

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Abundant Life Temple-William T. Hail-6861-24th Street, Sacramento, CA 95822		
OWNER	Pentecostal Holiness, Inc., 6861-24th Street, Sacramento, CA 95822		
PLANS BY	William T. Hail, 6861-24th Street, Sacramento, CA 95822		
FILING DATE	7-22-83	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC	Exempt 15103(a) EIR	ASSESSOR'S PCL. NO.	041-014-12 & 15

APPLICATION: Special Permit to locate a mobile home for watchman use in conjunction with existing church (Section 2-F-8) (P83-242)

LOCATION: 6861-24th Street

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 Meadowview Community Plan Designation: Multiple Family Residential
Existing Zoning of Site: R-3
Existing Land Use of Site: Church

Surrounding Land Use and Zoning:

North: Convalescent Home; R-1
South: Apartments; R-3-R
East: Single Family; R-1
West: Single Family; R-1

Parking Required: 1 space per dwelling unit
Parking Provided: 1 space per dwelling unit
Property Dimensions: 258' x 330'
Property Area: 2.0± acres
Significant Feature of Site: Located within Executive Airport EA-4 zone
Topography: Flat
Street Improvements/Utilities: Existing

BACKGROUND INFORMATION: On March 13, 1973 the Commission approved a special permit (P-5347) which allowed the expansion of an existing church facility. The approved plans indicated that a youth center building would be constructed at the site where the applicant now proposes to locate the mobile home. The applicant has indicated that the mobile home is to be used as a watchman's residence.

STAFF EVALUATION: Staff has the following comments relative to this request:

1. Staff has no objections to the requested special permit. The proposed location (see site plan) of the mobile home should not impact the adjacent care facility nor will it displace any existing parking.
2. The subject site is located within the Executive Airport EA-4 overlay zone. The proposed residential use is permitted within this overlay zone.
3. Attached is Exhibit 'A' which sets forth the development standards for mobile homes. These standards stipulate certain size and design requirements which must be adhered to in the placement of the mobile home.

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STAFF RECOMMENDATION: The staff recommends that the Commission:

Approve the special permit, subject to conditions and based upon Findings of Fact which follow.

Conditions

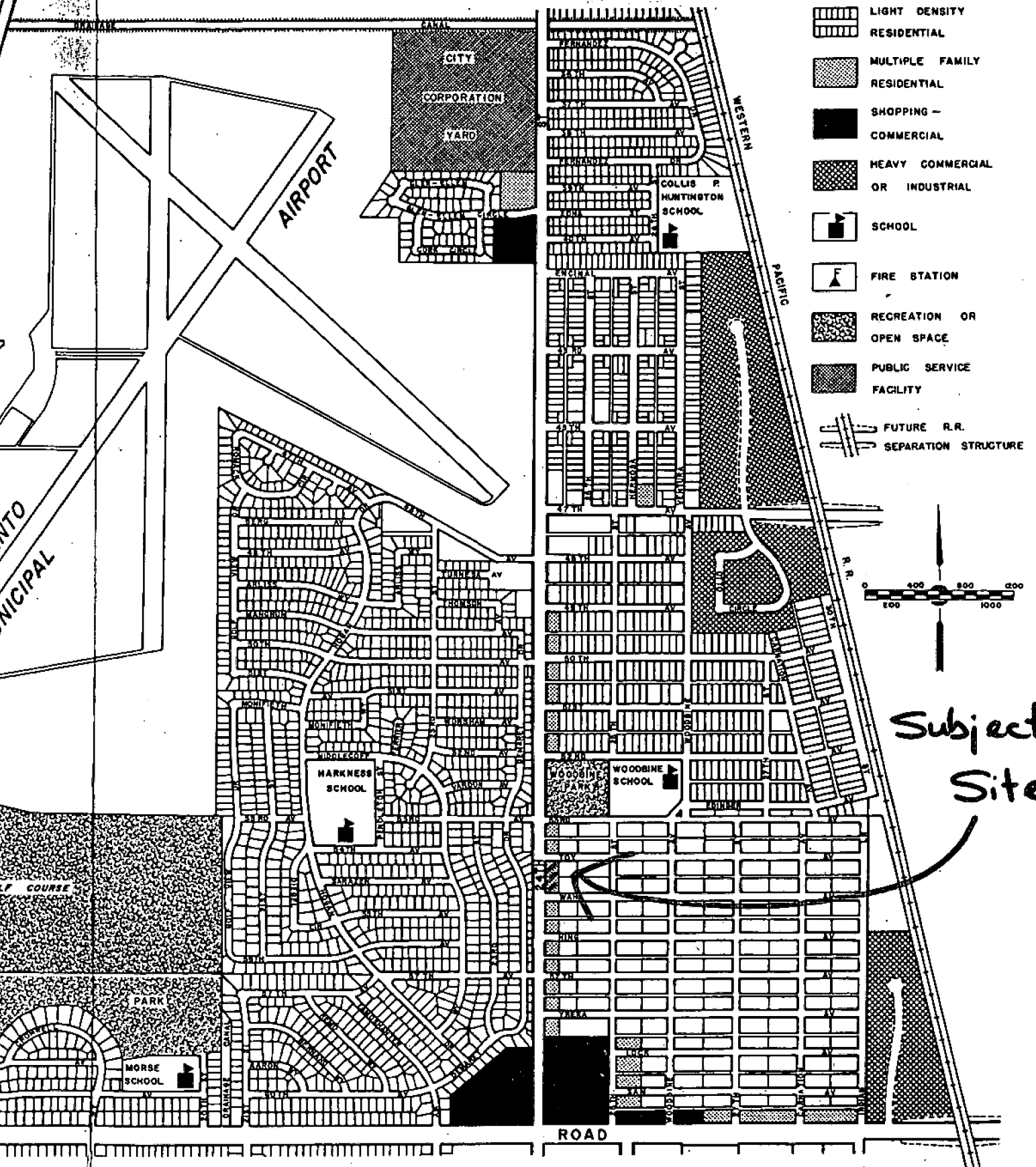
- a. The applicant shall adhere to the development standards noted on Exhibit A-1;
- b. The applicant shall provide for landscaping around the perimeter of the mobile home.

Findings of Fact

- a. The special permit, as conditioned, is based upon sound principles of land use in that the proposed mobile home is located so that it will not impact adjacent land uses nor will it result in a loss of parking spaces;
- b. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare in that the mobile home will adhere to the development standards as indicated in Exhibit A-1;
- c. The special permit is consistent with the General Plan which encourages a variety of cultural, social, educational, health and commercial activities and facilities.

ORT

AIRPORT COMMUNITY PLAN

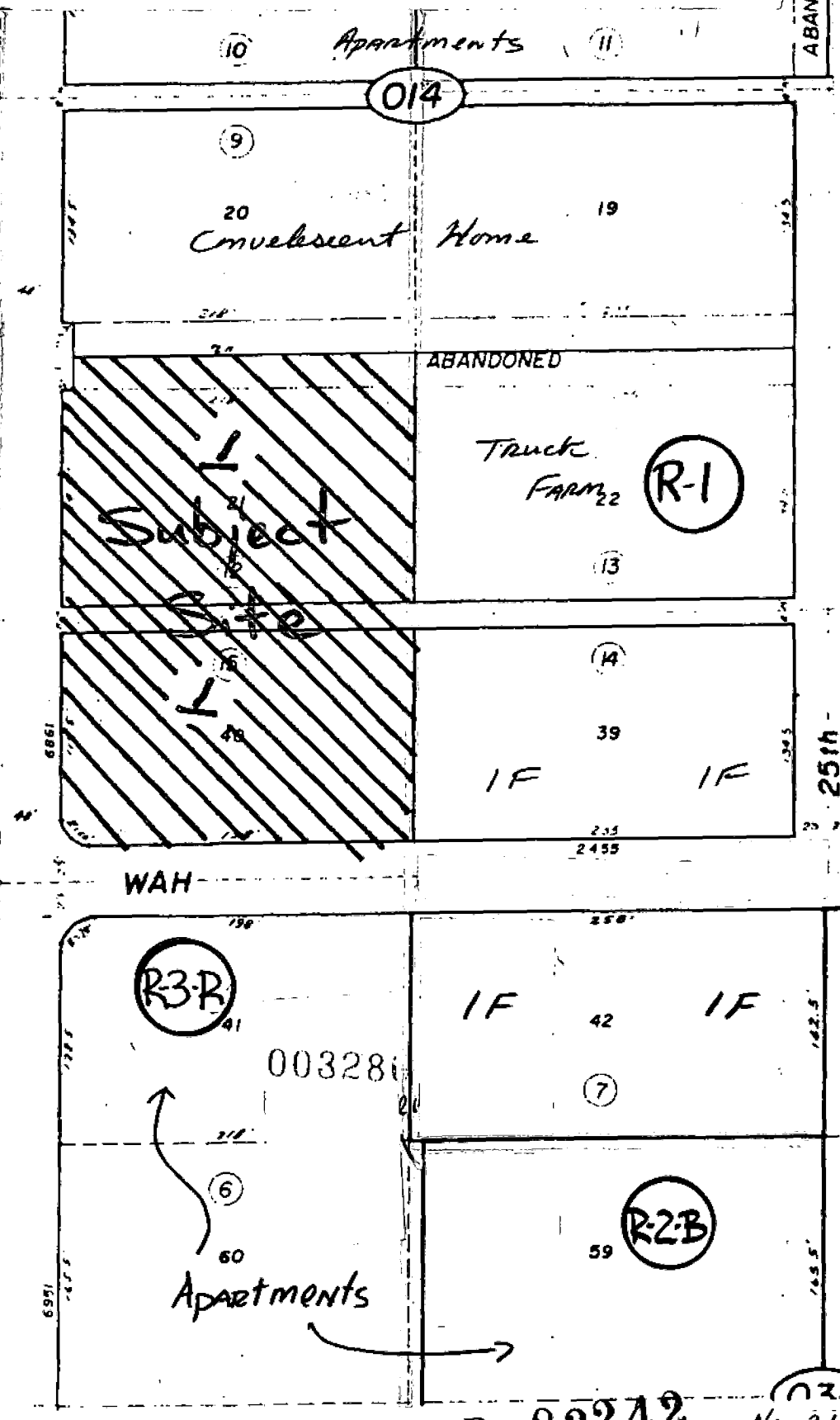
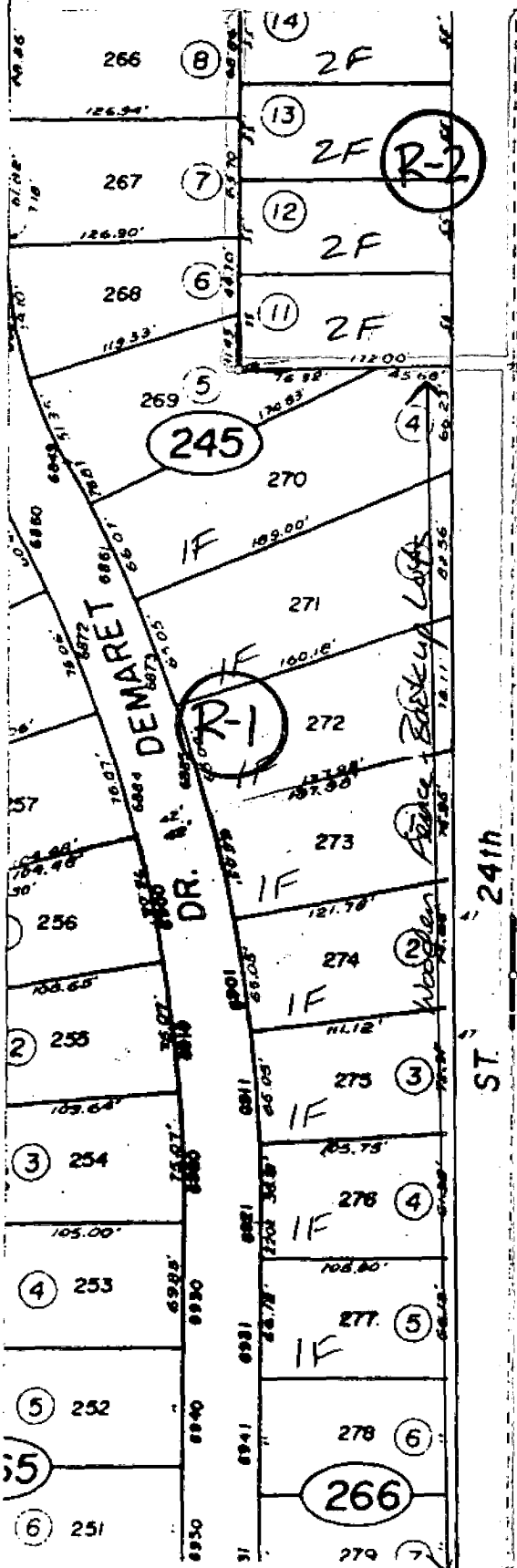


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ABANDONED

GCT-3 AVE. 2348 2340 121 00'

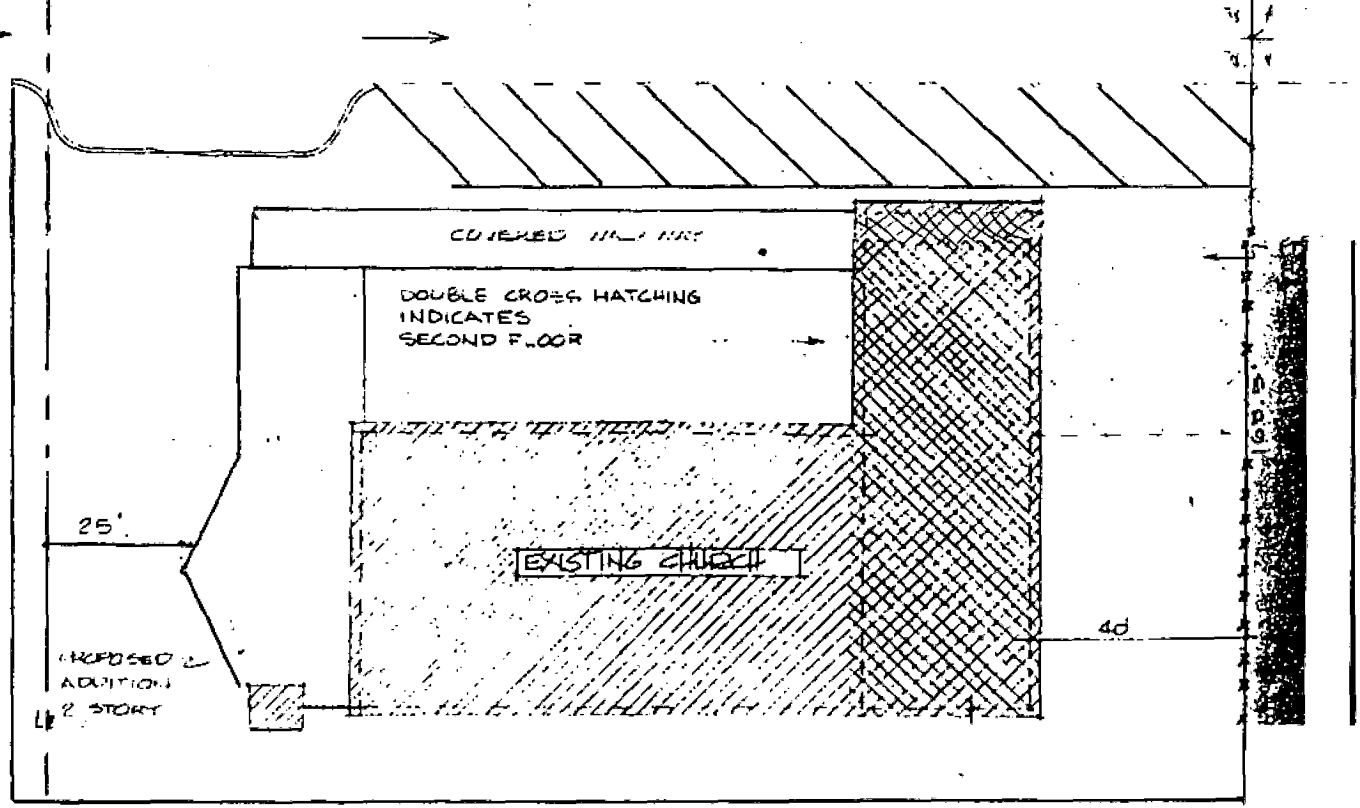
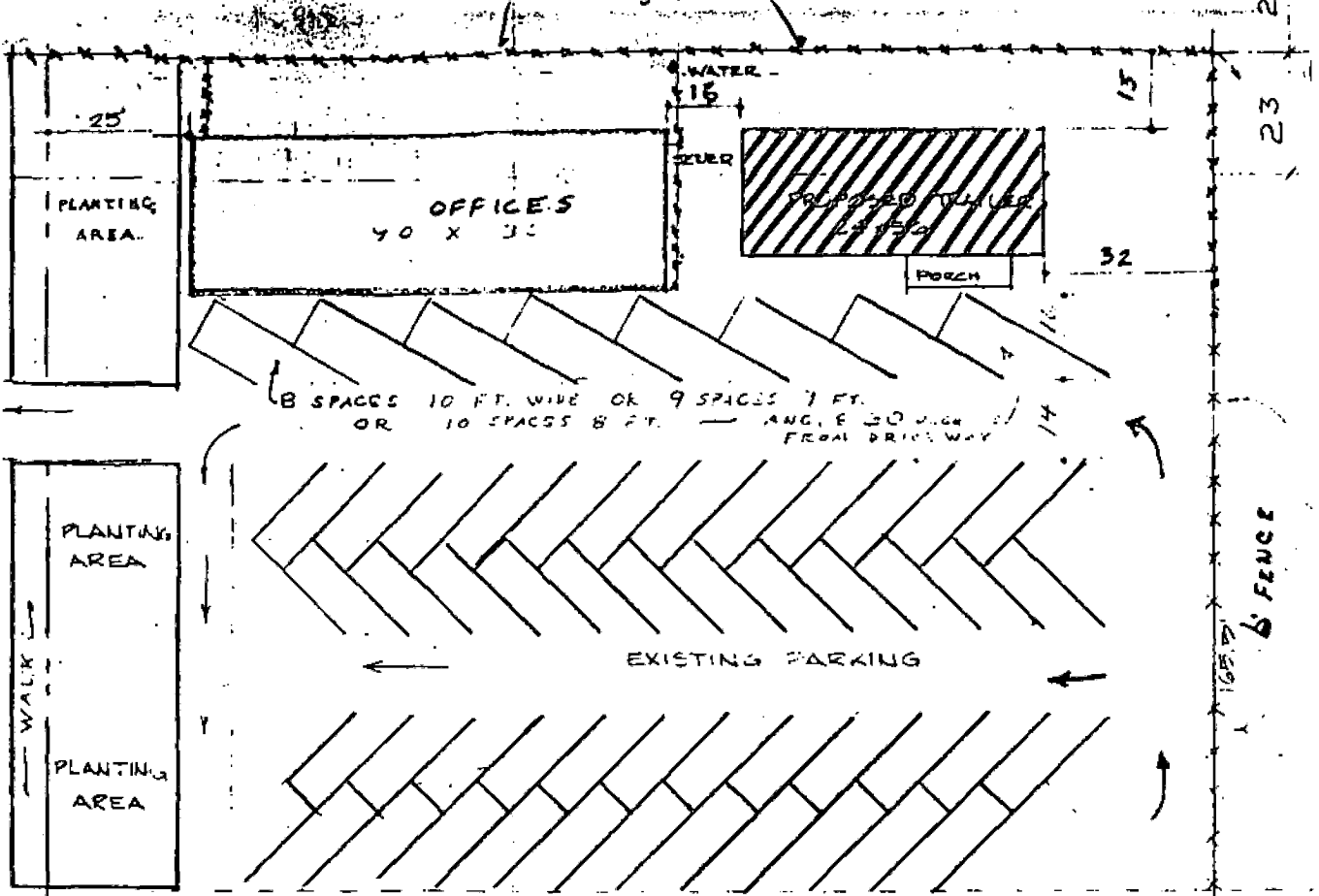
LOCATION, ZONING & LAND USE MAP



8-25-83

P 83242 No. 21

24th STREET



WAH AVENUE

003287

CERTIFIED AS TRUE COPY OF Ordinance No. 81-081/4th Series

DATE

CERTIFIED AUG 25 1981

Deputy City Clerk, City of Sacramento

ORDINANCE NO. 81-081

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF AUG 25 1981

AN ORDINANCE AMENDING SECTION 2-E-26 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, RELATING TO MOBILE-HOMES ON APPROVED FOUNDATIONS

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

SECTION 2-E-26 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, is hereby amended to read as follows:

26. A single family dwelling and a certified mobilehome on an approved foundation are permitted in the indicated zones subject to the following development standards:

(a) Minimum width and depth of structure: The distance between outermost parallel exterior walls shall be at least twenty (20) feet.

(b) Driveway: The dwelling or mobilehome shall have at least one driveway. All driveways shall be at least eight feet (8') wide, at least twenty feet (20') long, and be surfaced in accordance with Section 6-D-3 of this Ordinance.

(c) Height of finish floor: The finish floor shall be a maximum of 24" above the exterior grade of the lot. If the dwelling or mobilehome is multi-leveled, the lowest finish floor above exterior grade shall meet this requirement.

(d) Roofing material: No dwelling or mobilehome shall have a roof covered with continuous rolled metal.

(e) Roof overhang: The dwelling or mobilehome shall have eave and gable overhangs of not less than one foot measured from the vertical exterior side of the structure, unless such overhangs would be incompatible with the overall architectural style of the structure, as determined by the Planning Director.

(f) Exterior siding material: No dwelling or mobilehome shall have exterior perimeter walls covered with metal siding materials which are corrugated or reflective.

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(g) Exterior appearance of foundation: The covering material used on a substantial portion of each exterior perimeter wall of the dwelling or mobilehome shall touch or overlap either:

(i) the foundation, if the dwelling or mobilehome has a solid or perimeter foundation, or

(ii) a solid perimeter curb or skirt, if the dwelling or mobilehome has a foundation other than as specified in (i) of this subsection (for example, a pier or interior foundation). The perimeter curb or skirt shall be concrete, masonry, or other solid nonmetal all-weather material.

(h) Porch: If the dwelling or mobilehome has steps leading to any entry visible from any street, the steps and any enclosure surrounding the steps shall be

(i) attached to a permanent foundation, and

(ii) designed and constructed as an integral part of the exterior of the dwelling or mobilehome.

(i) Enclosed garage: The dwelling or mobilehome must have an enclosed garage (either attached or detached) if more than 50% of other dwellings or mobilehomes located within one thousand (1000) feet, measured structure to structure, have enclosed garages. The same roofing material shall be used on the garage and the dwelling or mobilehome. The exterior covering material used on the garage shall be the same as an exterior covering material used on a substantial portion of the dwelling or mobilehome.

(j) The Planning Director shall have the authority to vary one or more of the requirements set forth in paragraph (a) through (i) above, in accordance with Section 14 of this Ordinance.

(k) Notwithstanding the above, a mobilehome on an approved foundation is not permitted anywhere within the Old City.

SECTION 2:

This ordinance is to be published in full in the official newspaper of the City within 10 days after adoption.

ENACTED: AUG 25 1981
EFFECTIVE: AUG 25 1981

PHILLIP L. ISENBERG

MAYOR

ATTEST:

MICHAEL A. MILLER
DEPUTY CITY CLERK

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