

P98-008 - New Covenant Baptist Church, 4720 Mack Road, Suite 6

REQUEST: Entitlements to establish a church on 1.5± developed acres in the General Commercial (C-2) zone:

- A. Environmental Determination: Categorical Exemption [Section 15301(a)]
- B. Special Permit to establish a 4,000± square foot church with 100 seats in an existing 12,820± square foot retail building.
- C. Special Permit to allow off-site (reciprocal) parking for seven adjacent parcels (APN's 117-0780-001, 002, 003, 004, 005, 006 & 007).

LOCATION: 4720 Mack Road, Suite 6
APN's: 117-0780-006 (church) & 117-0780-001 to 007 (reciprocal parking area)
Airport/Meadowview Community Plan Area
Sacramento City Unified School District
Council District 7

APPLICANT: Steve/Marlene Diaz, New Covenant Baptist Church, (916) 392-5728
4720 Mack Road, Suite 6, Sacramento, CA 95823

OWNER: John H. C. Chau, c/o The Bartlett Company, (916) 486-1805
965 San Ramon Way, Sacramento, CA 95864

DATE APPLICATION FILED: January 27, 1998
DATE APPLICATION DEEMED COMPLETE: September 25, 1998

STAFF CONTACT: Dawn T. Holm, (916) 264-5851, dholm@gw.sacto.org

SUMMARY: The applicant is requesting a Special Permit to establish a 4,000± square foot church with 100 seats in an existing 12,820± square foot retail building located within an existing retail shopping center at the southeast corner of Franklin Boulevard and Mack Road. The existing shopping center development is located on seven parcels which are currently developed with parking (reciprocal parking agreements have been recorded, but a Special Permit for reciprocal parking was never obtained) and retail/commercial buildings. The City Zoning Ordinance requires a Special Permit to operate a church in any zone. The applicant filed the application for a Special Permit in January and is currently operating a church at this location. In addition, the application is also requesting a Special Permit to legally establish shared parking between the seven shopping center parcels.

RECOMMENDATION: Staff recommends approval of the Special Permits, subject to compliance with conditions included in the attached Notice of Decision and Findings of Fact. This recommendation is based on the fact that adequate parking is provided, there is an existing sound wall separating the use from the adjacent single family residences and the church use is compatible with the adjacent businesses and single family residences.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial & Office
1986 South Sacramento	
Community Plan Designation:	General Commercial
Existing Land Use of Site:	Retail/Commercial Shopping Center
Existing Zoning of Site:	General Commercial (C-2)

Surrounding Land Use and Zoning:

North: Raley's Shopping Center; C-2
 South: Single Family Residences; R-1
 East: Commercial; C-2R
 West: Bank, Vacant (future shopping center); C-2 & SC (PUD)

Property Dimensions:	Irregular
Property Area for the Church:	1.87± gross acres
Property Area for the Shopping Center:	17.15± gross acres
Square Footage of Proposed Church:	4,000± square feet
Proposed Church Occupancy:	100 seats
Hours of Operation:	7:00 a.m. until 11:00 p.m., 7 days a week
Parking Provided for the Church:	25 spaces
Parking Required for the Church:	25 spaces
Parking Provided for the Shopping Center:	1,037 spaces
Parking Required for the Shopping Center:	846 spaces
Street Improvements/Utilities:	Existing
Topography:	Flat

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:

<u>Permit</u>	<u>Agency</u>
Building Permit (tenant improvements)	Development Services Division
Sign Permit	Development Services Division

BACKGROUND INFORMATION: The subject site consists of seven parcels, developed with retail/commercial buildings that currently are occupied by a grocery store (Albertson's), several small retail establishments, and two freestanding restaurant buildings (El Pollo Loco and Arbys which recently closed)(see Exhibit 1a). The shopping center was constructed in approximately

1986. The original shopping center plans included a proposed Target store (see Exhibit 1a). The Target store was never constructed, but all of the associated parking was constructed. The original Target location is available for a future retail/commercial use. All other structures as shown on the shopping center site plan have been constructed.

Private reciprocal parking easements and agreements were recorded when the shopping center was constructed. The Zoning Ordinance requires that all parking for each use be located on the parcel that the use is located on, unless a Special Permit for off-site/reciprocal parking is obtained. A Special Permit for off-site/reciprocal parking is being requested with this project application in order to allow for shared parking.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The site is designated as Community/Neighborhood Commercial and Offices in the General Plan and as General Commercial in the 1986 South Sacramento Community Plan. The proposed project is a request to allow a church to locate within an existing retail/commercial shopping center. The shopping center development currently has several vacancies. Locating a church within this shopping center is consistent with the General Plan goal to promote mixed use development of neighborhood/community commercial districts through new construction and revitalization. (SGPU, Sec. 4-18, Goal B).

B. Zoning Requirements/Church Proposal

The City of Sacramento Zoning Ordinance requires a Special Permit for church operations in any zone. The project site is located within an existing retail/commercial shopping center in the General Commercial (C-2) zone. The applicant was unaware of the Special Permit requirements and is currently seeking a Special Permit for the existing church.

The 4,000± square foot church is currently located on the east end of an existing 12,820± square foot retail building. There is an existing solid masonry wall separating the existing church and shopping center from the adjacent single family residences. Currently the church has 50 members, but the applicant is requesting approval of 100 seats in order to allow for future growth. The church activities as proposed include Bible study, worship services, prayer meetings, and band rehearsals. A listing of the church activities including the proposed hours and anticipated attendance is attached (see Exhibit 1d). The church is not proposing any outdoor activities that could impact the residential subdivision located south of the shopping center.

Planning staff is satisfied that the operation of the church will not be a nuisance to the adjacent residential uses and therefore recommends approval of the Special Permit. Conditions related to the maximum seating capacity and hours of operation have been included in the attached notice of decision and findings of fact.

C. Parking Requirements

The City of Sacramento Zoning Ordinance requires that all parking be located on the parcel that the use is located on, unless a Special Permit for off-site (reciprocal) parking is obtained. The existing shopping center is currently developed over seven parcels. When the shopping center was constructed in approximately 1986, reciprocal parking agreements and easements were recorded (see Exhibit 1e, a copy of the complete agreement is located in the project file). These agreements provide for shared parking between all of the uses developed on the seven parcels.

When the application for the church use was submitted, Planning staff researched the existing shopping center and found that a Special Permit to allow for reciprocal parking was never approved. The applicant for the church is requesting the approval of a Special Permit for reciprocal parking in order to satisfy the parking requirement for the church (1 parking space for every 4 seats). Planning staff has prepared a parking survey for the existing shopping center and has determined that adequate parking exists for the proposed church and all existing and proposed retail uses. The following chart explains the existing parking situation within this shopping center.

Lease Space	Square Footage		Parking Requirement	Parking Required	Parking Provided
Albertson's	44,088 - Retail Sq. Ft.		1 space/250 square feet	177	220
Lease Area 1	15,600 - Retail Sq. Ft.		1 space/250 square feet	63	78
Lease Area 2	4,000	Church (100 seats)	1 space/4 seats	25	-----
	8,820	Retail	1 space/250 square feet	36	-----
	12,820 - Total Sq. Ft.			-----	90
Pad A	3,000	Restaurant (95 seats)	1 space/3 seats	32	
	3,000	Retail	1 space/250 square feet	12	-----
	6,000 Total Sq. Ft.			-----	30
Pad B	5,000	Restaurant (60 seats)	1 space/3 seats	20	25
Pad C	3,300	Restaurant (96 seats)	1 space/3 seats	32	33
Future Building Area	112,098 Sq. Ft. (Retail)		1 space/250 square feet	449	561
BUILDING SQ. FT.	198,906 Sq. Ft. TOTAL		TOTAL PARKING REQUIRED/PROVIDED	846	1,037

D. Signage

The applicant for the church has not submitted plans for attached or detached signage. Currently there is only a small posterboard sign with the church's name located at the entrance to the church. The applicant has been informed that any sign proposals for the church are required to comply with the Sign Ordinance and a Sign Permit will be required.

PROJECT REVIEW PROCESS:

B. Environmental Determination: The proposed project is exempt from environmental review pursuant to State EIR Guidelines {CEQA Section 15301(a)}.

C. Public/Neighborhood/Business Association Comments: The project information has been routed to all property owners within 500-feet of the subject site. The project application has also been routed to the following neighborhood/business associations: North Laguna Creek Neighborhood Association; South Sacramento Chamber of Commerce; Florin Road Partnership; Florin Road Merchant Association; Area Churches Together; South Sacramento Neighborhood Coalition; and Mack Road Improvement Partners.

The Florin Road Partnership submitted comments indicating that the proposed project was outside of their district boundaries. In addition, the partnership provided a copy of draft planning guidelines that will be adopted by their board in January of 1999. The proposed guidelines are included as Attachment 4. No other comments have been received.

C. Summary of Agency Comments: The project has been reviewed by several City Departments and other agencies. As the church is located within an existing building, comments received were limited to building and fire code requirements. Project conditions have been included in the attached Notice of Decision and Findings of Fact (Attachment 1) to address these issues.

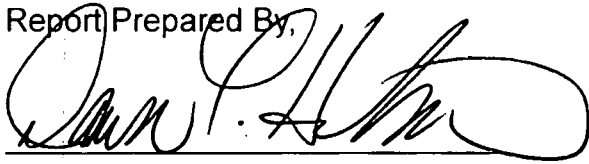
PROJECT APPROVAL PROCESS: Of the entitlements below, the Planning Commission has the authority to approve or deny all of the entitlements requested. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

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

- A. Adopt the attached Notice of Decision and Finding of Fact (Attachment 1) with the environmental determination that the project is exempt from further environmental review pursuant to the California Environmental Quality Act {Section 15301(a)};
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to establish a 4,000± square foot church with 100 seats in an existing 12,820± square foot retail building; and

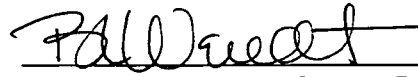
- C. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to allow off-site (reciprocal) parking for seven adjacent parcels.

Report Prepared By,



Dawn T. Holm, Associate Planner

Report Reviewed By,



Barbara L. Wendt, Senior Planner

Attachments

- Attachment 1 Notice of Decision & Findings of Fact
 - Exhibit 1a Site Plan
 - Exhibit 1b Floorplan
 - Exhibit 1c Elevations
 - Exhibit 1d Church Activity Listing
 - Exhibit 1e Parking Agreement Information
- Attachment 2 Vicinity Map
- Attachment 3 Land Use & Zoning Map
- Attachment 4 Florin Road Partnership "Draft" Planning Guidelines

ATTACHMENT 1
NOD & FOF**NOTICE OF DECISION AND FINDINGS OF FACT
FOR THE NEW COVENANT BAPTIST CHURCH,
LOCATED AT 4720 MACK ROAD, SUITE 6,
SACRAMENTO, CALIFORNIA IN THE GENERAL
COMMERCIAL (C-2) ZONE. (P98-008)**

At the regular meeting of December 17, 1998, 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: Exempt.
- B. Approved the Special Permit to establish a 4,000± square foot church with 100 seats in an existing 12,820± square foot retail building.
- C. Approved the Special Permit to allow off-site (reciprocal) parking for seven adjacent parcels (APN's 117-0780-001, 002, 003, 004, 005, 006 and 007).

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

FINDINGS OF FACT

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section #15301(a) of the CEQA Guidelines.
- B. Special Permit: The Special Permit to establish a 4,000± square foot church with 100 seats 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. the subject site is appropriately planned and zoned for the proposed use, and the proposed use is allowed subject to the granting of a Special Permit;

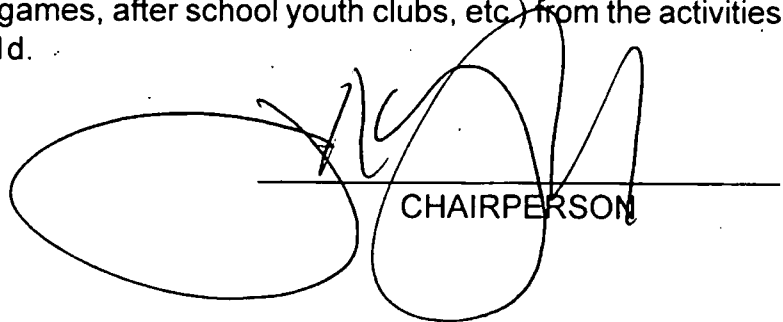
- b. the proposal is compatible with the existing retail/commercial shopping center; and
 - c. adequate parking is available for the church and all uses within the shopping center.
 2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. no outdoor activities are being proposed;
 - b. there are existing masonry walls that separate the project site from the adjacent residential uses; and
 - c. the proposed church operation will cease no later than 11:00 p.m., which is consistent with the uses currently located within the shopping center.
 3. The project is consistent with the General Plan which designates the site as Community/Neighborhood Commercial and Offices and with the 1986 South Sacramento Community Plan designation of General Commercial.
- C. Special Permit: The Special Permit to allow off-site parking for seven adjacent parcels is **approved** subject to the following findings of fact:
 1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the required number of parking spaces for the church and all existing uses within the shopping center have been provided within the shopping center; and
 - b. reciprocal parking agreements and easements have been recorded allowing for the joint use of all existing parking.
 2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that adequate parking, driveways and walkways have been provided.
 3. The project is consistent with the General Plan which designates the site as Community/Neighborhood Commercial and Offices and with the 1986 South Sacramento Community Plan designation of General Commercial.

CONDITIONS OF APPROVAL

- B. The Special Permit to establish a 4,000± square foot church with 100 seats is hereby **approved**, subject to the following conditions:
 - B1. The applicant shall obtain the necessary building permits and/or Fire Department clearance for the existing use within 60 days of the approval of this Special Permit.
 - B2. The maximum seating within the church shall not exceed 100 seats.
 - B3. All services/meetings shall conclude no later than 11:00 p.m., seven days a week.
 - B4. The church activities shall be restricted to those identified in Exhibit 1d.

ADVISORY NOTE:

- B5. A Special Permit Modification is required in order to increase the hours of operation and/or add additional activities (such as a licensed daycare or school, bingo games, after school youth clubs, etc.) from the activities listed in Exhibit 1d.



CHAIRPERSON

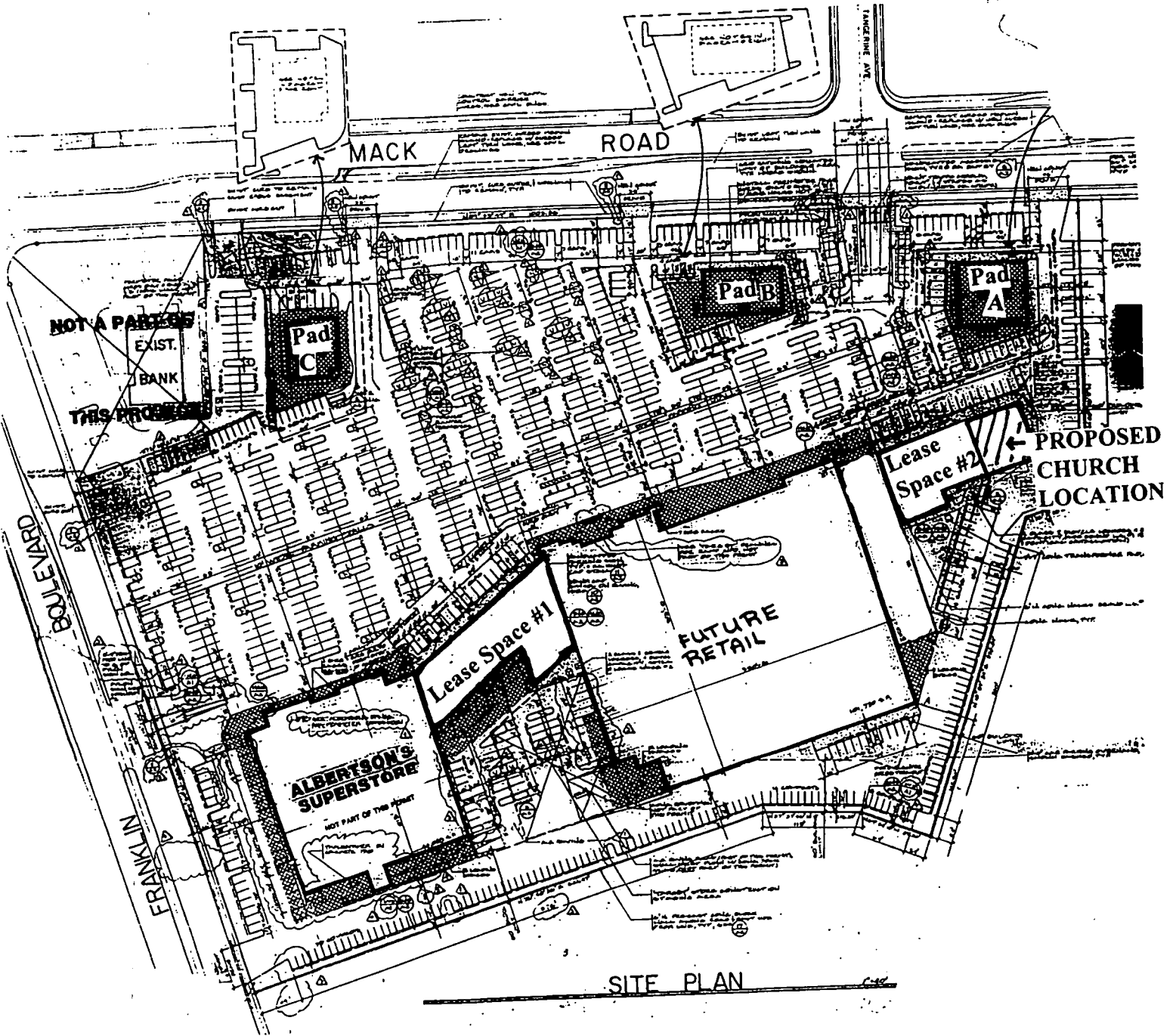
ATTEST:

Gary L. Sturhaise
 SECRETARY TO CITY PLANNING COMMISSION

12-17-98
 DATE (P98-008)

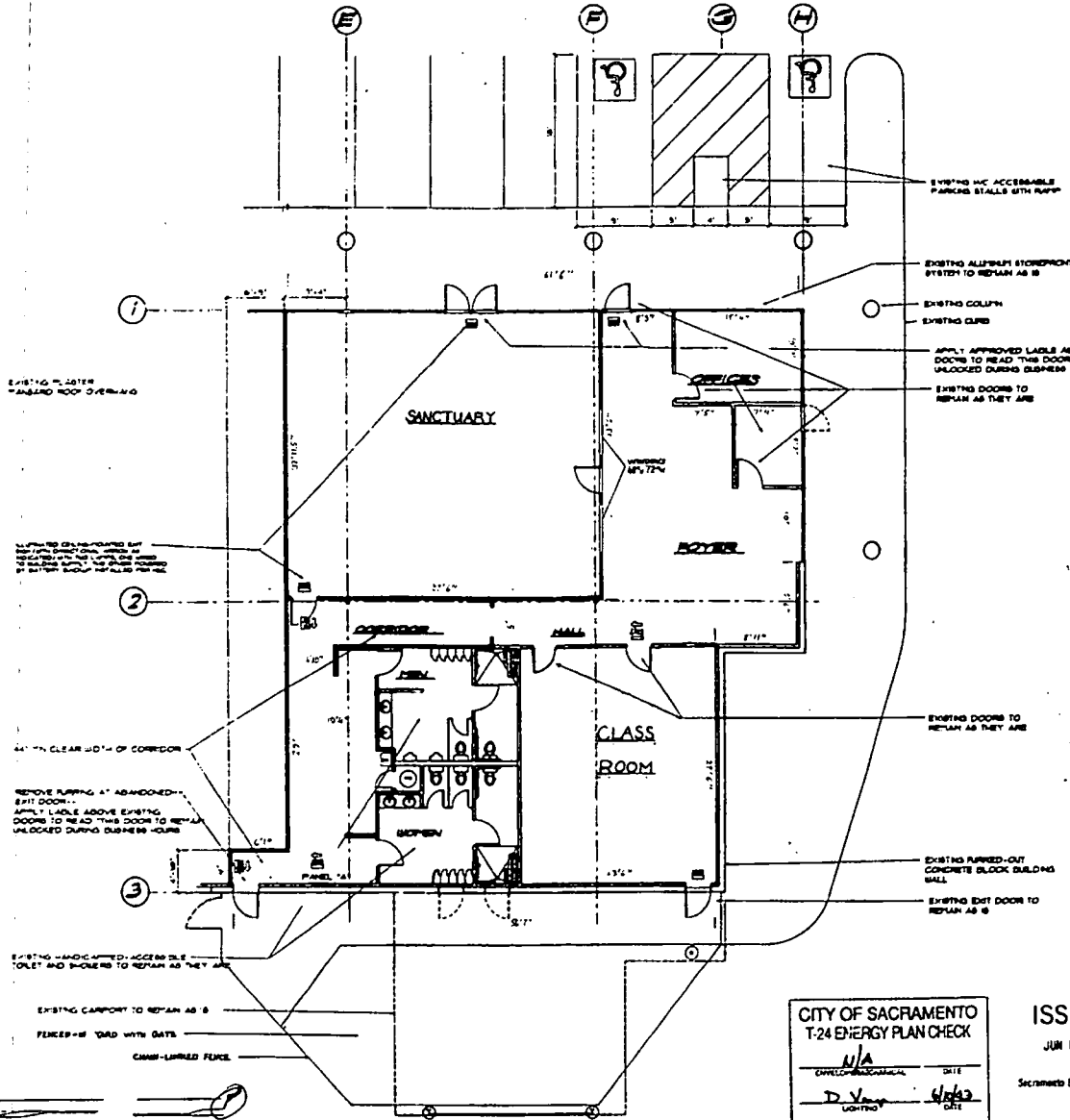
- Exhibit 1a Site Plan
- Exhibit 1b Floorplan
- Exhibit 1c Elevations
- Exhibit 1d Church Activity Listing
- Exhibit 1e Parking Agreement Information

Exhibit 1a
Site Plan



SITE PLAN

Exhibit 1b Floor Plan



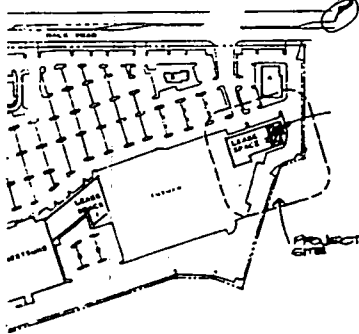
470 Mack Road Ste. 10
Sacramento Interior
Arch. Type Vok Bkr.
Basel/Free
93 4614 C

Richard Stacy
RICHARD STACY, ARCHITECT
ARCHITECTURE, PLANNING & DESIGN
1000 J STREET, SUITE 200
SACRAMENTO, CALIFORNIA 95811
CALL NUMBER 916-441-1000 FAX NUMBER 916-441-1001

LEASE SPACE 2
MACK & FRANKLIN
SACRAMENTO, CA

CITY OF SACRAMENTO
T-24 ENERGY PLAN CHECK
N/A
DATE
D. V. [Signature] 4/16/93
DATE

ISSUED
JUN 10 1993
Sacramento Building Division



FLOOR PLAN
1/8" = 1'-0"
NORTH

- EXISTING WALLS TO REMAIN AS THEY ARE
- EXISTING WALL PARTITION TO UNDERSIDE OF EXISTING ROOF
- EXISTING WALL - DEFENSE WALL TO UNDERSIDE OF TUNNEL + CORRIDORS
- EXISTING PARTITION TO BE REMOVED
- EXISTING PARTITION, CONFORM TO BE NEW, UPGRADE TO NEW
- IF NOT EXISTING, CARRY WALL UP TO UNDERSIDE OF TUNNEL CEILING
- NEW NON-RATED GIB PARTITION TO UNDERSIDE OF T-BAR CEILING

INSTALL AND BRACE NEW PARTITIONS PER
ALABAMA COUNTY BUILDING DEPT. STANDARDS
NEARLY MAKE A PART OF THESE DOCUMENTS

PROJECT CONSISTS OF INSTALLING A DEFENSE PARTITION TO
CREATE A DANCE STUDIO LEASE SPACE (AREA 8) WITHIN THE
EXISTING 2-200 TYPE SUN TUNNEL SPRINKLERED BUILDING. THE
EXISTING CEILING SYSTEM, LIGHT AND HVAC IS TO REMAIN ESSENTIALLY AS IS, EXCEPT
FOR THE INSTALLATION OF EXIT CORRIDORS, DOORS AND SHOWERS AS SHOWN



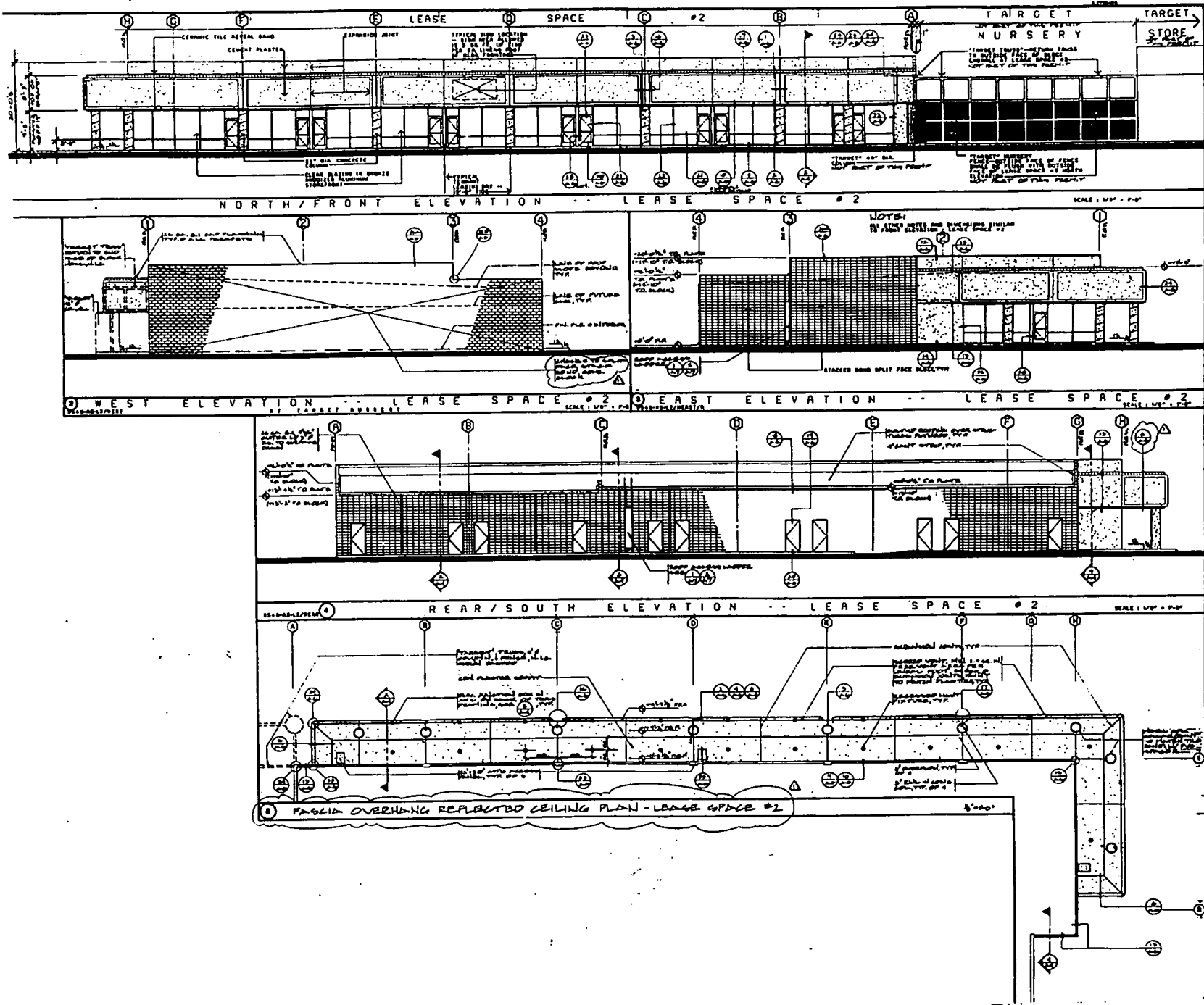
Fire Dept. Approval:
C.H. Clark 6-10-93

Provide a Fire Extinguisher, type 2A-10C

Revisions	Date	Drawn by	Scale

Y PLAN
SCALE

A-1
1/10/93



REVISION	DATE	BY	DESCRIPTION
1	0-0-98		
2	2-28-98		

MACK & FRANKLIN SHOPPING CENTER
 SOUTHWEST CORNER OF
 MACK RD. & FRANKLIN BLVD.
 SACRAMENTO, CA.

MOORE ARCHITECTS
 1000 J STREET, SUITE 100
 SACRAMENTO, CA 95811
 (916) 441-1111
 FAX (916) 441-1112

MOORE ARCHITECTS
 1000 J STREET, SUITE 100
 SACRAMENTO, CA 95811
 (916) 441-1111
 FAX (916) 441-1112

Exhibit 1c
Elevations

Exhibit 1d Church Activity Listing

"Come to me, all you who are weary and burdened, and I will give you rest".

March 31, 1998

Dear Dawn:

Matthew 11:28

The following is a detailed description of our church activities and operating hours:

<u>Day</u>	<u>Activity</u>	<u>Hours for Activity</u>	<u>Hours Open</u>
Sunday	Bible Study (8-10) Worship (100) Bible Study (6-7)	9:30am-10:30am 11am-open ended 6pm-open ended	9am-11pm
Mon.-Fri.	Various (4) (Office, counseling, etc.)		9am-11pm
Tuesday	Band Rehearsal(12)	6:30pm-open ended	
Wed.	Prayer Meeting (8-10)	7:30pm-open ended	
Friday	Outreach	7pm-open ended	
Sat.	Cleaning/Projects (12) Bible Study	7pm-open ended	10am-11pm

At this time there is no day care planned. I hope this meets with your approval. If you have any questions, please call.

Sincerely,

Marlene Diaz

New
Covenant
Baptist
Church

4720 Mack Rd., Sacramento, Ca. 95823 (916) 392-5728

Exhibit 1e Parking Agreement Information

Pioneer Title 150783-Part
700D-24/RPD
When recorded return to:
Joanne H. Bernhard, Esq.
827 "J" Street
Sacramento, CA 95814

#7-P Franklin & Mack
Sacramento, CA
5/28/86

OPERATION AND EASEMENT AGREEMENT

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CERTIFIED A TRUE COPY OF THE ORIGINAL
DOCUMENT RECORDED 6-2-86
RECORDER'S SERIAL NO. 9884
SACRAMENTO COUNTY RECORDER
Pioneer Title Company
BY *[Signature]*

Exhibit 1e, Page 2 Parking Agreement Information

OPERATION AND EASEMENT AGREEMENT

THIS OPERATION AND EASEMENT AGREEMENT ("Agreement") is made as of the 2nd day of December, 1986, by and between Mack and Frank Associates, a California limited partnership ("First Party"), Dayton Hudson Corporation, a Minnesota corporation ("Second Party"), and Albertson's, Inc., a Delaware corporation ("Albertson's").

I. PRELIMINARY

1.1 Definitions:

(a) "Albertson's": Albertson's, Inc., a Delaware corporation, together with any corporation succeeding thereto by consolidation, merger or acquisition of its assets substantially as an entirety, and any wholly owned subsidiary thereof.

(b) "Building Area": All those areas on each Parcel shown as Building Area on Exhibit "A" attached hereto and incorporated herein by this reference.

* (c) "Common Area": All those areas on each Parcel which are not Building Area, Garden Sales Area, Service Facilities or Drive-Thru Areas together with those portions of the Building Area on each Parcel which are not from time to time actually covered by a building or other commercial structure or which cannot under the terms of this Agreement be used for buildings.

(d) "Garden Sales Area": That area shown on Exhibit "A" as "Garden Sales Area" on Parcel 4.

(e) "First Party": Mack and Frank Associates, a California limited partnership.

(f) "Lienholder": Any mortgagee under a mortgage or a trustee or beneficiary under a deed of trust constituting a lien on any Parcel.

(g) "Major Occupant": The Owners or Prime Lessees of Parcels 2, 3, 4 and 6.

(h) "Owner": The record holder of fee simple title to a Parcel, its heirs, personal representatives, successors and assigns.

* (i) "Parcel": Parcel 1, 2, 3, 4, 5, 6 or 7.

(j) "Person": Individuals, partnerships, firms, associations, corporations, trusts, governmental agencies, administrative tribunals or any other form of business or legal entity.

(k) "Prime Lessee": An Owner of a Parcel who sells said Parcel to an unaffiliated third party and thereafter enters into a net lease for said Parcel

Exhibit 1e, Page 3 Parking Agreement Information

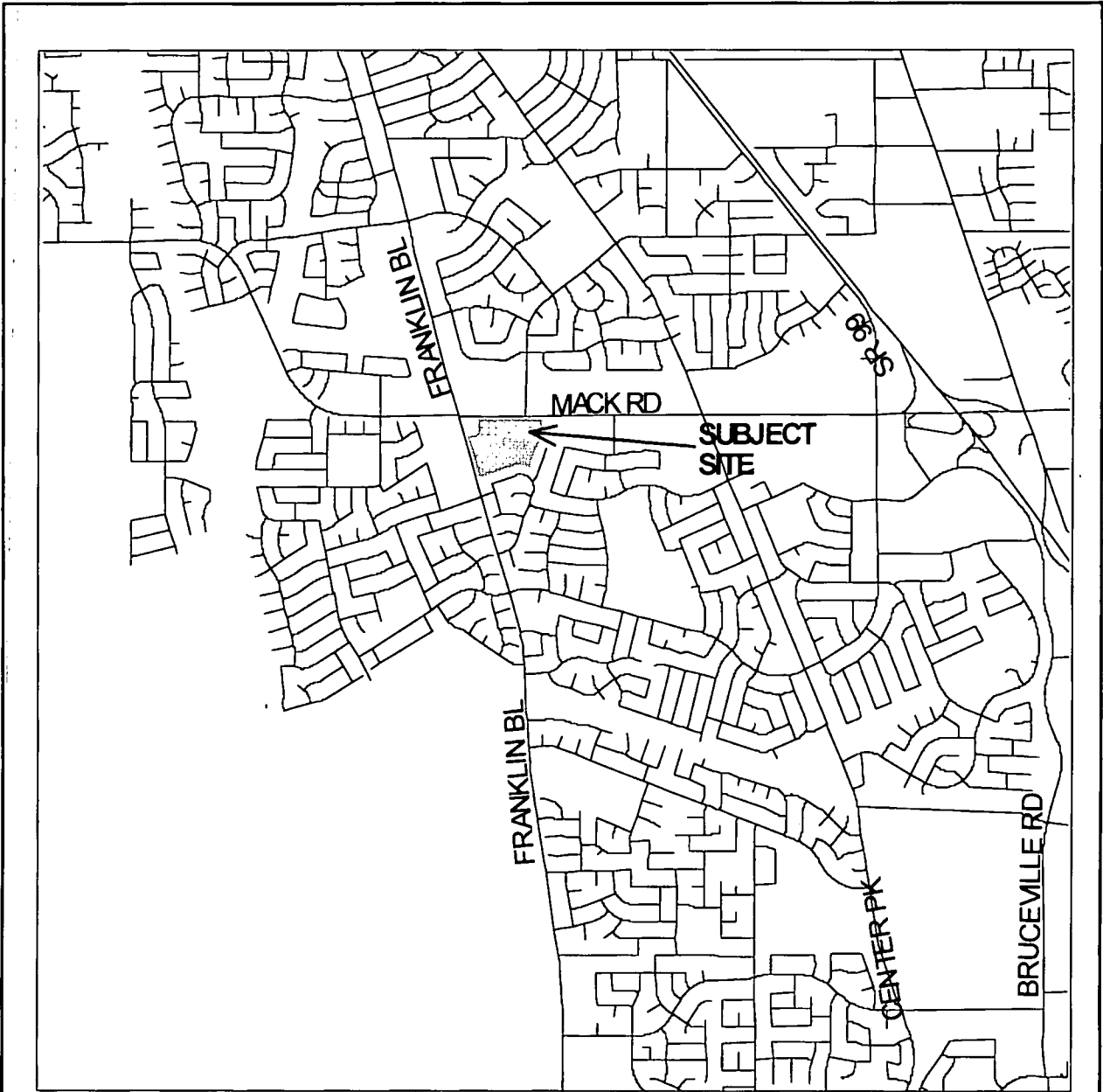
posting bond or other security as shall be required by law to obtain such release and discharge. Nothing herein shall prevent an Owner permitting or causing such lien from contesting the validity thereof in any manner such Owner chooses so long as such contest is pursued with reasonable diligence. In the event such contest is determined adversely (allowing for appeal to the highest appellate court), such Party shall promptly pay in full the required amount, together with any interest, penalties, costs, or other charges necessary to release such lien.

III. EASEMENTS

* 3.1 Ingress, Egress and Parking: Each Owner hereto, as grantor, hereby grants to the other Owners for the benefit of the other Owners, for the use of the other Owners and their Permittees and for the benefit of each Parcel belonging to the other Owners, as grantees, a mutual nonexclusive easement for ingress and egress by vehicular and pedestrian traffic and vehicular parking upon, over and across that portion of the Common Area constructed and maintained for such purposes located on the grantor's Parcel, except for those areas devoted to Service Facilities or Drive-Thru Areas. The reciprocal rights of ingress and egress set forth in this Section 3.1 shall apply to the Common Area for each Parcel as such area shall be increased pursuant to Section 2.2 above. Except for situations specifically provided for in this Agreement, no fence or other barrier which would unreasonably prevent or obstruct the passage of pedestrian or vehicular travel for the purposes herein permitted shall be erected or permitted within or across the Common Area.

3.2 Utility Lines and Facilities: Each Owner hereto, as grantor, hereby grants to the other Owners, for the benefit of the other Owners and their Parcels, nonexclusive easements under, through and across the Common Area (exclusive of any Building Area) of the grantor's Parcel for the installation, operation, maintenance, repair and replacement of water drainage systems or structures, water mains, sewers, water sprinkler system lines, telephone lines, electrical conduits or systems, gas mains and other public or private utilities. All such systems, structures, mains, sewers, conduits, lines and other utilities shall be installed and maintained below the ground level or surface of such easements except for ground mounted electrical transformers and such other facilities as are required to be above ground by the utility providing such service or temporary service required during the construction, maintenance, repair, replacement, alteration or expansion of any buildings or improvements

Attachment 2

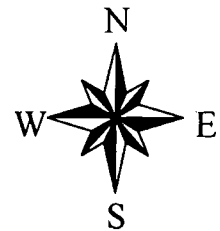
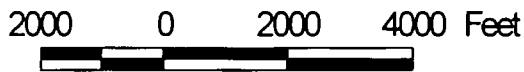


VICINITY MAP

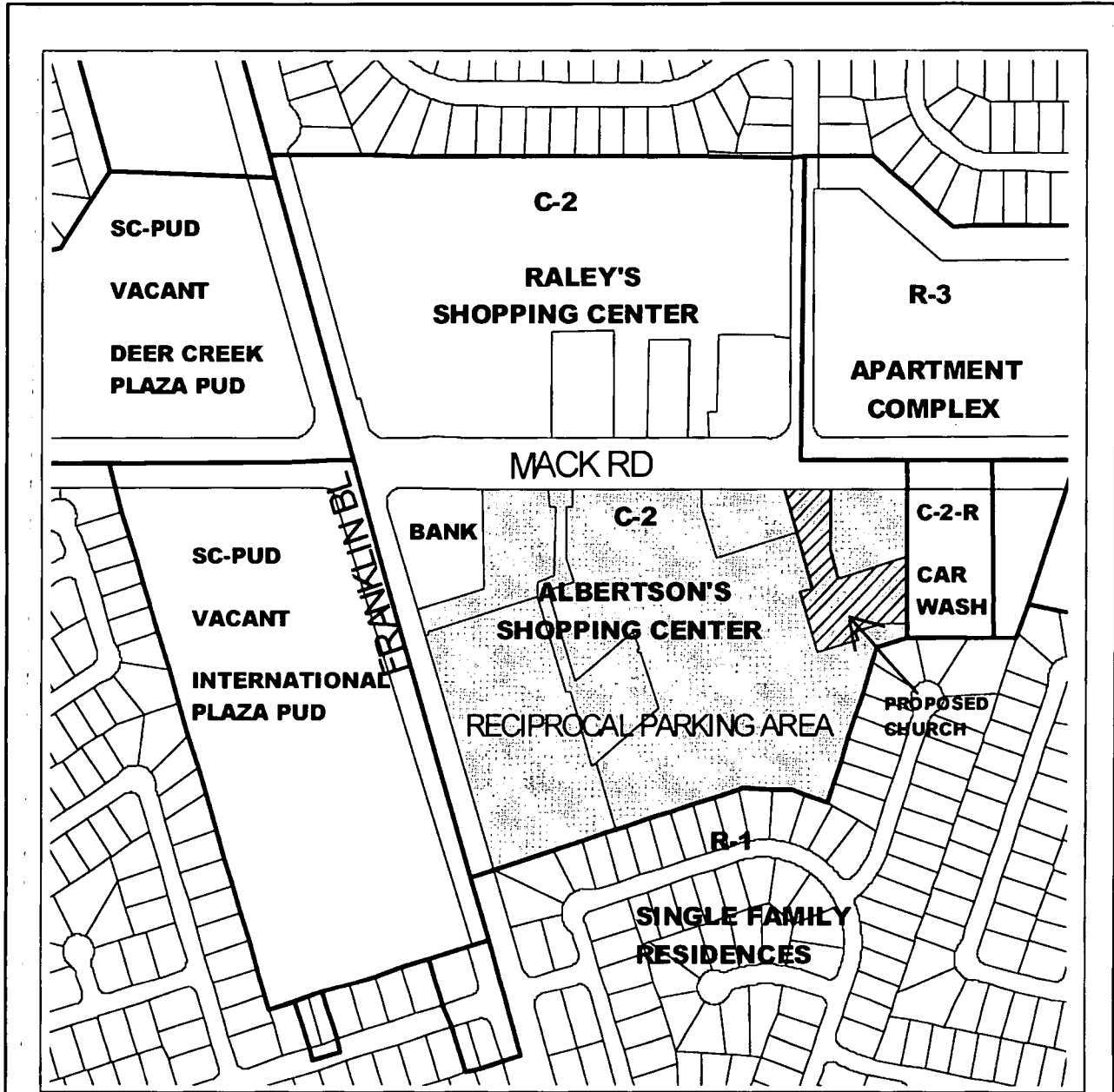
Neighborhoods,
Planning, and
Development
Services Dept.



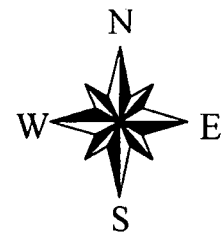
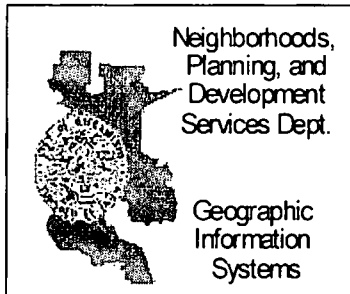
Geographic
Information
Systems



Attachment 3



LAND USE AND ZONING MAP



Attachment 4

The Florin Road Partnership's Recommended District Planning Guidelines

DRAFT

The Florin Road Partnership's Board of Directors represent nearly 160 property owners and 300 local businesses. The following list of "acceptable" uses and design guidelines were adopted by the Board of Directors in January 1999. The board is currently exploring the possibility of establishing a special planning district and incorporating the guideline listed below.

If a project conforms to the parameters listed below it does not necessarily mean that the project will be unconditionally accepted and approved by the Florin Road Partnership. However, project applicants using the parameters as a guideline for their projects are likely to find little if any opposition.

Land Uses

The Partnership would like the opportunity to review new projects in the business district (Tamoshanter Drive to Chandler Drive) on an ongoing basis. The following list of uses are not recommended and encouraged by the Florin Road Partnership.

- Thrift Stores/Pawn Shops
- Adult Entertainment Stores (juice bars, book stores, etc.)
- Used Tire Stores
- Liquor Stores (under 10,000 square feet)
- Places of Worship
- Storage Facilities (auto wreckage, tow, etc.)
- Bars (stand alone)
- Check Cashing Facilities

Nonconforming Uses

Any nonconforming use of a lot, building, or structure which becomes vacant and remains unoccupied and/or nonoperational for a continuous period of three months shall not be thereafter occupied except by a use which conforms to the acceptable uses listed above.

Signage

Signage should be of high quality and should not temporarily affixed to the facility. "A-frame" signs, promotional banners (in excess of two weeks), hand painted signs, hand painted window signs, flashing signs and signs posted in the public right of way are undesirable. Plans for landmark towers and monolithic signs can be reviewed on a case-by-case basis.

Landscaping

Project applicants are asked to review and conform (where and when applicable) to the Florin Road Streetscape Masterplan. Plant species should complement existing and masterplan species.

Traffic

Projects that will "possibly" affect traffic patterns should be accompanied by a traffic study.

Security & Lighting

Applicants are asked to submit a security and lighting plan as a part of the project application.

Project Applicants

Project applicants are encouraged to send plans directly to the Florin Road Partnership at:

P.O. Box 231817, Sacramento, CA 95823 Phone 916/424-4230

The Florin Road
PARTNERSHIP