



**CITY OF SACRAMENTO PLANNING COMMISSION
RECORD OF DECISION**

New City Hall, 915 I Street, 3rd Floor, Sacramento, CA 95814

Project Name: First Thessalonians Baptist Church
Project Number: P07-053
Project Location: 1560-A Santa Ana Avenue
Assessor's Parcel No.: 215-0380-006
Applicant: Pastor Alvin White
Action Status: Approved with Conditions Action Date: 06/28/07


**REQUESTED
ENTITLEMENT(S):**

A. Environmental Determination: Categorical Exemption: CEQA
Section 15301 Existing Facilities.

B. Special Permit for a church use within an existing building in the M-1S-R Zone.

ACTIONS TAKEN: On 06/28/07, the Planning Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval:
Approved Entitlements A and B listed above.

Action certified by:


David Kwong, Planning Manager

Sent to Applicant: 6/29/07

By:


Staff Signature

NOTICE OF PROTEST RIGHTS

The below conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Record 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 Record 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.

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

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.

NOTE: Violation of any of the following 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 915 I Street, New City Hall, 3rd Floor, within 10 calendar days of this meeting, on or before 07/05/07. 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

1. The Planning Commission of the City of Sacramento finds as follows:

First Thessalonians Baptist Church Renovation (P07-053) and has determined the Project is exempt from review under the California Environmental Quality Act as follows:

- a. The Project is exempt under the following provisions of the California Environmental Quality Act and/or Guidelines: **CEQA Guidelines Section 15301, Existing Facilities**
- b. The factual basis for the finding of exemption is as follows:
The proposed project consists of the operation of a church in an existi previously unoccupied structure.

2. The Planning Commission has reviewed and considered the Environmental Planning Services determination of exemption and the comments received at the hearing on the Project and has determined that the Project is exempt from review under the California Environmental Quality Act for the reasons stated above.

B. The Special Permit to establish a church in the M-1S-R zone is hereby approved based upon the following Findings of Fact.

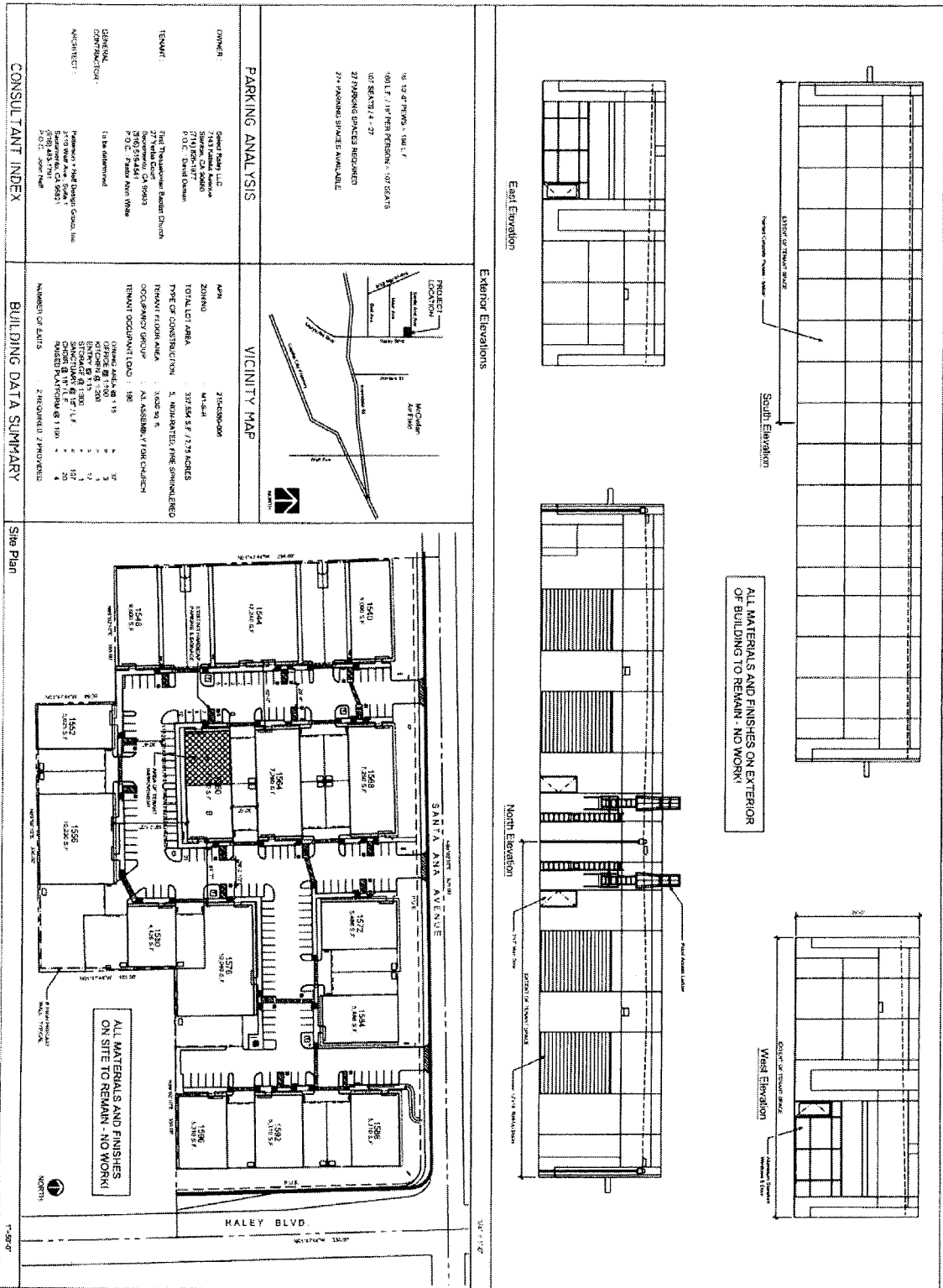
- 1. The project is based upon sound principles of land use in that the project will not have an impact upon residential neighborhoods.
- 2. The project will not be detrimental to the public health, safety and welfare in the surrounding area, in that sufficient parking will be available during the proposed hours of operation.
- 3. The project is consistent with the General Plan designation and zoning in that the propo use is allowed by Special Permit on the project site.

Conditions Of Approval

The Special Permit for a church use within the Light Industrial Plan Review (M-1S-R) Zone is hereby approved with the following conditions:

PLANNING DIVISION:

- B1. The applicant shall obtain all necessary building permits prior to commencing construction.
- B2. The project shall substantially conform to the plans submitted and shown as Exhibits 1A and 1B attached to this staff report. Any modification to Exhibits 1A and 1B shall be subject to review and approval by the Planning Manager prior to the issuance of building permits.
- B3. The church shall inform and coordinate with the property management company prior to announcing any large church-related public event or function to occur at the Raley Industrial Park.
- B4. Any alterations to the project that would result in a need to modify the parking requirement shall be submitted for additional planning review and may result in additional planning entitlements.
- B5. No amplified sound shall be broadcast outside the building without prior consent from the property management company.

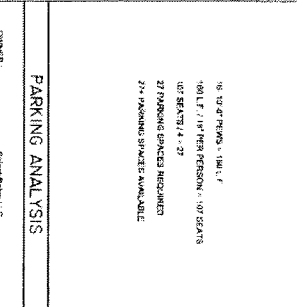


PARKING ANALYSIS

OWNER: Great Valley LLC
 7443 Camino Arroyo
 San Jose, CA 95129
 P.O.C. David O'Brien

PROJECT: 16, 13' OF TRIMMS - 100 L.F. / 11' HIGH FENCE - 10' GAARS
 27 PARKING SPACES REQUIRED
 27+ PARKING SPACES AVAILABLE

DESIGNER: Patterson + Neff
 2115 W. 4th Avenue, Suite 1
 Sacramento, CA 95811
 P.O. Box 1000
 Sacramento, CA 95833

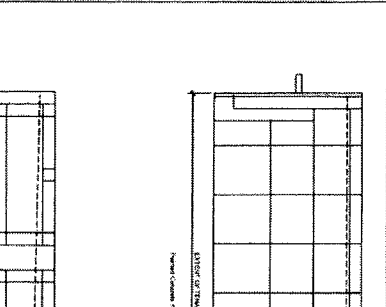


EXTERIOR ELEVATIONS

PROJECT LOCATION

McChord Airfield

16, 13' OF TRIMMS - 100 L.F. / 11' HIGH FENCE - 10' GAARS



GENERAL INFORMATION

ARCHITECT: Patterson + Neff Design Group, Inc.
 2115 W. 4th Avenue, Suite 1
 Sacramento, CA 95811
 P.O. Box 1000
 Sacramento, CA 95833

BUILDING DATA SUMMARY

NUMBER OF EXITS: 2 (REQUIRED 2 PROVIDED)

AREA: 21,500 sq. ft.

ZONING: M-1.5A

TOTAL LOT AREA: 397,544 SF / 7.173 ACRES

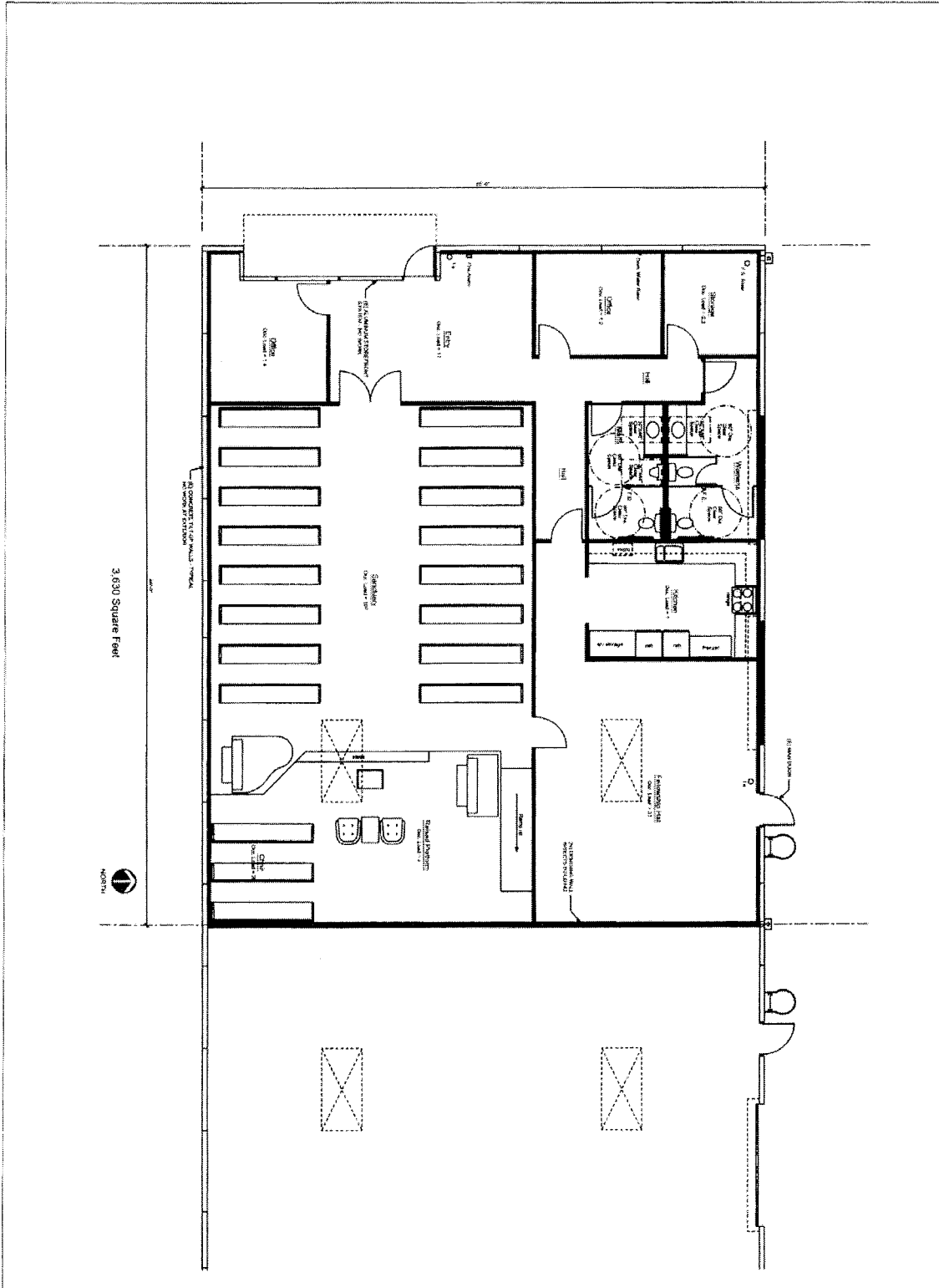
TYPE OF CONSTRUCTION: 5, UNIMPROVED, FINE SPRINKLERED

REMAINING FLOOR AREA: 1,642 SF

OCCUPANCY GROUP: A-1 ASSEMBLY / 19A CHILDREN

REMAINING OCCUPANT LOAD: 360

CHANGES: 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 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3,630 Square Feet



A2	Sheet No.	3702
	Date	February 2, 2007
PROJECT INFORMATION PROJECT NO. 1560 - A		

Tenant Improvement For
First Thessalonian Baptist Church
 1560 - A Santa Ana Avenue
 Sacramento, California 95838

Sheet Title
Floor Plan

Professional Engineer
 License No. 45117
 State of California

Patterson + Neff
 design group, inc.

3113 West Anand Suite 1
 Sacramento, California 95807

916 482-1701
 fax 916 482-1702
 info@pattersonneff.com