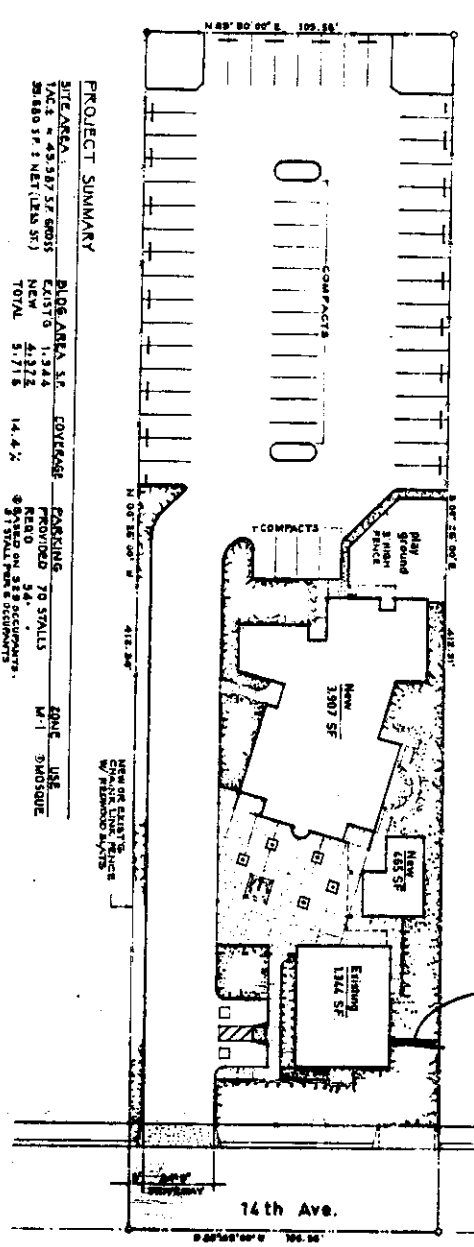
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6-23-88

Item 22



FLOOR PLAN 1/8" = 10'
 Proposed dining hall



PROJECT SUMMARY

SITE AREA:	BLDG AREA: 1.2	COVERAGE:	PARKING:	ZONE:	USE:
TAC & N 45,387 SF GROSS	EXIST'G 1,324		79 STALLS	M-1	W/RESIDENTIAL
28,880 SF NET (LEAS SF)	NEW 4,222	14.4%	21 STALLS PER 8 OCCUPANTS		
	TOTAL 5,776				

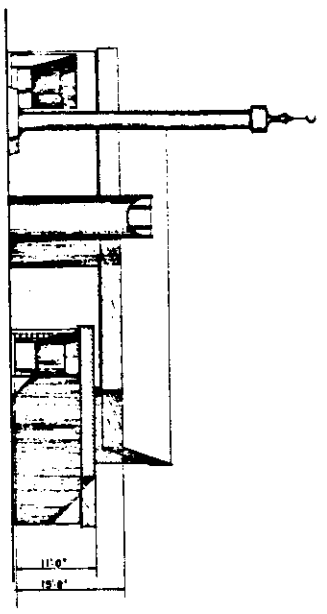
(D) SPECIAL USE PERMIT IS NEEDED. PREVIOUSLY APPROVED APPLICATION P84-328
 @ 2,800 SF + 7 OCCUPANT LOAD FACTOR 199A USC 6A - 323 OCCUPANTS

SITE PLAN 1" = 200'

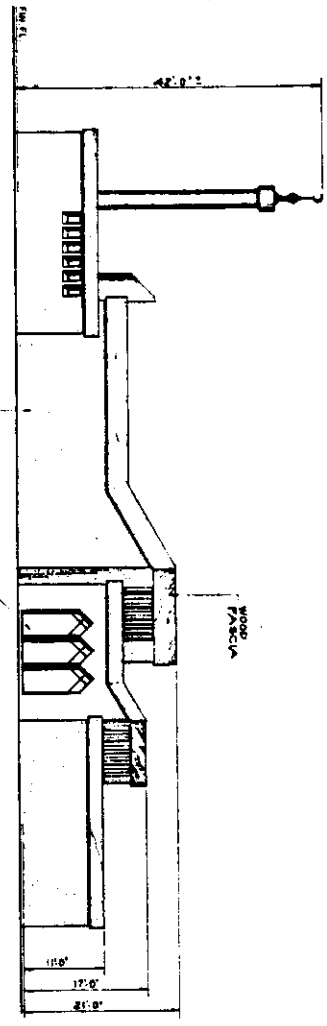
EXHIBIT B

مسجد النور Muslim Community of Sacramento	
NO. 289220	
DATE 1.6.84	
PI	

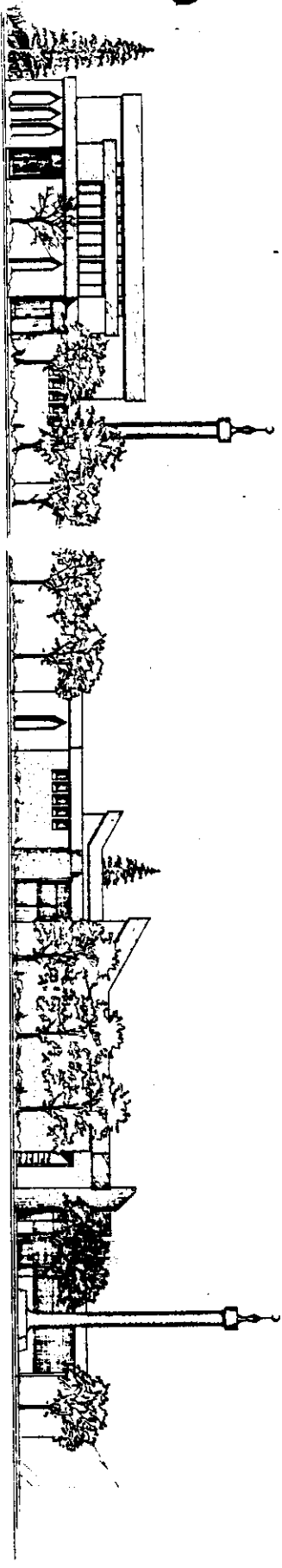
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North Elevation



West Elevation



South Elevation

East Elevation

ELEVATIONS

1/8" = 1'-0"

**EXHIBIT C
ELEVATIONS**

مسجد النور
Muslim Community of Sacramento

NO.	307
DATE	1-6-87
BY	
	122

888

238

6/23/88

200

The Hardson Company

June 20, 1988

Don Smith
City of Sacramento
Dept. of Planning & Development
1231 "I" Street, Room 200
Sacramento, Ca. 95814

Re: P88-228 Special Permit to develop a 4,270 sq. ft. mosque.

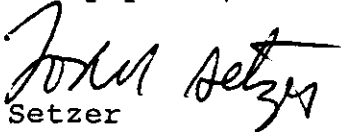
Dear Mr. Smith,

I represent the property owners of 7301 14th Avenue, which is directly across the street from the proposed mosque, (permit # P88-228).

Our concern is whether or not the proposed mosque will have adequate on site parking. Prior to the mosque applying for this permit and I assume expansion of their existing facilities, they used our parking lot, without our permission. We have since posted no parking signs and put a cable across our entrance on weekends. However, we are still concerned that adequate on site parking is available and provided for in their development plan.

Thank you for your attention to this matter.

Very truly yours,



Todd Setzer
Property Manager
The Chy Company

TFS/sh

.cc: Hardie Setzer, The Chy Company

P88-228

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