

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, January 19, 2005, the Zoning Administrator approved with conditions a special permit major modification and a plan review modification to construct a multi-purpose building for an existing church for the project known as Z04-369. Findings of Fact and conditions of approval for the project are listed on pages 3-5.

**Project Information**

- Request:           1. **Zoning Administrator Special Permit Major Modification** to construct a 3,042 square foot multi-purpose building for an existing church on 0.31<sup>±</sup> partially developed acres in the Light Industrial-Review (M-1S-R) zone.
2. **Zoning Administrator Plan Review Major Modification** to construct a 3,042 square foot multi-purpose building for an existing church.

Location:           4633 Raley Blvd (D2, Area 4)

Assessor's Parcel Number: 237-0060-025

Applicant:         Romanian Orthodox Church  
                          4633 Raley Blvd  
                          Sacramento, CA 95838

Property           Same as applicant  
Owner:

Project Planner:   Sandra Yope

General Plan Designation:         Heavy Commercial or Warehouse  
North Sacramento

Community Plan Designation:     Industrial

Existing Land Use of Site:         Church

Existing Zoning of Site:           Light Industrial-Review (M-1S-R)

Surrounding Land Use and Zoning:	Setbacks	Required	Existing	Proposed
North: M-1S-R; Single Family Residence	Front:	25'	7.5'	7.5'
South: M-1S-R; Single Family Residence	Side (N):	0'	25'	5'
East: M-1S-R; Industrial	Side (S):	0'	5'	5'
West: M-1S-R; Single Family Residence	Rear:	0'	289'	5'

Property Dimensions:               50' x 330'

Parking Provided:                   18 spaces

Parking Required:                   11 spaces     (1space: 4 seats)

Square Footage of Building:       Church:                   1,859 square feet  
  Multi-Purpose Bldg.: 3,042 square feet

	Total-	4,901 square feet
Height of Building (New):	Two Stories,	29 feet
Exterior Building Materials:	Stucco	
Roof Materials:	Composition Shingles	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	

Project Plans: See Exhibit A-D

Previous Files: P95-055, Z98-092

Background Information: On August 24, 1995 the Planning Commission approved several entitlements to convert an existing house into a church (P95-055). Any modifications to an existing special permit require review and approval by Planning. The size of the new structure is a major modification of the original special permit that may be reviewed by the Zoning Administrator. Additionally, the site has an "R" suffix in the zoning that means all new development requires review and approval. The proposed project must also modify the previous "R" plan review application.

Additional Information: The applicant proposes to construct a new 3,042 square foot multi-person building. The building will be constructed five feet from the rear (west) property line. The building will be 40 feet by 40 feet. The structure will be two stories with a stucco exterior. The first floor will have a large open area and the second floor will have two offices and a Sunday school room. No required parking spaces will be eliminated and a multi-purpose building does not require parking spaces.

The Zoning Ordinance requires that Zoning Administrator consider the following items when reviewing the Plan review application:

- a. the site layout, the orientation and location of buildings, signs, other structures, open space, landscaping and other development features in relation to the physical characteristics, zoning, and land use of the site and surrounding properties;
- b. traffic safety and traffic congestion, including the effect of the site development plan on traffic conditions on abutting streets, and pedestrian entrances, exits, driveways, and walkways, the adequacy of off-street parking facilities to prevent traffic congestion, and the circulation patterns within the boundaries of the development;
- c. insure that the proposed development is consistent with the General Plan, and all applicable community and specific plans;
- d. energy conservation, including, but not limited to the presence and orientation of structures, vegetation and other objects, both on and off the site to provide shading and protection from the wind on the lot and nearby sites; the presence of adequate structure orientation to maximize south wall solar access; and
- e. the availability of City services, including but not limited to water, sewer, drainage, police and fire, and parks and community services; and whether such services are adequate based upon City standards.

The Zoning Administrator must also be able to make the following findings for the project:

- a. the proposed development is consistent with the General Plan and any applicable community or specific plan;
- b. facilities, including utilities, access roads, sanitation and drainage are adequate and consistent with City standards, and the proposed improvements are properly related to existing and proposed streets and highways;
- c. the property involved is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback, parking area and other requirements of the Zoning Ordinance; and
- d. approval of the Plan Review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties.

The proposed site plan indicates the site will have adequate fire access and circulation as conditioned. The proposed project meets all setback and parking space requirements. No additional parking spaces are required for the new multi-purpose building. Three parking spaces appear to be in the undeveloped right-of-way area and there are four tandem spaces along the west property line that will have to be eliminated to meet Fire access. None of these are required parking spaces.

The project has been noticed and staff received no calls concerning the project.

Agency Comments: The proposed project has been reviewed by the City Utilities Department, the Building Division, the Fire Department, the Police Department, and the Development Engineering And Finance Division. The comments received pertaining to the project are listed as conditions.

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 15303(c) and 15301(e).

#### Conditions of Approval

1. The applicant shall obtain all necessary building permits prior to commencing construction. The building shall be constructed per submitted plans.
2. The applicant shall comply with all conditions of P95-055.
3. Any other changes or modifications to the site will require additional Planning review and approval.
4. The Sunday school area may only be used for church activities. Any full time day care area or school will require Planning review and approval.
5. **Building Advisory Note:** During plan check the building will need to have two exits per CBC Section 1004.2.3.2 and 1004.2.3.3. and all bathroom facilities shall be handicap accessible per CBC Section 1115B.

#### **Development Engineering and Finance:**

1. Gate shall be a minimum of 25' behind R/W line.

#### **Utilities:**

1. Only one domestic water service will be allowed per parcel. Any new domestic water service shall be metered.
2. Multiple fire services are allowed per parcel and may be required.
3. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require 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.
4. 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.
5. **Advisory Note:** Prior to design of the subject project, the Department of Utilities suggests that he applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site domestic, irrigation and fire suppression systems.
6. **Advisory Note:** 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.

**Fire:**

1. All structures to be developed on proposed parcel shall be located within 150 feet of an approved Fire Department access road and water supply.
2. Dead ends exceeding 150 feet in length require an approved Fire Department turnaround (45' radius cul-de-sac or city standard hammerhead).
3. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.
4. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.
5. Timing and Installation: When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
6. Provide a water flow test. (Contact Department of Utilities at 916-808-5371.)
7. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.
8. Provide appropriate Knox access for site.

Findings of Fact for Special Permit Modification:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:

- a. the new multi-purpose building will not substantially alter the characteristics of the site or the surrounding mixed use area; and
  - b. the building will not encroach into any required setback area.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
    - a. adequate on-site parking, circulation; and setbacks will be provided; and
    - b. the new building will not have an impact on the surrounding mixed uses.
  3. The project is consistent with the General Plan and the North Sacramento Community Plan which designate the site as Heavy Commercial or Warehouse and Industrial respectively.


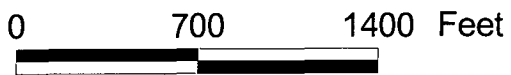
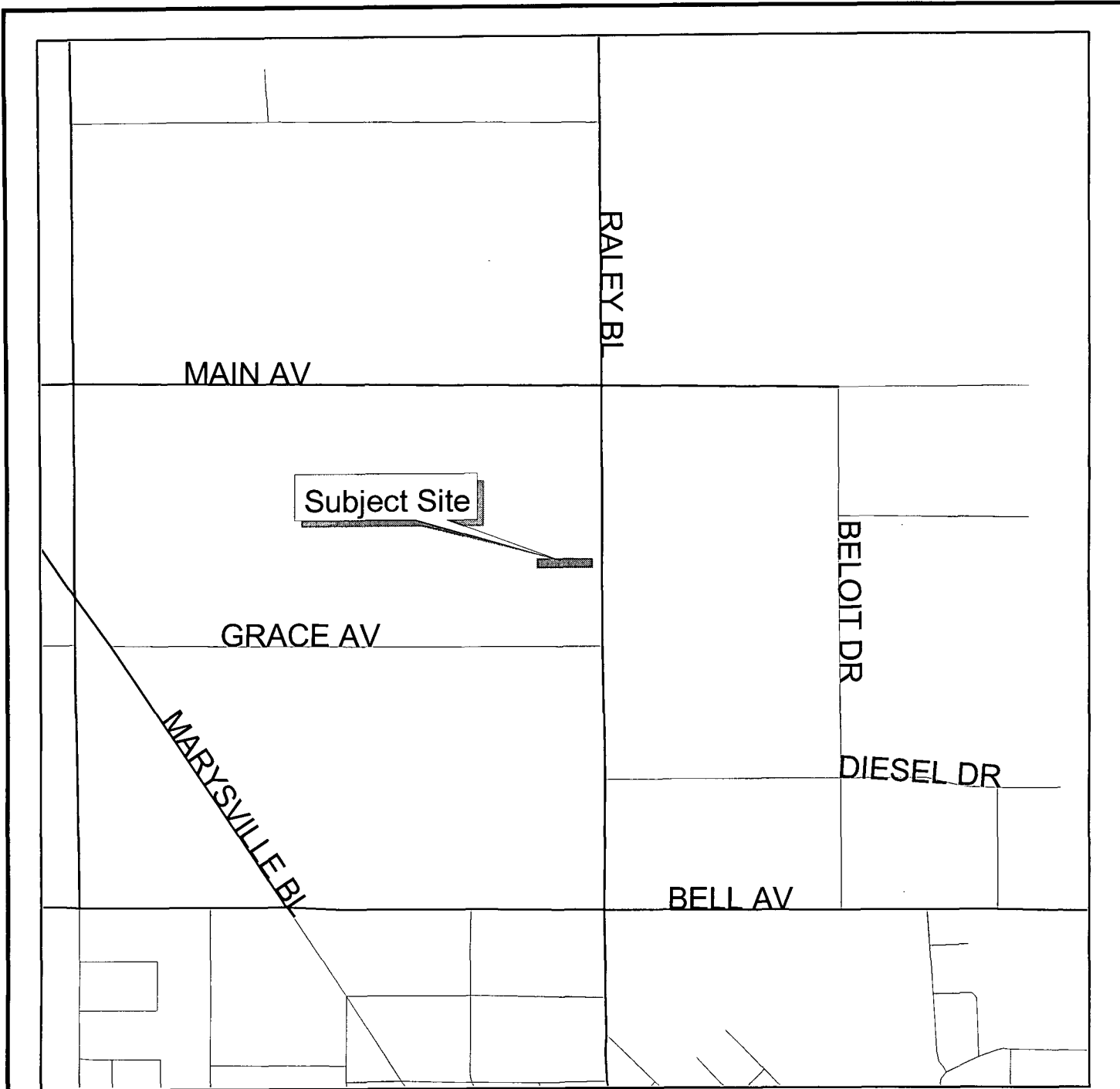
Findings of Fact- Plan Review:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed new multi-purpose building is compatible with the surrounding mixed uses.
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. adequate parking and setbacks will be provided; and
  - b. the proposed use and will be compatible with the commercial uses in the area.
3. The project, as conditioned, meets the requirements of the Zoning Ordinance for land use and site design requirements.

  
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Joy D. Patterson  
Zoning Administrator

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  
Applicant  
ZA Log Book



Development Services  
Department


Geographic  
Information  
Systems

## Vicinity Map





0 200 Feet



Development Services  
Department

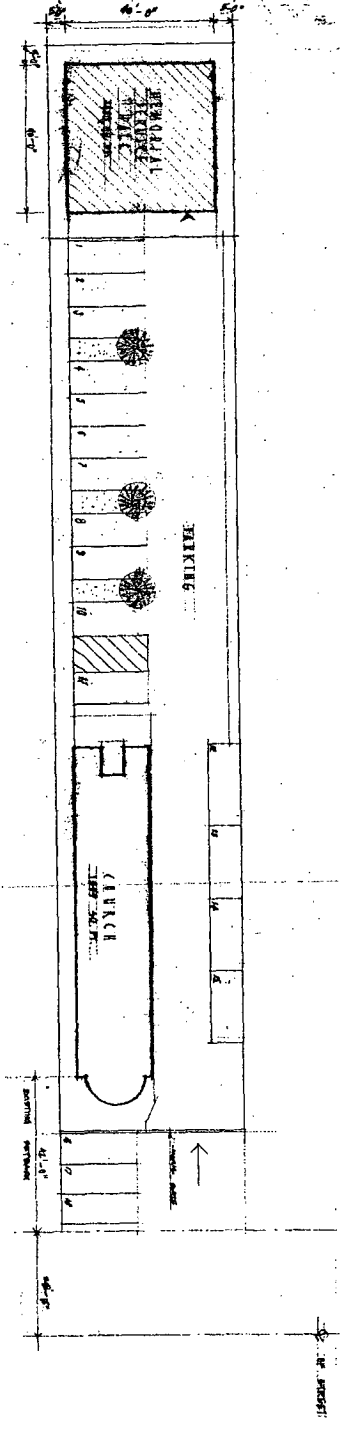
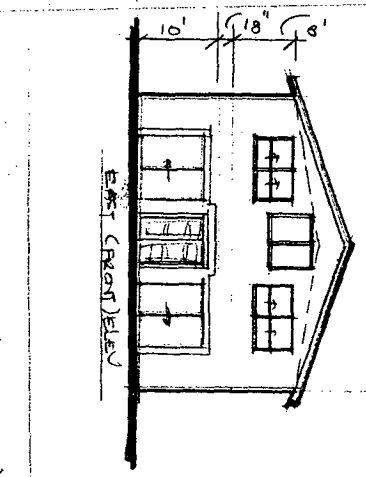
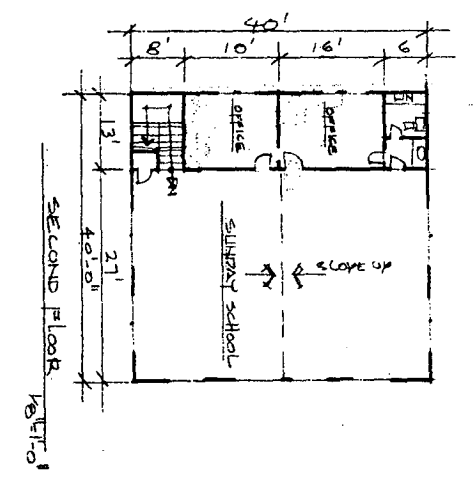
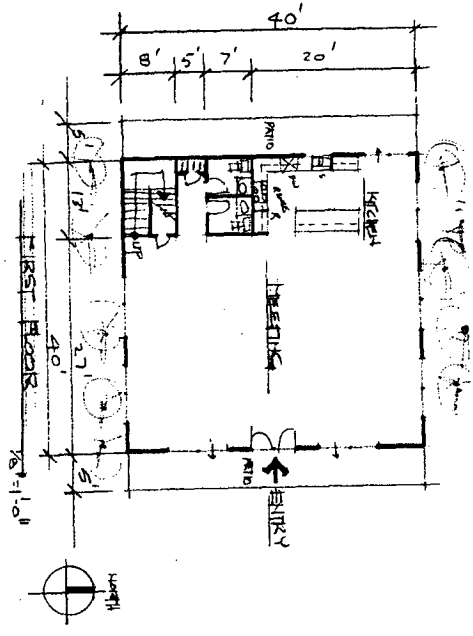
Geographic  
Information  
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# Land Use & Zoning



Z04-369  
11-03-04

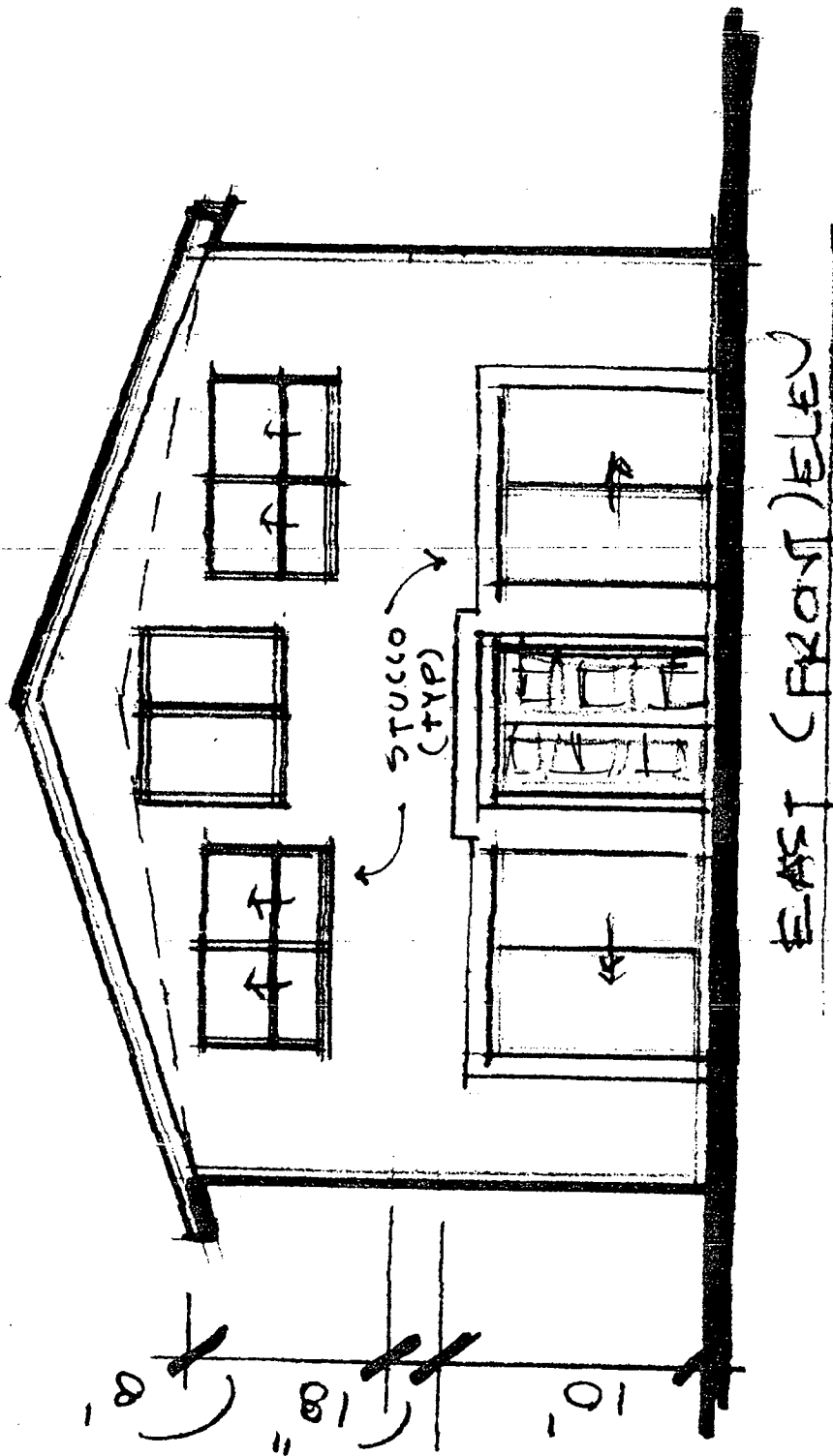
SITE PLAN  
1" = 10'-0"



PROJECT NO.	Z04-369
DATE	
SCALE	
DESIGNER	
CHECKED	
DATE	
BY	

ROMANIAN ORTHODOX CHURCH OF SACRAMENTO  
 "MEMORIAL" SERVICE HALL PROPOSED  
 January 19, 2005

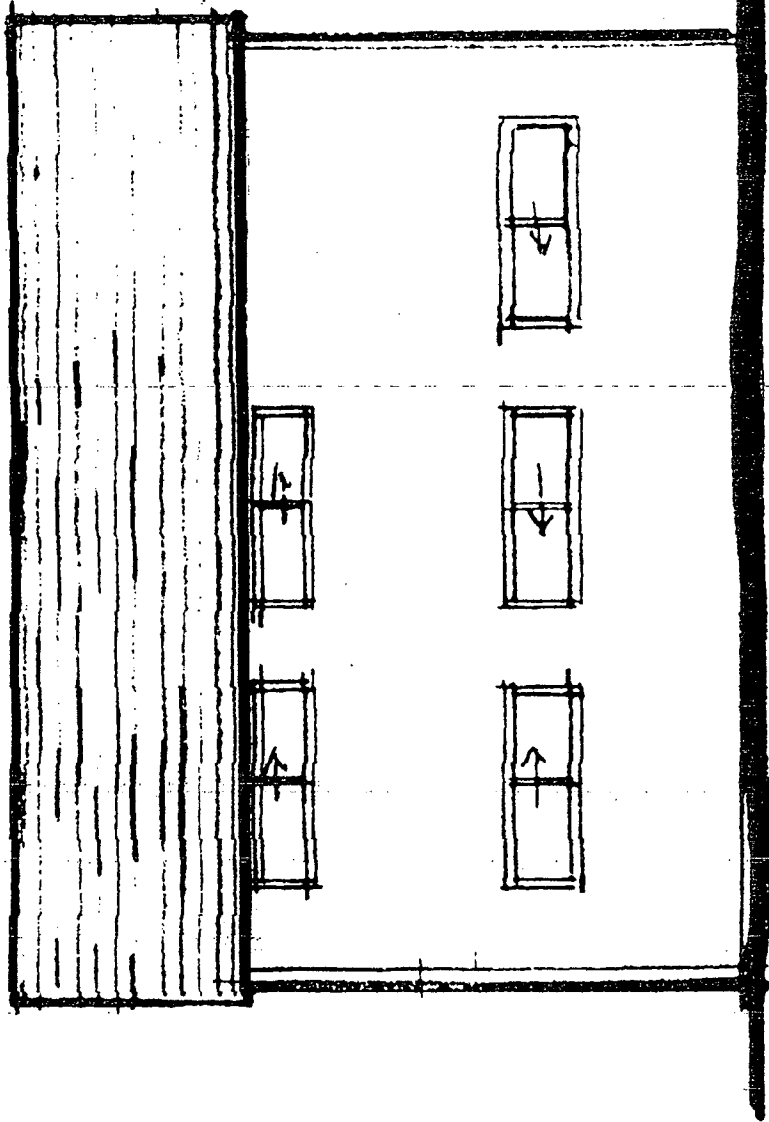
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11-03-04

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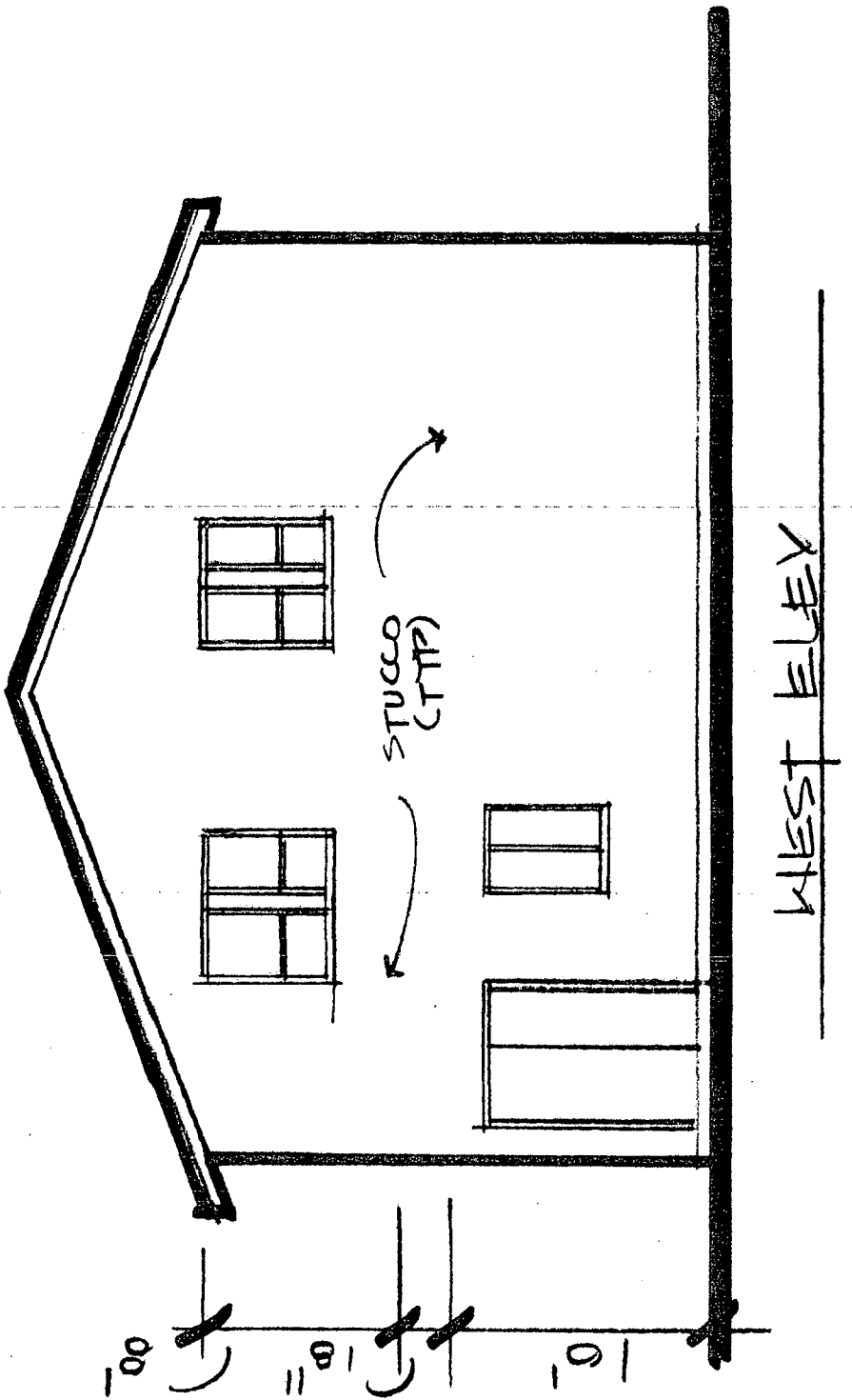


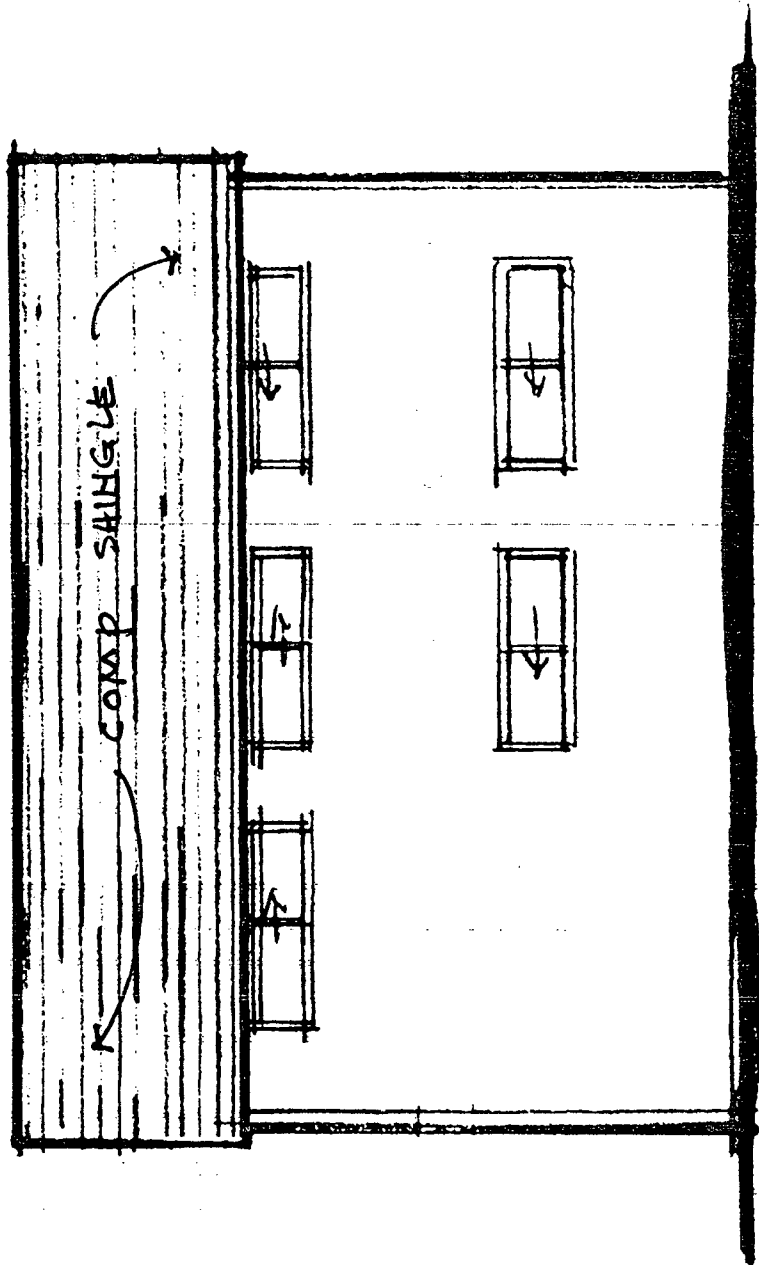
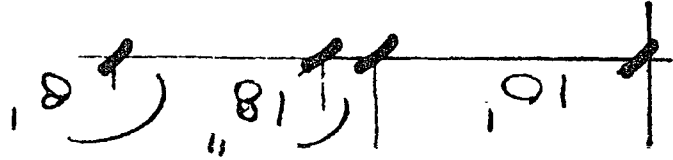
NORTH ELEV.

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