



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

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

Project Name: Crosspointe Church of Natomas
Project Number: P08-062
Project Location: 2408 Del Paso Road
Assessor's Parcel No.: 225-0070-140
Applicant: John Stone, 2640 El Centro Road, Pmb #1
Action Status: Approved Action Date: 08/14/08

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 EC-40-PUD zone.
C. Special Permit to waive the minimum required onsite parking for a church use in the EC-40-PUD zone..

ACTIONS TAKEN: On 08/14/08, the Planning Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval: Approved Special Permit requests for a church use and to waive the minimum required onsite parking.

Action certified by: 
David Kwong, Planning Manager

Sent to Applicant: 08/15/2008

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 08/24/08. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

Findings Of Fact

Recommended 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 CEQA Guidelines Section 15301, Existing Facilities of the California Environmental Quality Act Guidelines as follows:

This project consists of a request to locate a church within an existing commercial building on approximately 0.15 acres in the Employment Center Planned unit Development (EC-40-PUD) zone within the Del Paso Road PUD. This request requires Special Permits for a church use and to allow a reduction in the number of required onsite parking spaces.

The proposed project consists of the operation, repair, or minor alteration of existing public or private structures or facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

B. The Special Permit to establish a church in the Employment Center Planned Unit Development (EC-40-PUD) 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 is surrounded by commercial uses and 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, the surround uses have different hours of operation, the project is conditioned to restrict use of loudspeakers and notify surround uses of any large events.

3. The project is consistent with the General Plan designation of Mixed Use, the North Natomas Community Plan designation of Employment Center (EC/40) and zoning designation of Employment Center Planned Unit Development (EC-40-PUD) in that the proposed use is allowed by Special Permit on the project site.
- C. The Special Permit to reduce required parking in the Employment Center Planned Unit Development (EC-40-PUD) zone is hereby approved based upon the following Findings of Fact.
 4. The project is based upon sound principles of land use in that the site provides shared parking with uses that have hours of operation different from the proposed church use.
 5. The project will not be detrimental to the public health, safety and welfare in the surrounding area, in that the church's hours of operation are different from the surround office uses and the site is service by Regional Transit.
 6. The project is consistent with the General Plan designation and zoning in that the proposed use is allowed by Special Permit on the project site.

Conditions Of Approval

The Special Permit for a church use within the Center Planned Unit Development (EC-40-PUD) 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 A and B attached to this staff report. Any modification to Exhibits A and B shall be subject to review and approval by the Planning staff 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, onsite public events or functions.
- B4. No amplified sound shall be broadcast outside the building.
- B5. Transit information shall be displayed in prominent locations within the church for both patrons and employees. Please contact Devra Selenis, Marketing Department at (916) 556-0112 for more information.
- B6. This project is required to provide bicycle parking at 1 space per 20 required parking spaces. A minimum of 2 bicycle parking spaces are required for the church use and a minimum of 6 bicycle spaces for the entire site. Bicycle facilities should be located close to the main entrance and at least 50% must be Class I bicycle lockers.
- B7. Crosspointe Church of Natomas shall join the North Natomas Transportation Management Association.
- B8. The applicant shall comply with all Sacramento sign requirements and with the Del Paso Park PUD Design Guidelines standards.

FIRE:

- B9. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105.
- B10. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 508.4
- B11. Provide appropriate Knox access for site.
- B12. 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. This is required due to change of occupancy that creates a greater life safety hazard.
- B13. 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.
- B14. An approved fire control (riser) 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

POLICE:

- B15. The proprietor or his agent is responsible for reasonably controlling the conduct of persons on or immediately adjacent to the site and shall control behavior and noise, immediately disperse loiterers, and

prevent nuisance or unreasonable interference with adjacent properties.

B16. The applicant shall agree to a "good neighbor policy". The "good neighbor policy" shall require that if any significant problems arise and the City receives complaints about the use, the City will commence with Special Permit revocation hearings at the cost of the property owner. The revocation hearing shall be at the discretion and direction of the Planning Commission

ADVISORY NOTES

PARKS

1. As per City Code, the applicant will be responsible to meet his/her obligations regarding Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$2,168. This is based on 6,376 sq. ft at the commercial rate of \$.34 per sq. ft. 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.

UTILITIES

2. 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.

3. The proposed project is an area expected to be redesigned into a 100-year flood plain, designated as an AE zone of the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs); the DOU expects the re-designation will be effective December 08, 2008. Contact Nancy Dorfer (916.808.3539) for more information and updates on this issue.

TRANSPORTATION – ELECTRICAL SECTION

4. This project does not require street lighting. There is an existing street lighting system around this project area. Improvements of right-of-way may require modification to the existing system. Electrical equipment shall be protected and remain functional during construction.

BUILDING

5. This project is change of use for existing building. Previous use was retail/office. Proposed use is Church, A-3 occupancy group. Based on section 3406 requirements, no change shall be made in the use or occupancy of any building that would place the building in a different group of occupancy, unless such building is made to comply with the requirements of this code for such occupancy group.

6. If this building is not provided with sprinkler system, 1 HR fire protection rating is required for Corridor, based on 2007 CBC Table 1017.1 requirement.

7. All portions of proposed building and facilities shall be accessible to persons with disabilities as required by Chapter 11 of 2007 CBC, section 1134B.

POLICE

8. Parking areas and driveways shall be illuminated with high intensity discharge fixtures and with sufficient lumens to provide adequate illumination to:

A. Provide a safe, secure environment for persons, property, and vehicles.

B. Such lighting shall be equipped with vandal-resistant covers and photocell control.

C. A minimum illumination intensity of 1.5 foot-candles per square foot at 6-18 inches above the surface to

discourage loiters and others seeking to use those locations for criminal or mischievous purposes.

D. All required exterior lighting shall be Metal Halide in type.

9. All exterior doors shall be provided with their own light source and shall be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building.

A. The premises, while closed for business after dark, must be sufficiently lighted by use of interior night lights.

B. Exterior door, perimeter, parking area, and canopy lights shall be controlled by photocell and shall be left on during hours of darkness or diminished lighting.

10. All hallways, parking areas, and walkways should be well lit.

A. Walkways should be illuminated at a minimum intensity of 1.5 foot-candles per square foot at 6 to 18 inches above the surface.

B. Parking areas should be illuminated at a minimum intensity of 1.0 foot-candle per square foot at 6 to 18 inches above the surface and should be observable by as many people as possible.

11. Landscaping

Landscaping should not create blind spots or hiding spots and should be situated in locations that maximize observation while still providing the desired effect while providing unobstructed observation of buildings, parking areas, and walkways, day and night. The following guidelines are recommended:

C. Groundcover plants, including perennial and annual wildflowers, should be used within five feet (5') of the edge of walkways and areas requiring visual surveillance.

D. Groundcover plants should not exceed a height of two feet (2') at maturity in order to allow for adequate natural surveillance.

E. Shrubs should be placed five feet (5') from the edge of walkways requiring natural surveillance and should not be placed within five feet (5') of any fire hydrant or cluster-type postal receptacle.

F. The height of shrubs should not exceed three (3) feet at maturity. Shrubs that exceed a height of three feet (3') due to natural growth are not recommended with the exception of security-planting materials utilized as barrier plants.

G. Security-planting materials are recommended along property lines and under vulnerable windows throughout landscaped areas.

H. Security-planting materials containing thorns or needles, or those dense in structure may exceed three feet (3') and should be used adjacent to perimeter walls, fences and other walls where desirable to discourage pedestrian cut-through-traffic.

I. Landscaping rock such as river rock and other masonry material such as brick, etc. that are normally used for landscaping accents or borders, frequently lend themselves for use as weapons and/or tools for the commission of crimes. When river-rock and other masonry materials are used, the material should be grouted to prevent removal by hand. River rock should be grouted so that only one-third (1/3) of the rock is exposed above ground

J. Landscaping should not cover any exterior doors or windows; block or screen the visibility of building address numbers from a public or internal street; block or screen the view of any seated driver from

oncoming vehicles or pedestrians at driveways.

K. Trees of an appropriate number, size and species are encouraged throughout landscaped areas and shall be maintained at a minimum distance of eight feet (8') from the lowest branch to the ground.

L. The use of trees, maintained at a minimum distance of eight feet (8') from the lowest branch to the ground, may also be used in such areas to provide shade for pedestrians.

M. Trash dumpsters and enclosures should not create blind spots or hiding places and should be clearly visible and well lit.

A. All dumpsters must be kept locked

12. Security Measures: It is recommended that the applicant equip the premises with the following security device(s) with the intent to prevent violent crimes and thereby protect employees and the consumer public.

A. A security camera system capable of recording and retrieving an image to assist in offender identification and apprehension.

1) Due to this facility's close relationship to the state highway and the potential for this facility to become a target for burglars, the use of CCTV cameras with recording capability is recommended.

B. A monitored alarm system.

1) All alarm plans shall be approved by The Sacramento Police Department's Alarm Unit.

C. Access into miscellaneous storage areas should be strictly controlled.

D. As much care as possible shall be taken not to impair the view of the passing patrol units outside the building. Use of such restrictors, as potted plants, draperies, reflective window treatments, etc. should be closely monitored.

13. Video Cameras: Video surveillance is becoming a standard security feature in the City of Sacramento. To both enable the most effective video coverage and to minimize installation costs, pre-wiring the infrastructure for these systems during any new construction is imperative.

A. Closed-circuit color video cameras shall be employed to monitor reception area, all entrances, restroom doors, parking lots and safes. Consider exterior cameras on the corners, doors, and parking lot to create comprehensive coverage.

B. Television style monitors for the cameras should be used as well. One monitor should be mounted in a visible location near the entrance so that patrons can clearly see their activities are being monitored when they come through the front door. Monitors should be mounted in staff areas so that management staff can monitor what the cameras see.

C. The recording device shall be a digital video recorder (DVR) capable of storing a minimum of 7 days worth of activity. A DVR capable of storing 30 days worth of activity is preferable. The DVR must be kept in a secured area that is accessible only to management.

i. In many applications such as High-Rise Buildings, Retail Malls and large Parking Facilities, real-time monitoring capabilities may be required in addition to recording capabilities.

ii. In public areas, cameras should be capable for capturing activity on roadways, parks, playgrounds and plazas. In public and private areas, cameras should be capable of capturing activity in parking lots, parking structures, elevators, stairwells, hallways and other common areas.

D. Basic Exterior Pre-Installation Requirements:

- i. 1" metal conduit run for data/video from the camera location to a junction box/communications panel. Pre-wired with 16/3 power cable, 2CAT6 data cables, 2 fiber optic cables
- ii. 1" metal conduit run for 110 volt power from the camera location to a junction box.
- iii. Power cables shall not be put in same conduit as data type cables.

14. Building Design

1. In order to limit the potential for this site to become an attractive location for loitering and other inappropriate or illegal behavior, the Police Department:

- i. Requires adequate signage be installed prohibiting trespassing, loitering, and noise in accordance with Section 602(k) of the California Penal Code and Section 9.16.140 of the Sacramento City Code.
 - 1) The property should be posted for "No Trespassing" and sign an agreement with the Police Department to prosecute all violators.
 - 2) This agreement shall be kept on file on the premises and in the Police Department.
- ii. Information signs shall be posted in the parking areas displaying the Police/Fire Emergency Cellular Number: 732-0100.
- iii. Requires that no public pay telephones shall be installed on the exterior of the premises.
- iv. All public pay telephones shall be restricted from receiving incoming calls.