

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, August 25, 1999, the Zoning Administrator approved with conditions Time Extensions for three Special Permits and one Variance for a phased church facility project with a child care center for the project known as Z99-069. Findings of Fact for the project are the same as previously approved for file P95-115 and are listed in the Notice of Decision at the end of the original report (see attached). Conditions of approval which include the new expiration date are listed below.

Project Information

- Request:
1. Zoning Administrator Special Permit Time Extension for three years to allow the phased construction of a 665 seat, 22,102 square foot church building on 2.38± partially developed acres in the Standard Single Family (R-1) zone.
 2. Zoning Administrator Special Permit Time Extension for three years to allow the phased construction of 97 additional parking spaces (for a total of 177 spaces) for a 665 seat church.
 3. Zoning Administrator Special Permit Time Extension for three years to convert the existing 5,360 square foot church building into a child care facility with a 3,158 square foot outdoor play area for a maximum of 114 children.
 4. Zoning Administrator Variance Time Extension for three years to exceed the 35 foot height limit of the R-1 zone to construct a 50 foot tall bell tower.

Location: 4436 77th Street (D6, Area 3)

Assessor's Parcel Number: 021-0271-038

Applicant: El Faro Pentecostes of the Assemblies of God
4436 77th Street
Sacramento, CA 95820

Property Owner: Same as applicant

Project Planner: Sandra Yope

Additional Information: The proposed application is for a time extension of a previously approved special permit for the phased construction of a 665 seat, 22,102 square foot church building on 2.38 acres in the Standard Single Family (R-1) zone. The other entitlements include a special permit for the phased construction of an additional 97 space parking lot; the

conversion of the existing 5,360 square foot church building into a child care facility for 114 children, and a variance for 50 foot tall bell tower. The original plans, findings of fact, and conditions of approval are listed in the attached original staff report. The new expiration date is listed below.

The application was sent to various agencies for further review and staff received no new conditions. Project Plans were also sent to the Colonial Village Neighborhood Association for review and comment. Staff received a letter supporting the project; however, addressing construction process concerns that are beyond the scope of the planning process.

Environmental Determination: The Time Extensions requests have been determined not to require environmental review. There was a Negative Declaration with the original project review.

Conditions of Approval-New (Original conditions are listed in Notice of Decision and Findings of Fact, of the original report)

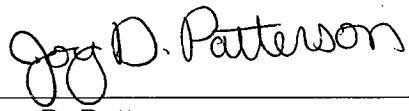
1. The new expiration date for the three special permits and variances is June 26, 2002.
2. The applicant shall repair the existing block wall prior to occupancy of any new structure.
3. The applicant shall comply with all previous conditions of P95-115. The following new dates apply to the previous conditions with expiration dates:
 - a. Condition B4 June 26, 2005;
 - b. Condition C2.June 26, 2002;
 - c. Condition C3. June 26, 2005; and
 - d. Condition D2.June 26, 2002
4. The following advisory note is informational in nature and is not a requirement of this project:

The proposed project is located in the 100-year flood plain, designated as an AR zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Map (FIRM) dated July 6, 1998. Within the AR zone , the following regulations will apply :

- All new residential and commercial development will be required to be constructed with the lowest floor, including basement, at or above the base flood elevation, or 3 feet above the highest adjacent grade, whichever is lower.
- Commercial projects will have the option of flood proofing in lieu of the elevation requirement.

Special Note: The Army Corps of Engineers is currently considering reducing the estimated 100-year flows on the American River. If the estimated flows are reduced, the AR flood zone may be replaced with a less restrictive flood zone thus precluding the requirement to elevate or flood proof this project. Please contact the Department of Utilities at (916) 264-1400 prior to building design for an up-to-date status of the flood

zone .

A handwritten signature in black ink that reads "Joy D. Patterson". The signature is written in a cursive style with a horizontal line underneath it.

Joy D. Patterson
Zoning Administrator

cc:

File

Applicant

ZA Log Book

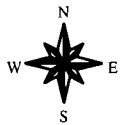


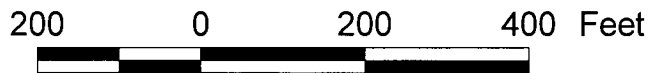
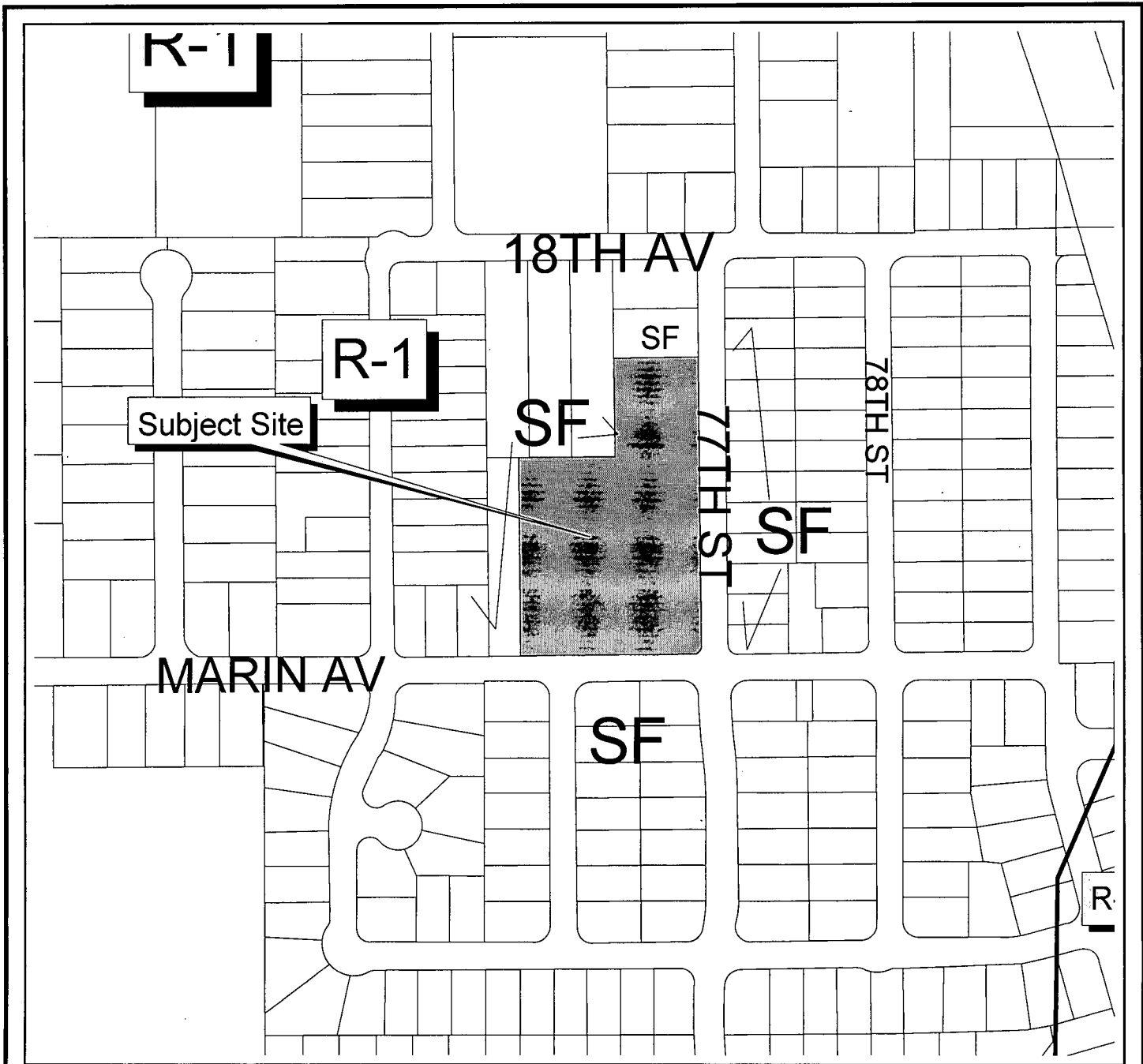
Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System



VICINITY MAP





Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

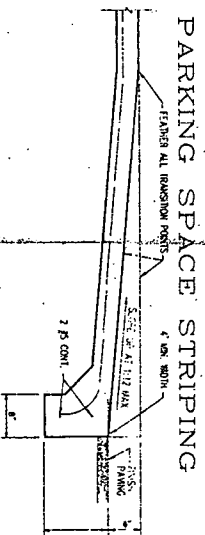
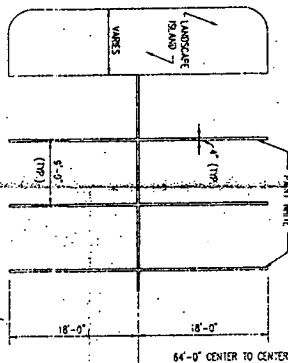
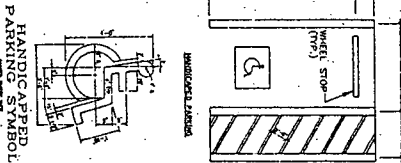
LAND USE AND ZONING



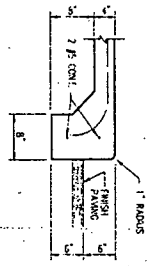
EXHIBIT B

GENERAL NOTES:

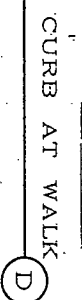
1. FINISHED CONTOUR SURFACE ARE TO BE 2" MINIMUM IN PAVED AREAS, TOP OF SUB-BASE IN UNPAVED AREAS, AND TOP OF SUB-BASE IN GRADED AREAS.
2. ROAD GRADING SHALL TERMINATE 8' BEYOND FINISH TYPICAL ROAD EDGE, 8' BEYOND FINISH DRIVE IN PARKING AREAS, AND 10' BEYOND FINISH DRIVE IN DRIVEWAYS.
3. AREAS TO BE GRADED ARE TO RECEIVE 4" TYPICAL, 10% SLOPE AND BE STRIPPED FOR SPECIFICATIONS. CONTRACTOR TO MAINTAIN 1/4" SLOPE ALONG DRIVE SPREADS, 5' BEYOND DRIVE SPREADS TO DRIVEWAY AND 10' BEYOND DRIVEWAY.
4. ALL WORK WITHIN THE FRONT-TO-REAR TO CONFORM TO LOCAL CITY/STATE STANDARDS AND SPECIFICATIONS. CONTACT REPRESENTATIVE BEFORE STRIPING CONSTRUCTION.
5. DIMENSIONS ON DRAWINGS ARE FOR GRADING PURPOSES ONLY AND NOT TO BE USED TO LOCATE FOOTINGS.
6. CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL UTILITY COMPANIES ON PAVED AREAS, EXISTING UTILITIES ON OR ADJACENT TO THE SITE BEFORE EXCAVATING, ALTERNATE LOCATIONS OF UTILITIES, AND CONDUCT A SURVEY OF ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS OF UTILITIES.
7. REFER TO SPECIFICATIONS FOR TYPE OF PAVING AND GRADE TO BE USED.
8. CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING STRUCTURES, FENCES, SIGNS, OR UTILITIES REMAINING ON-SITE. COORDINATE WITH GENERAL CONTRACTOR.
9. ALL EXCAVATION SHALL BE COMPLETED WITH ALL SLOPE AND LOCAL SLOPE CONTROL AND ALL EXCAVATION OPERATIONS TO BE COMPLETED.
10. A QUALIFIED SOIL ADAPTATION SHALL BE ON SITE DURING EXCAVATION TO DETERMINE THE CHARACTERISTICS OF THE EXISTING SUBGRADE AND FURNISH BY SITE MATERIAL REPORT TO BEING ANY FUTURE OPERATIONS.
11. ALL AREAS NOT COVERED BY BUILDING OR PAVING TO BE GRADED, INCLUDING DETENTION POND AREAS.
12. UNPAVED EXCAVATED MATERIALS AND ALL WASTE RESIDUES FROM CLEANING AND EXCAVATION SHALL BE DEPOSITED OFF SITE BY CONTRACTOR.
13. ALL EXCAVATING IS UNPAVED AND SHALL INCLUDE ALL MATERIALS INDICATED.
14. BEFORE ANY EXCAVATION IS DONE, CONTRACTOR SHALL STATE OUT AND MARK THE LIMITS EXCEEDED BY THE SITE. FINAL CONTOUR POINTS SHALL BE RECORDED AT ALL TIMES DURING THE COURSE OF THE PROJECT. LACK OF PROPER RECORDING POINTS AND GRADES HAVE BEEN PLACED IN THE OWNER'S POSSESSION.
15. ANY DISCREPANCIES AND/OR CONTACTS SHALL BE SUBMITTED IN WRITING TO THE OWNER FOR CLARIFICATION AND ACTION TO BE TAKEN AT THE TIME OF RECORD.



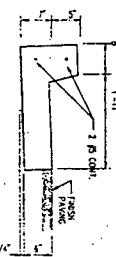
DETAIL A



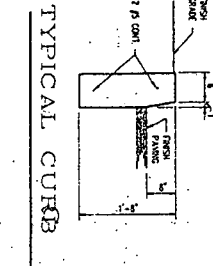
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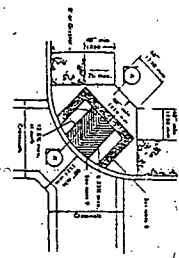
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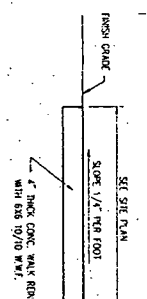
DETAIL C



DETAIL E



DETAIL D



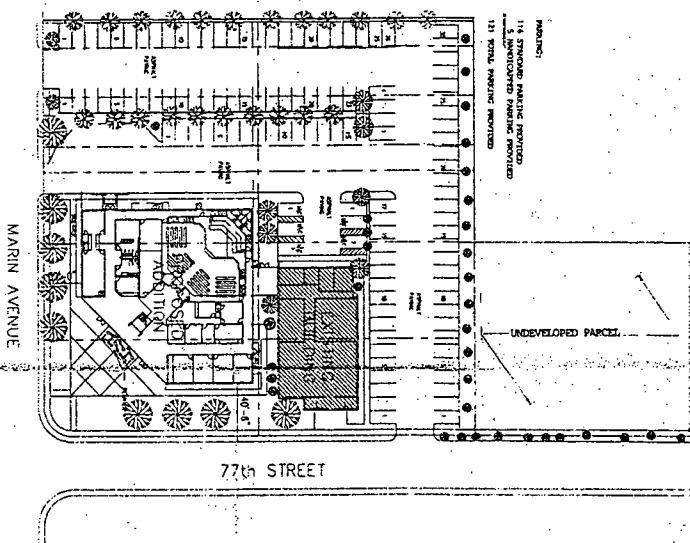
DETAIL F

SYMBOLS LEGEND

- EXISTING GRADE CONTOUR
- NEW GRADE CONTOUR
- PROPOSED LOT
- WALKER LANE
- GRASS LANE
- SHARED DRIVE LANE
- POWELL LANE
- TELEPHONE LANE
- BENCH MARK
- FOR INSURANCE
- CENTER LINE
- POWELL ROAD
- LIGHT POLE
- TELEPHONE POLE
- SPOT ELEVATION
- SEE LIST BEHIND A SHEET

SITE GRADING PLAN

SCALE 1" = 40'



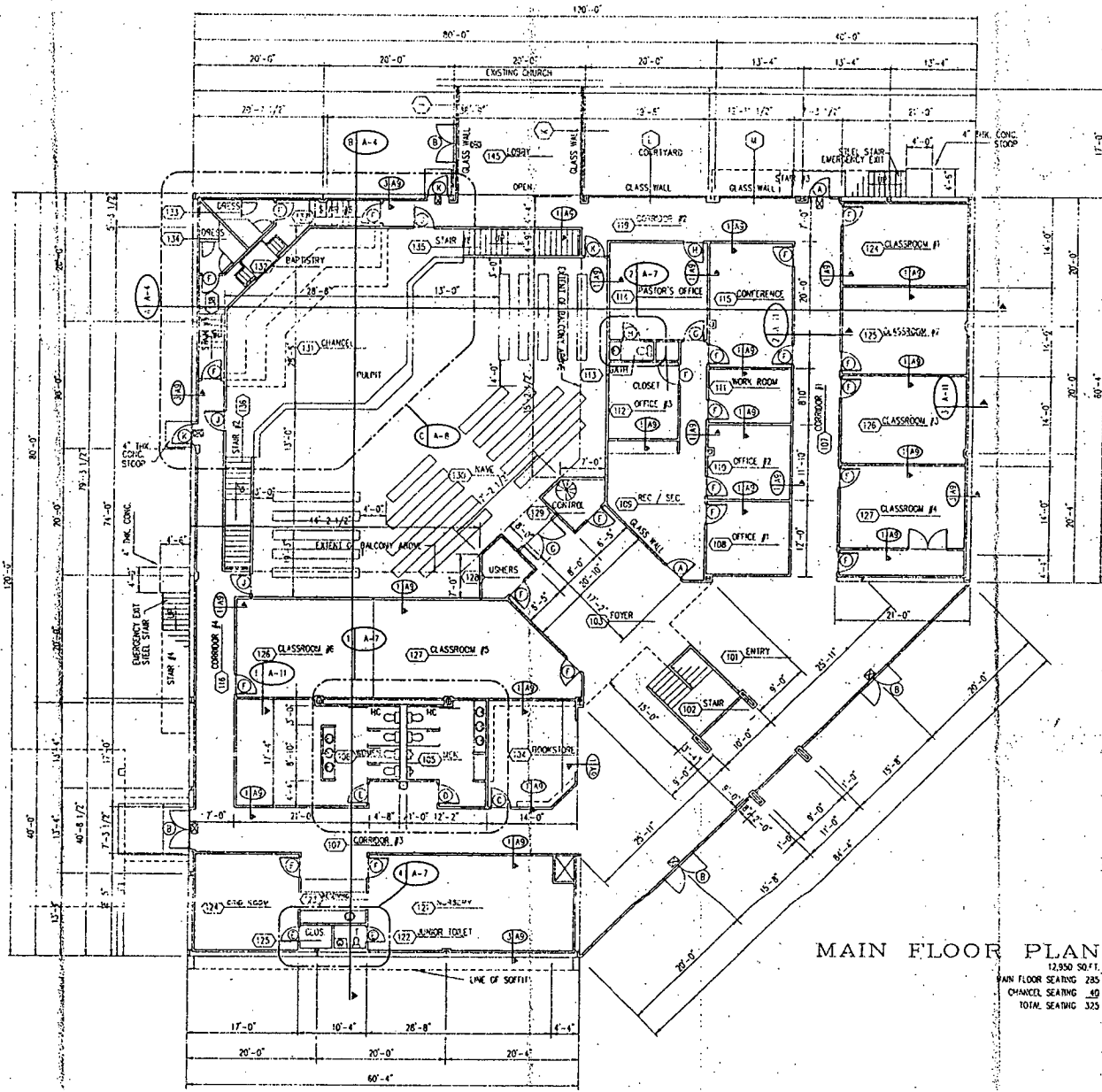
JAN 11 1999
L P 95 - 115

PROJECT NO.	3-208-3
DATE	1-7-99
DESIGNED BY	...
CHECKED BY	...
DATE	...
SCALE	1" = 40'
TITLE	SITE GRADING PLAN

PROJECT	EL FARO CHURCH 4436 77TH STREET LOCATION SACRAMENTO, CA 95820
TITLE	SITE GRADING PLAN

ZJS Engineering SERVICES, INC.
 2015 VALLEY BLVD., SUITE 1
 SACRAMENTO, CA 95834
 TEL: (916) 824-2224 FAX: (916) 824-7442

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MAIN FLOOR PLAN

12,850 SQ. FT.
 MAIN FLOOR SEATING 285
 CHANCEL SEATING 40
 TOTAL SEATING 325

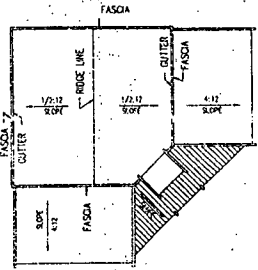
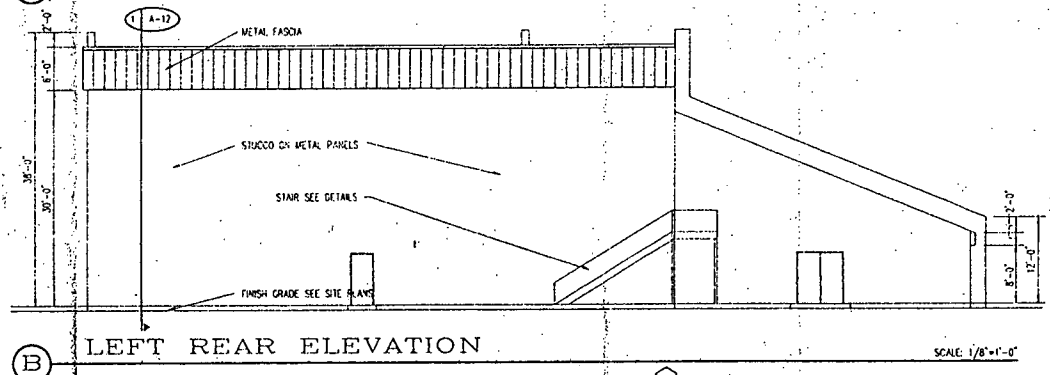
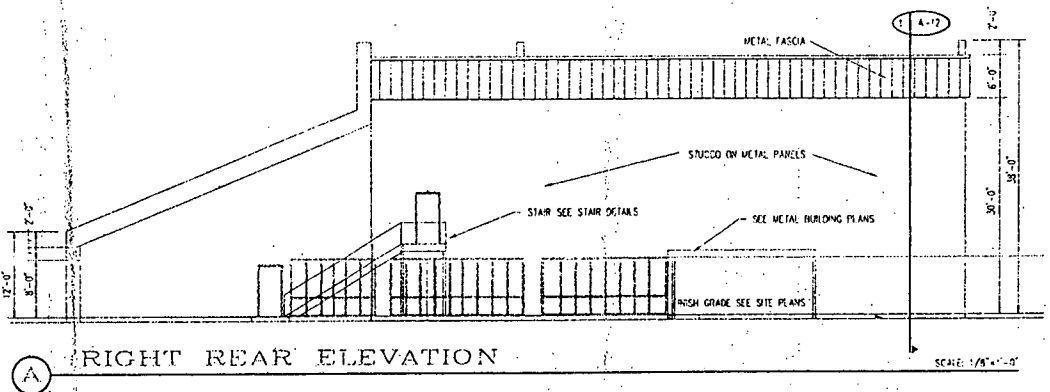


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ZJS Engineering SERVICES, INC. 12345 MAIN STREET HOUSTON, TEXAS 77001 PHONE: (713) 555-1234 FAX: (713) 555-5678	
PROJECT EL FARD CHURCH 108 7TH STREET HOUSTON, TEXAS 77001	SHEET NO. 3438-3
DATE 8-25-99	DRAWN BY GAR
TITLE MAIN FLOOR PLAN	SHEETS A-1

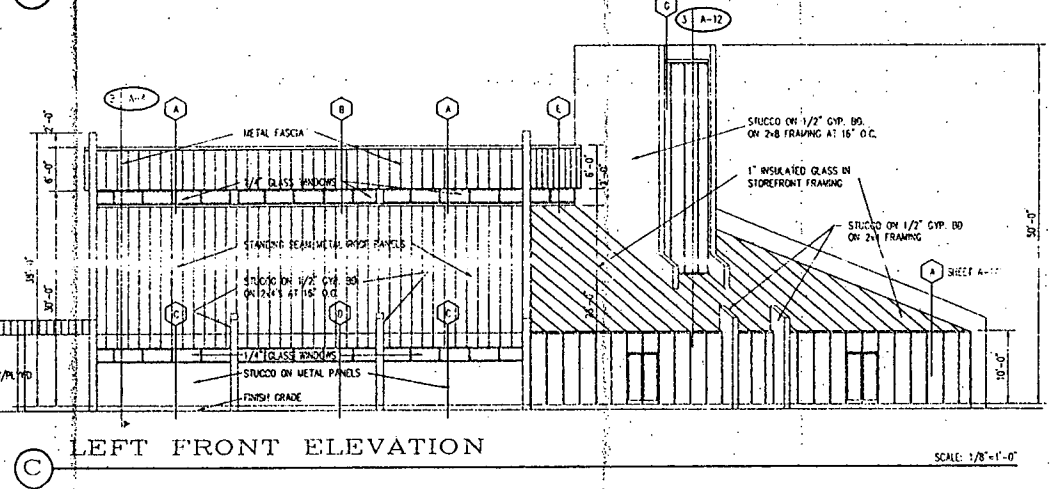
August 25, 1999

Z99-069

HEM-4



ROOF PLAN



LEFT FRONT ELEVATION

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ZUS Engineering
 SERVICES, INC.
 1000 W. WALDEN AVENUE, SUITE 3
 PUEBLO, COLORADO 81001-3333 FAX: (303) 844-1143

PROJECT: EL PASO CHURCH
 645 E 17th STREET
 EL PASO, TEXAS 79902 CA 3420
 TITLE: EXTERIOR ELEVATIONS

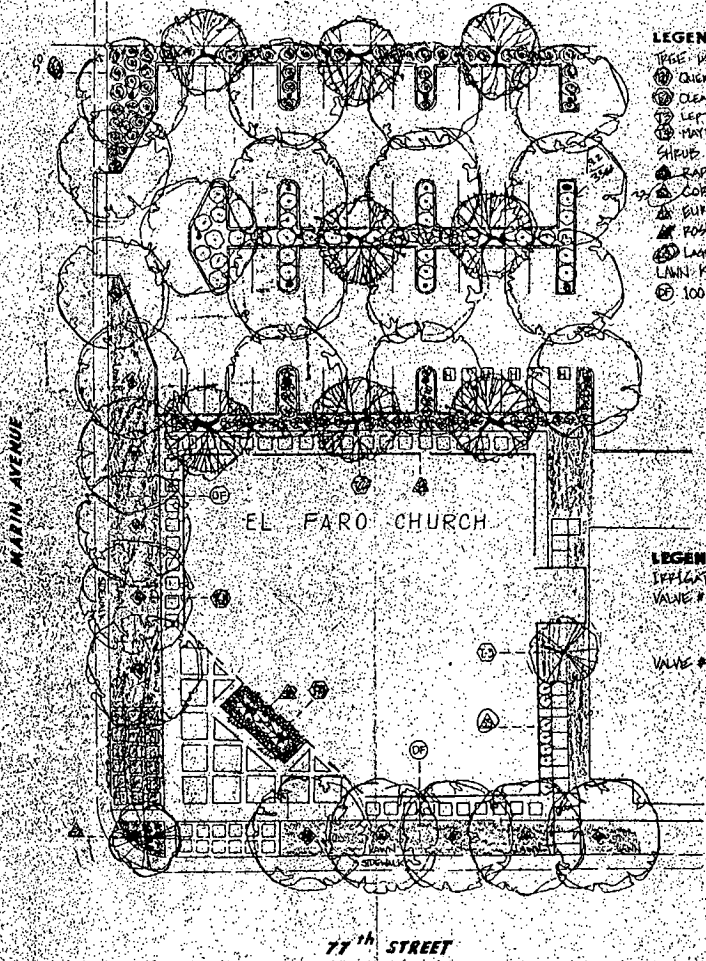
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 DRAWN BY: GAR
 CHECKED BY:
 SCALE: 3/4"=1'-0"
 SHEET NO.: 3438-3
 TOTAL SHEETS: 5

ITEM 4

August 25, 1999

Z99-069

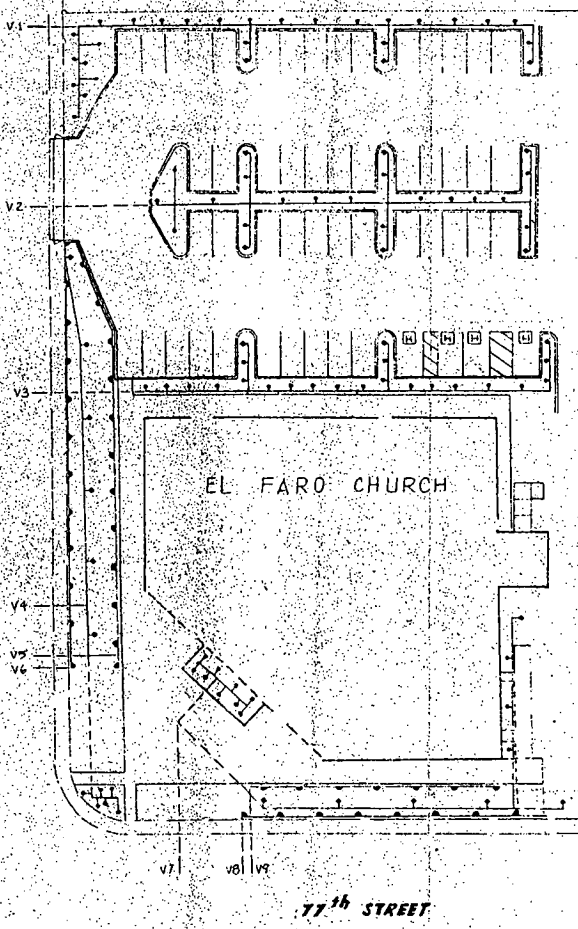
EXHIBIT E



- LEGEND:**
- TREE KEY:**
- ① QUILCAYA SIEBERI (15 GAL) 26
 - ② OLEA EUROPAEA 'FRUTICOSA' (15 GAL) 9
 - ③ LEPTOSPERMUM SCOPARIUM 'RUBY' (15 GAL) 1
 - ④ FORTYBOND BONERA (15 GAL) 2
- SHRUB KEY:**
- ⑤ RABDOLEPTIS INDICA 'PINK LADY' (4 GAL) 50
 - ⑥ CORREA PULCHELLA (1 GAL) 3
 - ⑦ EUMYRTUS PROSTRATA (1 GAL) 1
 - ⑧ POSYDINIUS OFFICINALIS 'PROSTRATUS' (1 GAL) 10
 - ⑨ LAMPYRIS AUREA 'NIGHT ROSE' (1 GAL) 10
- LAWN KEY:**
- ⑩ 100% TAMPA PERCUE

- LEGEND:**
- IRRIGATION KEY:**
- VALVE # 1, 2, 3, 4, 7: HARDY 610
 - NOVA BURTON 200' (100')
 - VALVE # 5, 6, 8, 9: HARDY 610
 - SPRINKLER: 1/2" x 1/2" x 1/2"
 - SPREAD HEAD

LANDSCAPE PLAN



IRRIGATION PLAN

Landscape Irrigation Plan



SUNRISE
LANDSCAPE
1978 F. CALIFORNIA
DANIEL, CALIFORNIA
PHONE 714-751-7111, 1-800-451-9611

PROJECT: EL FARO CHURCH
LOCATION: 4436 77th STREET, SACRAMENTO, CA 95810
TITLE: LANDSCAPE IRRIGATION PLAN

DATE: 4-7-93
SCALE: 1/2" = 1'-0"
SHEET NO: 8826-2

L-1
799-069