

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	JTS Engineering Consultants, Inc. - 811 J Street, Sacramento, CA	95814	
OWNER	Maria Gianotti - 7320 14th Avenue, Sacramento, CA		
PLANS BY	JTS Engineering & Robert Heaton - 2044 Palm Avenue, Chico, CA	95926	
FILING DATE	8-24-84	50 DAY CPC ACTION DATE	REPORT BY: JP:sg
NEGATIVE DEC	9-7-84	EIR	ASSESSOR'S PCL NO. 021-092-03

APPLICATION: A. Negative Declaration

B. Special Permittto construct a 4,040± square foot mosque on 1± acre in the Light Industrial (M-1) zone (Section 2-F-8).

LOCATION: 7320 14th Avenue

PROJECT INFORMATION:

1974 General Plan Designation: Industrial

1965 Colonial Community Plan

Designation: Industrial

Existing Zoning of Site: M-1

Existing Land Use of Site: Single family residence and vacant

Surrounding Land Use and Zoning:

North: Light industrial; M-1

South: Single family residential, vacant; R-1, M-1-R

East: Industrial; M-1

West: Single and two family residential; R-1, R-2

Parking Required: 25 spaces

Parking Provided: 42 spaces

Parking Ratio: One space per six seats

Property Area: 1± acre

Square Footage of Building: 4,040± square feet

Height of Building: 29 feet to minaret

Topography: Flat

Street Improvements: Existing

Utilities: Available

Exterior Building Colors: Earth tones

Exterior Building Materials: Wood, stucco, ceramic tile

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PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use: The subject site is a 1± acre parcel located in the Light Industrial zone. A 1,500 square foot single family residence is located on the northern portion of the parcel; the remainder of the site is vacant except for a 100 square foot storage shed. Industrial uses are located to the north and east of the site while residential uses are located to the south and west. Both the Community and General Plans indicate that the site is suitable for industrial uses.

B. Building Location and Design: The applicant proposes to construct a 4,040± square foot mosque on the subject site. The exterior of the proposed building is to be covered in stucco and fiberglass composition shingles are to be used on

the roof. Against the north side of the structure the applicant proposes a false front facade. Ceramic tile, stucco domes and fiberglass minarets are to be used on this facade. Staff recommends that an architectural theme compatible to the north elevation be carried out on the other three sides of the building to enhance the appearance of the structure.

The existing residential structure is to remain on the site for use as an accessory office/classroom building for the mosque. Staff has no objection to this request. The existing storage shed will be removed.

- C. Parking and Landscaping: The submitted site plan indicates 42 parking spaces for the proposed use. This will provide adequate parking for the 150 members of the mosque. The parking area is required to meet the 50% shading requirement and revised landscaped, shading and irrigation plans will need to be submitted for staff review and approval prior to issuance of building permits. Staff recommends that these plans include irrigation in the 25 foot front setback to insure that the landscaping in this area is maintained.
- D. Staff has no objections to the applicant's request. The proposed mosque use and its design, as conditioned, is compatible with existing land uses in the area. The six foot high solid masonry wall required along the south and west property lines will mitigate any noise between the proposed use and adjacent residential uses. Adequate parking, landscaping and shading will be provided. Staff, therefore, recommends approval of the special permit request.

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.

STAFF RECOMMENDATION: Staff recommends the following:

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- A. Ratification of the negative declaration;
- B. Approval of the special permit, subject to conditions, and based upon findings of fact which follow:

Conditions

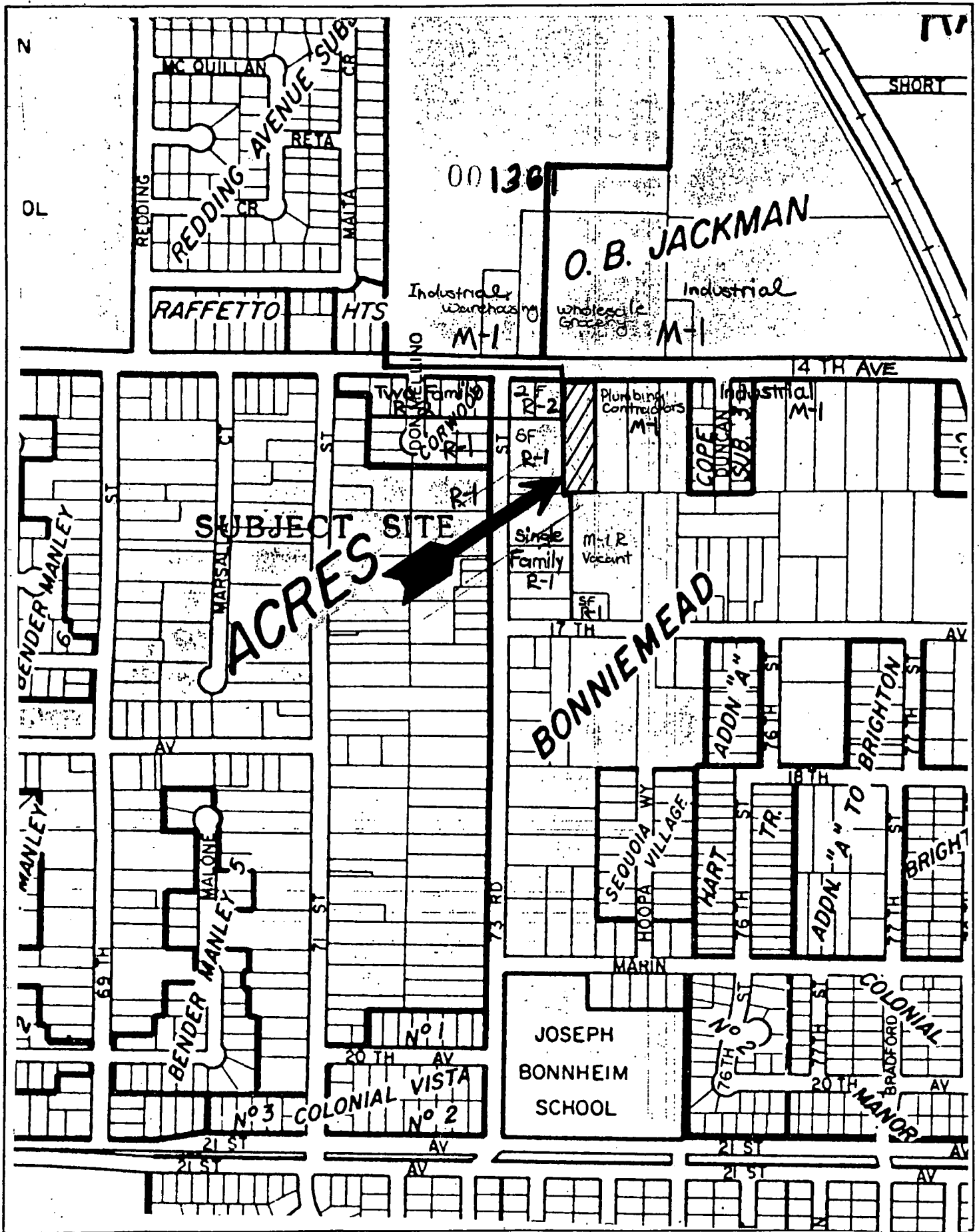
1. Revised building elevations indicating an architectural theme for the entire mosque structure similar to the proposed north elevation shall be submitted for staff review and approval prior to issuance of building permits.
2. Revised shading, landscape and irrigation plans shall be submitted for staff review and approval prior to issuance of building permits. Plans shall include irrigation in the 25 foot front setback area.

Findings of Fact

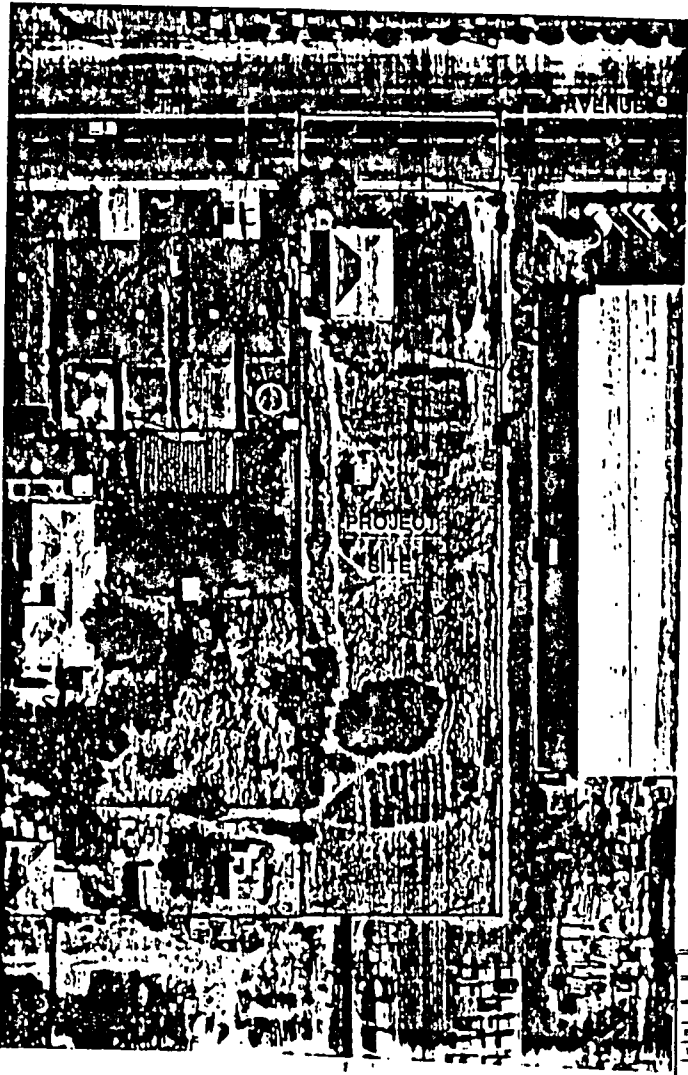
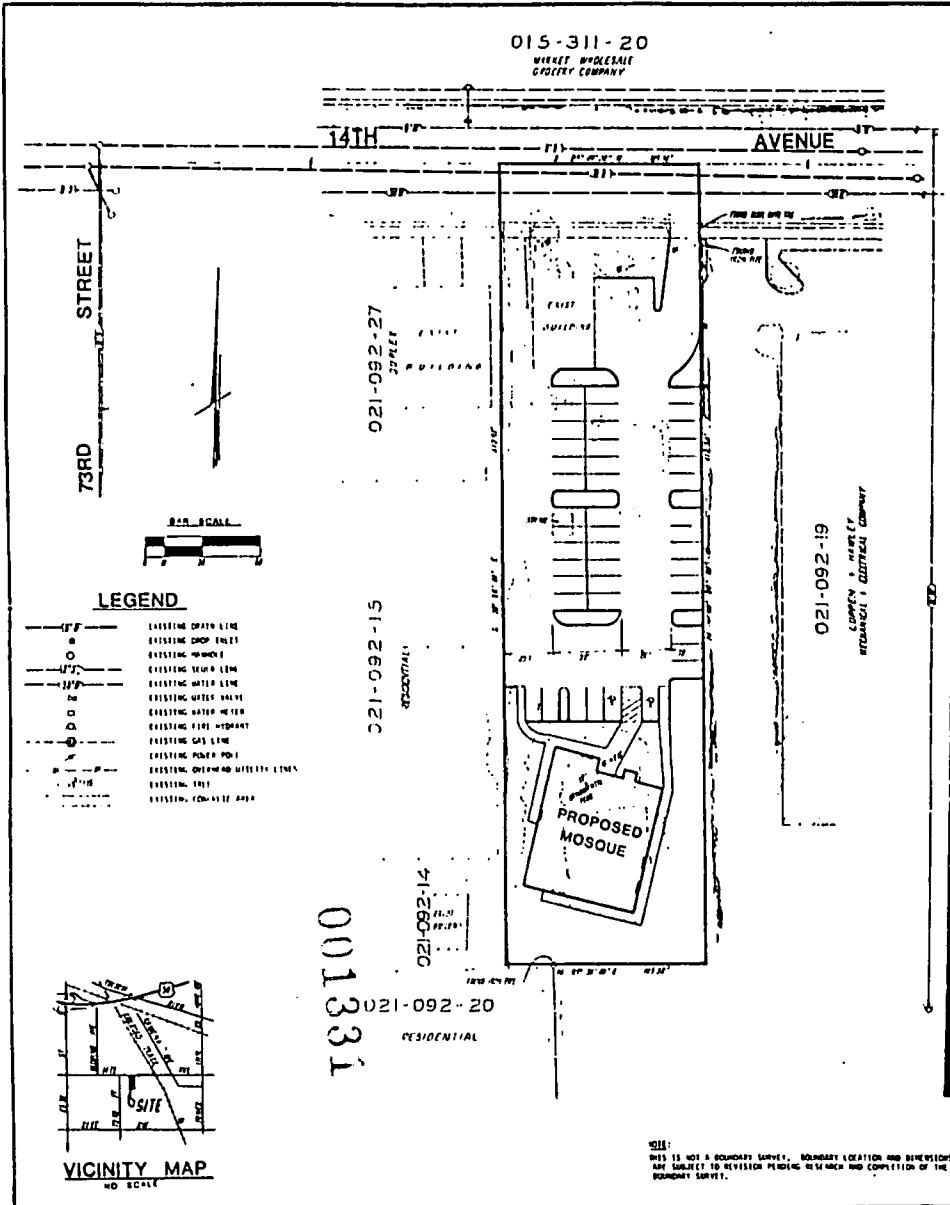
1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the mosque facility is compatible with adjacent residential and light industrial uses;

- 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 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 solid masonry wall will provide an adequate noise buffer between the mosque and adjacent residential uses;
 - c. adequate landscaping, shading and irrigation will be provided;
 - d. the proposed use will not significantly alter the characteristics of the area.
3. The project is in conformance with the 1974 General Plan and the 1965 Colonial Community Plan which designate the site for industrial uses. Church facilities are allowed in industrial areas with special permit approval.

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VICINITY - LAND USE - ZONING



OWNER:
MARK S. GARDNER
1320 14TH AVENUE
SACRAMENTO, CA
95814

APPLICANT'S PERMIT NUMBER:
021-092-03

PROPOSED ADDRESS:
1320 14TH AVENUE

EXEMPT:
JTS ENGINEERING CONSULTANTS, INC.
411 J STREET
SACRAMENTO, CALIFORNIA 95814
(916) 441-6700

PROJECT: MOSQUE
EXISTING SINGLE FAMILY HOME

LAND AREA:
1.0 ACRE

PROPOSED USE:
CONSTRUCT A MOSQUE (CHURCH) TO THE REAR OF THE PROPERTY AND THE REMOVAL EXISTING AND FINISHING

LEGAL DESCRIPTION:
LOT 102 AS SHOWN ON THE OFFICIAL MAP OF "J. & M. THE COMPANY'S SUBDIVISION NO. 14", ACCORDING TO BOOK 19 OF MAPS, PAGE 40, AS FILED IN THE OFFICE OF THE SACRAMENTO COUNTY RECORDER.

IMPROVEMENTS:
EXISTING IMPROVEMENTS ALONG THE FRONTAGE OF 14TH AVENUE. THE SITE WILL BE DEVELOPED TO THE CURRENT CITY STANDARDS AS REQUIRED.

NOTES:
A PRELIMINARY PLAN HAS PREVIOUSLY APPROVED AND CONSIDERED BY THE CITY OF SACRAMENTO. THE PLAN IS TO UTILIZE THE SAME CONCEPT AND THE SAME ARCHITECT FOR THIS PROJECT.

UTILITY R	
UTILITY	R
GAS	P.S.B.
ELECTRICITY	S.M.S.
TELEPHONE	PACIFIC
WATER	CITY OF SACRAMENTO
SEWER	CITY OF SACRAMENTO
DRAINAGE	CITY OF SACRAMENTO
STREET LIGHTS	CITY OF SACRAMENTO
STREET LIGHTS	CITY OF SACRAMENTO

EXHIBIT A
SITE PLAN

REVISIONS

NO. DATE

REVISION

COUNTY APPROVAL

BY

CITY OF SACRAMENTO

JTS ENGINEERING CONSULTANTS, INC.

411 J STREET
SACRAMENTO, CALIFORNIA 95814 (916) 441-6700

DATE: 11-30

DRAWN BY: JYAL, JEVINE

CHECKED:

SUBMITTED:

DATE:

REVISION:

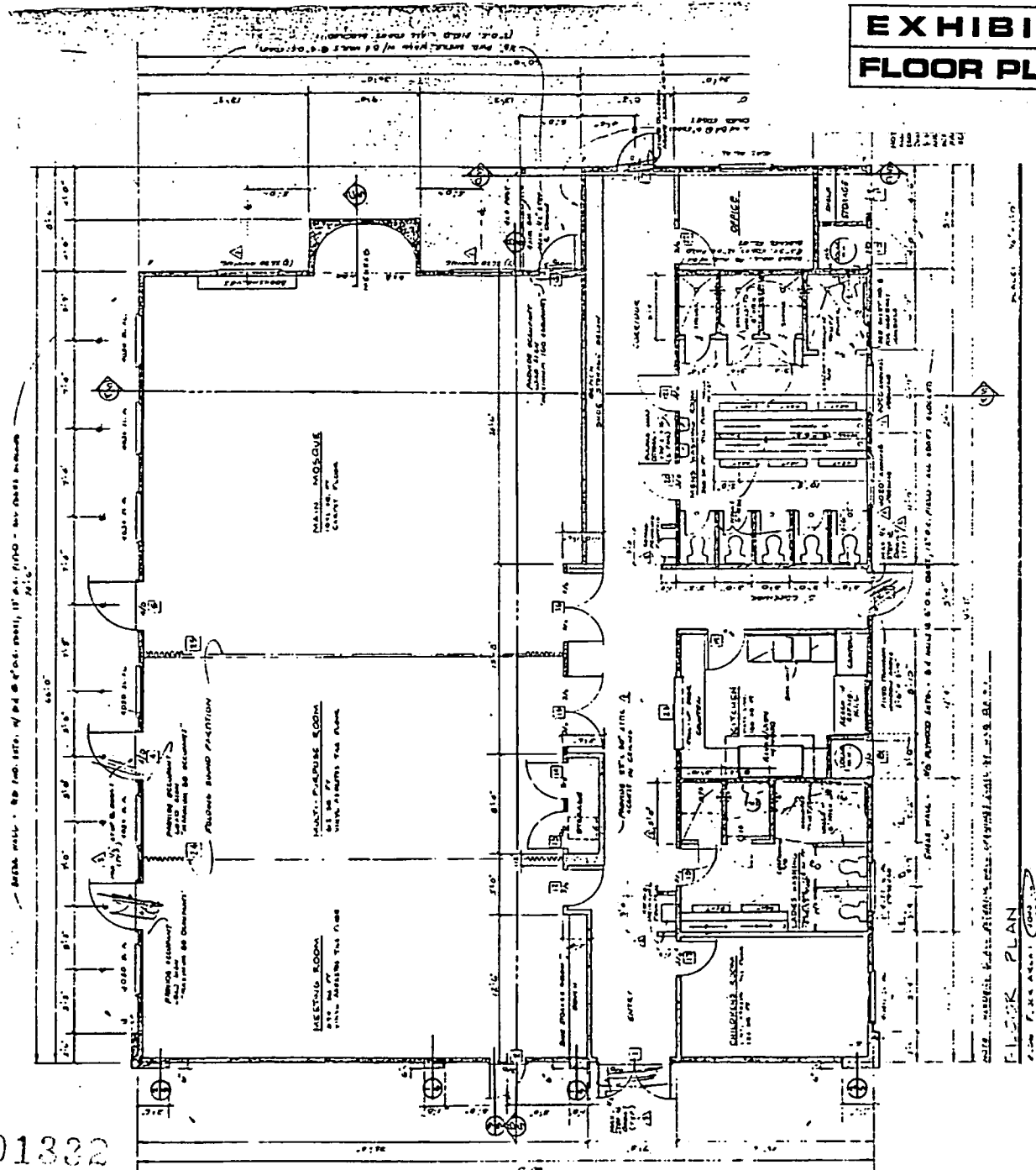
COUNTY APPROVAL:

BY:

CITY OF SACRAMENTO:

EXHIBIT FOR SPECIAL PERMIT TO CONSTRU
A MUSLIM MOSQUE (CHURCH) AT
1320 14TH AVENUE
APN. 021-092-03

**EXHIBIT B
FLOOR PLANS**



CHICGO ISLAMIC CENTER
1318 N. ORD AVENUE, CHICGO, ILL.

FLOOR PLAN

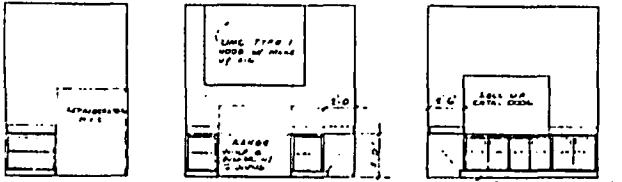
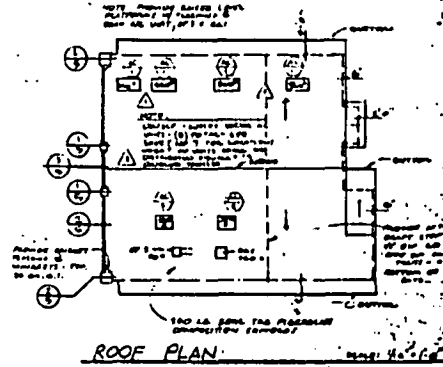
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ROOM FINISH SCHEDULE		GROUPS		GROUP SCHEDULE	
ROOM	FINISH	GROUP	FINISH	GROUP	FINISH
MEETING ROOM	...	GROUP 1	...	GROUP 1	...
PRAYER ROOM	...	GROUP 2	...	GROUP 2	...
...

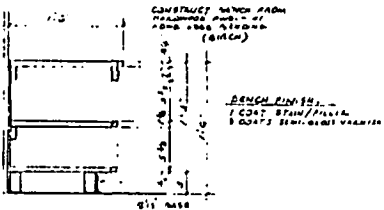
ROBERT B HEATON
2048 PAULA AVENUE
CHICGO CALIFORNIA 91114

P 84328

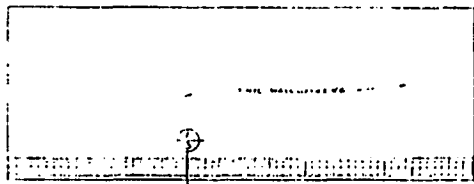
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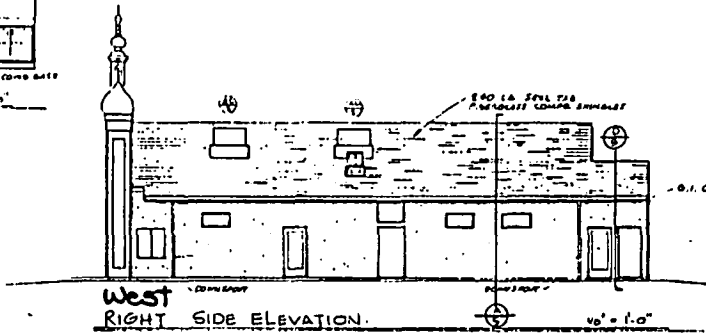
KITCHEN CABINET ELEVATIONS



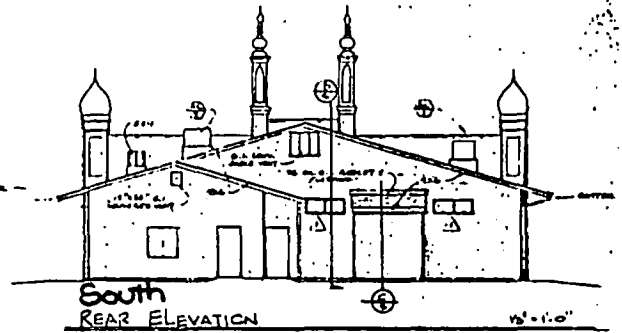
BENCH SECTION



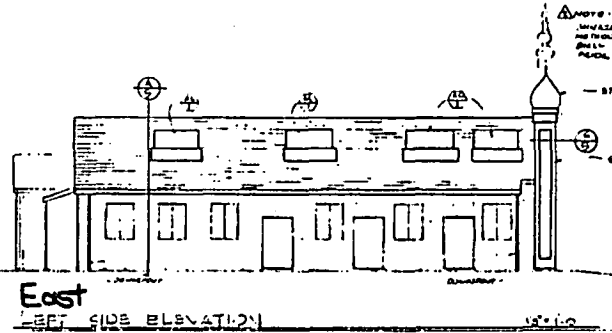
FLOOR PLAN



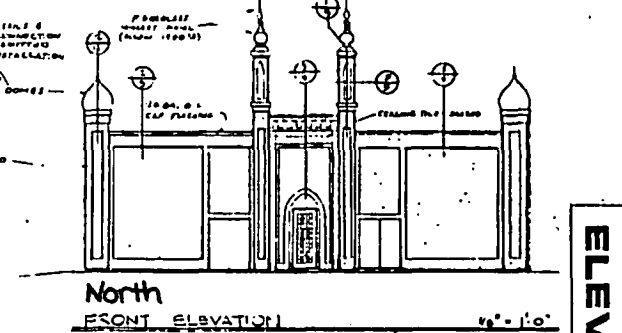
West RIGHT SIDE ELEVATION



South REAR ELEVATION



East LEFT SIDE ELEVATION



North FRONT ELEVATION

September 27, 1984

Item No. 43

ROBERT S. HEATON ARCHITECT 2044 PALM AVENUE CHICO, CALIFORNIA 95926 531-3083	DATE: 20 JUNE 1983 PROJECT:
	ARCHITECT:
	ARCHITECT:

CHICGO ISLAMIC CENTER
 1316 NORTH AVENUE CHICGO, ILL.

EXHIBIT C
 ELEVATIONS