

CITY PLANNING COMMISSION

915 "T" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Rev. John H. Gothard, 1541 Jessie Ave., Sacramento, Ca. 95838		
OWNER	Gospel Assembly, % Rev. J.H. Gothard, 1541 Jessie Ave., Sacramento 95838		
PLANS BY			
FILING DATE	3-2-82	50 DAY CPC ACTION DATE	REPORT BY: JIT:mm
NEGATIVE DEC.	Exempt 15101(e)	EIR	ASSESSOR'S PCL. NO. 237-173-17

APPLICATION: Special Permit to locate a single family dwelling (certified mobilehome) on an existing church site

LOCATION: 1541 Jessie Avenue

PROPOSAL: The applicant proposes to move a new certified mobilehome unit (24'x52') on an existing church site that will be occupied by the Pastor of the church.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 Del Paso Heights Light Density Residential
Community Plan Designation:
Existing Zoning of Site: R-1
Surrounding Land Use and Zoning:
North: Single-Family Dwelling/Service Station; HC
South: Interstate Freeway (I-880) T.C.
East: Single-Family Dwelling; R-1
West: Single-Family Dwelling; R-1
Existing Land Use of Site: Existing Church
Parking Required: 1 space (for the new dwelling)
Parking Provided: 2 spaces
Property Dimensions: 160' x 216'
Property Area: 34,650 sq.ft.
Square Footage of
Mobilehome Building: 1,240 sq.ft.
Topography: Flat
Street Improvements: Existing
Existing Utilities: Available to site

STAFF EVALUATION: The staff has the following comments regarding the new proposed dwelling:

1. The site is located in an area that is developed with residential units. The subject site is presently developed with a church and classroom facility. There are also two illegal small mobile home units and a newly constructed two car garage.

Staff has no object to the overall proposal. The proposed dwelling is compatible with the surrounding area.

001681

APPLC. NO. P-82-052

MEETING DATE April 8, 1982

CPC ITEM NO. 14

2. Staff wishes to point out that to proposed certified mobile home unit must comply with the provisions of Section 2-E-26 (Ordinance No. 81-081), which pertains to development standards for single family dwelling and a certified mobile home. The mobile home must be compatible with the two-car garage which will be used for parking. The siding and roofing material must be the same as required by the Zoning Ordinance.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment, therefore this project is exempt from the provisions of CEQA.

STAFF RECOMMENDATION: Staff recommends approval of the special permit subject to the following conditions and based upon findings of fact which follow:

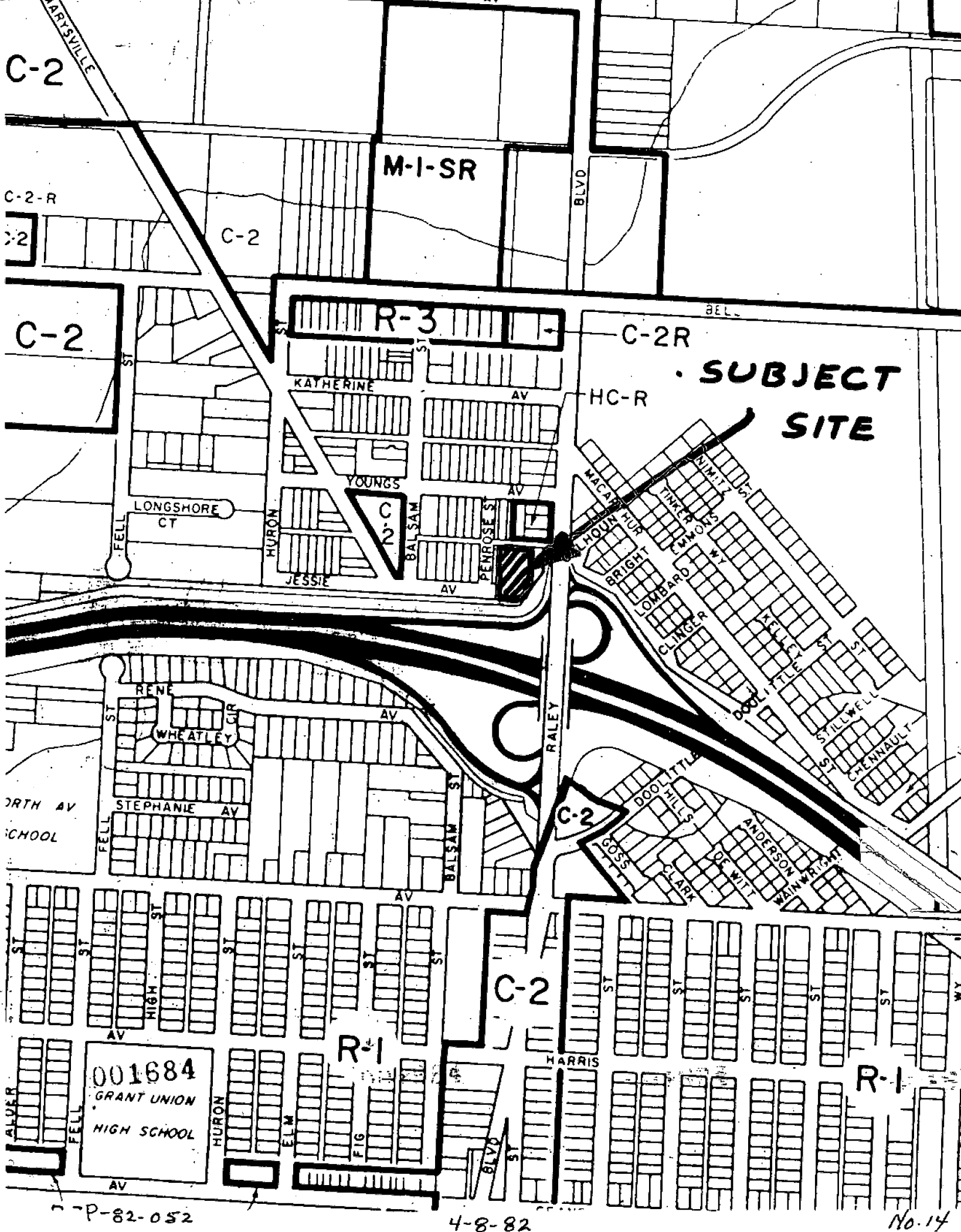
Conditions:

1. The proposed 1240 square foot certified mobile home shall only be used for the Pastor's residence.
2. The proposed mobile home shall comply with Ordinance No. 81-081 of the Zoning Ordinance relating to certified mobile home on foundations. (Exhibit D)
3. The applicant shall submit detailed plans of the detached garage and dwelling for review and approval by staff prior to issuance of any building permit.
4. Prior to issuance of a certificate of occupancy, the Planning Director shall inspect the site and certify the mobile home for compliance with all regulations and standards of Ordinance 81-081.
5. All illegal mobile homes to be removed from the subject site.

Findings of Fact:

1. The project, as conditioned, is based on sound principles of land use in that:
 - a. The location of the new pastoral residence will be separate from the church activities;
 - b. The dwelling as conditioned is compatible with surrounding land uses.
2. The project will not be detrimental to the public health, safety or welfare or to the surrounding area in that:
 - a. The proposed addition will not cause traffic or parking problems on adjacent streets;
 - b. The subject site has adequate parking area provided.
 - c. The proposed mobile home is to be maintained with the residential character of the area, setback, density and overall appearance.

3. The project, as conditioned, is consistent with the 1974 General Plan and 1965 Del Paso Heights Community Plan in that:
 - a. Church pastoral residences are allowed in any zone upon issuance of a special permit;
 - b. The General Plan and Community Plan designate the site for residential use.
 - c. The General Plan encourages cultural type activities.



C-2

M-1-SR

C-2-R

C-2

C-2

R-3

C-2R

SUBJECT SITE

HC-R

LONGSHORE CT

KATHERINE AV

YOUNGS AV

HURON ST

FELL ST

JESSIE AV

AV

N-C

BALSAM ST

PENROSE ST

RALEY BLVD

RENE AV

WHEATLEY CUR

STEPHANIE AV

NORTH AV SCHOOL

C-2

DOOLITTLE HILLS

GODS

CLARK

ANDERSON

DE WILT

WINWRIGHT

STILLWELL ST

CHENNAULT

C-2

HARRIS

R-1

R-1

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GRANT UNION HIGH SCHOOL

HURON ST

ELM ST

FIG ST

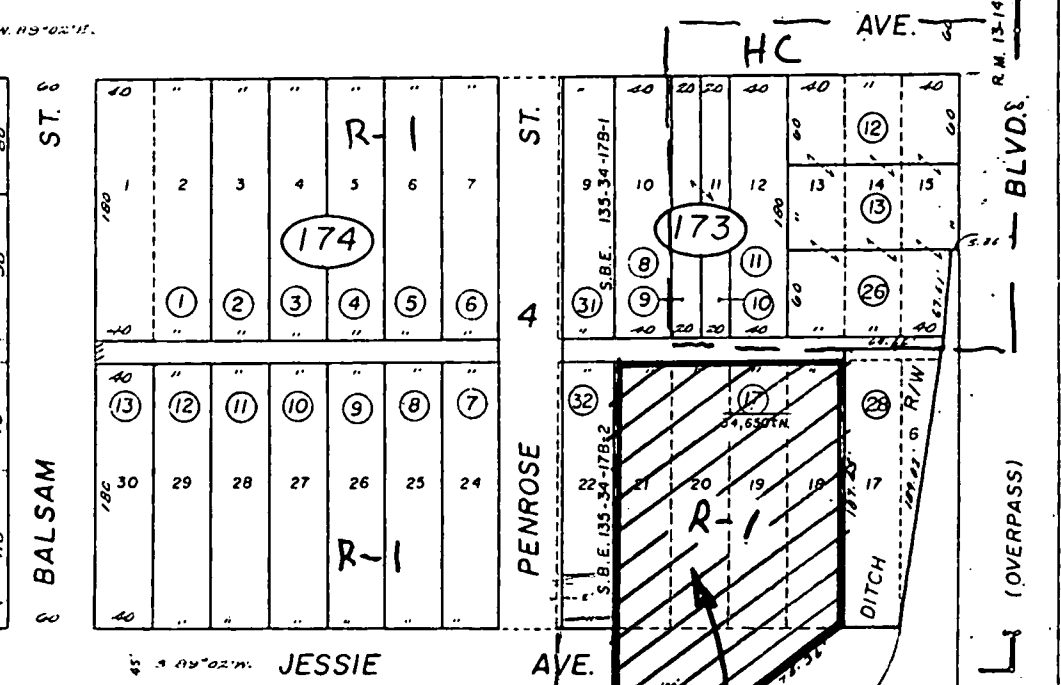
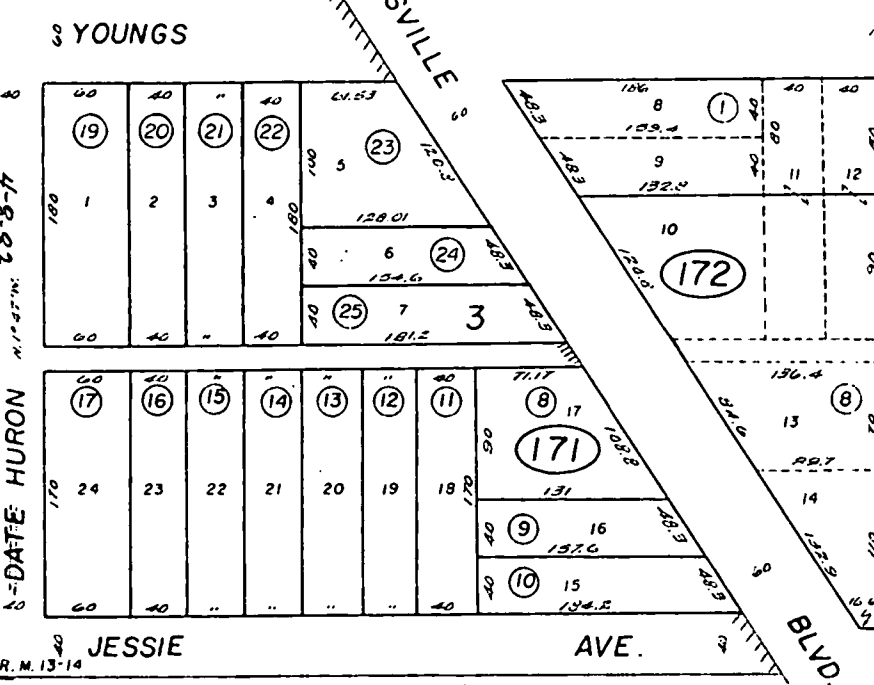
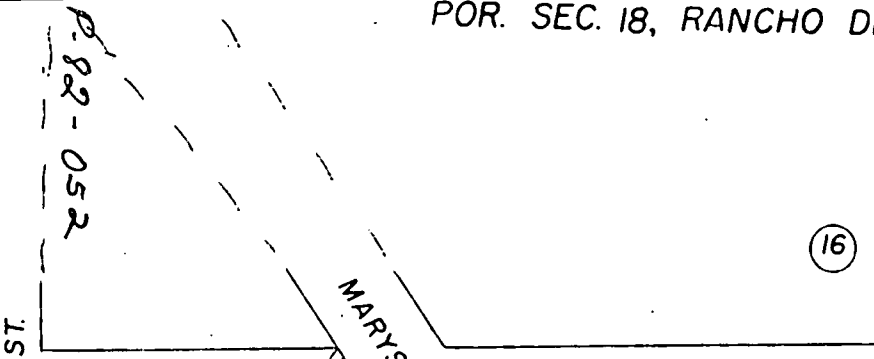
FIG ST

FIG ST

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P-82-052

No. 14



CITY PLANNING COMMISSION
RECEIVED
APR 03 1978

Assessor's Map Bk.237-Pg.17
County of Sacramento, Calif.

NOTE--Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

001686

BK. 238

23

Young's Heights, R. M. Bk. 13, Pg. 14

82-052

DATE HURON

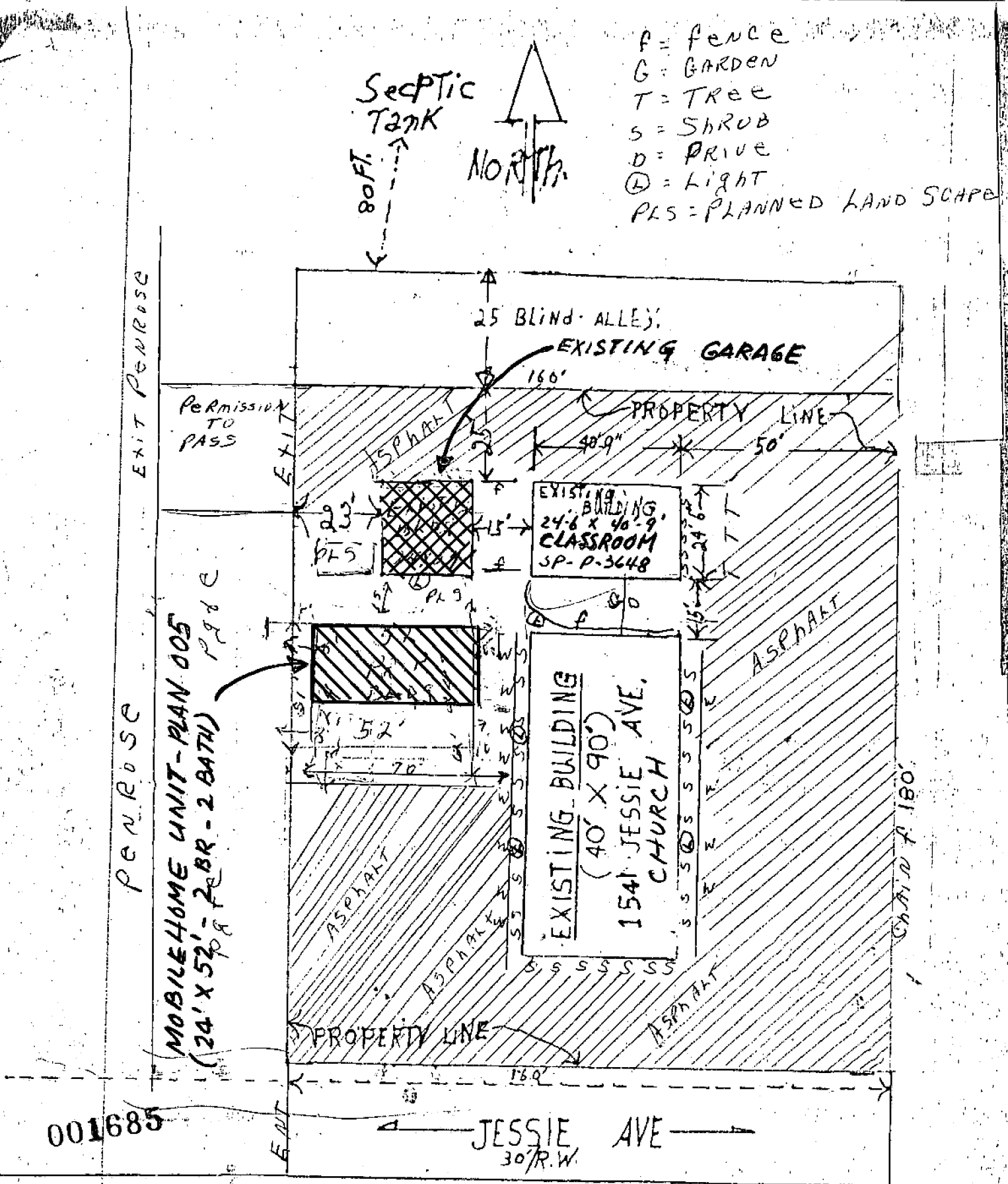
18-8-7

R.M. 13-14

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EXHIBIT "A"

- F = fence
- G = GARDEN
- T = TREE
- S = SHRUB
- D = DRIVE
- Ⓛ = LIGHT
- PLS = PLANNED LAND SCAPE



001685

JESSIE AVE
30'/R.W.

82-052

NORTH

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PLOT PLAN

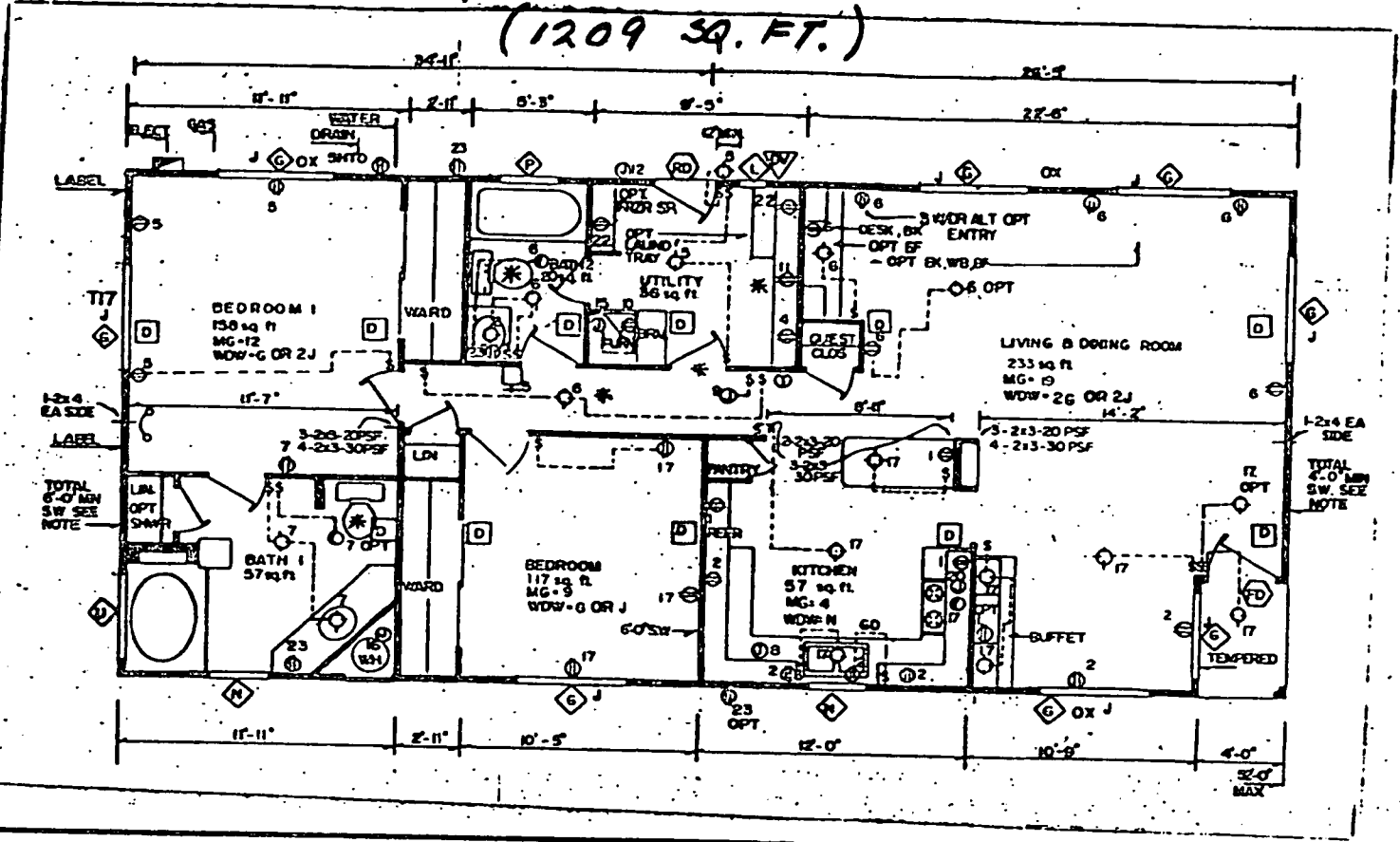
SCALE 1/32" = 1'-0"

#14

EXHIBIT "B"

GAS 4'-8"
 DRAIN 10'-4"
 ELECT 2'-6"
 WATER 11'-8"

PLAN 005
 52/24 - 2 BR. 2 BATH
 (1209 SQ. FT.)



STRUCTURAL

- PLANS ARE SHOWN WITH INTERIOR SHEAR WALL SYSTEM
- PLANS MAY BE BUILT WITH DIAPHRAM SYSTEM WHICH REQUIRES NO INTERIOR SHEAR WALLS - SEE STRUCTURAL DRAWINGS.
- ↑ INDICATES PERPENDICULAR BEAM SUPPORT SEE STRUCTURAL DRAWINGS.
- CATHEDRAL CEILING MAY BE USED AS AN OPTION ON ANY SECTION OF THE MOBILE HOME SEE STRUCTURAL DRAWINGS.
- MINIMUM CEILING HEIGHT 7'-0"
- SEE STRUCTURAL DRAWINGS FOR RECESSED DOOR ENTRY DETAILS
- HEAT LOSS

- CONSTRUCTION SYSTEMS
 F-3 W-1 R-3_v
- WINDOWS SEE SCHEDULES FOR ALL SQUARE FOOTAGE, EGRESS SIZES, VENTILATION AREA AND TEMPERING.

FLOOR SIZE	STANDARD	MAXIMUM	
		ZONE 1	ZONE 2
24x32	M4	200	199
	W/OPT 2-194		

- ANY COMBINATION OF WINDOWS SHOWN MAY BE USED, PROVIDED THAT THE TOTAL SQUARE FOOTAGE IS LESS THAN OR EQUAL TO THE MAXIMUM ALLOWED FOR THAT SPECIFIC FLOOR SIZE; ANY WINDOW MAY BE OMITTED, PROVIDED THAT THE MINIMUM GLAZING AND VENTILATION REQUIREMENTS (AS INDICATED) ARE MET. WINDOWS MEETING THOSE REQUIREMENTS WILL BE SO INDICATED.
- WINDOWS MAY BE MOVED Laterally OR VERTICALLY PER STRUCTURAL SYSTEM.
- ANY ALTERNATE FRONT WALL CONDITION MAY OCCUR ON EITHER SIDE SO LONG AS MINIMUM TOTAL EFFECTIVE FRONT WALL PIER WIDTH (MPFW) (SEE STRUCTURAL DRAWINGS FOR EXAMPLE); MINIMUM GLAZING (MG), AND HEAT LOSS REQUIREMENTS ARE MET.
- EFFECTIVE PIER WIDTHS FOR END SHEAR WALLS IS A COMBINATION OF A & B SIDES (MIN. PIER WIDTHS 2'-4") SEE STRUCTURAL

GENERAL

- OPTIONS
 - KITCHENS, BATHS AND UTILITY ROOM MAY BE USED AS SHOWN ABOVE.
 - CABINETS MAY BE USED IN AREAS AS INDICATED. FOR CABINETS AND FIREPLACE INFORMATION SEE PAGE 8.
- MINIMUM CLEARANCES
 - WATER CLOSET 30" WIDE MIN.
 - HALLWAY 28" WIDE
 - UTILITY DOORS 28" WIDE
 - LIGHT TO SHELVES 18" WIDE
 - DRYER 27" DEEP
 - WARDROBE 22" DEEP
- DUCT SYSTEMS
 - UPFLOW
 - DOWNFLOW
 - THE SUPPLY AIR DISTRIBUTION SYSTEM DESIGNED FOR THIS HOME IS SIZED FOR AIR CONDITIONING SYSTEMS OF UP TO _____ BTU/HR FOR UPFLOW AND 48,000 BTU/HR FOR DOWNFLOW
- MISC. SYSTEMS
 - MAIN ELEC. PANEL
 - SUB PANEL (PER ELECT. SYSTEMS)
 - ELECT. CROSSOVER
 - LIGHT
 - POWER FAN
 - 110 V. RECEP.
 - 220 V. RECEP.
 - JUNCTION BOX
 - THERMOSTAT
 - SMOKE DETECTOR
 - REGISTER UPFLOW
 - REGISTER DOWNFLOW
 - OPTIONAL DRYER WITH VENT
 - OVEN VENT (WHEN REQUIRED)
 - S.W. SHEAR WALL (INDICATE MIN LENGTH)
 - N.T.O. HEAT TAPE OUTLET UNDER FLOOR
 - STANDARD WINDOWS

OPT. 1
 GLAZING - 6
 VENT - 5.2
 OK FOR ZON

APPR of these plans does not constitute an approval or deviation from the Home Construction and Safety Code. One set of approved plans shall be placed at the place of manufacture at all times.

STATE OF
 Department of Housing
 Division of Construction

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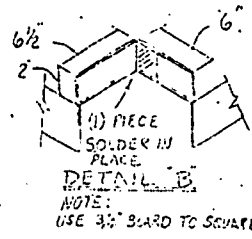
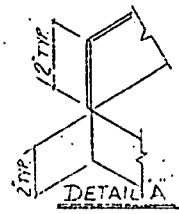
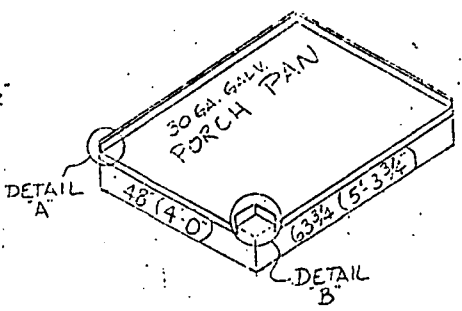
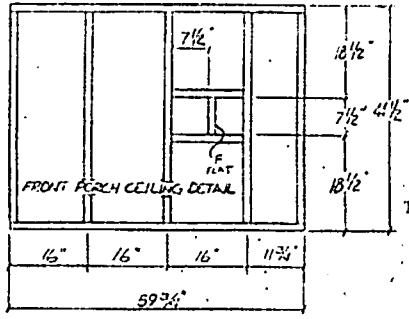
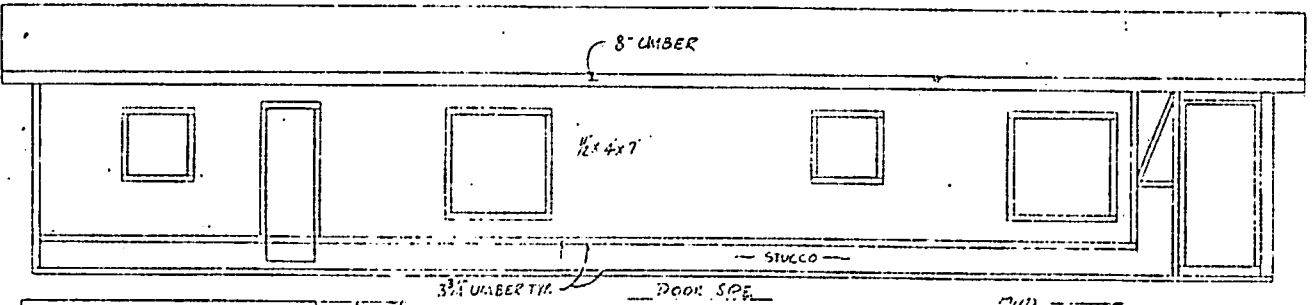
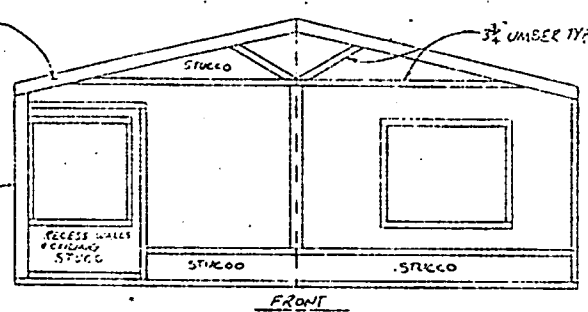
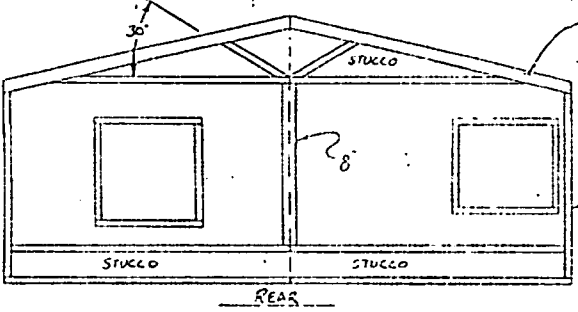
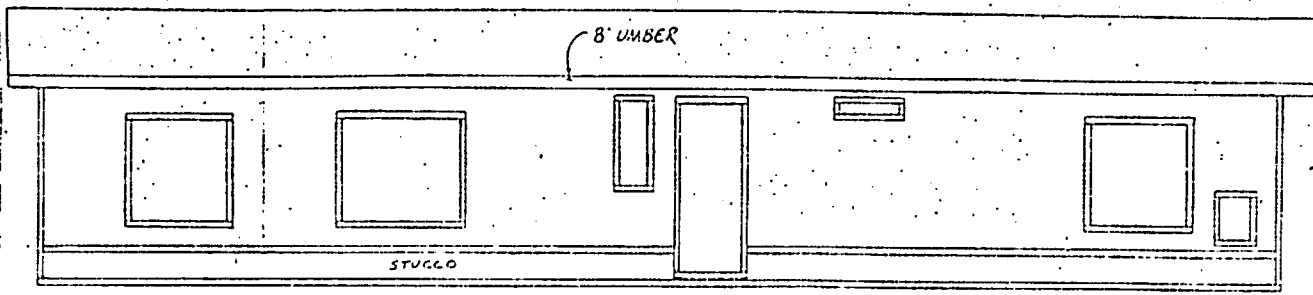
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NOTE:
USE 3/4" BOARD TO SQUARE CORNER POST

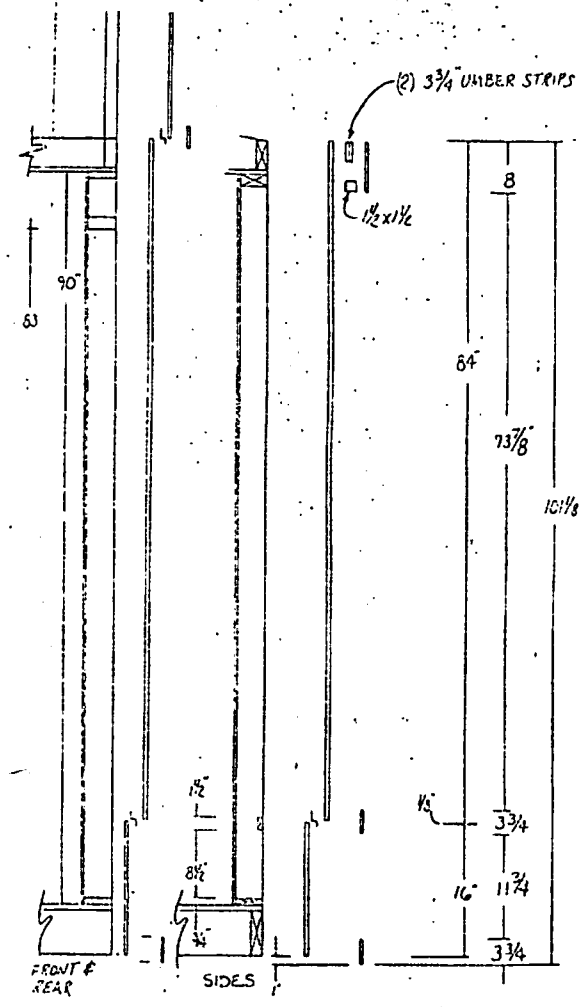


EXHIBIT "C"

DATE	REVISED BY	DISCUSSION OF REVISIONS	SILVERCREST <small>INDUSTRIAL INCORPORATED</small>		PLAN No.	MODEL	COMPUTER No.
		001688			005	52/24-2BR	WN52K2K
DATE	6/13/51	SCALE	1/4" = 1'-0"		TITLE	STANDARD EXTERIOR	
DRAWN BY	JG	CHECKED BY	APPROVED BY	GROUP	SECTION	SHEET	1 OF 2