CITY OF SACRAMENTO PLANNING COMMISSION
RECORD OF DECISION

300 Richards Blvd., 3rd Floor, Sacramento, CA 95811

Project Name:	First Church of Christ, Scientist of Sacramento
Project Number:	P10-003
Project Location:	4829 Folsom Blvd.
Assessor's Parcel No.:	008-0341-049
Applicant:	Kurt Wagenknecht, K12 Architects, 3090 Fite Circle, #104, Sacramento, CA 95827
Action:	Items A and B approved, Item C denied Action Date: May 13, 2010

REQUESTED ENTITLEMENT(S):

A. **Environmental Determination:** Categorical Exemption pursuant to CEQA Guidelines Section 15303;

B. **Special Permit** to establish a church in an existing building in the General Commercial (C-2) zone;

C. **Special Permit** to waive required parking spaces.

ACTIONS TAKEN:

On 05/13/2010, the Planning Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval:

A. Approved the Environmental Determination finding the project Categorically Exempt pursuant to CEQA Guidelines Section 15303- New Construction or conversion of small structures.

B. Approved the **Special Permit** to establish a church in an existing building in the General Commercial (C-2) zone.

C. Denied the **Special Permit** to waive required parking spaces.

Action certified by: _____
David Kwong, Planning Manager

Sent to Applicant: 05/24/2010 By: _____
Staff Signature

NOTICE OF PROTEST RIGHTS

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

EXPIRATION

TENTATIVE MAP: Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

PLAN REVIEW: Any plan review shall expire at the end of three years unless a building permit is obtained within the plan review term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

APPEALS

Appeals of the Planning Commission decision of this item to the City Council must be filed at 300 Richards Blvd., 3rd Floor, within 10 calendar days of this meeting, on or before May 23rd, 2010. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

Findings Of Fact

A. Environmental Determination: Exemption

Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning Commission finds that the Project is exempt from review under Section 15303, New Construction or Conversion of Small Structures, of the provisions of the California Environmental Quality Act (CEQA) Guidelines, as follows: The project is located an urbanized area and consists of the conversion of an existing building not exceeding 10,000 square feet in floor area from one use to another where only minor modifications are made to the exterior of the structure. The project does not involve the use of significant amounts of hazardous substances, it has all necessary public services available and the surrounding urbanized area is not environmentally sensitive.

B. Special Permit: The Special Permit to establish a church in an existing building in the General Commercial (C-2) zone is approved subject to the following Findings of Fact:

1. The granting of the special permit is based upon sound principles of land use in that the proposed use is consistent with the land use designation, reuses an existing structure, and is compatible with adjacent commercial and residential uses in the immediate area. The church use is allowed within the C-2 zone with the issuance of a Special Permit.

2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the church will complete building construction, complying with all City building requirements, both for the unfinished and the new construction and will then occupy an otherwise unfinished, vacant building, eliminating the gap in street-wall activity. In addition, the building architecture and the streetscape will be enhanced with a tower element along Folsom Boulevard.

3. The project is consistent with the General Plan land use designation in that the designation provides for a mix of horizontal and vertical mixed-use developments and single-use commercial and residential development, including compatible public, quasi-public, and special uses. The minimum floor area ratio (FAR) established in the General Plan is 0.30 but because the applicant proposes to reuse and rehabilitate the building and it is also considered to be infill, the FAR requirement does not apply (LU 1.1.6).

C. Special Permit: The **Special Permit** to waive required parking spaces is denied subject to the following Findings of Fact:

1. The denial of the special permit is based upon sound principles of land use

in that the proposed waiving of required parking spaces is not compatible with the adjacent residential and commercial uses because it could adversely impact on-street parking for the adjacent residential neighbors in an area already impacted with parking overflow from nearby businesses.

2. The parking waiver will be detrimental to the public welfare and result in the creation of a public nuisance in that available on-street parking for the area is at a premium so waiving of any required parking could create a parking nuisance and impact adjacent neighborhoods and businesses.

3. The request to waive parking spaces does not comply with the objectives of the General Plan and zoning ordinance in that parking impacts generated by a particular user should be accommodated onsite, where possible.

Conditions Of Approval

B. The **Special Permit** to establish a church in an existing building in the General Commercial (C-2) zone is hereby approved subject to the following conditions of approval:

Current Planning :

B1. The applicant shall obtain all necessary building permits prior to commencing construction.

B2. The project shall substantially conform to the approved plans as shown on the attached exhibits (Exhibits 1-8A-1E) and as conditioned to be revised. Any modification to the project shall be subject to review and approval by Planning staff (and may require additional entitlements) prior to the issuance of building permits.

B3. The hours of operation will be from 9 a.m. to 10 p.m. on weekdays and 9 a.m. to 8 p.m. on weekends. Any modification to the hours of operation shall be subject to review by Current Planning staff and may require additional planning entitlements.

B4. The project shall comply with the City's Sign Ordinance (Chapter 15). A maximum of one detached and two attached signs are allowed. A variance is required for any signage that deviates from criteria within the Sign Ordinance.

B5. The project landscaping shall comply with the attached landscape plan and shall be automatically irrigated.

B6. A maximum of 116 auditorium seats are approved with this application. The number of seats may be increased only if the amount on-site parking required by the zoning ordinance can be provided.

B7. Twenty-nine parking spaces shall be provided for the church use on-site.

B8. Prior to issuance of the Certificate of Occupancy, the church shall submit for review and approval by planning staff a "Good Neighbor Policy" including but not limited to the following:

a) Establish a process for neighbors to communicate directly with the administrative staff of the First Church of Christ, Scientist of Sacramento.
b) Establish a policy of meeting with the adjacent neighbors on a regular basis (minimum of semi-annually) to discuss neighborhood/church issues.
c) The church shall post its 24-hour emergency contact information including name(s) and phone number (s) for property related issues in a readily visible location on the building prior to issuance of the certificate of occupancy.
d) Establish a transportation management education committee comprised of congregation members. The committee would assemble then disseminate information to the congregation regarding transit opportunities (Regional Transit bus and light rail schedules, routes), carpooling/ride sharing opportunities, bicycle routes maps and secure bicycle parking information, to the parishioners on a regular basis, updating schedules, etcetera as needed.

B9. The use of amplified sound out-of-doors is not allowed.

Building:

B10. A building permit shall be obtained for the change of occupancy for the building addition.

Department of Transportation-Development Engineering:

B11. The applicant shall repair/reconstruct any existing deteriorated portions of the curb, gutter and sidewalk fronting the property along Folsom Boulevard per city standards and to the satisfaction of the Department of Transportation;

B12. All driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Transportation. Any existing driveways that do not meet current ADA standards shall be reconstructed per City standards and to the satisfaction of the Department of Transportation;

B13. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance);

B14. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the

Department of Transportation;

Fire Advisories

a. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105.

b. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.

c. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 508.4

d. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 503.1.1) ***Applicant will mark the first 70' of the east driveway and 60' of the west parking lot "No Parking Fire Lane". This will enable the apparatus to pull in and park and meet this requirement.***

e. Provide appropriate Knox access for site

f. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.

g. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 3,599 square feet.

h. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 50 feet and no closer than 15 feet from a fire hydrant.

Exhibit 1 Architectural Site Plan

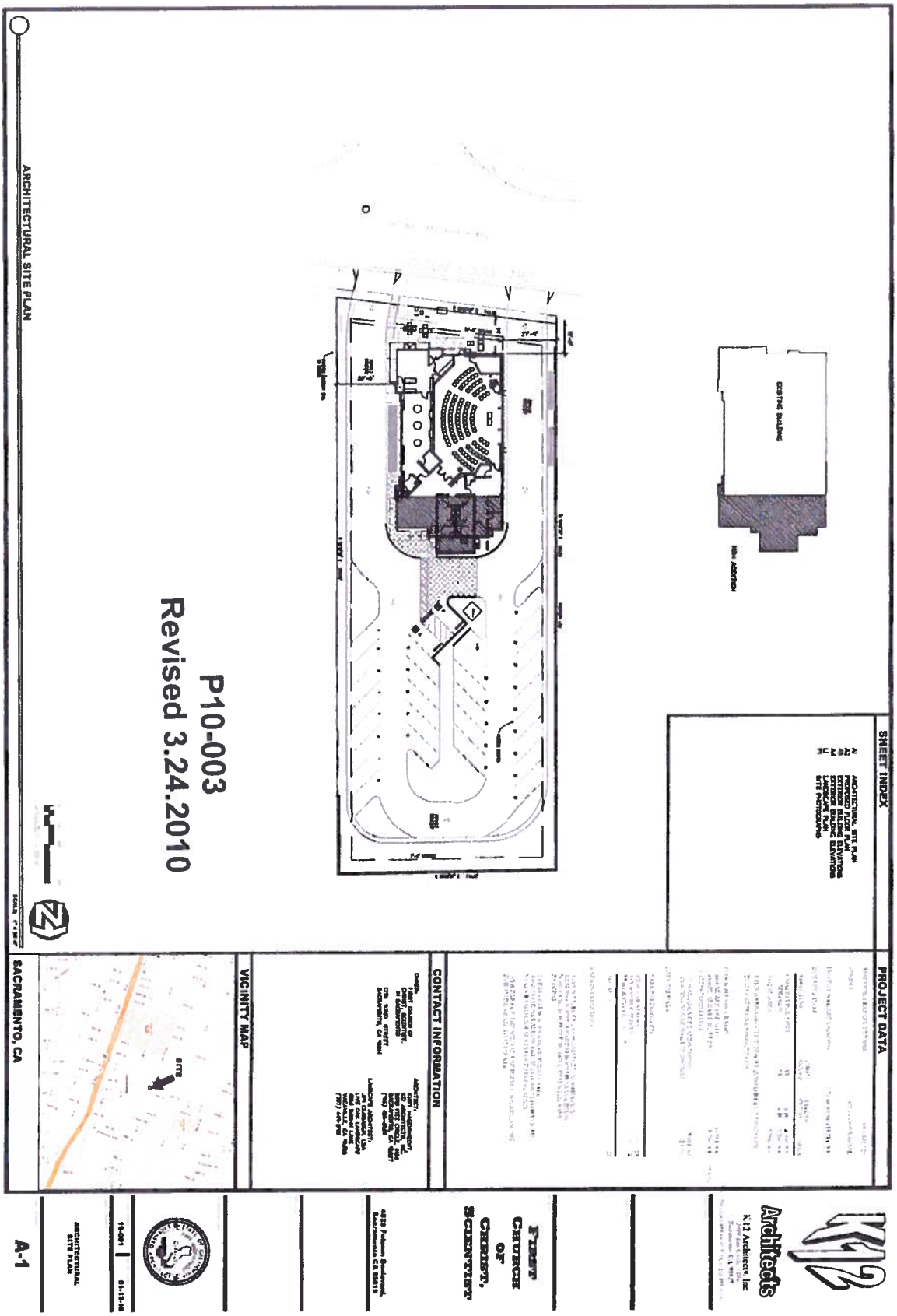

Exhibit 2 Site Plan and New Work Area

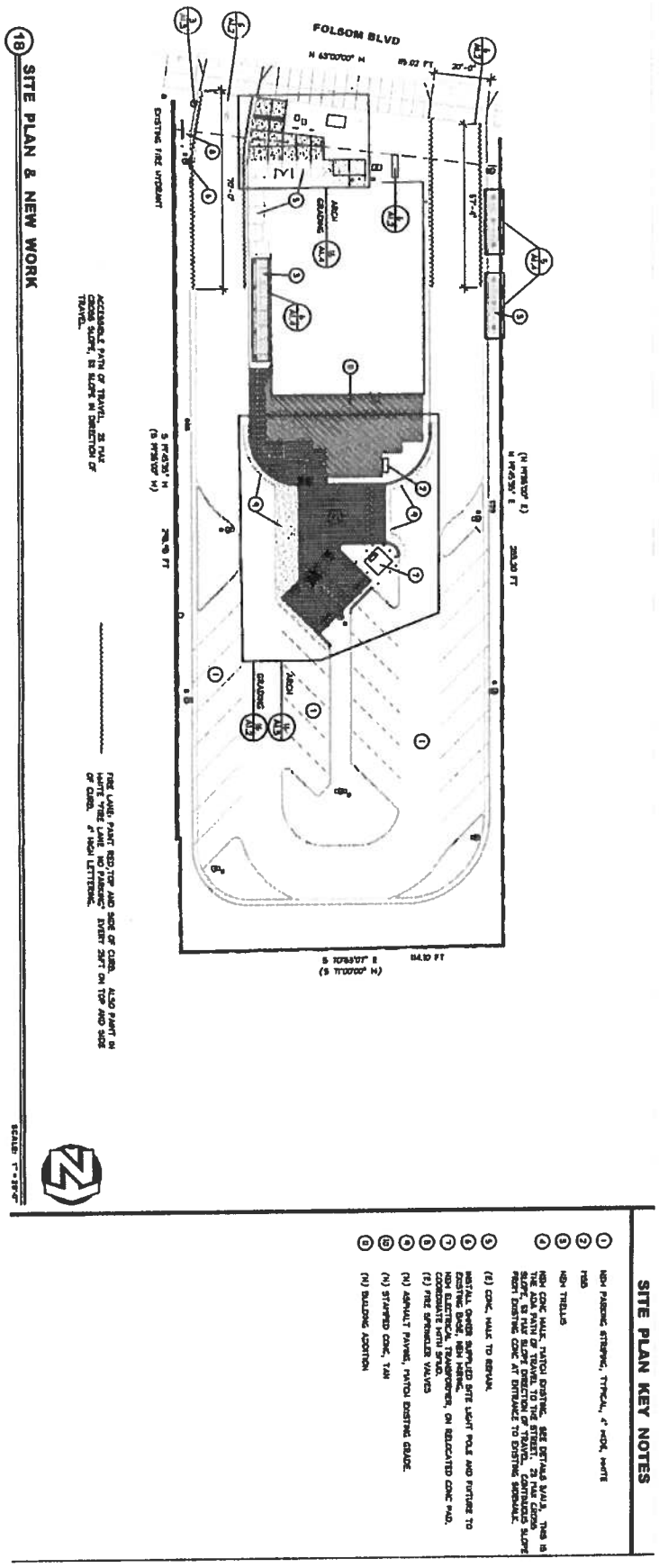

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Exhibit 3 Enlarged Architectural Site Plan

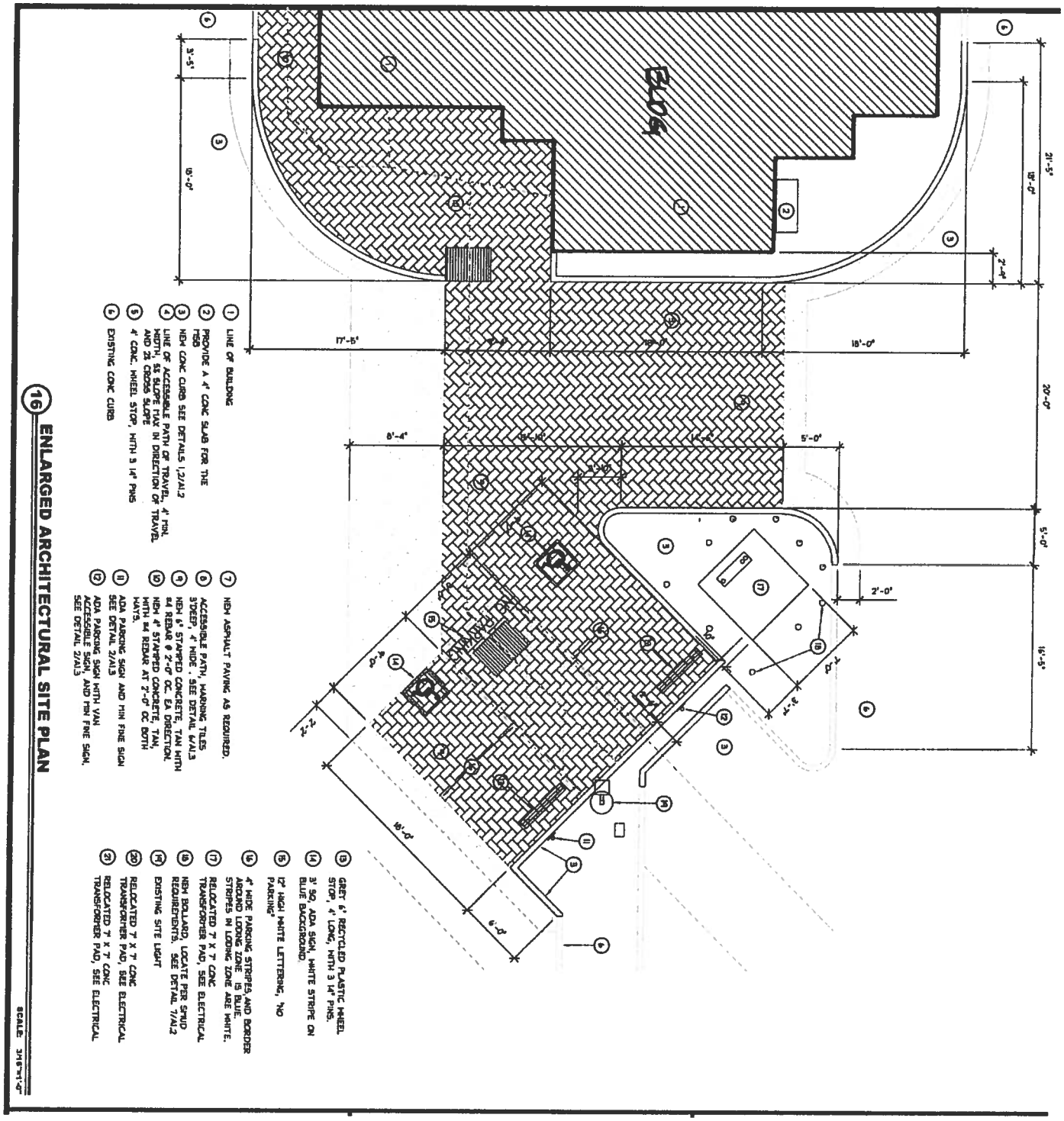

Exhibit 4 Landscape Plan

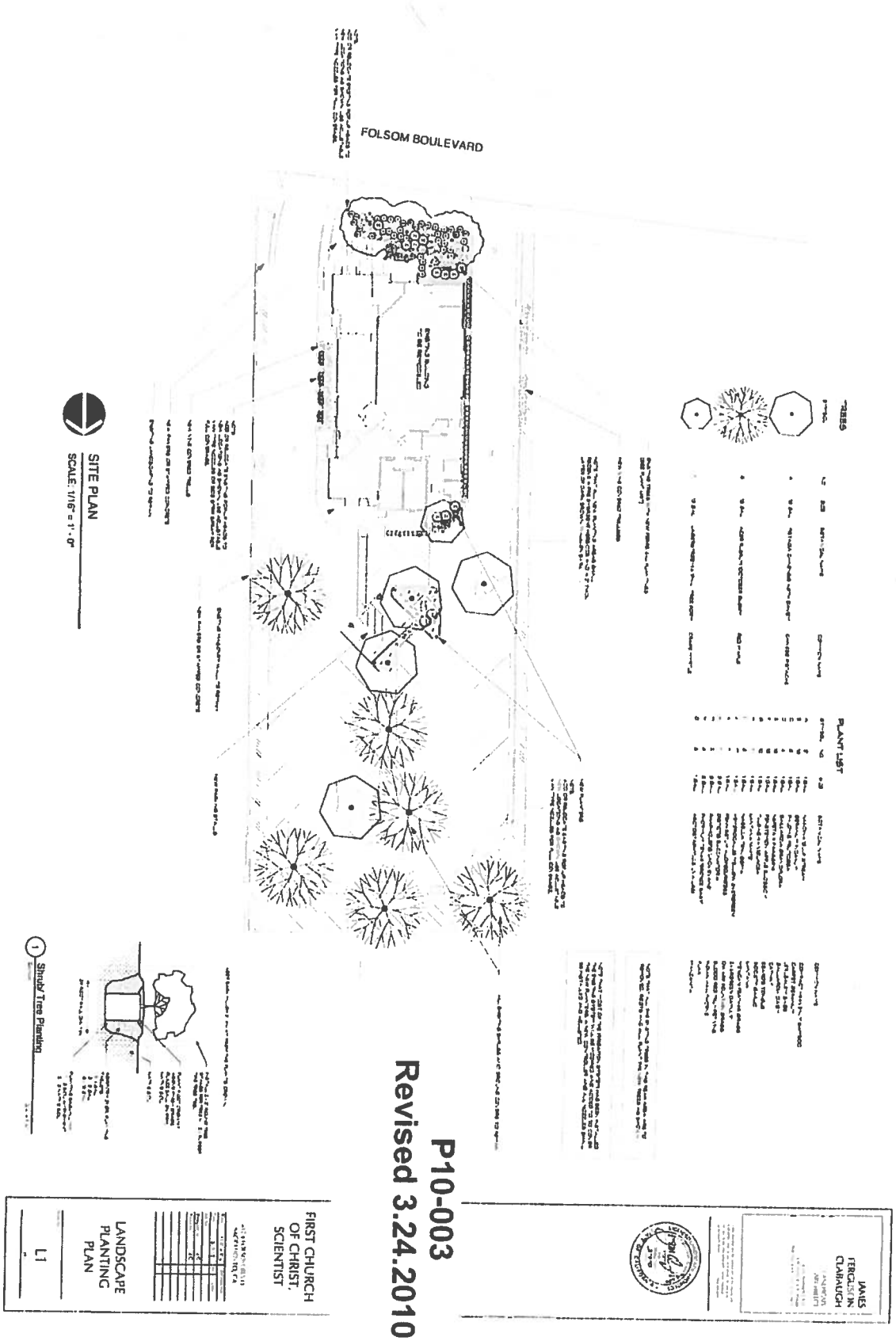

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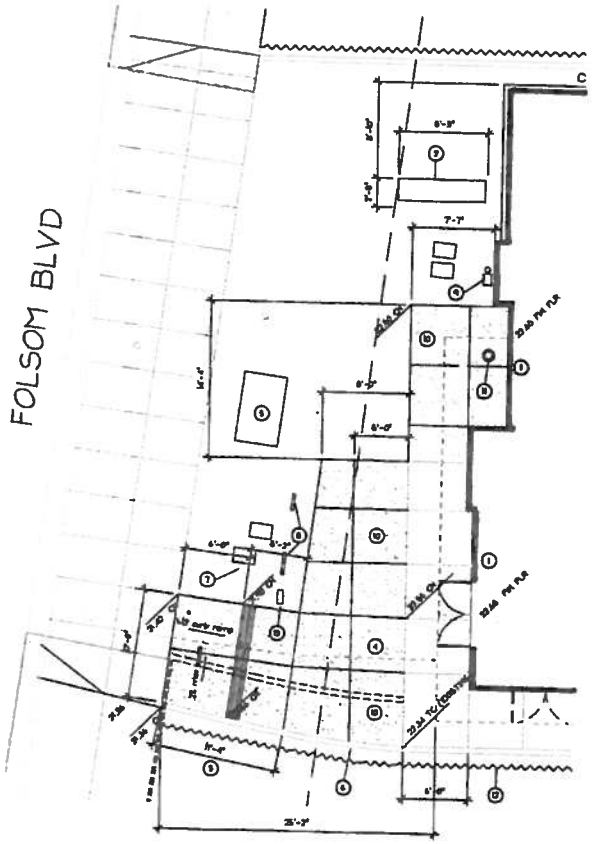
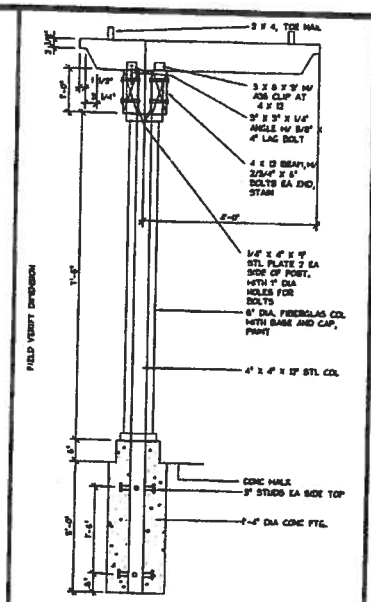
Exhibit 5 Site Details



1. LINE OF BUILDING
2. NEW MONUMENT SIGN SEE DETAIL
3. NEW CONC CURB SEE DETAILS 1.2/A1.3
4. LINE OF ACCESSIBLE PATH OF TRAVEL, 4' MIN. WIDTH, 5% SLOPE MAX IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE
5. BFSLD UNDERGROUND BOX
6. EXISTING CONC CURB
7. (E) WATER METER
8. WATER VALVES
9. NEW GAS METER
10. NEW CONC SLAB, MATCH EXISTING FINISH.
11. RAISE EXISTING SEWER CLEANOUT TO NEW HEIGHT OF CONC WALK.
12. FIRE LANE STRIPING SEE SITE PLAN
13. BUILDING SPOT LIGHT +1'-0"

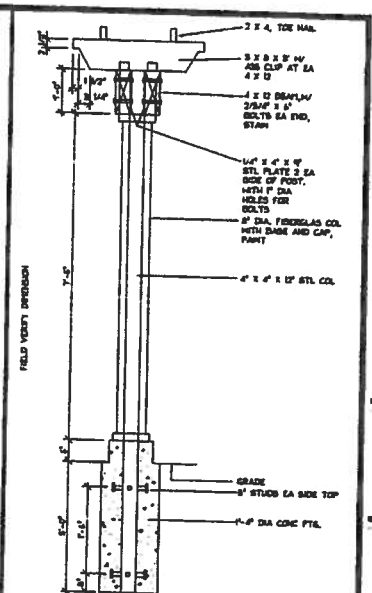
16 FRONTAGE SITE PLAN

SCALE: 3/16"=1'-0"



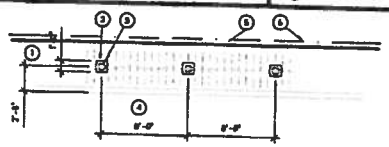
6 TRELLIS EAST SIDE

SCALE: 3/4"=1'-0"



2 TRELLIS WEST SIDE

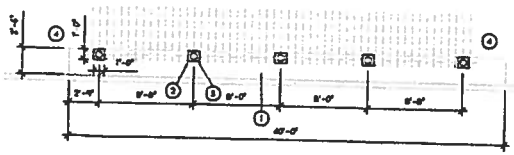
SCALE: 3/4"=1'-0"



1. EXISTING PLANTER
2. NEW 1" SQ CONC BASE 6" HIGH
3. 6" DIA FIBERGLASS COLUMN, AROUND 4" SQ TUBE
4. EXISTING DRIVEWAY
5. EXISTING CONC BLK WALL
6. PROPERTY LINE

7 SMALL TRELLIS ON WEST SIDE

SCALE: 3/16"=1'-0"



1. EXISTING PLANTER
2. NEW 1" SQ CONC BASE 6" HIGH
3. 6" DIA FIBERGLASS COLUMN, AROUND 4" SQ TUBE
4. EXISTING CONC WALK

8 LARGE TRELLIS ON EAST SIDE

SCALE: 3/16"=1'-0"

K12 Architects

K12 Architects, Inc
Sacramento CA 95827

FIRST CHURCH OF CHRIST, SCIENTIST

4829 Folsom Boulevard, Sacramento CA 95819

STATE OF CALIFORNIA — MICHAEL J. NOVY — C 14724 — REGISTERED ARCHITECT

10-001 | 03-23-10

SITE DETAILS

A1.4

Revised 05/18/2010
Copy to Applicant
Original to File

Exhibit 6 Floor Plan

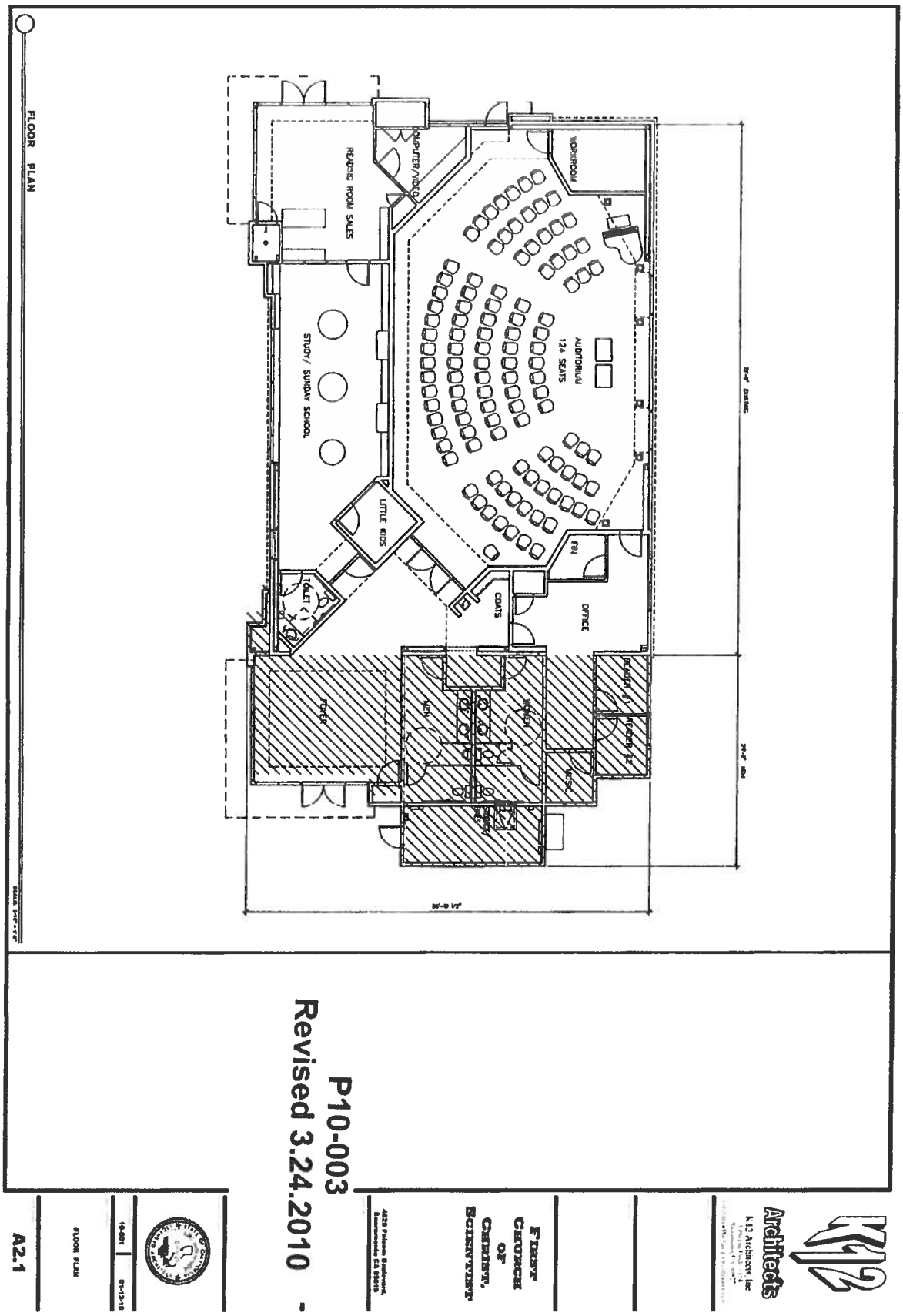


Exhibit 7 Elevations – South and East

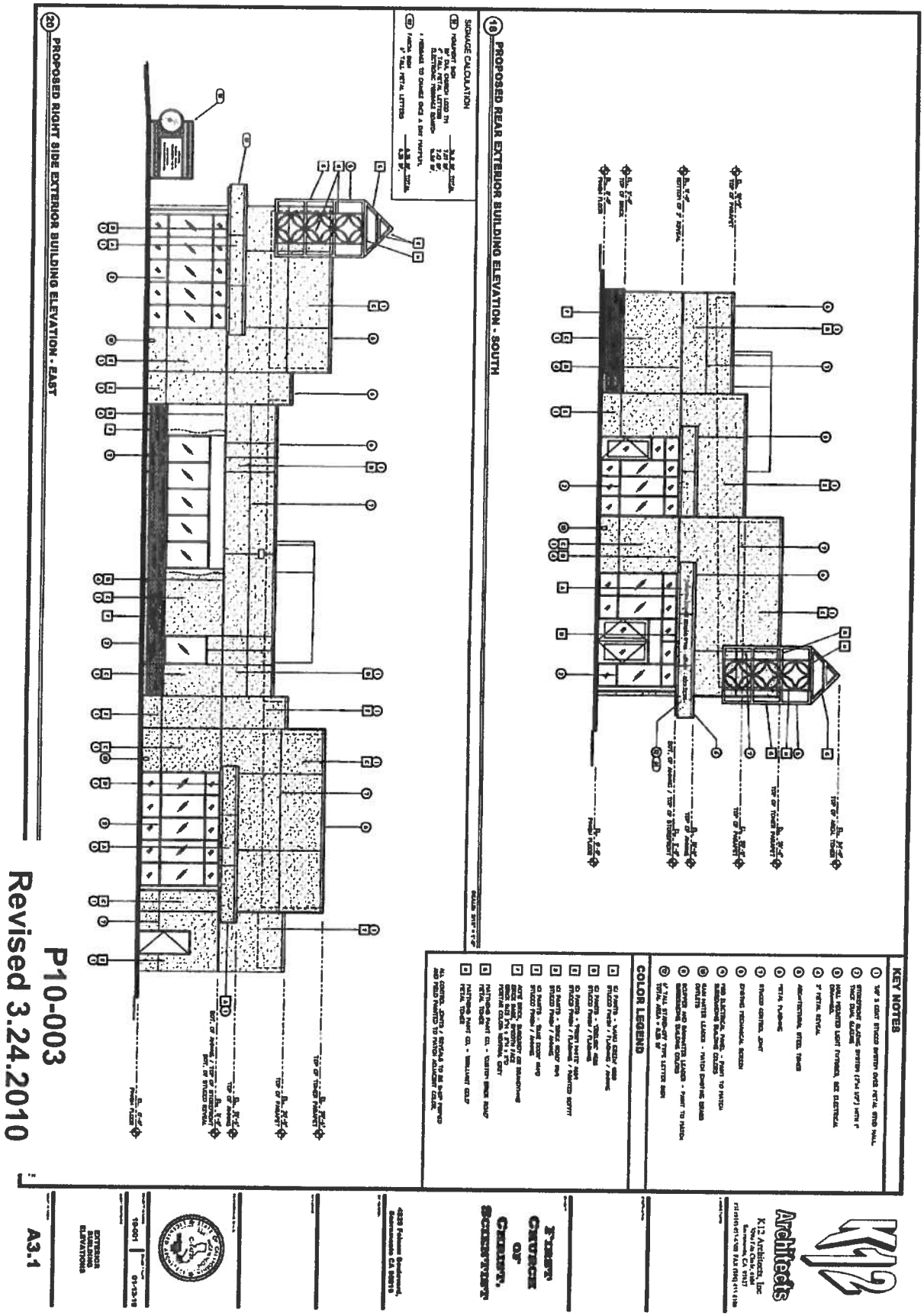
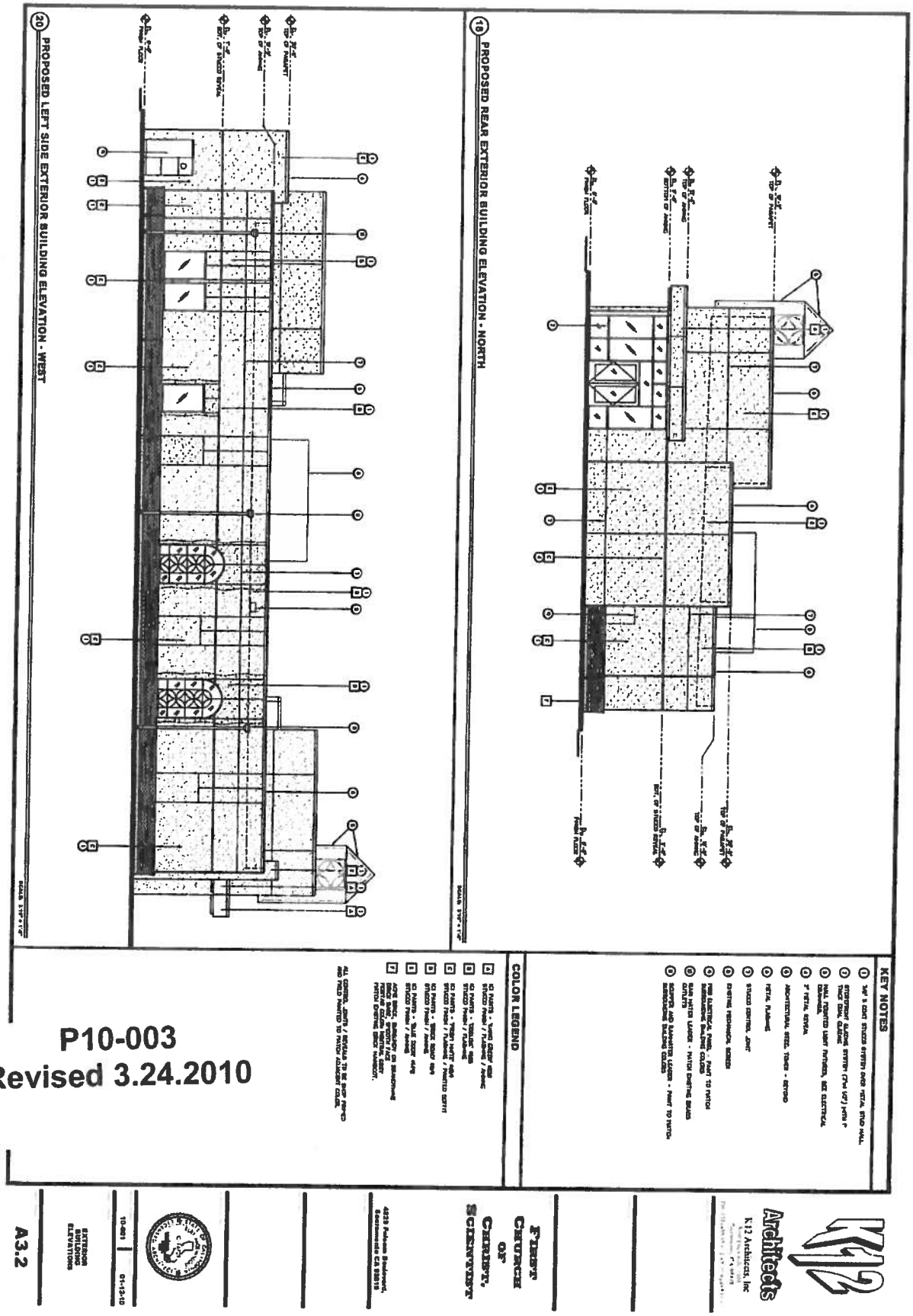


Exhibit 8 Elevations – North and West



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