



REPORT TO PLANNING COMMISSION City of Sacramento

3

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
February 9, 2012

To: Members of the Planning Commission

Subject: Capital Sikh Center (P11-079)

A request to allow a religious facility to be located within a portion of an existing 29,700 square-foot warehouse building on approximately 2.67 acres in the Light Industrial (M-1) zone.

A. Environmental Determination: Exempt per CEQA Guidelines Section 15332 (Infill Development Projects);

B. Special Permit to allow a religious facility with a watchperson's quarters in the Light Industrial (M-1) zone.

Location/Council District:

4600 Pell Drive, Sacramento, CA 95838

Assessor's Parcel Number 237-0022-093-0000

Council District 2

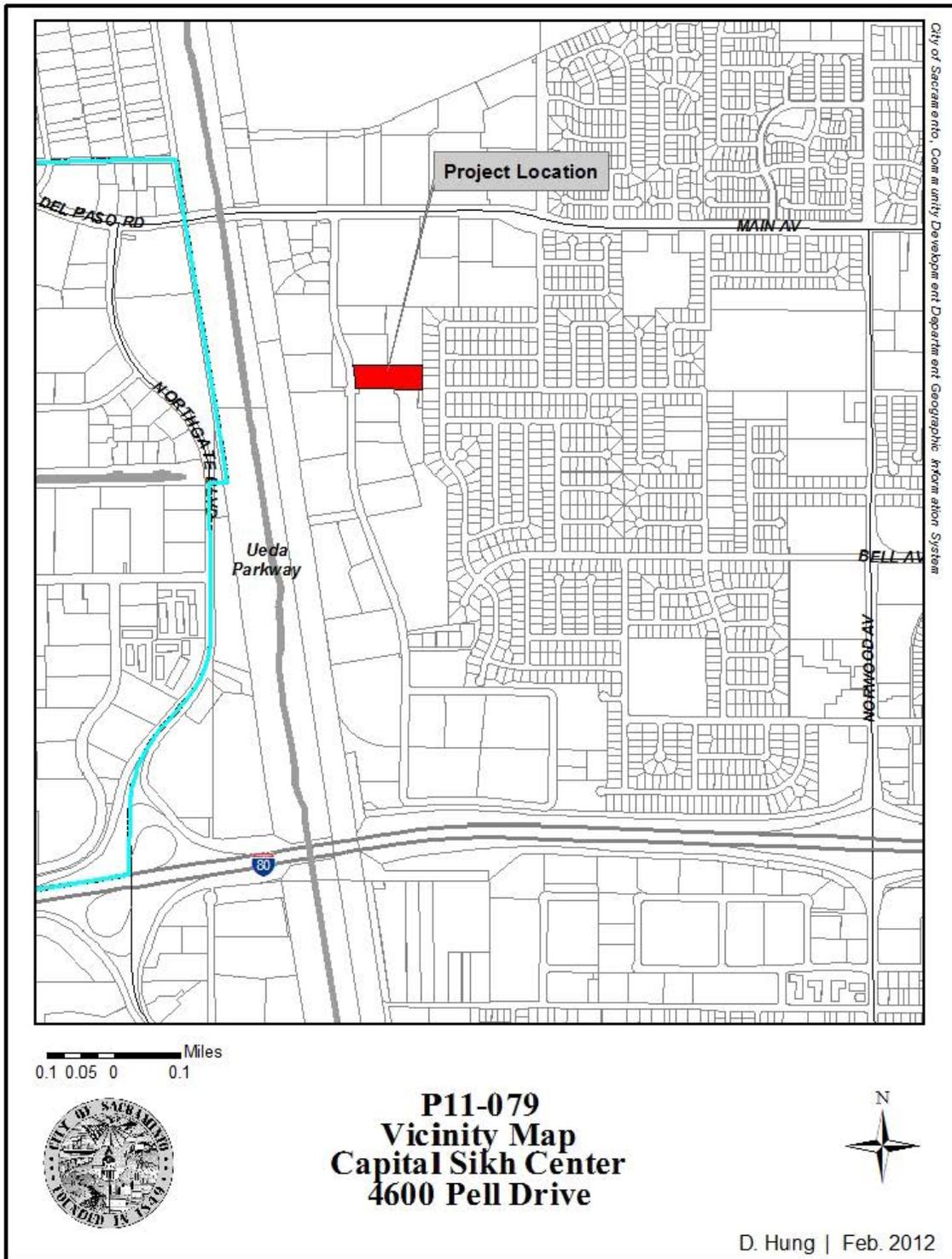
Recommendation: Staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. The Commission has final approval authority over items A-B above, and its decision is appealable to City Council. **The project is non-controversial at the time of the writing of this report.**

Contact: David Hung, Associate Planner, (916) 808-5530;
Lindsey Alagozian, Senior Planner, (916) 808-2659

Applicant: Capital Sikh Center c/o Tarlochan Singh, (916) 765-8885, 3000 U Street, Antelope, CA 95843

Owner: Pell Investment Group LLC c/o Barry Anderson, 8033 Steamboat Lane, Roseville, CA 95747 and Sue McNerney, (707) 257-8675, 4011 East Third Avenue, Napa, CA 94558

Vicinity Map



Summary: The applicant is requesting to establish a religious facility within a portion of an existing 29,700 square-foot warehouse building on approximately 2.67 acres in the Light Industrial (M-1) zone. The project requires a Special Permit to establish a religious facility within the subject zone. Staff has sent early notification to community groups and notified all property owners within 500 feet of the site for this public hearing. The applicant has also met with neighbors who live adjacent to the site who initially had concerns about the project but have since retracted their concerns.

Table 1: Project Information
General Plan designation: Employment Center Low Rise (0.25 FAR to 1.00 FAR)
Existing zoning: Light Industrial (M-1)
Existing use: Industrial Warehouse and Distribution
Property area: 2.67 acres

Background Information: The subject site contains an industrial warehouse/office structure that has been used as warehouse and distribution. The front portion of the structure on the west side is split into two stories and contains offices, conference rooms, restrooms and a kitchenette that are incidental to the warehouse use. Industrial uses are located to the north and south of the project site; to the east of the site is a residential neighborhood. There is an existing 20-foot easement at the southern portion of the site for the purpose of ingress and egress to access the City's Well 133 site below the southeast side of the site (APN 237-0022-036). The easement was recorded on July 18, 1983 and needs to be kept clear of any structures and must always provide City with unobstructed access.

Public/Neighborhood Outreach and Comments: Early notification was sent to the Robla Park Community Association, the North Sacramento Chamber of Commerce, the Parker Homes Neighborhood, the Valley View Acres Community Association and WalkSacramento. Staff has received an e-mail correspondence from the Robla Park Community Association in support of the project. The applicant sent notification to adjacent neighbors for a neighborhood meeting on November 21, 2011; two neighbors from an adjacent residential dwelling to the east of the site attended the meeting with concerns about the project. Staff was also in attendance at this neighborhood meeting. The applicant conducted further discussions with the neighbors after the meeting and as a result, the neighbors are no longer concerned about the use and have demonstrated support for the project (see Attachment 2).

Environmental Considerations: The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that this 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 substantially surrounded by urban uses, the project site has no value as habitat for endangered, rare or threatened species, approval of the

project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services.

Policy Considerations:

General Plan

The 2030 General Plan Update was adopted by City Council on March 3, 2009. The 2030 General Plan's goals, policies, and implementation programs define a roadmap to achieving Sacramento's vision to be the most livable city in America. The 2030 General Plan Update designation of the subject site is Employment Center Low Rise, which provides for employment generating uses that generally do not produce loud noise or noxious odor or compatible public, quasi-public, and special uses.

The 2030 General Plan has identified goals and policies under the Land Use and Urban Design Element. Some of the goals and policies supported by this project are:

- *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. (Policy LU 2.1.3)
- *Equitable Distribution of Uses and Amenities.* The City shall strive to ensure that desirable uses and neighborhood amenities are distributed equitably throughout the city. (Policy LU 2.8.1)
- *Assembly Facilities.* The City shall encourage and support development of assembly facilities for social, cultural, educational, and religious organizations throughout the city. (Policy LU 8.2.1)

The proposed project meets the 2030 General Plan goals and policies related to the promotion of complete and well-structured neighborhoods and assembly facilities for religious organizations. The proposed development will be compatible with the surrounding industrial and residential uses. The project also meets the required floor area ratio for the Employment Center Low Rise designation.

Project Design:

Land Use

The applicant proposes to establish a religious facility within the Light Industrial (M-1) zone. Section 17.24.050(5) of the Zoning Ordinance permits the use in this zone with the issuance of a special permit. In evaluating special permit proposals of this type, the Commission is required to make the following findings:

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

The project is based on sound principles of land use in that it is being located within an existing industrial structure and the proposed use, when conditioned with hours of

operation and on-site parking, is compatible with adjacent developments and will offer a gathering place for members of the community.

- B. 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 will not be detrimental to the public health, safety and welfare nor result in the creation of a public nuisance in that the site shall be upgraded to meet development standards, the existing building shall be upgraded to meet building codes, and tree screening shall be provided between the site and adjacent residential neighborhood to the east.

- C. A 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 proposed religious facility use meets General Plan policies by promoting a complete and well-structured neighborhood with a mix of uses that includes assembly facilities for a religious organization.

Phasing Plan

The project is being developed in two phases. The work through the two phases includes site upgrades, tenant improvements on a portion of the building, new architectural elements at the roof, and some exterior façade improvements.

Phase 1 covers site upgrades and tenant improvement work within the existing structure. The site work includes parking lot re-striping, new trash enclosure and landscaping (see Exhibits 1A and 1B). Tenant improvement work encompasses a portion of the first floor of the structure that includes an assembly room with stage area and storage area at the northwest corner, a caretaker room, a meditation room, and a conference room (see Exhibits 1D and 1E). No work is proposed to the warehouse space in the remaining portion of the first floor; the layout to the second floor plan remains the same. One roll-up door is being removed on the south elevation and the void will be filled with a new exterior wall, new double doors and a new window opening above the doors. Similarly, one roll-up door is being removed on the north elevation and the void will be filled with a new exterior wall, new double doors and a new window opening above the doors (see Exhibit 1G).

Phase 2 expands into the warehouse area on the first floor with a larger assembly room and stage area, a kitchen, and a dining area (see Exhibit 1H). This phase also includes the conversion of the previous assembly room in Phase 1 to a multi-purpose hall and the conversion of a meditation room and a conference room into men's and women's restrooms. No work is proposed to the warehouse space in the remaining portion of the first floor; the layout to the second floor plan remains the same (see Exhibit 1I). Exterior work includes the addition of two small round domes and one rectangular dome on the roof at the western end of the building, the addition of one large round dome on roof at the eastern end of the building, the addition of a flag pole adjacent to the rear of the building, and installation of trim around all front windows at the west side of the building (see Exhibits 1J and 1K). At the recommendation of planning staff, all the arches at the

base of the round domes should have a shallow recessed panel and the arches at the small round domes shall be sized in proportion to the arches of the large round dome. The attached plans were revised to reflect the design recommendations. The applicant has indicated that the west entry facing Pell Drive will be renovated at a future phase; staff added an advisory note that the applicant should install a double door at the west entry and upgrade the exterior canopy adjacent to the entryway at a future phase.

Access, Circulation and Parking

The main vehicular and pedestrian access to the property is at Pell Drive directly to the west of the parcel. The two existing driveways on Pell Drive may be used for both ingress and egress; however, vehicles using the angled stalls on the north perimeter will be best served to enter the site on the southern driveway and then proceed around the rear of the building to access these stalls. The applicant is proposing to re-strip the parking areas on the site. In addition to the 45-degree angled parking stalls on the north side, the remaining spaces are 90-degree stalls to the west, south and east sides of the building. All the 45-degree stalls meet the minimum maneuvering width of 14 feet and all the 90-degree stalls meet the minimum maneuvering width of 26 feet.

There is an existing 20-foot easement at the southern portion of the site for the purpose of ingress and egress to access the City's Well 133 site below the southeast side of the site. Staff has conditioned that the easement be kept clear of any structures and shall always provide the City with unobstructed access. Furthermore, the City shall have the right to put its own lock on any gates erected within the easement.

Following is a summary of vehicular parking for the building which will be developed in Phase 1 of the project that takes into consideration the Phase 2 requirement:

Table 2: Vehicular Parking			
Use	Required Parking	Proposed Parking	Difference
Religious Facility	70 (1 space per 4 seats within the main assembly room by maximum occupancy of assembly room in Phase 2 per building code)	71	+1

As shown above, the parcel contains sufficient parking based on the maximum occupancy through Phase 2 of the project.

Bicycle Parking: Per the Zoning Code, one bicycle parking facility is required for every twenty (20) off-street vehicle parking spaces required. Since 70 parking spaces are required for the proposed use, the project is required to provide four (4) bicycle parking facilities. Fifty percent of the required facilities shall be Class I; the remaining facilities may be Class I, Class II or Class III.

Height, Bulk and Setbacks

The proposal includes the addition of domes to the top of the existing main structure on the site, a new flag pole at the rear of the building, and a new trash enclosure at the northwest corner of the site; the above work alters the existing height and setbacks within the site. Following is a summary of the height and area standards pertaining to this project:

Standard	Required	Proposed	Deviation?
Height	75'-0"	Tallest Dome: 51'-8" (at the peak); Flag Pole: 75'-0" (at the peak)	no
Front setback (adjacent to Pell Drive)	0'	25'-0"	no
Side setback	0'	0' (at new trash enclosure)	no
Rear setback	0'	185'-6" (to new flag pole)	no
Lot coverage	No requirement	22%	no
Floor Area Ratio (FAR)	0.25 FAR to 1.00 FAR	0.26	no

As shown above, the proposal does not deviate from any height and area standards per the Zoning Ordinance.

Building design, signage and landscaping

Building design: The subject structure is an existing warehouse/office building with a partial second story at the front portion of the building. The total square footage of the interior space is approximately 29,700 square feet. A new trash enclosure is proposed at the northwest corner and a new flag pole is proposed behind the rear of the building. The applicant is proposing to paint the body of the building in white color with blue banding at the upper wall of the building and blue trim at the front of the building. Any subsequent phases will require additional Planning review and approval. Following is a more detailed description of the two phases:

Operations: The applicant has provided a Daily Activities Chart for the facility (see Attachment 3). Per the information provided to staff, the building is proposed to be open between 7:00 a.m. to 8:00 p.m. on weekdays; there will be a small number of members present during the daytime. The evening services will involve up to 75 members. The building is proposed to be open from 7:00 a.m. to 8:00 p.m. on

weekends and up to 100 members may be present during services throughout the weekend. It is anticipated that up to 125 people may be present for special religious services like weddings, birthdays, and anniversaries on the weekend. The use does not include any child care services nor does it offer classes and seminars for its members or the public. However, any future child care use outside of regular assembly times shall be subject to the approval of any applicable Planning entitlements. Private school for kindergarten to 12th grade shall also be subject to the approval of any applicable Planning entitlements. Additionally, staff has included as a condition of approval that no amplified sound shall be broadcasted outside the building at anytime.

Living Quarters for a Watchperson: Per Section 17.24.050 of the Zoning Ordinance, one dwelling unit home may be used as the living quarters for a watchperson of commercially or industrially used property. A request for a watchperson's quarters for a use that requires a special permit may be reviewed and approved through the special permit process. The project is incorporating a 189 square-foot caretaker's room on the first floor plan at the west side of the building facing Pell Drive; the caretaker has access to restroom and kitchenette on the first floor. Staff supports the caretaker quarters to allow continuous monitoring of the site when there are no activities on the site.

Landscaping, Walls and Fencing: A landscape plan has been submitted for this project; the plan addresses shading for the site and shows a large turf area at the rear of the parcel. An existing 25' landscape area is to remain at the frontage of the site. A new fence with gates is proposed to separate the parking lot area from the turf area. An existing six-foot concrete wall exists on the east property line abutting residential lots to the east. A six foot high metal fence exists at the northern property line adjacent to industrial site to the north, and shrubs and landscaping and planted at the southern property line adjacent to industrial site to the south. In order to screen the site from the adjacent residential neighborhood to the east, the project is conditioned to provide a row of evergreen trees adjacent to the rear property line.

Lighting: The applicant is proposing wall mounted fixtures at the exterior of the building. Lighting fixtures are to be shielded from the sky and from adjacent properties and structures to minimize glare. All lighting fixtures shall meet City code requirements.

Signage: The applicant is proposing attached signage at the front wall facing Pell Drive but has not submitted any sign plans to the City at this time. Any new signage shall be subject to Planning review for consistency with the Sign Ordinance. A sign permit must be obtained before the installation of any signage.

Conclusion: Staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. The proposed project meets the 2030 General Plan goals and policies related to the promotion of complete and well-structured neighborhoods and assembly facilities for religious organizations.

Respectfully submitted by: 
DAVID HUNG
Associate Planner

Approved by: 
LINDSEY ALAGOZIAN
Senior Planner

Recommendation Approved:

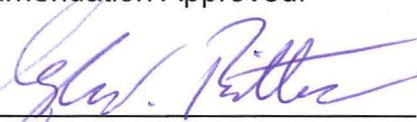

GREGORY BITTER, AICP
Principal Planner

Table of Contents:

Page 1	Report
Page 10	Attachment 1: Proposed Findings of Fact and Conditions of Approval
Page 16	Exhibit 1A: Site Plan
Page 17	Exhibit 1B: Landscape Plan
Page 18	Exhibit 1C: Existing First Floor Plan
Page 19	Exhibit 1D: Proposed First Floor Plan (Phase 1)
Page 20	Exhibit 1E: Existing and Proposed Second Floor Plan (Phase 1)
Page 21	Exhibit 1F: Existing Elevations
Page 22	Exhibit 1G: Proposed Elevations (Phase 1)
Page 23	Exhibit 1H: Proposed First Floor Plan (Phase 2)
Page 24	Exhibit 1I: Proposed Second Floor Plan (Phase 2)
Page 25	Exhibit 1J: Proposed Elevations (Phase 2)
Page 26	Exhibit 1K: Proposed Elevations (Phase 2)
Page 27	Attachment 2: Support Letter from Neighbor
Page 28	Attachment 3: Daily Activities Chart
Page 29	Attachment 4: Land Use & Zoning Map

Attachment 1
Proposed Findings of Fact and Conditions of Approval
Capital Sikh Center (P11-079)
4600 Pell Drive, Sacramento, CA 95838

Findings of Fact

A. Environmental Determination: Exemption

1. 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:
 - a. This 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 substantially surrounded by urban uses, the project site has no value as habitat for endangered, rare or threatened species, approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services.

B. The **Special Permit to allow a religious facility with a watchperson's quarters in the Light Industrial (M-1) zone is **approved** subject to the following Findings of Fact:**

1. The project is based on sound principles of land use in that it is being located within an existing industrial structure and the proposed use, when conditioned with hours of operation and on-site parking, is compatible with adjacent developments and will offer a gathering place for members of the community.
2. The project will not be detrimental to the public health, safety and welfare nor result in the creation of a public nuisance in that the site shall be upgraded to meet development standards, the existing building shall be upgraded to meet building codes, and tree screening shall be provided between the site and adjacent residential neighborhood to the east.

3. The proposed religious facility use meets General Plan policies by promoting a complete and well-structured neighborhood with a mix of uses that includes assembly facilities for a religious organization.

Conditions of Approval

- B.** The Special Permit to allow a religious facility with a watchperson's quarters in the Light Industrial (M-1) zone is hereby approved subject to the following conditions:

Planning

- B1. The applicant shall obtain all necessary building permits prior to the proposed use occupying the building.
- B2. The project shall be constructed in substantial compliance with the plans submitted and attached as Exhibits 1A-1K. Any modifications to this approval shall be subject to review by Current Planning staff.
- B3. The approval includes Phases 1 and 2 per attached exhibits. Any subsequent phases of work at this site shall require Planning review and approval.
- B4. The project shall provide a minimum of 70 vehicular parking spaces based on maximum occupancy of the assembly room in Phase 2. Any changes to the area of the assembly hall that would modify parking requirement shall be subject to Planning review and may result in additional entitlement(s).
- B5. The project shall provide four (4) bicycle parking facilities. Fifty percent of the required facilities shall be Class I; the remaining facilities may be Class I, Class II or Class III.
- B6. Regular hours of operation shall be from 7:00 a.m. to 8:00 p.m. every day of the week. The caretaker for the facility is allowed on the premises 24 hours a day, seven days a week.
- B7. Applicant shall plant a row of evergreen trees by the rear property line in Phase 1 to screen the site from the residential neighborhood to the east.
- B8. Prior to the issuance of a building permit, the Capital Sikh Center shall propose and submit for review and approval by the Planning Director a "Good Neighbor Policy" including but not limited to the following:
 - a. Establish a process for neighbors to communicate directly with the management staff of the Capital Sikh Center should there be any problems or issues;

- b. Provide an emergency contact person and phone number on-site, in a clearly identified place.
- B9. Any child care use outside of regular assembly times and any private school use shall be subject to the approval of additional Planning entitlements.
- B10. Any new signage shall be subject to the issuance of a sign permit and shall comply with the Sign Ordinance.
- B11. All lighting fixtures shall meet City code requirements.
- B12. No amplified sound shall be broadcasted outside the building at anytime.
- B13. The 20-foot ingress/egress easement within the site shall be kept clear of any structures and shall always provide the City with unobstructed access. The City shall have the right to put its own lock on any gates erected within the easement.

Building Division

- B14. Building must be within the allowable area and height as allowed per Table 503 of the California Building Code (CBC). Separation may be required between the assembly/administrative area and the warehouse.
- B15. All egress must comply with Chapter 10 of the CBC. Note: Egress from assembly/administrative area cannot go through warehouse or other storage area.
- B16. Permanent restrooms must be provided at each phase based on the total occupant load of each phase.
- B17. The minimum number of accessible parking spaces shall be as per Table 11B-6 of the CBC.

Department of Transportation

- B18. The applicant shall repair any deteriorated portions of the existing curb, gutter and sidewalk fronting the property along Pell Drive per City standards and to the satisfaction of the Department of Transportation. This shall include any needed street lighting per City standards.
- B19. All new and existing driveways shall be designed and constructed to City Standards. The applicant shall repair any deteriorated or non-ADA compliant driveways serving the property per City standards and to the satisfaction of the Department of Transportation.

- B20. Any existing or proposed gates must be placed a minimum of 20-feet behind the right of way (Back of sidewalk) per City Code. If gates are proposed they must be equipped with a Knox lock or any other lock approved by the Fire Department.
- B21. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).
- B22. 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.

Fire

- B23. Provide the required fire hydrants in accordance with CFC 507 and Appendix C, Section C105.
- B24. 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. CFC 501.4
- B25. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 508.4
- B26. Provide appropriate Knox access for site. CFC Section 506
- B27. 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. *Required due to change of occupancy. Per site plan, fire riser is identified. Provide certification that sprinklers have been inspected when sprinkler plans are submitted.*
- B28. 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. *Provide location of riser and/or riser room. This area shall be clearly marked.*
- B29. Comply with 2010 California Building Code Table 508.4, Required Separation of Occupancies for church and warehouse.

Regional Transit

- B30. Transit information shall be displayed in prominent locations within the Center for both patrons and employees. Please use the Request Form available on www.sacrt.com to order transit information materials.

Advisory Notes:

Planning

1. The first full-sized sheet of the project's Building Permit plans set shall include: 1) A Zoning Affidavit signed by the applicant that affirms the plans submitted for building permit comply with all conditions of approval and approved exhibits; and 2) The project's record of decision including conditions of approval and approved exhibits.
2. The applicant should install a double door at the west entry and upgrade the exterior canopy adjacent to the entryway at a future phase.

Parks Planning

3. The applicant will be responsible to meet his/her obligation as outlined in Chapter 18.44 of City Code pertaining to the Park Development Impact Fee (PIF), due at the time of issuance of building permit. The Park Development Impact Fee due for Phases 1 and 2 for this project is estimated at \$5,719. This is based on the conversion of a total of 15,050 square feet of storage (warehouse) space to a commercial services use for religious services. The commercial services use is at the standard rate of \$0.38 per square foot. If separate building permits are obtained for each phase, the square footage to be converted shall be calculated to determine the fee. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit. The fee adjusts annually for inflation on July 1 of each year.

Solid Waste Division

4. Project must meet the requirements outlined in Sacramento City Code Chapter 17.72.
5. Solid waste trucks must be able to safely move about the property, with minimum backing, and be able to empty the bins and cans safely.
6. Properties must accommodate trucks, as well as cans or bins, that are roughly the dimensions outlined in the "Truck, Bin, and Can Dimensions" section, on the next page.
7. As a commercial property, this site must have solid waste services, but is not required to use City of Sacramento Solid Waste Services. This means the property manager may have the site served by a franchised hauler instead of the City of Sacramento, if so desired.

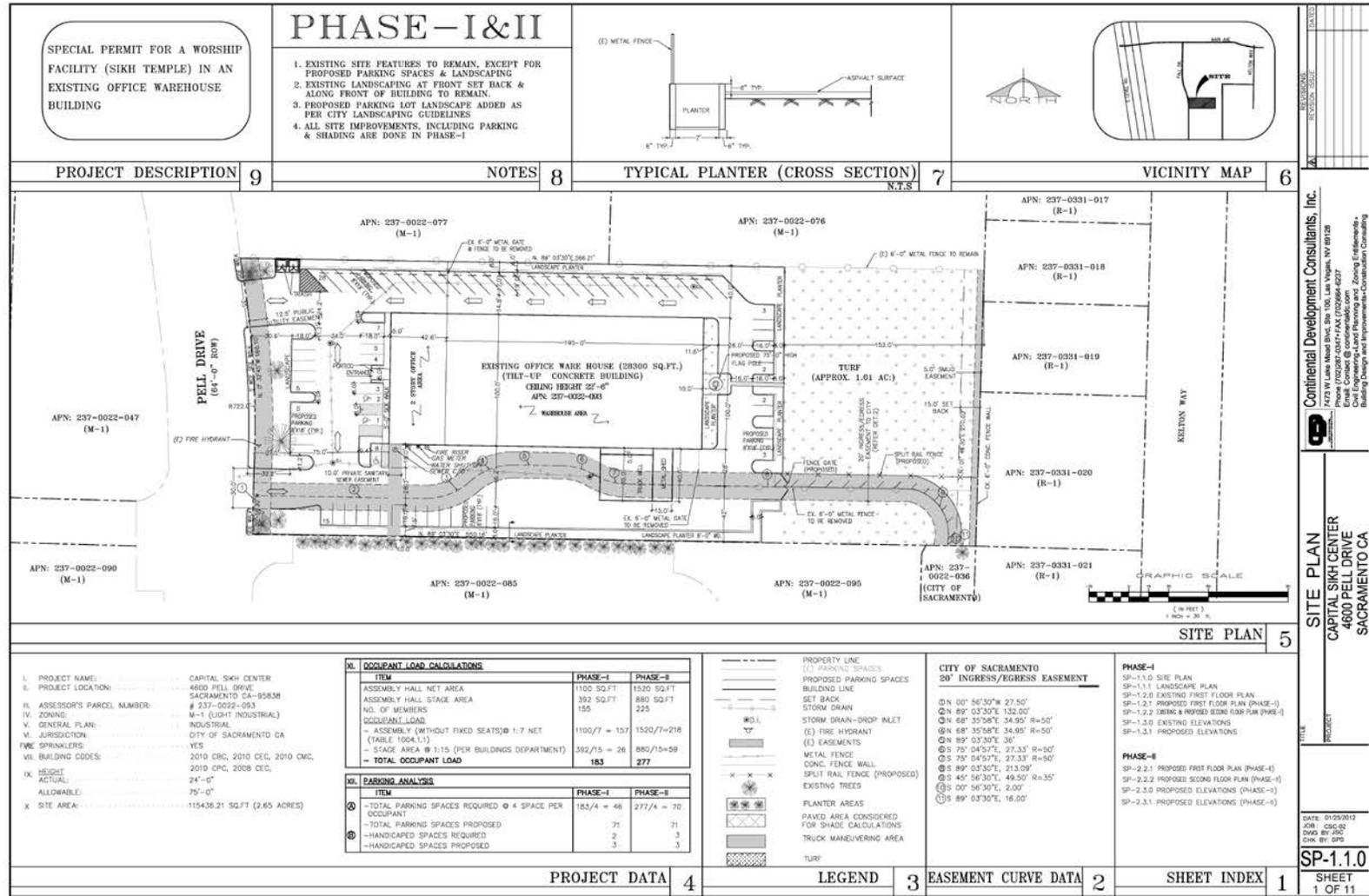
8. Solid waste driver must not have to move front-loader bins more than 15 ft. for collection.
9. The property must have enough weekly capacity of both trash and recycling to meet the requirements are outlined in 17.72.030, which for this project is 1 cubic yard for trash, and another 1 cubic yard for recycling.
10. Statement of Recycling must be completed, including a description of trash and recycling operations after the building is built and occupied, such as trash enclosure placement, etc.

Regional Transit

11. Employers should offer employees subsidized transit passes at 50% or greater discount.

Sacramento Area Sewer District

12. The subject property is outside the boundaries of the SASD but within the Urban Service Boundary and SRCSD shown on the Sacramento County General Plan. SRCSD will provide ultimate conveyance and treatment of the sewer generated from this site, but the Sacramento City Utilities Department's approval will be required for local sewage service.
13. Improvements to the property will require payment of SRCSD sewer impact fees. Impact fees shall be paid prior to issuance of Building Permits. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.



Continental Development Consultants, Inc.
 7423 W Lake Mead Blvd. Ste. 100, Las Vegas, NV 89128
 Phone: (702)261-0247 FAX: (702)964-6227
 Email: Contact@contdev.com Website: www.contdev.com
 Building Design and Improvements • Construction Consulting

SITE PLAN
CAPITAL SIKH CENTER
4600 PELL DRIVE
SACRAMENTO CA

DATE: 01/29/2012
 JOB: CSC-02
 DWG BY: JAC
 CHK BY: GPS
SP-1.1.0
 SHEET 1 OF 11

Exhibit 1B: Landscape Plan

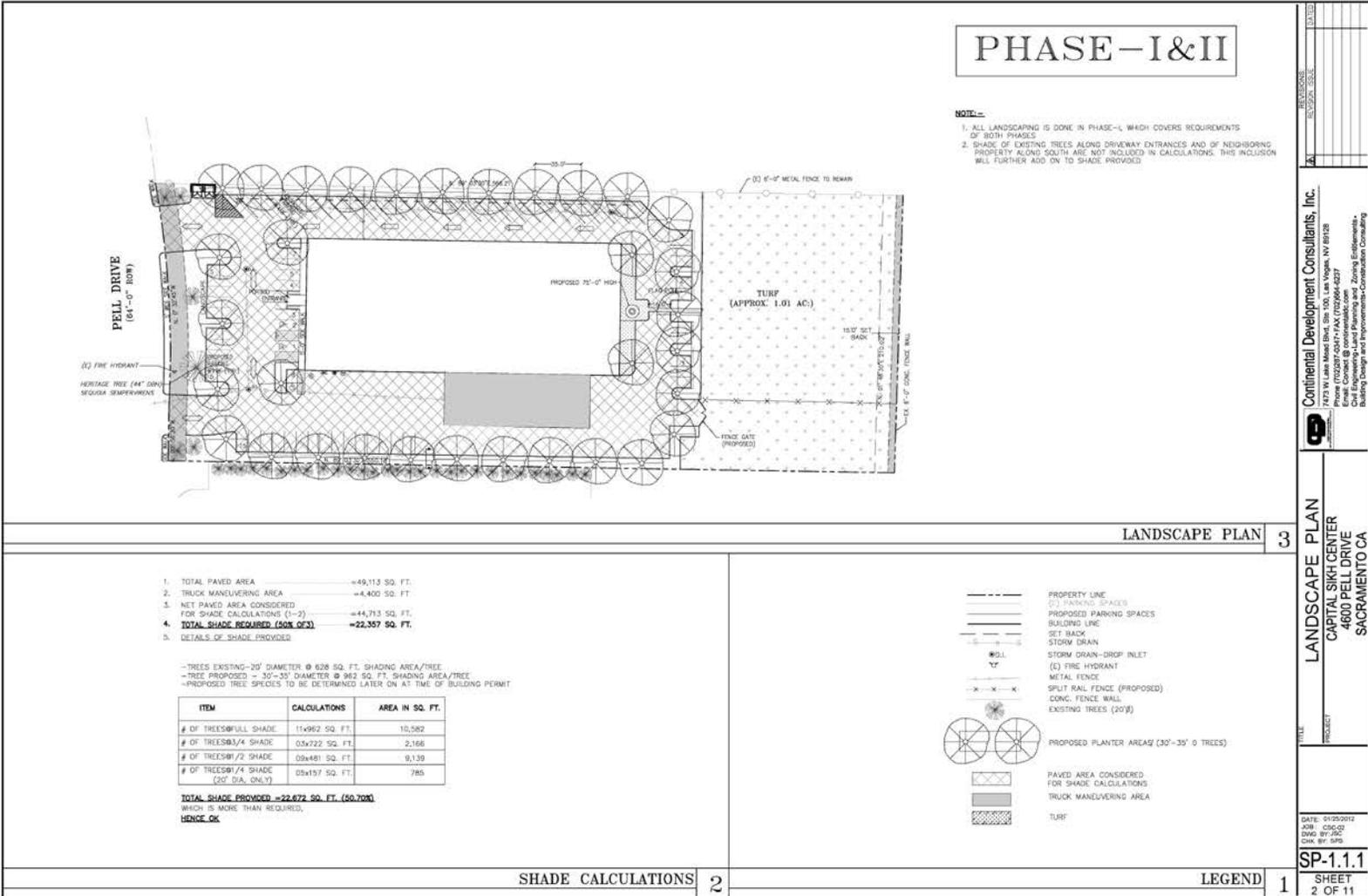


Exhibit 1C: Existing First Floor Plan

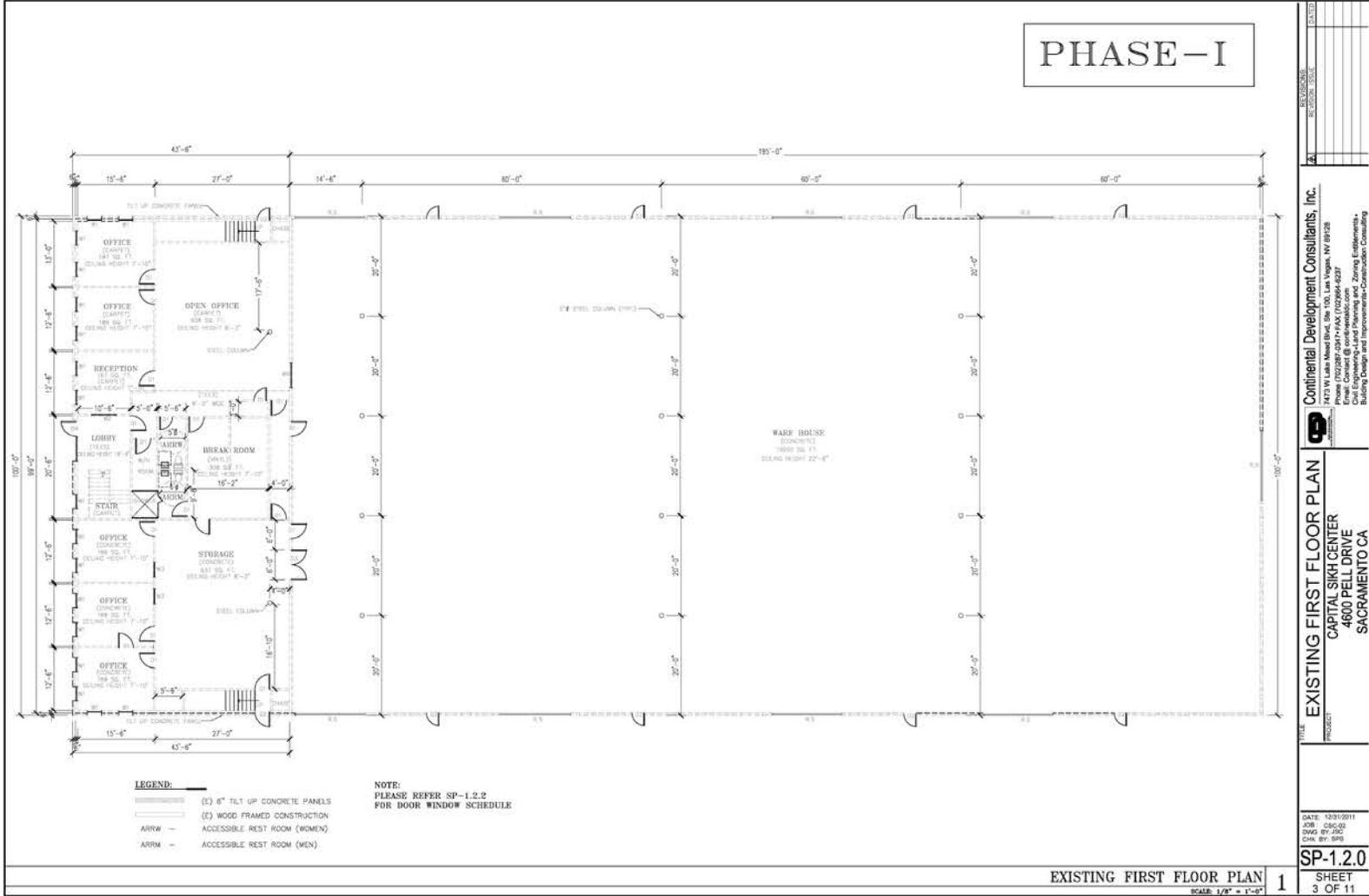
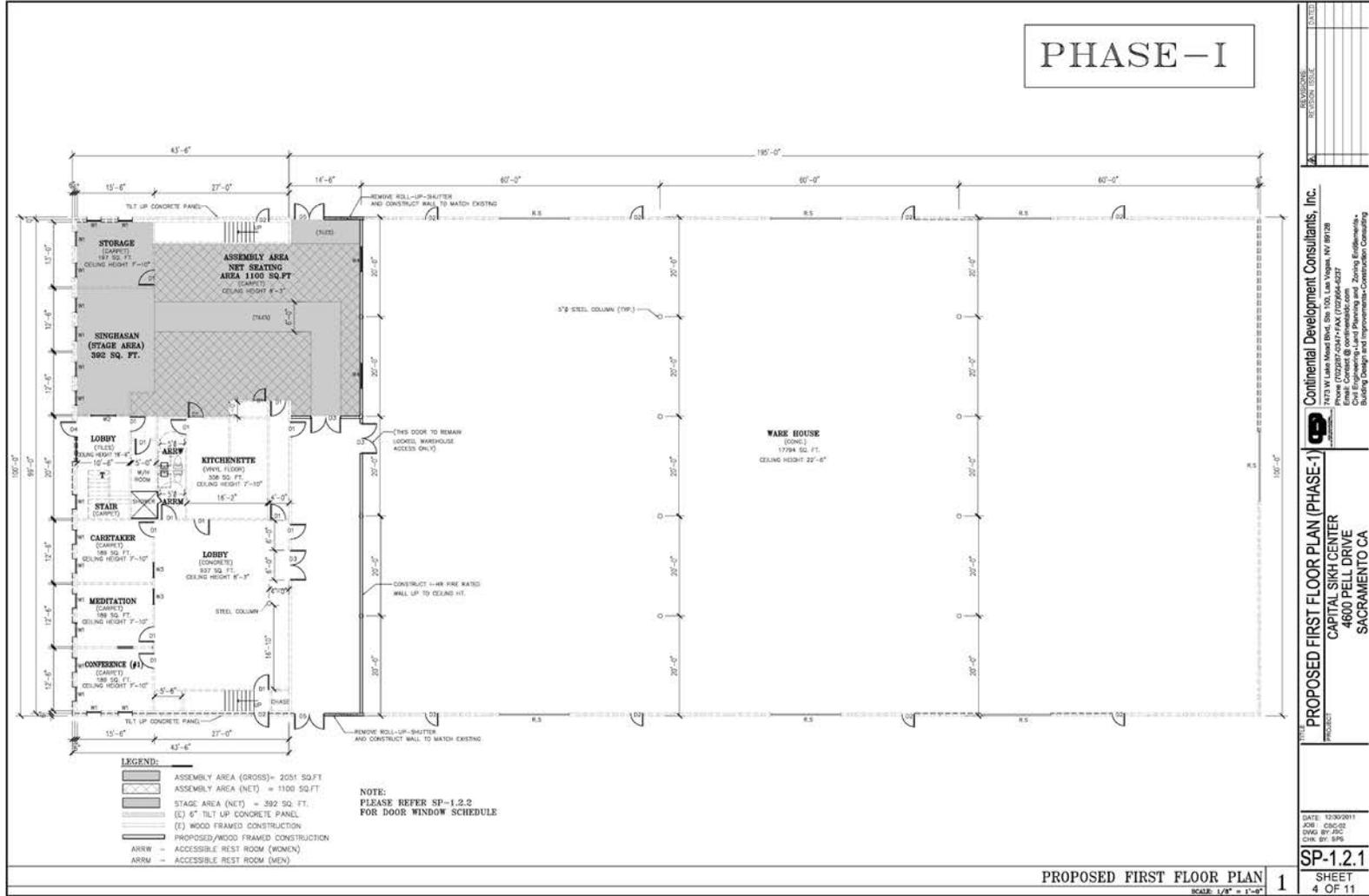


Exhibit 1D: Proposed First Floor Plan (Phase 1)



DATE		DESIGNER		CHECKER		APPROVER	
PROPOSED FIRST FLOOR PLAN (PHASE-1) CAPITAL SIKH CENTER 4600 PELL DRIVE SACRAMENTO CA							
Continental Development Consultants, Inc. 7473 W. Lake Mead Blvd. Ste. 200, Las Vegas, NV 89128 Phone: (702) 297-7047 FAX: (702) 964-5227 Email: info@continentaldev.com Services: Planning • Construction • Building Design and Improvements • Construction Consulting							
PROJECT: SP-1.2.1				SHEET 4 OF 11			
DATE: 12/30/11 JOB: C9C-02 DWG BY: JJC CHK BY: SPS				1			

Exhibit 1F: Existing Elevations

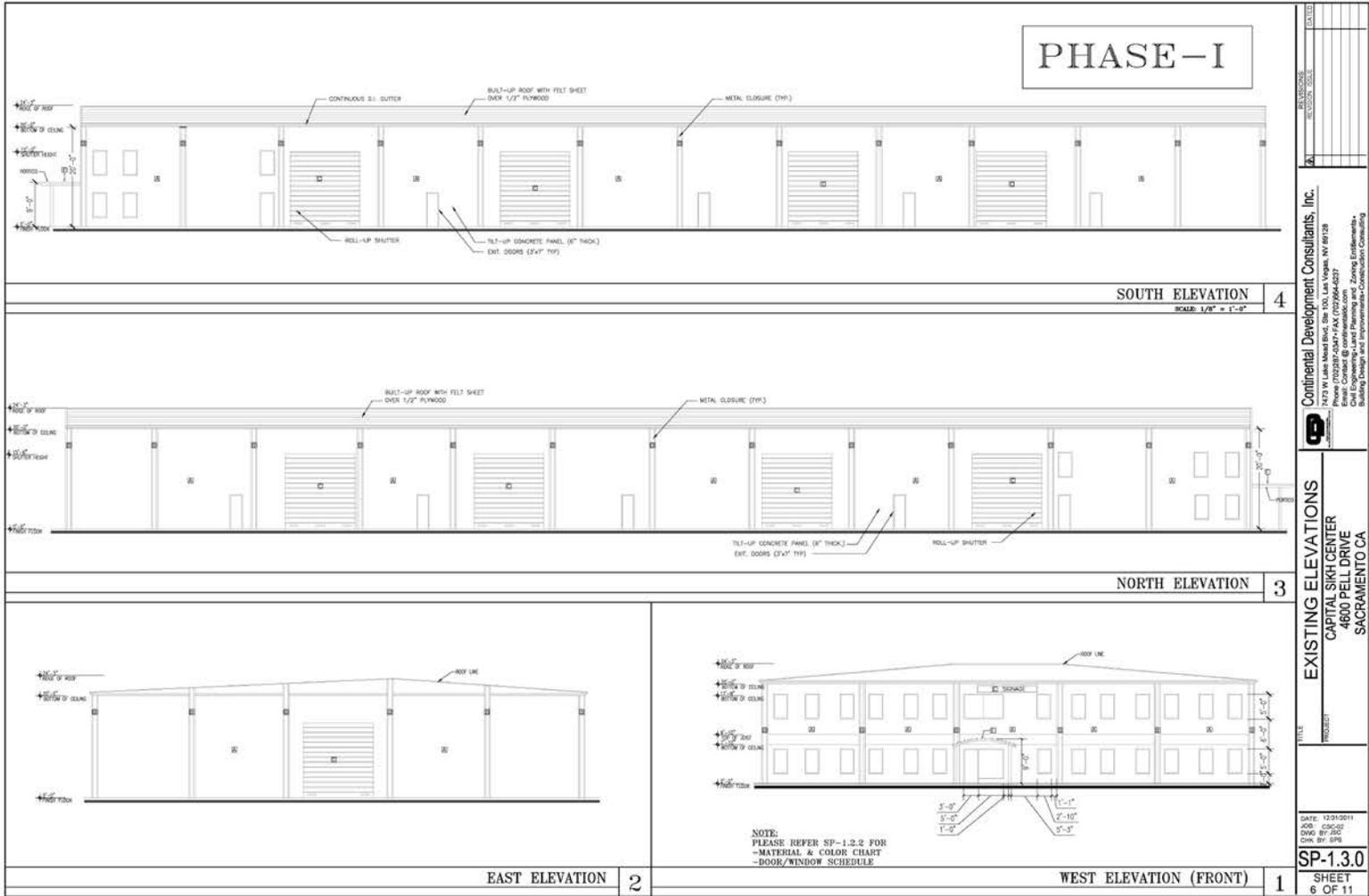


Exhibit 1G: Proposed Elevations (Phase 1)

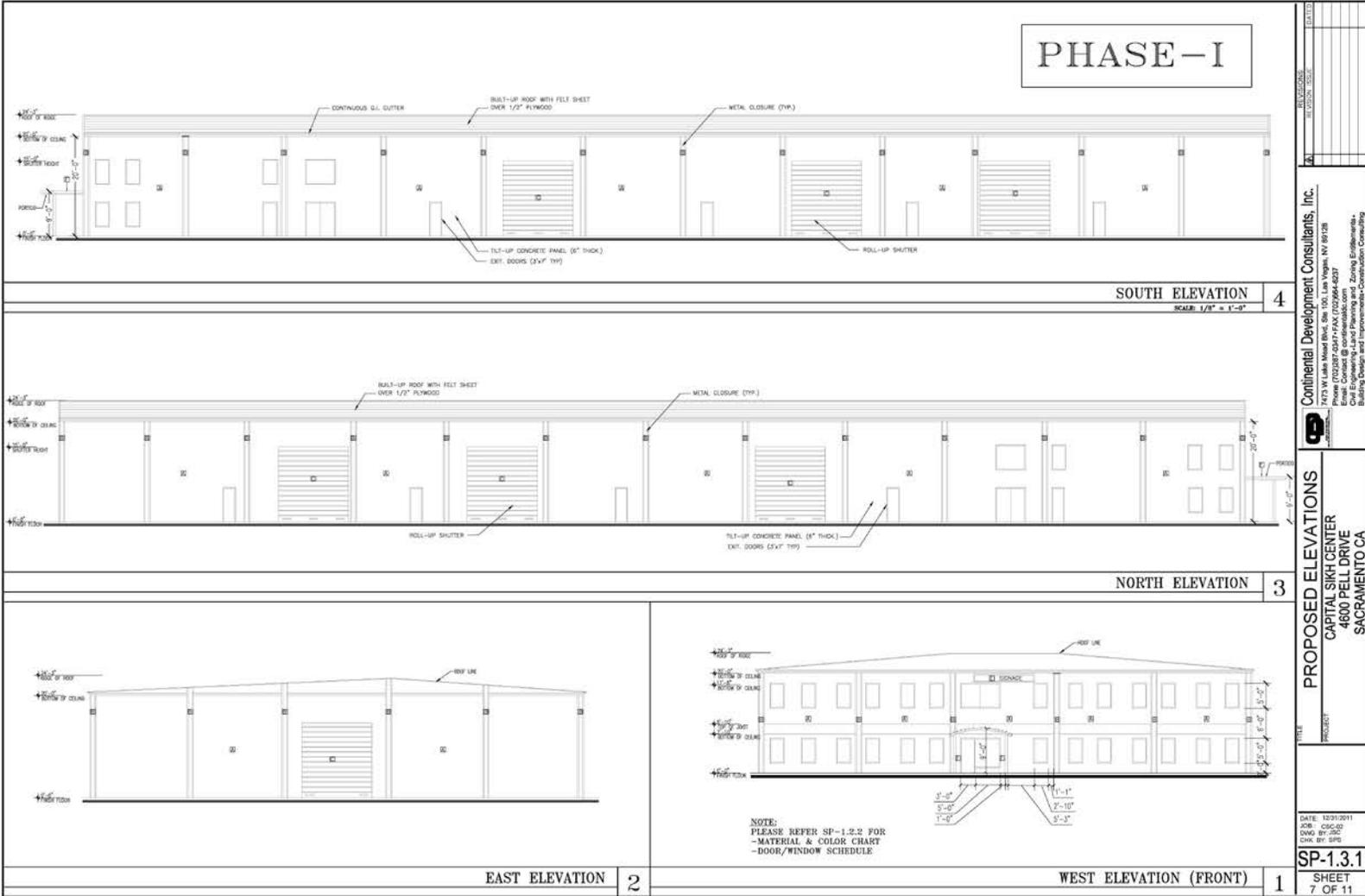


Exhibit 1H: Proposed First Floor Plan (Phase 2)

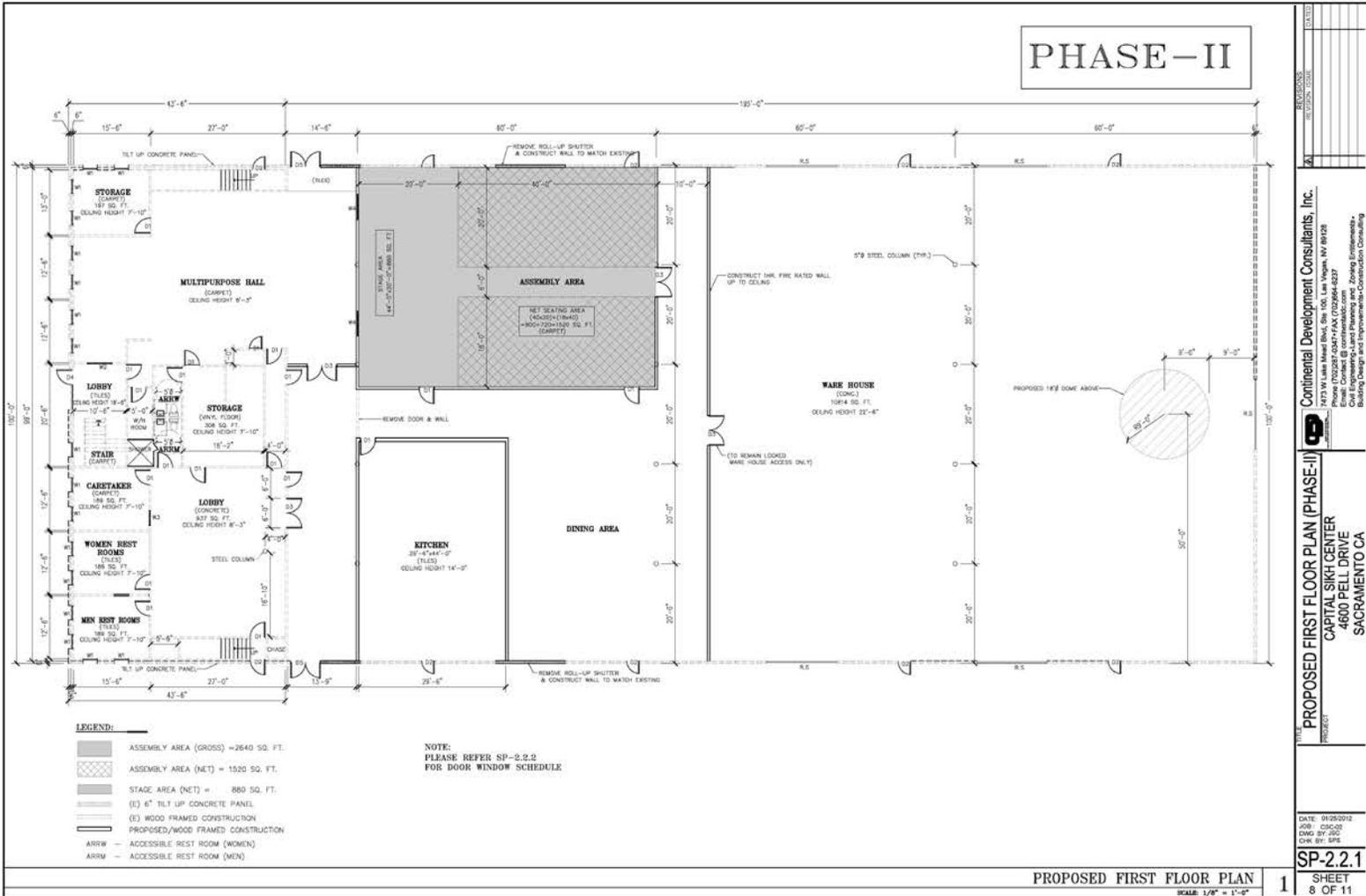
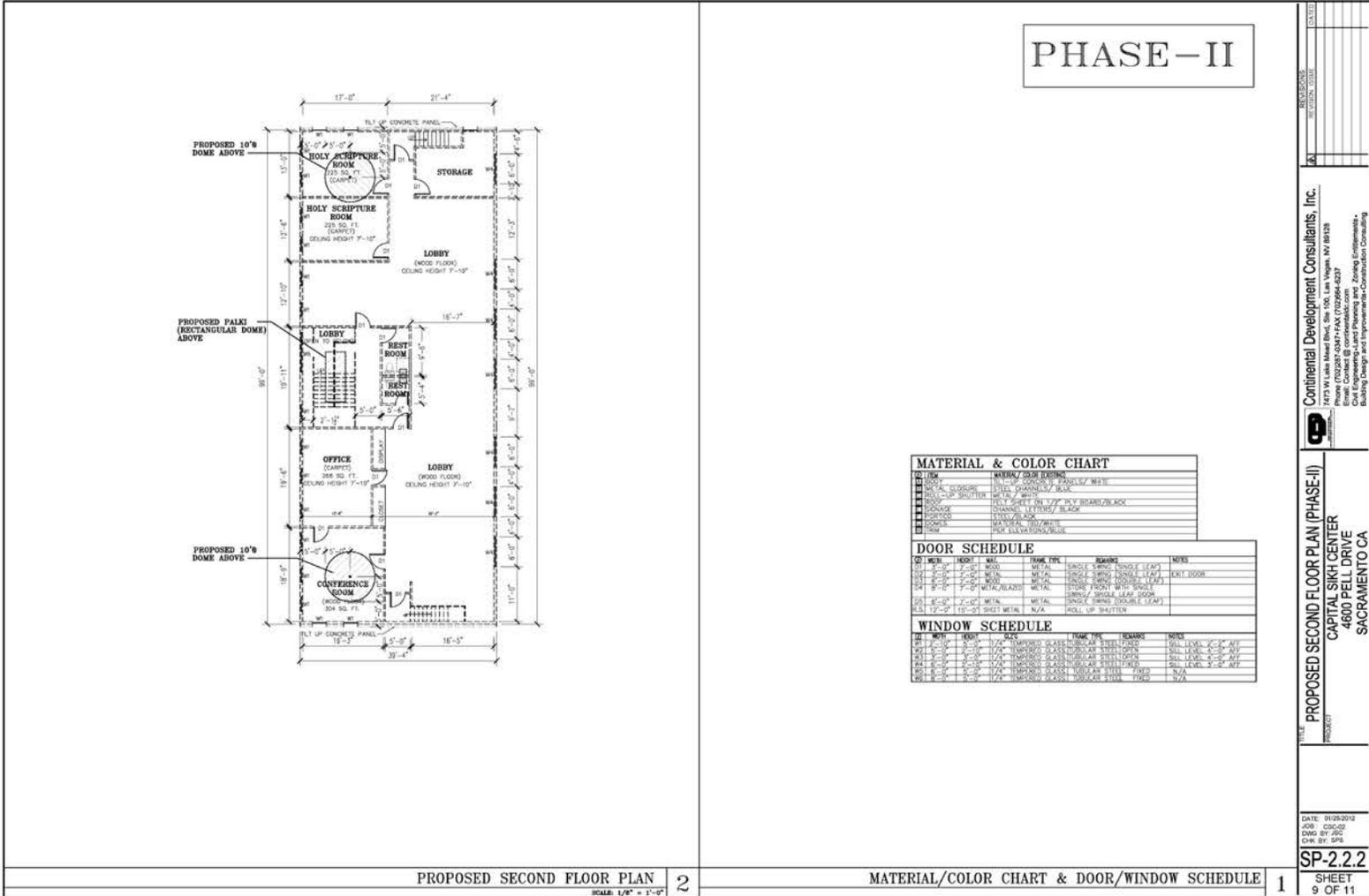


Exhibit 11: Proposed Second Floor Plan (Phase 2)



REVISIONS

NO.	DATE	DESCRIPTION

Continental Development Consultants, Inc.
4625 W. Lake Mead Blvd., Ste. 100, Las Vegas, NV 89128
Tel: 702.735.1100
Fax: 702.735.1101
Email: Contact@continental.com
www.continental.com
Continental Development Consultants, Inc. is an Equal Opportunity Employer.

Exhibit 1.J: Proposed Elevations (Phase 2)

PHASE - II

NOTE:

1. ARCHES AT DOME BASE ARE NOT OPEN.
2. 4" WIDE BLUE TRIM AROUND ALL FRONT WINDOWS TO BE PROVIDED
3. SIZE OF PALKI (CENTRAL RECTANGULAR DOME) IS 14'-0" x 8'-0"

WEST ELEVATION (FRONT)

EAST ELEVATION (REAR)

DATE: 01/29/2012	JOB: CSC-02	DRAWN BY: JAC	CHECKED BY: SPS
SP-2.30			
SHEET 10 OF 11			

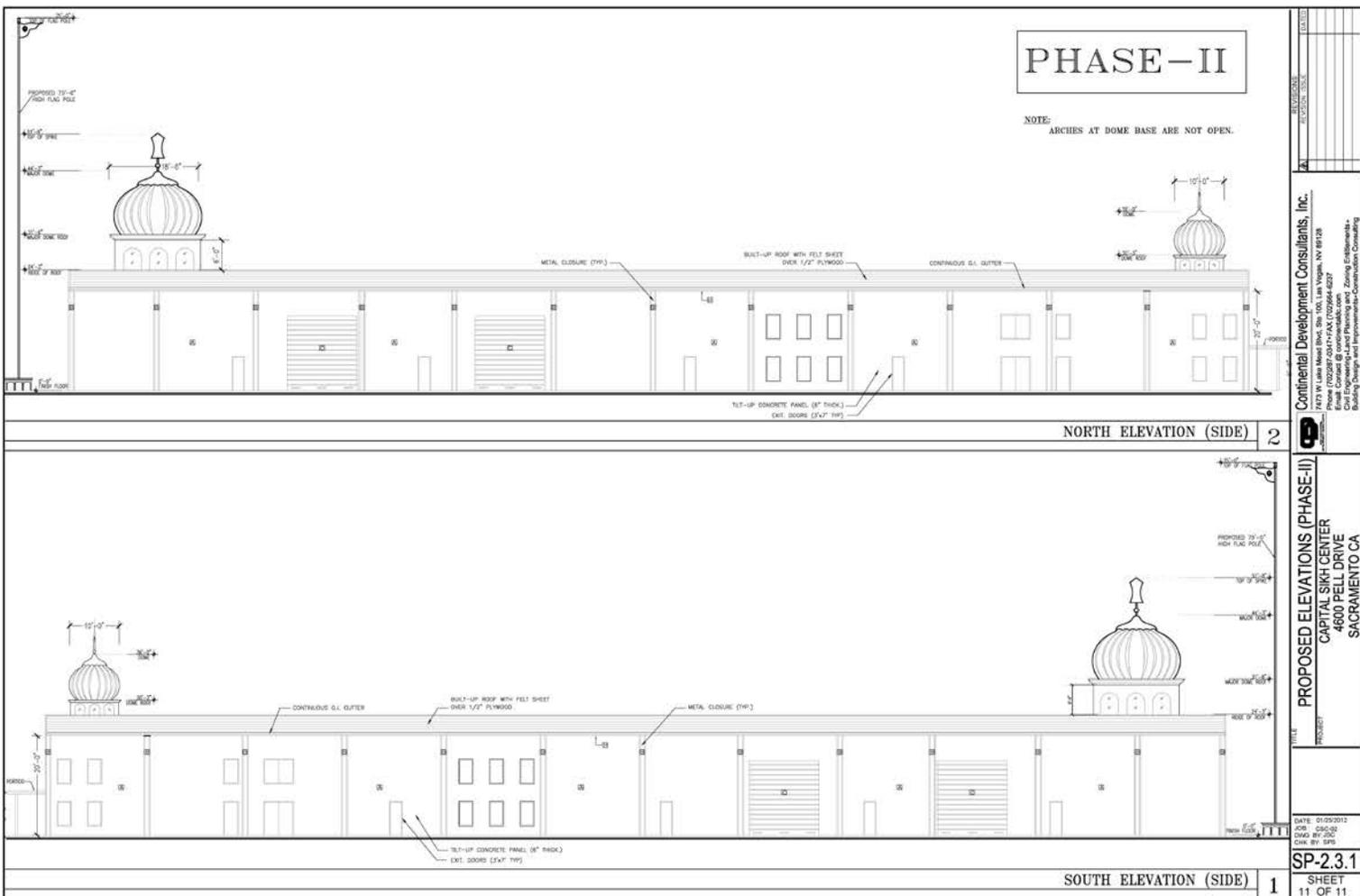
CONTRACT NO.	PROJECT NO.	SHEET NO.	DATE
7473 W. Lake Mead Blvd. Ste. 100, Las Vegas, NV 89138	CAPITAL SIKH CENTER	4600 PELL DRIVE	SACRAMENTO CA

PROPOSED ELEVATIONS (PHASE-II)

CONTINENTAL DEVELOPMENT CONSULTANTS, INC.

7473 W. Lake Mead Blvd. Ste. 100, Las Vegas, NV 89138
Phone: (702)261-7047 • FAX: (702)264-0272
Email: info@continental-cd.com
Website: www.continental-cd.com
Building Design and Improvement/Construction Consulting

Exhibit 1K: Proposed Elevations (Phase 2)



Attachment 2: Support Letter from Neighbor

To whom it may concern:

I Erik Hughes give my best wishes to the SIKHS, and welcome them to our neighborhood. I had many concerns at our first meeting. But after spending time with them and meeting there family and friends my fears are now gone.

The SIKHS temple will bring jobs and revenue to the local businesses, in our area. With the way times are, I only see a positive with what they are bringing to the community.

Thank you,

Erik Hughes

Home owner
4615 Bollenbacher Ave.
Sacramento, Ca. 95838

X  1/6/12
Sign name/ Date

X _____
Sign name/ Date

Attachment 3: Daily Activities Chart

Daily activities at Capital Sikh Center between 7am to 8pm**SUNDAY**

TIME SLOT	ACTIVITY	MEMBERS PRESENT
7am to 9 am	Morning service: Devotional Singing	25-50
10am to 1 pm	Main Prayer Service of the week: includes devotional singing and preaching	75-100 (at any given time) There is a flow of members arriving and leaving
6pm to 8 pm	Evening Service: Devotional singing	10-20

MONDAY TO THURSDAY

TIME SLOT	ACTIVITY	MEMBERS PRESENT
7am to 9 am	Morning service: Devotional Singing	5-10
9am to 6 pm	No service: Individual prayers/meditation	3-5 (at any given time)
6pm to 8 pm	Evening Service: Devotional singing	10-20

FRIDAY

TIME SLOT	ACTIVITY	MEMBERS PRESENT
7am to 9 am	Morning service: Devotional Singing	5-10
9am to 6 pm	No service: Individual prayers/meditation	3-5 (at any given time)
6pm to 8 pm	Evening Service: Devotional singing	50-75

SATURDAY

TIME SLOT	ACTIVITY	MEMBERS PRESENT
7am to 9 am	Morning service: Devotional Singing	25-50
9am to 6 pm	No service: Individual prayers/meditation	3-5 (at any given time)
11am to 1 pm (Private service)	Purely for non-commercial private religious services like weddings, birthdays, anniversaries etc.	100-125
1pm to 3 pm	Post funeral service	50-75
6pm to 8 pm	Evening Service: Devotional singing	25-50

	These are private programs which are conducted at the request of families and are not expected to take place every Saturday.
--	--

