

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, July 16, 1997, the Zoning Administrator approved with conditions a Special Permit Time Extension, and one Variance Time Extension to construct a church for the project known as Z97-066. On Wednesday, July 30, 1997, the Zoning Administrator approved with conditions the final Variance Time Extension to waive a required masonry wall. Findings of Fact and conditions of approval for the project are the same as the previously approved for file P95-027 and are listed in the Resolutions at the end of the original report (see attached). A new Utility Department condition and the new expiration date are listed below.

Project Information

- Request:
1. Zoning Administrator Special Permit Time Extension for three years to allow a 219 seat, 4,100 square foot church to be constructed on 2.4± vacant acres in the Multi-Family (R-2B) zone.
 2. Zoning Administrator Variance Time Extension for three years to exceed the maximum monument sign area from 16 square feet to 27 feet.
 3. Zoning Administrator Variance Time Extension for three years to waive the required six foot high masonry wall along the west and north property lines.

Location: 3333 Del Paso Boulevard (D2, Area 4)

Assessor's Parcel Number:

Applicant: Wallace Carruth
1224 Greenlea Avenue
Sacramento, CA 95833

Property Owner: North Congregation Inc.
3111 Academy Way
Sacramento, CA 95815

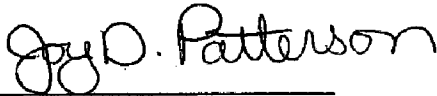
Additional Information: The proposed application is for a time extension of a previously approved special permit to construct a church and a time extension for a variance to waive the masonry wall requirement and allow a larger monument sign (P95-027). The applicant is not proposing any modifications to the original plans. The Planning Commission staff report and original conditions of approval are attached to this report.

The application was sent to various agencies for further review and one additional condition was added to original conditions by the Utility Department.

Environmental Determination: The Time Extensions requests have been determined not to require environmental review. There was a Negative Declaration with a Mitigation Monitoring Plan prepared with the original project review. The applicant is required to still comply with the mitigation measures.

New Conditions of Approval

1. The applicant shall properly abandon under permit, from the City and County Environmental Health Division, any well or septic system located on the property.
2. The new expiration date for the special permit and variances is June 22, 2000.
3. The applicant shall comply with all conditions of the previous approval (P95-027).
4. The applicant shall construct the previously required decorative split block or masonry wall along the west property line with a new jog as agreed to by neighbors, applicant, and City Arborist. The applicant shall submit a revised plan showing the new placement of the wall and an elevation showing wall design.



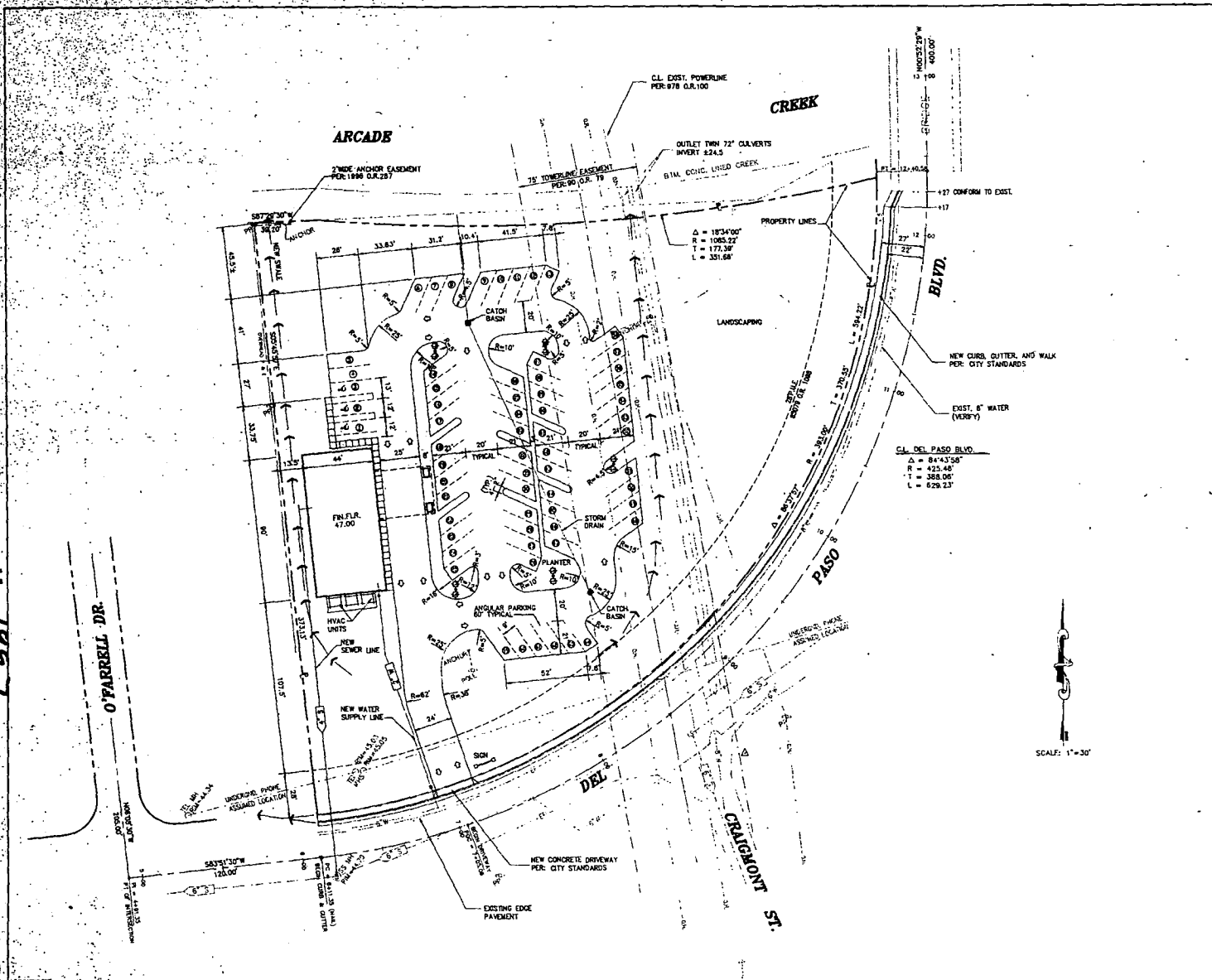
Joy D. Patterson
Zoning Administrator

cc: File
Applicant
ZA Log. Book

29-006

SOBY 16, 1997

ITSM

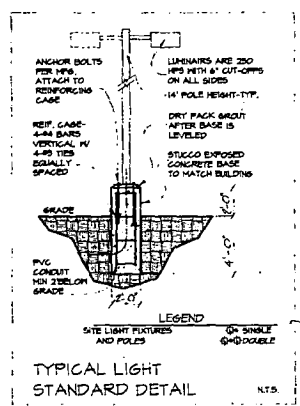


- GENERAL NOTES:**
1. BASE TOPOGRAPHIC SURVEY AND PROPERTY LINE LOCATION WERE PROVIDED BY ROBERT C. BERTI L.S. (4857). NO SEPARATE CHECKS WERE MADE OF THIS DATA.
 2. DEL PASO BLVD. CENTERLINE ALIGNMENT AGREES WITH THAT SHOWN ON THE IMPROVEMENT PLANS FOR DEL PASO BLVD. BRIDGE REPLACEMENT (PH: 1771) BY THE CITY OF SACRAMENTO, DATED: APRIL 1994.
 3. ALL WASTE DRIVEWAYS AND PARKING SHALL BE BORDERED WITH 6" HIGH BY 6" WIDE CURBSING AS SHOWN ON TYPICAL AC PAVING EDGE DETAILS.

PROJECT SUMMARY

SITE AREA:	107,157 SQ. FT. (2.44 ACRES)
NEW STRUCTURE (CHURCH):	4,118 SQ. FT.
TOTAL SEATING:	219
DISABLED PARKING PROVIDED:	3 SPACES
STANDARD PARKING PROVIDED:	61 SPACES
TOTAL PARKING PROVIDED:	64 SPACES

- DISABLED ACCESS NOTES:**
1. WALKS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL BE CONTINUOUSLY ACCESSIBLE AND HAVE A MAXIMUM 1/2" CHANGES IN ELEVATION AND ALL SLOPES SHALL BE LESS THAN 5% OR 1:20.
 2. PROVIDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (6" SQUARE SIGN) ON OR ADJACENT TO THE BUILDING ENTRANCE.
 3. ALL LANDINGS AT DOORS SHALL HAVE A LEVEL AREA OF MAXIMUM SLOPE OF 1/4" PER FOOT AND SHALL BE A MINIMUM OF 5'-0" WIDE.



DATE: 04/28/97	BY: [Signature]	REVISIONS:
PROJECT BY: [Signature]	DATE:	
CHECKED BY: [Signature]	DATE:	

BENCHMARK: #278-C48 ELEVATION: 42.83
T.B.M.
DESCRIPTION:
N.E.T. HALL ON SE CORNER OF BRIDGE TO THE NORTH OF CATSKILL WAY ON VERANO STREET.

S. & E. ENGINEERING CO.
P. O. BOX 126, NEVADA CITY, CALIFORNIA 95869
PHONE: (916) 272-7885 FAX: (916) 272-7888



PROJECT:
PROPOSED NEW KINGDOM HALL OF JEHOVAH'S WITNESS
3333 DEL PASO BLVD., SACRAMENTO, CALIFORNIA
APR. 252-0321-034

SHEET TITLE:
SITE PLAN

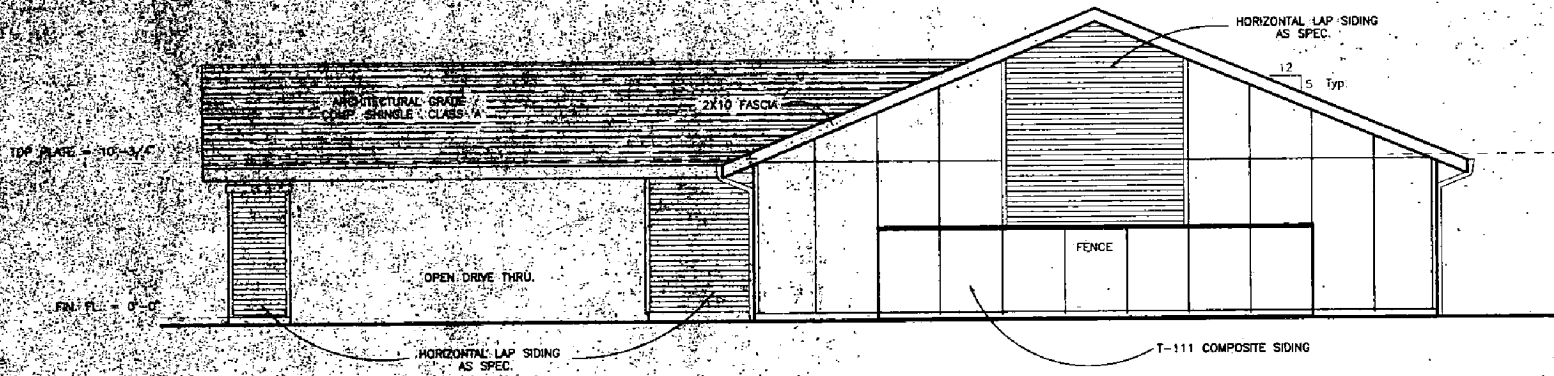
SHEET NO.
2 of 3

EXHIBIT - A

297-064

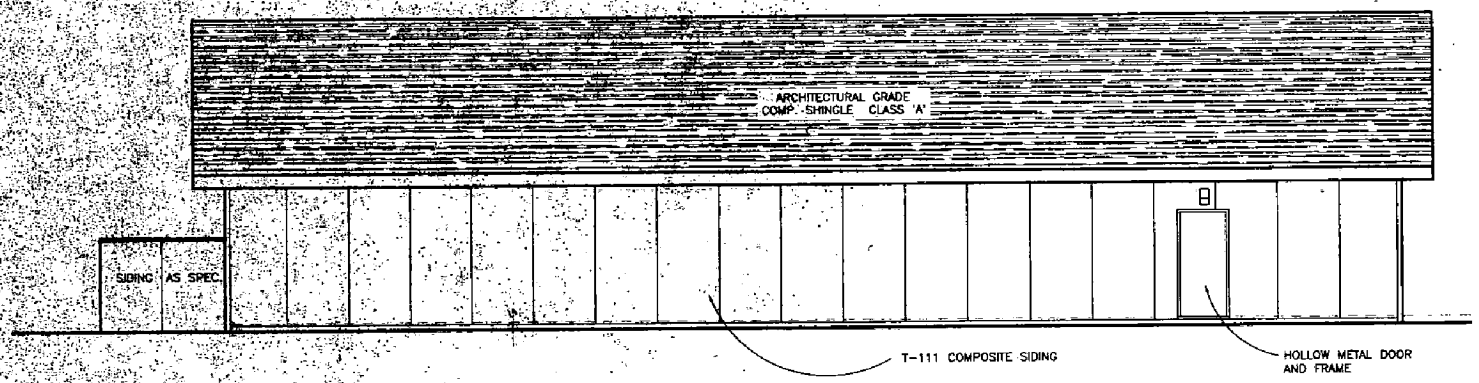
July 16, 1997

ITEM 3



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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



KINGDOM HALL
 THE PEOPLES CHURCH OF JEHOVAH'S WITNESSES
 1700 S. ROSEVILLE, CALIFORNIA 95678

PROJECT TITLE

SHEET TITLE
ELEVATIONS

SHEET No.

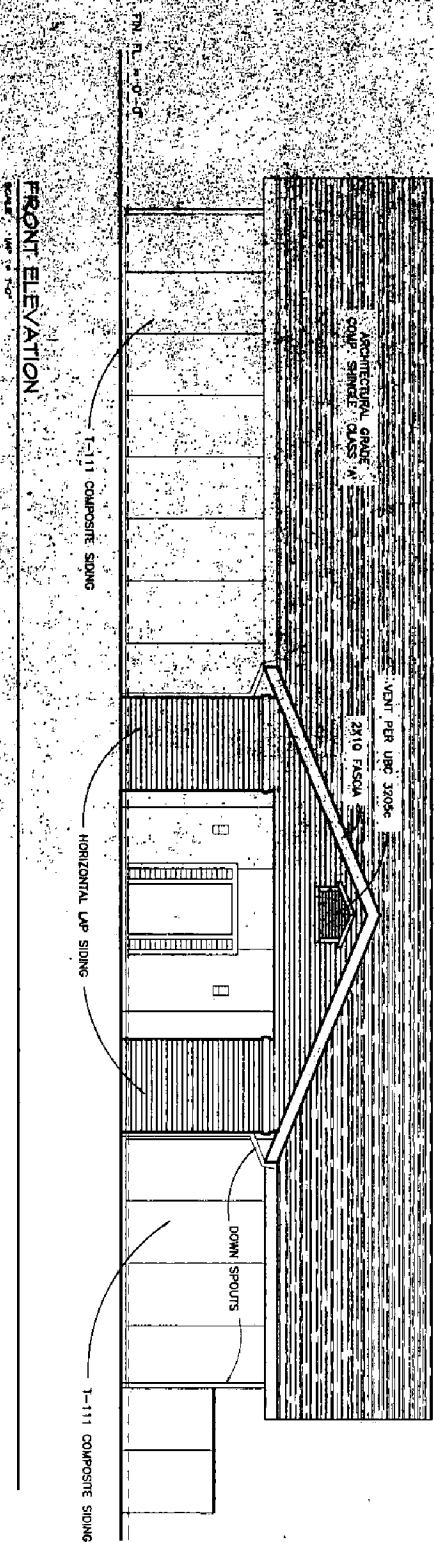
A6.3

EXHIBIT - B

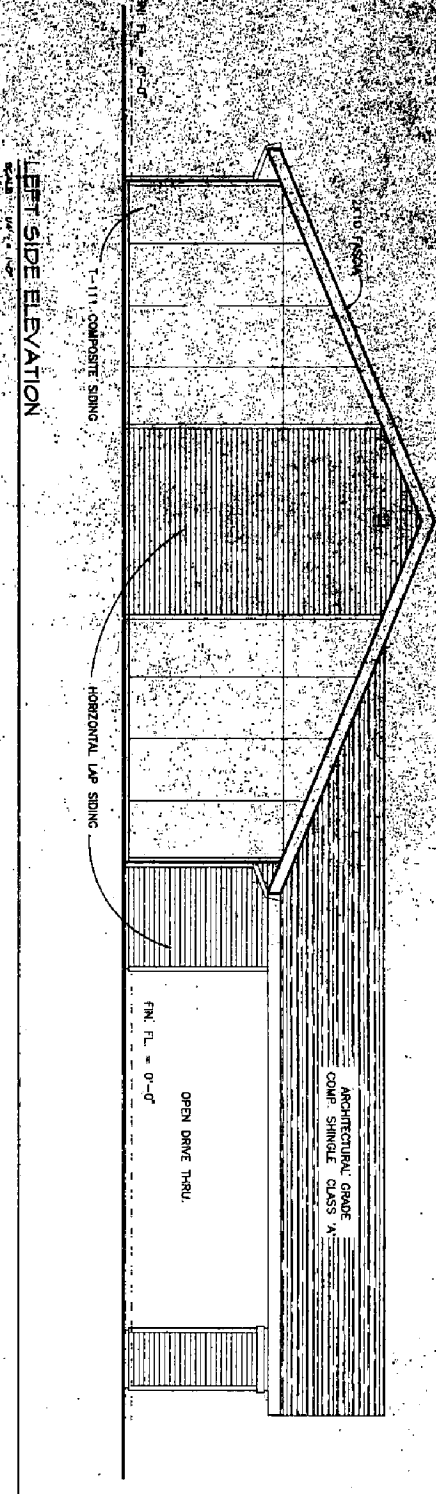
ITEMS

July 16, 1997

297-066



FRONT ELEVATION



LEFT SIDE ELEVATION



SHEET NO. A6.1

SHEET TITLE: ELEVATIONS

PROJECT TITLE:

KINGDOM HALL
CEL. PASO CONGREGATION OF JEHU HIS WITNESSES
388 OCT. 1984
CALIFORNIA 95818

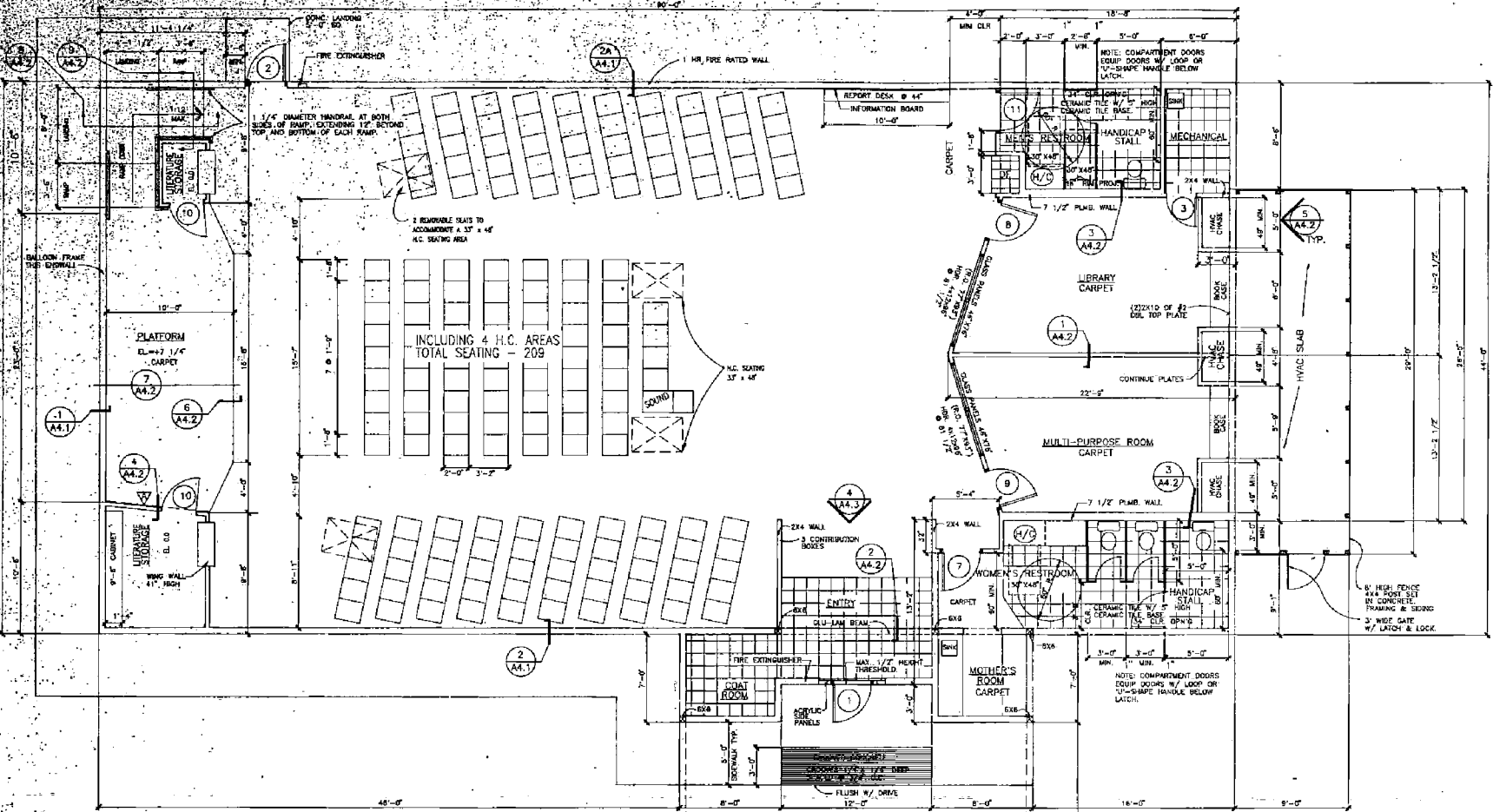
DATE

EXHIBIT - B

297-566

JULY 16, 1997

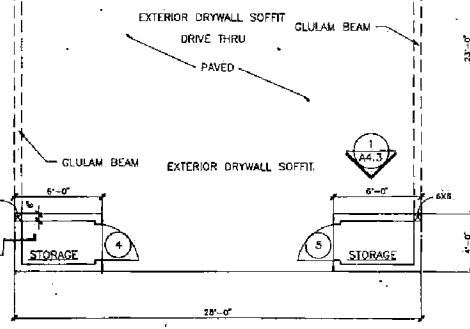
IFB 3



NOTE:
 CARPET W/ PERS. GROUND & MAX. PILE HT. 1/2" SECURELY ATTACHED.
 SWITCHES, CONTROLS, ETC. ARE INSTALLED 36" ABOVE FLOOR MAX.
 RECEPTACLES INSTALLED 18" MIN. A.F.F.
 TOILET DOORS W/ CHISEL EDGETS, HAND-GRIP HARDWARE
 CENTERED BETWEEN 30" AND 44" ABOVE F.F.
 ALL DOORS TO HAVE EITHER PANE HARDWARE OR LEVER HARDWARE
 CENTERED BETWEEN 37" AND 44" ABOVE FINISHED FLOOR.
 USE SCHEDULE 40 ACQUA PLATE HINGES & FRONT DOOR
 SIZE PANEL 2 (CONFORMITY TO ANSI/AAMA 101.25)

NO.	SIZE	TYPE	LOCATION	FRAME	HORNGE	HEADER
1	3/4x3/4x1-3/4	METAL DR	EXT. TO ENTRY	7-3/4" od METAL FR	PANE	6x6x40-3/4"
2	3/4x3/4x1-3/4	METAL DR	EXT. TO REST	7-3/4" od METAL FR	PANE	6x6x40-3/4"
3	3/4x3/4x1-3/4	SC WOOD	MECHANICAL RM	4-3/4" WOOD	KEYED	2x4x33
4	3/4x3/4x1-3/4	METAL DR	EXT. TO STOR	8-3/4" od METAL FR	KEYED	2x4x33
5	3/4x3/4x1-3/4	METAL DR	EXT. TO STOR	8-3/4" od METAL FR	KEYED	2x4x33
6	3/4x3/4x1-3/4	SC WOOD	HALL TO R. BATH	4-3/4" WOOD	SELF-CL	2x4x41"
7	3/4x3/4x1-3/4	SC WOOD	HALL TO BATH	4-3/4" WOOD	PRIVACY	2x4x41"
8	3/4x3/4x1-3/4	SC WOOD	HALL TO LIB	4-3/4" WOOD	PRIVACY	2x4x41"
9	3/4x3/4x1-3/4	SC WOOD	PLATFORM ST. LIT	4-3/4" WOOD	PASSAGE	2x4x33
10	3/4x3/4x1-3/4	SC WOOD	HALL TO BATH	4-3/4" WOOD	SELF-CL	2x4x41"

* NOTE:
 LOCKER #3 - 3/4 HOUR FIRE PROTECTION RATED DOOR
 (DOOR #1) - 1 1/2 HOUR ACQUA DOOR 5' x 7' 1/2"



FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 BUILDING SPECS:
 4117 SQUARE FEET



NOTES:
 1. Ceiling height in Bathrooms & Utility Room will be 8'-1" from Finished Floor.
 2. Ceiling height in all other rooms will be 9'-0" from concrete floor.
 3. Provide one fire extinguisher at each exit door (2) of the type and size specified by the local Fire Authority.
 4. Header Height (Typical) @ 82 1/2"

REVISED: 7-20-97

PROJECT TITLE: KINGDOM HALL OF JEHOVAH'S WITNESSES DEL PASO, CALIFORNIA

SHEET TITLE: FLOOR PLAN

8-1-96

SHEET No. A3.1

EXHIBIT C

297-066

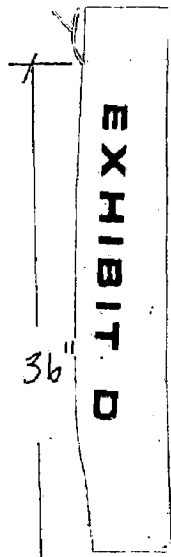
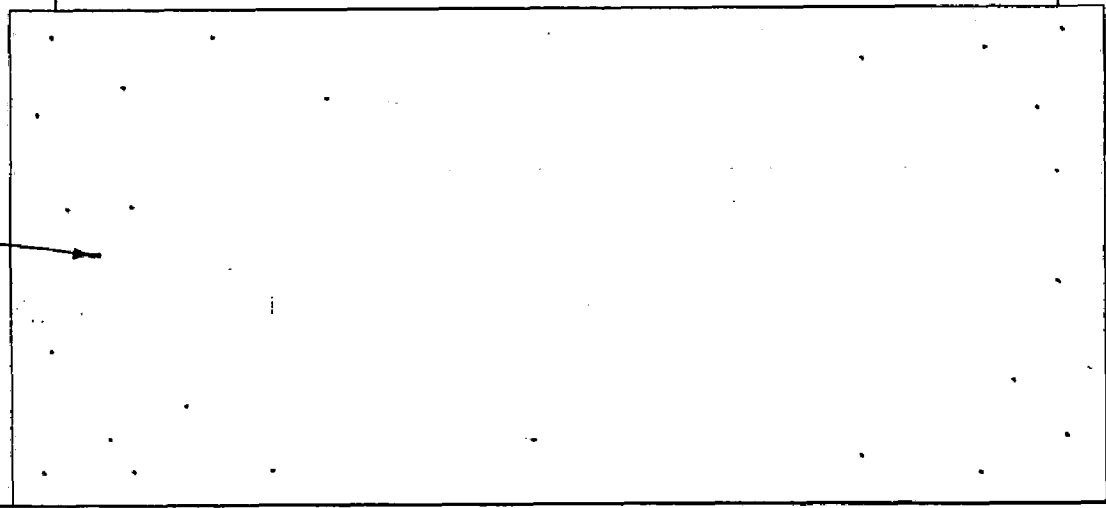
JULY 16, 1997

ITEM 7

SHEET METAL CABINET

LEXAN SIGN FACE

TEXTURE COATED SHEET METAL BASE



3"

33"

Z 97-066

AMENDED BY COMMISSION 6-22-95

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:

ITEM #
June 22, 1995
PAGE 1

P95-027 - Kingdom Hall Jehovah's Witness Church

REQUEST:

- A. Negative Declaration
- B. Mitigation Monitoring Plan
- C. Special Permit to allow a 219 seat, 4,100 square foot church to be constructed on 2.4 vacant acres in the Multiple Family Residential (R-2B) zone.
- D. Variance to exceed the maximum monument sign area from 16 square feet to 27 square feet.
- E. Variance to waive the required six foot high masonry wall along the west and north property.

LOCATION:

3333 Del Paso Boulevard [Hagginwood Neighborhood]
APN:252-0321-034
North Sacramento Community Plan Area
Grant Joint Union School District
Council District 2

APPLICANT:	Glenn Happel (916) 922-0491 1751 Glenrose Ave. Sacramento, CA 95815
OWNER:	Beneficial California, Inc. 2535 Alta Arden Expressway Sacramento, CA 95825
APPLICATION FILED:	March 20, 1995
STAFF CONTACT:	Hilary Perry, 264-5698

SUMMARY/RECOMMENDATION:

The applicant is proposing to construct a 219 seat, 4,100 square foot Jehovah's Witness church. Sixty-seven parking spaces will be provided for the proposed 1 story structure.

Staff recommends approval of the project. This recommendation is based the project's consistency with the General Plan and the Zoning Ordinance regarding the church location on residentially zoned land. Furthermore, the proposed use and variances are compatible with the existing residential land uses that are in the project vicinity.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Community Plan Designation:	Residential (11-21 du/na)
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	R-2B

Surrounding Land Use and Zoning:

North: Residential; R-1
 South: Residential; R-1 & R-2B
 East: Residential; R-1
 West: Residential; R-1

Setbacks:	Required	Provided
Front:	25'	47±'
Side:	5'	5±'
Side:	5'	110'
Rear:	15'	67±'

Property Dimensions:	Irregular
Property Area:	2.49 gross acres 2.19 net acres
Height of Structure:	16' (1 story)
Exterior Building Materials:	Stucco/stone
Roof Material:	Composition
Parking Provided:	67 spaces
Parking Required:	55 spaces(1 space per 4 seats)
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>
Certificate of Occupancy	Development Services (Building)
Building Permit	Development Services (Building)
Sign Permit	Development Services (Building)

BACKGROUND INFORMATION:

The subject parcel is designated for Multiple Family Residential development. Over the past 10 years, there have been numerous proposals to construct between 24 and 94 residential units on the proposed project site (P85-218, P85-373, P88-309, P92-115). All of these previous proposals were either withdrawn prior to any approvals, or never constructed once approved.

The City of Sacramento Zoning Ordinance allows churches to be located in any zone with the granting of a Special Permit. Therefore, the applicant has requested a Special Permit to allow a church to use the subject site within the Standard Single Family (R-1) zone.

STAFF EVALUATION:**A. Policy Considerations**

The General Plan designates the subject site as Low Density Residential (4-15 du/na). The proposed Jehovah's Witness church is consistent with the land use designations. The General Plan does not have specific goals and policies related to churches. However, the General Plan has a specific goal which states "Maintain and improve the quality and character of residential neighborhoods in the City." Churches in a neighborhood area can, if appropriately scaled and designed, provide more neighborhood stability.

The project site is bordered on all sides by parcels zoned and used for single family residential use. The subject site is in an area that is developed with predominantly detached single family residences. Churches are allowed in the R-2B zone with a special permit. Keeping the R-2B zoning designation will allow for the possibility of future residential development should the project not be developed as proposed.

B. Site Plan Design/Zoning Requirements

The proposed "pie-shaped" project site is presently vacant. Located on upper Del Paso Boulevard, the proposed project site is approximately 1/2 mile from the nearest Light Rail station which is the Marconi Arcade station. Overhead power lines transect the site from north to south on the eastern portion of the project site. There is an abundance of trees of various varieties growing on the project site.

1. Special Permit

A Special Permit is required to locate a church use in any zone. The proposed Jehovah's Witness Church will operate approximately 12 hours per week, primarily on weeknights and Sundays. Staff supports the presently proposed church use

that will not significantly impact the adjacent residential development.

2. Variance for Signage

The City of Sacramento Sign Ordinance specifies that the maximum square footage for monument signs in a residential zone is 16 square feet. The application for the proposed project includes the construction a 27 square foot sign. The dimensions of this sign, which is proposed to be located on-site at the entrance to the parking lot, will be 30 inches by 130 inches. It is necessary for the project proponent to include a Variance to increase the allowable sign square footage to 27 square feet. In addition to the need for the applicant to obtain the subject Variance, the project proponent must obtain a sign permit from the City of Sacramento Planning and Development Department for any signage associated with the Jehovah's Witness church.

3. Variance for Wood Fence

The Zoning Ordinance requires a six foot masonry wall between residential and non-residential uses. Therefore, a solid masonry wall is required to be constructed along the west and north property lines. The applicant is proposing to construct a solid wood fence surrounding the entire project site.

The proposed structure will back onto the western property line. The western property line abuts the adjacent sideyard and does not directly abut the proposed church parking area and/or an area which has the potential to create a public nuisance. Staff finds that the construction of a six foot, double sided wood fence in lieu of a masonry barrier is appropriate and serves to maintain the residential character of the neighborhood. Furthermore, the six foot wood fence will provide privacy for the adjacent residences as intended by the required masonry barrier. Therefore, staff is in support of the applicant's request.

4. Setbacks

The pie-shaped project site is presently vacant. It is the intention of the project proponent construct a 4,100 square foot church. The subject structure is proposed to be oriented so that the structure faces east. This proposed orientation will result in the least impact upon the large number of trees on the site. Technically, according to the Zoning Ordinance (p. 3-16): "Where the application of yard (setback) regulations cannot be determined on lots of peculiar shape or location, such regulations may be modified or determined by the Zoning Administrator". Based on discussions with the Zoning Administrator, it is appropriate in the case of the proposed project to consider the western portion of the site the side, while the southern portion of the site is considered the front

setback area. The proposed setbacks conform to the Zoning Ordinance regulations. The proposed project is not anticipated to result in an encroachment upon the required front setbacks, rearyard setbacks, or lot coverage.

5. Parking/Circulation

There is one driveway entrance/exit off of Del Paso Boulevard. Sixty-seven parking spaces will be provided on the eastern portion of the project site. The City of Sacramento Zoning Ordinance requires that for every four seats in a church, one parking space must be provided for a church with a maximum capacity of 219 people. Therefore, at least 55 parking spaces are required for the proposed church. Because the Zoning Ordinance parking requirements are met, it is anticipated that adequate parking will be provided.

6. Landscaping

The proposed project site is presently vacant. A landscape plan has not been submitted for staff's review. It is recommended that a landscape and irrigation plan be submitted that incorporates the requirements of the water conserving landscaping ordinance for Planning staff's review and approval prior to issuance of building permits. All new designated parking areas shall meet the 50 percent shading requirements. Staff recommends that the shading requirement be met as part of the construction of the 67 space parking lot. To mitigate the loss of trees that will occur due to development on the site, various tree replacement measures were included in the environmental review. These mitigation measures will be incorporated into the landscape design for the proposed project.

C. Building Design

The exterior building materials for the proposed one story church will consist of stucco and stone. The exterior colors are unknown at this time. The roofing material consists of composition tile. The City of Sacramento Zoning Ordinance allows a maximum height limit of 35 feet in the Multiple Family Zone. The existing structure is in compliance with the 35 foot height limit.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared in compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines. The applicant has incorporated a mandatory

mitigation measure into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. The mitigation measures address impacts upon existing trees on the project site, and are listed in the attached Mitigation Monitoring Plan (Attachment 3-B).

B. Public/Neighborhood/Business Association Comments

The proposed project application packet was sent to the North Sacramento Congress of Neighborhoods and no comments were received. The proposed project application packet was also sent to the surrounding land owners within a 500 foot radius of the project site. Phone calls have been received from two neighbors who are opposed to the proposed project.

C. Summary of Agency Comments

The proposal was routed to the City's Traffic Engineer, Engineering Development Services Section, Building Division, Police Department, Fire Department and Utility Department. The following summarizes the comments received:

1. Engineering Development Services

The comments which are specifically listed as conditions in the resolution addressed the requirement for frontage improvements and the need for these improvements to be coordinated with the Arcade Creek bridge reconstruction project.

2. Traffic Engineering

The comments which are specifically listed as conditions in the resolution addressed the requirement for the parking spaces to be to City Standards, for handicap spaces to be to American Disability Act standards, and for driveway location to be coordinated with the Traffic Engineer.

3. Police Department

The comments which are specifically listed as conditions in the resolution addressed the requirement for evening activities/services to end by 9:30 p.m. in order for traffic to disburse by 10:00 p.m. Sunday through Thursdays.

4. Utilities Department

The comments which are specifically listed as conditions in the resolution address an on-site drainage easement, domestic water service, the requirement for a

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny the requested Special Permit and Variance. The decision of the Planning Commission may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

Staff recommends approval of the proposed development for the following reasons:

- The proposed project will be consistent with the General Plan and the North Sacramento Community Plan and policies.
- The proposed project will provide adequate setbacks, and the variances are compatible with adjacent land uses and development.

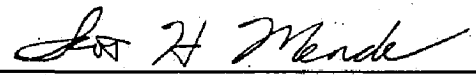
Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration
- B. Adopt the Mitigation Monitoring Plan.
- C. Adopt the attached Resolution approving the Special Permit to allow the development of a 4,100 square foot, 219 seat church to be developed on 2.4+ vacant acres in the Multiple Family Residential (R-2B) Zone.
- D. Approve the Variance to allow a six foot solid wood fence rather than the required six foot masonry wall separating residential from non-residential uses.
- E. Approve the Variance to allow a 27 square foot sign which is in excess of the 16 square foot sign allowed under the Zoning Ordinance.

Report Prepared By,


Hilary Perry
Associate Planner

Report Reviewed By,


Scot Mende
Senior Planner

Attachments

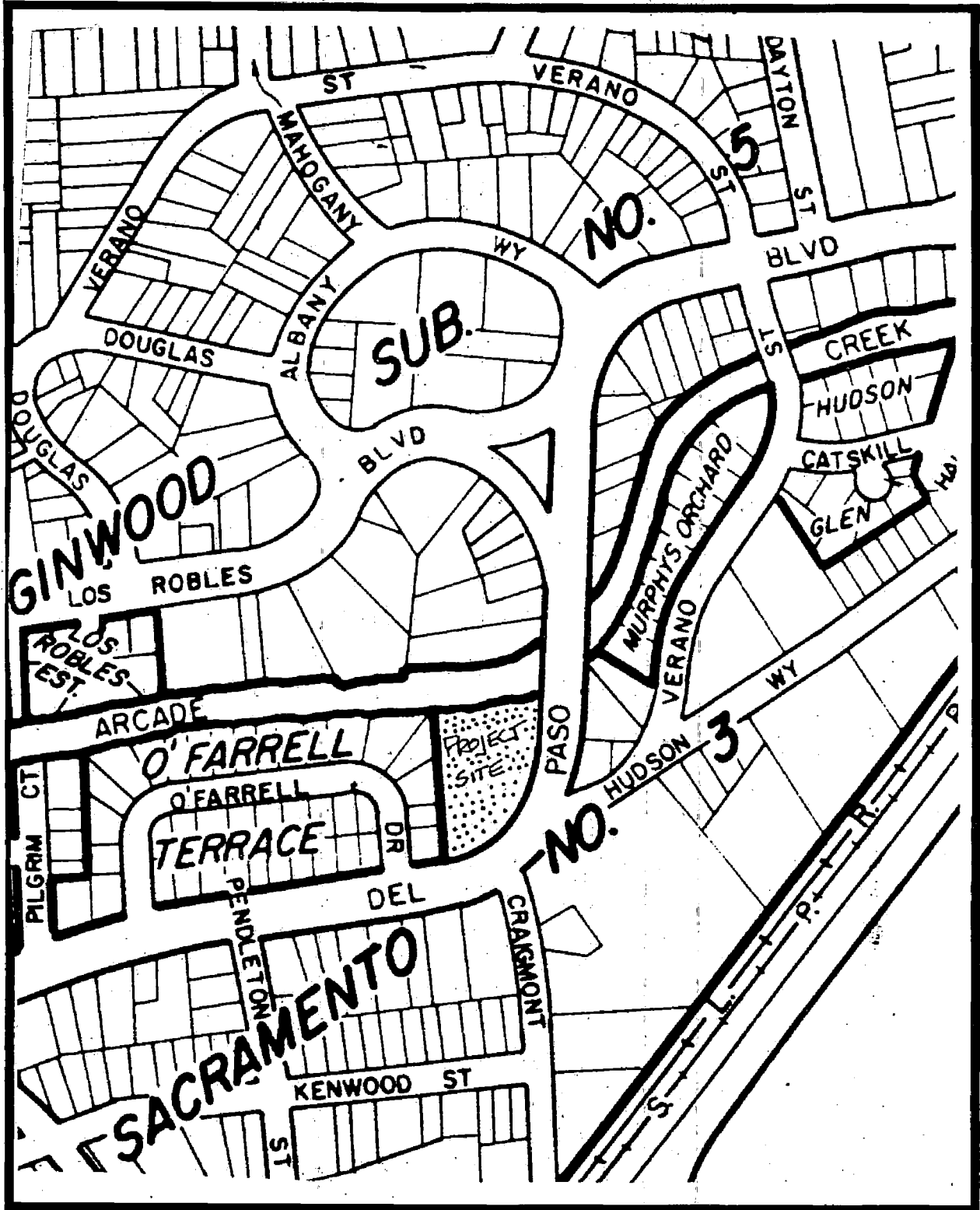
Attachment 1	Vicinity Map
Attachment 2	Land Use and Zoning Map
Attachment 3	Resolutions
Exhibit 3-A	Site Plan
Exhibit 3-B	Elevations
Exhibit 3-C	Mitigation Monitoring Plan

ATTACHMENT 1

P95-027

JUNE 22, 1995

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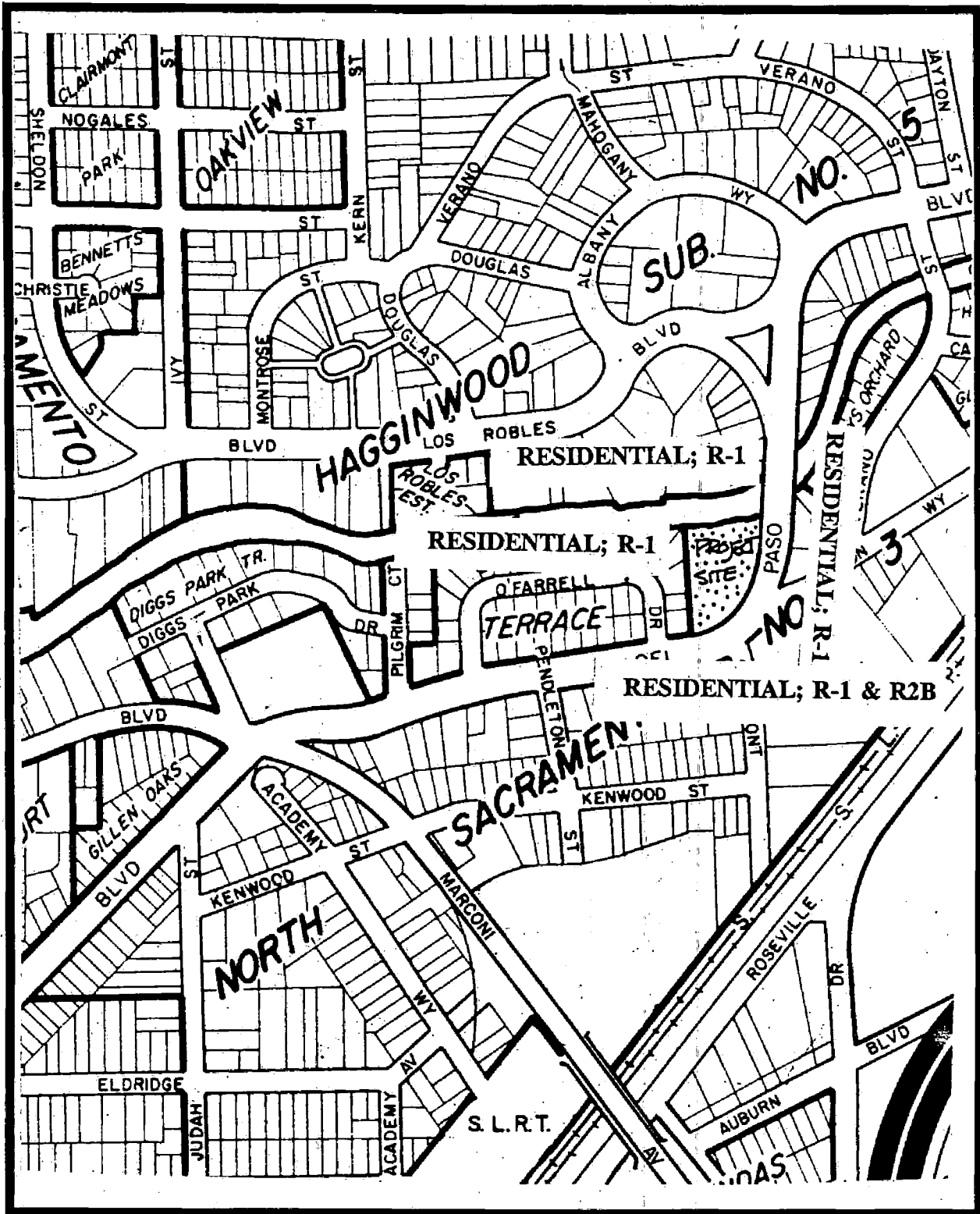
VICINITY MAP

ATTACHMENT 2

P95-027

JUNE 22, 1995

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LAND USE AND ZONING MAP

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF JUNE 22, 1995

**A RESOLUTION ADOPTING FINDINGS OF FACT
AND APPROVING A SPECIAL PERMIT FOR
PROPERTY LOCATED AT 3333 DEL PASO
BOULEVARD (P95-027)(APN:252-0321-034)**

WHEREAS, the City Planning Commission on June 22, 1995, held a public hearing on the request for approval of a special permit to allow a 219 seat, 4,100 square foot church to be developed on 2.4± vacant acres at the property located at the above described location;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration.

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The Special Permit is hereby approved based upon the following findings of fact:
 - a. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the City Planning Commission has reviewed and considered the information contained herein.
 - b. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - 1) The proposed project does not exceed the maximum setback requirements;

2) The proposed church use is compatible with the surrounding residential and industrial land uses in the area.

- c. The project is consistent with the General Plan and North Sacramento Community Plan which designate the site for residential land use.

2.

The Special Permit for the proposed church is hereby approved subject to the following conditions:

- A. Driveway location and parking spaces/aisle dimensions that are to City standards shall be provided.
- B. Handicap parking spaces shall comply with the American Disabilities Act (ADA) requirements.
- C. The applicant will be required to provide a standard driveway to the satisfaction of the Traffic Engineer. The location of this driveway shall be coordinated with the location of Craigmont Street and Hudson Way.
- D. The application will be required to provide verification of adequate stopping and sight distance at the driveway as per CalTrans requirements.
- E. Frontage improvements are required and should be coordinated with the City project to reconstruct the bridge over Arcade Creek.
- F. A minimum 40 foot easement shall be dedicated over the twin 72 inch drainage mains. Nor permanent structures shall be constructed over or within any existing or proposed easements. This easement shall be reviewed and approved by the Department of Utilities prior to recordation.
- G. Only one domestic water service will be allowed per parcel.
- H. Multiple fire services are allowed per parcel and may be required.
- I. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.

-
- J. Any new domestic water services shall be metered.
 - K. A drainage study described in section 11.7 of the City Design and Procedures Manual is required. This study is to be approved by the Department of Utilities. Ten-year and 100-year water surface elevations for Arcade Creek are available upon request.
 - L. 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).
 - M. Properly abandon under permit, from the City and County Environmental Health Division, any well or septic system located on the property.
 - N. On-site , post construction Best Management Practices (BMP's) shall be incorporated into the development to minimize the increase or urban runoff pollution caused by developing the area. BMP's may effect site layout and design. Therefore, BMP's must be included on the site plan. At a minimum, source control measures and on-site controls shall be implemented.

Refer to the City of Sacramento's draft "Guidance Manual for On-site Control of Urban Runoff Pollution at New Development", April 1993, for acceptable BMPs for post construction urban stormwater pollution control. All BMP's must be approved by the Department of Utilities.

- O. Evening activities/services shall end by 9:30 in order for traffic to disperse by 10:00 p.m. Sunday through Thursdays.

Advisory Note:

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.

Refer to the City of Sacramento's "Administrative and Technical Procedures Manual for Grading, Erosion and Sediment Control", January 1994, for the acceptable BMPs to control erosion and sediment transport and pollution associated with construction activities. This manual is available from the Department of Utilities.

CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION

P95-027

AMENDED BY COMMISSION 6-22-95

RESOLUTION NO. 1784

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF JUNE 22, 1995

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A VARIANCE WAIVE THE REQUIREMENT FOR A MASONRY WALL AND TO ALLOW A WOOD FENCE FOR PROPERTY LOCATED AT 3333 DEL PASO BOULEVARD (P95-027) (APN: 252-0321-034)

WHEREAS, the City Planning Commission on June 22, 1995 held a public hearing on the request for approval of a variance to allow a six foot wood fence rather than the required six foot masonry wall for property located at the above described location;

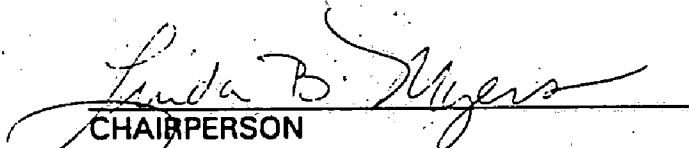
WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The variance to defer the required six foot masonry wall is hereby approved based upon the following findings of fact:
 - A. Granting the variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances.
 - B. The construction of a *masonry wall along the western property line* will provide adequate sound attenuation.
 - C. Noise generating activities are not immediately adjacent to *the western property line*.

-
2. The Variance to waive the wall requirement for the proposed church is hereby approved subject to the following conditions:
- A. The proposed 6 foot wood fence *along the western property line shall be constructed of decorative split block masonry or concrete.*
 - B. *The existing cyclone fence that is located on the northern property along the creek shall remain. The cyclone fence will serve to preserve the aesthetic quality of the creek.*
 - C. *The Jehovah's Witness Church shall participate in a good neighbor program that involves the the formation of a committee comprises of church members and adjacent neighbors. This committe shall meet on a regular basis to discuss circulation related safety issues and solutions.*
 - D. *The church shall provide the neighbors the name of a contact person should any of the neighbors have questions or complaints regarding church activities.*


CHAIRPERSON

ATTEST:


SECRETARY TO PLANNING COMMISSION

P95-027

RESOLUTION NO. 1783**ADOPTED BY THE SACRAMENTO PLANNING COMMISSION****ON DATE OF JUNE 22, 1995****A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A VARIANCE TO ALLOW SIGNAGE IN EXCESS OF THE MAXIMUM SQUARE FOOTAGE ALLOWANCE FOR PROPERTY LOCATED AT 3333 DEL PASO BOULEVARD (P95-027) (APN: 252-0321-034)**

WHEREAS, the City Planning Commission on June 22, 1995 held a public hearing on the request for approval of a variance to allow a 27 square foot sign which exceed the maximum size fence allowable (16 square feet) by 11 square feet for property located at the above described location;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The variance to allow a 27 square foot monument sign is hereby approved based upon the following findings of fact:

A. Granting the variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances.

-
- B. The size of the proposed sign is proportionate to the size of the parcel and the scale of the building.

Linda Myers

CHAIRPERSON

ATTEST:

Suzanne Alvestad

SECRETARY TO PLANNING COMMISSION

P95-027

RESOLUTION NO. 1781

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF JUNE 22, 1995

**A RESOLUTION ADOPTING A
MITIGATION MONITORING PLAN
FOR SPECIAL PERMIT AND
VARIANCES FOR A CHURCH
(P95-027) FOR PROPERTY
LOCATED AT 3333 DEL PASO
BLVD.
(APN:252-0321-034)**

WHEREAS, the City Planning Commission on June 22, 1995, held a public hearing on the request for approval of a Special Permit for property located at the above described location;

WHEREAS, the above described project has been given a Negative Declaration by the Environmental Coordinator;

WHEREAS, the proposed Negative Declaration finds that the proposed project will not have a significant effect on the environment because mitigation measures have been added to the project;

WHEREAS, in accordance with Section 21081.6 of the California Public Resources Code, the City of Sacramento requires that a Mitigation Monitoring Plan be developed for implementing mitigation measures as identified in the Initial Study for the project; and

WHEREAS, the applicant for the project has agreed to the provisions of the Mitigation Monitoring Plan as indicated on the Agreement contained in the attached Mitigation Monitoring Plan (Exhibit 3-C).

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Mitigation Monitoring Plan for the proposed project (P95-027) be approved and adopted as shown in the attached Mitigation Monitoring Plan (Exhibit 3-C) dated May 8, 1995.



CHAIRPERSON

ATTEST:

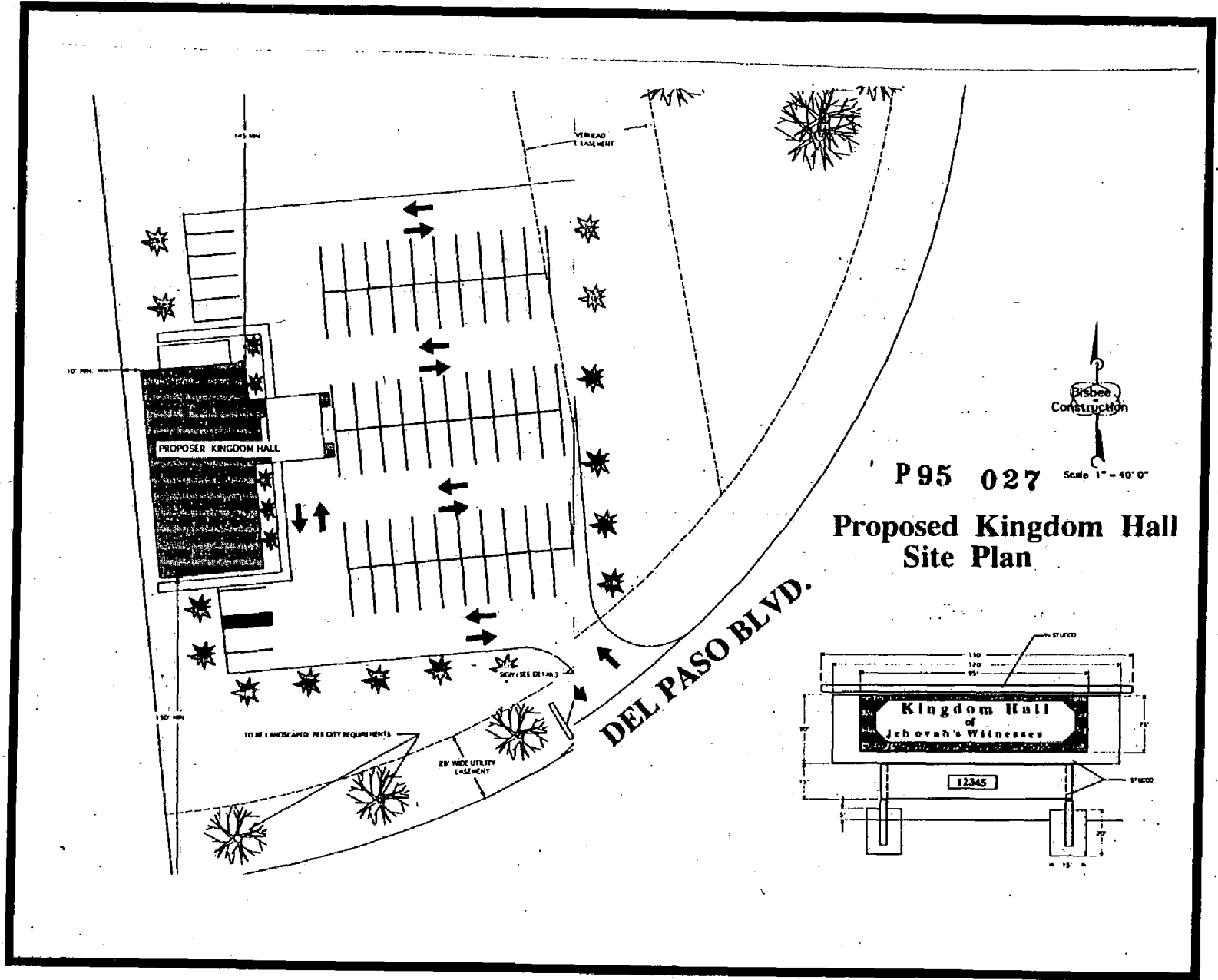


SECRETARY TO PLANNING COMMISSION

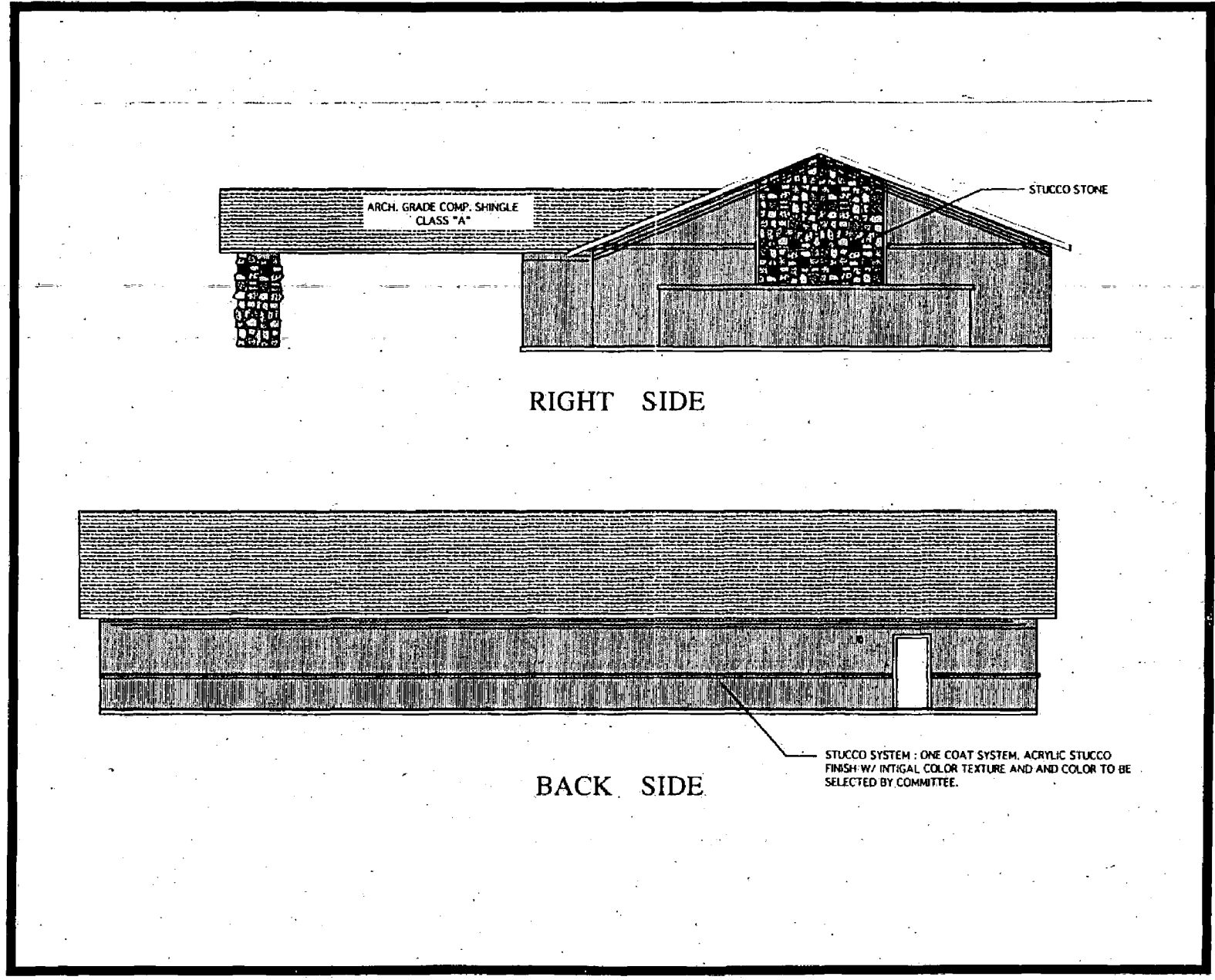
EXHIBIT 3-A

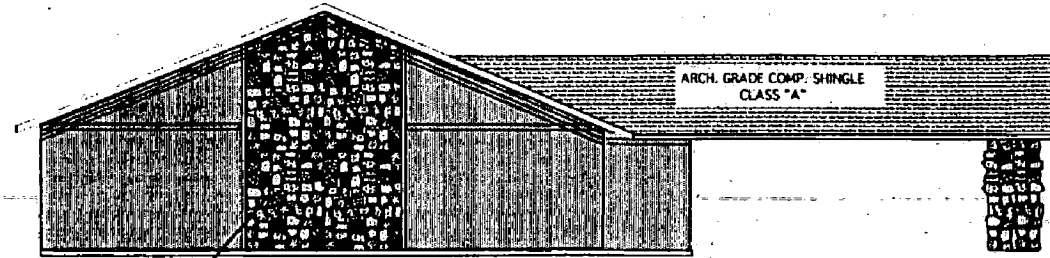
JUNE 22, 1995

P95-027

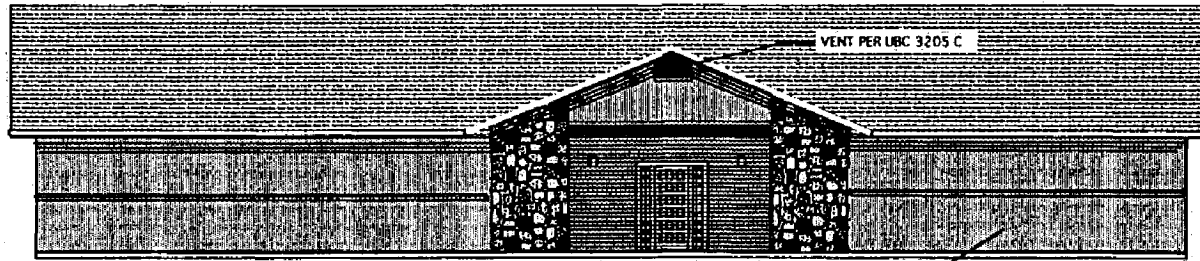


SITE PLAN





LEFT SIDE



FRONT SIDE

STUCCO SYSTEM : ONE COAT SYSTEM, ACRYLIC STUCCO
FINISH W/ INTIGAL COLOR TEXTURE AND AND COLOR TO BE
SELECTED BY COMMITTEE.

P95-027

June 22, 1995

ITEM #8
Page 24

Recording
Not
Required

MITIGATION MONITORING PLAN

FOR

Jehovah's Witness/ P95-027

**Type of Environmental Document:
Negative Declaration**

**Prepared By:
City of Sacramento Planning Division**

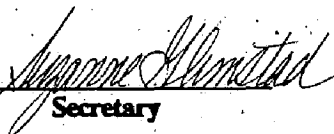
**Date:
May 8, 1995**

**Adopted By:
City of Sacramento, Planning Commission**

Date:

6-22-95

Attest:


Secretary

**CITY OF SACRAMENTO
MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Planning Division, 1231 I Street, Suite 200, Sacramento, CA 95814, (916) 264-5604, pursuant to CEQA Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name and/or File Number: Jehovah's Witness Church, P95-027
Applicant - Name: Glenn Happel
Address: 1751 Glenrose Avenue, Sacramento CA 95815
Project Location / Legal description of Property (if recorded):

3333 Del Paso Boulevard

SECTION 2: GENERAL INFORMATION

The project as approved includes ## (#) mitigation measures. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within Attachment A of the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the proposed Jehovah's Witness Church.

SECTION 3: PLAN COMPONENTS

Plant Life

Mitigation Measures: Tree protection measures.

- A. Trees numbered 1, 2, 3, 4, 5, 6, 7, 8, 29, 31, 32, 34, and 35 shall be preserved with no allowance for removal. The trees to be saved shall be shown on the improvement plans for the subdivision and on the project plans submitted for Building Permits. A Certified Arborist should be consulted during the preliminary drawing stages so the plan is in keeping with the tree preservation measures.

- B. Six foot high chain link fencing shall be installed around the dripline of all trees to be saved, prior to the commencement of any work on the site. No surface or grade changes, parking of vehicles, installation of incompatible landscaping, trenching for utility or irrigation lines, or storage of materials shall occur within the dripline of these trees except as provided below in these mitigation measures or as provided in any subsequent mitigation plan prepared by a certified arborist for a project at the site. The subsequent mitigation plan must be approved by the City Arborist. Any tree roots greater than two inches in diameter that are encountered during site development shall require approval of a certified arborist prior to cutting. These trees and protective measures shall be noted on the grading and improvement plans for the proposed project and on project plans submitted for Building Permits.

-
- C. If there are any trees that are to be transplanted, they shall be shown on the improvement plans for the proposed project and on the project plans submitted for Building Permits. The trees to be transplanted shall be placed in a location and shall be provided with irrigation/landscape improvements, as approved by the City Arborist. Transplanting work shall be performed during the months of November through February.
- D. New landscaping under the existing and/or transplanted Oak trees shall be carefully planned to avoid excess soil moisture. Drought tolerant plants that are compatible with Oak trees shall be specified. The landscaping plan shall be subject to the review and approval of the City Arborist prior to the issuance of a final map.
- E. Trees numbered 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 30, 33, 36, and 37 can be saved or removed at the developers discretion. However, if the developer elects to remove these trees, the replacement shall be inch per inch. Therefore, for every inch of tree removed, an equal amount of tree circumference shall be planted. For the sake of discussion, a 15 gallon tree has a one inch circumference.
- F. The replacement trees are to be planted in addition to the trees that will be required to be planted in the project site to meet the requirements of the Parking Lot Shading Ordinance.
- G. Should planting space pose a problem, fewer but larger trees may be planted, subject to approval of the City Arborist.
- H. Replacement trees shall be shown on the improvement plans for the subdivision and on the project plans submitted for building permits. The developer shall create a tree planting plan showing all replacement trees to be located on site. These replacement trees shall be above and beyond any other trees required by City Codes and Ordinances. All trees shall be indicated on the planting plan and shall be provided with irrigation/landscape improvements as approved by the City Arborist. If all replacement trees cannot be feasibly located within the project site, the remaining replacement trees shall be delivered, by the applicant, to the City Tree Nursery.
- I. If utilities must be installed within the driplines of any of the trees protected by the construction barriers, horizontal boring shall be permitted. No trenching shall occur within the driplines of these trees.

Entity Responsible for Ensuring Compliance:

Department of Public Works, City of Sacramento
Department of Planning and Development, City of Sacramento
City Attorney's Office, City of Sacramento

Monitoring Program:

Prior to issuance of a Notice to Proceed by the Public Works Department, and prior to issuance of any Building Permit by the Building Division, the applicant shall execute an agreement as described above and subject to approval by the City Attorney. The two Entities shall be provided with an executed copy of this agreement prior to issuance of the Notice To Proceed or issuance of any Building Permits.