

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, February 2, 2005, the Zoning Administrator approved with conditions a special permit major modification to modify conditions on a church facility and a special permit to construct an off-site parking lot for the church in the Standard Single Family (R-1) zone for the project known as (File Z04-358). Findings of Fact and conditions of approval for the project are listed on pages 4-11.

Project Information

Request:

1. **Zoning Administrator Special Permit Major Modification** to a 4,142 square foot church facility on 0.92± partially developed acres in the Standard Single Family (R-1) zone. The request is to delete a condition of approval that limits the number of attendees to 120 at the church for any given event and to modify the conditions of approval that impose a time limit for obtaining a building permit for the on-site church parking lot.
2. **Zoning Administrator Special Permit** to construct a 90-space off-site parking lot for the church on 1.2 acres in the Standard Single Family (R-1) zone.

Location: 3900 Astoria Street (D2, Area 4)

Assessor's Parcel Numbers: 252-0032-022, 252-0032-024, 252-0032-029, 252-0032-030, 252-0092-001, 252-0092-038, 252-0092-039

Applicant: Titus and Company Inc.
PO Box 163558
Sacramento, CA 95816

Property Owner: Independent Baptist Church
3900 Astoria Street
Sacramento, CA 95838

Project Planner: Lindsey Alagozian

General Plan Designation: Community/Neighborhood Commercial & Offices
North Sacramento
Community Plan Designation: Multi Use
Existing Land Use of Site: Church
Existing Zoning of Site: Standard Single Family (R-1)

Surrounding Land Use and Zoning:

North: R-1; Residential
South: R-1; Residential
East: R-1; Residential
West: R-1; Residential

Property Dimensions: Irregular
 Property Area: 2.12+ acres
 Square Footage of Church Building: 4,142 sq. ft.
 Square Footage of Church Office: 1,315 sq. ft.
 Height of Building: One Story, 16 feet
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: See Exhibits A through E

Previous Files: Z03-008

Background Information: On July 28, 2004 the Zoning Administrator approved with conditions two parcel mergers and a special permit modification to expand a church facility. The Zoning Administrator denied the Special Permit request for the off-site parking lot and Variance requests to waive the required masonry wall which is adjacent to a residential zone. The portion of the project that was approved allows the church to reconstruct an illegal on-site parking lot up to city standards and to convert the two residences adjacent and owned by the church into an office and a pastor's residence.

Additional Information: The applicant is requesting to modify several conditions of approval that have been placed upon the church property from the previously approved Special Permit modification (Z03-008). In addition, the applicant is requesting a Special Permit to construct a 90-space parking lot across the street from the church along the south side of Harris Avenue adjacent to I-80 freeway. The applicant is requesting that the following conditions of approval be deleted:

1. The applicant shall obtain the necessary building permits for the church parking lot no later than four (4) months from the approval date prior to commencing construction.
2. The applicant shall obtain the necessary building permits for the conversion of the residence into office use no later than seven (7) months from the approval date prior to commencing construction.
3. All work on the parking lot shall be completed and the applicant shall obtain a final no later than six (6) months from the building permit issuance date.
4. All work on the office conversion shall be completed and the applicant shall obtain a final no later than one year from the building permit issuance date.
5. The church is allowed to have a maximum of 120 attendees at any given church event. This restriction shall be enforced on October 1, 2004.

The applicant indicates that the time limit conditions be removed from the special permit because the church has not been able to meet the deadlines and have since expired. The church has been working with the city to rectify a housing case at 2207 Harris Avenue. This structure is owned by the church and will eventually be converted into an office space for the church facility. Staff has verified that the subject property has been brought up to residential standards and is no longer a housing case. The condition which limits the number of attendees to 120 was placed upon the previous special permit modification because it was determined that the church was having difficulties in maintaining the volume of church patrons attending the church. The excessive number of vehicles in the surrounding residential community was causing problems in the residential neighborhood and the applicant did not propose a plan to help mitigate the problems.

Since the previous hearing, the applicant has secured a parking agreement with the Vista Nueva School located at the corner of North and Dayton Street. This agreement gives the church permission to utilize the 60 parking spaces for church activities on Sundays. At this time, the church is utilizing the parking spaces at the school for church events on Sundays. In addition, the applicant indicates that the church has been encouraging the use of public transportation, carpool, and vanpools to transport people to and from the church in an attempt to reduce the number of cars visiting the site. Lastly, the applicant has submitted a letter that was mailed to the residents within the surrounding community that provides them with a person to contact from the church if any problems may arise (See Attachment 1).

The proposed 90-space off-site parking is located to the south of Harris Avenue at the point in which Ripley Street dead ends. Currently, the site is vacant. The site is long and narrow extending approximately 860 lineal feet along I-80 Caltrans right-of-way. The property is zoned Standard Single Family (R-1) and abuts an R-1 zone to the south.

Zoning Administrator Hearing

At the Zoning Administrator hearing, 114 people were in attendance including six neighbors. Staff made a presentation on the project and summarized the previous entitlements. Neighbors testified that the church is still an on-going problem in their neighborhood and that the off-site parking lot should not be supported. Neighbors expressed specific concerns for the volume of cars that are visiting the church and the negative impact it is having upon the residential properties. Neighbors also indicated that it is difficult getting through the narrow streets because of the church attendees parking along the streets during church related events. The neighbors indicate that even though temporary off-site parking is provided at the school, there are still an excessive number of vehicles in the residential neighborhood. One neighbor testified that the church has been growing without a long-term solution to the growth and feels the church is too large for this site. It was revealed that the previous drainage problem created by the on-site church parking lot has since been corrected and is no longer posing problems for the next-door neighbor. One neighbor presented a letter in opposition to the project at the public hearing and is contained within the staff report (See Attachment 2).

The applicant and church proponents testified that the off-site parking lot and the parking remedies that have been implemented thus far will solve the neighbors concerns for congestion. The church indicated that they have been making efforts toward keeping the cars parked away from the residential properties and at the school parking lot on Sundays. The Zoning Administrator listened to the applicant's position and the opposing testimony. She then closed the public hearing and indicated that she would approve the Special Permit for the off-site parking lot and remove the requested previous conditions of approval based upon findings of fact.

The Zoning Administrator concluded that the outstanding neighborhood issue with the church was the excessive number of vehicles parked along the streets of the residential community during church related events; therefore, she determined that the proposed off-site parking lot would provide adequate parking and alleviate the cars from the residential streets. The Zoning Administrator indicated that the restriction placed upon the number of attendees at the church for any given event could not be enforced. The only basis upon which the number of church attendees could be limited would be for life safety and building code reasons. Fire Department staff has conducted a site inspection and verified that the existing church facility could hold up to a maximum of 525 people. Therefore, the Zoning Administrator approved the request to remove this condition. In addition, the conditions of approval which placed a time limit on obtaining building permits for the previous modification have already expired and therefore the church would not be capable of meeting the timelines. The Zoning Administrator approved the removal of these conditions and added new conditions to address the revised project.

Environmental Determination This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15303, New Construction.

Special Permit Major Modification – Church site

Planning

1. The project shall be constructed in compliance with submitted plans. Any other changes or additions to the site shall require additional Planning review and approval.
2. The parking lot shall include a minimum of twenty-four (24) parking spaces on-site.
3. The church parking lot shall be used for parking purposes only.
4. Prior to obtaining a building permit, plans for the required fencing and gates shall be submitted to the Planning Division for review and approval.
5. The applicant shall meet the requirements of the Zoning Ordinance and the Water Conservation Ordinance for the landscaping. Additionally, all parking and newly paved areas must comply with the 50% shading requirement of the Zoning Ordinance and all site standards of Title 17.
6. The church shall appoint a person to monitor the parking lot. Church members shall be discouraged from roaming the neighborhood and keep noise in the parking lot to a minimum.
7. The applicant shall submit a schedule to the Planning Division documenting the typical weekly church events and services.
8. Church activity shall not start before 7 AM, end no later than 10:00 PM and all church attendees must vacate the site no later than 11:00 PM. The church is permitted to extend these hours a maximum of four times per year and shall submit such requests to the Planning Division. Outside activities and amplified sound are strictly prohibited.
9. The structure located at 2207 Harris Avenue is to be used as a single family residence or remain unoccupied until the structure is legally converted with building permits into office space. Then it can be used as the church offices and meeting room.
10. The pastor's residence, located on the east side of the property, is to be used as a single family residence. The resident is allowed to hold gatherings that would normally be permitted in residential structures. The backyard area of the pastor's residence is not to be used for non-residential purposes.
11. During the building permit submittal, the floor plan for the office shall include space such as a conference room where meetings and gatherings can occur. The applicant is permitted to retain the garage and driveway on-site.
12. A six-foot high wood fence shall be constructed immediately to the east of the on-site parking lot to separate the parking lot from the neighboring pastor's residence. The fence shall be placed along the entire length of the parking lot.
13. The applicant shall agree to abide by a "good neighbor policy" which includes mailing or giving to residences within a minimum of 100 feet of the property a name and phone number of

church contacts and indicating to members of the congregation that they should be respectful of the neighborhood, not congregate on the streets, not park in front of driveways, make every attempt to use the church parking lot, and not make excessive noise. Off-street parking should be encouraged adjacent to the church property including the driveways of the home/office. Church members shall be discouraged from parking in other areas.

14. Secure 60 parking spaces off-site until certificate of occupancy is issued for the off-site parking lot.
15. The property owner shall encourage church members to carpool, vanpool, and/or use public transportation to reduce the number of cars parked in the public streets.

Development Engineering & Finance

16. Repair or replace / reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering and Finance Division.
17. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. Improvements required shall be determined by the city, but at a minimum, streets shall include half-streets and at least one travel lane in each direction. All improvements shall be designed and constructed to the satisfaction of the Development Engineering and Finance Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards.
18. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering and Finance Division. Any existing site driveways shall be redesigned and reconstructed to City Standards to the satisfaction of the Development Engineering and Finance Division. All driveways shall have a maximum width of 35'.
19. The minimum throat distance for all site driveways shall be 20' (throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, aisles, etc).
20. The site plan shall conform to A.D.A. requirements in all respects.
21. The design of walls, fences, signage, and landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering and Finance Division.
22. The applicant shall merge the existing parcels that cover the project site (APN: 252-0032-022, 024, 029, 030) which create the parcel boundary shown on the proposed site plan, prior to obtaining any building permits.
23. The applicant shall construct full frontage improvements on Astoria Street and Harris Avenue. Frontage improvements shall include construction of Astoria Street and Harris Avenue, adjacent to the project site, to a standard 53-foot half-street section. The design and construction of such improvements shall be to City Standards and to the satisfaction of the Development Engineering and Finance Division.

24. Construct A.D.A. compliant curb ramps at the following locations:

- a. The north east corner of Astoria Street and Harris Avenue, adjacent to the project site.
- b. On the south side of Harris Avenue at the west end of Parcel APN: 252-0084-001, as shown on the site plan. This ramp shall align with the required curb ramp on the opposite side of the street, as noted in these conditions, to provide a pedestrian crossing over Harris Avenue.

Design and construction of said ramps shall be to City Standards and to the satisfaction of the Development Engineering and Finance Division.

25. The applicant shall provide adequate signage and striping for the pedestrian crossing on Harris Avenue. All required signage and striping shall be at the discretion of the City Traffic Engineer and to the satisfaction of the Development Engineering and Finance Division.

Building

26. The applicant shall apply for a building permit to convert the single family dwelling into an office. The plans shall show all changes and must comply with an office type use.
27. The number of handicap parking stalls shall comply with UBC Table 11B-6.

Police

28. No public telephones shall be installed or maintained on the exterior of the premises.
29. Any existing public telephone(s) on the exterior of the subject property shall be removed prior to the issuance of a certificate of occupancy or establishment of the proposed use.
30. All illegal activities observed on or around the premises shall be promptly reported to the Police Department.
31. There shall be no video/arcade machines maintained upon the premises at any time.
32. The applicant shall be responsible for the daily removal of all litter generated by the subject site from the site, adjacent properties, and streets.
33. All landscaping shall be maintained at a maximum plant and/or shrub height of 30 inches and trees maintained at a minimum distance of 7 feet from the lowest branch to the ground.
34. Decorative planting shall be maintained so as not to obstruct or diminish lighting levels throughout the project.
35. A minimum 6 foot high masonry wall shall be constructed along the north and east property lines and shall be constructed of vandal resistant materials and contain preventative landscaping to lessen the potential for vandalism.
36. The applicant shall install gates to prevent unauthorized automobiles from parking on the site after closing hours.
37. Parking lots, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with high intensity discharge lighting with sufficient

wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of darkness and provide a safe, secure environment for all persons, property, and vehicles on site. Such lighting shall be equipped with vandal-proof covers. A lighting level of 1.0 to 1.5 foot-candle minimum, maintained at ground level or 1.0 foot-candle average, is required.

38. All exterior doors shall be provided with their own light source and shall be adequately illuminated at all hours to make clearly visible the presence of any persons on or about the premises and provide adequate illumination for persons exiting the building.
39. The premises, while closed for business after dark, must be sufficiently lighted by use of interior night-lights. All lighting shall be shielded such that glare does not spill onto the surrounding residential properties.
40. Exterior door, perimeter, storage, parking, circulation, and canopy lights shall be controlled by photocell or timer and shall be left on during hours of darkness or diminished lighting.
41. Single family residence(s) located on the site shall have front doors that are visible from the street with building addresses clearly visible from the public street or from the abutting driveway.
42. The address number of every building shall be illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals in these numbers shall be no less than 4" to 6" (four to six inches) in height and of a color contrasting with the background.
43. The church and office building on-site shall be equipped with a computer based access control system that controls entry and exit of the buildings and alarms each unit entry door and office. The system may terminate and be monitored in the office when the office is occupied but must be monitored by an alarm company central station at all other times.

Utilities

44. A Certificate of Compliance shall be recorded for the Lot Merger approved on the project site under application Z03-008.
45. Provide standard subdivision improvements per Section 16.48.110 of the City Code.
46. Only one domestic water service per parcel is allowed. However, per City Code 13.04.070 and the Department of Utilities current Tap Policy, commercial lots may have more than 1 domestic tap. Any excess domestic water services must be abandoned to the satisfaction of the Department of Utilities. The applicant should be advised that the tap record research and verification of tap locations by the field crews involved prior to sign-off of this condition may take a considerable amount of time, therefore, all requests should be submitted in a timely manner.
47. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
48. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).

49. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. The site shall be graded to drain to the adjacent street(s), and shall not block existing off-site drainage paths. If off-site drainage continues to drain across the project site, an Agreement for Maintenance of Drainage shall be recorded to the satisfaction of the Department of Utilities and the City Attorney. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
50. The applicant must comply with the City of Sacramento's Grading, Erosion, and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
51. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required. This will not affect site design. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures" dated January 2000 for appropriate source control measures.

Advisory Note

52. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof.

Special Permit – Off-site Parking Lot

Planning

1. The project shall be constructed in compliance with submitted plans. Any other changes or additions to the site shall require additional Planning review and approval.
2. The parking lot shall be used for parking purposes only.
3. The applicant shall meet the requirements of the Zoning Ordinance and the Water Conservation Ordinance for the landscaping. Additionally, all parking and newly paved areas must comply with the 50% shading requirement of the Zoning Ordinance and all site standards of Title 17.
4. A six-foot high solid masonry wall shall be constructed along the southern and western property line of the off-site parking lot which is adjacent to a residential zone. The wall shall be placed along the entire length of the parking lot. A decorative six foot high fence (combination wrought iron with a 3-foot masonry wall) shall be constructed along the northern property line to limit light trespass of vehicles utilizing the parking area during hours of darkness. The walls shall be constructed of vandal resistant materials and contain preventative landscaping to lessen the potential for vandalism.

Development Engineering and Finance

5. The applicant shall merge the existing parcels that cover the parking lot project site (APN 252-0092-001, 038, 039), which create the parcel boundary shown on the proposed site plan, prior to obtaining any building permits.

6. The applicant shall construct full frontage improvements on Harris Avenue. Frontage improvements shall include construction of Harris Avenue, adjacent to the parcels that are to be developed, to a standard 53-foot half-street section. Frontage improvements on Harris Avenue shall extend from the west end of the proposed parking lot to the required curb ramp on the south side of Harris Avenue, located at the west end of Parcel APN: 252-0084-001. Extended frontage improvements, measuring approximately 300' along Parcel APN: 252-0084-001, may consist of Asphalt Concrete (A.C.) paving for sidewalk in place of concrete. The design and construction of such improvements shall be to City Standards and to the satisfaction of the Development Engineering and Finance Division.

Building

7. The parking lot shall be handicap accessible and shall comply with CBC Section 1129B.

Police

8. The applicant shall install gates and the site shall be closed when not in use to prevent unauthorized automobiles from parking on the site.
9. The parking lot shall be provided with high intensity discharge lighting with sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of darkness and provide a safe, secure environment for all persons, property, and vehicles on site. Such lighting shall be equipped with vandal-proof covers. A lighting level of 1.0 to 1.5 foot-candle minimum, maintained at ground level or 1.0 foot-candle average, is required.

Utilities

10. A Certificate of Compliance shall be recorded for the lot merger approved on the project site under application Z03-008.
11. Provide standard subdivision improvements per Section 16.48.110 of the City Code.
12. Provide separate metered irrigation water services to the parcel.
13. Relocate or abandon the existing fire hydrant at the extension of Ripley Street to the satisfaction of the Department of Utilities.
14. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
15. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
16. If the project will disturb greater than 1 acre of property, the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a

Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) certification by property owner or authorized representative.

17. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
18. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by a regional water quality control facility and is greater than 1 acre, both source controls and on-site treatment control measures are required. On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages. Improvement plans must include on-site treatment control measures. Refer to the "Guidance Manual for On-site Stormwater Quality Control Measures" dated January 2000 for appropriate source control measures and on-site treatment control measures.

Findings of Fact: Approval of Special Permit Modification to Church Site

1. Granting the Special Permit Modification is based upon sound principles of land use in that:
 - a. the church is an existing use and the building can hold up to a maximum of 525 people at any given time; and
 - b. the on-site parking lot will be improved to city standards and provide an appropriate place for church attendees to park and improve the appearance of the site; and
 - c. the new administrative office will also include a meeting room in which church members can gather.
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. the project will comply with the city's zoning and building codes; and
 - b. the project is conditioned to encourage church attendees to utilize alternative forms of transportation to and from the church including carpool, vanpool, and public transportation; and
 - c. the applicant/ property owners of the site are working with the city to correct problems that were previously identified with the site.
3. The project is consistent with the General Plan which designates the site as Low Density Residential, 4-15du/na and Retail General, respectively.

Findings of Fact: Special Permit for Off-Site Parking Lot

1. Granting the Special Permit is based upon sound principles of land use in that:
 - a. the parking lot will be developed in accordance with the city's zoning regulations for commercial development within a residential area; and
 - b. the project will provide off-site parking for church related activities and keep the excessive number of vehicles off the street; and
 - c. the irregularly shaped parcel is adjacent to a freeway and therefore poses challenges to develop the lot as a residential use.

2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. the project will be comply with the city's zoning and building codes; and
 - b. the project is conditioned to encourage church attendees to utilize alternative forms of transportation to and from the church including carpool, vanpool, and public transportation; and
 - c. the project is conditioned such that the church will be available to cooperate with the neighborhood should any issues arise in the future.

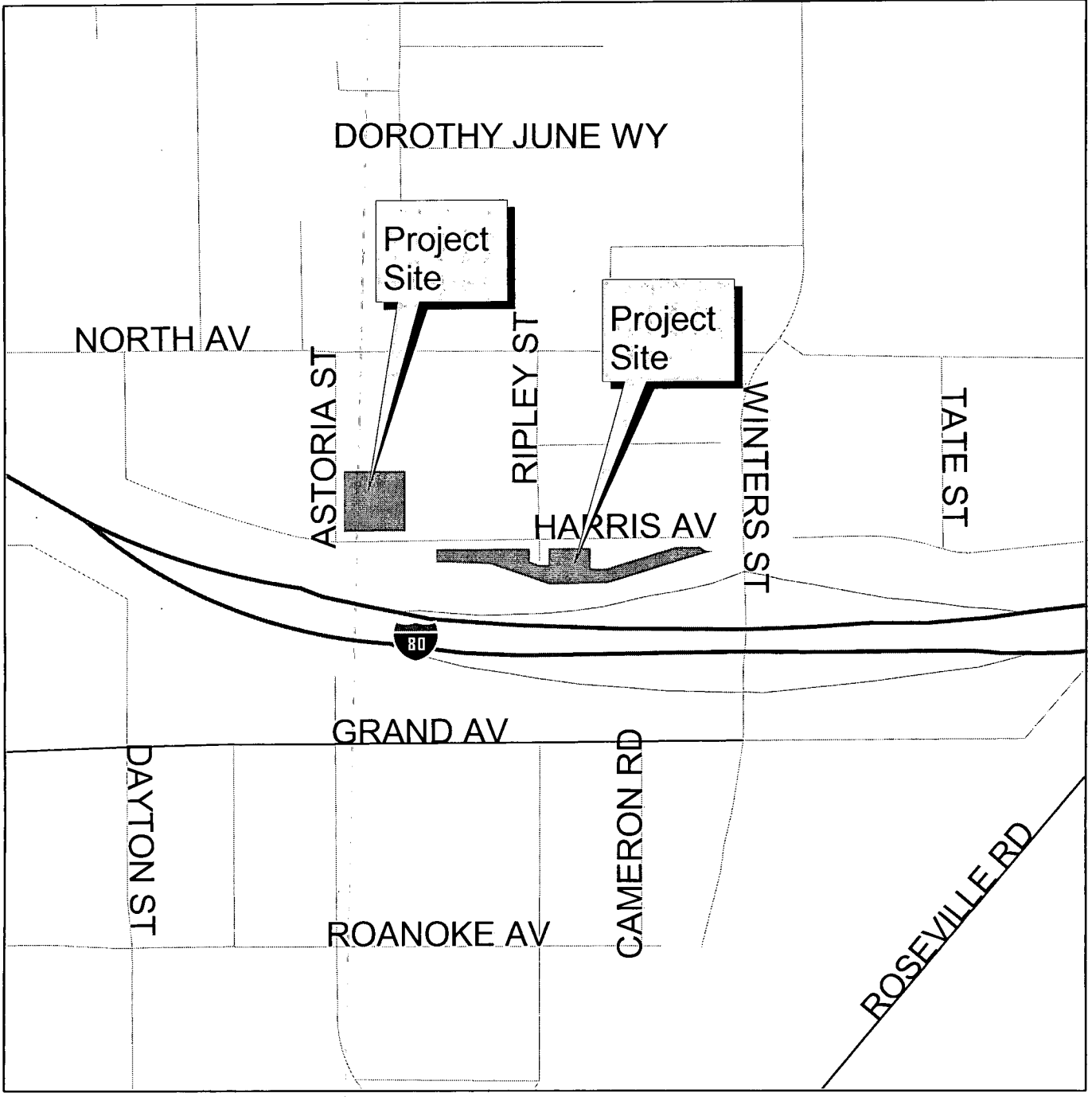
3. The project is consistent with the General Plan which designates the site as Low Density Residential, 4-15du/na and Retail General, respectively.


Joy D. Patterson
Zoning Administrator

A use for which a Special Permit Modification is granted must be established within two years after such permit is approved. If such use is not so established the Plan Review Modification shall be deemed to have expired and shall be null and void. A Plan Review Modification use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File (original)
ZA Log Book
Applicant
Georgie Tramell, 2109 Harris Avenue, Sacramento, CA 95838
Paul Gaspard, 3928 Dayton Street, Sacramento, CA 95838
Ron O'Connor, City of Sacramento Code Enforcement

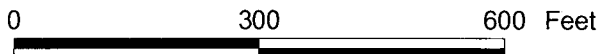
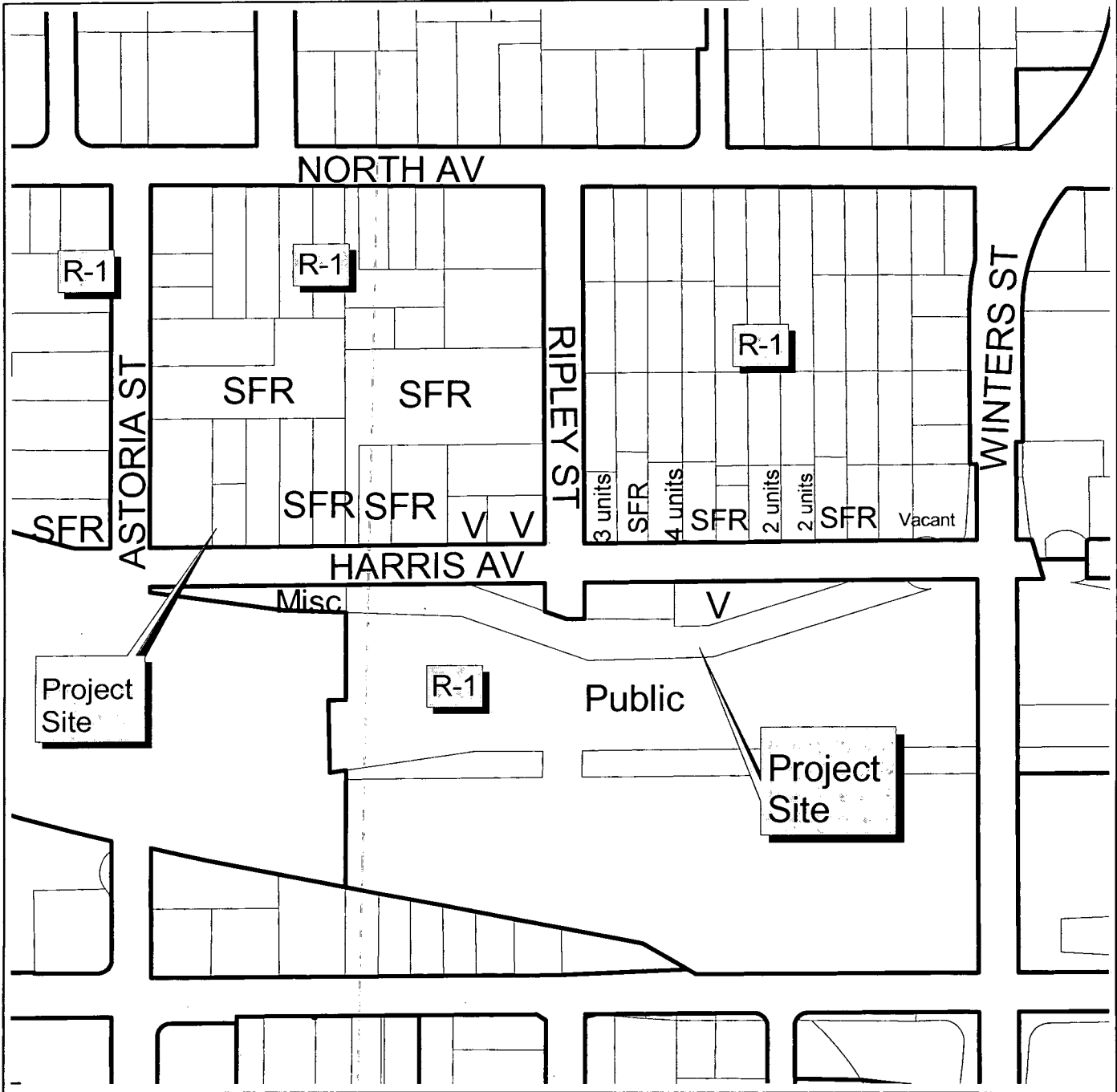


Development Services
Department

Geographic
Information
Systems

Vicinity Map



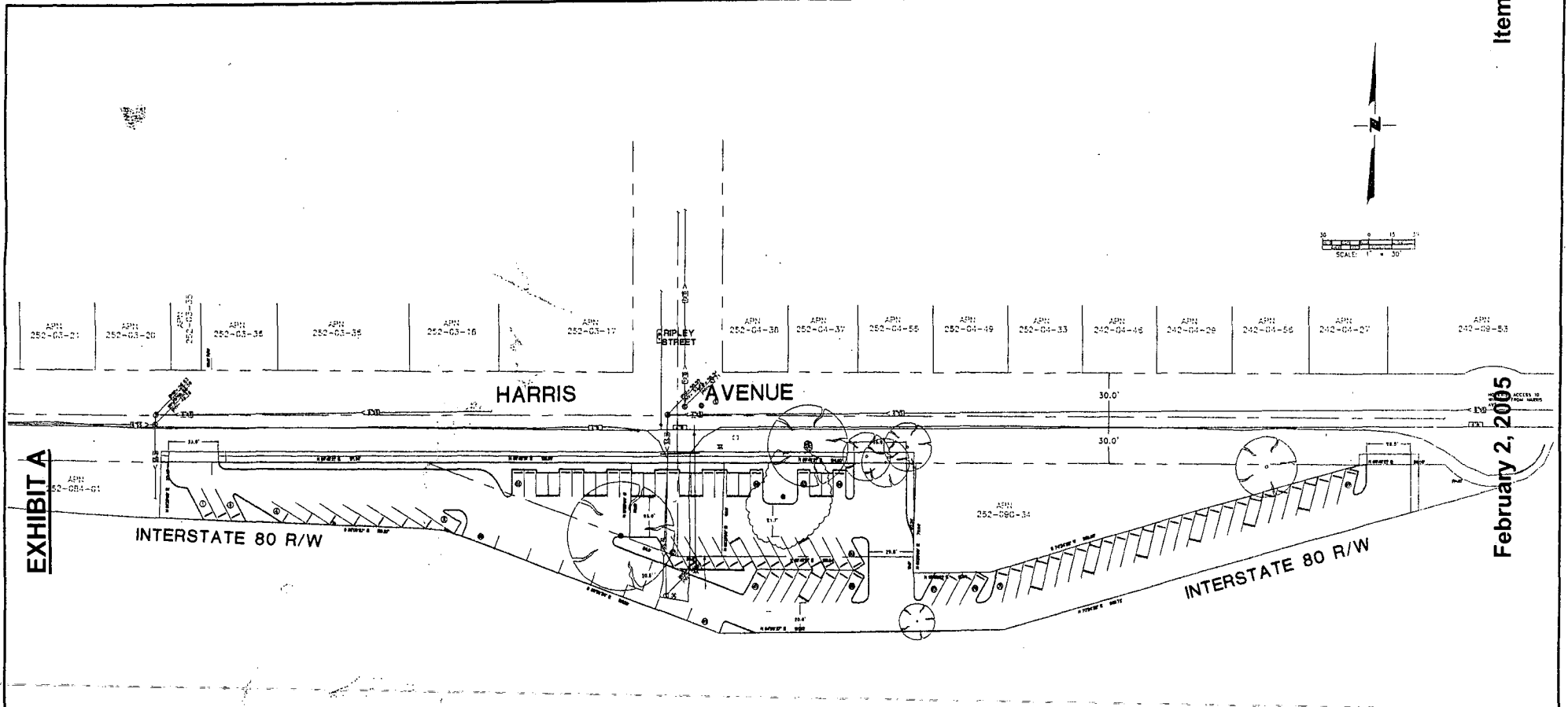
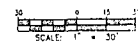


Planning & Building
Department

Geographic
Information
Systems

Land Use & Zoning





February 2, 2005

EXHIBIT A

Z04-358
REC'D 10/27/04

Z04-358

BENCHMARK ELEV. 54.642



GERMAN ENGINEERING
3000 FRANKLIN BLVD.
SACRAMENTO, CALIFORNIA 95818
(916) 455-3000
CIVIL ENGINEERING - SURVEYING - LAND PLANNING

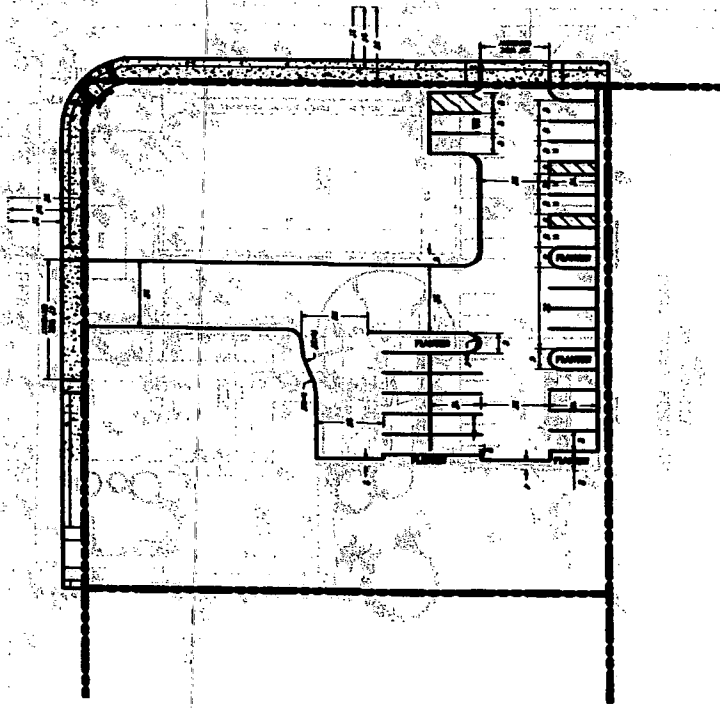
DESIGNED: NA	Prepared Under The Direction
DRAWN: JPM	
CHECKED: HCM	
DATE: 11/10/03	
SCALE: 1"=30'	JOHN A. GERMAN DATE P.C.E. 22993

NO	DESCRIPTION	ENGR	CD.	APPROVAL	DATE
△					
△					
△					
△					

PARKING LOT LAYOUT
INDEPENDENT BAPTIST CHURCH
APN 252-090-1,38,39
HARRIS AVENUE
SACRAMENTO COUNTY CALIFORNIA

JOB NO. 200315
SHEET 1 OF 1
CIVIL ENGINEER

EXHIBIT B

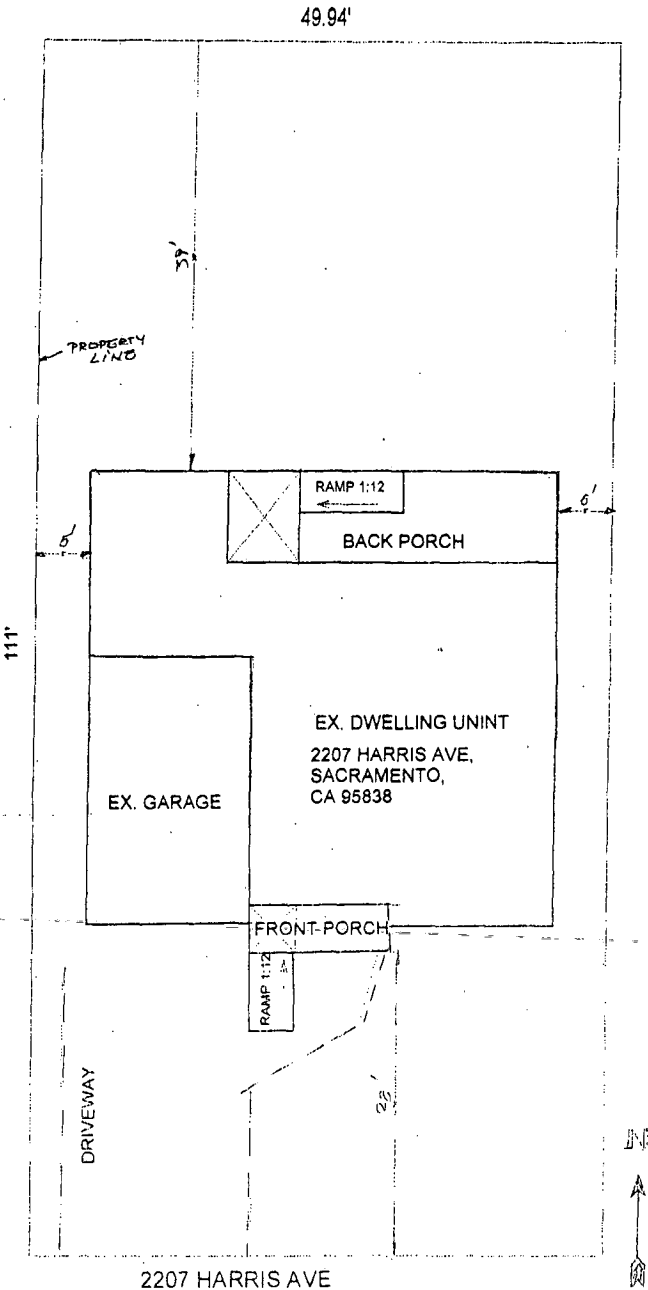


REVISIED

PARKING ON-SITE:
 1 REGULAR HANDICAPPED
 1 VAN ACCESSIBLE
 21 STANDARD PARKING SPACES

<p>PROJECT NO. _____</p> <p>GERMAN ENGINEERING</p> <p>3000 FREDERICK BLVD. SUITE 200 FREDERICK, MD 21704 (301) 440-3000</p> <p>ONE DEPARTMENT - SURVEYING - LAND PLANNING</p>		<p>DESIGNED BY: _____</p> <p>DRAWN BY: _____</p> <p>CHECKED BY: _____</p> <p>DATE: _____</p>	
<p>PROJECT NAME: _____</p> <p>PROJECT NO.: _____</p>		<p>NO. OF SHEETS: _____</p> <p>SHEET NO.: _____</p>	
<p>CLIENT: _____</p> <p>ADDRESS: _____</p>		<p>DATE: _____</p> <p>SCALE: _____</p>	
<p>INDEPENDENT BAPTIST CHURCH</p> <p>HARRIS AVENUE</p>		<p>DATE: _____</p> <p>SCALE: _____</p>	

EXHIBIT C



PLOT PLAN
SCALE: 1/8" = 1'-0"



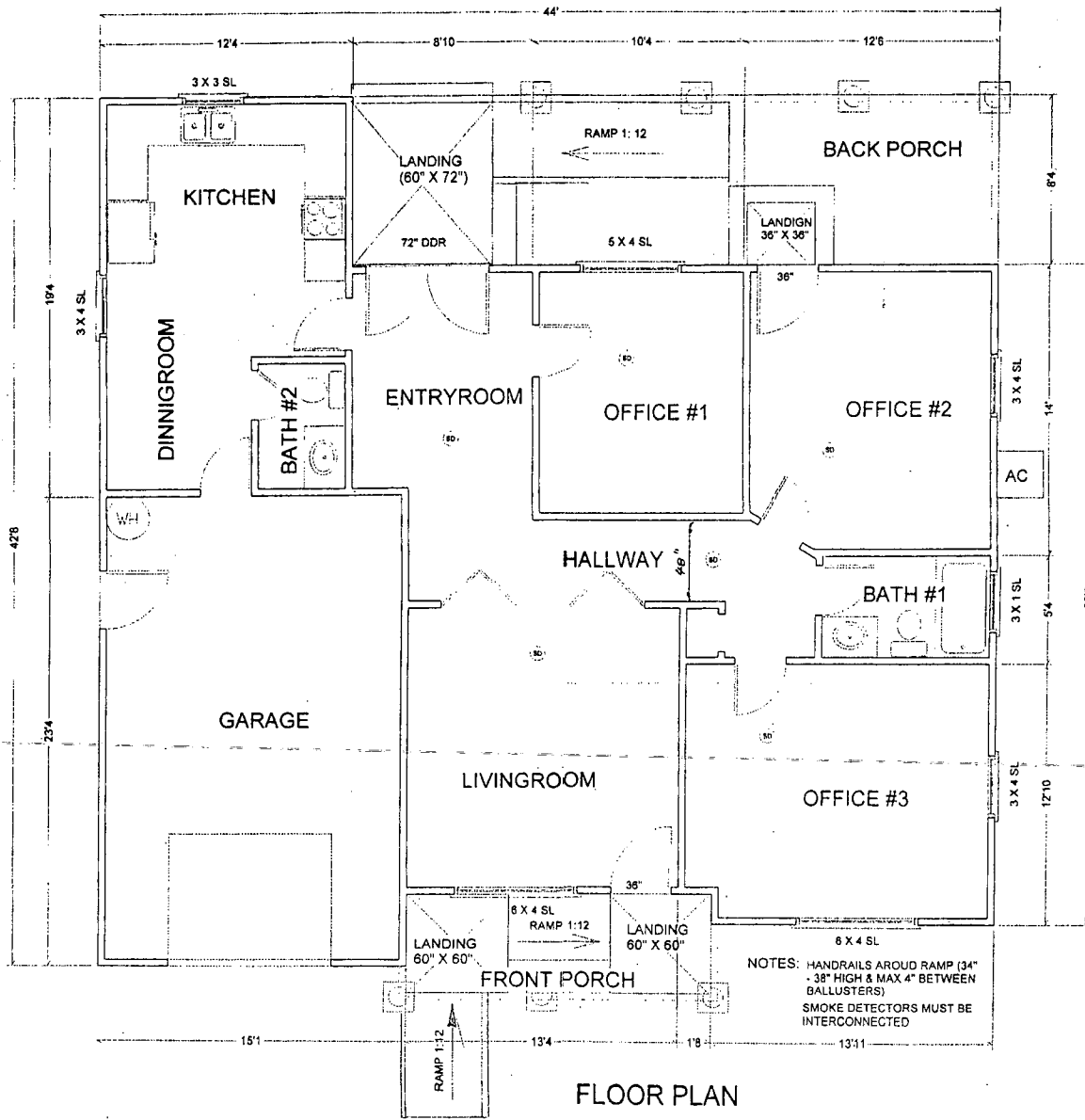
Item 1

February 2, 2005

204-358

DWELLING UNIT OF INDEPENDENT BAPTIST CHURCH	
PHONE # 628-7770	
SCALE: 1/8" = 1'-0"	APPROVED BY:
DATE: 12/6/03	DRAWN BY: John Anon
ADDRESS: 2207 HARRIS AVE SACRAMENTO, CA 95838	
PLOT PLAN	
1073	

EXHIBIT D



FLOOR PLAN

SCALE: 1/4" = 1'-0"

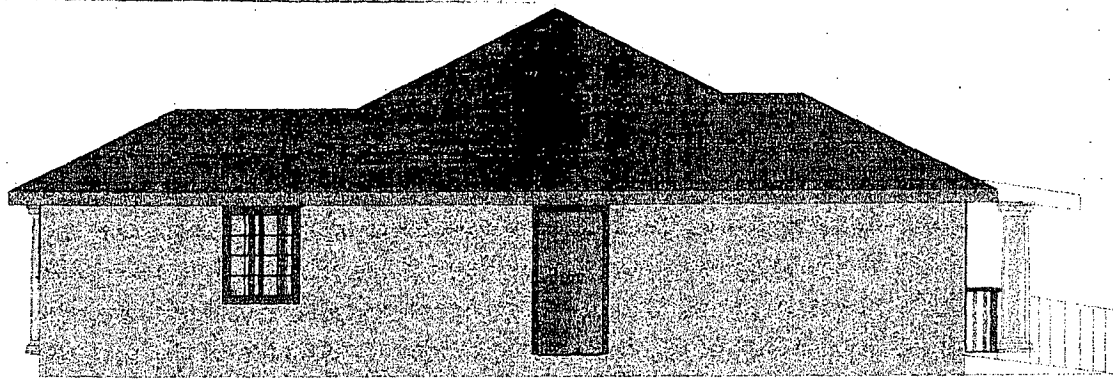
Item 1

February 2, 2005

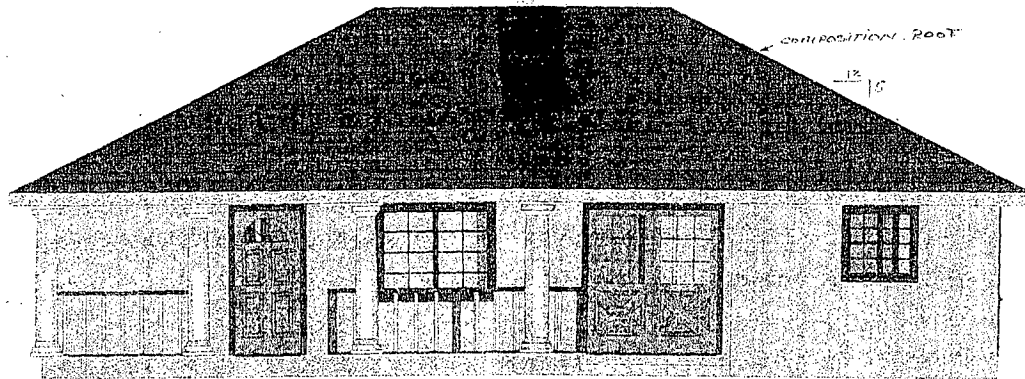
Z04-358

DWELLING UNIT OF INDEPENDENT BAPTIST CHURCH		PHONE # 528-7770	
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: <i>John Khoo</i>	REVISED: 4257067
DATE: 12/01/03		ADDRESS: 2207 HARRIS AVE SACRAMENTO, CA 95838	
FLOOR PLAN		DRAWING NUMBER: 2 of 3	

EXHIBIT E

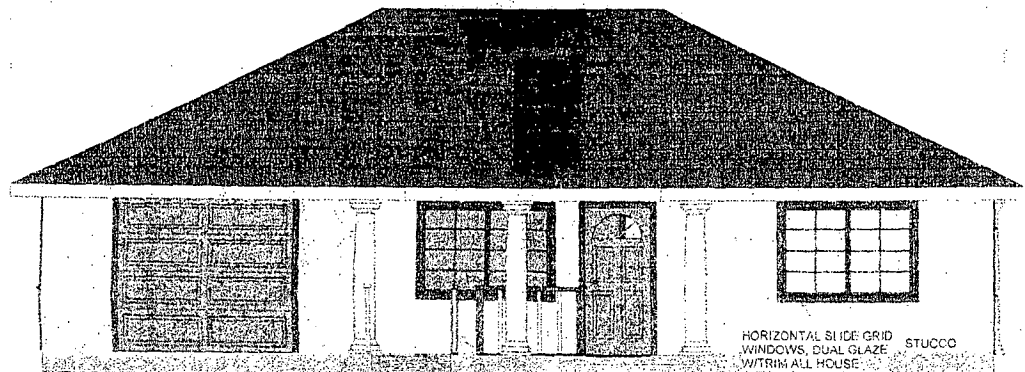


LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



RISED PANEL DOOR

BACK ELEVATION
SCALE: 1/4" = 1' - 0"



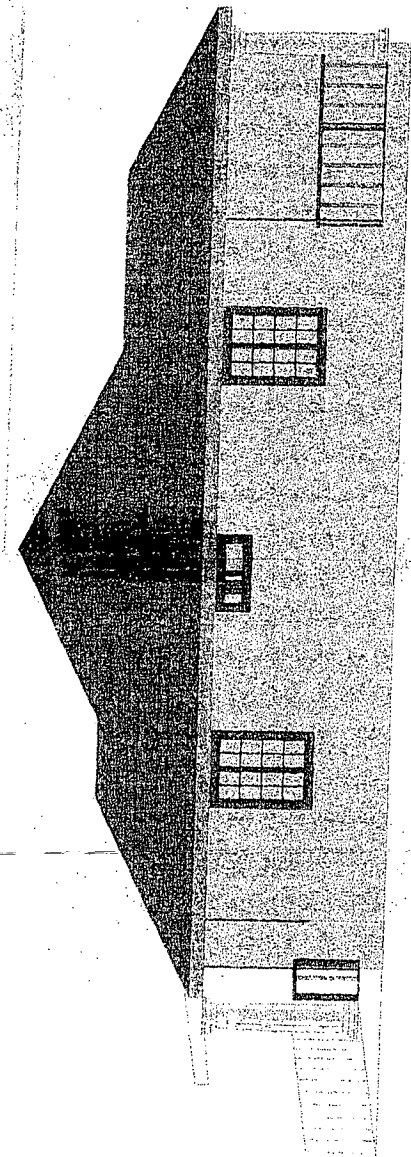
RAMP 1:12

RAILLING AROUND RAMP

RISED PANEL DOOR

HORIZONTAL SLIDE GRID
WINDOWS, DUAL GLAZE
W/ TRIM ALL HOUSE STUCCO

FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"

Item 1

February 2, 2005

Z04-358

DWELLING UNIT OF INDEPENDENT BAPTIST CHURCH	
PHONE # 528 7770	
SCALE: 1/4" = 1' - 0"	APPROVED BY:
DATE: 12/6/03	DESIGNED BY: John Peck
ADDRESS: 2207 HARPER AVE	
SACRAMENTO, CA 95838	
ELEVATION PLAN	DRAWING NUMBER: 3073

ATTACHMENT 1



MEMO

To: All Neighbors of the Independent Baptist Church

From: Titus and Company Inc.,

Date: January 19, 2005

Subject: Off Site Parking Lot for the Independent Baptist Church

This is to inform you that the Independent Baptist Church at 3900 Astoria Street has retained Titus and Company Inc., to help them develop and design an Off Site Parking Lot for their Church. Please refer any and all question or comments to:

Titus and Company Inc., P. O. Box 163558, Sacramento, CA 95816

Telephone Numbers (916) 442-1251 or (916) 826-7133

As the Independent Baptist Church looks forward to establishing and maintaining a good relationship with their neighbors, please feel free to contact us at the numbers listed above or by mail with any concerns that you may have.

REC'D JAN 25 2005

ATTACHMENT 2

City of Sacramento
Development Services Department
Attn: Lindsey Alagozian

RE: Z040358

February 2, 2005

Dear Ms. Alagozian

In response to the public notice regarding the church and the request that appears to be the same issue that was decided last year.

NOTHING HAS CHANGED!!!

Until Thanksgiving 2004 it was quieter on Harris, however, it was very difficult to access North Avenue before, after and during the services as there were people walking down the middle of North Avenue and they would not move to the side of the road. Since there are no sidewalks, it made it almost impossible of access North Avenue between Harris and Astoria.


On Thanksgiving there was some sort of social event and there were cars parked all the way down Harris to Dayton. There was no place for guests of residents along Harris to park. My Thanksgiving dinner had to be moved out of the area in order for all of us to have dinner together.

During December 2004 people started parking on Harris again. As the month progressed more and more cars were being parked along Harris. On Christmas Eve there were cars parked almost to Dayton and on Christmas Day there were cars parked from Astoria to Dayton on Harris Ave ALL DAY again MY Dinner and Christmas Celebration for that day was ruined because there was no place for my guests to park.

I didn't even try for a dinner at my house on News Year's Day; I left my house before 5:30 a.m. and didn't return before 11:00 p.m. that night because I didn't want the frustration of seeing the church take over the street yet again.

This needs to stop. If this were a private citizen it would NOT have been tolerated.

Respectfully submitted


Georgie Trammell
2109 Harris Avenue
Sacramento, CA 95838