

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, November 4, 1998, the Zoning Administrator approved, with conditions a Special Permit Modification to add a gazebo to an existing church on the site for the project known as Z98-117. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: **Zoning Administrator Special Permit Modification** to add a 650 square foot open air gazebo to an existing 2,736 square foot church on 0.62± developed acres in Standard Single Family (R-1) zone.

Location: 713 Claire Ave (D2, Area 4)

Assessor's Parcel Number: 226-0101-053

Applicant: Velma Doris Murphy
P.O. Box 267
Rio Linda, CA 95673

Property Owner: Murphy Family Trust (Robert & Velma Murphy)
6501 Dry Creek Road
Rio Linda, CA 95673

Project Planner: Sandra Yope

General Plan Designation: Low Density Residential (4-15 du/na)
North Sacramento

Community Plan Designation: Residential (4-8 du/na)
Existing Land Use of Site: Church complex
Existing Zoning of Site: Standard Single Family (R-1)

Surrounding Land Use and Zoning:

North: R-1; Vacant
South: R-1; Church and Residential
East: R-1; Residential
West: R-1; Single Family Residential

Property Dimensions: 180 feet x 150 feet
Property Area: 0.62± acres

Z98-117

November 4, 1998

ITEM 1

Square Footage of Buildings:	Sanctuary-	2,736 square feet
	Proposed Gazebo-	650 square feet
	Total-	3,386 square feet
Height of Building:	One story,	11 feet
Exterior Building Materials:	Gazebo-	Steel poles
Roof Materials:	Composition	
Topography:	Flat	
Street Improvements:	Existing	

Project Plans: See Exhibits A and B

Previous Files: P2146 (Special Permit for church)

Additional Information: The applicant is requesting to construct a 650 square foot gazebo in front of the church, but not in any setback area, for outdoor social functions. The gazebo will have steel poles with a composition shingle roof placed on a concrete pad. It will be 27 feet across and eight feet high. No additional seats will be added and no additional parking is required. There will be no outdoor services in the gazebo. Any additions to an existing special permit requires a modification of the original special permit. The proposed gazebo will exceed 10 percent of the previously approved 2,736 square foot building so a major modification is required.

The project has been noticed and staff has not received any calls.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15303(f)}.

Conditions of Approval

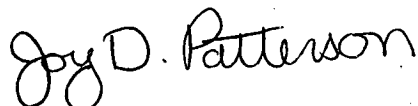
1. There shall be no increase in seats for the church as a result of these modifications.
2. Size and location of the proposed gazebo shall conform to the plans submitted.
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. The use of the gazebo shall be limited to social occasions and occasional lunches. The area is **never to be used** for outdoor services.
5. Any other changes or additions shall require additional Planning review and approval.

Findings of Fact:

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

that the proposed modification will not substantially alter the characteristics of the site or the surrounding residential neighborhood.

2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. adequate parking and landscaping will be provided;
 - b. no additional seats will be added to the church;
 - d. the proposed project will meet all setback requirements.
3. The project is consistent with the General Plan and North Sacramento Community Plan which designate the subject site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively. Churches are allowed in residential zones with a Special Permit.

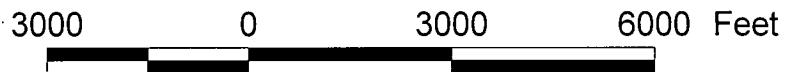
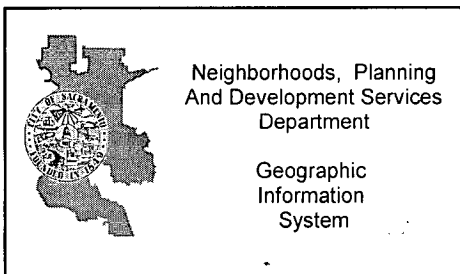
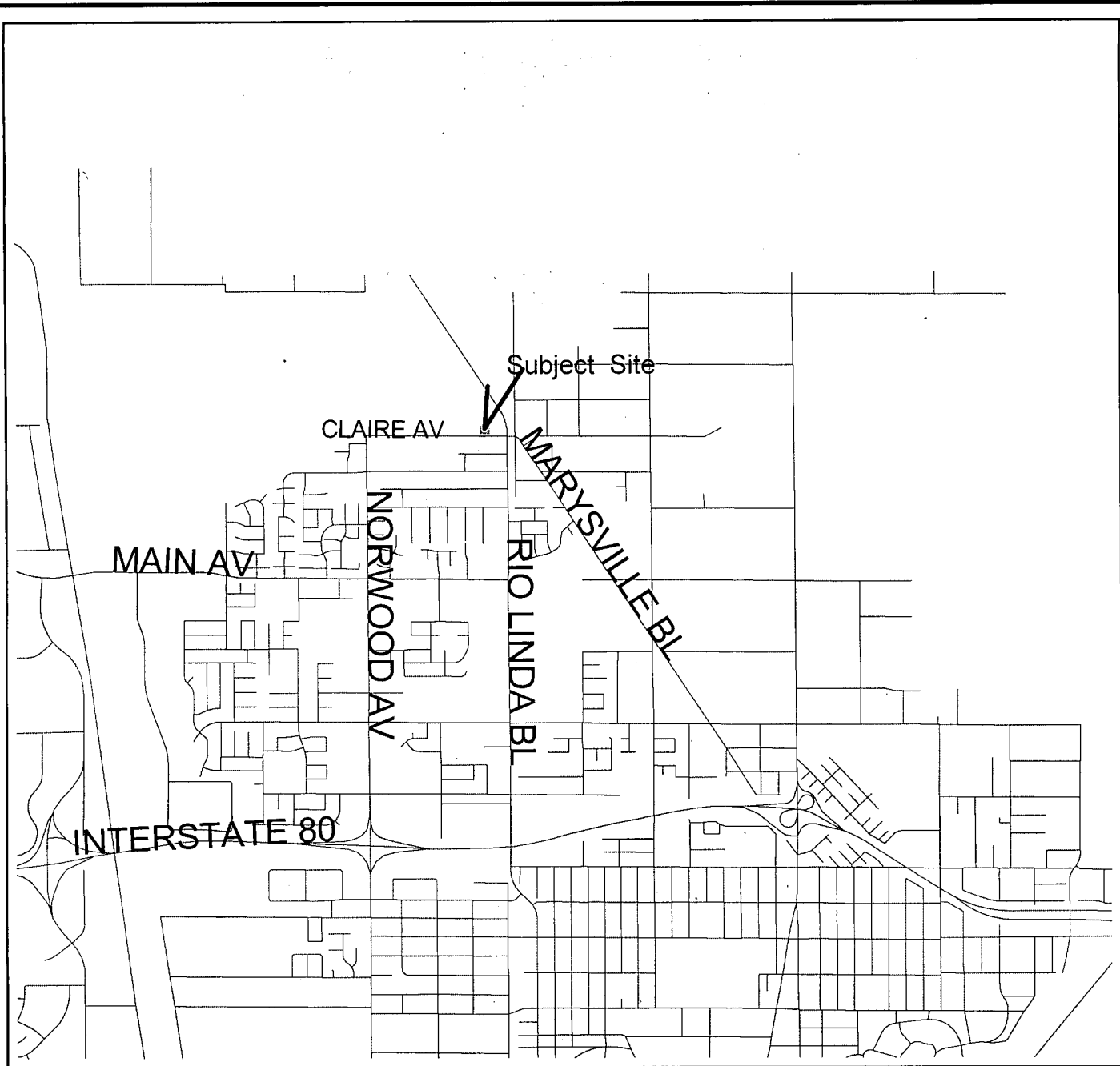


Joy D. Patterson
Zoning Administrator

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

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

cc: File Applicant ZA Log Book



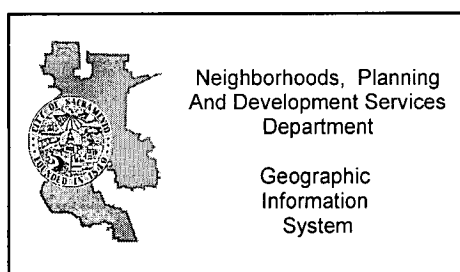
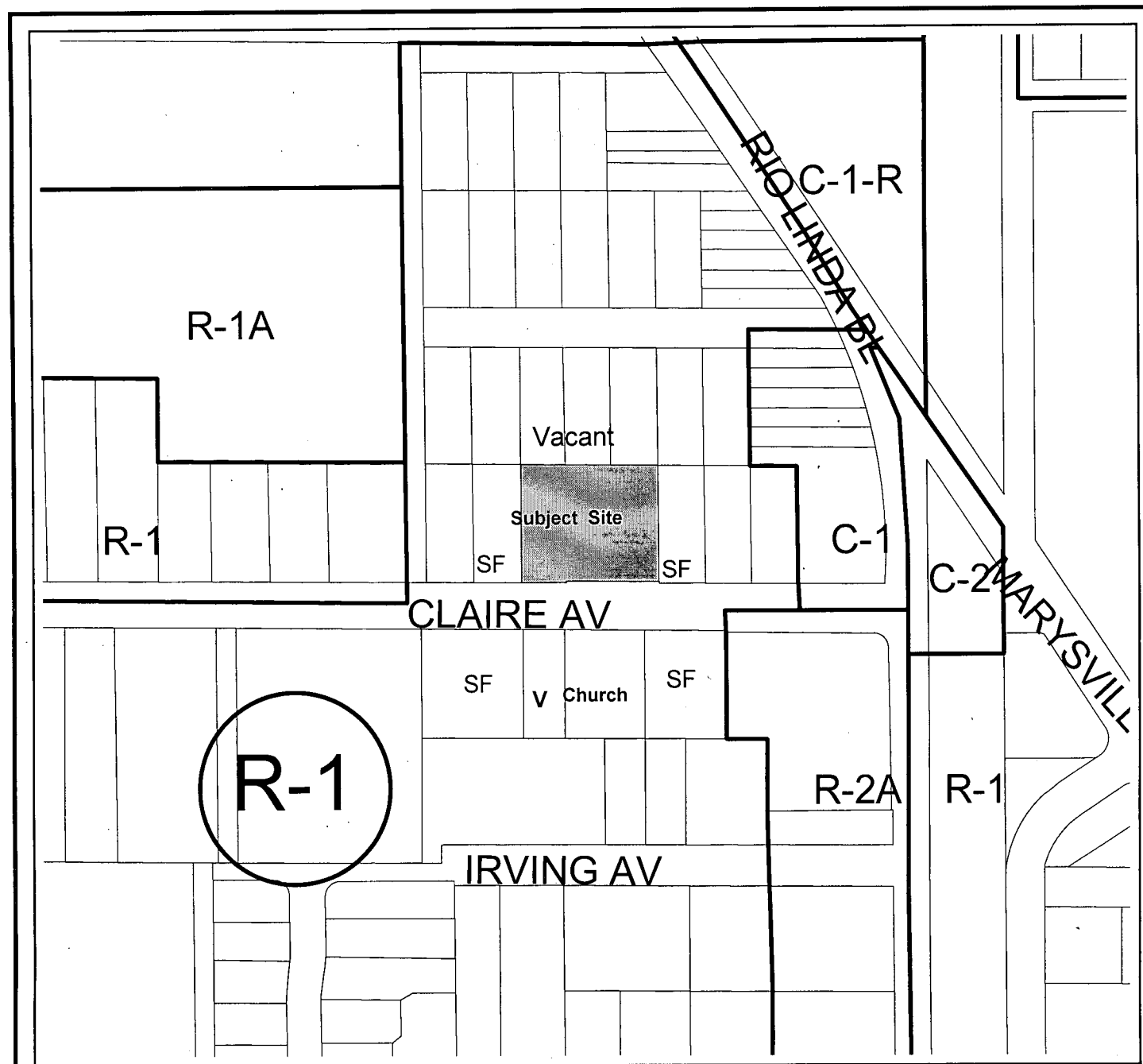
VICINITY MAP



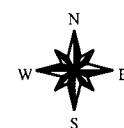
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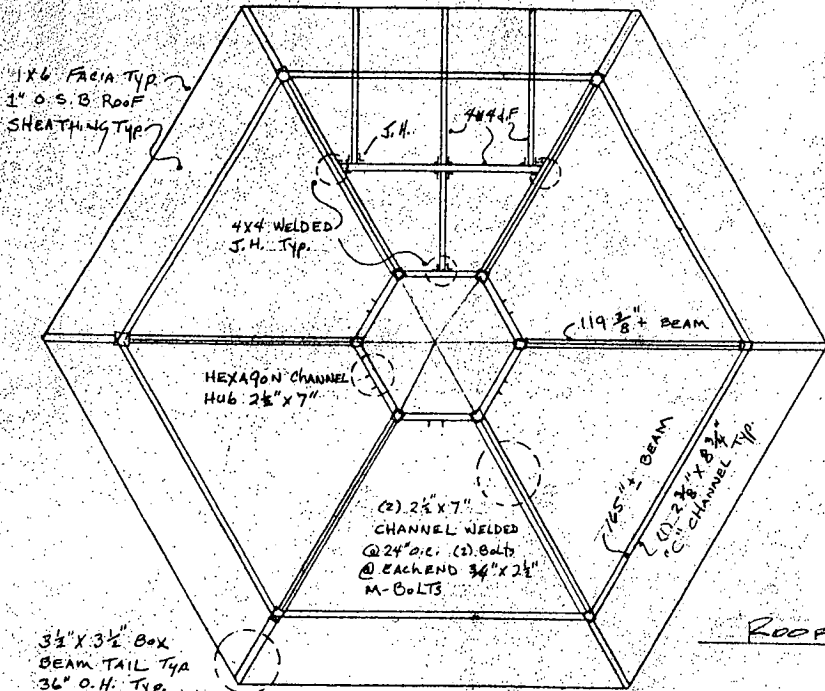
Item 1



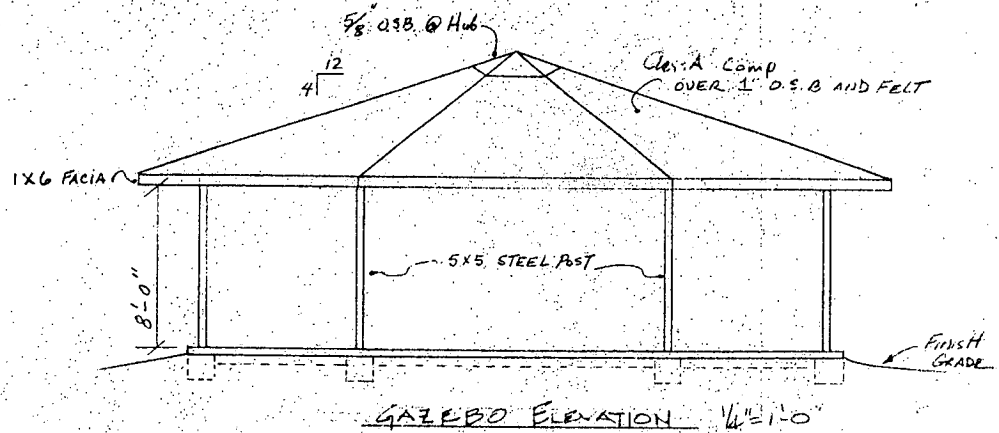
LAND USE AND ZONING



298-117



3 1/2" x 3 1/2" Box
BEAM TAIL TYP
36" O.H. TYP.
CONNECT TO 5x5 POST
W/ (2) 1/2" x 2 1/2" M-BOLT



ROOF FRAMING PLAN 1/4" = 1'-0"

GAZEBOS ELEVATION 1/4" = 1'-0"

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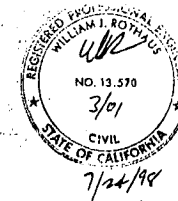
EXHIBIT B

CITY OF SACRAMENTO
PERMIT ASSISTANCE

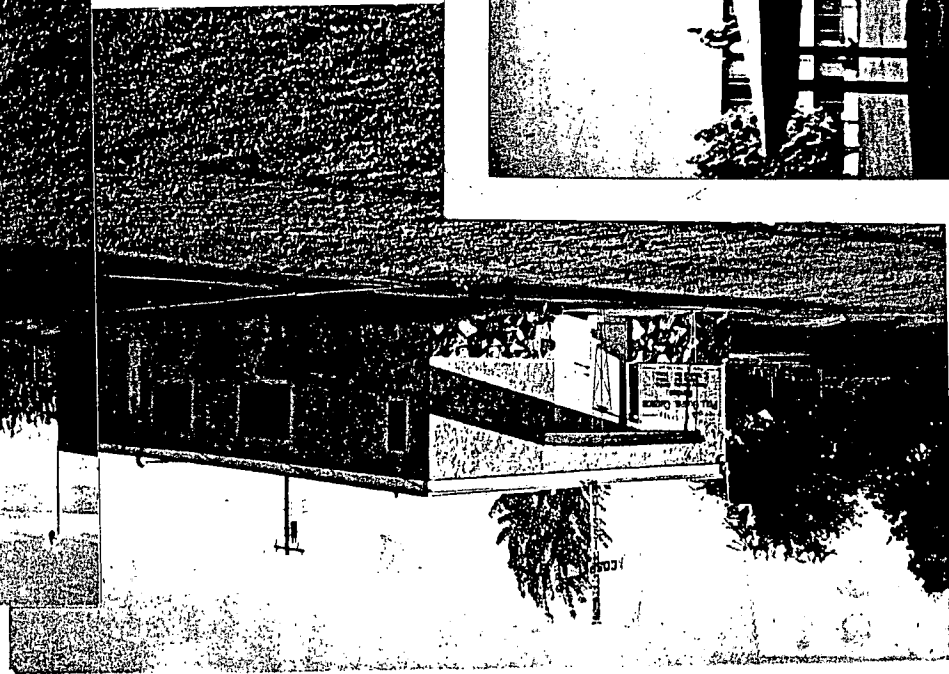
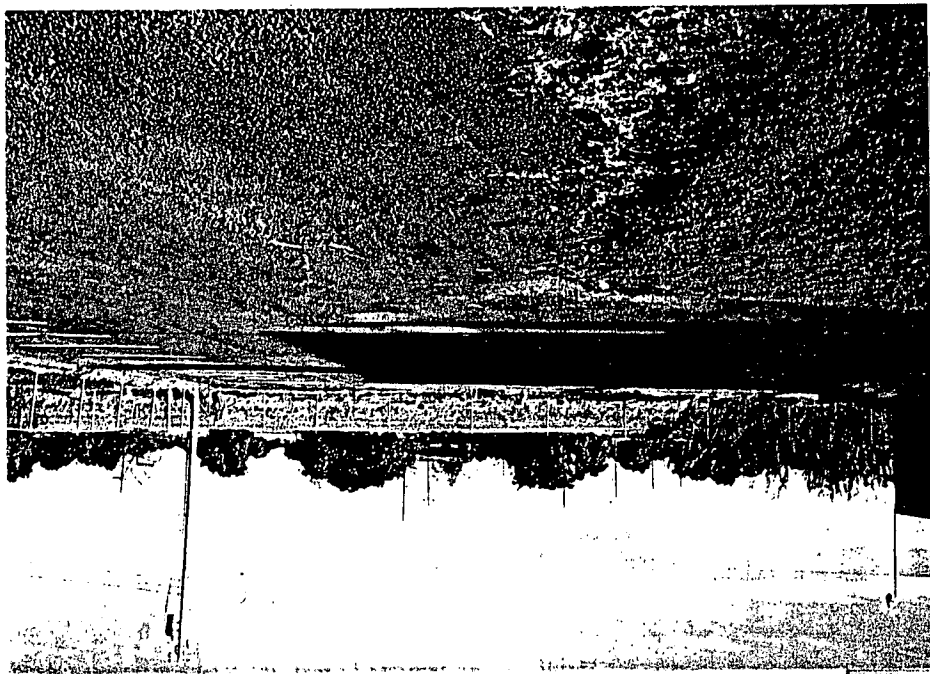
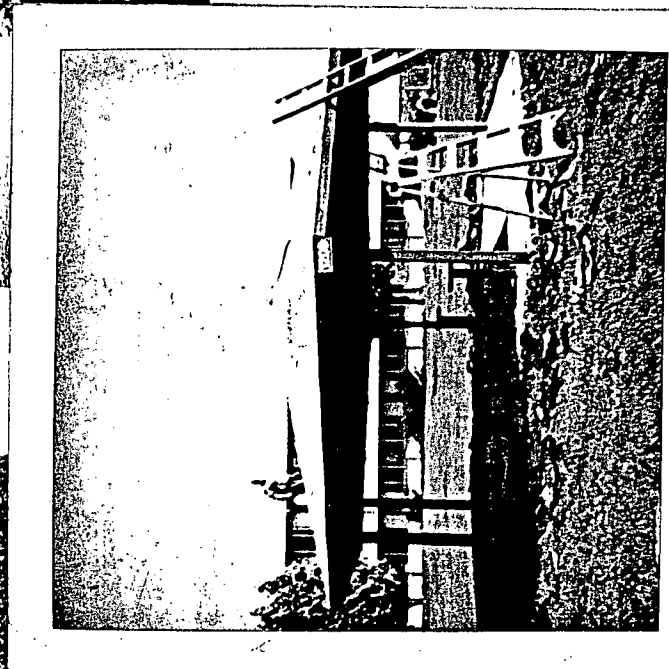
SEP 25 1998

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SHEET B



Z 98-117



HISAGON PROPOSED