



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

New City Hall, 915 I Street, 3<sup>rd</sup> Floor, Sacramento, CA 95814

Project Name: 19th Street Vineyard Church  
Project Number: P07-007  
Project Location: 2255 19<sup>th</sup> Street  
Assessor's Parcel No.: 010-0155-027, -028, 030, -031  
Applicant: Johnny Zapara, Vineyard Christian Fellowship of Sacramento, (916) 202-9020, 2630 I Street, Sacramento, CA 95816.  
Action Status: Approved Action Date: 06/14/2007

**REQUESTED  
ENTITLEMENT(S):**

- A. Environmental Determination: Categorical Exemption: 15301 Existing Facilities;
- B. Special Permit to establish a church in an existing building on 0.66± acres in the Heavy Commercial (C-4) zone.
- C. Special Permit to locate parking off-site for a proposed church on 1.32± acres in the Transit Corridor (TC) zone.

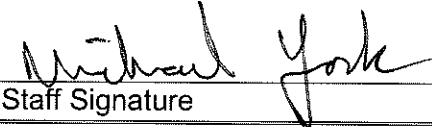
**ACTIONS TAKEN:** On 06/14/07, the Planning Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval:  
Approved items A-C

**Action certified by:**

  
David Kwong, Planning Manager

Sent to Applicant: 06/15/2007

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 915 I Street, New City Hall, 3rd Floor, within 10 calendar days of this meeting, on or before 06/25/07. If the 10<sup>th</sup> day falls on a Sunday or holiday, the appeal may be filed on the following business day.

## **Findings Of Fact**

### Findings Of Fact

A. Environmental Determination: Categorical Exemption. The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act.

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

The City of Sacramento's Environmental Planning Services has reviewed the Vineyard Church P07-007 ("Project") 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: Section 15302 Existing Facilities.

b. The factual basis for the finding of exemption is as follows: the Project involves no expansion of the building, and the site is not environmentally sensitive.

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 an existing building on 0.66± acres in the Heavy Commercial (C-4) zone is approved subject to the following Findings of Fact:

1. Granting the Special Permit is based upon sound principles of land use in that:
  - A. the church enhances the quality of life for citizens of the community and City; and
  - B. the project promotes efficient growth patterns with the reuse of an existing building and is compatible with adjacent development.
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
  - A. the church use within the building will not result in the need for new or altered services related to fire protection, police protection, school facilities, or other governmental services;
  - B. the church provides adequate parking as required by the Sacramento City Code Title 17; and
  - C. the proposed uses for the church will be conducted inside a building and should not conflict with other uses established on the site.
3. The proposed project is consistent with the General Plan in that the church use is permitted in the Heavy Commercial or Warehouse designation, subject to approval of a special permit.
  - C. The Special Permit to locate parking off-site for a proposed church on 1.32± acres in the Transit Corridor (TC) zone is approved subject to the following Findings of Fact:
    1. Granting the Special Permit is based upon sound principles of land use in that:
      - A. the site to be used for off-site parking is currently used as a parking lot and provides joint use of a lot for off-peak hours; and
      - B. the site to be used for off-site parking will provide adequate parking for the church use; and
    2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that the off-site parking lot will support night and weekend activities for the church;
    3. The proposed project is consistent with the General Plan in that the existing off-site parking lot use is compatible with the Transit Corridor (TC) zone.

## **Conditions Of Approval**

- B. The Special Permit to establish a church in an existing building on 0.66± acres in the Heavy Commercial (C-4) zone is hereby approved subject to the following conditions:
1. Applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.
  2. Any modification to the project shall be subject to review and approval by Planning Department staff.
  3. The maximum seating in the church shall be limited to 250 seats.
  4. The church shall conduct no more than one conference per year. The number of attendees for the conference will be limited to 250 participants, including people running the conference.
  5. No more than four musical concerts shall be conducted during the calendar year. The concerts shall be limited to 250 people.
  6. Classes conducted on site shall be limited to church parishioners. Should the church propose classes that outreach to others than parishioners, a Special Permit for a school shall be obtained.
  7. Prior to issuance of occupancy permit a Certificate of Compliance shall be recorded for the Lot Line Merger to merge the four lots into one.
  8. All proposed signage shall comply with the City's Sign Ordinance.
  9. All functions/activities of the church shall be limited to the hours of Monday- Friday, 5:00pm-10:00pm and weekends 8:00am-10:00pm.
  10. Prior to issuance of occupancy permit a Certificate of Compliance shall be recorded for the Lot Line Merger to merge the four lots into one.
  11. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk fronting the property along W street and 19th Street per City standards and to the satisfaction of the Development Engineering Division. This condition shall also include any needed street lights.
  12. All driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division.
  13. A revocable encroachment permit is required to allow for any doors or windows to open onto the right-of-way. The applicant shall apply for and obtain the revocable encroachment permit and shall satisfy the requirements of that permit.
  14. 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. This condition shall also include the reconstruction of curb ramps (if non-ADA compliant) from the proposed off-site parking to the church building.
  15. 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 Development Engineering Division.
  16. Any graffiti and garbage/trash shall be removed in a timely manner.

17. No water taps for domestic or fire use will be allowed to the 24-inch water main located in 19th Street. All new domestic water taps shall be metered.

18. The building shall be retrofitted with an approved NFPA 13 fire extinguishing system. Phase 1 and phase 2 of this project will be looked at as one project. The sprinkler installation may be deferred until the commencement of phase 2. (An automatic fire sprinkler system shall be installed in any portion of a building when there is a change of occupancy and the floor area of that portion of the building which is changed exceeds 4,999 square feet.)

19. For Phase 2 and possible for Phase 1 additional toilet room fixture shall be provided.

20. For Phase 2 the new exterior stairway a distance of 20 feet shall be provided and a handicap accessible ramp shall be added to the new stairway.

21. For Phase 2 the construction type shall comply with CBC Table 5-B for the new uses.

22. Prior to issuance occupancy permits the developer shall send the name of the recycling service provider, the frequency of service, and the processing facility to the Solid Waste Division to verify that service has been established.

23. Prior to issuance of building permits the applicant shall submit a plan to the Solid Waste Division indicating how construction waste is to be diverted.

Advisory Notes:

24. The modification to the existing structure will require a structural analysis and possible modification of the existing structure.

25. Provide appropriate Knox access for site.

26. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.

27. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 50 feet and no closer than 5 feet from a fire hydrant.

28. Provide a water flow test. (Make arrangements at the Downtown Permit Center's walk-in counter: New City Hall, 3rd Flr, 915 I St. OR the North Permit Center's walk-in counter: 2101 Arena Blvd., Suite 200, Sacramento, CA 95834)

29. The proposed project is located in the Flood zone designated as a Shaded X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the Shaded X zone, there are no requirements to flood proof.

30. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems.

C. The Special Permit to locate parking off-site for a proposed church on 1.32± acres in the Transit Corridor (TC) zone is hereby approved subject to the following conditions:

1. Applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.

2. The church shall provide required parking consistent with the Sacramento City Code for the duration of the Church's occupancy.
3. Prior to issuance of an occupancy permit, a signed 10 year parking agreement, leasing 50 parking spaces off-site shall be submitted to the Development Services Department, and kept on file in P07-007. The lease will need to be renewed upon the expiration of the 10 year lease.
4. Parking (63 spaces) shall be provided at all times the church is in operation.





Exhibit 3 – Floor Plan

