

ITEM 2 CPAC PUBLIC COMMENT 001

From: [Pam Petterle](#)
To: [Clerk of the Board Public Email](#)
Subject: Re: Automatic reply: Teleconference meeting March 1, at 7:00 pm.
Date: Tuesday, March 2, 2021 10:05:57 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Hello Jillian,

I was at the meeting last night for the proposal to reinstate the permit for venues held at the CENTER on Sierra Blvd. Please pass this on to each Board member prior to our March meeting and let me know how I can call in for my presentation.

I am a Real Estate Broker and I live in the Woodside HOA Community across the street from The Center. The Woodside Community is known for its peaceful and beautiful surroundings. Their campus has 725 residential units housed in 125 buildings. We have 24 hour 7 day a week security available for our residents. I have lived in Woodside since 1992. My unit is a 2 story townhouse and the master bedroom is upstairs DIRECTLY across the street from the "back door" of the CENTER. My view out my bedroom window looks out to that facility.

This is not a matter of a few venues each year from 6-11 or whatever time frames are being proposed. Oh NO! Before a party, Service trucks roll in to the back door entrance the day of or the day before bringing and unloading tables, chairs, food, musical equipment, sound and lighting equipment. They set up the sound and many times the bands come in ahead of time and test out the sound equipment and "JAM." When I see these trucks the day before, my blood pressure literally goes WAY up because I know what is to follow. I want to stress that at the end of each "party", there are at least another 2 hours of clean up where 2-3 young males are left to clean up. They crank up their music and continue blasting it out until 2-3 in the morning. There is usually a drum beat that drones on and on into the night while they "clean up". It is impossible to sleep or even rest as the clean up crews are laughing, smoking, swearing, making loud noises as they roll the carts of garbage (VERY LOUD) metal wheels on the pavement, to the garbage bins back and forth, back and forth over and over; then they let the lids BANG down each time they empty their containers. Meanwhile the music and the laughter beats on as loud as ever. Trucks roll in late at night or early the next morning to load up the tables, chairs, music stands and other equipment used for each venue.

So you see this is not about a party twice a month for 5-6 hours.. It is a 2 day disruption to those of us who live nearby. each and every time.

The night of the worst disaster came last year with an extra large group of unfathomable unruly wild teens. That night, there were hundreds of attendees who were high, drunk and rowdy. A fight ensued and the group emptied into the parking areas forming into several circular swarming out of control groups who were fighting, swearing, screaming and they eventually moved out onto Sierra Blvd. RIGHT BELOW my window. That night my neighbors and I witnessed the stabbing of a teenage girl right in the middle of the street just below my window. It was horrifying. The teens continued to yell and fight and move freely about Sierra Blvd. until many minutes later police arrived and helicopters aimed their spotlight on the teens. I watched the whole thing along with many other Woodside neighbors who came out of their homes to watch through the rod iron fencing around our complex. It was a terrifying scene and one I shall never forget.

A secondary result of the events at the Center is not only the parking for teens or attendees who drive their own cars and can park inside the Center's inside property, but of the parents who illegally park along Sierra Blvd where No Parking signs are clearly posted dropping off /picking up their children. These cars wait for up to an hour for their children to finally walk over to the cars.

Although the worst event was an unique event, no amount of security or parking patrol can prevent this type of thing from happening again. I ask the Board Members to put themselves and their families in our neighborhood to understand why we at Woodside and beyond are vehemently opposed to renewing this permit. Enough is enough! Thank you,



[Click here](#) to see how Lyon can help you move your business forward!

Lyon Real Estate is the leading independent real estate brokerage company in Greater Sacramento - *the Sacramento Business Journal Book of Lists*.

Disclaimer: I have not verified and will not verify any of the information contained in documents prepared by others.

ITEM 2 CPAC PUBLIC COMMENT 002

From: [Jack Burrows](#)
To: [Clerk of the Board Public Email](#); [Shen, Jessie](#); [Jack Burrows](#); [Judith Scott](#); harastepat@aol.com; [Cesar Peralta](#); [judy goldbar](#); [Jane Christopherson](#)
Subject: Agenda Item 2. PLNP2019-00333 – Mosaic Law Congregation And Shalom School Use Permit Amendment
Date: Tuesday, March 23, 2021 1:34:44 PM
Attachments: [BAD APPLES 5.docx](#)

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

WOULD YOU PLEASE MAKE THIS AVAILABLE TO THE ARDEN-ARCADE CPAC COMMITTEE MEMBERS PRIOR TO THE MEETING ON 3/25/21. THIS IS WHAT I AM HOPEFUL OF SAYING WITHIN THREE MINUTES BUT IT WOULD BE BENEFICIAL FOR THEM TO READ PRIOR TO THE MEETING.

THANK YOU
JACK BURROWS

My NAME IS JACK BURROWS. IN 2015 MOSAIC LAW HELD OUTSIDE EVENTS WITH VERY LOUD, AMPLIFIED MUSIC. WE COMPLAINED AND EVENTUALLY AFTER THREE MEETINGS AND DISCUSSIONS WITH THE EVENT MANAGER, AND DAVID LONG THE PRESIDENT OF MOSAIC LAW THEY PROMISED US THEY WOULD BE GOOD NEIGHBORS. WE TOOK THEIR WORD AS BINDING.

THINGS GOT BETTER UNTIL 2017. IN 2017, 18 AND 19, THEY GOT PROGRESSIVELY WORSE WHEN THEY WERE HAVING RAVES THAT LASTED UNTIL 2 AM. IN 2018 WE COMPLAINED TO A NEW EVENT MANAGER AND HE SAID HE COULD DO ANYTHING HE WANTED. THEN WE COMPLAINED TO OUR COUNTY SUPERVISOR, SUSAN PETERS. IN 2019 HER CHIEF OF STAFF GAVE US THE NAMES OF THE LEADERS IN PLANNING, LICENSING AND ZONING.

WE MET AND CORRESPONDED WITH LAURA JACOBS AND WENDY HARTMAN TO EXPLAIN OUR CONCERNS. THEY PROMISED THEY WOULD DO SOME RESEARCH AND GET BACK TO US. MS. HARTMAN SENT JANE CHRISTOPHERSON AN EMAIL THAT EXPLAINED IN 2016 WHEN MOSAIC LAWS BUSINESS LICENSE WAS BEING RENEWED THE WORDING ON THE LICENSE WAS ALTERED BY REMOVING THE CHURCH ONLY CONDITION ON EVENTS. MS. HATMAN ALSO EXPLAINED THAT MOSAIC LAW WAS " NEVER INTENDED TO HAVE NON-CONGREGATIONAL EVENTS". APPARENTLY, NO ONE IN PLANNING, LICENSING AND ZONING PICKED UP ON THIS CHANGE BECAUSE IF THEY KNEW THAT MOSAIC LAW WAS PLANNING TO HAVE NON-CONGREGATIONAL EVENTS THEY MAY HAVE DENIED THEM RIGHT THEN AND THERE. IF ALLOWED, CONDITIONS WOULD HAVE BEEN ESTABLISHED. WHO KNEW? PLANNING DIDN'T KNOW FOR THREE YEARS BUT APPARENTLY MOSAIC LAW KNEW AND IMMEDIATELY STARTED HOLDING NON-CONGREGATIONAL EVENTS. DID THEY CHANGE THE WORDING ON THE BUSINESS LICENSE?

FINALLY, IN 2019 THE PLANNING COMMITTEE DENIED MOSAIC LAW'S BUSINESS LICENSE BECAUSE IT "BECAME APPARENT THAT THEIR BUSINESS ACTIVITIES DID NOT FALL WITHIN THE SCOPE OF THE APPROVED USE PERMIT OR WITHIN WHAT WAS ALLOWED – BY- RIGHT IN THE ZONING CODE"

NOW MOSAIC LAW IS APPEALING AND WANTS TO HOLD 70 NON-CONGREGATIONAL EVENTS. THEY AGAIN ARE SAYING WE WILL BE GOOD NEIGHBORS. REMEMBER THEY SAID EXACTLY THAT IN 2015. AT THE LAST CPAC MEETING MR. WEINER CALLED ME AND MS. CHRISTOPHERSON BAD APPLES BECAUSE WE ARE TRYING TO PROTECT OUR NEIGHBORHOOD. -IS HE BEING A GOOD NEIGHBOR- AT A ZOOM MEETING LAST WEEK WITH MOSAIC LAW MR. WIENER UTTERED THE WORDS "ANTI-SEMETIC" REGARDING US. IS THAT BEING A GOOD NEIGHBOR- WHO IS MR. WIENER—HE IS THE DE FACTO LEADER OF THIS APPLICATION. HIS WIFE IS THE PRESIDENT OF THE BOARD.

NOW WE ARE TRYING TO CORRECT AN ERROR THAT WAS MADE IN 2016. CORRECTING THE ERROR SHOULD BE EASY- JUST CHANGE THE WORDING BACK TO THE WAY IT WAS PRIOR TO BEING ALTERED ON THE BUSINESS LICENSE , IT SAID CHURCH ONLY EVENTS. HOWEVER, SOME WANT TO CORRECT THE ERROR BY ALLOWING NON-CONGREGATIONAL EVENTS. THAT IS NOT CORRECTING THE ERROR THAT IS CHANGING THE ORIGINAL INTENT WHICH WAS NOT TO ALLOW NON-CONGREGATIONAL EVENTS. I PERSONALLY BELIEVE THEY SHOULD NOT BE ALLOWED ANY NON-CONGREGATIONAL EVENTS AS WAS THE ORIGINAL INTENT. HOWEVER, IF THEY ARE GOING TO BE REWARDED FOR THEIR BAD BEHAVIOR AND ALLOWED SOME NON-CONGREGATIONAL EVENTS THERE HAVE TO BE VERY DETAILED WRITTEN CONDITIONS PLACED ON MOSAIC LAW THAT WILL BE

STRICTLY ENFORCED. THEY CAN'T HAVE ANY WIGGLE ROOM. IF THESE CONDITIONS ARE BROKEN JUST ONCE THEN MOSAIC LAW'S USE PERMIT HAS TO BE PERMANENTLY REVOKED.

THANK YOU!

At the LAST ARDEN ARCADE PLANNING MEETING ON March 1, Mr. WIENER STATED I AND MS. CHRISTOPHERSON WERE BAD APPLES. AT OUR ZOOM MEETING WITH MOSAIC LAW ON 3/18/21 I WAS EXPECTING MR. WIENER TO APOLOGIZE. INSTEAD, MR. WEINER USED A NEW PREJORATIVE IMPLYING THAT WE ARE "ANTI- SEMETIC. GRANTED, WE DO NOT AGREE WITH WHAT MOSAIC LAW HAS DONE FROM 2015 THRU 2019. IN 2015 THEY HELD RAUCOUS EVENTS OUTSIDE. THEY WERE NOT ALLOWED TO HOLD NON- CONGREGATIONAL EVENTS IN 2015. WE HAD A NUMBER OF AMICABLE DISCUSSIONS WITH THE LEADERSHIP OF MOSAIC LAW AND THEY AGREED TO BE GOOD NEIGHBORS AND RESPECT THE NEIGHBORHOOD IN THE FUTURE. WE TOOK THIS PROMISE AS BINDING.

HOWEVER, IN 2017, 18 AND 19 THINGS GOT PROGRESSVILEY WORSE. EVENTS WERE BEING HELD UNTIL 2:00 AM AND INEBRIATED ATTENDEES WOULD WALK THROUGH OUR NEIGHBORHOOD YELLING AND TRASHING OUR STREETS AND YARDS. HALF NAKED WOMEN WERE WALKING IN OUR NEIGHBORHOOD IN FRONT OF YOUNG CHILDREN. MANY PEOPLE ON SIERRA BLVD. AND THE SURROUNDING STREETS COMPLAINED TO OUR COUNTY SUPERVISOR, SUSAN PETERS AND SHE AND HOWARD SCHMIDT HER CHIEF OF STAFF MADE SURE WE HAD THE NAMES OF LEADERS IN PLANNING, LICENSING AND ZONING.

WE MET WITH LAURA JACOBSON AND WENDY HARTMAN. THEY WANTED TO INVESTIGATE WHAT WAS GOING ON BEFORE COMMENTING. MS. HARTMAN EVENTUALLY WROTE AN EMAIL TO LET US KNOW THAT MOSAIC LAW WAS NEVER INTENDED TO HAVE NON- CONGREGATIONAL EVENTS. APPARENTLY, IN 2016 WHEN MOSAIC LAWS' BUSINESS LICENSE WAS RENEWED BY A COUNTY INSPECTOR

THE LICENSE WAS CHANGED BY REMOVING THE CHURCH ONLY CONDITION ON EVENTS. NO ONE IN THE PLANNING, LICENSING OR ZONING LEADERSHIP CAUGHT THIS ALTERED WORDING. THIS WAS A MAJOR CHANGE AND MOSAIC LAW DECIDED TO TAKE ADVANTAGE OF THE ERROR AND STARTED TO HOLD OUT OF CONTROL NON-CONGREGATIONAL EVENTS. THIS LASTED FOR THREE YEARS UNTIL FINALLY, THE PLANNING COMMITTEE DENIED MOSAIC LAW'S LICENCE IN 2019 BECAUSE IT "BECAME APPARENT THAT THE BUSINESS' ACTIVITIES DID NOT FALL WITHIN THE SCOPE OF THE APPROVED USE PERMIT OR WITHIN WHAT WAS ALLOWED – BY – RIGHT IN THE ZONING CODE."

NOW PLANNING WANTS TO CORRECT THE ERROR THAT WAS MADE IN 2016. I PERSONNALLY BELIEVE WHEN AN ERROR IS MADE IT SHOULD BE CORRECTED. CHANGE THE WORDING ON THE BUSINESS LICENSE BACK TO THE WAY IT USED TO BE BEFORE SOMEONE ALTERED IT. THAT IS HOW THIS ERROR SHOULD BE CORRECTED. DO NOT ALLOW NON-CONGREGATIONAL EVENTS THAT WERE NEVER INTENDED IN THE FIRST PLACE.

HOWEVER, SOME WANT TO CORRECT THE ERROR BY ALLOWING MOSAIC LAW THE RIGHT TO NOW HOLD NON-CONGREGATIONAL EVENTS. THAT IS NOT CORRECTING THE ERROR IT IS CHANGING THE ORIGINAL INTENT WHICH WAS TO NOT ALLOW NON-CONGREGATIONAL EVENTS ON MOSAIC LAWS RD20 ZONED PROPERTY. IT IS REWARDING MOSAIC LAW AND DISREGARDING THEIR BAD BEHAVIOR AFTER BAD BEHAVIOR AFTER BAD BEHAVIOR.

IF THEY WANT TO HOLD NON-CONGRGATIONAL EVENTS THEN THEY SHOULD MOVE TO A COMMERCIALY ZONED NEIGHBORHOOD. OTHER RELIGIOUS ORGANIZATIONS WITHIN FIFTY MILES OF MOSAIC LAW WANTING TO HOLD LARGE EVENTS HAVE DONE EXACTLY THAT.

IF, HOWEVER YOU ARE GOING TO REWARD THEM FOR THEIR BAD BEHAVIOR BY ALLOWING NON-CONGREGTIONAL EVENTS THAT WERE NEVER REALLY INTENDED TO HAPPEN THEN THERE HAVE TO BE STRINGENT CONDITIONS PLACED ON MOSAIC LAW. CONDITIONS THAT ARE STRICTLY ENFORCED AND NOT AMBIGUOUS. THERE CAN BE NO WIGGLE ROOM. IF THESE CONDITIONS ARE DISREGARDED THAN MOSAIC LAW'S USE PERMIT HAS TO BE PERMANENTLY REVOKED.

THANK YOU

ITEM 2 CPAC PUBLIC COMMENT 003

From: [Jane Christopherson](#)
To: [Clerk of the Board Public Email](#)
Cc: [Shen, Jessie](#); [Jack Burrows](#); [Judith Scott](#); [Cesar Peralta](#); harastepat@aol.com; [Judy Goldbar](#)
Subject: Arden Arcade CPAC meeting March 25, 2021
Date: Tuesday, March 23, 2021 4:26:22 PM
Attachments: [3.23.21 Personal note to AA-CPAC.pdf](#)

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Agenda Item 2. PLNP2019-00333 – Mosaic Law Congregation And Shalom School
Use Permit Amendment

Please copy and distribute to Arden-Arcade CPAC members the attached document for the March 25, 2021 meeting.

Thank you very much.

Jane Christopherson

March 23, 2021

SENT VIA EMAIL

BoardClerk@saccounty.net

RE: Arden Arcade CPAC meeting March 25, 2021,
Agenda Item 2. PLNP2019-00333 – Mosaic Law Congregation And Shalom School
Use Permit Amendment

I am personally and individually sending the following information not as a dissent to the March 22, 2021 Neighborhood Proposed Conditions, Findings, and Language for the proposed PLNP2019-00333 Mosaic Law Congregation and Shalom School Use Permit Amendment (Amendment) but rather to provide **an overview of how life has changed in our neighborhood since 2015 because of Mosaic Law's actions and why the neighborhood needs tools to protect itself.**

Our homes, like yours, should be our sanctuaries where we rest and restore ourselves and enjoy our families. During Covid, we have again experienced the neighborhood the way it was before 2015 when Mosaic Law began operating, in its own words, "an event center", which is a business type allowed only in LC and GC zones.

It will become clear that none of what we experienced from 2015 to 2019 should have happened. Another religious entity in our residential neighborhood properly applied for a use permit for non-congregational events and has had a very amicable relationship with neighbors.

It has been exhausting for members of our community to have to defend the health, safety, peace, morals, comfort, and general welfare of our neighborhood year after year. Since we were totally ignorant about our rights in a residential zone, we have had to literally research use permits, zoning code, tax law, precedents, business licenses, articles of incorporation, and attend countless meetings amongst ourselves, with Mosaic Law representatives, and County Planning Department officials.

All this occurred because Mosaic Law chose to violate its use permit, 03-UPP-PRP-0630 (Current Use Permit), over a period from at least 2015 through 2019 (when its business license was revoked) by hosting non-congregational events to generate revenue and without regard to the effects on the neighborhood.

Now Mosaic Law proposes its Amendment to allow it to host non-congregational events. They would have you believe that past rogue "event center" managers and a lax

“administration” were responsible for the “horrible raves” and that Mosaic Law will never allow this to happen again. However, **it is part of public record that on January 29, 2020, Mosaic Law first applied for an amendment to its Current Use Permit to establish an “Event Center” as a primary purpose.**

“The property at 2300 Sierra Blvd. contains three primary uses: The Mosaic Law Congregation, Shalom School and the Event Center.”¹

So, just over a year ago, Mosaic Law was proposing a full-fledged business enterprise in the form of a primary purpose event center. In other words, Mosaic Law was applying to continue doing exactly what it had been doing in violation of its Current Use Permit. A February 6, 2020 County Planning Department letter advised Mosaic Law that it could only request to hold non-congregation events on an “incidental use” basis and a revised application was required ². The revised Amendment currently before CPAC reflects the changes and information required by the County.

The neighborhood committee’s proposed conditions, finding, and language for this Amendment reflect first and foremost the neighborhood committee’s willingness to accept non-congregational events on Mosaic Law grounds if those events respect the needs of the residential neighborhood. We need the force of written conditions, finding, and language to defend ourselves from future violations. We have always tried to be good neighbors - even in the face of bullying by some Mosaic Law members.

Finally, but with upmost relevancy, **please consider the following contrasts of our neighborhood experience with Mosaic Law with our amicable experience with the other religious entity in our neighborhood, the Unitarian Universalist Society of Sacramento (UUSS) located at 2425 Sierra Blvd., Sacramento, CA 95825, approximately 1,000 feet northeast of Mosaic Law properties.**

Per Mosaic Law’s Current Use Permit:

Mosaic Law received 2005 approval to expand its existing church facility:

- **“...consisting of the addition of a new 2-story sanctuary and social hall...and to allow a pre-Kindergarten through 8th grade private school.”**

¹ See Attachment 1, “Event Center Operations” filed 1/29/2020 as part of Mosaic Law’s initial application for an amendment to its current Use Permit.

² See Attachment 2, a 2/6/2020 letter from the Sacramento County Planning Department, Office of Planning and Environmental Review.

- **A Special Review of Parking to reduce the required parking from 330 to 281 spaces with the justification that the two principal uses (church and school) are never in operation at the same time.** The school operates Monday to Friday. Church services are on Saturday.
- **There were no conditions limiting operations, such as restrictions of the allowed number of attendees or hours, even for the approved social hall, which was available for school functions, not just congregational functions.**
- Standard findings and language (quoted below) related to the welfare of the neighborhood, obligations of the permit holder, costs to enforce conditions, grounds for revocation, etc., were included.
- **NOTE – no mention of non-church events.**

UUSS received 2013 approval to expand its existing church facility, including:

- **Expansion of a social hall to be designated as a Private Social Hall to allow the church facility to be used by the general public, subject to the findings and conditions recommended by staff.**
- **Several conditions related to hours of all outdoor activities and hours for non-church events were included.**
- Standard findings and language (quoted below) related to the welfare of the neighborhood, obligations of the permit holder, costs to enforce conditions, grounds for revocation, etc., were included.

We have had very few problems with UUSS events, and these were amicably resolved.
In fact, UUSS events were hardly noticed by neighbors.

To fully appreciate what Mosaic Law had in mind in its previous business practices, please see Exhibit 1, which is a collection of pictures from the April 17, 2019 “rave” at Mosaic Law. Note particularly the ad, “Nocturnal Beats”, that posted on many social media sites. It was an advertising blitz that might be viewed as “commercial in character in competition with business enterprises”. Boy, was the ad effective! A Mosaic Law security guard boasted that 900 people had attended.

Exhibit 2 shows pictures of The Center at 2300 website (which, incidentally, does not have fictitious name registration). There is not enough space and time to show screen shots of other churches’ websites. Anyone can do this. But Exhibit 3 will show an interesting listing of the zoning of many of the larger churches in the area. As may be seen in the chart, they are all commercially zoned, which is the appropriate zone for event centers whether they are commercial businesses or charities.

It is also relevant to keep in mind that Mosaic Law already enjoys revenue and additional tax exemption from the private school on its property as well as the proceeds from its liquor licenses.

Thank you.

**Jane Christopherson
2254 Sierra Blvd.
Sacramento, CA 95825**

**Event Operations
The Center
2300 Sierra Blvd.**

The property at 2300 Sierra Blvd. contains three primary uses: The Mosaic Law Congregation, Shalom School and the Event Center.

The Synagogue typically holds faith services after sundown on Friday evenings and Saturday mornings, typically in the Sanctuary. Smaller, youth oriented religious classes are held occasionally during the day (Sundays) in the classrooms in the administration/education building. Weekday evening services are also held typically in late afternoon.

The Shalom School operates classes per weekday for Preschool through 6th grade, plus holiday programs.

The Event Center is utilized for larger attendance events for both the congregation and for non-congregational purposes. The Event Center can hold up to 444 attendees in banquet seating and up to 860 attendees in assembly seating. The Event Center operates from 8:00 am, 7-days per week, to as late as midnight for certain faith-based congregational events and for non-congregational events. Most events range from an hour and a half (luncheons) and up to five hours for charities, weddings and bar mitzvahs.

The Center management consults the Synagogue and Shalom School's calendars of events before offering to lease the Event Center to non-congregational events to avoid conflicts and over-use of the parking facilities.

No outdoor events with amplified music or loudspeakers are allowed on the property. All amplified sounds must be done indoors, with door monitors at the entries to ensure the doors remain closed during the event, except for attendees entering and leaving, so that noise is maintained inside.



Office of Planning and
Environmental Review
Leighann Moffitt, Director

County Executive
Navdeep S. Gill

February 6, 2020

SENT VIA EMAIL

Steve Turteltaub
Mosaic Law Congregation
2300 Sierra Boulevard
Sacramento, CA 95825
katep@mosaiclaw.org

Brian Holloway
Holloway Land Company Inc.
2100 21st Street
Sacramento, CA 95818
brian@holloway.co

Subject: **REQUEST FOR ADDITIONAL INFORMATION**

CONTROL NO.: PLNP2019-00333

PROJECT NAME: Mosaic Law Congregation and Shalom School Use Permit Amendment

ASSESSOR'S PARCEL NOS.: 294-0070-001

This letter has been prepared in response to the revised and additional project materials submitted to the Office of Planning and Environmental Review (PER) on January 6 and January 16, 2020. We are required to inform the applicant team within 30 days from the date these submitted materials are received as to whether the project application is complete. It has been determined that the following additional information is required in order to deem your application complete.

1. Project Description, Event Operations Narrative, and Traffic Management and Parking Plan:

There appears to be inconsistencies in the description of non-congregational event activities as described in the submitted Project Description (part of the General Application), Event Operations Narrative, and Traffic Management and Parking Plan. Please revise these documents to address the following:

- a. *Primary uses on the subject parcel.* The Event Operations Narrative identifies three primary uses on the subject parcel, including Mosaic Law Congregation (synagogue), Shalom School (private school), and the Event Center. The use of the subject parcel for the synagogue and private school was permitted via Use Permit 03-0630 granted by the County Planning Commission on January 24, 2005. Please note that the Event Center cannot be a primary use of the subject parcel, as "event center/reception hall" use is not a permitted primary use in the subject parcel's zoning district.
- b. *General hours of operation for the synagogue and private school.* The Event Operations Narrative identifies synagogue operations to occur: weekdays in the late afternoon to evening, Saturday mornings, and Sundays during the daytime. Additionally, private school operations are identified to occur on weekdays and during holiday programs. Please identify specific times of day for synagogue and private school operations (i.e., Saturdays between 9:00 a.m. to 1:00 p.m.).
- c. *Expected number of attendees for events.* The Project Description identifies up to 400 attendees for events. The Event Operations Narrative identifies that 444 attendees can be accommodated in banquet seating and up to 860 attendees in assembly seating for events. Please clarify the maximum number of attendees anticipated for events on the subject parcel.
- d. *Number of parking spaces provided on the project site.* The Project Description identifies 200 parking spaces, and the Traffic Management and Parking Plan identifies 230 parking spaces on the subject parcel. Note that PER staff counted 265 parking spaces on the project site (164 parking

eventbrite Search for events

center at 2300 sierra blvd 8/17/19 Nocturnal Beats Tickets, Sat, Aug 17, 2019 Nocturnal Beats Tickets, Sat, Aug 17, 2019

NOCTURNAL BEATS
AUGUST 17TH 2019
MIDNIGHT TYRANNOSAURUS

Nocturnal Beats
by National Entity Events [Follow](#)

AUG 17

\$20 - \$47

[Tickets](#)

Description
Disclaimer!
Do not buy pre-sale tickets from strangers! Doing so puts you at risk of being scammed and denied entry with a false ticket. Please only buy from the official eventbrite link and official national entity promoters
.....: the Line Up

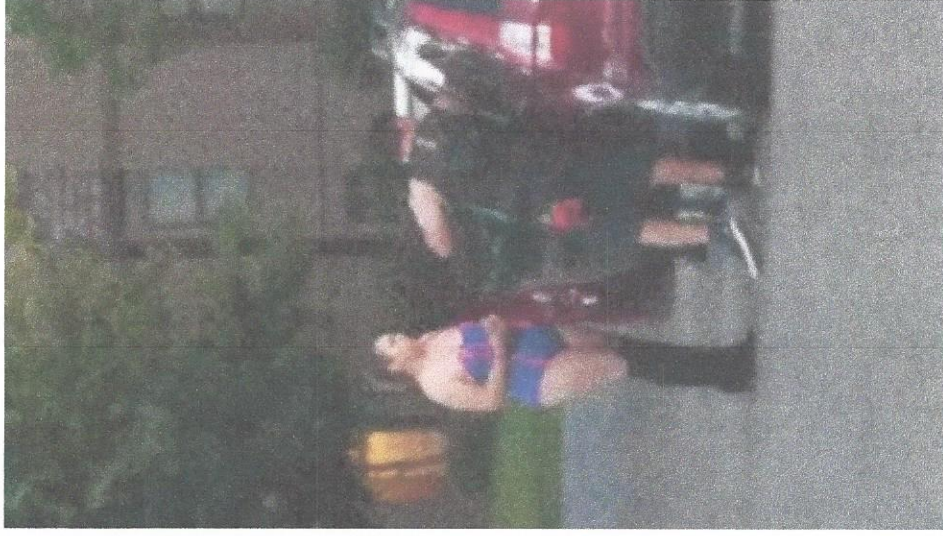
Date And Time
Sat, Aug 17, 2019, 6:00 PM -
Sun, Aug 18, 2019, 1:00 AM PDT
[Add to Calendar](#)

Location
The Center @2300
2300 sierra blvd
Sacramento, CA 95823
[View Map](#)

Midnight Tyrannosaurus
www.soundcloud.com/midnightasaurus
www.facebook.com/MidnightTyrannosaurus/
www.instagram.com/midnight_tyrannosaurus

Type here to search

8:04 PM 8/17/2019





No stopping at any time

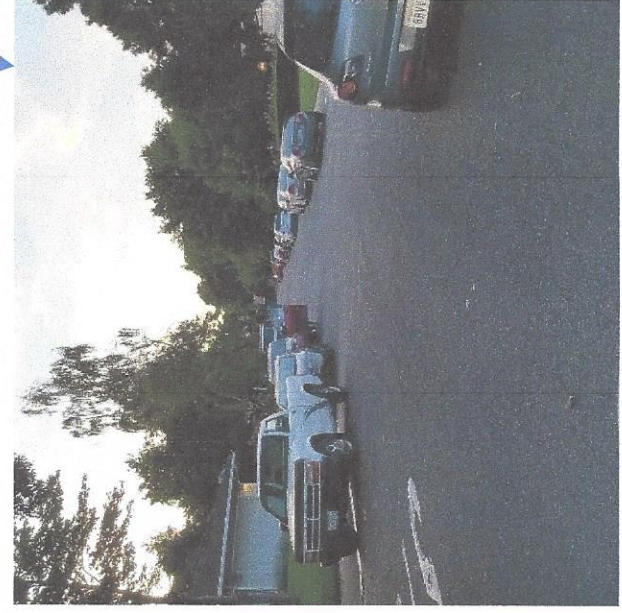


Mosaic Law west parking lot



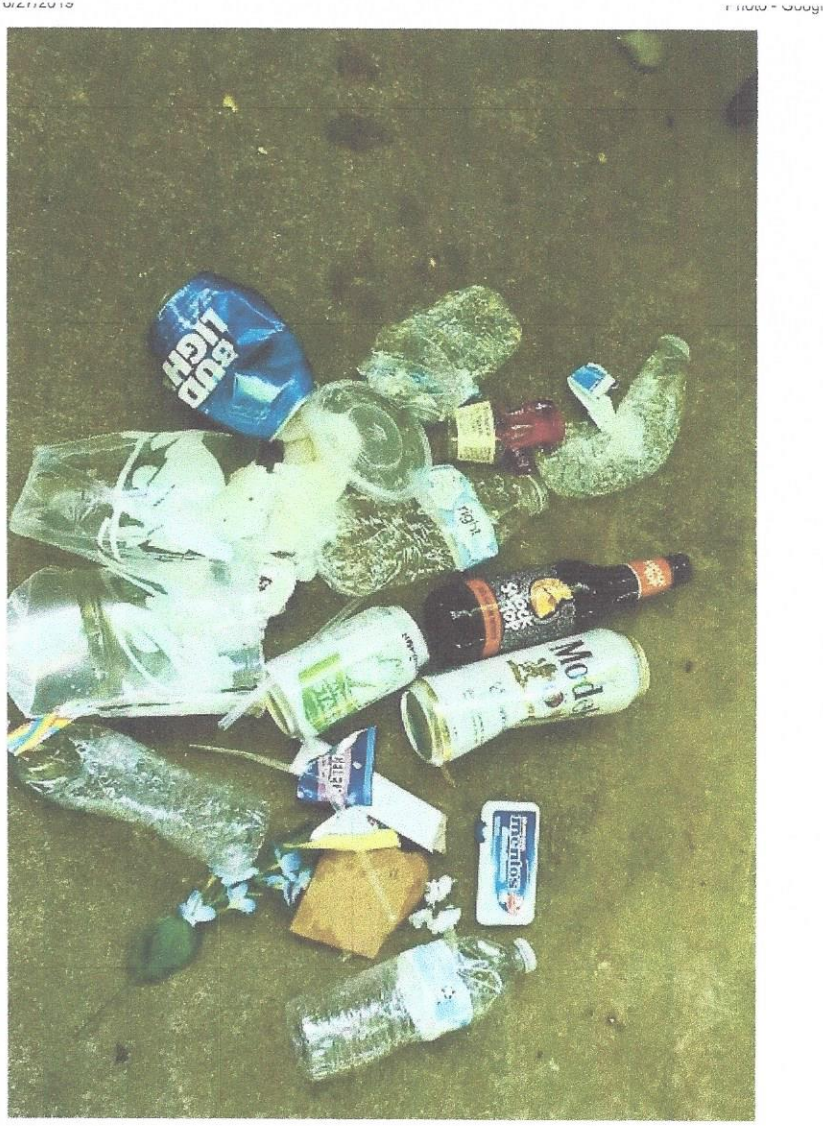
Mosaic Law east parking lot

Mosaic Law Courtyard Blackmer Circle

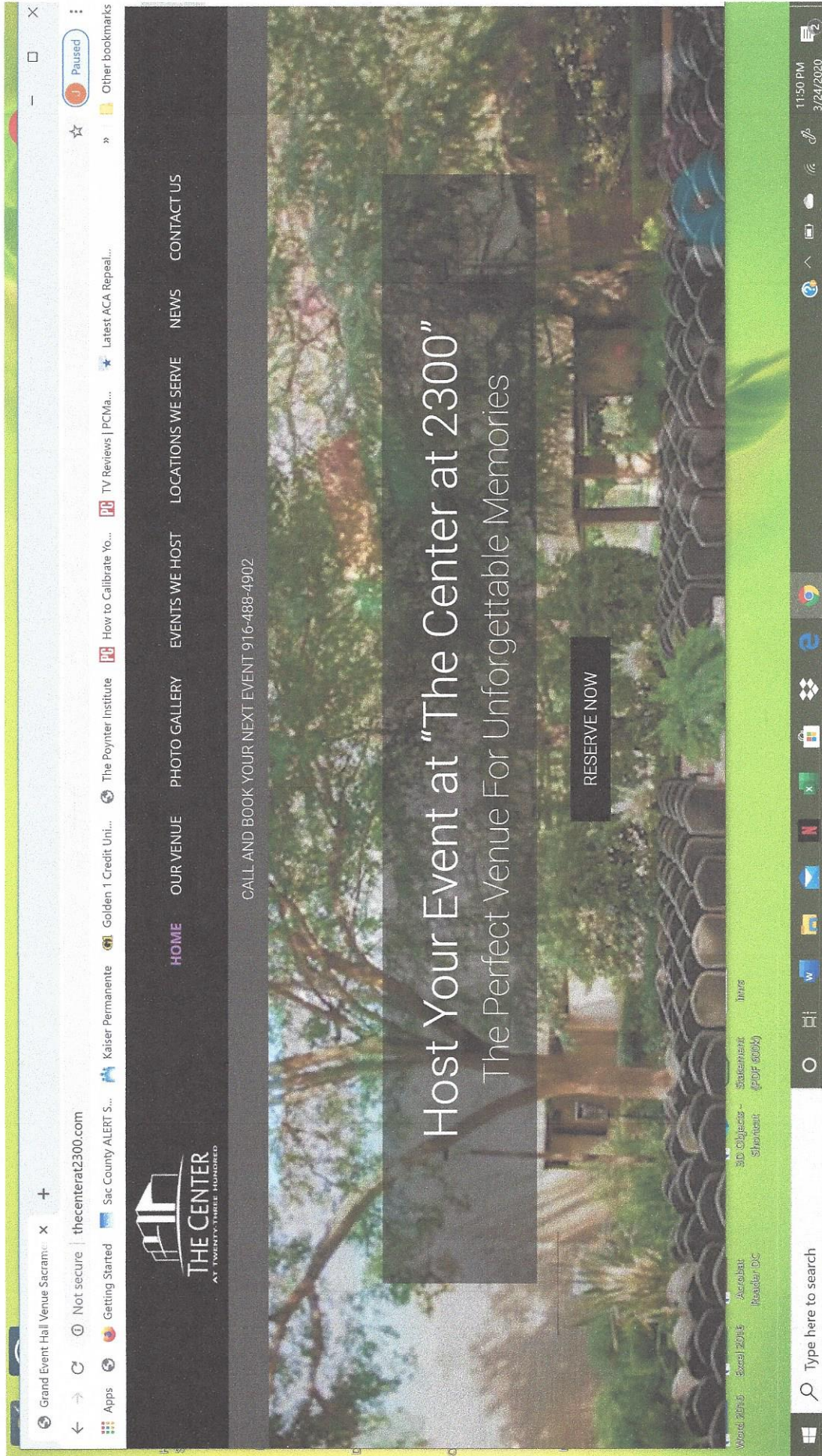


Blackmer Circle

Some of the garbage left on the neighborhood streets, Sierra Blvd., Blackmer Circle, and Ehrborn Way. ↓



<https://photos.google.com/photo/AF1QinPaVd75D7le5cuU0N0PleRqJ-NRbID3T-1zqH3A>










Multi Purpose Event Hall Venue x + | thecenterat2300.com/events-we-host/

Not secure | thecenterat2300.com/events-we-host/ | Apps | Getting Started | Sac County ALERT 5... | Kaiser Permanente | Golden 1 Credit Uni... | The Poynter Institute | How to Calibrate Yo... | TV Reviews | PCMa... | Latest ACA Repeal... | Other bookmarks

HOME OUR VENUE PHOTO GALLERY **EVENTS WE HOST** LOCATIONS WE SERVE NEWS CONTACT US

THE CENTER
AT TWENTYTHREE HUNDRED

EVENTS WE HOST

	<i>Corporate Events</i>		<i>Conferences</i>		<i>Wedding Reception</i>		<i>Weddings</i>
Read More		Read More		Read More		Read More	
	<i>Bar/Bat Mitzvahs</i>		<i>Birthday Parties</i>		<i>Concerts</i>		<i>Quinceaneras</i>
Read More		Read More		Read More		Read More	

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11:52 PM 3/24/2020

tacos, cheap dinn San Francisco, CA

For Businesses

Wri

Restaurants

Home Services

Auto Services

More

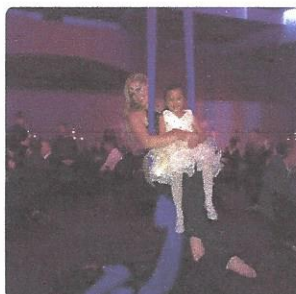
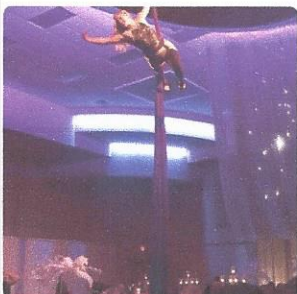
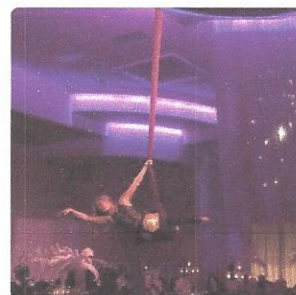
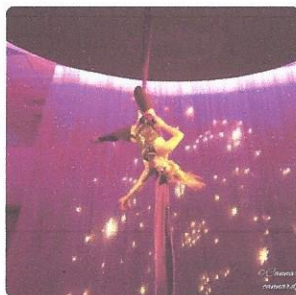
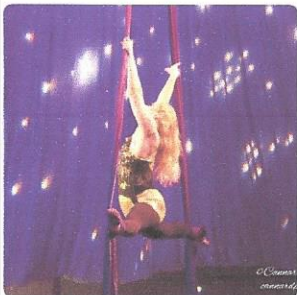


Photos for Center At Twenty Three Hundred



Center At Twenty Three Hundred

★★★★☆ 7 reviews



Group Bookings & Reservations

info@centerat23h.com

1000 California Street, Suite 1000, San Francisco, CA 94108

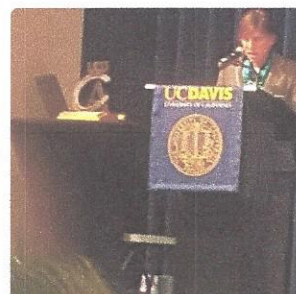
Phone: (415) 774-1111

Website: www.centerat23h.com

Menu:

- Steak Dinner
- Special Dinner
- Vegetarian
- Wine Pairing

© Center At Twenty Three Hundred



Church

Zoning

Bayside Church Midtown
2225 19th Street
Sacramento

C-2-SPD General Commercial/Special/
Planning District

Sacred Heart
1040 39th Street
Sacramento

C-1 – Limited Commercial

Capital Christian Center
9470 Micron Ave
Sacramento

BP – Business and Professional Office
GC – General Commercial

Bayside Church, Granite Bay Campus
8191 Sierra College Blvd.
Roseville

Corporate Center Site

ITEM 2 CPAC PUBLIC COMMENT 004

From: [Jane Christopherson](#)
To: [Clerk of the Board Public Email](#)
Cc: [Shen, Jessie](#); [Jane Christopherson](#); [Jack Burrows](#); [Judith Scott](#); [harastepat@aol.com](#); [Cesar Peralta](#); [Judy Goldbar](#)
Subject: Arden Arcade CPAC meeting March 25, 2021
Date: Monday, March 22, 2021 10:41:47 PM
Attachments: [3.22.21 Neighborhood Conditions ML Amendment PLP 2019-0033 Prt1.docx](#)

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Agenda Item 2. PLNP2019-00333 – Mosaic Law Congregation And Shalom School Use Permit Amendment

Attached please find the 3.22.2021 NEIGHBORHOOD PROPOSED CONDITIONS, FINDING, AND LANGUAGE FOR PLNP2019-00333 Proposed Mosaic Law Congregation and Shalom School Use Permit Amendment for distribution to each Arden-Arcade CPAC member ahead of the March 25, 2021 meeting.

Could you please also inform the members that the neighborhood committee met via Zoom with Mosaic Law representatives and Brian Holloway to discuss divergent views on some conditions. While we were able to reconcile some of our differences, some remain outstanding, the most notable of which is the frequency or number of non-congregational events per year. We defer to the CPAC and the Sacramento County Planning Department to make a decision on the outstanding differences. Thank you.

Thank you for your assistance. Please call or email me if you have any questions.

Jane Christopherson
2254 Sierra Blvd.
Sacramento, CA 95825
(916) 752-0325

**NEIGHBORHOOD PROPOSED CONDITIONS, FINDING, AND
LANGUAGE FOR
PLNP2019-00333 Proposed Mosaic Law Congregation and Shalom
School Use Permit Amendment
March 22, 2021**

The neighborhood committee, representing many interested neighbors in the area of Sierra Blvd. near the Mosaic Law Congregation and Shalom School, requests the following written Conditions, Findings, and Language be included in PLNP2019-00333 Mosaic Law Congregation and Shalom School Use Permit Amendment (Amendment) and any future amendments to such Use Permit.

These Conditions, Finding, and Language reflect:

- Many statements and intentions that the Amendment applicant has included in various documents comprising the Amendment (e.g., Project Description, etc.)
- Conditional language included in the existing PLNP2012-UPP-DRS-00206 Use Permit and Design Review for the Unitarian Universalist Society of Sacramento (UUSS), a neighboring non-profit religious entity in the same RD-20 zone of Sierra Blvd., which is permitted to hold non-congregational events
- Conditions considered necessary to prevent impacts detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood
- Logical and reasonable conclusions based on statements in 03-UPP-PRP-0630 allowing the expansion of an existing church facility known as Mosaic Law Congregation and Shalom School (Current Use Permit)
- Changes to our February 26, 2021 proposed Conditions, Findings, and Language in compromise with Mosaic Law and Shalom School

CONDITIONS limiting frequency of non-congregational events:

- a. No non-congregational event shall be held at the same time as any congregational event or during school hours or school events¹,
- b. No more than 24² non-congregational events of 4-400 attendees may be held in any 12-month period.

CONDITIONS limiting event hours and noise:

1. **A.** The Current Use Permit effectively prohibits the simultaneous use of its grounds for congregational and school events - Findings: 5.e. "The reduction in parking is justified in that the two principal uses (church and school) are never in operation at the same time. The school operates Monday to Friday. Church services are on Saturday." How, then, can it be allowed to have non-congregational events simultaneously with either congregational or school events? **B.** What are Dept. of Education regulations governing the proximity of public meeting/social/fraternal halls to elementary school classrooms/grounds while students are present?

² Considering the traffic burden already experienced from the many RD-20 residences emptying onto Sierra Blvd., the twice daily drop off and pick up of students at Shalom School and school events, plus weekly church services, private congregational events, and high Holy Days at both the Mosaic Law Synagogue and the UUSS, the additional burden of non-congregational events (which could number 400 attendees) should be limited to a maximum of two per month. (There are also some questions about the KD & Associates traffic analysis which will be submitted by email to Jessie Shen.)

- a. All non-congregational events and activities associated with rental agreements inside the sanctuary/social hall³ shall conclude no later than 11 p.m. on Friday or Saturday and no later than 10 p.m. Sunday through Thursday, excluding associated clean-up. An additional thirty minutes shall be allotted for clean-up. During these events, there shall be on-site personnel or designated congregational members to monitor event activities.
- b. All non-congregational outdoor events shall conform minimally to the 10 p.m. noise curfew required by County Ordinance.
- c. Non-congregational outdoor events on Mosaic Law property⁴ are not allowed to use amplified music or loudspeakers.
- d. All non-congregational events with inside amplified music shall provide a door monitor at each door to ensure that the doors remain closed during the event except for guests arriving and departing the building.

CONDITIONS limiting event attendance:

- a. Attendance at any non-congregational event shall be limited to 400 persons in total; once 400 attendees have entered, no new persons may enter even if some people leave.
- b. Event contracts and parking attendants shall direct event attendees to park:
 - i. Only on Mosaic Law ⁵ grounds or, when permitted, UUSS parking areas and
 - ii. NOT on Sierra Blvd., or adjacent side streets, or the office complex at 650 Howe Avenue
 - iii. And to behave respectfully and quietly while going quickly to and from their parked vehicle.

CONDITIONS requiring door guards and private security personnel for non-congregational events:

- a. Any non-congregational event on Mosaic Law grounds shall require one door monitor at each door.
- b. Any non-congregational event on Mosaic Law grounds shall require one security guard for each 75 attendees. If alcohol is served, the number of security guards and the ratio of security guards to attendees shall increase (e.g., 1/50 instead of 1/75).
- c. Two parking lot attendants shall be present at each parking lot entrance/exit for the duration of any non-congregational event.

FINDING:

³ The Current Use Permit approved the addition of a 2-story 24,000 ± square foot sanctuary and social hall.

⁴ Outdoor settings must refer to Mosaic Law property since the buildings (e.g., sanctuary/social hall) are indoors.

⁵ The Current Use Permit makes no distinction between sanctuary, social hall, or school parking spaces. Non-congregational parking will take place in any of the 265 parking spaces on Mosaic Law grounds.

The granting of the Use Permit will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

LANGUAGE – (We also request that the following language from the original 2005 Mosaic Law Congregation Use Permit Amendment [and also contained in the 2013 UUSS Use Permit Amendment] be included in any amendment to such Use Permit):

THIS ACTION DOES NOT RELIEVE THE APPLICANT OF THE OBLIGATION TO COMPLY WITH ALL ORDINANCES, STATUTES, REGULATIONS AND PROCEDURES. ALL COSTS INCURRED BY THE COUNTY TO ENFORCE THE CONDITIONS LISTED IN THIS PERMIT SHALL BE THE RESPONSIBILITY OF THE PERMIT HOLDER AND/OR PROPERTY OWNER. THE ABOVE USE WILL NOT BE CONDUCTED TO CONSTITUTE EITHER A PUBLIC OR PRIVATE NUISANCE. VIOLATION OF ANY OF THE FOREGOING CONDITIONS WILL CONSTITUTE GROUNDS FOR REVOCATION OF THIS PERMIT. A CONDITIONAL USE PERMIT, IF NOT USED FOR THE PURPOSE FOR WHICH IT WAS GRANTED, SHALL LAPSE AND SHALL BECOME VOID THREE YEARS FOLLOWING THE DATE ON WHICH THE PERMIT BECAME EFFECTIVE, UNLESS BY CONDITION OF THE PERMIT A GREATER TIME IS ALLOWED, OR UPON THE EXPIRATION DATE OF A VALID BUILDING PERMIT OBTAINED AFTER THE GRANT OF THE CONDITIONAL USE PERMIT, WHICHEVER DATE IS LAST TO OCCUR.

ITEM 2 CPAC PUBLIC COMMENT 005

From: [Christine Mayer](#)
To: [Clerk of the Board Public Email](#)
Subject: Mosaic Law School Item #2
Date: Thursday, March 25, 2021 3:21:05 PM

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I am opposed to the expansion of the 'community center'. This is beyond the 'normal' use for a school, public or private. I am concerned with the parking overflow, NOISE and speeding before, during and after the event. Arrivals and Departures can be worse than the event itself, with crowds assembling outside of the event local, congregating on the street, yelling and whooping it up well into the evening. There is little room on Sierra Boulevard for walking, much less cars lined up and down the street.

I have been a resident at 2585 Sierra Boulevard and have experienced the cars screaming around the corner from Fulton/Morse as a party is a late arrival and away as the party continues elsewhere. This is primarily a residential street, not a main thoroughfare for attending events.

The neighborhood deserves a peaceful and quiet existence alongside the school, not a facility that aims to service the community far and beyond the scope of a school setting.

Many years ago, when approached by the school to build the auditorium, the neighborhood was assured that it's use for for the school and it's children. This current use exceeds this commitment and is an egregious use of the residents that live on Sierra and the surrounding condominiums and apartments

Christine Mayer
2585 Sierra Bl