

APPROVED
BY THE CITY COUNCIL

APR 17 1990

OFFICE OF THE
CITY CLERK

appeal approved
4.4
4.7
4.3
4.1

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

March 20, 1990

City Council
Sacramento, California

CONTINUED

BUILDING INSPECTIONS
916-449-5716

FROM 3-20-90

Honorable Members In Session:

TO 4-3-90

PLANNING
916-449-5604

SUBJECT: APPEAL OF THE PLANNING COMMISSION'S APPROVAL OF A SPECIAL PERMIT TO ESTABLISH A 200-SEAT CHURCH (P89-278)

LOCATION: 428 Rimmer Avenue

SUMMARY

The application is for a Special Permit to allow a 200-seat church on a .93± acre site zoned R-1, Single Family. The request was approved by the Planning Commission without opposition. However, an appeal of this action has been filed by neighboring residents/property owners.

BACKGROUND

The subject site was given approval in 1986 for a 70-seat church; however, that church was never constructed. This current request is for a 200-seat church. Planning staff reviewed the application and recommended approval based on the following findings;

1. Churches are allowed in residential neighborhoods. The required Special Permit allows the City to determine if a specific location is appropriate and to apply conditions to insure continued compatibility.
2. The proposed Rimmer Avenue location was reviewed by the City's Transportation Division and found to be acceptable based on the size of the church proposed.
3. Adequate parking is provided on-site.
4. The smaller size of the church allows for a design which can blend in to the street facade.

At the Planning Commission hearing on January 11, 1990, there was no opposition to the project, and the Commission voted to approve the Special Permit. However, an appeal was filed by neighbors of the church site (see petition attached to the appeal). The

CONTINUED
FROM 04-03-90 CONTINUED
TO 04-10-90 FROM 04-10-90
TO 04-17-90

appeal cites concerns over noise and traffic. Both these issues were considered by staff and found not to be a problem.

VOTE OF THE PLANNING COMMISSION

On January 11, 1990, the Planning Commission voted seven ayes, two absent to approve the Special Permit.

FINANCIAL DATA

Not applicable.

MBE/WBE EFFORTS

Not applicable.

POLICY CONSIDERATIONS

Not applicable.

RECOMMENDATION

The Planning Commission and Planning staff recommend the City Council deny the appeal based on the attached findings.

Respectfully submitted,



MICHAEL M. DAVIS
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

Contact Person:
Art Gee, Principal Planner
(916) 449-5604

District No. 1
March 20, 1990

MMD:AG:vr
P89-278.CC
Attachments

APPEAL OF HAZEL LAY AND TED ORTIZ
vs. CITY OF SACRAMENTO PLANNING
COMMISSION'S APPROVAL OF A
SPECIAL PERMIT TO CONSTRUCT A
200-SEAT CHURCH AT 428 RIMMER AVENUE
IN THE R-1 ZONE (P89-278)

Notice of Decision
and
Findings of Fact

At its regular meeting of March 20, 1990, the City Council heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Council denied the appeal based on the following findings:

1. The project, as conditioned, is based upon sound principals of land use, in that the proposed 200-seat church is compatible with the surrounding residential uses.
2. The project, as conditioned, will not be detrimental to the public safety or welfare, nor result in the creation of a nuisance, in that:
 - a. Adequate off-street parking and landscaping is provided;
 - b. A masonry wall is provided to buffer neighboring residential uses; and
 - c. The location has been reviewed by the City's Transportation Division and found to be acceptable.
3. The proposed project is consistent with the General Plan and 1988 South Natomas Community Plan which designate the site Low Density Residential. Church uses are an integral element in residential neighborhoods.

MAYOR

ATTEST:

CITY CLERK

P89-278

CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" STREET, SACRAMENTO, CA 95814

PLANNING
ROOM 200 449-5604

APPEAL OF THE DECISION OF THE
SACRAMENTO CITY PLANNING COMMISSION

DATE: 1/22/90

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning Commission on January 11, 1990 (hearing date), project # P 89-278,

when:
Special Permit For Church
Variance For _____
"R" Review For _____
OTHER _____ For _____

was: X Granted / _____ Denied by the City Planning Commission

GROUNDS FOR APPEAL: (explain in detail)

ALL RESIDENCE OR NEIGHBORHOOD OBJECT TO A CURCH IN THE MIDDLE OF THE BLOCK
NEIGHBORHOOD OBJECTS TO EXTRA NOISE AND TRAFFIC ON SUNDAY ECT,
ATTACHED IS PETITION: (SIGNATURES OF RIMMER AVE)

WE BELIEVE THE LOCATION OF A CURCH AT 428 RIMMER WILL HAVE AN ADVERSE
EFFECT ON THE POTENTIAL PROPERTY VALUES IN OUR AREA.
PROPERTY LOCATION: 428 Rimmer Ave.

APPELLANT: TED ORTIZ and HAZEL LAY (print) PHONE # _____
925-1883 924-9160
ADDRESS: Rimmer Ave

APPELLANT'S SIGNATURE: [Handwritten Signatures]
THIS BOX FOR OFFICE USE ONLY

Filing Fee: _____ by Applicant: \$105.00 X by 3rd Party \$ 60.00
Received By: [Signature] Date: 1-22-90
Distribute Copies To: MVD AG WW SG
RT (original & receipt)
P# 89-278 Forwarded to City Clerk On: _____

Rimmer Ave. dead ends from Northgate Blvd to the levy, traffic which comes down this street must turn around and go back out, which makes double the traffic. We have many elderly persons living here, one gentleman living adjacent to 428 Rimmer Ave. who is 89, and in very poor health and such Sunday morning and evening traffic would be very disturbing to him as well as too the rest of the residence on this St. We would be denied comfortable use of our driveways and our homes and to force an establishment on us which would seat 200 people would be very bad. This would mean 400 trips twice a day each Sunday, or 800 trips each Sunday only. Many will be forced to sell their homes. WE now have at least SIX churches in a one mile radius

How many is enough? North Sacramento is improving its image considerably, however ^{we} do feel that allowing another church on a street zoned for single family dwellings will certainly have an adverse impact on the environment, and will have an adverse effect on *THE* potential property values in this area as well as an adverse effect on our health and our rights to peaceful enjoyment of our homes.

WE OBJECT TO A CHURCH BEING LOCATED IN THE MIDDLE OF THE BLOCK.

WE OBJECT TO THE NOISE AND ADDITIONAL TRAFFIC.

(THERE IS ALREADY A BOTTLENECK OR TRAFFIC OVER LOAD ON RIMMER AVE.)

Signatures of residence within 300' of property located at 428 Rimmer Ave.
who wish to file an appeal of the decision of the Sacramento City Planning
Comission for project #89-278..

Barbara Jean Rappley	517 Rimmer	Sa. Ca.	95834
Catherine Madeiros	517 Rimmer	Sa. Ca.	95834
Danny Rillo	519 Rimmer	Sacto CA	95834
Marcia Henry	3300 Northgate	Sac Ca	95834
Bernice M. Everett	3418 Northgate	Sac Ca	95834
Messia Keynotes	411 Rimmer Ave	Sacto	95834
Cecilia Franco	416 Rimmer Ave	Sac	95834
Geraldine Coyster	414 Rimmer Ave		95834
Clara F. Mitchell	415 Rimmer Ave		95834
Mayell Gray	437 Rimmer Ave		95834
Chelle Smedley	419 Rimmer Ave		95834
Charles Campbell	429 Rimmer Ave		95834
Patricia Kappa	425 Rimmer Ave		95834
[Signature]	447 Rimmer Ave		95834
Ante Okesny	447 Rimmer Ave		95834
Naida Guerrero	512 Rimmer Ave	Sacto	95834
Esabana Ortiz	501 Rimmer Ave	SACTO	95834
Joe Antonio Fuentes	440 Rimmer Ave	Sacto	95834
Raymond Thomas	508 Rimmer Ave	Sacto	95834
William Thomas	508 Rimmer Ave	Sacto	95834
Michael Thomas	508 Rimmer Ave	Sacto	95834
Ted C. Ortiz	501 Rimmer Ave	Sacto CA	95834



CITY OF SACRAMENTO

PLANNING & DEVELOPMENT DEPARTMENT

INITIAL FILING FEES & RECEIPT

Planning Division
1231 "I" Street, Suite 200
Sacramento, CA 95814
Tel: (916) 449-5604

Circle Fees for Requested Entitlements

SECTION I - PROCESSING CHARGE

This fee is charged on all applications requiring Planning Commission or City Council Action (except on appeals and planning director's entitlements).

\$280

SECTION II - ENVIRONMENTAL DETERMINATION

Notice of Exemption	\$42
Negative Declaration	150

SECTION III - ENTITLEMENTS

REZONING

Rezoning / Prezoning	\$1,095
Plan Amendments	1,035

SUBDIVISION MAP FEE

Fast Track	\$670+
# of parcels _____ x \$10	_____
Tentative Map	805+
# of parcels _____ x \$10	_____
Tentative Map with Sub Mod	875+
# of parcels _____ x \$10	_____
Lot Line Adjustment	140
Time Extension	470
Post Subdivision Mod	735

PLANNED UNIT DEVELOPMENT

PUD	\$1,585
Amend PUD Guidelines	430
Amend PUD Schematic	1,130

VARIANCE

Planning Commission	\$530
Time Extension (CPC)	170
Planning Director's	305
Time Extension (PD)	70

DEVELOPMENT REVIEW

"R" Review	\$650
Planning Commission Mod	170
Planning Director's Mod	70

PLANNING COMMISSION SPECIAL PERMITS

Major Project	\$1,395
PUD Special Permit	975
All Other Special Permits	685
Condominium Conversions	1,615
Modification	180
Time Extension	170

PLANNING DIRECTOR'S SPECIAL PERMITS

Deep Lot Developments	\$495
Temporary Parking Lot	273
All Other Special Permits	253
Modification	170
Time Extension	70

MISCELLANEOUS ENTITLEMENTS

Street / Alley Abandonment	\$490
Street Name Change	490
Planner Research \$70 x _____ # of hours _____	

APPEAL - THE DECISION OF THE:

	Applicant	3rd Party
Planning Director	\$125	\$40
Environmental Coord.	625	40
Planning Commission	105	60

CITY OF SACRAMENTO

PAID BY

RECEIVED FROM

Hazel Lay

I understand that additional fees may be required if the cost to process the application is greater than the minimum fee and/or if this application involves an existing violation of the zoning ordinance. Also on some applications additional processing charges may be required after the requested entitlements are approved.

(signature)

JAN 22 1990

TOTAL AMOUNT PAID \$ 60.00

Prepared By / Date *J. Corcoran*

CASH CHECK # 3256

File # 889-278

Not Valid Unless Stamped By Department

⑦

Sacramento City Planning Commission VOTING RECORD

MEETING DATE <u>January 11, 1990</u>
ITEM NUMBER <u>17A + 17B</u>
PERMIT NUMBER <u>P 89-278</u>

ENTITLEMENTS

- | | |
|--|--|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input type="checkbox"/> TENTATIVE MAP |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input type="checkbox"/> REZONING | <input type="checkbox"/> LOT LINE ADJUSTMENT |
| <input checked="" type="checkbox"/> SPECIAL PERMIT | <input checked="" type="checkbox"/> ENVIRONMENTAL DET. |
| <input type="checkbox"/> VARIANCE | <input type="checkbox"/> OTHER _____ |

STAFF RECOMMENDATION <input checked="" type="checkbox"/> Favorable <input type="checkbox"/> Unfavorable <u>17C and 17D</u>
<input type="checkbox"/> Correspondence
<input type="checkbox"/> Petition

LOCATION <u>428 Summer Ave.</u>

SUPPORTERS

NAME	ADDRESS

OPPOSITIONS

NAME	ADDRESS

MOTION #	MOTION			
	Yes	No	Motion	Second
BECERRA	✓			
CHINN	✓			
GASTON	✓			
HOLLICK	✓			
HOLLOWAY	<u>absent</u>			
NOTESTINE	✓		✓	
ROSEN	<u>absent</u>			
YEE	✓			✓
OTTO	✓			

- | | |
|--|---|
| <input type="checkbox"/> TO APPROVE | <input type="checkbox"/> TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO DENY | <input type="checkbox"/> TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL |
| <input checked="" type="checkbox"/> TO APPROVE SUBJECT TO COND & BASED ON FINDINGS OF FACT IN STAFF REPORT | <input checked="" type="checkbox"/> TO RATIFY NEGATIVE DECLARATION |
| <input type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO CONTINUE TO _____ MEETING |
| <input type="checkbox"/> INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE | <input type="checkbox"/> OTHER _____ |

PLANNING AND DEVELOPMENT

CITY PLANNING COMMISSION
 1231 'I' STREET, SUITE 200, SACRAMENTO, CA. 95814

APPLICANT	<u>Wallace Carruth, 1224 Greenlea Ave, Sacramento, CA 95833</u>		
OWNER	<u>Khouna Pau Lee, 2374 Traction Ave, Sacramento, CA 95815</u>		
PLANS BY	<u>Richard Bisbee, 15267 Meadow Dr, Grass Valley, CA 95945</u>		
FILING DATE	<u>07-27-89</u>	ENVIR.DET	<u>Negative Declaration</u> REPORT BY: <u>Cl:er</u>
ASSESSOR'S PCL. NO.	<u>250-0240-009</u>		

APPLICATION: A. Negative Declaration.

B. Special Permit to develop a 3,832 square foot, 200 seat church on 0.93± vacant acres in the Standard Single Family Residential (R-1) zone.

LOCATION: 428 Rimmer Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 200 seat church.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1988 South Natomas Community	
Plan Designation:	Low Density Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	25'	95'
South: Single Family; R-1	Side(East):	5'	55'
East: Single Family; R-1	Side(West):	5'	38'
West: Single Family; R-1	Rear:	15'	110'

Parking Required:	33 spaces
Parking Provided:	52 spaces
Property Dimensions:	142' x 287'
Property Area:	0.93± acres
Square Footage of Building:	3,832 square feet
Height of Building:	16 feet, 1 story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Wood Siding
Roof Material:	Composition Shingles
Number of Fixed Seats:	200

(9)

BACKGROUND INFORMATION: On September 11, 1986, the Planning Commission approved a special permit to allow a 2,560 square foot church containing 70 seats. This church was never constructed and the lot remains vacant.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.93+ vacant acres in the Standard Single Family (R-1) zone. The General Plan designates the site Low Density Residential (4-15 du/na). The 1988 South Natomas Community Plan designates the site Low Density Residential (4-8 du/na). The surrounding land use and zoning includes Single Family Residential, zoned R-1, to the north, south, east, and west.

B. Applicant's Proposal

The applicant is proposing to construct a 2, 832 square foot church with 200 seats. The total congregation contains 170 members. This has been split into two parts. Part A contains 81 members and meets on Sundays from 10 am to 12 pm, Mondays from 7:30 pm to 8:30 pm, and Tuesdays from 7:30 pm to 9:30 pm. Part B contains 89 members and meets Sundays from 1 pm to 3 pm, Mondays from 7:30 pm to 8:30 pm, and Thursdays from 7:30 pm to 9:30 pm. There are a few times a year the entire congregation meets at one time.

C. Site Plan Design

The submitted site plan indicates 52 parking spaces. The 200 seat church requires 33 spaces. The site plan indicates the church in the center of the lot with parking around it. Staff suggests the church be pulled forward to approximately a 40 foot front setback. This front setback should be landscaped and the parking located in the rear (see staff's revised site plan Exhibit A). Staff recommends a site plan similar to Exhibit A be used. The revised site plan shall be submitted for Planning Director review and approval prior to issuance of Building Permits. This revised plan has landscaping around the perimeter and a proposed location for a trash enclosure. No trash enclosure was provided on the submitted site plan. If a dumpster is being used, a trash enclosure must be provided. A six foot masonry wall is required along the south, east and west property lines. Currently, a chain link fence is along the front property line. This fence shall be removed. If a fence is to be provided along the front property line, it cannot exceed 3 feet in height and must be set back a minimum of 20 feet at the driveways.

D. Building Design

The elevations indicate wood siding with composition shingles. The front elevation has no openings. It resembles a side of a home. Staff recommends the building be redesigned to have characteristics of a church. There should also be some focal point facing Rimmer that resembles an entrance. Elevations of all four sides of the building shall be provided. These revised elevations shall be submitted for review and approval by the Planning Director prior to the issuance of Building Permits.

E. Signage

The submitted plans do not indicate any proposed signage. Any signs must meet the requirements of the Sign Ordinance which allows one identification sign and one bulletin board not to exceed a total of 16 square feet.

F. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Services, Building Inspections, Building Inspections - Fire, and the Sacramento Housing and Redevelopment Agency. The following comments were received:

Traffic Engineering

1. There is 20 feet of maneuvering depth required for 60 degree parking.
2. The entrance of the driveway is to align with the aisle.

Engineering Development Services

The plans do not show existing Public Improvements. Our records show standard street Improvements have been constructed. A driveway permit is required with the location to the satisfaction of the Traffic Engineer.

Sacramento Housing and Redevelopment Agency

Increased traffic and parking problems are the major concerns regarding this project. The number of parking spaces to the number of seats does not seem to be adequate. This would most likely result in a number of cars parking along the street.

The location of the church in the middle of the "block" seems inconsistent with the neighborhood. If the church were to be located adjacent to commercial uses (i.e. closer to Northgate), the uses would be more consistent/compatible and traffic could be less of a concern (disruption to residential area).

It is difficult for current residential traffic to enter and exit Rimmer from Northgate Boulevard; this would add to the safety concern at that intersection.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that 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 the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur:

- A. Pay the cost (connection fees) of providing water to the site.
- B. Implement standard water conservation measures into the site design.
- C. The City shall not approve the final project building permit until the Land Use Planning Policy EIR is completed and approved (anticipated for December, 1989*).

*It is anticipated that residential projects located in the Sacramento River Levee Flood Failure area will not receive final project building permits until June, 1990. In the event the Land Use Policy is adopted (anticipated for December, 1989) the growth limitations of the policy will further prevent issuance of final project building permits until June, 1990 (or when decision makers determine it is appropriate to allow building to proceed).

- D. The applicant shall comply with all applicable mitigation measures imposed by the Land Use Planning Policy EIR prior to final project approval. The applicant is aware that applicable mitigation measures could substantially alter the proposed project and require additional future environmental review prior to the issuance of a City building permit.
- E. A 6 foot high solid masonry wall shall be erected along the property lines abutting residential uses or zoning.

(11)

- F. All exterior lighting will be directed away from or properly shaded to eliminate light and glare onto surrounding residential property or on-coming traffic.
- G. The City shall not approve the final project building permit until the General Plan is amended to exclude areas designated A99 Flood Hazard zone from areas considered "subject to unreasonable risk of flooding."

However, if the proposed flood policy and General Plan Amendment are not approved the proposed project must be reevaluated prior to issuance of the final building permit to determine the level of significance of flood hazards associated with the project and to re-issuance of mitigation measures to address the identified impact.

- H. Participate in a Facilities Benefit Assessment (FBA) District or other fair and appropriate financing mechanisms to be formed to finance needed public infrastructure and community facilities in South Natomas. The exact amount of dollar participation by the Facilities Benefit Assessment District for each of the improvements will be specified at the time that the District is formed.
- I. Implement SMUD's Conservation Load Management Measures.
- J. Pay for any internal or trunk line connections to the existing sewer system to the satisfaction of the Regional Sanitation District No. 1.
- K. Pay the one-time assessment to Reclamation District 1000.
- L. Cease construction if at any time during construction artifacts are discovered until a qualified archaeologist can examine the find and recommend preservation or possible mitigation if the find is significant.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

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

- A. Ratify the Negative Declaration.
- B. Approve the special permit to allow the church subject to conditions and based upon findings of fact which follow.

Conditions

1. The applicant shall submit a revised site plan similar to Exhibit A for review and approval of the Planning Director prior to issuance of Building Permits.
2. If a dumpster is used a trash enclosure must be provided. This enclosure must meet the requirements of the Zoning Ordinance.

3. Revised elevations of all sides of the building shall be submitted for review and approval of the Planning Director prior to issuance of Building Permits, including a focal point at the front of the church and the building having a church-like appearance.
4. All signage shall meet the requirements of the Sign Ordinance.
5. The seating in the church shall be limited to 200.
6. The applicant shall comply with the mitigation measures of the Negative Declaration which include:

- a. Pay the cost (connection fees) of providing water to the site.
- b. Implement standard water conservation measures into the site design.
- c. The City shall not approve the final project building permit until the Land Use Planning Policy EIR is completed and approved (anticipated for December, 1989*).

*It is anticipated that residential projects located in the Sacramento River Levee Flood Failure area will not receive final project building permits until June, 1990. In the event the Land Use Policy is adopted (anticipated for December, 1989) the growth limitations of the policy will further prevent issuance of final project building permits until June, 1990 (or when decision makers determine it is appropriate to allow building to proceed).

- d. The applicant shall comply with all applicable mitigation measures imposed by the Land Use Planning Policy EIR prior to final project approval. The applicant is aware that applicable mitigation measures could substantially alter the proposed project and require additional future environmental review prior to the issuance of a City building permit.
- e. A 6 foot high solid masonry wall shall be erected along the property lines abutting residential uses or zoning.
- f. All exterior lighting will be directed away from or properly shaded to eliminate light and glare onto surrounding residential property or on-coming traffic.
- g. The City shall not approve the final project building permit until the General Plan is amended to exclude areas designated A99 Flood Hazard zone from areas considered "subject to unreasonable risk of flooding."

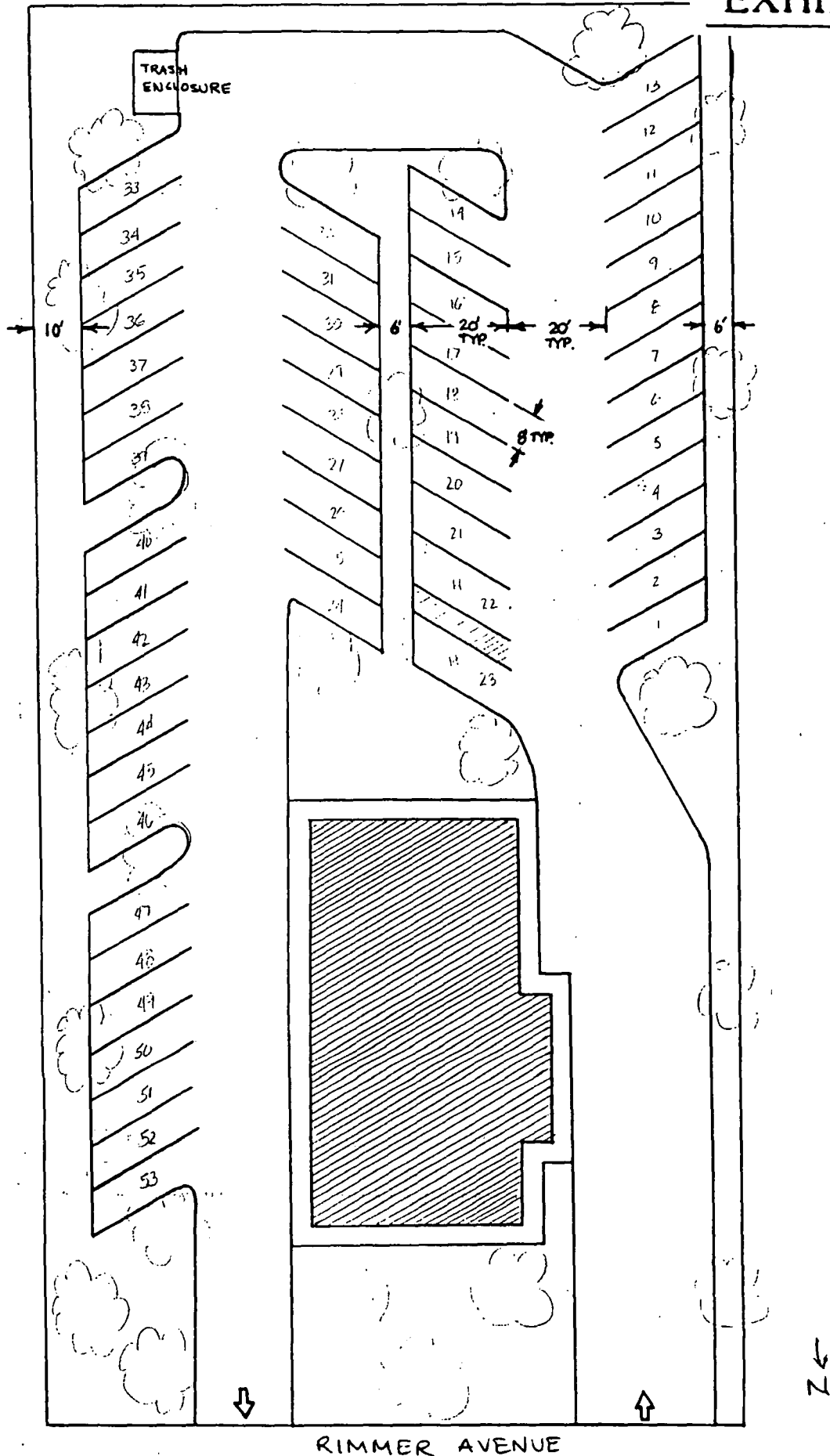
However, if the proposed flood policy and General Plan Amendment are not approved the proposed project must be reevaluated prior to issuance of the final building permit to determine the level of significance of flood hazards associated with the project and to re-issuance of mitigation measures to address the identified impact.

- h. Participate in a Facilities Benefit Assessment (FBA) District or other fair and appropriate financing mechanisms to be formed to finance needed public infrastructure and community facilities in South Natomas. The exact amount of dollar participation by the Facilities Benefit Assessment District for each of the improvements will be specified at the time that the District is formed.

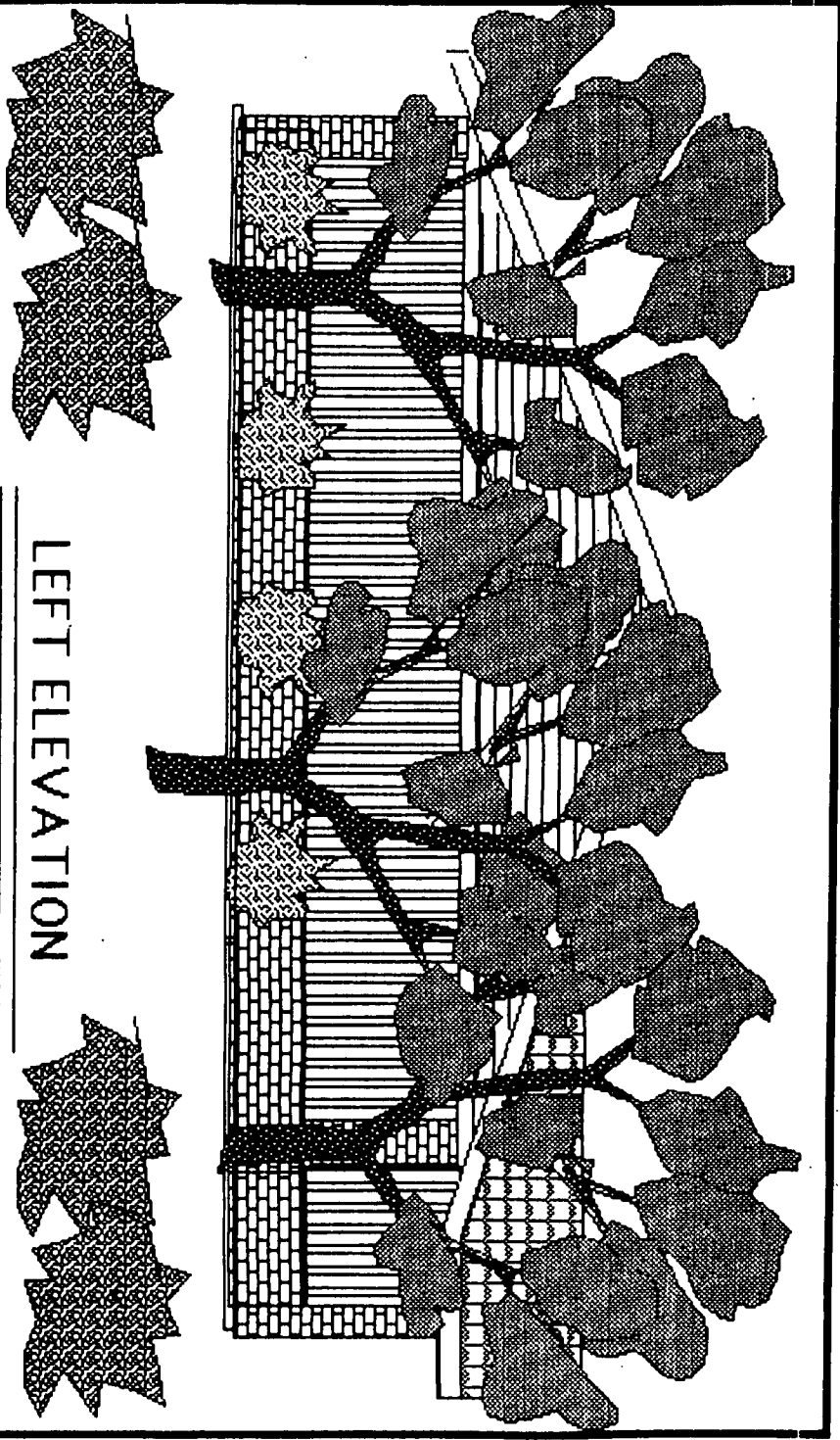
- i. Implement SMUD's Conservation Load Management Measures.**
- j. Pay for any internal or trunk line connections to the existing sewer system to the satisfaction of the Regional Sanitation District No. 1.**
- k. Pay the one-time assessment to Reclamation District 1000.**
- l. Cease construction if at any time during construction artifacts are discovered until a qualified archaeologist can examine the find and recommend preservation or possible mitigation if the find is significant.**

Findings of Fact

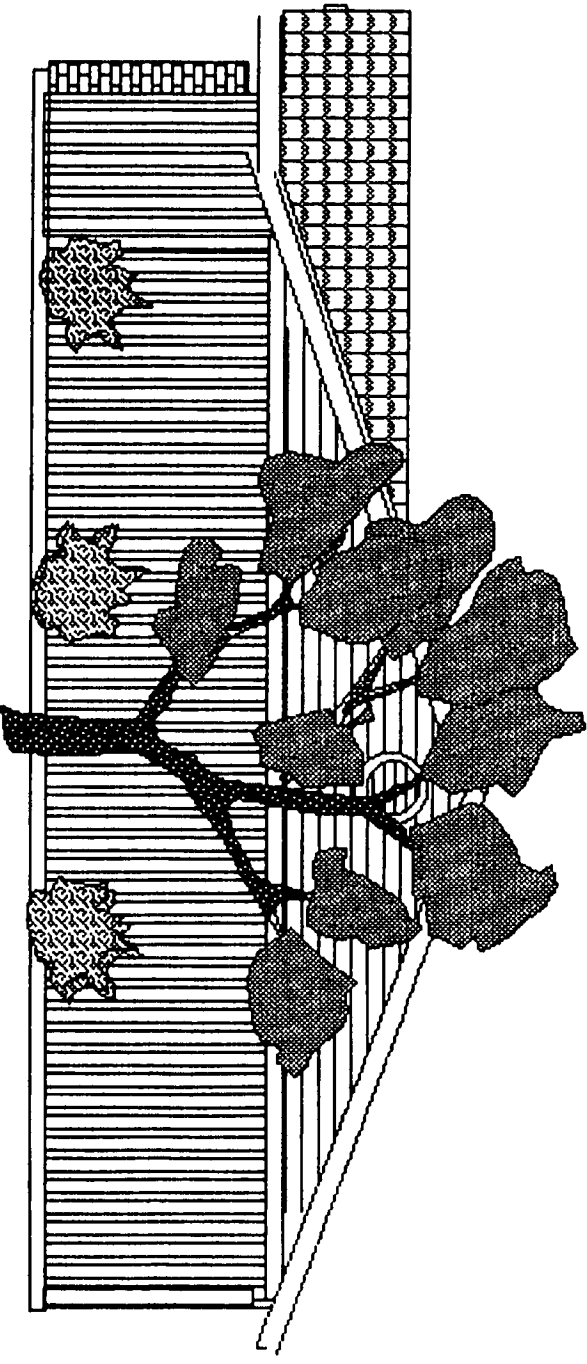
- 1. The project, as conditioned, is based upon sound principles of land use, in that the proposed church is compatible with the surrounding residential uses.**
- 2. The project, as conditioned, will not be detrimental to the public safety or welfare, nor result in the creation of a nuisance, in that:**
 - a. adequate off-street parking and landscaping is provided; and**
 - b. a masonry wall is provided to buffer neighboring residential uses.**
- 3. The proposed project is consistent with the General Plan and 1988 South Natomas Community Plan which designate the site Low Density Residential.**



STAFF REVISED SITE PLAN



LEFT ELEVATION



RIGHT ELEVATION

SCALE = 1/8" = 1'-0"

DATE 12/16/89

KINGDOM HILL OF
JEHOVAH'S WITNESSES

REVISED
DRAWN BY: R. BISBEE

END ELEVATION SHEET

289-278

1-11-90 (20)

Mem # 17



APPLICATION AND ENVIRONMENTAL QUESTIONNAIRE
(complete two copies)

This document will assist the Planning Division in evaluating the proposed project and its potential environmental impacts. Complete and accurate information will facilitate the environmental assessment review and minimize future requests for additional information. Please contact the Environmental Section of the Planning Division, 1231 I Street, Room 300, Sacramento, CA 95814 (916) 449-2037 if there are any questions concerning environmental issues. Contact the Current Planning Section, Room 200, at the address listed above, (916) 449-5604 for zoning interpretations.

SUBDIVISION NAME OR PROPOSED COMMON NAME FOR PROJECT: NORTHGATE KINGDOM HALL

PROPERTY OWNER'S NAME: Khona Pau LEE
Mailing Address: 2374 Traction Avenue, Sacramento Zip Code 95815
Telephone: Business () _____ Home (916) 925-1532

APPLICANT'S/AGENT'S NAME: Wallace D CARRUTH
Mailing Address: 1224 Greenlea Av, Sacramento, Ca. Zip Code 95833
Telephone: Business () _____ Home (916) 929-1855
Contact Person's Name: (Applicant) Phone (916) 929-1855

PROJECT SITE INFORMATION **LEGAL DESCRIPTION MUST BE ATTACHED**
Property Address or Location 428 Rimmer Av, Sacramento, Ca 95834
Property Assessor Parcel Number(s) 250-0240-009 Map No 250-24
Property Dimensions: 142' x 307'
Property Area: Square Footage (gross) 43,574 (net) 40,754
Acreage (gross) 1 + (net) .93 acre
Site Land Use: X Undeveloped/Vacant _____ Developed _____ (give bldg. sq. ft.)
Existing Zoning of Project Site: R-1 Proposed Zoning: _____

DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:

	ZONE	EXISTING LAND USE (i.e., residential, commercial, industrial)
North	<u>R-1</u>	<u>Residential</u>
South	<u>R-1</u>	<u>Residential</u>
East	<u>R-1</u>	<u>Residential</u>
West	<u>R-1</u>	<u>Residential</u>

Handwritten initials/signature

FOR OFFICE USE ONLY
P No.: P89278 Date Rec'd: 7-27-89 By: SDI CPC Hearing: 9-14-89
General Plan Design: _____ Rezone _____
Amend To: _____ Tent. Map _____
Com. Plan Area: _____ Spec. Permit ✓
Existing Design: _____ Variance _____
Amend To: _____ Sub. Mod. _____
Other Plan Design: _____ LLA _____
Amend To: _____ Other _____
Environmental Determination: Exempt: _____; Neg. Dec _____; EIR _____; By: _____ Date _____

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PROPOSED BUILDING(S) CHARACTERISTICS

Size of New Structure(s) or Building Addition(s): 3,832 Gross Sq. Ft.

Building Height (Measured from Ground to Highest Point): 16'4" Ft. No. of Floors 1

Height of Other Appurtenances (Excluding Buildings) Measured from Ground to Highest Point (e.g., Antennas, Microwave Equipment, Solar Energy Equipment, Light Pole Standards, etc.)

20 ft. Light Pole Standards

Project Site Coverage:	Building Coverage:	<u>3,832</u>	Sq. Ft.	<u>9.4</u>	%
	Landscaped Area:	<u>9,888</u>	Sq. Ft.	<u>24.3</u>	%
	Paved Surfaced Area:	<u>27,034</u>	Sq. Ft.	<u>66.3</u>	%
	Total:	<u>40,754</u>	Sq. Ft.	<u>100</u>	%

Exterior Building Materials: Wood Siding Roof Materials: Composition Shingles

Exterior Building Colors: Earth Tone

Describe the need and demand for child care services generated by the proposed project and indicate any plans for providing such services in conjunction with the project:

None Needed

[Handwritten signature and initials]

Total Number of Off-Street Parking Spaces: On-Site Required 34 On-Site Proposed: 56

Proposed Off-Site Parking: 0 Include a Signed Lease Agreement or Letter of Agency 1-6 reqs required

Total Number of Bicycle Locker Facilities Proposed: 0 Required: 0

Describe the Type of Exterior Lighting Proposed for the Project (Height, Intensity):
Building: 70 Watt High Press Sodium Parking: 250 Watt High Pressure Sodium
9' High

Estimate Total Construction Cost for Project: \$ 220,000.00

Construction Starting Date: Unknown Estimated Completion Date: 3 Mo

If the Proposal is a Component of an Overall Larger Project, Describe the Phases and Show Them on the Site Plan:

N/A

Does this Proposal include Signage? Yes If yes, explain the following:
Height: 4' Illumination: Small Light
Area: 32 sq ft Type: Conventional
Dimensions: 4'X8' Colors/Materials: Redwood
Locations (On/Off-Site): On Site

22

RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, OR OTHER PROJECT
(IF PROJECT IS ONLY RESIDENTIAL, DO NOT ANSWER THIS SECTION)

Type of Use(s): CHURCH
Oriented to: Regional _____ City _____ Neighborhood X
Hours of Operation: 10 am - 3 pm on Sunday, 7:30 pm to 9:30 pm week nights
Total Occupancy/Capacity of Building(s): 225
Total Number of Fixed Seats: 200
Square Footage of: Building 3,832 sq ft Warehouse Area: None
Office Area: None Loading Area: None
Sales Area: None Storage Area: None
Total Number of Employees: None
Anticipated Number of Employees Per Shift: N/A
Total Number of Visitors/Customers on site at any one time: 40 - 200
Other Occupants (specify): _____

Will the proposed use involve any toxic or hazardous materials or waste (explain):
None

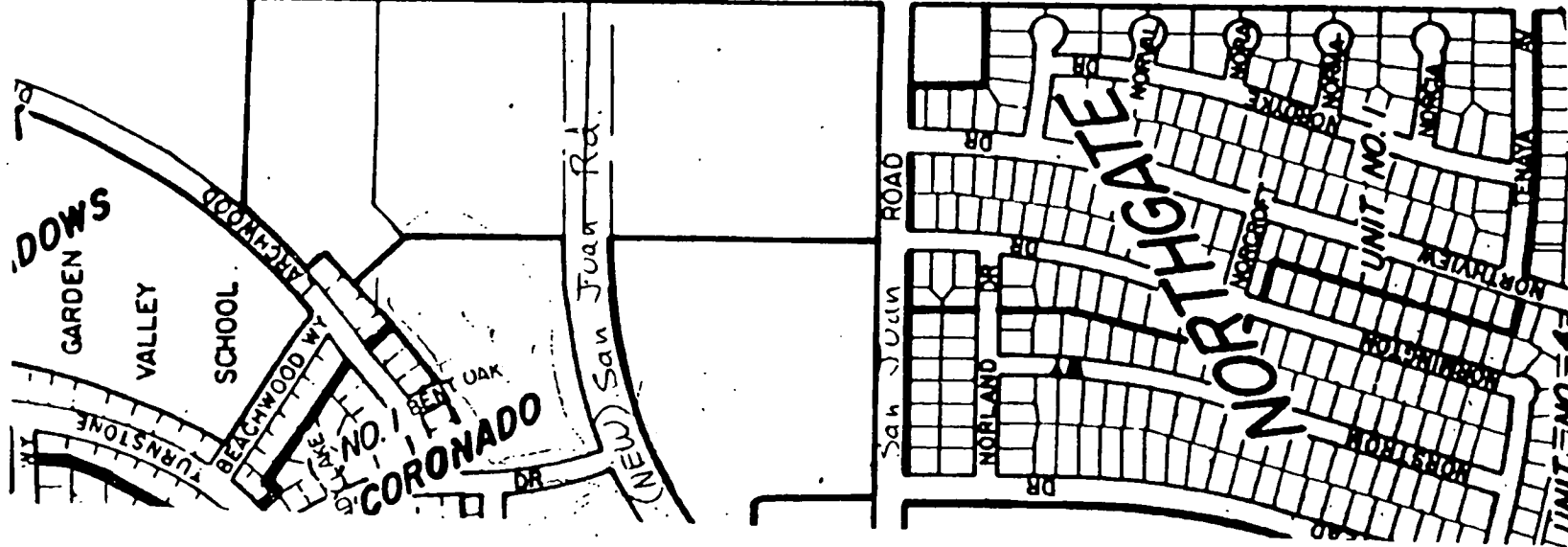
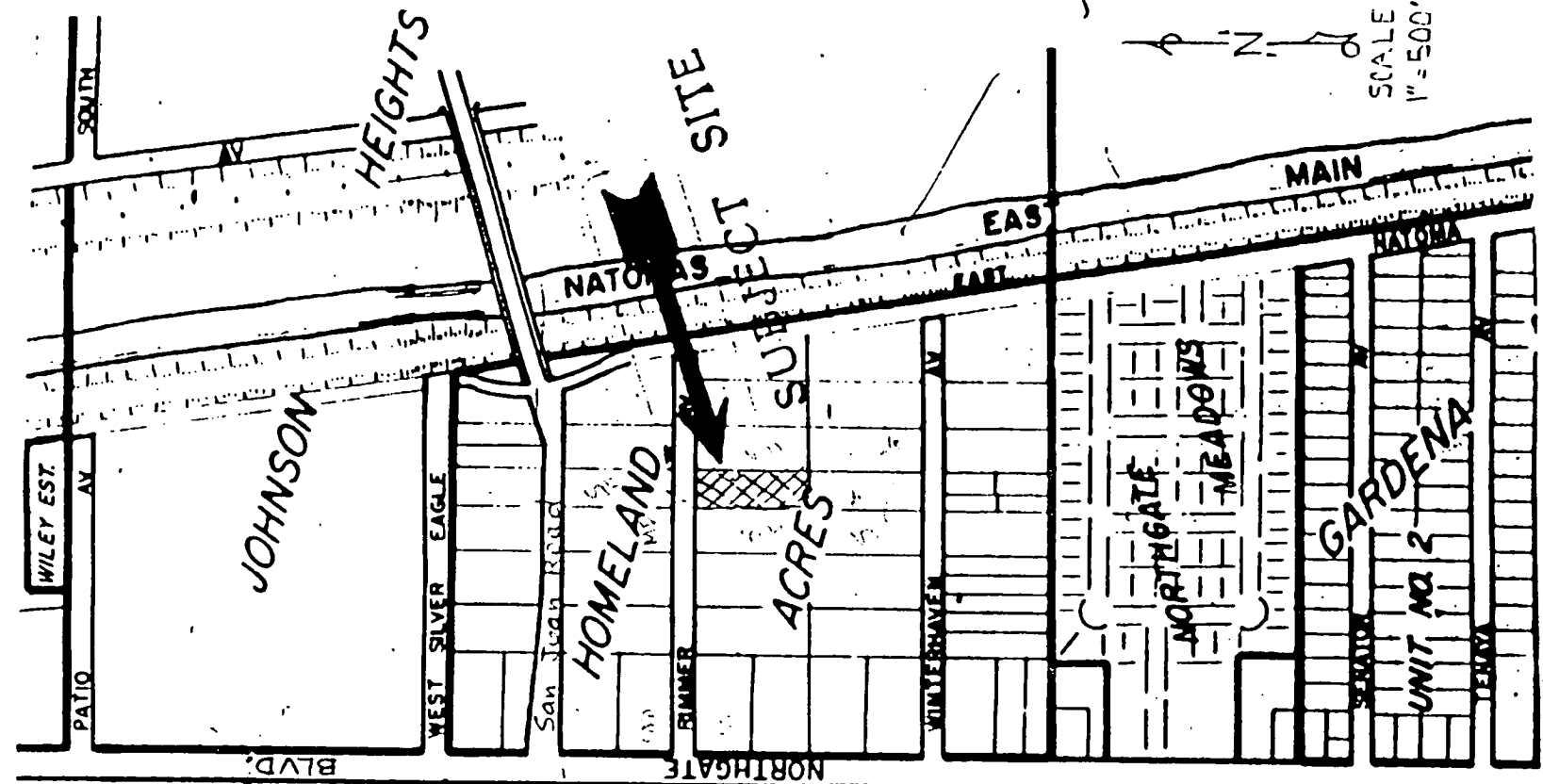
PREVIOUS ENVIRONMENTAL DOCUMENTS

If this project is part of another project for which a Negative Declaration or Environmental Impact Report has been prepared, reference the document below (include date and project number if applicable):

PREVIOUS LAND USE

Explain existing and previous land use(s) of site for last ten years:

Vacant Lot



P89278

VICINITY MAP

1000

A-1

New church means new traffic and noise

Regarding the immediate move to bring North Sacramento into its own and upgrade the many areas which need attention, it is my interest to focus on Gardenland as this seems to be a much overlooked area. And since this has been my home for several years, it is of great concern to me, and I am sure of equal concern to the many families who make their homes here. It would be a pleasure to see Gardenland become a thriving, pleasing and graceful community.

There are several undeveloped lots

in this area and it is my most sincere prayer that if and when these lots are developed the Planning Department will give their most precise attention to the appropriate location of any new buildings.

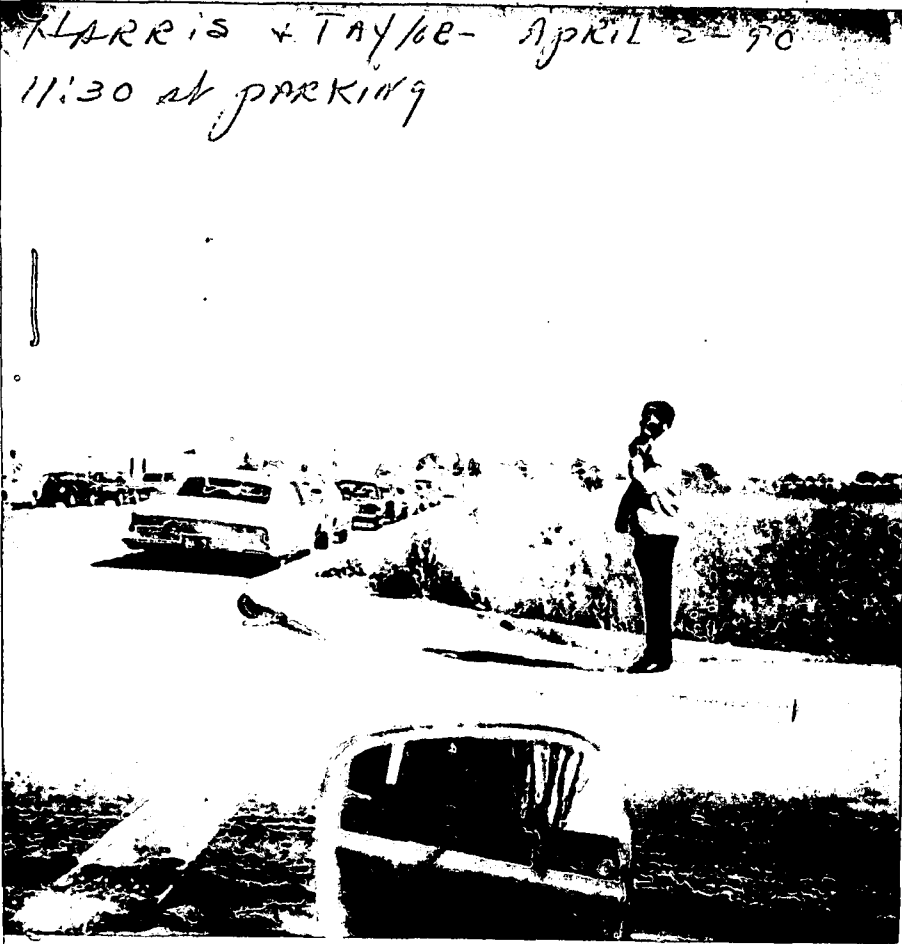
For example, on Rimmer Avenue there is an undeveloped acre in the center of the block. It has come to the attention of the homeowners that a church seating 200 people wants to locate there, in the middle of a block on a dead end street overload with traffic from the Mini Storage and

Goodyear Tire store built on the corner.

We have many senior citizens and very young children who cannot speak for themselves but whose lives would be greatly altered by the vast flood of traffic and noise that a church would bring to this short street. This is certainly an inappropriate location for a church and would have a jarring effect on the neighborhood. (We have no objections to a church being placed on a corner.)

Hazel Lay

HARRIS + TAYLOR - APRIL 2 - 90
11:30 at PARKING



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