

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998
BUILDING INSPECTIONS
ROOM 200, 95814-2998
(916) 264-5716
PLANNING
ROOM 200, 95814-2998
(916) 264-5381

SPECIAL PERMIT MODIFICATION
(P92-099)

APPLICATION: Planning Director's Special Permit Modification to expand an existing parking lot by 35 spaces for an existing church on 1.75± partially developed acres in the Standard Single Family, (R-1) zone.

LOCATION: 2910 26th Avenue
Colonial Heights Congregation of Jehovah's Witnesses

SUMMARY: On January 22, 1976, the Planning Commission approved a special permit to construct a 3,200 square foot church with 32 off-street parking spaces (P6963). There were no other plans submitted for the remainder of the site.

The applicant proposes to expand an existing parking lot by 35 spaces to the rear of the existing parking lot along the east and west property lines (see Exhibits A and B). Therefore, a Planning Director's Special Permit Modification is required for this expansion.

ANALYSIS: Staff has no objection to the parking lot expansion. The proposed expansion will provide an additional 35 parking spaces. The church is not proposing any expansion of seats or services. Many of the church members currently park on the street when attending church activities. The additional parking area will reduce the number of cars parking in the residential area. The existing parking lot will be expanded by 60 feet to the south. There will be a ten foot wide landscaping strip along the southern edge of the new parking area. There is an existing curb along the northern edge of the proposed expansion area. The curb area will be expanded to eight feet for a landscaping strip. Additionally, there is a five foot landscaping strip along the east and west property lines for the proposed expansion area. The proposed stalls meet the required maneuvering and stall dimensions for 90 degree parking.

The applicant has notified all of the adjacent property owners of the proposal. Staff has not received any calls or letters concerning the project.

RECOMMENDATION: Staff recommends the Planning Director approve the Special Permit Modification to expand the existing parking lot by 35 spaces subject to conditions and based upon findings of fact which follow.

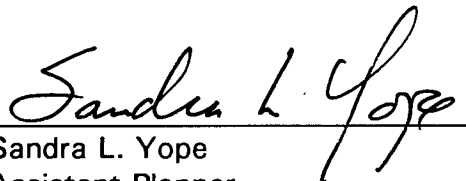
Conditions

1. The applicant shall submit a revised site plan showing the landscaping strip along the east and west property lines and the southern edge of the proposed parking area for staff review and approval prior to issuance of building permits.
2. Any other improvements or structures to be located on the parcel will require an additional special permit modification.
3. The parking lot shall conform to the submitted plans and have building permits.

Findings of Fact


1. The project, as conditioned, is based upon sound principles of land use in that the addition is compatible with the surrounding church and parking lot development and street parking in the residential area by church members will be reduced.
2. The project, as conditioned, will not be detrimental to the public welfare in that landscaping will be provided to buffer the adjacent residential properties from the parking lot and church uses and additional on-site parking will be provided.
3. The project is consistent with the General Plan which designates the site as Low Density Residential.

Report Prepared By:


Sandra L. Yope
Assistant Planner

28 MAY 92
Date

Recommendation Approved By:


Gary Stonehouse
Planning Director

5-28-92
Date

P92-099

SACRAMENTO CITY PLANNING DIVISION

Application taken by/date: DH 4/15/92

Project Location 2910 26th Avenue
Assessor's Parcel No. 019-0191-053
Owner Dos Rios Congregation of Jehovah's Witness
Address 2910 26th Avenue; Sacramento, CA 95820
Applicant Robert Johnson
Address 1761 60th Avenue; Sacramento, CA 95822

REQUESTED ENTITLEMENT(S)

Planning Director's Special Permit Modification to expand an existing parking lot by 35 spaces for an existing church on 1.75+ partially developed acres in the Standard Single Family, (R-1) zone.

ACTION TAKEN

On 5/28/92, the Planning Director approved the special permit modification subject to conditions and based on findings of fact in the staff report.

Sent to Applicant: 9-22-92
Date

By: Suzanne Ellmsted
Secretary to Planning Commission

EXPIRATION

TENTATIVE MAP: Failure to record a final map within two years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within two years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

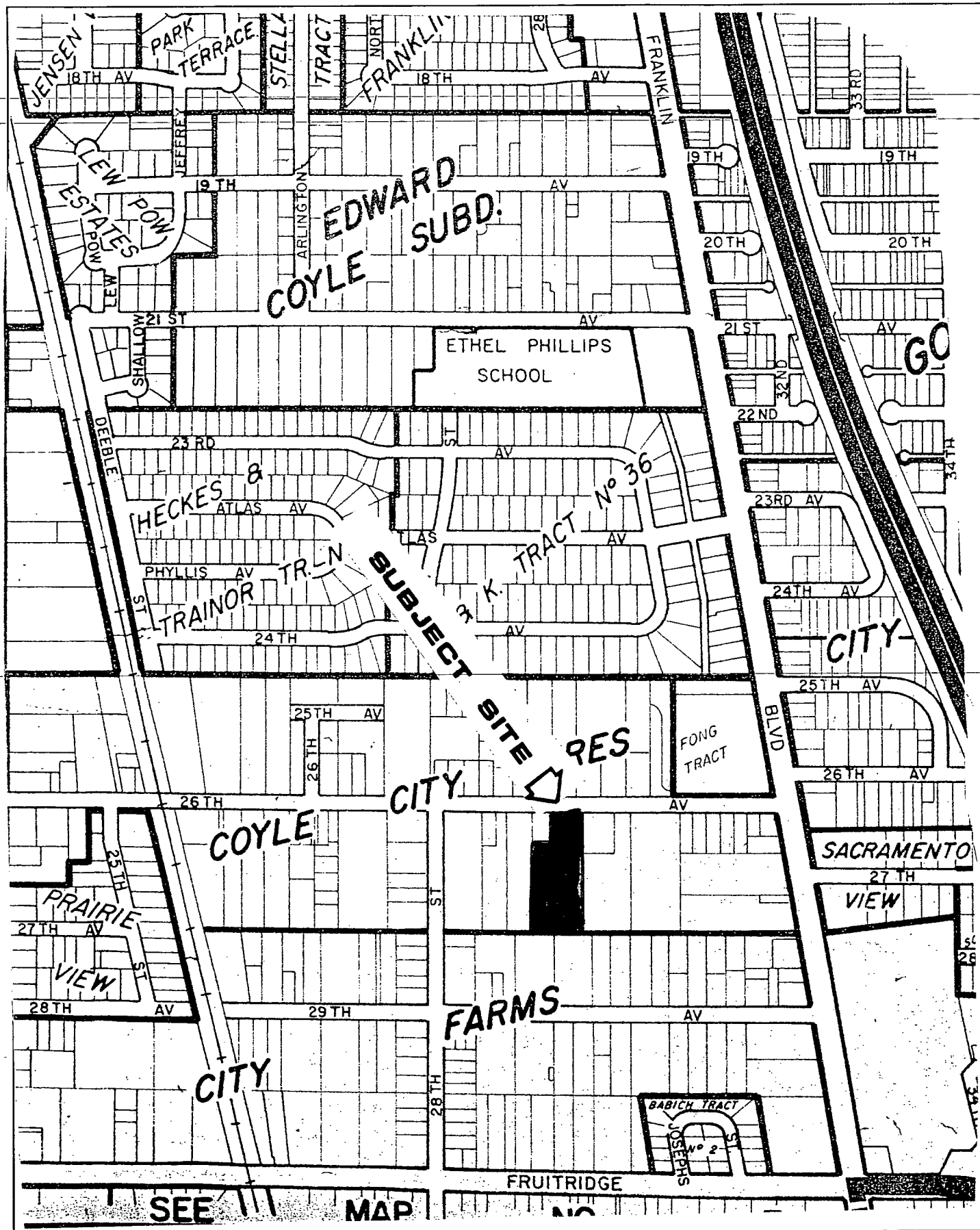
VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of two years unless a building permit is obtained within the variance term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variance.

Original to Applicant - Copies to File & Permit Book

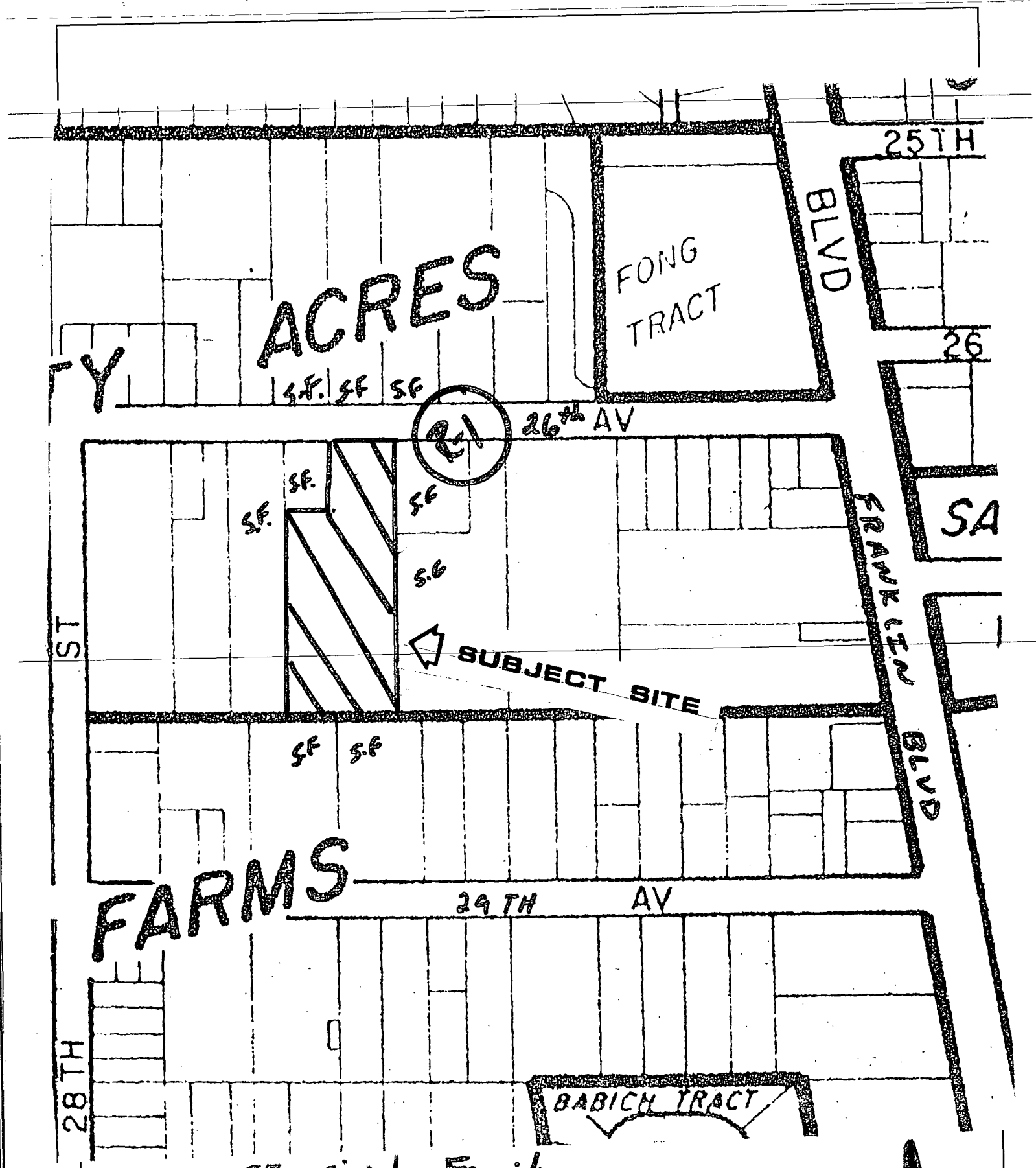
000034

P92-099



VICINITY MAP

000038



ACRES

FONG TRACT

FARMS

SUBJECT SITE

BABICH TRACT

S.F. - Single Family

LAND USE & ZONING MAP

000039

N

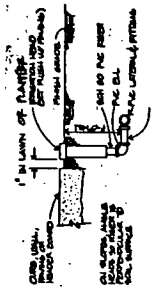
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IRRIGATION LEGEND

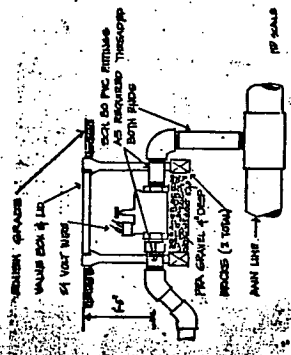
| SYMBOL | MANUFACTURER | MODEL | PATTERN | RADIUS | NOZZLE |
|--------|-------------------------------------|-------|---------|--------|--------|
| ○ | RAINBIRD | 1800 | 1/4" | 12' | STRAY |
| ● | " | " | 1/2" | " | " |
| ○ | " | " | FULL | 18' | " |
| △ | " | " | LINE | " | " |
| △ | " | " | VALVE | " | " |
| ● | " | " | PISTON | " | " |
| ● | " | " | CONTROL | " | " |
| ● | " | " | VALVE | " | " |
| ○ | BOEING ENGINEER 1/2" PRESSURE VALVE | | | | |
| ○ | 1/2" SCH. 40 PVC MAIN LINE | | | | |
| --- | CLASS 200 PVC LATERAL | | | | |
| --- | SIZE OF PLAN | | | | |

NOTES

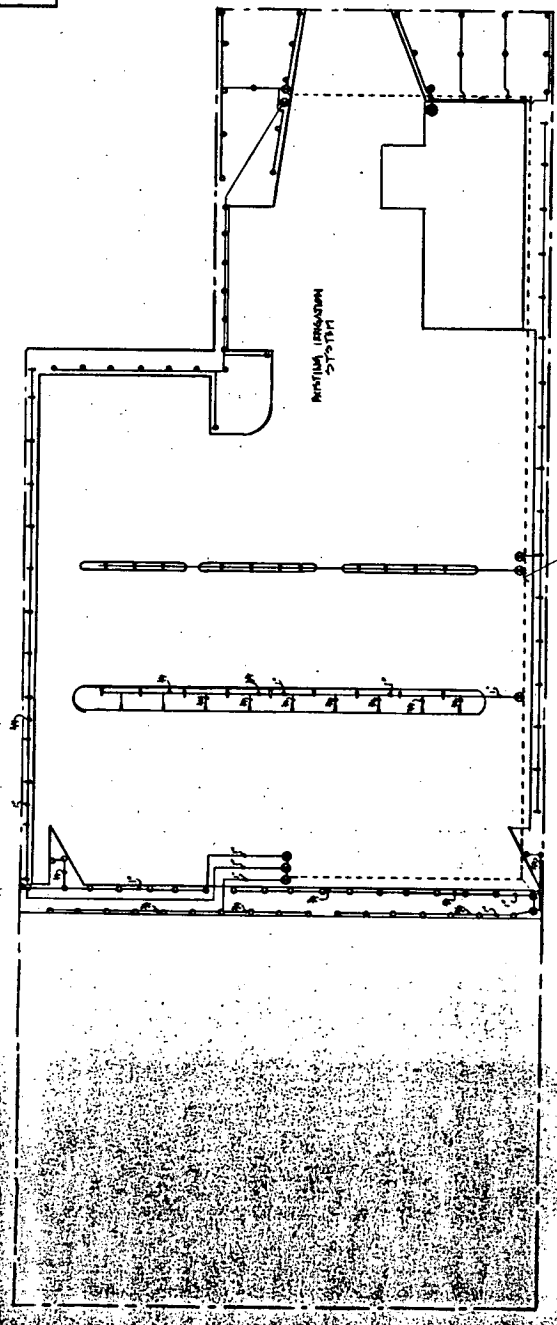
1. PLAN IS PRELIMINARY. ALL VALVES & PIDS SHALL BE LOCATED IN PAVED AREAS.
2. LATERAL LINES SHALL HAVE MIN. OF 18" COVER/PAVEMENT MIN. OF 18".
3. ALL WORK SHALL MEET CODES & REGULATIONS OF THE CITY OF SACRAMENTO.
4. ALL IRRIGATION HEADS SHALL BE INSTALLED & ADJUSTED TO PROVIDE ADEQUATE COVERAGE.
5. EXISTING IRRIGATION SYSTEM SHALL BE REMOVED/UT. CHANGED TO PROVIDE ADEQUATE COVERAGE.



BEZZLE HEAD RISER DETAIL



REMOTE CONTROL VALVE DETAIL



N ↑

1" = 20'-0"

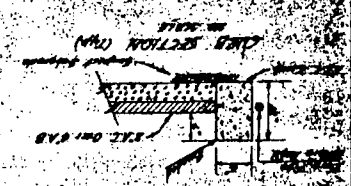
IRRIGATION PLAN

PLANING LOT 118
COLONIAL HEIGHTS CONGRESSIONAL DISTRICT
DE JEROME W. WILSON



BENCH MARK
ELEVATION 125.52
DIST. TO CORNER 12.50
DIST. TO CORNER 12.50

Additional Property
Area - 0.21
0.21 A.C. 0.03 CHAIN - 0.03 A.C.



NOTES:
1. Section 02 with 12 inch stone 2 1/2' thick, facing in
to allow for this 12' 1/2' stone shall be shown.
2. Remove brick cut, on right, to indicate proposed sidewalk.

PLAN
SCALE 1"=20'

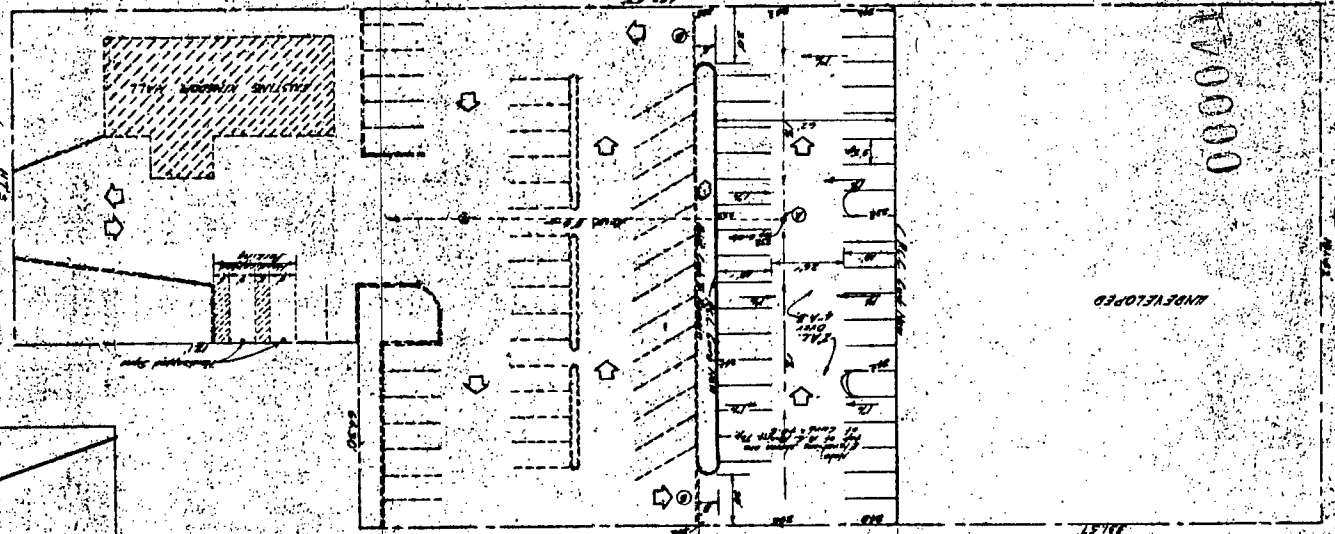
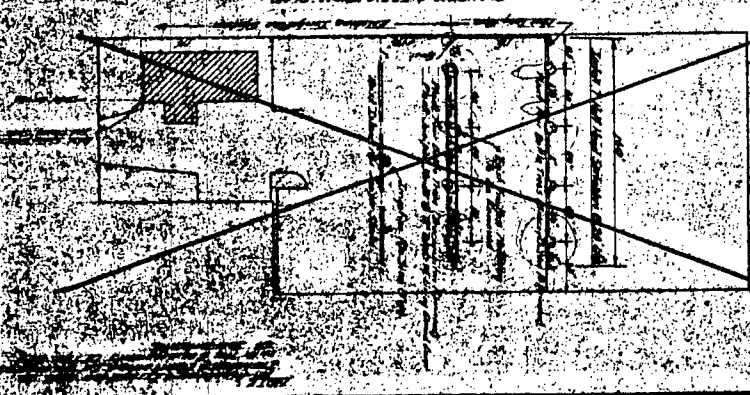


EXHIBIT A



UNDEVELOPED

Proposed Addition for
Ritchey Addition lot
No. 12 to Be Done

SE

118-09-9