

P99-149 - VICTORY OUTREACH MINISTRIES

- REQUEST:
- A. Environmental Determination: Exemption 15301
 - B. Special Permit to locate a church use in a 4,999 square foot space in an existing industrial building on 0.3± acres in the Light Industrial Planned Unit Development (M-1S-PUD) zone.

LOCATION: 320 Harris Avenue (Suite A)
~~002-0120-001, 002, 003~~ *250-0027-013 perm.may*
North Sacramento Community Plan
Council District 2

APPLICANT:	Jim J. Orneclas, (916) 564-8575, 4640 Baywind Dr. Sacramento, CA 95838
OWNER:	Sacto. Partners, 6929 Sunrise Blvd. Ste.101 Citrus Heights, CA 95610
PLANS BY:	SGA Architecture, 912 12 th Street, Sacto. CA 95814
APPLICATION FILED:	12/6/99; Revised 3/2000
STAFF CONTACT:	Bridgette Williams, 264-5000

SUMMARY/RECOMMENDATION :

The applicant is requesting a Special Permit to allow a church use with 50 seats in an existing 13,200 sqft. industrial building. The church use will occupy approximately 4,999 square feet of area in Suite A in the industrial building. The church will be known as Victory Outreach Ministries. A total of 147 parking spaces are located in the overall PUD. The building is located on 0.3± acres in the M-1S-PUD zone in Norwood Tech Business Park PUD. In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above. In evaluating the project, the basic issues are existing land use policy and compatibility with surrounding land uses in the PUD.

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Staff recommends approval of the project. This recommendation is based on the project's consistency with policies in the General Plan and its compatibility with surrounding light industrial land uses in the PUD and surrounding area.

PROJECT INFORMATION:

General Plan Designation:	Industrial Employee - Intensive
North Sacramento Community Plan Designation:	Labor Intensive Industrial
Existing Land Use of Site:	Norwood Tech Business Park PUD
Existing Zoning of Site:	M-1S(PUD)

Surrounding Land Use and Zoning:

North: Commercial/Office & Warehouse Uses; M-1S{PUD}
 South: Residential Uses; R-3
 East: Commercial/Office & Warehouse Uses; M-1S{PUD}
 West: Commercial/Office & Warehouse Uses; M-1S{PUD}

Property Dimensions:	222' x 605'
Property Area:	3.08 \pm gross acres
Building Area:	0.3 \pm net acres
Square Footage of Total Building:	13,200 square feet
Square Footage of Church Use:	4,999 square feet
Height of Building:	15 feet, one-story
Exterior Building Materials:	Stucco
Roof Material:	Flat-Top
Parking Provided:	147 spaces in PUD (8 for church use)
Parking Required For Church Use:	13 spaces(50 seats: 1 space per 4 seats)
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

Permit

Agency

Building Permit

Development Services Division

BACKGROUND INFORMATION:

The Morrison Light Industrial PUD was established in 1975. In July 1980, City Council approved amendments to the PUD, which included additional acreage, and industrial square footage and to change the name of the PUD to the Norwood Tech Business Park PUD. The existing 13,200 square foot building was built in 1985. The City's Zoning Ordinance allows churches in industrial zones with the granting of a Special Permit. The applicant is, therefore, requesting a Special Permit to locate a church use in an existing 4,999 square foot space in the Norwood Tech PUD within a Light Industrial (M-1S{PUD}) zone.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The Industrial designation is intended for primarily manufacturing and processing activities. The General Plan designates the site as Industrial - Employee Intensive and the North Sacramento Community Plan designates the site as Labor Intensive Industrial. The proposed church use is consistent with the industrial land use designation. There are no specific goals and policies related to churches in the General Plan nor Community Plan. However, both plans have a specific goal which states that industrial areas shall be maintained with quality design and land uses that are compatible with surrounding uses. In this instance, a church use is a compatible use and provides a transition of intensity within the PUD and a buffer between the residential area to the south and the heavy industrial uses to the north of the use. Churches in an industrial park could also provide for a variety of light industrial uses and more neighborhood stability.

B. Site Plan Design/Zoning Requirements

1. Special Permit

A Special Permit is required to locate a church use in any zone. Victory Outreach Ministries will have approximately 50 members attending services on Sunday mornings. Two church services will be held on Sunday mornings (11:00 am & 1:30 pm). The applicant anticipates some meetings during the week and bible study classes between 7:00 pm - 9:00 pm on Wednesdays.

The current space was previously occupied by an office/warehouse operation and has been vacant for almost a year. The interior space is being upgraded and tenant improvements are being done to accommodate a church use in the space. The floor plan submitted reflects a room for the sanctuary, class rooms, bath rooms and an office space. The setbacks and parking requirements for the building are existing and conform to the Zoning Ordinance regulations and PUD Guidelines. No

trash enclosures are shown on the submitted site plan. It is recommended that all trash enclosures comply with the City's Trash/Recycling Ordinance. The proposed project does not involve construction and will not result in an encroachment upon the required parking, setbacks or lot coverage.

No signage is proposed as part of this application. The church use will be required to comply with the City's Sign Ordinance and the Norwood Tech PUD Guidelines. If signage is proposed, a sign permit must be obtained from the City prior to placing signage on the building.

2. Parking/Circulation

As previously mentioned above, there are 147 striped parking spaces in the entire PUD. Each tenant has been allocated the required number of parking spaces for their use. Based on the number of seats proposed (50 seats), a total of eight parking spaces will be required for the church use. Eight parking spaces have been reserved for the church use. Staff believes adequate parking will be available adjacent to the building and in the overall PUD. The church's primary use of the building will be on Sundays between the hours of 11:00 am - 3:00 pm. The majority of the businesses are closed on Sundays in the PUD. The church use will utilize the space on weekdays during regular business hours but for office use only. The applicant does not anticipate more than eight persons during regular business hours Monday thru Friday. No other classes and/or church related activities will occur during regular business hours on weekdays. The Wednesday bible study classes will be held after business hours when most of the businesses in the PUD are closed. Based on staff's observation during regular business hours, sufficient parking will be available for the church use and all other uses in the PUD.

Two driveways for ingress/egress are located off of Harris Avenue into the PUD. One driveway is provided off of Disc Drive primarily serving an industrial building facing Disc, yet access to other buildings throughout the PUD is available.

C. Building Design

The exterior building materials consist of stucco with a flat top roof. The exterior colors are predominately grey with blue reveal lines. The existing structure is in conformance with design and materials uses throughout the PUD and the Norwood Tech PUD Guidelines. The City of Sacramento allows a maximum height of 75 feet in the Light Industrial zone. The existing structure is 15 feet with one floor. The project proposal does not involve any changes to the existing building design.

PROJECT REVIEW PROCESS:A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301). The project falls under the category of interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.

B. Public/Neighborhood/Business Association Comments

The project was routed to Del Paso Heights Improvement Association, North Sacramento Redevelopment PAC, Oak Knoll/Johnson Heights Neighborhood Group, Neighbors Aware Communities and Pell/Main Industrial Association. The City received a letter in support from Heights Residents Working Together and Terrace Manor Neighborhood Association. The applicant also submitted written approval from all of the existing tenants in the PUD. A notice of the project and public hearing was sent to all property owners within 500 feet of the site. At the time of preparing the staff report, no additional written comments were received.

C. Summary of Agency Comments

The project was routed to the City's Traffic, Engineering Development Services, Building Division, City Fire Department and the Utility Department. Comments are identified as conditions of approval in the attached Notice of Decision and findings of fact.

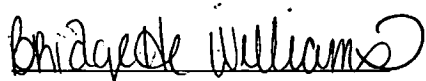
PROJECT APPROVAL PROCESS: Planning Commission has the authority to approve or deny the Special Permit. The Planning Commission action may be appealed to the City Council within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following action:

Adopt the attached Notice of Decision approving the Special Permit to occupy an existing industrial building with a 4,999 square foot church use on 0.3 \pm developed acres in the Light Industrial Planned Unit Development (M-1S-PUD) zone.

Report Prepared By,

Report Reviewed By,



Bridgette Williams
Associate Planner


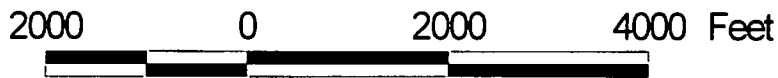
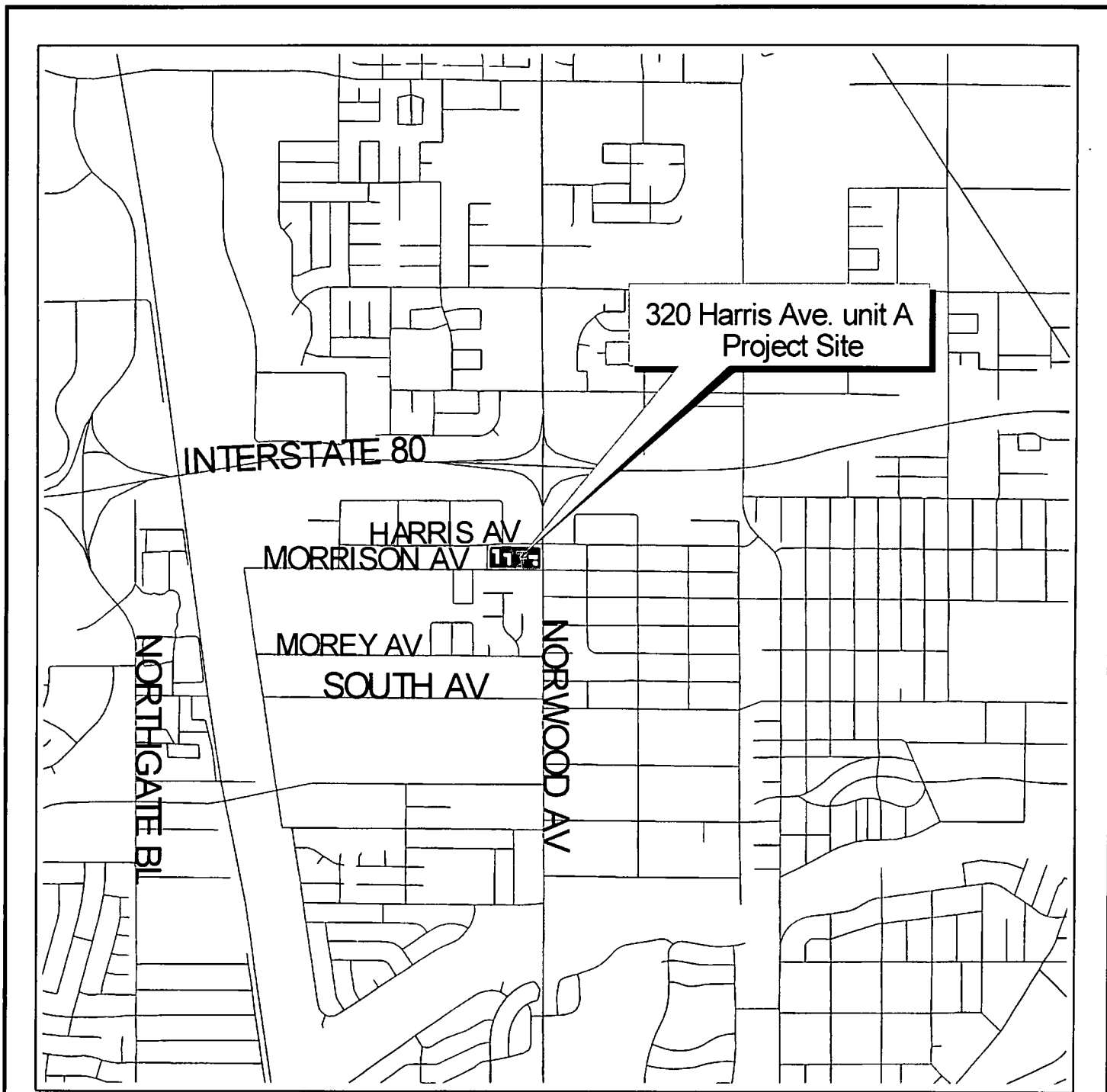


Scot Mende
Senior Planner

Attachments

- | | |
|--------------|--|
| Attachment A | Vicinity Map |
| Attachment B | Land Use and Zoning Map |
| Attachment C | Notice of Decision approving the Special Permit |
| Exhibit C-1 | Site Plan |
| Exhibit C-2 | Floor Plans |
| Exhibit C-3 | Elevations |
| Attachment D | Letters From Neighborhood Associations in Support of Project |

P99-149.SR



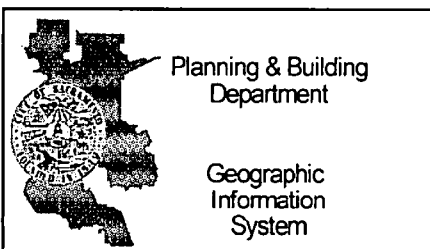
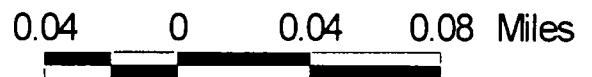
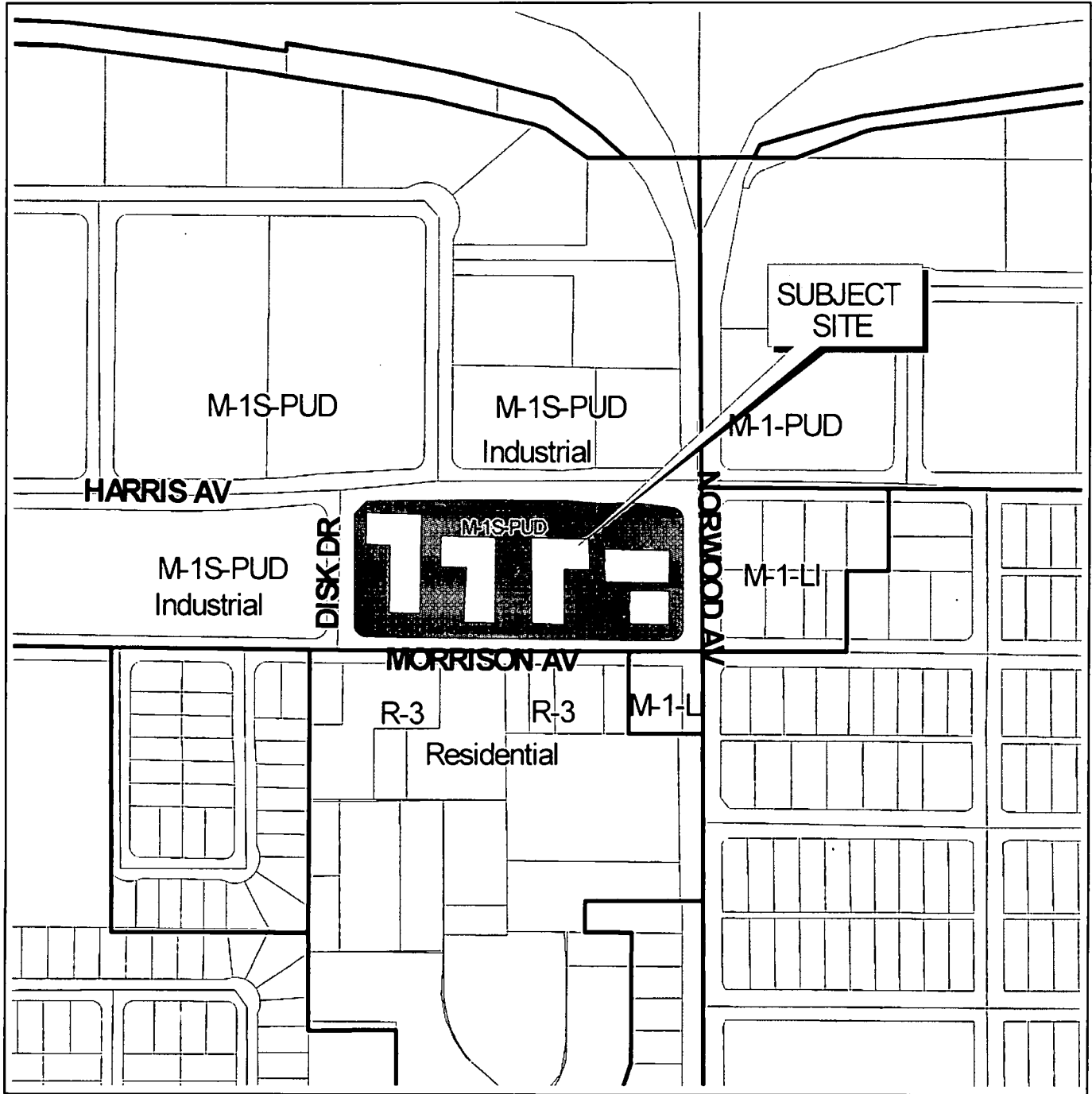
Neighborhoods, Planning,
and Development Services
Department

Geographic
Information
System

Vicinity Map
P99-149



A. H. H. H. H.



Land Use & Zoning P99-149



Attachment 3

file

Attachment C

NOTICE OF DECISION AND FINDINGS OF FACT FOR A SPECIAL PERMIT TO LOCATE A 4,999 SQUARE FOOT CHURCH USE (VICTORY OUTREACH MINISTRY) IN AN EXISTING INDUSTRIAL BUILDING ON 0.3 ± ACRES IN THE M-1S{PUD} ZONE AT 320 HARRIS AVENUE. (P99-149) (APN: 250-0027-013)

At the meeting of May 25, 2000, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

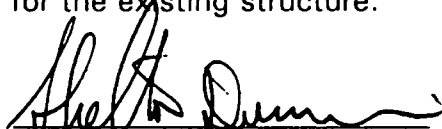
- A. **Environmental Determination: Found the project Exempt pursuant to CEQA Section 15301;**
- B. **Approved the Special Permit to locate a 4,999 square foot church (Victory Outreach Ministry) use in an existing industrial building on 0.3 ± acres in the Light Industrial Planned Unit Development (M-1S{PUD}) zone.**

These actions were made based upon the following findings of fact and subject to the following conditions:

-
- A. **Exemption:** The City Planning Commission finds and determines that the proposed Special Permit is exempted from further environmental review pursuant to State EIR Guidelines (Section 15301).
 - B. **Special Permit:** The Special Permit to locate 4,999 square foot church use in an industrial zone is approved subject to the following findings of fact and conditions of approval:
 - 1. The project as, conditioned, is based upon sound principles of land use in that:
 - a. A church use would be in keeping with adjacent commercial, office and warehouse uses in the PUD;
 - b. A church use will provide a transition of intensity within the PUD and a buffer between the residential area to the south and heavy warehouse uses to the north; and
 - c. The church use will be in compliance with all building codes and adequate parking will be provided during church services.
 - 2. The proposed project is consistent with General Plan and Community Plan land use designations, in that, a church use is allowed in the industrial zone with a Special Permit.

Conditions of Approval

1. The church square footage (4,999 sqft) within the building shall adhere to the attached floorplan. Any additional seating and/or interior square footage for increased seating shall be subject to review and approval by Planning staff and/or City Planning Commission.
2. No more than 50 seats shall be permitted in the sanctuary during church services. Additional seating in rooms, corridors etc, shall be prohibited.
3. Trash/Recycling enclosures shall comply with the City's Trash/Recycling Ordinance.
4. All signage (detached/attached) on the site shall comply with the City's Sign Ordinance and Norwood Tech PUD Guidelines and sign permits shall be obtained.
5. Eight parking spaces shall be delineated on the site as reserved for the church use.
6. All tenant improvements in the building shall be subject to building code standards and The Fire Department requirements. The building space shall comply with the amendment of Article 10, Section 1003, Fire Extinguishing Systems. Subsection 1003.22 All Occupancies Except Group R, Division 3, and Group U Occupancies. A building permit shall be obtained for the change in the type of occupancy for the existing structure.


 CHAIRPERSON

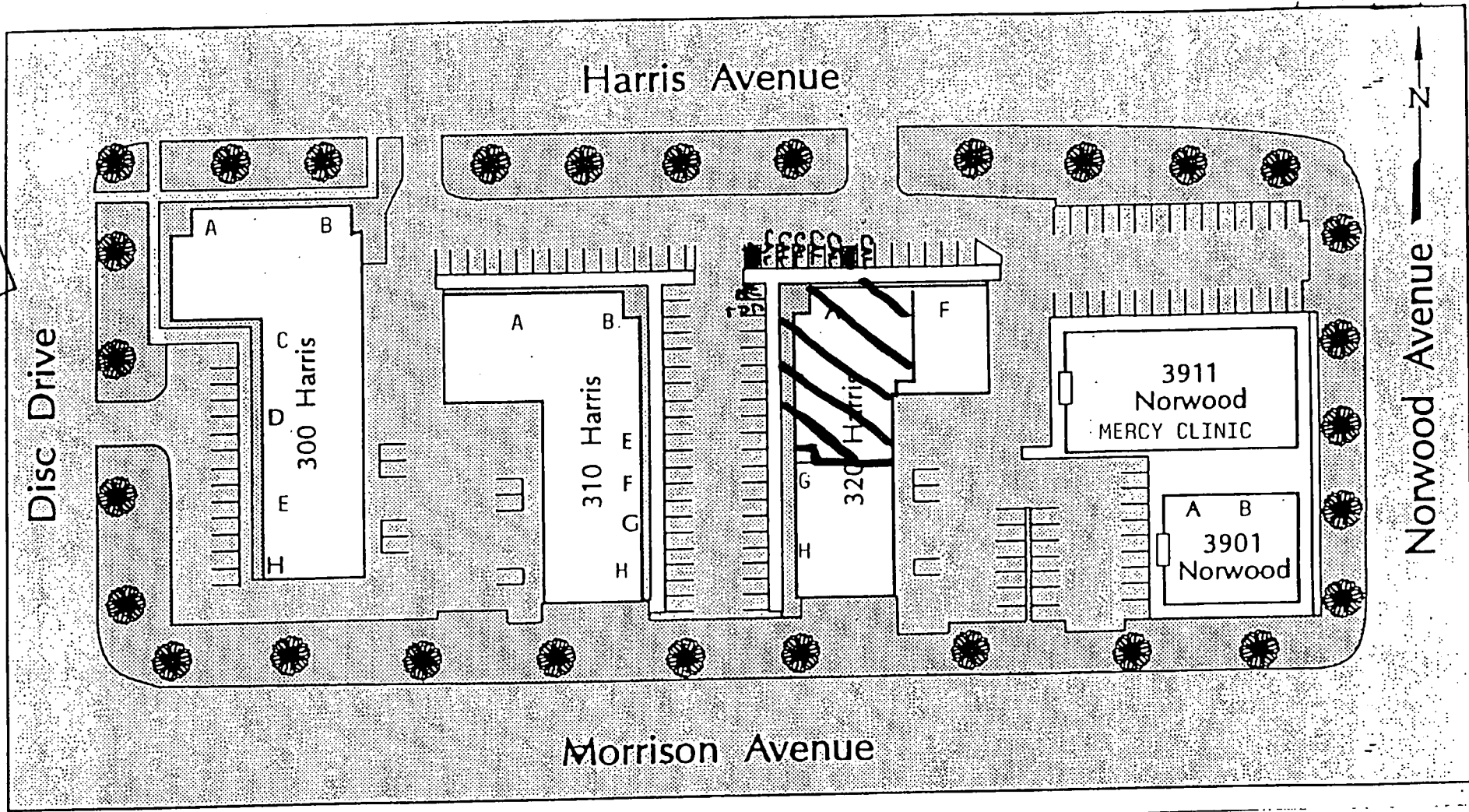
ATTEST:


 SECRETARY TO CITY PLANNING COMMISSION

5-25-00
 DATE (P99-149)

- Exhibit C-1
- Exhibit C-2
- Exhibit C-3

CITY OF SACRAMENTO
PLANNING DIVISION



ITEM # 10
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Exhibit C-1

99-149



PROJECT NO.	99013
DATE	JAC
OWNER	FP, DMC
FILE NAME	FP.DWG
PLT DATE	11-15-92
SCALE	

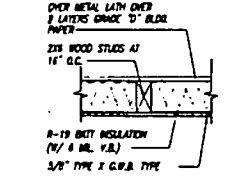
SGA
 Structural Group
 919 13th Street
 Sacramento, CA 95814
 Tel: (916) 447-4799 Fax: (916) 447-4798

CONTRACT

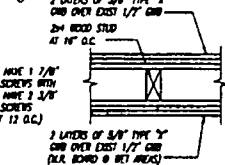
Sacramento, CA 95838

ITEM # 70
 PAGE 12
 SHEET: A2.1

A TYP. EXTERIOR WALL

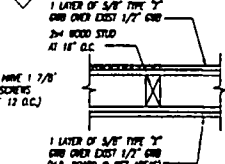


B INTERIOR WALL - 2 HOURS



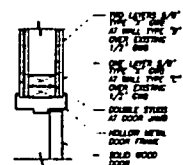
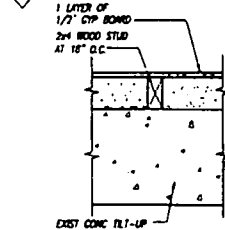
NOTE:
 BASE LAYER TO HAVE 1 7/8" LONG DRYWALL SCREWS WITH FACE LAYER TO HAVE 2 5/8" LONG DRYWALL SCREWS (ALL SCREWS AT 12 O.C.)

C INTERIOR WALL - 1 HOUR

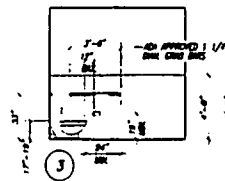


NOTE:
 FACE LAYER TO HAVE 1 7/8" LONG DRYWALL SCREWS (ALL SCREWS AT 12 O.C.)

D EXTERIOR WALL



2 DOOR JAMB-(HEAD SIM.)
 SCALE: 1/2" = 1'-0"



MEN'S ROOM ELEVATION
 SCALE: 1/4" = 1'-0"

DOORS AND HARDWARE

3'-0" x 6'-0" x 1 3/4" IG GL. INSULATED OR UNINSULATED HOLLOW METAL FLUSH DOOR WITH WELDED OR WELDED 1 1/2" GA. HOLLOW METAL FRAME, HARDWARE SET INCLUDES: 3 EA. 4 1/2" x 1 1/2" x 1/2" HRP BALL BEARING HINGES, 1 EA. DOORBolt SERIES CLOSER, 1 EA. DOORBolt SERIES RM PING. DEVICE, 1 SET WOODHEESTRIP THRESHOLD AND DOOR SWEEP, PLUS DOOR STOP AND RM CYLINDER FOR DOORS 1, 2 & 3

3'-0" x 6'-0" x 1 3/4" SC BRNCH PAINT GRND DOOR, NO BRNCH LABEL WITH IG HOLLOW METAL FRAME, HARDWARE SET INCLUDES: 3 EA. 4 1/2" x 1 1/2" BALL BEARING HINGES, 1 SET - PERMO PULLER SHORT SEAL, 1 EA. DOORBolt RM CYLINDER CLOSURE AND 1 EA. FALCON F-SERIES LOCKSET, PLUS ONE DOOR STOP AS REQUIRED FOR DOORS 4 & 5

3'-0" x 6'-0" x 1 3/4" SC BRNCH PAINT GRND DOOR, NO BRNCH LABEL WITH IG HOLLOW METAL FRAME, HARDWARE SET INCLUDES: 3 EA. 4 1/2" x 1 1/2" BALL BEARING HINGES, 1 SET - PERMO PULLER SHORT SEAL, 1 EA. DOORBolt RM CYLINDER CLOSURE AND 1 EA. FALCON F-SERIES LOCKSET, PLUS ONE DOOR STOP AS REQUIRED FOR DOORS 6, 7, 8, 9, 10, 11, & 14

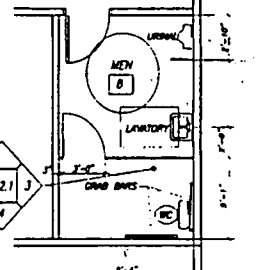
DOORS 12 & 13 ARE EXISTING METAL DOORS
 DOORS 15 & 16 ARE EXISTING DOORS WITH NO REQ'D FINISH

DOOR NOTES

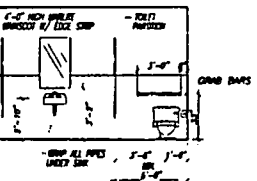
- PROVIDE SANITARY FACILITIES IDENTIFICATION SIGNAGE AND/OR AT EACH PUBLIC RESTROOM DOOR AND UNSET SIGNAGE AT EMPLOYEE RESTROOM
- THE 3 NEW EXTERIOR DOORS SHALL BE PROVIDED WITH SELF-CLOSING HARDWARE AND SHALL OPEN WITH A SINGLE MOTION FROM INSIDE. ALL HARDWARE TO COMPLY WITH CITY ORDINANCE 21411 SEC. 1008 COMMERCIAL BUILDING SECURITY.
- PROVIDE A SIGN ABOVE THE MAIN ENTRY DOOR "THIS DOOR SHALL REMAIN UNLOCKED AT ALL TIMES THE BUILDING IS OCCUPIED."
- SHOULD PROBLEMS WITH OBSTRUCTION OF THE DOOR ARISE, SIGNS WILL BE REQUIRED STATING "THE DOOR - DO NOT OBSTRUCT."

GENERAL NOTES

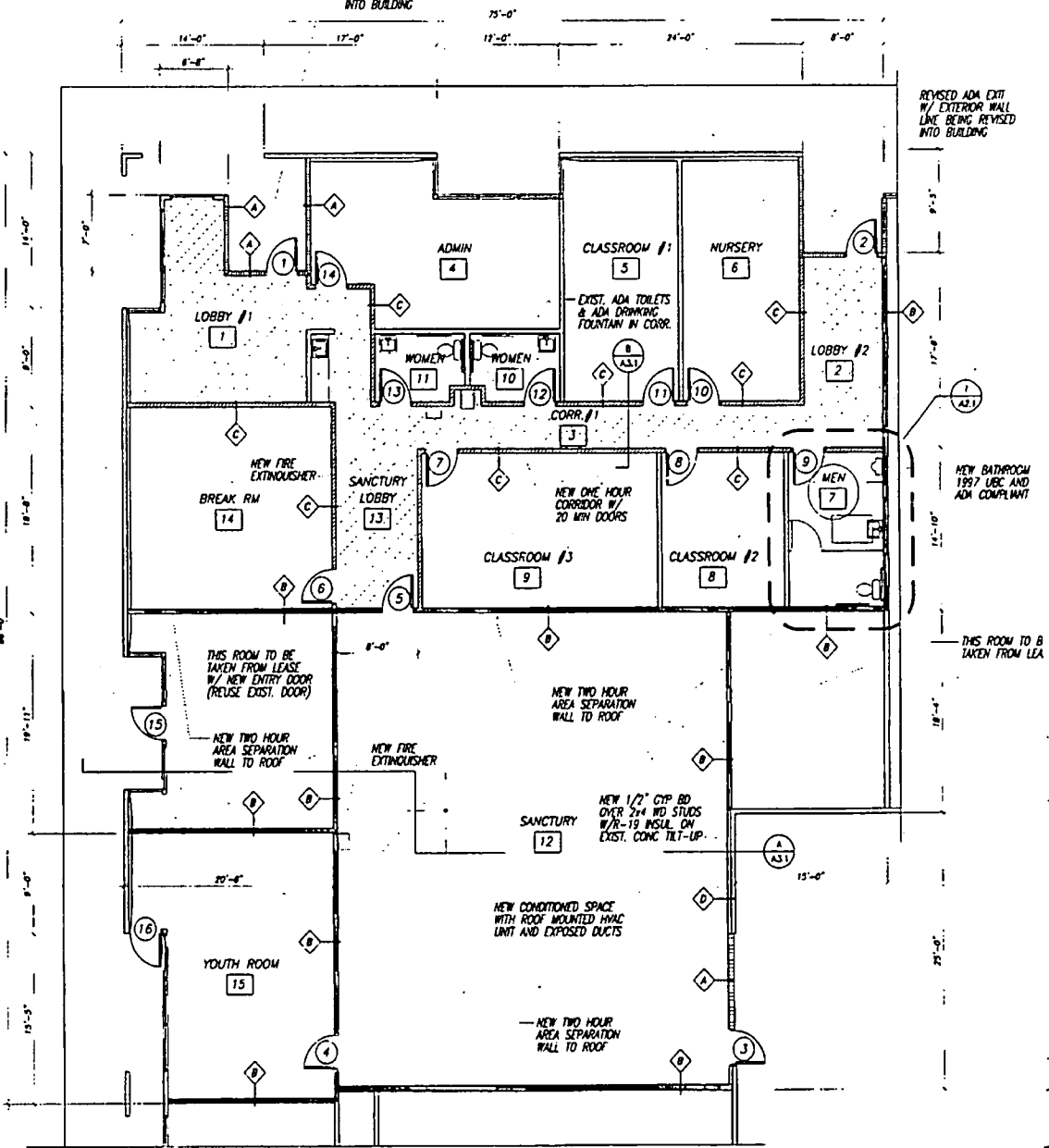
- FIRE EXTINGUISHERS SHALL BE LOCATED PER FIRE DEPARTMENT'S RECOMMENDATIONS BUT NO LESS THAN ONE PER EVERY 75' OF TRAVEL DISTANCE.
- SMOKE AND FIRE ALARMS SHALL BE PROVIDED AS PER FIRE DEPARTMENT RECOMMENDATIONS.
- EXIT SIGNS SHALL BE LOCATED AT EACH EXIT, BOTH LOW LEVEL AND HIGH EXIT SIGNS SHALL BE PROVIDED.
- TOTAL SPACE IS 4,899 SF AND THEREFORE THE FIRE DEPARTMENT HAS ALLOWED THE SPACE TO BE NON-SMOKED.



1 ENLARGED PLAN
 SCALE: 1/4" = 1'-0"



REVISED ADA EXIT W/ EXTERIOR WALL LINE BEING REVISED INTO BUILDING



FLOOR PLAN
 SCALE: 3/16" = 1'-0"



Exhibit C-2



NEW 3'-0" x 7'-0" EXIT DOOR
IN NEW 6" METAL STUD WALL
WITH 3 COAT CEMENT PLASTER
(PAINTED TO MATCH EXISTING)

NORTH ELEVATION

SCALE: 1/8" = 1'-0"

NEW 3'-0" x 7'-0" EXIT DOOR
IN NEW 6" METAL STUD WALL
WITH 3 COAT CEMENT PLASTER
(PAINTED TO MATCH EXISTING)
DOOR BEHIND WALL IN RECESS

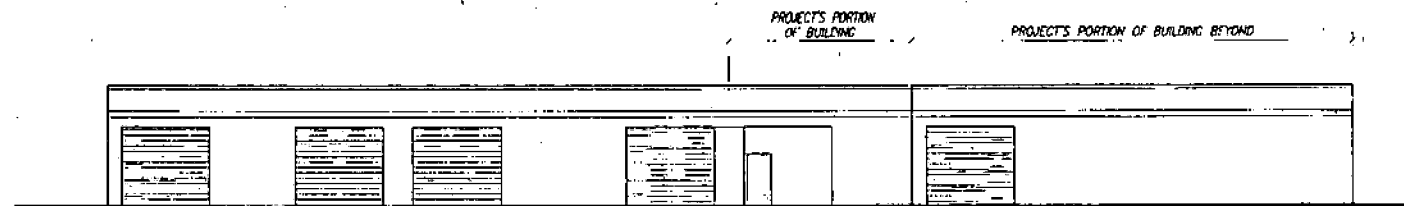


EXISTING CONCRETE TILT-UP
WALL WITH METAL FLASHING

12'-0" x 10'-0" OPENING IN
TILT-UP WALL WITH STUCCO
AND ALUMINUM WINDOWS IN
RECESSED WALL BEYOND

WEST ELEVATION

SCALE: 1/8" = 1'-0"



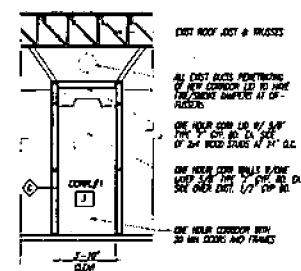
PROJECT'S PORTION
OF BUILDING

PROJECT'S PORTION OF BUILDING BEYOND

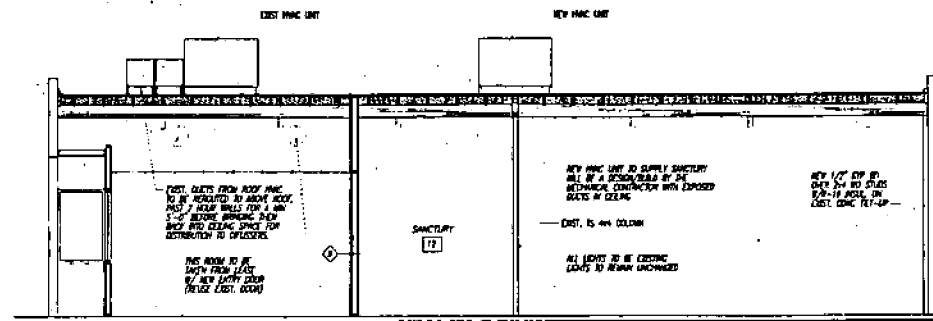
NEW 3'-0" x 7'-0" EXIT DOOR
IN NEW 6" METAL STUD WALL
WITH 3 COAT CEMENT PLASTER
(PAINTED TO MATCH EXISTING)

EAST ELEVATION

SCALE: 1/8" = 1'-0"



EXIST ROOF JOIST & TRUSSES
ALL EXIST BRICK WORKING
OF NEW CORRIDOR TO HAVE
THE CORNER SHAPED AS SHOWN
ONE HOUR CORR. LID BY 3/4" THICK 2" CH. 80 GA. GALV. OF 3/4" REEF STUDS AT 24" O.C.
ONE HOUR CORR. WALLS TO HAVE 1/2" COR. 80 GA. GALV. SEE OVER DET. 1/2" COR. W.
ONE HOUR CORRIDOR WITH 30 MIN. CEILING AND TRUSSES



EXIST HVAC UNIT

NEW HVAC UNIT

EXIST. QUITS FROM ROOF INCL. TO BE RELOCATED TO ABOVE ROOF AND 2 HOUR WALLS FOR 4 MIN. 1'-0" BEFORE BRICKING THEM UP AND CEILING OVER TOP DISTRIBUTION TO OFFICERS.

THIS ROOM TO BE SHOWN FROM EXIST. BY NEW EXIST. DOOR (SEE EXIST. DOOR)

SANCTUARY

NEW HVAC UNIT TO SUPPLY SANCTUARY WILL BE A PROVISION MADE BY THE MECHANICAL CONTRACTOR WITH EXPOSED BRICKS IN CEILING

EXIST. IS 4x4 COLUMN

ALL LIGHTS TO BE EXISTING (LIGHTS TO REMAIN UNCHANGED)

NEW 1/2" COR. BY OVER 3/4" HD STUDS 24" O.C. JOIST, BY EXIST. CONC. TILT-UP

B CORRIDOR SECTION
SCALE: 1/4" = 1'-0"

A BUILDING SECTION
SCALE: 1/4" = 1'-0"

PROJECT NO.	99013
DRAWN	JLC
CHECKED	
DATE	11-15-99

JOB NO.	99013
DRAWN	JLC
CHECKED	
DATE	11-15-99

SGA
Structural Group
Architects
300 E. 12th Street
Birmingham, CA 90014
Tel: (916) 447-8700 Fax: (916) 447-8700

CONSOLE TANK

Tri Nerutisa

EXHIBIT C-3

EXTERIOR ELEVATIONS

SHEET: **A3.1**

ITEM #10
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TERRACE MANOR NEIGHBORHOOD ASSOCIATION
219 FORD ROAD
SACRAMENTO, CA 95838
(916) 929-3470

November 22, 1999

City of Sacramento
Department of Planning and Development/Commission
1231 I Street, Suite 200
Sacramento, CA 95814

Attention: Permits Department

We, the members of the Terrace Manor Neighborhood Association, are writing this letter on behalf of Pastor Jim Ornelas, of Victory Outreach Ministries. Pastor Ornelas and his congregation are seeking a special use permit because the City Building Inspector and Fire Department had to shut down the building they had leased, back in mid-September, until it meets the City's fire/building safety codes.

We are recommending and respectfully requesting that your Department/Commission issue the conditional use permit as expeditiously as possible in order that the building improvements can be completed ASAP and their congregation can once again reenter their building.

In addition, Pastor Ornelas has assured us that there will be no loud noise, loitering, or any activities that would cause undue hardship on the residents surrounding the Church Building at 320 Harris. The Church's primary goal is to work spiritually helping residents to become self-sufficient and achieve their God-given potential through the Salvation of the Lord. Their plan is also to work with the surrounding ministers providing counseling as well as referrals for recovery from drug/alcohol addictions to recovery/rehab homes located out of the area.

We will follow-up with Pastor Ornelas and hope that the Church's goals are manifested so that they will become a wonderfully positive influence in our community.

Again, please issue the permit as expeditiously as possible!

Sincerely,

Dorothy Hill
Dorothy Hill
Chairperson

P 99-149

Attachment

HEIGHTS RESIDENTS WORKING TOGETHER
P. O. Box 38684
Sacramento, CA 95838

November 12, 1999

City of Sacramento, Department of Planning and Development
Commission
1231 I Street Suite 200
Sacramento, CA 95814

Attention: Permits Department

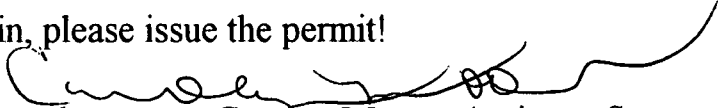
We, the members of HRWT Neighborhood Association, is writing this letter on behalf of Pastor Jim Ornelas, of Victory Outreach Ministries. They are seeking a permit because the City Building Inspector and Fire Department had to shut down the building until it meets Fire Safety Codes.

We are recommending to your board to issue the permit immediately in order that the renovations takes place at the property located on 320 Harris Avenue, Suite A, Sacramento, CA 95838.

In addition, Pastor Ornelas, has assured us that there will be no loud nose, loitering, or any activities that would cause undue hardship on the residents surrounding his church. His primary goal is to work spiritually helping residents to become self-sufficient and become saved through the Salvation of the Lord. His plan is also to work with the surrounding ministers providing counseling as well as referrals for recovery sites for residents who want to become clean and sober out of the area.

We will follow-up with Pastor Ornelas and hope that his goal is manifested so that he become a positive influence in our community.

Again, please issue the permit!


Very truly yours, Carolyn Moore, Assistant Secretary

1. 11/11/11