



11.1

DEVELOPMENT SERVICES
DEPARTMENT
PLANNING DIVISION

CITY OF SACRAMENTO
CALIFORNIA

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ROOM 300
SACRAMENTO,
CA 95814-2998

PLANNING
916-264-5381
FAX 916-264-5328

July 6, 2004

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: CALL-UP OF VICTORY TEMPLE (P03-054)

Entitlements for a church on 0.17 developed acres in the General Commercial (C-2) zone. (D2) APN: 251-0123-003.

- A. Environmental Determination: Exempt per CEQA Sec. 15322.
- B. Special Permit to reuse an existing 2835 s.f. retail structure for a 141-seat church.
- C. Special Permit to provide off-site parking.

LOCATION AND COUNCIL DISTRICTS: 3770 Marysville Bl. (APN: 251-0123-003)
3701 Balsam St. (APN: 251-0121-016)
Council District 2

RECOMMENDATION: The Planning Commission recommends that the City Council adopt the attached Notice of Decision and approve the proposed project.

CONTACT PERSONS: Mark Kraft, Associate Planner, 808-8116
Jeanne Corcoran, Senior Planner, 264-5317

FOR COUNCIL MEETING OF: July 27, 2004 (Evening)

SUMMARY: On April 22, 2004, the Planning Commission approved the necessary entitlements to reuse an existing 2,835 s.f. retail structure for a 141-seat church, and to provide off-site parking for this use. The project was subsequently "called up" by Councilmember Sheedy (D2). The Councilmember wanted to provide the full Council with an opportunity to review the project. The "call-up" procedures (Chapter 7, Section 2-D of the Zoning Code) allow the Council to deny, approve, or modify the requested entitlements.

COMMITTEE/COMMISSION ACTION: On March 25, 2004, the Planning Commission voted nine ayes, and zero noes to adopt a motion of intent to approve the proposed project, and continued the item until April 22, 2004 to allow staff time to prepare Findings of Fact and Conditions of Approval. This was necessary because staff had recommended denial of the project at the March

25th hearing. On April 22, 2004, the project was approved on consent.

BACKGROUND INFORMATION: The Planning Commission conducted two public hearings on the request, and approved the project, with conditions, on April 22, 2004. The Planning Commission found that:

- The project is based upon sound principles of land use in that sufficient parking will be provided for the use within a reasonable distance of the project site, and a shuttle bus will be implemented so that churchgoers will use the off-site parking lot.
- The project will not be detrimental to the public health, safety and welfare in the surrounding area.
- The project is consistent with the General Plan and Community Plan designations and zoning in that the proposed use is allowed by Special Permit on the project site.

Staff had originally (at the March 25, 2004 hearing) recommended denial of the project on the basis that:

- The project is not based upon sound principles of land use in that sufficient parking for the use cannot be obtained within a reasonable distance of the project site.
- The project will be detrimental to the public health, safety and welfare in that the project will likely result in impacts to the available on street parking in the residential neighborhoods adjacent to the project site.
- Marysville Boulevard is identified as a Commercial Corridor, and locating a church at this site does not promote commercial activity along the corridor.

Staff recommended denial of the project, since the church use does not promote pedestrian activity, nor does it increase the intensity of uses to draw more user-friendly businesses to the area. Staff was also concerned with the distance of the off-site parking lot from the church, and that churchgoers would be more inclined to use the residential streets adjacent to the church than the off-site parking lot. The Planning Commission determined that, with a condition mandating that a shuttle service be provided from the off-site lot to the church facility on Sunday, and with the condition that gatherings on days not covered in the off-site parking agreement be limited to 36 people, the project would not result in a significant impact to on-street parking in the surrounding residential neighborhood, and that churchgoers could participate in activities on Marysville Boulevard.

FINANCIAL CONSIDERATIONS: None.

ENVIRONMENTAL CONSIDERATIONS: The project has been determined to be exempt from environmental review per Section 15322 of the California Environmental Quality Act.

POLICY CONSIDERATIONS: The project, in providing off-street parking in the proposed location, will likely result in impacts to on-street parking in the adjacent residential neighborhood. The outcome would run contrary to the goal of improving the quality of residential neighborhoods Citywide by protecting, preserving and enhancing their character (GP, 2-10). Additionally, the General Plan strives to provide adequate off-street parking for new development and reduce the impact of on-street parking in established areas (GP5-26)

Marysville Boulevard is identified as a Commercial Corridor in the General Plan (Map 5) and in the City's Neighborhood Commercial Design Principles (p.50). One of the purposes of the adoption of the Neighborhood Corridor Design Principles (along with the accompanying ordinance) was to "promote the reuse and revitalization of existing commercial centers by encouraging new investment". The proposed development will not contribute to the revitalization of commercial activity along the Corridor. Additionally, this portion of Marysville Boulevard is in the Del Paso Heights Redevelopment area, and public money has been provided to attract commercial uses to this corridor. A church use is not compatible with this effort toward commercial development.

The Planning Commission found that the project was consistent with the General Plan and North Sacramento Community Plan in that the use is an allowed use under the existing plan designations, and in that, given the conditions placed upon the project, the project would not have a negative impact upon the surrounding residential neighborhood.

ESBD CONSIDERATIONS: No goods or services are being purchased under this report.

Respectfully submitted:



GARY STONEHOUSE
Planning Director



MICHAEL MEDEMA
Interim Director of
Development Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

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**RESOLUTION NO.
ADOPTED BY THE SACRAMENTO CITY COUNCIL
ON DATE OF _____**

**RESOLUTION APPROVING VARIOUS ENTITLEMENTS TO ALLOW THE
DEVELOPMENT OF A CHURCH ON 0.17 DEVELOPED ACRES IN THE
GENERAL COMMERCIAL (C-2) ZONE (P03-054)**

WHEREAS, at public hearings on March 25, 2004 and April 22, 2004, the City Planning Commission heard and considered evidence on the request for approval of various entitlements, for the project known as Victory Temple; and

WHEREAS, on April 22, 2004, the City Planning Commission approved the requested entitlements, with conditions; and

WHEREAS, on April 29, 2004, the decision of the City Planning Commission decision approving these entitlements was called up by a member of the City Council; and

WHEREAS, on July 27, 2004, the City Council heard and considered evidence in the above-mentioned matter.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Sacramento that, subject to the findings of fact and conditions of approval set forth below, the requested entitlements are approved as conditioned by the City Council:

FINDINGS OF FACT:

The Special Permits are hereby approved based upon the following Findings of Fact.

1. The project is based upon sound principles of land use in that sufficient parking will be provided for the use within a useable distance of the project site, in that a shuttle bus will be implemented so that churchgoers will use the off-site parking lot.
2. The project will not be detrimental to the public health, safety and welfare in the surrounding area.
3. The project is consistent with the General Plan and Community Plan designations and zoning in that the proposed use is allowed by Special Permit on the project site.

FOR CITY CLERK USE ONLY

RESOLUTION NO.:
DATE ADOPTED:

CONDITIONS OF APPROVAL

The Special Permit to reuse an existing 2,835 s.f. retail structure for a 141-seat church is hereby approved subject to the following conditions:

Public Works

1. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Department of Public Works.
2. The site plan shall conform to A.D.A. requirements in all respects.
3. The parking in front of the building must be reconfigured or eliminated. No parking shall be permitted that requires vehicles to back into the Marysville Boulevard right-of-way.
4. A four-foot wide planter strip shall be installed adjacent to the Marysville Boulevard frontage, except where a driveway is required. This planter shall be planted with trees and living groundcover, and shall be irrigated and maintained. This parking area shall also comply with the City's tree shading ordinance.

Building

5. Plans shall be submitted to the Building Division for a Building Permit. The permit will be for a change of occupancy, and the plans shall show compliance for the type of use and handicap accessibility.
6. Each handicap parking stall shall be van accessible.

Planning

7. The parking agreement for the off-site parking lot provides spaces on Sundays and on Tuesday and Friday evenings. At times when the off-site lot is not available, gatherings at the project site shall be limited to 36 people.
8. Garbage and recycling facilities must either be provided in the interior of the building or a trash enclosure must be constructed, to city standards, on the site.

FOR CITY CLERK USE ONLY

RESOLUTION NO.:
DATE ADOPTED:

The Special Permit to provide off-site parking is hereby approved subject to the following conditions:

1. When all of Victory Temple's available on site parking is exhausted, members and guests will be directed to the offsite parking lot across the street, on the corner of Roanoke Avenue and Balsam Street.
2. The applicant shall provide a volunteer escort to assist members and guests crossing Marysville Boulevard. These volunteers will be accessed by two-way radio when their assistance is needed.
3. Every Sunday, the applicant shall provide a shuttle service between the off-site parking lot and the church property.
4. The parking agreement for the off-site parking lot provides spaces on Sundays and on Tuesday and Friday evenings. At times when the off-site lot is not available, gatherings at the project site shall be limited to 36 people.

MAYOR

ATTEST:

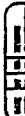



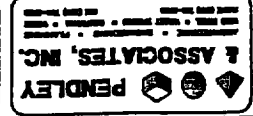
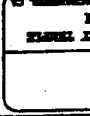
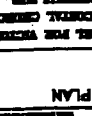
CITY CLERK

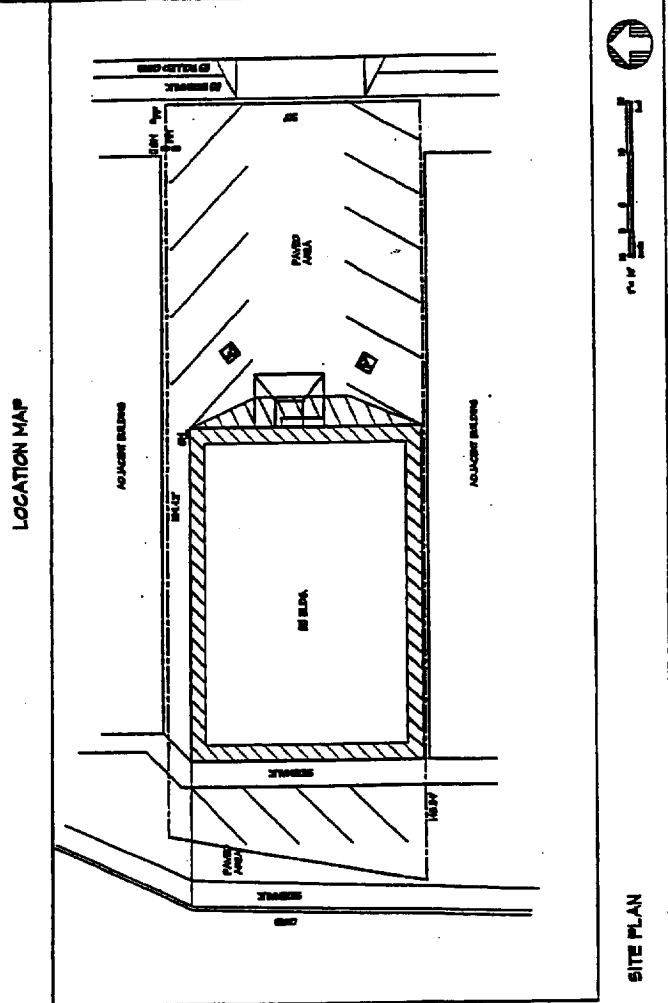
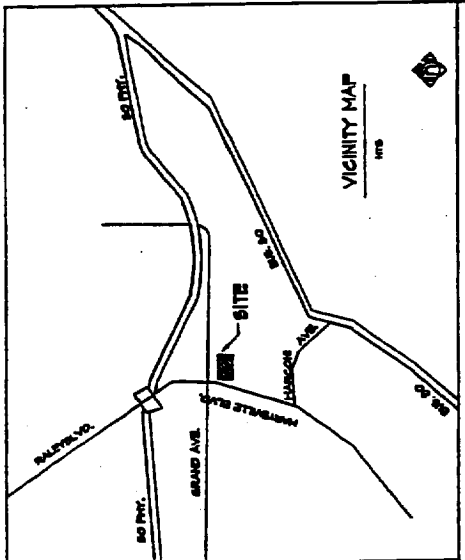
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FOR CITY CLERK USE ONLY

RESOLUTION NO.:
DATE ADOPTED:

EXHIBIT 1 - SITE PLAN

						
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DATA

1. THE PROPERTY IS LOCATED AT THE CORNER OF GRAND AVENUE AND MAIN STREET, CITY OF AERIE, PENNSYLVANIA.
 2. THE PROPERTY IS ZONED R-1 (RESIDENTIAL SINGLE-FAMILY).
 3. THE PROPOSED DEVELOPMENT IS A SINGLE-FAMILY RESIDENCE.
 4. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF AERIE.
 5. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE SUBDIVISION MAP ACT OF PENNSYLVANIA.
 6. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE PLANNING AND ZONING ORDINANCE OF THE CITY OF AERIE.
 7. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE SUBDIVISION MAP ACT OF PENNSYLVANIA.
 8. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE PLANNING AND ZONING ORDINANCE OF THE CITY OF AERIE.
 9. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE SUBDIVISION MAP ACT OF PENNSYLVANIA.
 10. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE PLANNING AND ZONING ORDINANCE OF THE CITY OF AERIE.

FOR CITY CLERK USE ONLY

RESOLUTION NO.:
DATE ADOPTED:

Attachment B-City Planning Commission Voting Record

**CITY PLANNING COMMISSION
CONSENT ITEMS**

CPC AGENDA DATE: April 22, 2004

Item No.	Project No.	Title/Location	Action: Approved/ Denied/Cont'd
2.	P03-054	Victory Temple located at 3730 Marysville Blvd.	APPROVED
6.	P03-116	McNamee Townhomes located at 2600 R Street.	APPROVED
7.	P03-162	Bella Rose Condominium located on East Commerce Way between Del Paso Road and Arena Boulevard, North Natomas Community Plan Area.	APPROVED AS AMENDED
8.	P04-024	Winn Park Apartments located at 2600 Q Street.	APPROVED denied
9.	P04-030	Ditomasso Addition located at 806 48th Street.	APPROVED
10.	P04-042	Carpenters Union Hall located at 4421 Pell Drive	APPROVED
13.	M04-019	Abandonment of a Portion of T St Btwn 1-5 & 3rd St.	APPROVED

VOTE OF THE PLANNING COMMISSION:

COMMISSIONER	ABSENT (S)	YES	NO	ABSTAIN
Bacchini	M	✓		
Banes		✓		
Duruisseau	S	✓		
Jones				
Kennedy		✓		
Taylor-Carroll				
Vallencia		✓		
Woo		✓		
Yee		✓		

Attachment C-City Planning Commission Staff Report 3/25/04

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:

ITEM # 5
March 25, 2004
PAGE 1

P03-054- Victory Temple

- REQUEST: A. Environmental Determination: Exempt 15301(a) and (d)
B. Special Permit to reuse an existing 2835 sf retail structure for a 141-seat church.
C. Special Permit to provide off-site parking.

LOCATION: 3730 Marysville Blvd.
APN: 251-0123-003
Council District 2
North Sacramento

APPLICANT:	Aerie Incorporated, Brian Souza 139 Guild St., #101 Lodi, CA 95240
OWNER:	Victory Temple 3730 Marysville Bl. Sacramento, CA 95838
APPLICATION FILED:	May 5, 2003
STAFF CONTACT:	Mark Kraft, (916) 808-8116

SUMMARY:

The applicant is seeking entitlements to operate a 141-seat church, in an existing 2835 square foot building, in the General Commercial (C-2) zone. The proposal includes a plan to provide 9 parking spaces on site, and to provide 38 parking spaces off-site, at the northwest corner of Balsam Street and Roanoke Avenue.

The unresolved issue in this project concerns the location of the proposed off-site parking for the project. This issue is discussed in the "Parking" section of this report.

RECOMMENDATION:

Staff is recommending denial of the project. This recommendation is based upon the potential negative impact to available on-street parking in the residential neighborhood adjoining the project site.

PROJECT INFORMATION:

General Plan Designation:	Community Neighborhood Commercial and Offices
North Sacramento Community Plan Designation:	Retail General
Existing Land Use:	Retail
Existing Zoning of Site:	C-2
Surrounding Land Use and Zoning:	
North: Residential:	R-1
South: Vacant/Urban League:	C-2
East: Commercial:	C-2
West: Church	

Property Dimensions:	50' x 144'
Property Area:	.17+ net acres
Square Footage of Buildings:	2,835
Height of Building (Existing)	12' (Existing)
Height Limit	35'
Lot Coverage	39% (Existing)
Exterior Building Materials:	Stucco
Roof Material:	Composition Shingles
Parking required:	35 spaces (with credit)
Parking provided (on-site):	9 spaces
Parking provided off-site:	38 spaces
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

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	Building Division
Design Review	Planning Division
Off-site improvements	Public Works, Plan Check
Driveway Permit	Public Works

BACKGROUND INFORMATION:

The applicant is proposing to legalize the use of an existing 141-seat church on the project site. The project also proposes exterior alterations to the existing building, and the provision of 38 off-site parking spaces, which would be available to the church on Sundays and Tuesday and Wednesday nights.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

1. General Plan/Community Plan

The project, in providing off-street parking in the proposed location, will likely result in impacts to on-street parking in the adjacent residential neighborhood. The outcome would run contrary to the goal of improving the quality of residential neighborhoods Citywide by protecting, preserving and enhancing their character (GP, 2-10). Additionally, the General Plan strives to provide adequate off-street parking for new development and reduce the impact of on-street parking in established areas (GP5-26)

Marysville Boulevard is identified as a Commercial Corridor in the General Plan (Map 5) and in the City's Neighborhood Commercial Design Principles (p.50). One of the purposes of the adoption of the Neighborhood Corridor Design Principles (along with the accompanying ordinance) was to "promote the reuse and revitalization of existing commercial centers by encouraging new investment". The proposed development will not contribute to the revitalization of commercial activity along the Corridor. Additionally, this portion of Marysville Boulevard is in the Del Paso Heights Redevelopment area, and public money has been provided to attract commercial uses to this corridor. A church use is not compatible with this effort toward commercial development.

B. Zoning

1. Existing Zoning

The project site is located in the General Commercial (C-2) zone. Churches are allowed in this zone subject to granting of a Special Permit by the Planning Commission. In order to approve a Special Permit, the Planning Commission must make findings that:

1. The project is based upon sound principles of land use.
2. The project will not be detrimental to the public health, safety and welfare, or create a public nuisance.
3. The project complies with the objectives of the general or specific plan for the area in which it is to be located.

Although the project site is in a location which might otherwise be appropriate for the proposed use, the insufficient on-site parking and the inconvenient nature of the proposed off-site parking will likely result in an impact to on-street parking in the residential neighborhood adjacent to the project site, and therefore result in a nuisance to this area, which is inconsistent with General Plan policy.

2. Height and Area Regulations

The project is utilizing an existing building and is therefore not subject to setback and lot coverage requirements. The proposed façade remodel will increase the overall height of the building to 24 feet, but does not increase the existing height of 12 feet to the plate line.

3. Parking

The proposed 141-seat church is required to provide 35 parking spaces per zoning code regulations (1 space per 4 fixed seats). The applicant is proposing to provide 9 spaces on site and 38 spaces in an existing parking lot, which would be available to the church on Sundays and Tuesday and Friday nights. Although the applicant is providing a sufficient number of spaces, staff's position is that, given the proposed location of the off-site parking, this parking will not be used, and that people attending services and other functions at the site will instead park on residential streets adjacent to the project site. The applicant has provided an Off-site Parking Plan (Attachment 4) in an attempt to facilitate usage of this off-site lot. However, staff's position is that given the fact that the lot is 925 feet from the project site (as accessed via Grand Avenue), the natural tendency will be for people to park on the adjacent residential streets. Staff is therefore unable to support the proposed off-street parking site. Given this fact, staff is unable to support the church use at the site.

4. Building Design

The project is subject to review by the Design Review/Preservation staff. The project (DR03-124) was reviewed and approved by staff on November 25, 2003.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined that the project, as proposed, is exempt from environmental review pursuant to CEQA Section 15301(a) and (d).

B. Public/Neighborhood/Business Association Comments

The proposed project application was routed to the Del Paso Heights Improvement Association. Landowners within a 500-foot radius of the project site were also notified of the project proposal. Staff has not received concerns regarding the proposal as of the writing of this report.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies.

The following is a summary of the comments received:

Public Works-

1. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Department of public works.
2. The site plan shall conform to A.D.A. requirements in all respects.
3. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance). No parking shall be permitted that requires vehicles to back into the Marysville Boulevard right-of-way.

Building-

1. Plans shall be submitted to the Building Division for a Building Permit. The permit will be for a change of occupancy, and the plans shall show compliance for the type of uses and handicap accessibility.
2. Each handicap parking stall shall van accessible.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny all of the entitlements. 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:

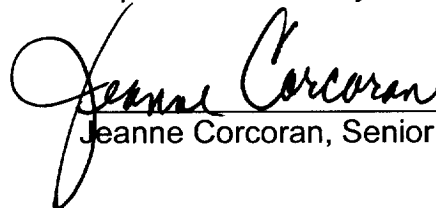
- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt pursuant to CEQA Section 15301(a) and (d).
- B. Adopt the attached Notice of Decision and Findings of Fact denying the Special Permit to reuse an existing 2835 sf retail structure for a 141-seat church.
- C. Adopt the attached Notice of Decision and Findings of Fact denying the Special Permit to provide off-site parking.

Report Prepared By,



Mark Kraft, Associate Planner

Report Reviewed By,

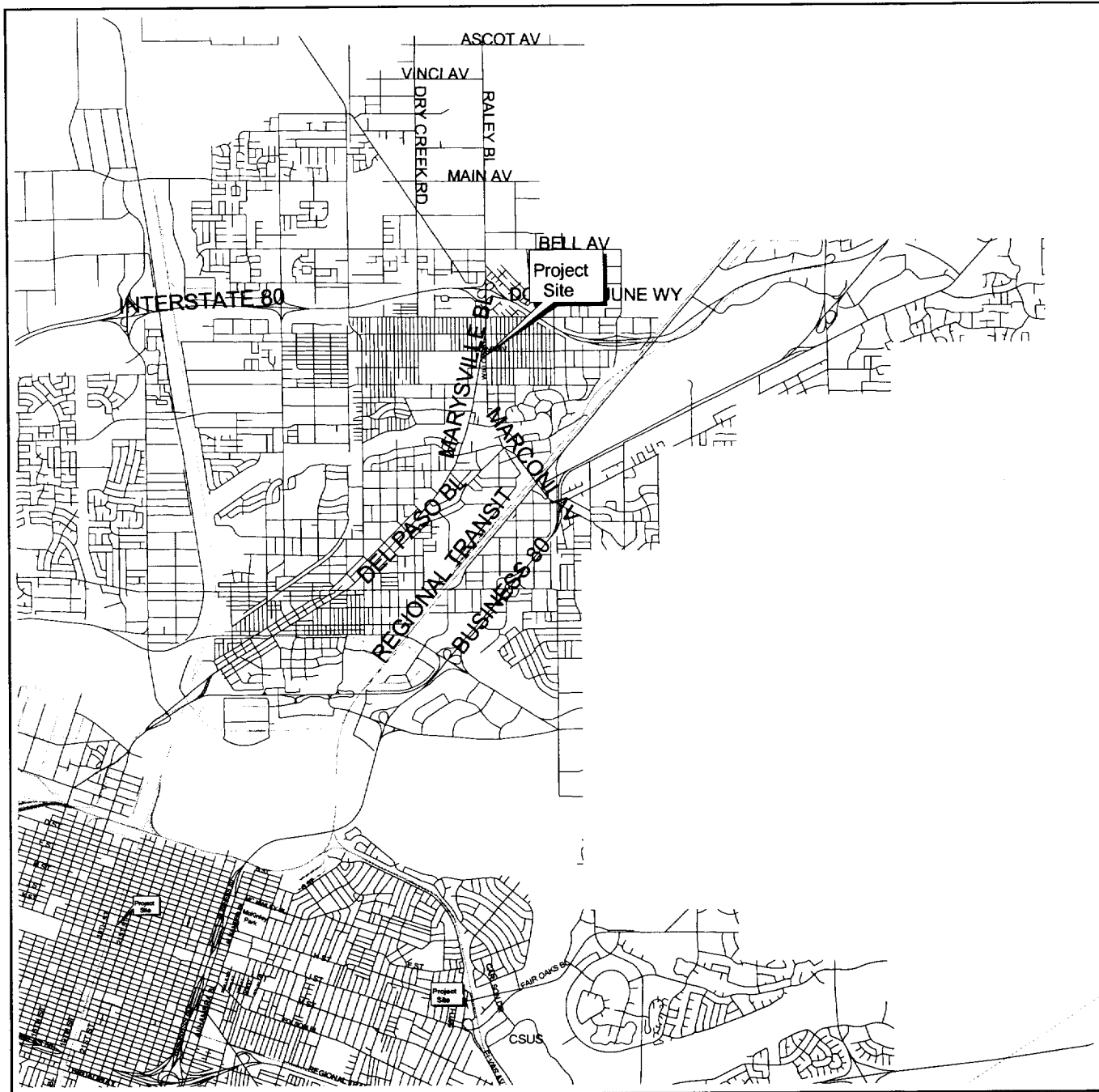


Jeanne Corcoran, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A-B	Site Plans, Floor Plans, Elevations
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map
Attachment 4	Off-Site Parking Plan (Provided by applicant)

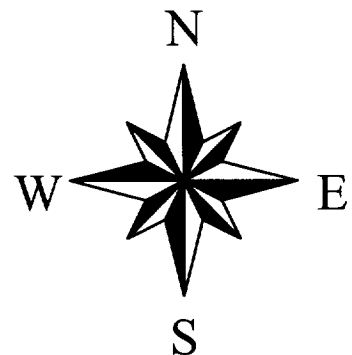
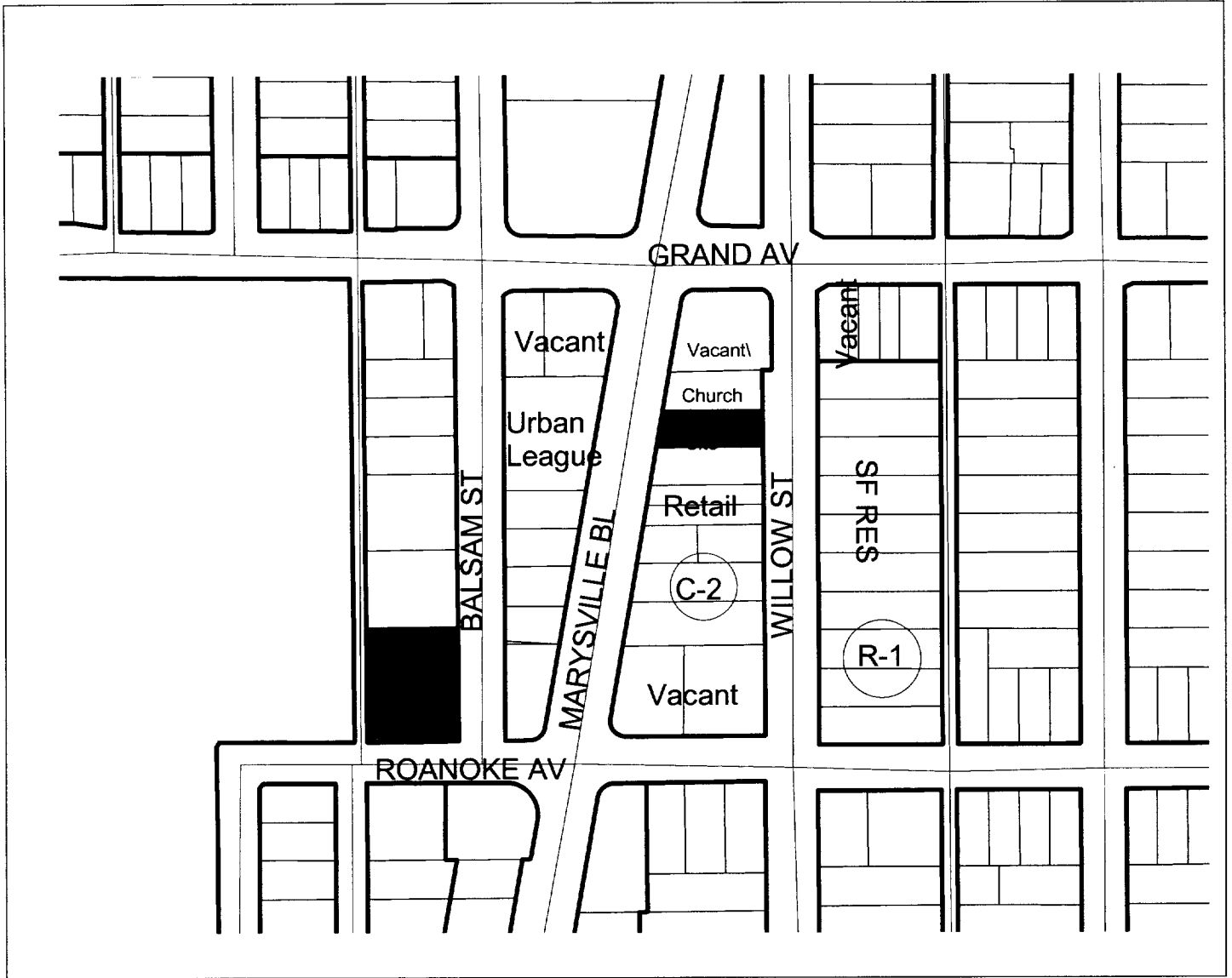
Attachment 2
Vicinity Map
P03-054-Victory Temple



2000 0 2000 Feet



Attachment 3
Land Use and Zoning
P03-054-Victory Temple

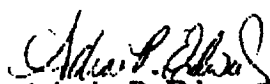


Victory Temple
3780 Marysville Blvd
Sacramento, CA 95838
(916) 564-4048

Offsite Parking Plan

The following is the offsite parking plan for members and guests attending services at Victory Temple:

- When all of Victory Temple's available on site parking is exhausted, members and guests will be directed to the offsite parking lot across the street, on the corner of Roanoke Avenue & Balsam Street.
- When the offsite parking lot is utilized, Victory Temple will provide a volunteer attendant to direct vehicles in and out of the parking lot.
- We will provide a volunteer escort to assist our members and guests with getting across the street and over to the facility, as needed.
- Volunteers will be easily accessed by two-way radios when their assistance is needed.
- When absolutely necessary, shuttle service will be provided to our facility for those that may need it.


Adrain P. Edwards
Assistant Pastor

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:

ITEM # 2
April 22, 2004
PAGE 1

P03-054- Victory Temple

- REQUEST: A. Environmental Determination: Exempt 15301(a) and (d)
B. Special Permit to reuse an existing 2835 sf retail structure for a 141-seat church.
C. Special Permit to provide off-site parking.

LOCATION: 3730 Marysville Blvd.
APN: 251-0123-003
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APPLICANT:	Aerie Incorporated, Brian Souza 139 Guild St., #101 Lodi, CA 95240
OWNER:	Victory Temple 3730 Marysville Bl. Sacramento, CA 95838
APPLICATION FILED:	May 5, 2003
STAFF CONTACT:	Mark Kraft, (916) 808-8116


BACKGROUND: On March 25, 2004, the Planning Commission heard and considered public testimony regarding the above entitlements. Based on verbal and documentary evidence at said hearing, the Planning Commission indicated their intent to approve the entitlements for the above referenced project. The Planning Commission also indicated the desire to incorporate the applicants proposed Off-site Parking Plan (Attachment 4, March 25 staff report) a conditions of approval, and to strengthen the language regarding shuttle service so that shuttle service would be required for Sunday services.

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

- A. Adopt the attached Notice of Decision & Findings of Fact approving the Environmental Determination: Exempt per CEQA 15301(a) and (d).
- B. Adopt the attached Notice of Decision approving the Special Permit to reuse an existing 2835 sf retail structure for a 141-seat church.

- C. Adopt the attached Notice of Decision approving the Special Permit to provide off-site parking.

Report Prepared By,



Mark Kraft, Associate Planner

Report Reviewed By,



Jeanne Corcoran, Senior Planner

Attachments

Attachment 1
Exhibit 1A-B

Notice of Decision & Findings of Fact
Site Plans, Floor Plans, Elevations

**Attachment 1
NOTICE OF DECISION AND FINDINGS OF FACT FOR
VICTORY TEMPLE LOCATED AT 3730 MARYSVILLE BOULEVARD,
SACRAMENTO, CALIFORNIA IN THE GENERAL COMMERCIAL (C-2) ZONE.
APN 251-0123-003 (P03-054)**

At the regular meetings of March 25, 2004, and April 22, 2004 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 15301(a) and (d)**
- B. Approved the Special Permit to reuse an existing 2835 sf retail structure for a 141-seat church.**
- C. Approved the Special Permit to provide off-site parking**

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) and (d) of the CEQA Guidelines.

- B-C. The Special Permits are hereby approved based upon the following Findings of Fact.
 - 1. The project is based upon sound principles of land use in that sufficient parking for will be provided for the use within a useable distance of the project site, in that a shuttle bus will be implemented so that churchgoers will use the off-site parking lot.
 - 2. The project will not be detrimental to the public health, safety and welfare in the surrounding area.
 - 3. The project is consistent with the General Plan and Community Plan designations and zoning in that the proposed use is allowed by Special Permit on the project site.

CONDITIONS OF APPROVAL

- B. The Special Permit to reuse an existing 2835 sf retail structure for a 141-seat church is hereby approved subject to the following conditions.

Public Works

- B1. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Department of Public Works.
- B2. The site plan shall conform to A.D.A. requirements in all respects.
- B3. The parking in front of the building must be reconfigured or eliminated. No parking shall be permitted that requires vehicles to back into the Marysville Boulevard right-of-way.
- B4. A four-foot wide planter strip shall be installed adjacent to the Marysville Boulevard frontage, except where a driveway is required. This planter shall be planted with trees and living groundcover, and shall be irrigated and maintained. This parking area shall also comply with the City's tree shading ordinance.

Building

- B5. Plans shall be submitted to the Building Division for a Building Permit. The permit will be for a change of occupancy, and the plans shall show compliance for the type of use and handicap accessibility.
- B6. Each handicap parking stall shall be van accessible.

Planning

- B7. The parking agreement for the off-site parking lot provides spaces on Sundays and on Tuesday and Friday evenings. At times when the off-site lot is not available, gatherings at the project site shall be limited to 36 people.
- B8. Garbage and recycling facilities must either be provided in the interior of the building or a trash enclosure must be constructed, to city standards, on the site.
- C. The Special Permit to provide off-site parking is hereby approved subject to the following conditions:
 - C1. When all of Victory Temple's available on site parking is exhausted, members and guests will be directed to the offsite parking lot across the street, on the corner of Roanoke Avenue and Balsam Street
 - C2. The applicant shall provide a volunteer escort to assist members and guests crossing Marysville Boulevard. These volunteers will be accessed by two-way radio when their assistance is needed.
 - C3. Every Sunday, the applicant shall provide a shuttle service between the off-site parking lot and the church property.

- C4. The parking agreement for the off-site parking lot provides spaces on Sundays and on Tuesday and Friday evenings. At times when the off-site lot is not available, gatherings at the project site shall be limited to 36 people.

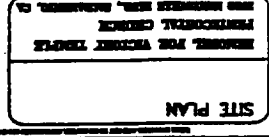
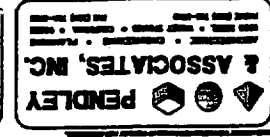
CHAIRPERSON

ATTEST:

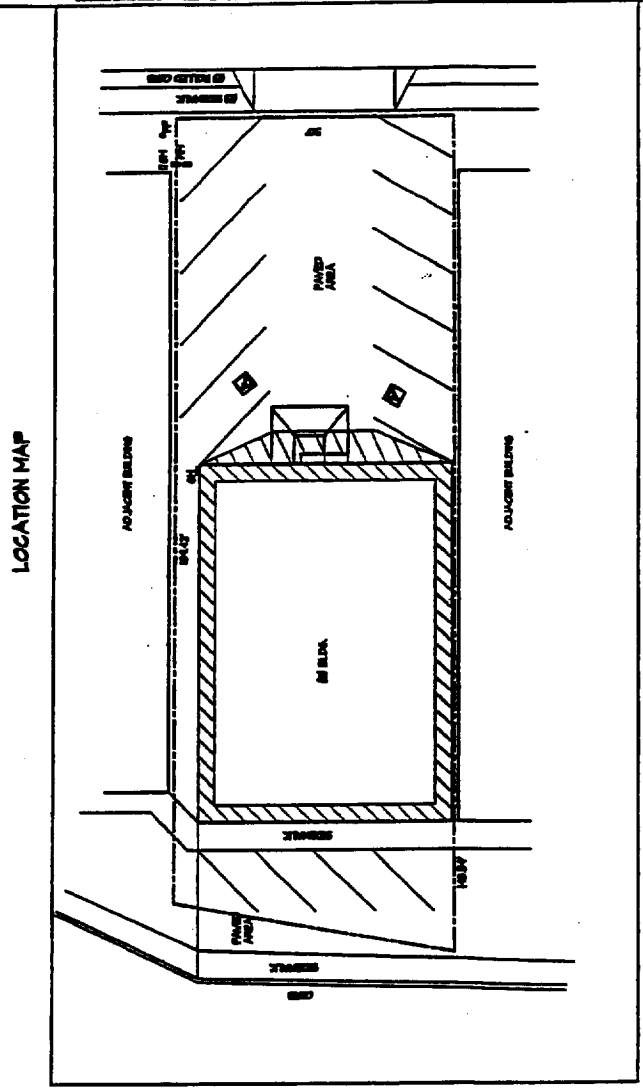
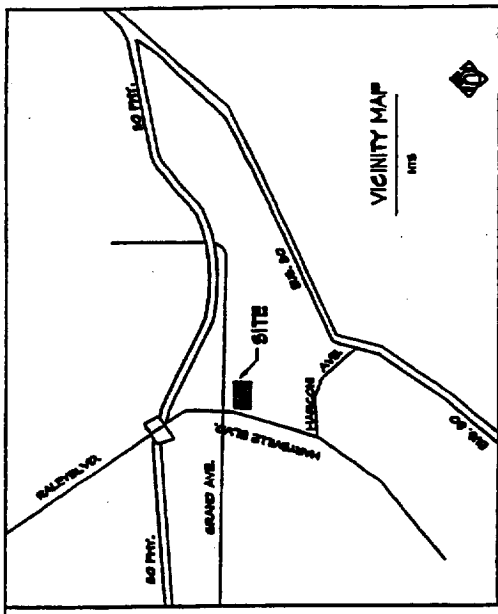
SECRETARY TO CITY PLANNING COMMISSION
DATE _____
(P03-054)

P03-054
REC'D 5/9/03

NO.	DATE	REVISION



DATE	5/11/03
SCALE	1" = 10'
PROJECT	



DATA

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

P03-054
REC'D 5/9/03

<p>AERIE, Inc. A REGISTERED ARCHITECTURAL FIRM 1000 W. 10th St., Suite 100 Aurora, CO 80015 Tel: 303.733.1111</p>	<p>PENDLEY & ASSOCIATES, INC. ARCHITECTS 1000 W. 10th St., Suite 100 Aurora, CO 80015 Tel: 303.733.1111</p>	<p>EXTERIOR ELEVATIONS FOR THE PERFORMANCE CENTER 1000 W. 10th St., Suite 100 Aurora, CO 80015 Tel: 303.733.1111</p>	<p>Scale: 1/4" = 1'-0"</p> <p>Date: 5-20-03</p> <p>Sheet: 02111</p>
			<p>Scale: 1/4" = 1'-0"</p> <p>Date: 5-20-03</p> <p>Sheet: 02111</p>

