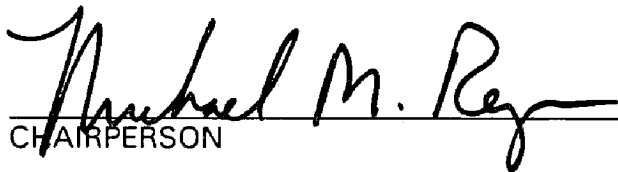


Division.

- h. The applicant shall provide pedestrian access to 14th Avenue to the satisfaction of the Transportation Division.
- i. Handicap spaces shall comply with Americans with Disabilities Act (ADA) requirements.
- j. The applicant shall provide a bicycle rack, at a minimum, located within a secure area and indicate the location on a revised site plan submitted to Planning staff for review and approval prior to the issuance of building permits.
- k. The applicant shall comply with the Transportation Management Plan requirements in the Zoning Ordinance to the satisfaction of the Transportation Division.
- l. Any signage shall meet all the requirements required by the Sign Ordinance and have a sign permit.
- m. The applicant shall obtain a modification of the Special Permit for any increase in children over 150 or change in the days or hours of operation.
- n. The church shall obtain a Special Permit if a child care center is operated at any time on the site.
- o. Meals for low-income and/or homeless persons shall not be served or distributed on the new church premises without modifying the Special Permit.

  
CHAIRPERSON

ATTEST:

  
SECRETARY TO PLANNING COMMISSION

P93-029

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**RESOLUTION NO. 1457**

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF OCTOBER 14, 1993

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING TWO SPECIAL PERMITS FOR PROPERTY LOCATED AT 7320 14TH AVENUE AND 3193 73RD STREET

(P92-325) (APN: 021-0092-033, 015)

WHEREAS, the City Planning Commission on October 14, 1993, held a public hearing on the request for approval of a special permit to 1) construct a 11,800 square foot mosque and 2) operate a school 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 permits:

1. The project, as conditioned, is based upon sound principles of land use in that:
  - a. the proposed mosque and school are compatible with the surrounding residential neighborhood and industrial area;
  - b. the proposed mosque and school will provide a transition of intensity and a buffer between the existing residential and industrial areas; and
  - c. there will be adequate off-street parking for both uses.
  
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
  - a. adequate parking, setbacks and landscaping will be provided on the subject site;
  - b. a six foot high masonry wall will be constructed along the west and a portion of the south and north property lines during Phase I to provide a visual and a

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- noise buffer for the adjacent residential properties;
- c. the hours for use of the minaret will be limited as not to create a nuisance to adjacent residences; and
  - d. neither the church use nor the child care center activities will have a significant impact on the adjacent residential development.
3. The project is consistent with the General Plan which designate the site Low Density Residential (4-15 du/na) and Heavy Commercial or Warehouse. A church and a school are permitted in any zone with a Special Permit.

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

1. The special permits for the proposed mosque and school are hereby approved, subject to the following conditions:
  - a. The applicant shall obtain the Certificate of Compliance for the lot line adjustment prior to the issuance of building permits for Phase I.
  - b. The applicant shall construct the masonry wall prior to the issuance of a Certificate of Occupancy for the classroom building (Phase I completion).
  - c. The minaret shall not be used to call the hour of prayer prior to 8:00 A.M. and after 8:00 P.M.
  - d. The trash enclosure shall be built to the standards in the Zoning Ordinance. The enclosures shall also provide adequate receptacles for recycling in accordance with the recycling requirements of the Zoning Ordinance.
  - e. The applicant shall submit a landscape and irrigation plan that incorporates the requirements of the water conserving landscaping ordinance for Planning staff's review and approval prior to issuance of building permits. All designated parking areas shall meet the 50 percent shading requirement. The front setback area in front of the existing house shall be landscaped during Phase I with an additional tree, shrubs, and sod. Once the existing house has been removed during Phase III, then additional landscaping shall be added in the area no longer encumbered with a building.
  - f. The entire parking area shall be constructed during the first phase to provide adequate access and parking.
  - g. The applicant shall provide a five foot I.O.D. for right-of-way along 14th Avenue for the future bikeway to the satisfaction of the Transportation