

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

| | | | |
|----------------------------|---|--------------------|-------------|
| APPLICANT | MIKE VAN SLAMBROUCK, 425 1st Avenue, Sacramento, CA 95818 | | |
| OWNER | Sacramento City Unified School District, 425 - 1st Avenue, Sac., CA 95818 | | |
| PLANS BY | KOBUK/CORDOVA/GERVIN | | |
| FILING DATE | 6/11/87 | ENVIR. DET. | EX 15301(a) |
| ASSESSOR'S-PCL. NO. | 35-0313-005 | | |
| REPORT BY | CV/vf | | |

- APPLICATION:**
- A. Special Permit to re-establish an elementary school.
 - B. Variance to waive the required six foot high masonry wall along the west and north property line.

LOCATION: 1901 - 60th Avenue

PROPOSAL The applicant is requesting the necessary entitlements to re-establish an elementary school in various buildings currently used for District Administration and alternative education programs.

PROJECT INFORMATION:

| | |
|---|-----------------------|
| 1974 General Plan Designation: | School |
| 1984 Airport/Meadowview Community Plan Designation: | School |
| Existing Zoning of Site: | R-1 |
| Existing Land Use of Site: | School Administration |

Surrounding Land Use and Zoning:

North: Park; R-1
South: Residential; R-1
East : Residential; R-1
West : Residential; R-1

| | |
|----------------------------------|---|
| Parking Required: | To be determined by Planning Commission |
| Parking Provided: | 27 Spaces |
| Property Dimensions: | 315±' x 613±' |
| Property Area: | 4.4± acres |
| Topography: | Flat |
| Street Improvements & Utilities: | Existing |

BACKGROUND:

A Planning Director's Special Permit to allow minor modifications to John Morse School was approved August 21, 1981, (P9480). These minor modifications were to allow conversion of the existing elementary school to district administrative offices and alternative education programs.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/Zoning

The subject site is zoned Standard Single Family (R-1) Residential and is being used for school district administrative offices and special education programs. Surrounding land uses include single family residential to the east, west and south. A park is located to the north. The subject site is also located in the Executive Airport Overlay Zone 4, which permits schools.

B. Proposal

The applicant proposes to re-establish an elementary school on the project site using the existing buildings. The total number of students proposed is 250 and there would be a total of ten staff members. These figures represent approximately the same number of students and staff as in 1981, prior to the conversion from an elementary school to district administrative offices. Presently, no students are involved with the present operation, while a total of 35 staff members operate the administrative offices and special education programs.

No new buildings or outdoor recreational areas are proposed in addition to those originally established when the previous elementary school was in operation (see site plan).

C. Landscaping

There are two existing landscape planters located in front of the classrooms and adjacent to 60th Avenue. The remaining playground areas are grass with some asphalt paved areas. Staff finds the existing landscaped and playground areas to be well maintained.

D. Parking

There are 27 existing parking spaces located on the site. There will be a total of 10 staff people and an estimated 10 visitors. Based upon the estimated number of staff and visitors, staff finds the number of existing parking spaces to be adequate.

E. Variance/Masonry Wall

Single family residential is located adjacent to the west property line of the subject site and a park is located to the north and is zoned R-1. The Zoning Ordinance requires a six foot high solid masonry wall along the north and west property lines.

A six foot high, wood fence is located adjacent to the parking lot and landscape area along the west property line. A five foot high cyclone fence and trees and shrubs located along the remainder of the west property line (see site plan). A ten foot high cyclone fence is located along the north property line.

The site plan indicates a kindergarten play area located adjacent to a portion of the west property line. According to the applicant, a maximum of 32 kindergartners will be in session from 8:00 a.m. to 4:00 p.m., Monday/Friday. When these children are not in the classrooms, they can be expected to use the kindergarten play area. This play area is partially paved and the remaining area is landscaped with grass.

Staff has reviewed the site plan with the County's Environmental Noise Specialist to determine whether or not there is a significant noise problem in the kindergarten play area. According to the Noise Specialist, the Sacramento City Code (ORD. 3872, Chapter 66) exempts certain school related outdoor activities from compliance with the City's Noise Control Ordinance. Outdoor recreation activities related to the school curriculum are exempt from the City's Noise Control Ordinance. Therefore, no wall or other noise mitigation measures are required.

Staff supports the variance request to waive the required six foot high masonry wall along the north property line. A park is located to the north of the project site. A six foot high masonry wall would serve no purpose along the north property line. Staff also supports waiving the six foot high masonry wall along the west property line.

The kindergarten will be in session from 8:00 a.m. to 4:00 p.m., Monday/Friday. During a significant portion of that time, the children will be in a classroom and therefore, the outdoor play area will only be used intermittently between 8:00 a.m. and 4:00 p.m.

According to the applicant, no complaints regarding noise from the project site were received during the time the elementary school was in operation until 1981. Staff has received no complaints from residents of the area regarding potential on-site noise problems.

F. Interdepartmental Review

This proposal was reviewed by the Divisions of Fire Department, Engineering and Traffic Engineering and no comments were received.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301 (a)).

STAFF RECOMMENDATION:

- A. Approval of the special permit, subject to conditions and based upon findings of fact which follow:
- B. Approval of the variance, subject to conditions and based upon findings of fact which follow:

Conditions/Special Permit

- 1. No additional classrooms or other buildings shall be added to the existing buildings unless another special permit is obtained.
- 2. The total number of students shall be limited to approximately 250.
- 3. The number of kindergarten children shall be limited to a maximum of 32 between the hours of 8:00 a.m. and 4:00 p.m.
- 4. Activities within the kindergarten play area shall be limited to 8:00 a.m. to 4:00 p.m.

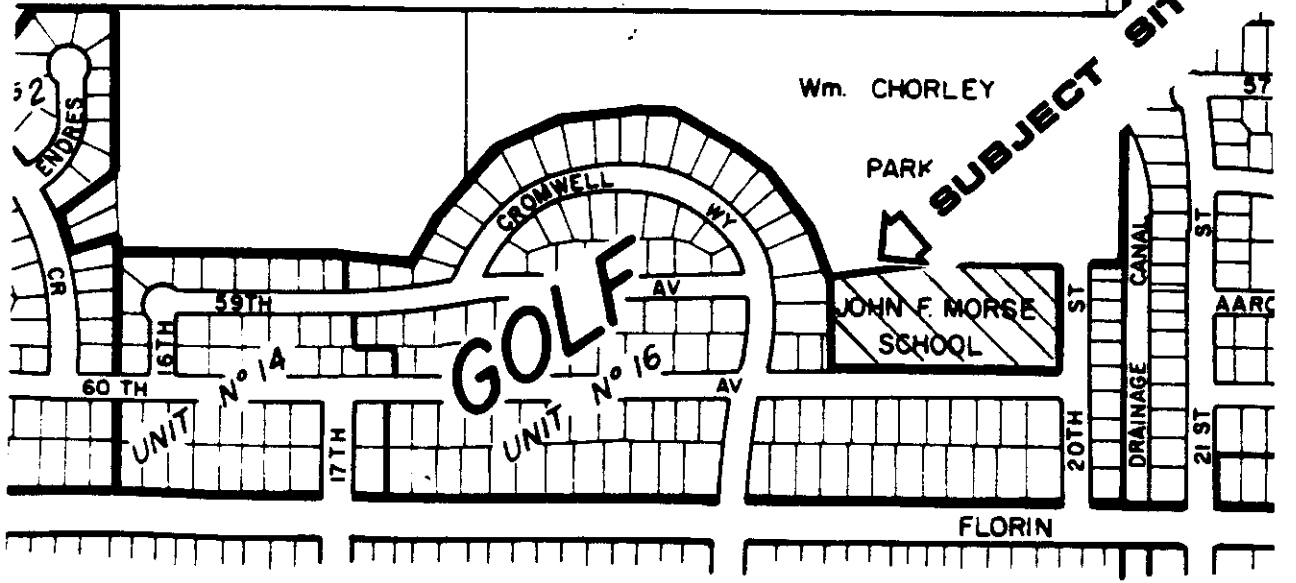
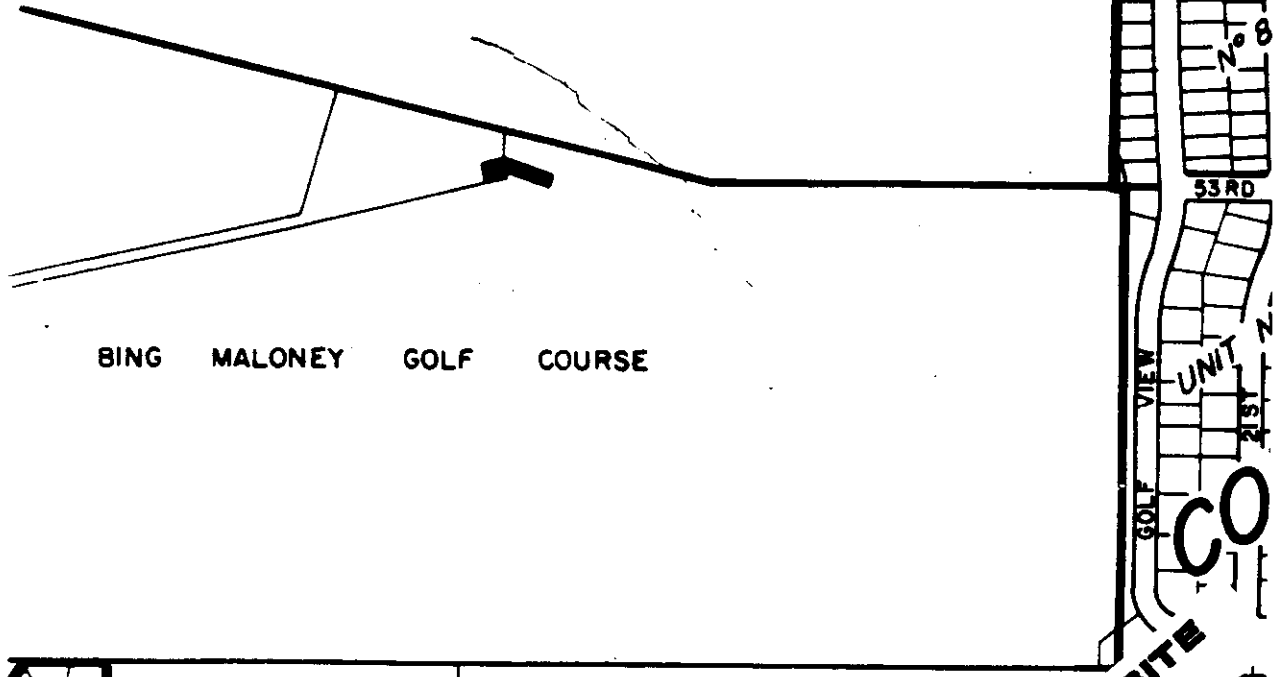
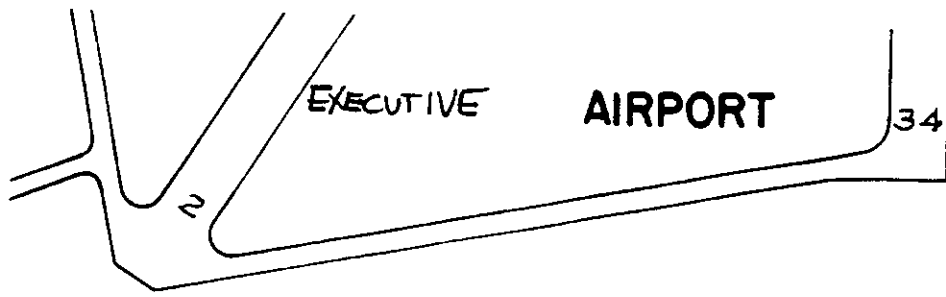
Findings of Fact/Special Permit

- 1. The project, as conditioned, is based upon sound principles of land use in that the elementary school is compatible with the adjacent single family and park uses.
- 2. The project, as conditioned, is not detrimental to the public health, safety or welfare, nor will it result in the creation of a nuisance in that:
 - a. The outdoor play area has adequate trees and shrubs to provide sufficient screening between the school and adjacent residences.
 - b. adequate landscaping and parking are provided.
- 3. The proposed project, is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for school by the 1984 Airport Meadowview Community Plan and the proposed school conforms with the plan designation.

Findings of Fact/Variance

- 1. Granting the variance would not be a special privilege extended to one property owner in that an existing five foot high cyclone fence and existing trees and shrubs along the west property line provide adequate screening for the adjacent residences.

2. The kindergarten outdoor play area will only be used during a portion of the hours between 8:00 a.m. and 4:00 p.m.
3. The project is based upon sound principles of land use in that the proposed school is compatible with adjacent residences.
4. The project is consistent with the City's Discretionary Land Use Policy in that the site is designated for a school by the 1984 Airport Meadowview Community Plan and the variance is consistent with the plan designation.



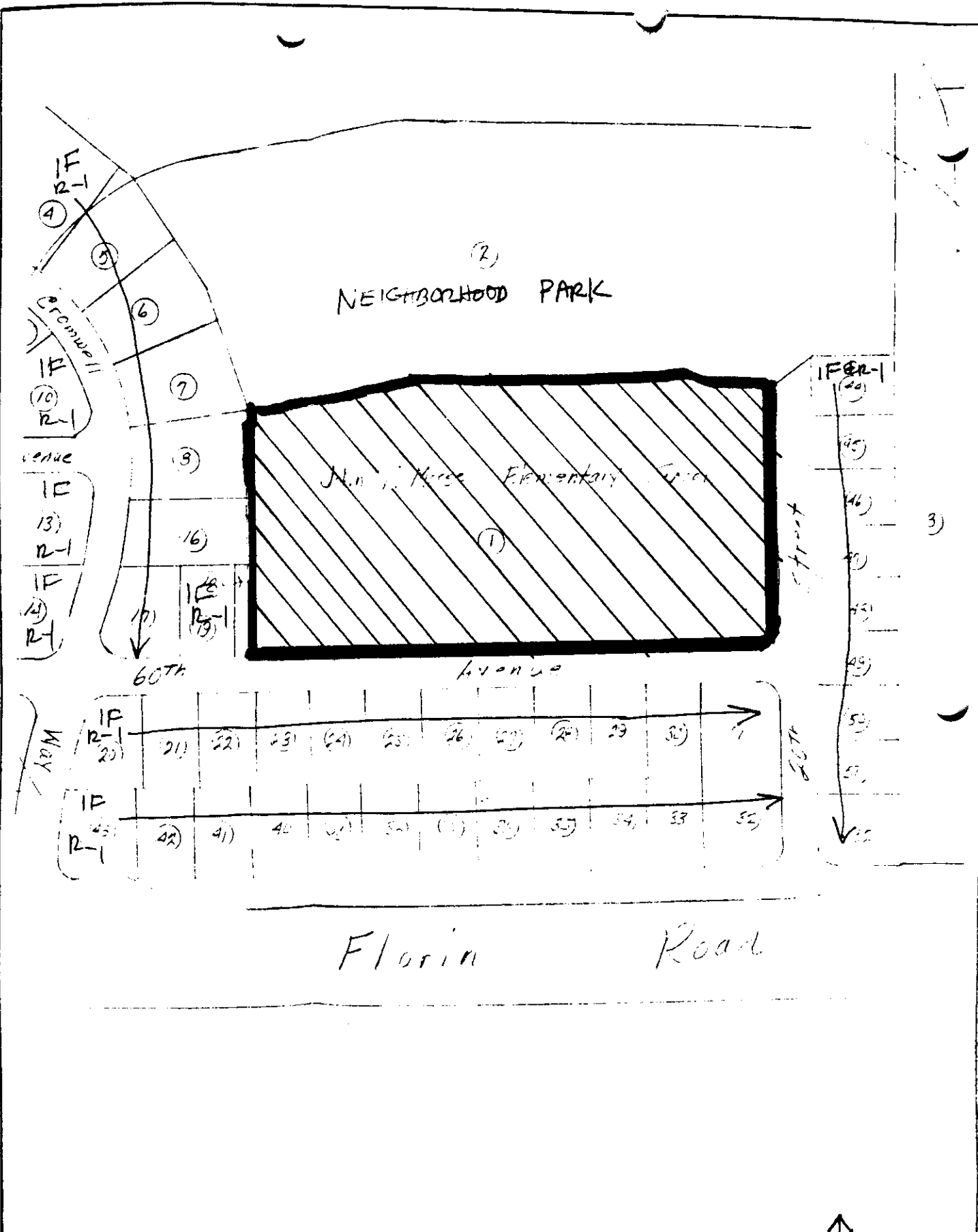
VICINITY MAP



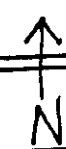
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LAND USE & ZONING MAP



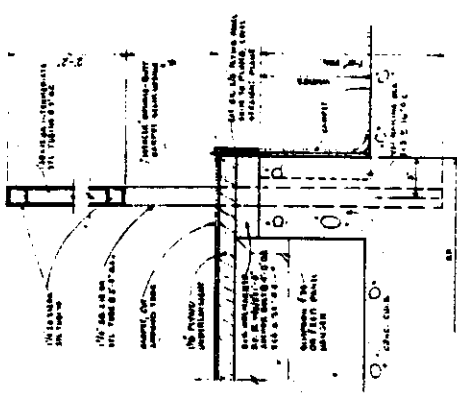
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SITE PLAN

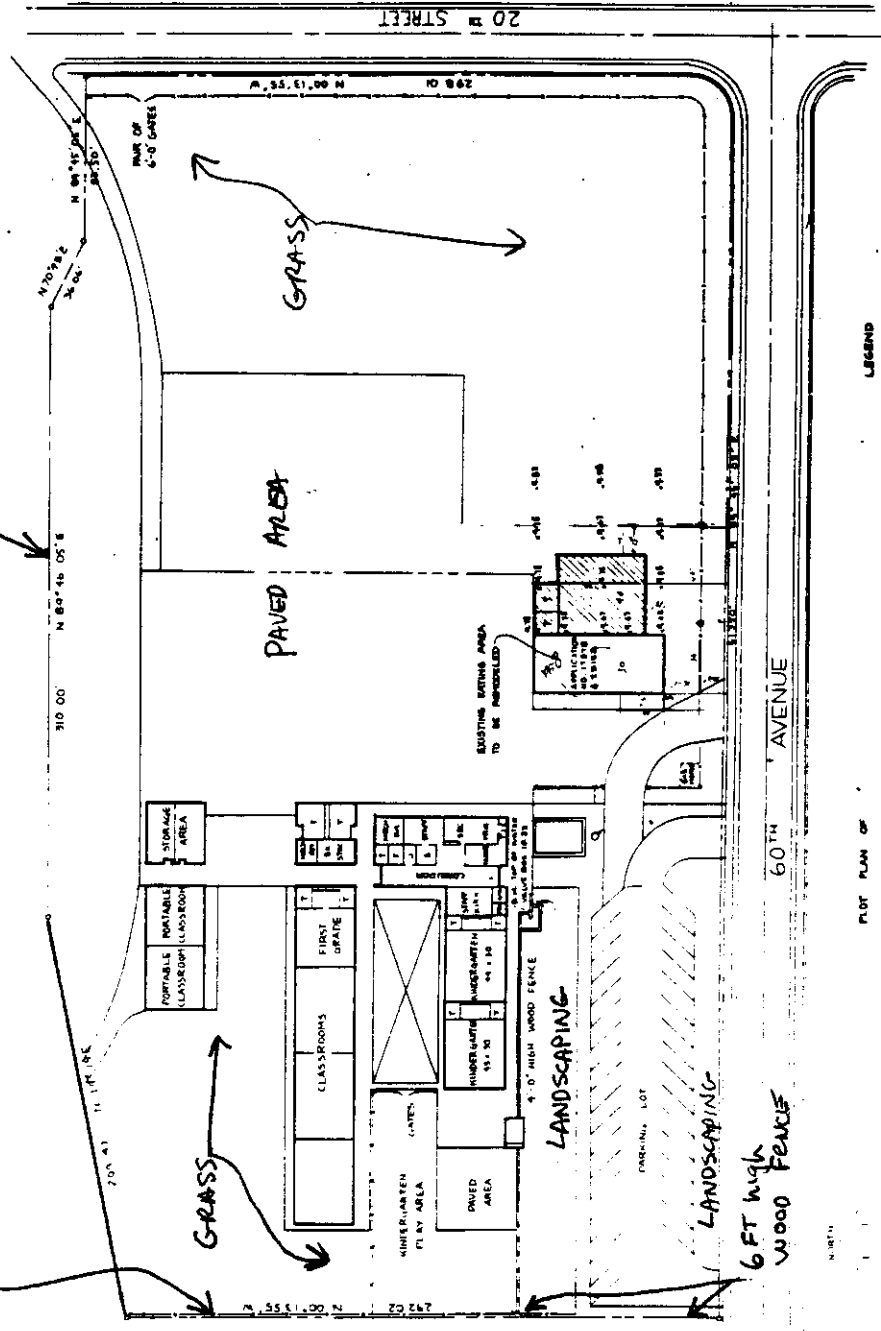
J.E. CORDON & GERVIN ARCHITECTS



THIS PLAN IS APPROVED BY GAIL B. JACK, CITY ENGINEER, SAN JOSE, CALIF. DATE: 10/15/87

5 ft high chainlink fence/TREES & SHRUBS

10 ft high chainlink fence



LEGEND
 [Symbol] EXISTING CONSTRUCTION

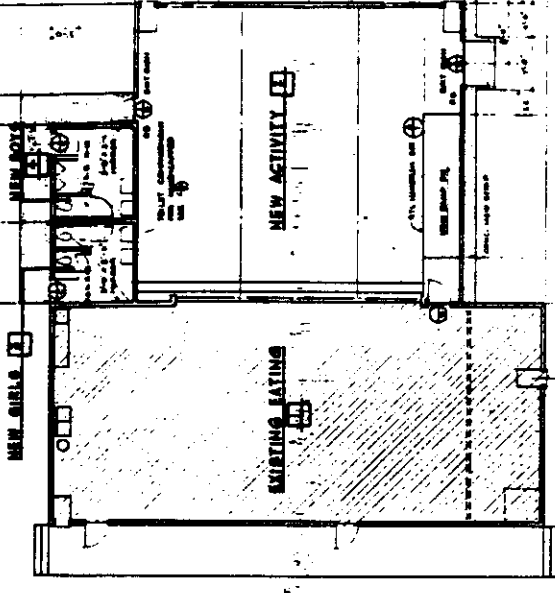
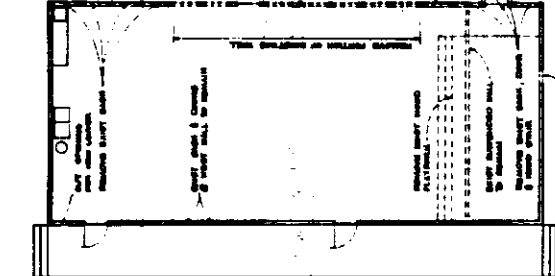
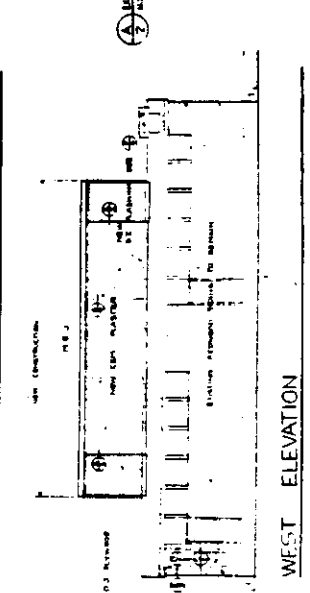
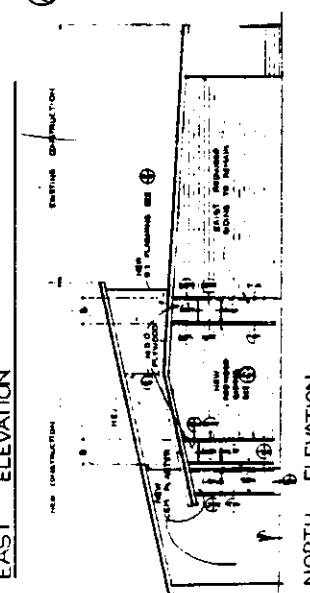
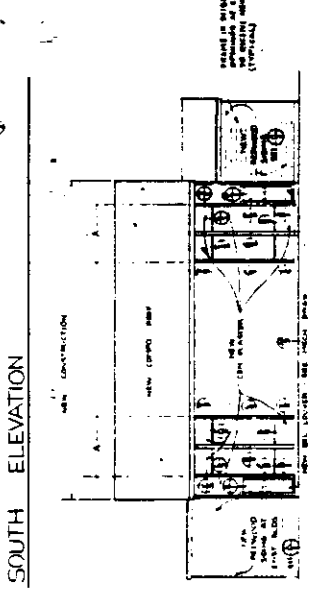
PLAN OF JOHN F. MORSE SCHOOL
 SCALE: 1" = 30'-0"

87-2-76

7-27-87

#10

ELEVATIONS



SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

ROOM FINISH SCHEDULE

| NO. | ROOM | FLOOR | WALLS | CEILING | FINISH | REMARKS |
|-----|-----------------|-------|-------|---------|--------|-----------------|
| 1 | EXISTING EATING | 1 | 1 | 1 | 1 | EXISTING FINISH |
| 2 | NEW ACTIVITY | 1 | 1 | 1 | 1 | NEW FINISH |
| 3 | NEW GIRLS | 1 | 1 | 1 | 1 | NEW FINISH |
| 4 | NEW BOYS | 1 | 1 | 1 | 1 | NEW FINISH |

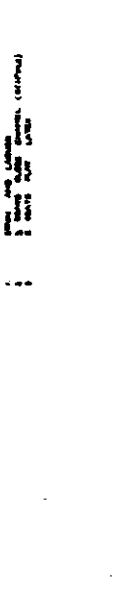
PAINT SCHEDULE

| NO. | DESCRIPTION | REMARKS |
|-----|------------------------|----------|
| 1 | PRIME AND FINISH PAINT | AS SHOWN |
| 2 | PRIME AND FINISH PAINT | AS SHOWN |

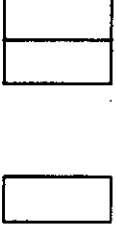
DOOR SCHEDULE



WINDOW SCHEDULE



DOOR SCHEDULE



WINDOW SCHEDULE



1. PRIME AND FINISH PAINT

1. PRIME AND FINISH PAINT



JOSEPH - CORDOVA - CERVIN
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
LICENSE NO. 12345

SCALE: 1/4" = 1'-0"

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