



REPORT TO PLANNING COMMISSION City of Sacramento

5

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
April 14, 2011

To: Members of the Planning Commission

Subject: Vietnamese Hope Baptist Church Special Permit (P09-040)

A request to establish a 216 seat church, in two phases, in the Standard Single-family (R-1) zone on approximately 1.5 vacant acres.

- A. Environmental Determination:** Categorically Exempt pursuant to CEQA Guidelines Section 15332.
- B. Special Permit** to establish a 216 seat church, in two phases, on approximately 1.5 vacant acres in the Standard Single-family (R-1) zone.

Location/Council District:

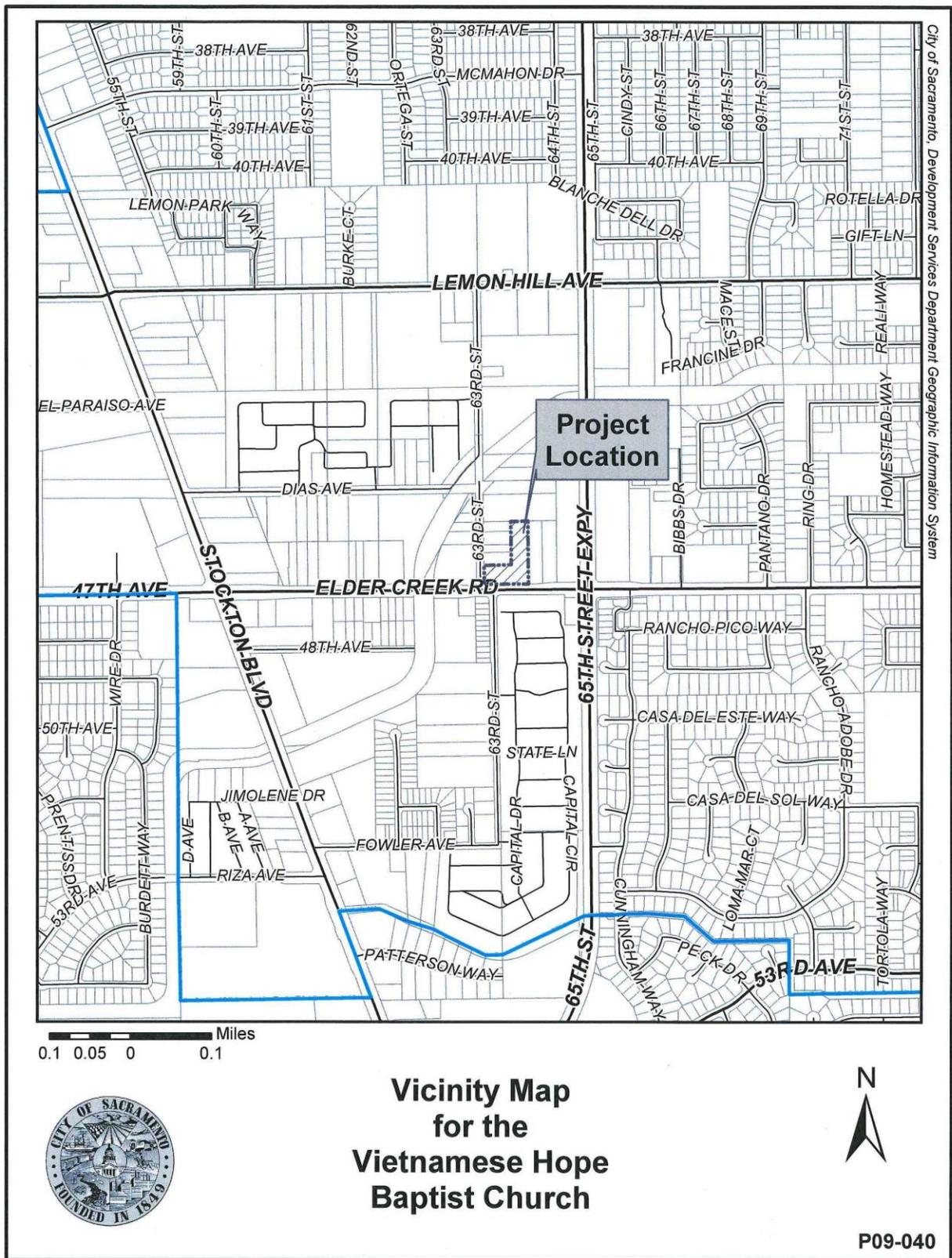
6301 Elder Creek Road
Assessor's Parcel Number 038-0202-012
Council District 6

Recommendation: Staff recommends the Commission approve the request based on the findings and subject to the conditions of approval listed in Attachment 1. The Commission has final approval authority over items A and B above and its decision may be appealed to City Council. **The project has no outstanding issues and is considered to be noncontroversial.**

Contact: Kimberly Kaufmann-Brisby, Associate Planner, (916) 808-5590, Lindsey Alagozian, Senior Planner, (916) 808-2659

Applicant: Hoang Dang, Vietnamese Hope Baptist Church Sacramento, 9484 Mandrake Court, Elk Grove, CA 95624, 916-396-9999

Owner: Tuan Phan, Vietnamese Hope Baptist Church Sacramento, 9484 Mandrake Court, Elk Grove, CA 95624, 916-396-9408



Summary: The applicant is requesting to construct and establish a 216 seat church in two phases. Phase I would comprise a 2,800 square foot building, Building A, which would serve approximately 100 parishioners and would include two classrooms, a kitchen, and restrooms. Phase II would add a second building, Building B, with approximately 3,547 square feet of area. A larger sanctuary that would accommodate approximately 157 parishioners, a library, and a sound control room would be housed in Building B in the Phase II construction.

The proposed project is consistent with the land use designations and applicable policies of the 2030 General Plan. Staff notified all property owners within a 500' radius of the project site regarding this public hearing and has received no opposition from the surrounding neighborhood or neighborhood groups. **The project is not considered to be controversial.**

Table 1: Project Information
2030 General Plan designation: Traditional Neighborhood Low Density
Existing zoning of site: Standard Single-family Residential (R-1)
Existing use of site: Vacant
Property area: 1.5 acres

Background Information: Currently, the church holds services for approximately 50 to 60 parishioners at 8011 Lemon Hill Road. The church purchased this property, comprising three parcels, in 2008 with the intent of eventually constructing a church. On May 21, 2009, the three parcels were merged into one in anticipation of the eventual church construction. The applicant has indicated this location is in the middle of the Sacramento Vietnamese community which the church hopes to serve with the new facility. Staff research revealed no entitlements for the subject parcel.

Public/Neighborhood Outreach and Comments: As part of the application review process, Early Notification project application packets were sent to the Fruitridge Manor Neighborhood Association and the Power Inn Alliance Business Association. In addition, public notification of the Planning Commission hearing was sent to all property owners within a 500' radius of the project and the project site was posted with the public notice. To date, staff has received no inquiries regarding the project.

Environmental Considerations: The Community Development Department, Environmental Planning Services Division has reviewed this project and determined the project is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15332, In-Fill Development Projects. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, occurs within city limits on a project site of no more than five acres, is substantially surrounded by urban uses and can be adequately served by all required utilities and public services. The project site has no value as habitat for endangered, rare or threatened species and would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Policy Considerations:

The 2030 General Plan land use designation for the project site is Traditional Neighborhood Low Density and is zoned Standard Single-family Residential (R-1). The project is consistent with the land use designation in that the designation provides for moderate-intensity housing and neighborhood-support uses including compatible public, quasi-public, and special uses with the church serving as a quasi-public support use. The maximum Floor Area Ratio (FAR) is 1.50 with which the project complies with a FAR of 0.10. There is no minimum FAR for the Traditional Neighborhood Low Density land use designation. The quasi-public church use is consistent with the land use designation and the use is compatible with the adjacent residential uses to the north and west.

2030 General Plan:

The 2030 General Plan designates the subject parcel as Traditional Neighborhood Low Density. The proposal is consistent with the following General Plan policies:

- Neighborhood Enhancement. The City shall promote infill development, redevelopment, rehabilitation, and reuse efforts that contribute positively to existing neighborhoods and surrounding areas (LU 2.1.6).
- Complete and Well-Structured Neighborhoods. The City shall promote the design of complete and well-structured neighborhoods whose physical layout and land use mix promote walking to services, biking, and transit use; foster community pride; enhance neighborhood identity; ensure public safety; are family-friendly and address the needs of all ages and abilities (LU2.1.3).
- Visual and Physical Character. The City shall promote development patterns and streetscape improvements that transform the visual and physical character of typical automobile-oriented corridors by:
 - Enhancing the definition of the corridor by locating buildings at the back of the sidewalk, and establishing a consistent street-wall.
 - Locating off-street parking behind or between buildings (rather than between the building and the street).
 - Reducing visual clutter by regulating the number, size, and design quality of signs.
 - Adding street trees (LU 601012).

The church use will be a positive infill contribution to the neighborhood and will add visual interest to the streetscape through the architectural design and landscaping. The buildings also help to establish a street-wall along Elder Creek Road and to provide a separated and landscaped sidewalk area along Elder Creek Road as well as wrapping around the corner onto 63rd Street which will promote a sheltered pedestrian walkway along a busy arterial. The parcel shape and vehicle access limitations along Elder Creek Road created challenges for the building citing and the location of parking but staff believes the current proposal is a good compromise and the church use is a step toward transforming the auto-related corridor into a more pedestrian-friendly corridor.

Smart Growth Planning Principles:

“Smart Growth” is a term coined by the United States Environmental Protection Agency (USEPA) as an umbrella term for the many initiatives intended to address some of the negative consequences of urban sprawl. Smart Growth generally occurs when development patterns are sustainable and balanced in terms of economic objective, social goals, and use of environmental/natural resources. The following Smart Growth principle applies to the proposed project:

Concentrate new development and target infrastructure investments within the urban core of the region to allow for efficient use of existing facilities, infill and reuse areas.

The proposed project complies with the Smart Growth principle noted above.

Project Design:

Land Use

Special Permit -Church

The applicant proposes to establish a church and associated support services within the Standard Single-family Residential (R-1) zone. Approval of a special permit is required for the operation of a church per Section 17.24.050, footnote 5 of the City Zoning Code.

According to the applicant church services are currently held on Sundays. Sunday school would be held concurrent with church services. The church will be open seven days a week from 8 a.m. to 6 p.m. Choir practice and bible studies would be scheduled on a few weekday evenings until 9 or 9:30 p.m.

The City’s Zoning Code, Section 17.212.010, specifies the findings required for the approval of the special permit. In evaluating special permit proposals of this type, the Commission is required to make the following findings:

1. A special permit shall be granted upon sound principles of land use.

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 and will establish a positive influence within the area and the addition of the church use is a step toward transforming the auto-related corridor into a more pedestrian-friendly corridor.

2. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.

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 be developed in accordance with all

building requirements, will construct a six-foot tall decorative masonry wall between the church parking lot and the adjacent residential uses, will provide sufficient parking for the church use, and will add eyes on the street along Elder Creek Road.

3. The special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.

The project is consistent with the land use designation in that the designation provides for moderate-intensity housing and neighborhood-support uses including compatible public, quasi-public, and special uses with the church serving as a quasi-public support use. The maximum Floor Area Ratio (FAR) is 1.50 with which the project complies with a FAR of 0.10. The quasi-public church use is consistent with the land use designation and the use is compatible with the adjacent residential uses to the north and west.

Access, Circulation and Parking

Due to the traffic volumes traveling along Elder Creek Road, vehicular access to the project site is limited to off 63rd Street. The project is proposed to be developed in two phases with the primary parking area, containing 34 parking spaces, comprising Phase I. Phase II would modify the existing parking area to allow access to the additional parking area behind the Phase II sanctuary building. The total parking available after completion of both phases is 54 parking spaces.

Use	Required Parking (1 space per 4 seats)	Parking Provided	Difference
Church	Phase I (109 seats) 27 spaces	34 spaces	+7
	Phase II (157 seats) 39 spaces	54 spaces	+15

As indicated above, the project meets and exceeds church parking requirements.

Table 1a: Bicycle Parking			
Total parking required	Required bicycle parking	Provided bicycle parking	Difference
Phase I 25 spaces	1	0	-1
Phase II 50 spaces	2	0	-2

Bicycle Parking: As shown above, the project does not meet the bicycle parking requirement. According to the Zoning Code, Section 17.64.050, requires the provision of one (1) bicycle parking space for every twenty (20) required vehicle parking spaces or a total of two spaces for the required 50 vehicle parking spaces at build-out. For Phase I, the project will be conditioned to place a bicycle locker or provide a secure area inside the building for one bicycle. Phase II will be required to add one Class I, II, or III bicycle parking space in a secure and visible area either indoors or out of doors.

Building Design

The church development will occur in two phases. Phase I includes Building A, with an area of 2,800 square feet, will house the 109 seat sanctuary, a small kitchen, two classrooms and restroom facilities. Phase II will add a second building, Building B, with an approximate area of 3,547 square feet. With the addition of Building B, the new sanctuary seating will increase to 157 seats and the former sanctuary, in Building A, will be converted to an area for youth-oriented classes.

Staff worked at length with the applicant to design a functional and aesthetically pleasing building. The church's budget constraints predicated the two phase development. The contemporary architectural design, with stucco cladding and pitched roof, echo the area's residential context with the architectural detailing and tower-like elements adding visual interest and church identity to the buildings.

Signage

No signage is proposed with this application. However, the project signage will be required to follow the standards outlined below. In the residential zone, a church may have one identification sign for each street frontage. The sign may be attached or detached and not exceed an area of twenty-four (24) square feet. In addition, the church may have one bulletin board, not exceeding eight square feet in area. The sign area totals may not be combined into one sign. If a detached sign is proposed, it must be a monument type sign and may not exceed six feet in height. The church identification sign may be placed in the landscaped setback area; however, it must be located farther

than ten (10) feet from the public right-of-way. The project will be conditioned to obtain a sign proposal to staff for review and approval prior to applying for a sign permit.

Landscaping, Walls and Fencing

The Elder Creek Road and 63rd Street frontages will be improved with separated sidewalks and landscape planters with additional landscaping proposed onsite along both frontages. The onsite landscaping comprises primarily oaks for shading and the shade trees proposed for the street landscape planters along both street frontages consists of just one tree species. The project will be conditioned to limit the oak tree shading to no more than 20 percent of the proposed onsite shade trees and the landscape planters will be required to provide a variety of tree species for each street frontage, with all trees to be selected from the City's approved Tree Shading list.

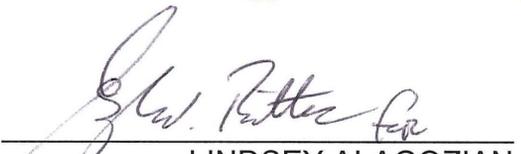
The applicant proposes to construct a six-foot tall decorative masonry wall along the boundary between the church parking areas and the adjacent residential uses. No details of the wall have been provided so the applicant will be conditioned to provide details of the proposed wall for review and approval prior to the issuance of any building permit.

Conclusion: Because the church use is consistent with the 2030 General Plan, will be a positive contribution to the neighborhood, and adds visual interest to and enhances the streetscape, staff is in support of the proposal and recommends the Commission approve items A and B.

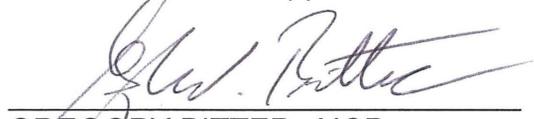
Respectfully submitted by:


KIMBERLY KAUFMANN-BRISBY
Associate Planner

Approved by:


LINDSEY ALAGOZIAN
Senior Planner

Recommendation Approved:


GREGORY BITTER, AICP
Principal Planner

Attachments:

Pg 10	Attachment 1	Recommended Findings of Fact and Conditions of Approval
Pg 20	Exhibit 1-A	Cover Sheet
Pg 21	Exhibit 1-B	Phase I Site Plan
Pg 22	Exhibit 1-C	Phase II Site Plan
Pg 23	Exhibit 1-D	Phase I and Phase II Floor Plans
Pg 24	Exhibit 1-E	Phase I Landscape Plan
Pg 25	Exhibit 1-F	Phase II Landscape Plan
Pg 26	Exhibit 1-G	Elevations
Pg 27	Exhibit 1-H	Elevations and Perspective Renderings
Pg 28	Exhibit 1-I	Birds-eye Perspective Rendering
Pg 29	Exhibit 1-J	Elevation-Buildings A and B
Pg 30	Exhibit 1-K	Elevation- Building A
Pg 31	Attachment 2	- Land Use and Zoning Map

Attachment 1
City Planning Commission Record of Decision
Recommended Findings of Fact and Conditions of Approval
Vietnamese Hope Baptist Church Special Permit (P09-040)

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 **15332, Infill Development Projects** of the California Environmental Quality Act Guidelines as follows:

The project is consistent with all applicable general plan designations and policies and zoning designations and regulations, occurs within city limits on a site that is no more than 5 acres substantially surrounded by urban uses, has no value as habitat for endangered, threatened or rare species, would not result in any significant effects to traffic, air, noise, or water quality, and the site can be adequately served by all required utilities and public services.

B. Special Permit. The Special Permit to establish a 216 seat church, in two phases, on approximately 1.5 vacant acres in the Standard Single-family (R-1) 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 and will establish a positive influence within the area. 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 and will establish a positive influence within the area and the addition of the church use is a step toward transforming the auto-related corridor into a more pedestrian-friendly corridor.
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 be developed in accordance with all building requirements, will construct a six-foot tall decorative masonry wall between the church parking lot and the adjacent residential uses, will provide sufficient parking for the church use, and will add eyes on the street along Elder Creek Road.
3. The project is consistent with the land use designation in that the designation provides for moderate-intensity housing and neighborhood-support uses including compatible public, quasi-public, and special uses with the church serving as a quasi-public support use. The maximum

Floor Area Ratio (FAR) is 1.50 with which the project complies with a FAR of 0.10. The quasi-public church use is consistent with the land use designation and the use is compatible with the adjacent residential uses to the north and west.

Conditions Of Approval

B. The **Special Permit** to establish a 216 seat church, in two phases, on approximately 1.5 vacant acres in the Standard Single-family (R-1) zone is hereby approved subject to the following conditions of approval:

Current Planning :

1. The applicant shall obtain all necessary building permits prior to commencing construction.
2. The project shall substantially conform to the approved plans as shown on the attached exhibits (Exhibits 1A-1K) and as conditioned to revise. 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.
3. The church use in Phase I (Building A) must be established within three (3) years from the effective date of this Special Permit. The church use in Phase II (Building B) must be established within eight (8) years from the issuance of the certificate of occupancy for Phase I (Building A). Nothing in this condition precludes the request for a special permit time extension pursuant to 17.212.100(F) or a request for a special permit modification pursuant to Section 17.212.070.
4. The hours of operation will be from 8 a.m. to 10 p.m. on weekdays and 8 a.m. to 8 p.m. on weekends.
5. All mechanical equipment shall be screened. All rooftop mechanical and communications equipment shall be completely screened from view from public streets and the adjacent residences by the building parapet, and/or architectural projections that are integral to the building design.
6. The applicant shall paint electrical meters/cabinets, telephone connection boxes, and other utility appurtenances to match the building to which they are attached.
7. Continuous 6" high, 6" wide concrete curbing shall be provided around all planter areas within or adjacent to parking areas and driveways.
8. Landscaping shall be provided, as allowed, to screen ground-mounted mechanical equipment, backflow preventors, transformers, and other similar appurtenances to the satisfaction of the Planning Director.

9. Adequate spacing shall be provided between the trees to allow the trees to obtain full maturity growth potential. All landscaped area soil surfaces shall be covered with living drought tolerant groundcover within two years of installation. If groundcover is not indicated beneath the trees a covering 6" deep with mulch shall be applied and maintained in perpetuity beneath and around the trees to an average diameter of six feet around the base of each tree.
10. The project shall comply with the fifty percent shading requirement (Section 17.64.030(H) of the Zoning Code) for all parking and maneuvering areas, be fully automatically irrigated and landscaped with a mix of at least six different (minimum 15 gallon size) tree types (genera), from the City's approved tree list, throughout the required shading area (staff recommends the landscaping plan include no more than 20 percent oak trees). All planter soil surfaces shall be covered with living groundcover within two years of installation unless not indicated by the Urban Forest staff. All "finger planters" must maintain a minimum inside width dimension (without curb) of 5-feet, be fully automatically irrigated, and enclosed with 6" concrete curbing.
11. The owner/operator/owner's association shall maintain the grounds and landscaped areas in a clean, weed free and groomed manner. Landscaping shall be replaced with live, healthy plants, trees and turf as needed if original landscaping dies;
12. All landscaping shall be maintained so that ground cover plants and shrubs do not exceed a maximum height of thirty inches (30") except where climbing vines are indicated; and tree limbs shall be trimmed (at maturity) so they hang no lower than six feet (6') above grade level at maturity.

Fencing:

13. The placement of walls, gates/openings, fencing and the vehicular access points shall conform to the site plan. Any modifications may require additional staff review and/or a Plan Review modification.
14. Prior to the issuance of building permits details of the 6' tall solid decorative masonry wall proposed to separate the parking area from the adjacent residential uses shall be submitted to the planning director for review and approval prior to construction. The decorative masonry wall shall be interrupted at regular intervals by column/pilasters topped with pre-cast concrete caps shall be constructed at a maximum spacing of 50' – 75' along the entirety of the wall length.
15. The trash enclosure shall be constructed of concrete block or similar masonry material and finished with material compatible in color and texture to the buildings' façade.

16. The trash enclosure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines and the landscaping shall be automatically irrigated.

Exterior Lighting:

17. Lighting fixtures shall be of a high quality decorative design, having a color and style, which is compatible with the building architecture, as determined by the Planning Director.
18. Lighting shall be designed so as not to produce hazardous and/or annoying glare to motorists on Elder Creek Road, 63rd Street, adjacent residences, or the general public.
19. The height of pole mounted light fixtures shall be a mix of fixtures between 14' and 18' in height.
20. Adequate overall exterior site lighting shall be installed and shall be coordinated with the landscaping plan so there is minimal interference between the light standards and required illumination and the trees and required shading. Project lighting shall be provided as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space during business hours and .25 foot-candles of minimum maintained illumination per square foot of surface on any walkway, alcove, passageway, from one-half hour before dusk to one-half hour after dawn. All light fixtures are to be vandal-resistant. On-site lighting shall be shielded from adjacent parcels and the street so the on-site illumination will not shine on to, or impact the adjacent residential properties or the street.

Parking:

21. Parking design shall be provided as required by the Zoning Ordinance. A minimum of 34 parking spaces shall be provided for Phase I, including the required number of ADA accessible spaces and a minimum of 54 spaces for Phase II.
22. Prior to the issuance of the Certificate of Occupancy, the applicant shall revise the Site and Landscaping plans to include one bicycle parking space either within the building or in a Class I bicycle locker located in a secure and readily visible area near the front door for Phase I and provide a total of two bicycle parking spaces (one Class I and one Class I, II, or III) for Phase II including the Class I space from Phase I and submit the revised plans to the planning director for review and approval. The bicycle parking space(s) shall be placed in secure, well lit areas near building entrances and shall be installed prior to the issuance of the Certificate of Occupancy for Building A.

Signage:

23. The project shall comply with the City's Sign Ordinance (Chapter 15).

Department of Transportation-Development Engineering

24. Construct standard improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Department of Transportation. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk fronting the property along 63rd Street and Elder Creek Road per City standards and to the satisfaction of the Department of Transportation;
25. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards at the north-east corner of 63rd Street and Elder Creek Road;
26. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance);
27. 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.

Department of Utilities:

The following are conditions to be placed on the Special Permit for the project that shall be approved by the Department of Utilities prior to issuance of the building permit:

28. A drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required. The drainage study shall include an overland flow release map for the proposed project. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The DOU shall approve this study and shed map. The on-site storm drain system shall be sized per latest design runoff standards. Prior to design, contact the DOU for the design criteria.
29. The building pad elevation shall be approved by the DOU and shall be a minimum of 1.5 feet above the local controlling overland release elevation or a

minimum of 1.2 feet above the highest adjoining back of sidewalk elevation, whichever is higher.

30. 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). There is a 48 inch drainage pipeline that is buried in Elder Creek that the applicant may tap.
31. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
32. Per City Code 13.04.070, except for separate irrigation service connections and fire service connections, each lot or parcel shall only have one (1) metered domestic water service. Requests for multiple domestic water service connections to a single commercial lot or parcel, consistent with the DOU "Commercial Tap Policy", may be approved on a case-by-case basis by the DOU. Contact the DOU at (916) 808-1400 for a copy of the tap policy. Excess services shall be abandoned to the satisfaction of the DOU. The DOU may require the existing 1 ¼ inch service to be metered.
33. The proposed development is located within Sacramento Area Sewer District (SASD). Satisfy all SASD requirements.
34. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.
35. This project is greater than 1 acre in size; therefore, the project is required to comply with the State "NPDES General Permit for Storm water Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Storm water Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the DOU prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.
36. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires 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.

37. Post construction, storm water quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by an existing regional water quality control facility, both source control and on-site treatment control measures (e.g., storm water planters, detention basin, infiltration basin and/or trench, media filters (Austin Sand Filter), multi-functional drainage corridors, vegetated filter strips and/or swales, and proprietary devices) are required. A maintenance agreement is required for all on-site treatment control measures. Contact DOU for a list of accepted proprietary devices if considered for treatment control. Specific source controls are required for (1) vehicle and equipment fueling areas, (2) loading/unloading areas, (3) outdoor storage areas, (4) outdoor work areas, (5) vehicle/equipment wash, repair and maintenance areas, (6) waste management areas and (7) Storm drain inlet (markings). Improvement plans must include the source controls and on-site treatment control measures selected for the site. Refer to the latest edition of the "Storm water Quality Design Manual for the Sacramento and South Placer Regions (May 2007)" for appropriate source control measures. Runoff reduction measures (e.g. porous pavement) are optional control measures. Refer to the Runoff Reduction Credit Worksheet in the above Manual for porous pavement design.

Department of Utilities Advisory Notes:

- a. The on-site storm water treatment control measures required may affect site design and site configuration and should be considered during early planning stages.
- b. Per the Letter of Map Revision effective February 18, 2005, of the FIRM (Flood Insurance Rate Map), the parcel is located in a shaded Zone X area, defined as areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood. Accordingly, the project site lies in an area with no flood restrictions.

Community Development Department-Building Division-Advisories:

- a. A single occupancy type is noted, but it looks like there may be as many as three different occupancy types. Upon submittal the Architect shall justify the single occupancy group.
- b. Fire-rated occupancy separation shall be provided per CBC Table 503.3.3.
- c. Exterior walls that require having a fire-rating per CBC Table 602 shall show that adequate fire-rated construction will be provided.
- d. A handicap accessible path of travel shall be provided to all areas.

The above comments are Code requirements and cannot be waived.

Fire Department-Advisories:

- a. All turning radii for fire access shall be designed as 35' inside and 55' outside.
- b. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.
- c. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. CFC 503.2.3
- d. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105.
- e. 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.
- f. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 508.4
- g. 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)
- h. Provide appropriate Knox access for site
- i. 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.
- j. 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.
- k. 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.
- l. An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. Fire control rooms shall be located within the building at a location approved by the Chief, and shall be provided with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room. CFC 903.8

Sacramento Area Sewer District (SASD):

38. Connection to the public sewer system shall be required to the satisfaction of SASD. SASD Design Standards apply to any sewer construction.

39. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or SASD public sewer line.
40. Developing this property will require the payment of sewer impact fees (sewer connection fees). Impact fees shall be paid prior to issuance of Building Permits.

SASD Advisory:

- a. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

Police Department:

41. Any rear door used to admit employees or deliveries shall be equipped with a 180 degree viewing device to screen persons before allowing entry.
42. All exterior lighting fixtures shall be vandal-resistant.
43. All exterior lighting fixtures shall be maintained and operational. Lighting shall be coordinated with landscaping plan to ensure proper illumination and that visibility is maintained when the landscaping (trees and shrubbery) reaches maturity.
44. The safe(s) shall have a minimum rating of T1-15 or Class "C". In addition, the applicant should limit the number of people with safe access and implement a cash handling policy to create accountability.
45. All exterior signs shall comply with the City of Sacramento Sign Codes and Ordinances. Contact information (caretaker/property manager) shall be filed with the police department for the Elder Creek area so that in the event a crime occurs on the premises during non-business hours the police department will have a valid property contact.
46. The proprietor, or their agent, shall be responsible for the daily removal of all litter generated by the church, from the project site, adjacent properties, and streets.
47. All dumpsters shall be kept locked.
48. The applicant shall assure the perimeter of the site is fenced during construction. If a general contractor is assigned this responsibility, it shall be the applicant's responsibility to ensure compliance. Security lighting and guard patrols are strongly recommended but not required.
49. The proprietor or his agent is responsible for reasonably controlling the conduct of persons on or immediately adjacent to the site and shall immediately disperse

loiterers in order to prevent nuisance or unreasonable interference with adjacent properties.

Police Department Advisories:

- a. All doors and windows should be equipped with an audio and or silent alarm system. Motion sensors should be used for the interior of the main building as well as the daycare.
- b. The applicant should consider installing a silent panic alarm system in the “sanctuary” as a proactive strategy against possible terrorist and/or criminal activity against the church or a member.
- c. In order to maintain visibility, shrubbery should mature at a height of 2-3’ and trees with a mature canopy no lower than 8 feet should be used.
- d. Attractive but hostile landscaping (shrubbery with thorns or leaf shapes) should be used around areas such as dumpster enclosures to prevent access to the dumpster.
- e. The church grounds perimeter should be enclosed with a combination of security fencing and/or walls and attractive but hostile landscaping to prevent undesired access to the church premises.
- f. Any masonry walls should incorporate graffiti reducing art. Tall shrubs of a hostile variety should be used to reduce habitation by transients.
- g. It is recommended the church property be fenced with decorative wrought-iron fencing. This is not to isolate the property but to limit unauthorized entry into the facility and surrounding grounds.
- h. Motion-sensor flood lighting should be used around the main building because it will increase visibility and will deter theft and other crimes that may occur.
- i. Closed-circuit color video cameras should be employed to monitor exits, entrances, and common areas other than the sanctuary.
- j. Closed-circuit color video cameras should also be used in the parking lot area to create comprehensive coverage. Parking lot cameras often make an immense difference during the investigation of a crime.
- k. The recording device should be a digital video recorder (DVR) capable of storing a minimum of seven (7) days worth of activity. (A DVR capable of storing 30 days worth of activity is preferable).
- l. The DVR must be kept in a secure area accessible only by management.

Exhibit 1-B Phase I Site Plan

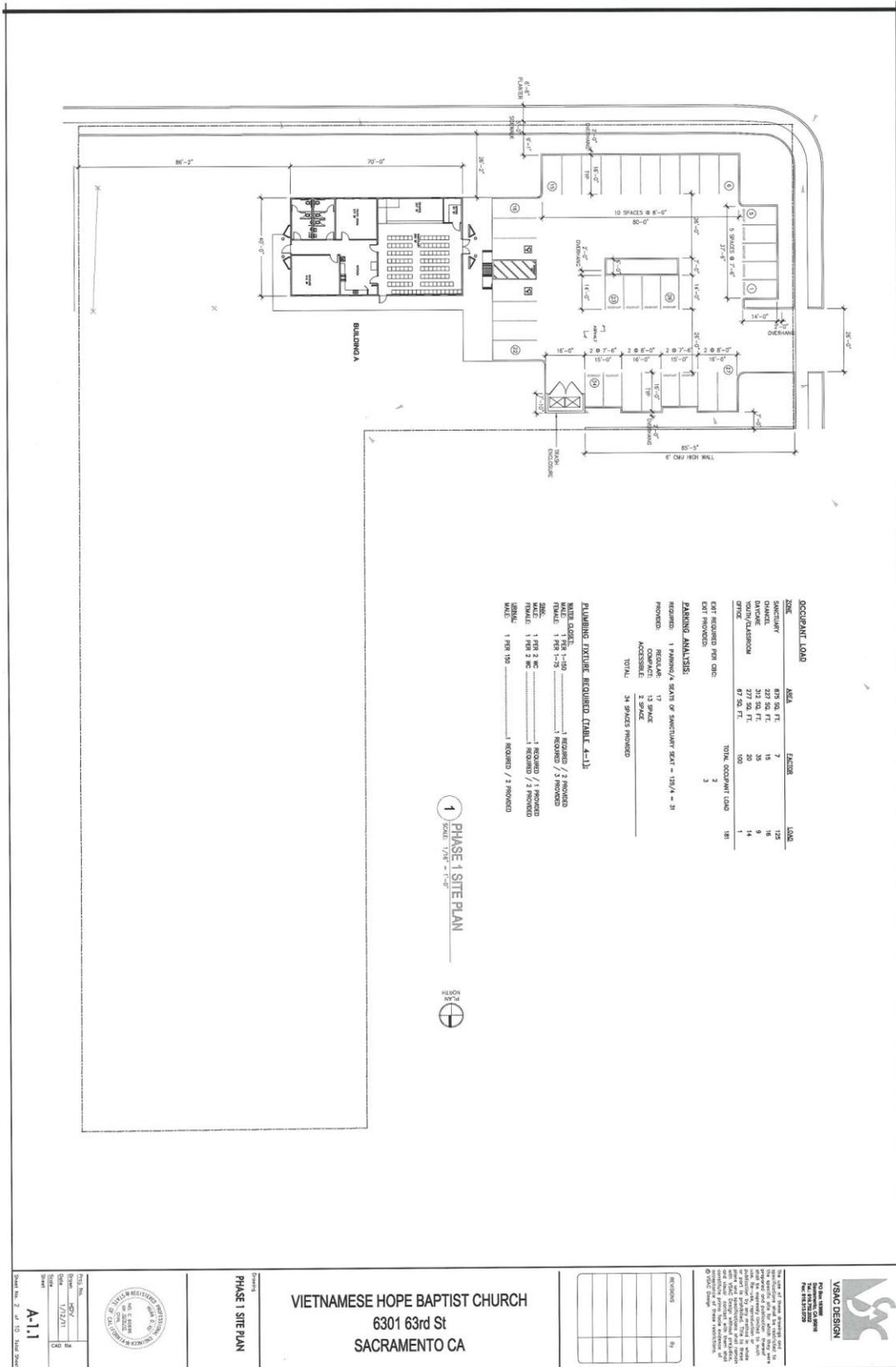


Exhibit 1-C Phase II Site Plan

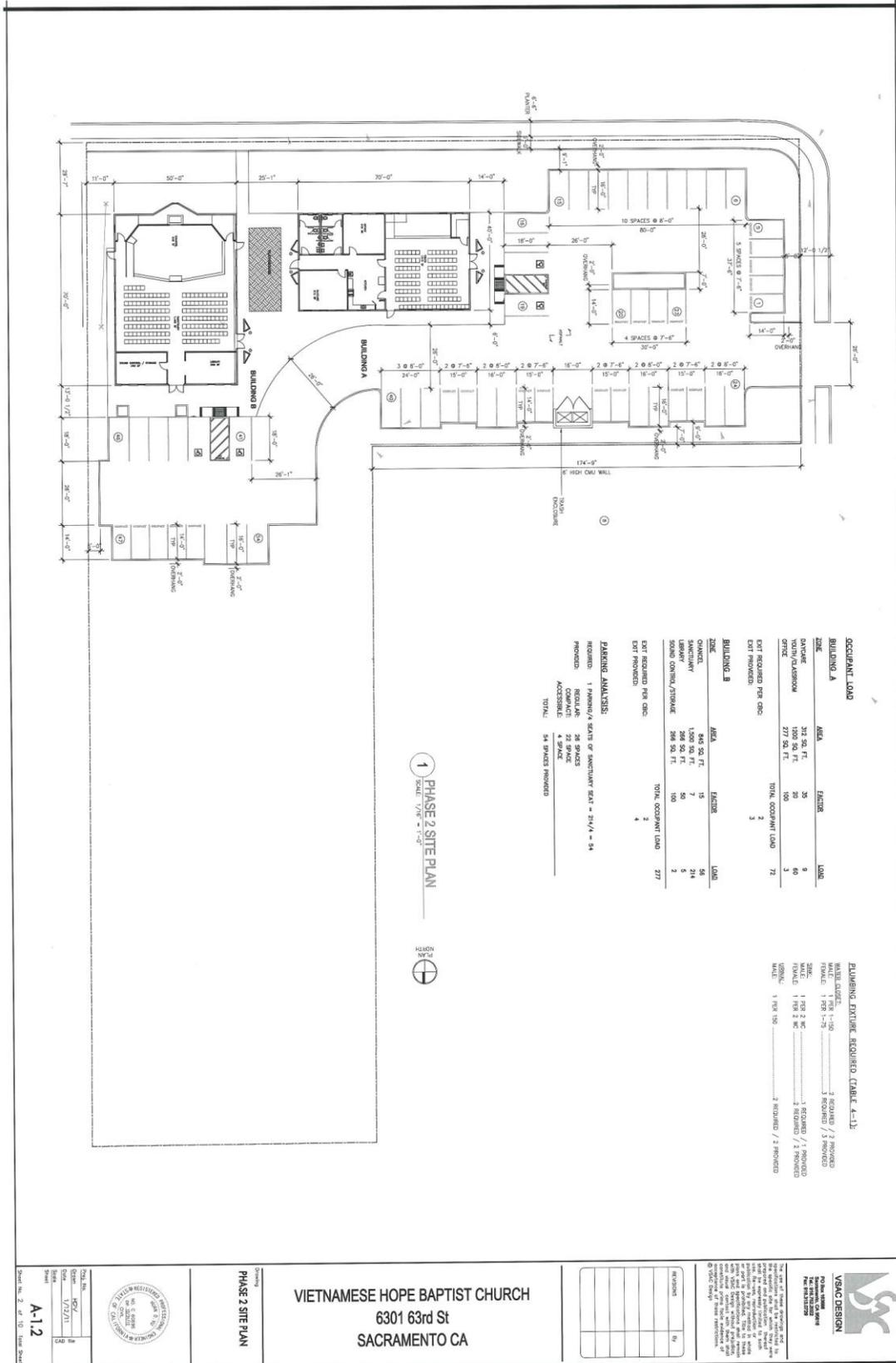


Exhibit 1-G Elevations

1
3/16" = 1'-0"

SOUTH ELEVATION - VIEW FROM ELDER CREEK

2
3/16" = 1'-0"

NORTH ELEVATION

ELEVATION NOTES:

- ① Cathedral steeple
- ② 3'-0" cant steeple - solid masonry
- ③ White panels/ dark blue panelization

3
3/16" = 1'-0"

WEST ELEVATION - VIEW FROM 63rd St

VIETNAMESE HOPE BAPTIST CHURCH
6301 63rd St
SACRAMENTO

ELEVATIONS

NO.	REVISIONS

VIET HOPE

VIET HOPE ARCHITECTURE

1000 N. ST. 11, SUITE 100
SACRAMENTO, CA 95834
TEL: (916) 441-1111
WWW.VIETHOPEARCHITECTURE.COM

Exhibit 1-H Elevations and Perspective Renderings

1 EAST ELEVATION - BUILDING B
3/16" = 1'-0"

2 EAST ELEVATION - BUILDING A
3/16" = 1'-0"

ELEVATION NUMBERS:
 ① component finishes
 ② 3" STAIN GLASS
 ③ DARK BRND/INT-TROUBLE WITH DRU.

VIETNAMESE HOPE BAPTIST CHURCH
6301 63rd St
SACRAMENTO

ELEVATIONS

NSAC DESIGN

REVISIONS

NO.	DATE	BY	REVISION

A-3.2

Scale: 1/8" = 1'-0"

NSAC DESIGN
 1000 N. ST. JAMES
 SACRAMENTO, CA 95811
 TEL: 916.441.1111
 FAX: 916.441.1112
 WWW.NSACDESIGN.COM

PROJECT: VIETNAMESE HOPE BAPTIST CHURCH
 SHEET: ELEVATIONS
 DATE: 04/14/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]

Exhibit 1- I Birds-eye Perspective Rendering

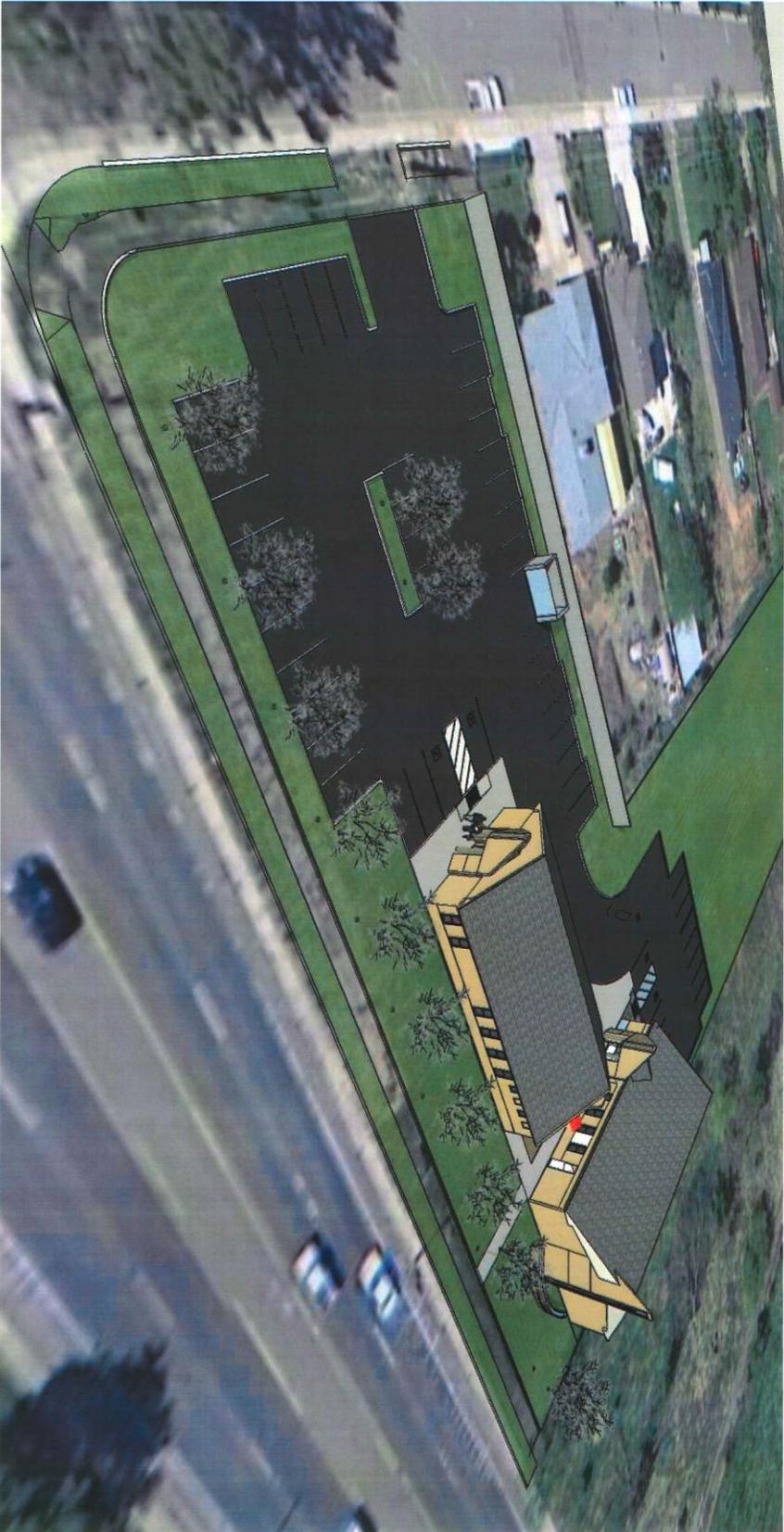


Exhibit 1-J Elevation-Buildings A and B



Exhibit 1-K Elevation- Building A



Attachment 2 Land Use and Zoning Map

