

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, December 1, 1999, the Zoning Administrator approved with conditions a Special Permit Major Modification to expand the existing Faith Tabernacle Church Facility by establishing a caretaker's residence, a gym and an assembly hall for the project known as Z99-121. Findings of Fact and Conditions of Approval for the project are listed on pages 3-5.

**Project Information**

Request: **Zoning Administrator Special Permit Major Modification** to expand an existing church by establishing a 1,890 square foot caretaker's residential unit and to allow a 1,950 square foot and a 1,950 square foot vacant buildings as a gym and an assembly hall on 1± partially developed acre in the General Commercial (C-2) zone.

Location: 2920 Rio Linda Blvd.(D2, Area 4)

Assessor's Parcel Number: 265-0112-019

Applicant: Faith Tabernacle Church  
2911 Rio Linda Blvd.  
Sacramento, CA 95815

Property Owners: Same as above

Project Planner: Donna Decker

General Plan Designation: Medium Density Residential (16-29 du/ac)  
North Sacramento  
Community Plan Area: Retail-General Commercial

Existing Land Use of Site: Vacated; SFR and existing warehouse structures  
Existing Zoning of Site: General Commercial (C-2)

Surrounding Land Use and Zoning	Setbacks	Required	Proposed
North C-2; Commercial	Front(S):	5'	28' (Exist)
South C-2, R-1; Commercial, Single Family	Side(E):	NR	134'(Exist)
East: R-1; Single Family Residential	Side(W):	NR	47'(Exist)
West: R-2B; Residential, Church	Rear(N):	NR	15'(Exist)

Property Dimensions: 132' x 300'

Street Improvements: Existing

Utilities: Power: P.G. & E.  
Water: City of Sacramento  
Sanitary Sewer: City of Sacramento  
Drainage: City of Sacramento

Project Plans: Exhibit A-B  
Previous Files: None

Background Information: The subject site has been vacated for more than a year. The site was donated to the Faith Tabernacle Church and currently has three existing structures. One structure is a single family residence, and two structures are wood frame commercial warehouse buildings.

Additional Information: The applicant proposes to renovate the existing structures which have been subject to minor vandalism. One structure is an existing single family residential structure which will be used as a full time caretaker's residence. The other two structures will be modified to provide a gymnasium in the east building and an assembly hall for the ladies ministry in the west building. The proposed use will bring the structures up to the existing building code requirements, provide a neighborhood youth program, and a place for assembly, outside the existing church located across the street.

The applicant proposes to place a four foot high wrought iron fence along the front property line and place a gate at the driveway entrance. The Zoning Ordinance requires a Special Permit if the gated driveway would remain closed during business hours. The gate will be left open during business hours and is proposed to deter site vandalism and loitering. This is in compliance with the Zoning Ordinance.

The site fronts on Rio Linda Boulevard and has three existing driveways; one near the east and west boundaries and one centrally located. The number of driveways is more than what is needed. Staff recommends removing the driveway located in the center of the site and replace with matching curb, gutter and sidewalk. The parking area delineated on the plans is proposed to remain the same. Since the existing layout has a significantly larger area than required for maneuvering, it is recommended that the parking area be reduced in size. Removal of some of the paved area to provide planting areas will improve definition on the site of the various uses, provide screening of the existing structures and provide some shading of the paved area.

The applicant also requested specific hours of operation for the project area; the single family residence will be occupied full time by a family as the caretaker of the site and will also administrate the activities of the gym. The gym will be open each Friday and Saturday evening from 5:00 pm to 10:00 pm and will provide basketball, volleyball, bible study and prayer activities. The building to the west will be used by the ladies ministry and propose to utilize the areas on Tuesdays from 8:00 am to 12:00 pm. Currently there are approximately 15 youth and 10 ladies, totalling 25 people who would currently

use the site. It is anticipated that the numbers will grow. The hours of operation may need to be modified as additional hours of operation are desired.

The project was noticed and staff received a couple of calls from neighbors for additional information. The neighbors expressed support for the project. It was also noticed to the surrounding neighborhood associations. These included the Natomas Community Association, the Neighbors Aware Communities, Inc., and, the South Hagginwood Neighborhood Alliance. The Neighbor's Aware Committee responded in support of the project.

#### Agency Comments

The proposed project has been reviewed by the Building Department, Fire Division, Public Works Planning and Transportation , and, the Department of Utilities. The comments received pertaining to this project have been included as conditions.

#### Environmental Determination

This project will not have a significant effect on the environment and is categorically exempt from environmental review pursuant to the California Environmental Quality Act Guidelines, Section 15301(a).

#### Conditions of Approval:

1. Any modification to the approved hours of operation on the site, will require a Special Permit Modification. The approved hours of operation are Tuesdays from 8:00 am to 12:00 pm., and Friday and Saturday evenings from 5:00 pm to 10:00 pm. A caretaker may reside on the premises.
2. The site will be renovated as reflected on the revised plan, Exhibit D. If plans are further revised, then a copy shall be given to the Planning Staff for additional review.
3. The applicant shall obtain all necessary building permits prior to commencement of construction.
4. All signage shall have a sign permit and meet the requirements of the Sign Ordinance.
5. A six foot masonry wall shall be constructed at the west property line and the south property lines where the commercial zoning abuts the residential zoning.

#### *Building Department*

6. The building design shall conform to the requirements of the 1997 California Building Code.

7. The applicant shall obtain all necessary building permits prior to commencement of construction.
8. The existing building shall be upgraded to meet accessibility requirements for the Occupancy group change.
9. The applicant shall provide a report from a structural engineer which states the existing building has been evaluated and meets the requirements for the conversion of the existing structures to an assembly use.

*Utilities*

10. Multiple fire services are allowed per parcel and may be required.
11. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
12. Only one domestic water service will be allowed per parcel. Excess domestic water services must be abandoned to the satisfaction of the Department of Utilities.

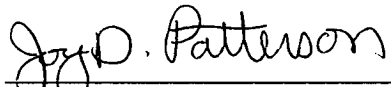
*Department of Public Works*

13. Repair or replace any existing deteriorated curb, gutter and sidewalk to the satisfaction of the Department of Public Works.
14. Applicant shall be required to conform to A.D.A. standards in all respects.
15. The applicant shall remove the existing curb cut located in the center of the Rio Linda Boulevard frontage and replace it with appropriate curb, gutter, and sidewalk to the satisfaction of the Department of Public Works.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use and is compatible with the surrounding uses in that:
  - a. the proposed commercial and residential mixed use is compatible with the surrounding properties;
  - b. the proposed project will rehabilitate currently vacant structures;
  - c. 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 off-site parking and maneuvering will be provided;

- b. the existing building is of adequate shape and size for the proposed use;
4. The project is consistent with the General Plan and the North Sacramento Community Plan which designates the site as Medium Density Residential (16-29 du/ac), and, Retail-General Commercial, respectively.



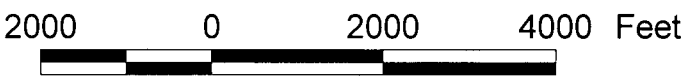
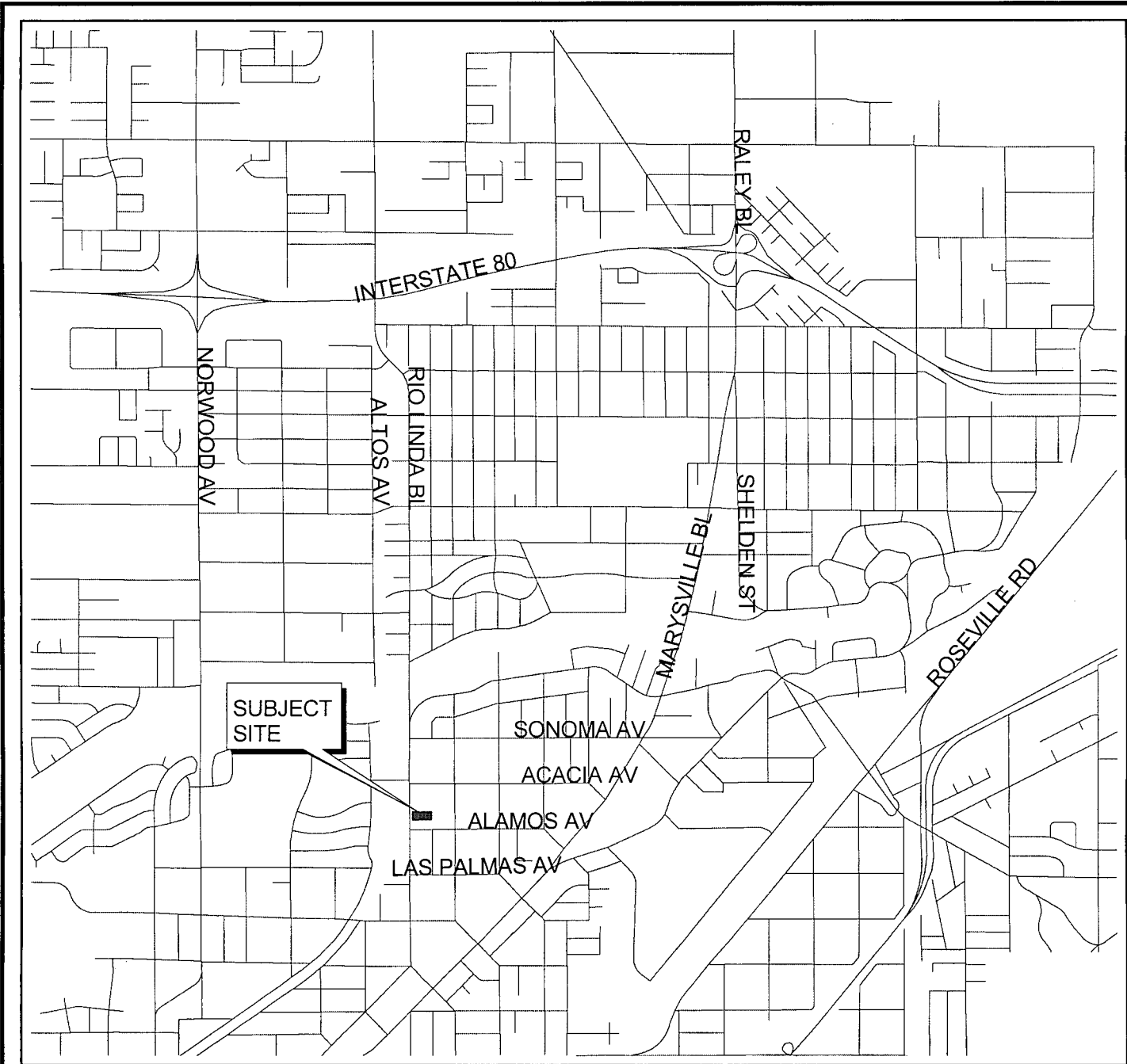

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Joy D. Patterson  
Zoning Administrator

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.

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 and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

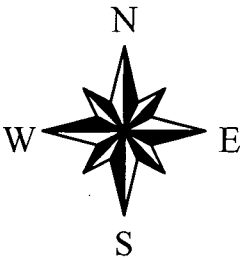
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ZA Log Book  
Applicant

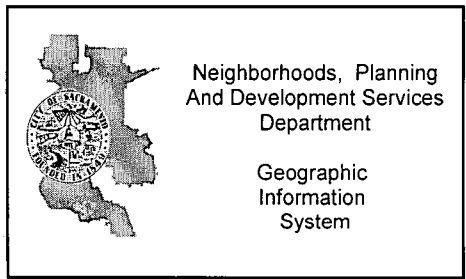
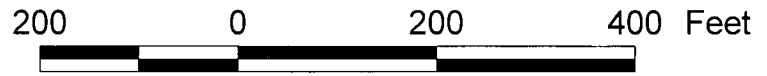
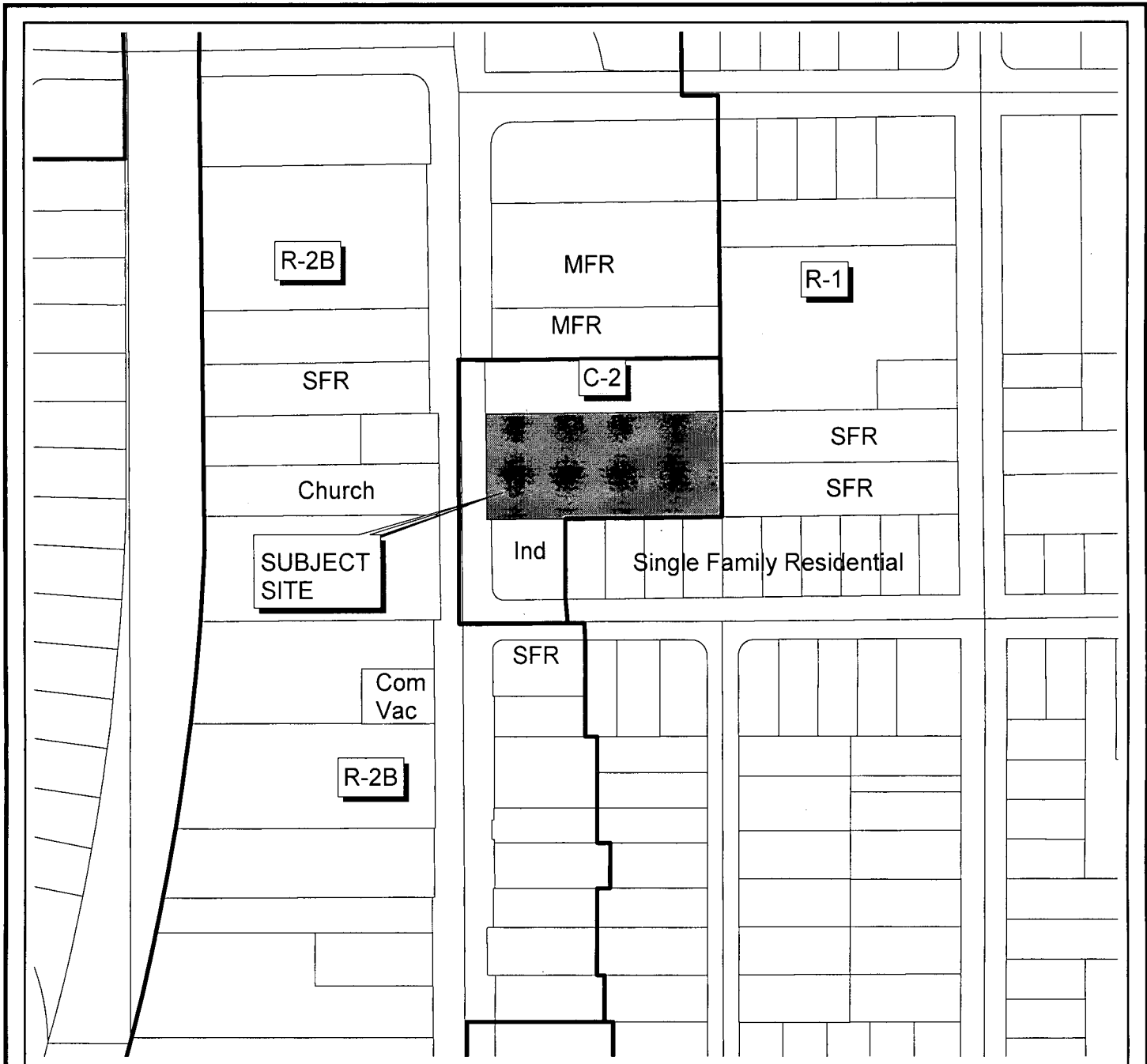



Neighborhoods, Planning  
And Development Services  
Department

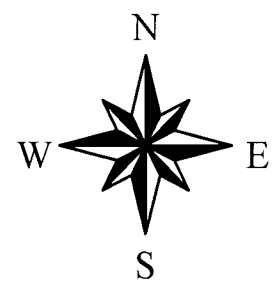
Geographic  
Information  
System

# VICINITY MAP





# LAND USE AND ZONING







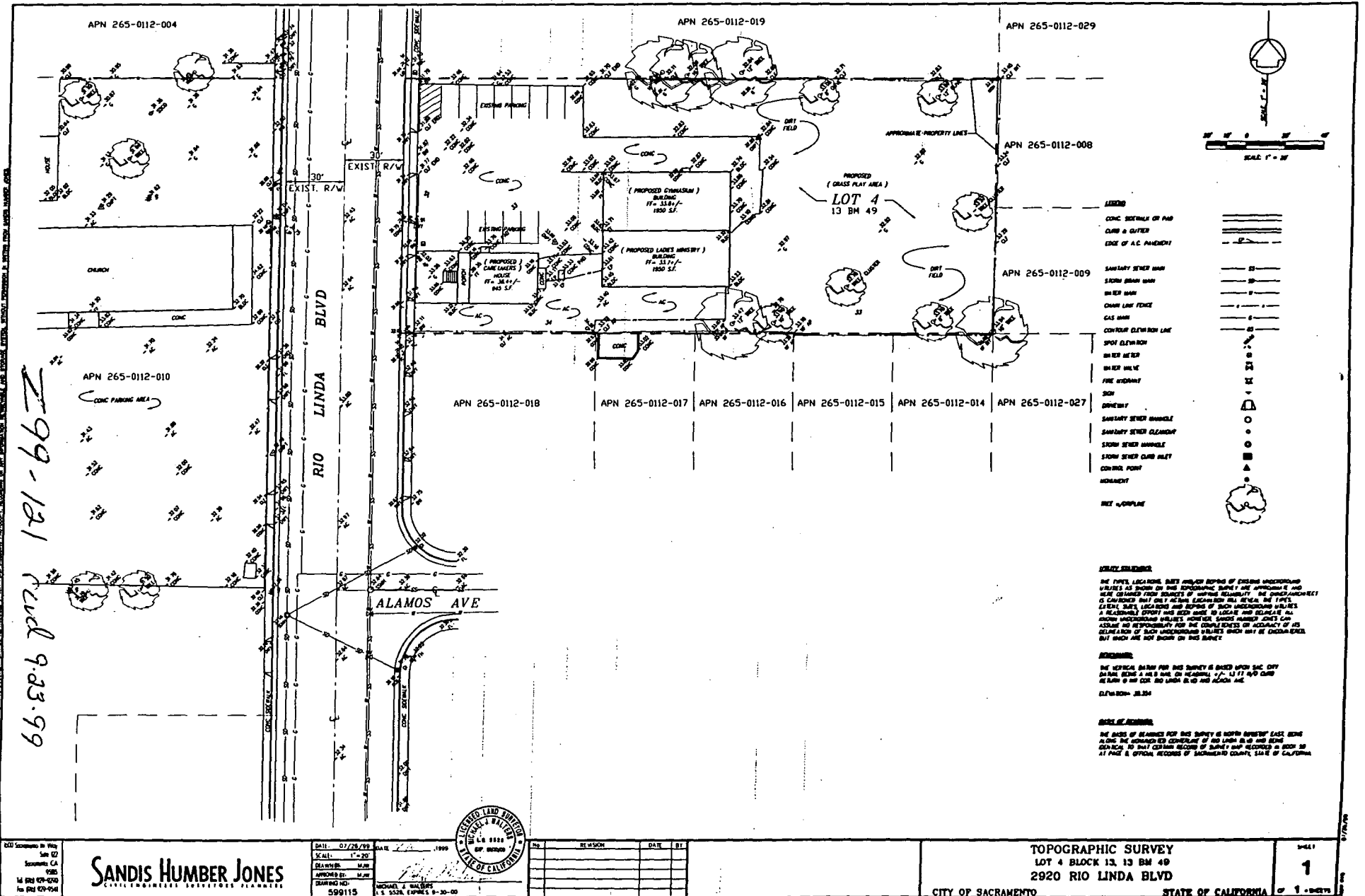
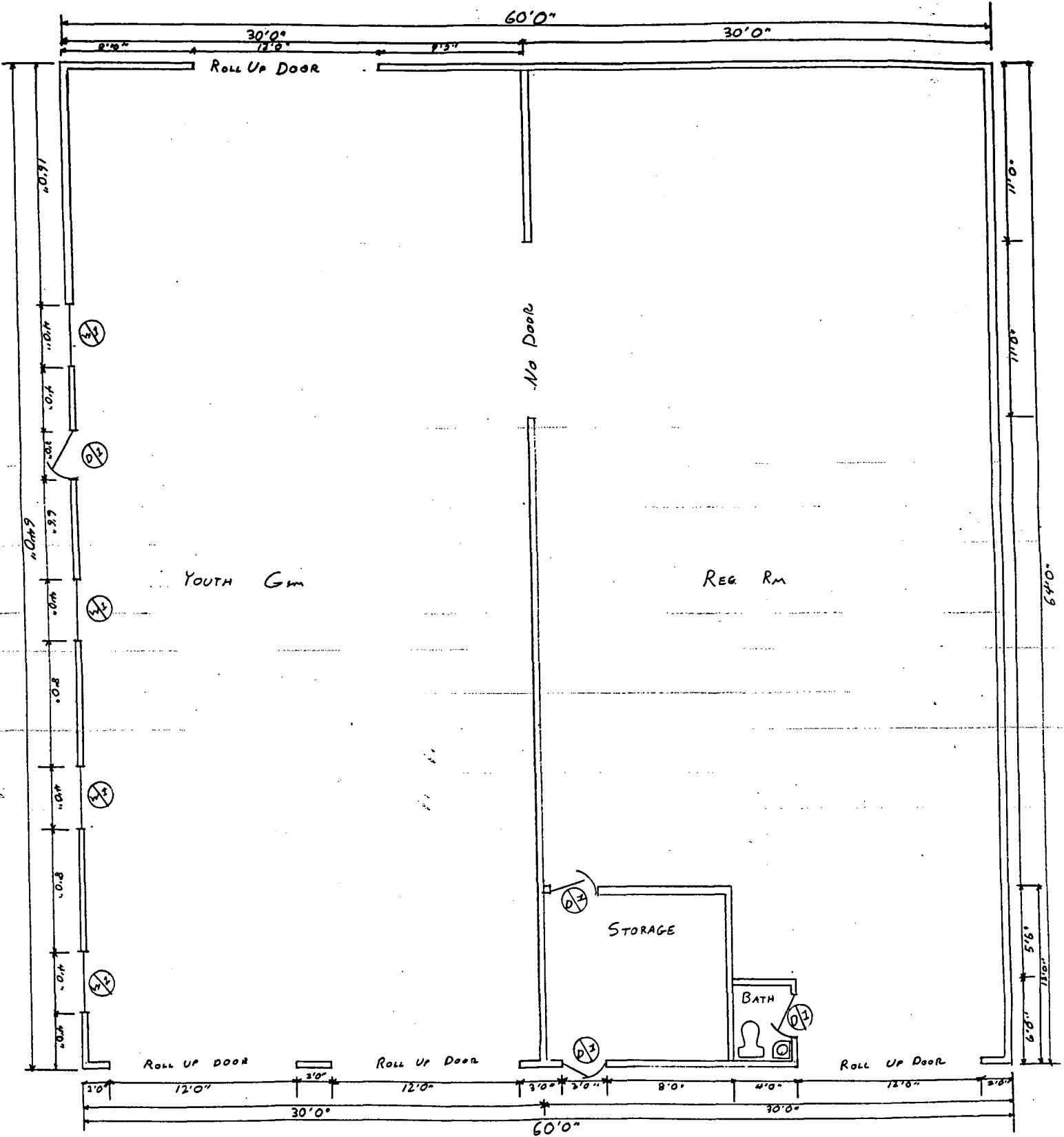


EXHIBIT B

EXHIBIT C

A  
North



EXISTING BUILDING

Z99-121 revd 9-23-99

2 of 2

December 1, 1999

Z99-121 Rvd 9.23.99

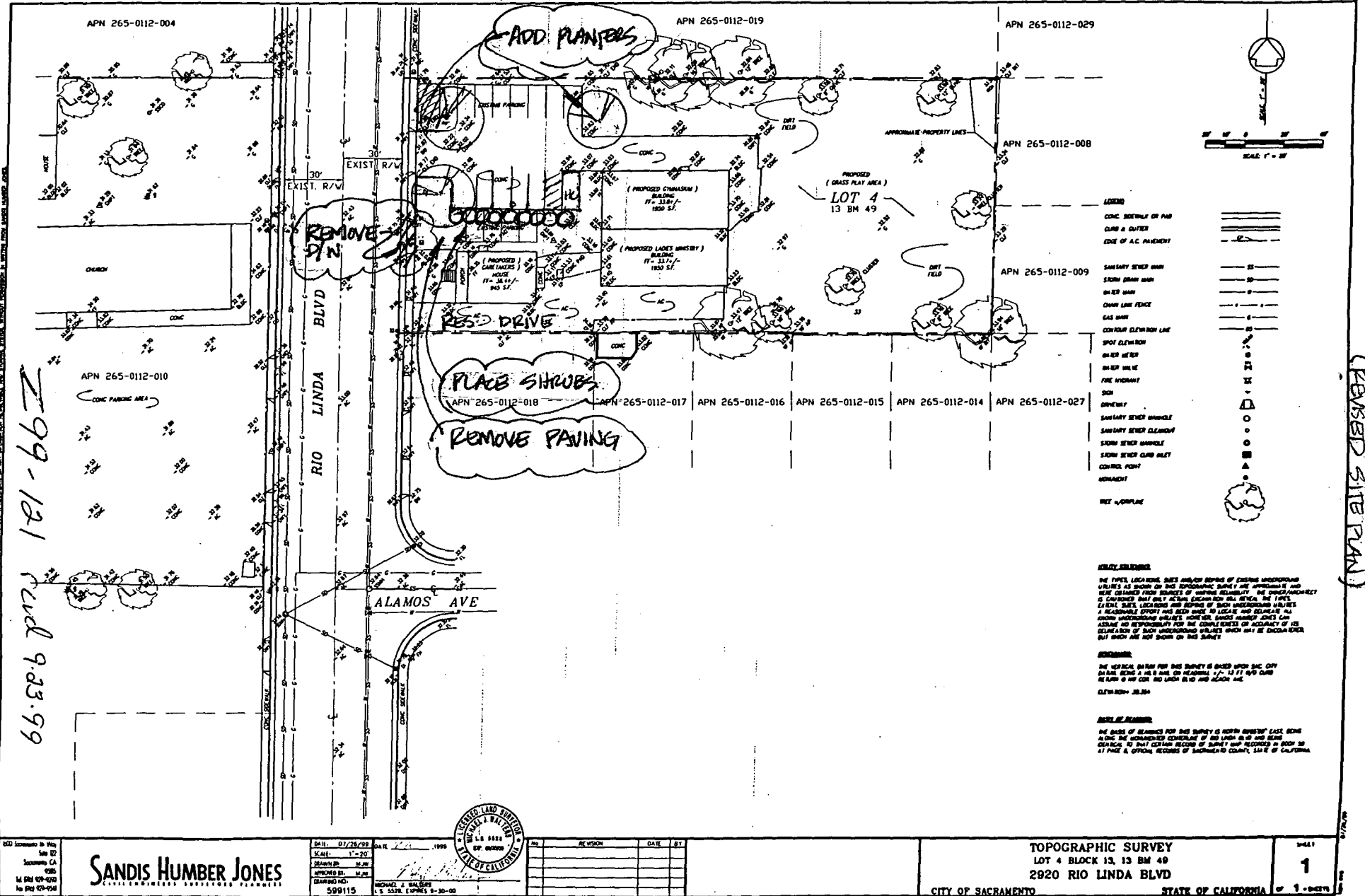


EXHIBIT D  
(REVERSED SITE PLAN)

**SANDIS HUMBER JONES**  
CIVIL ENGINEER - ARCHITECT - PLANNER

DATE: 07/28/99      DATE: 12/01/99  
SCALE: 1"=20'  
DRAWN BY: M.J.H.  
CHECKED BY: M.J.H.  
DRAWING NO.: 599115  
MICHAEL J. HUMBER  
C.S. 5334, EXP. 03-30-00



NO.	REVISION	DATE	BY

**TOPOGRAPHIC SURVEY**  
LOT 4 BLOCK 13, 13 BM 49  
2920 RIO LINDA BLVD