

# CITY PLANNING COMMISSION

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

<b>APPLICANT</b>	Sacramento City Unified School Dist. - P.O. Box 2271, Sacto, CA 95810				
<b>OWNER</b>	Sacramento City Unified School Dist. - P.O. Box 2271, Sacto, CA 95810				
<b>PLANS BY</b>	HMR Architects - 2300 P Street, Sacramento, CA 95815				
<b>FILING DATE</b>	5-23-86	<b>ENVIR. DET.</b>	5-30-86	<b>REPORT BY</b>	DH:sg
<b>ASSESSOR'S-PCL. NO.</b>	031-020-65				

**APPLICATION:** A. Negative Declaration

- B. Special Permit to develop a 420 student elementary school and parking lot on 6.7 vacant acres in the Single Family (R-1) zone

**LOCATION:** South of the intersection of Stanislaus Circle and Little River Way

**PROPOSAL:** The applicant is requesting the necessary entitlement to construct the Greenmont Elementary School.

**PROJECT INFORMATION:**

1974 General Plan Designation: Residential-School

1976 Pocket Community

Plan Designation: Elementary School/Low Density Residential

Existing Zoning of Site: R-1

Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single family; R-1	Front:	25'	47'
South: Playground - park; R-1	Side(Int):	5'	90'
East: Single family, halfplex; R-1 & R-1A	Side(St):	5'	65'
West: Single family; R-1	Rear:	15'	335'

Parking Required: To be determined

Parking Provided: 37 spaces

Property Dimensions: Irregular

Property Area: 6.7+ acres

Square Footage of Building: 25,100 sq. ft. gross

Height of Building: 26'

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Exterior Building Materials: Brick veneer, plaster walls, wood & metal fascias

Roof Material: Natural wood shake roof or concrete tile which looks like wood shake roof

Employees: 27

Hours of Operation: 7:30 a.m.-4:30 p.m., Monday-Friday

Capacity: 420 students

**PROJECT INFORMATION:** The subject school site was dedicated as a requirement of a previous subdivision for Greenmont Unit No. 1 approved by the City Council on July 18, 1978 (P-8220). The Sacramento City Unified School District recently conducted a special election within the Pocket area in which area residents voted to tax themselves in order to finance construction of new schools. The Greenmont and Lisbon Elementary Schools are the first new public schools in the Pocket area in recent history.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use & Zoning

The subject site contains 6.7 vacant acres and is currently zoned Residential Single Family. The 1976 Pocket Community Plan designates the site for elementary school/low density residential uses. Surrounding land uses include single family residential to the north, west and east. An existing developed park playground is located to the south.

B. Project Description

The Sacramento City Unified School District proposes to construct 25,100 square feet of school building, which includes eight classrooms, an administration and multi-purpose building, a kindergarten-resource module and four portable classrooms. Future expansion plans include space for four to eight more portable classrooms. Playground area includes both grass and hard surface. A 37 space parking lot is provided. A total of 27 full-time and part-time employees are projected for the school. Enrollment capacity is 420 students in grades K-6. Transportation will be provided by bus, automobile and personal modes of bicycle and walking. Little River Way will be used for bus loading and automobile arrival and departures.

C. Site Plan

Staff met with the school district and their architect to review the plans with the following comments to be incorporated into the revised site plan (refer to Exhibit A, staff modified site plan).

1. Fencing

The six foot chainlink fencing adjacent to Little River Way is to be set back 25 feet from the right-of-way. The area between the sidewalk and fence is to be landscaped. The applicant agreed to installing green vinyl-coated chainlink fencing where visible from the public right-of-way in place of the galvanized chainlink fencing.

2. Gates

Gates are to be provided at the ends of Waterfront and Estuary Courts to allow pedestrians onto the school grounds. A second gate will be proposed of Blue Water Circle near the south end of the parking lot.

3. Parking

The parking lot will be required to meet the City Tree Shading Ordinance requirement of 50% shading within 15 years of landscaping. A revised landscape plan should also show landscaping on the lot to assist in screening the single family dwellings.

4. Masonry Wall

The parking lot will abut existing single dwellings. The applicant has agreed to install a six foot high solid decorative masonry wall adjacent to the parking lot along the east property line. The wall shall not exceed the maximum height limits in the front yard setbacks.

5. Lighting

All lighting shall be directed on-site and not reflect onto adjacent residential uses. The applicant's plans do not show lighting.

6. Trash Enclosure

Due to security and surveillance necessary at an elementary school, the dumpster area will be a chainlink fence enclosed area through which adults can oversee children if they wander into the area. Staff suggested wrought iron but, due to cost, the applicant did not agree with staff. Staff recommends that a minimum of a five inch aggregate base rock and six inch Portland cement paving be used for the pad and apron.

7. Electrical & Gas Meters

Electrical transformers and gas distribution facilities will be located at the east side of the multi-purpose building near the bicycle storage area. They will be enclosed with chainlink fencing but not screened by landscaping. Staff recommends landscape screening of the bicycle storage and utility meter area.

8. Recreation Plan

Staff requested detailed layout of playing fields and baseball, basketball and other active areas so that they minimize the potential for conflict with the residential neighbors. Staff will review recreational facility layout in terms of keeping high activity areas away from residences.

9. Relationship With Park

The applicant's plans show a fence separating the park to the south from the school. The applicant does not plan on constructing the fence. The school is an "Open" Campus. The Community Services District has an agreement with the school district to have joint use of playing areas.

10. Landscaping

Staff recommends the use of climbing vines, shrubbery and trees along fences visible from the public right-of-way. The applicant indicated school district problems with surveillance of school

grounds due to landscaping. A three foot high hedge, vine or shrubbery, could break up the flat openness of the playing area as viewed from Little River Way, Waterfront and Estuary Courts, and Blue Water Circle. Clumping of trees and shrubbery could still provide landscape treatment and not prevent surveillance.

11. Fence Along Blue Water Circle

The setback for a fence exceeding three feet in height is five feet back from the street side property line. Staff has observed fences being set back for other schools with trees and landscaping along the public street right-of-way. Staff recommends that the fence be located a minimum of 10 feet from the property line with lawn, groundcover and trees planted on 20 foot centers along Blue Water Circle.

D. Building Moves & Portable Classrooms

The applicant has indicated areas for portable classrooms. All building moves are required to be reviewed and approved by the Design Review staff. In showing the footprints for future placement of portable classrooms, the site plan becomes a master plan for future expansion. Staff wishes to note that if any increase in teachers occurs, additional parking beyond 37 spaces may be required. At present, 27 employees are anticipated with 10 parking spaces remaining for the public.

E. Exterior Building Design

Staff expressed a concern that the two schools, Lisbon and Greenmont Elementary Schools, were described with similar exterior building materials. The applicant concurs with staff's suggestion to provide different colors, texture and materials for each of the two schools so that each is distinct from the other. The same floor plan and building layout can be used but exteriors will be modified.

F. Agency Review

The proposed project was reviewed by the City Traffic Engineer, Engineer, Fire Department and Police Department, with the following comments received:

Traffic Engineer

1. Driveway conflicts with legal crosswalk at Farallon Circle. it must be changed to line up directly or move completely away from the intersection.
2. Access to the "hardcourt" must not be via Blue Water Circle. The hardcourt often is used for special event overflow parking, therefore access must be via Little River Way which is wide enough to handle the traffic.

City Engineer

Water and sewer services to be purchased and installed at the time of obtaining building permits.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator for the City Planning Division has reviewed the proposal and has filed a negative declaration, based on compliance with the mitigation measures outlined below that were identified in a previous environmental assessment of this project:

- A. The applicant shall ensure that:
- soil is periodically dampened during construction;
  - all vehicles drive at slow speeds when traveling on exposed surfaces;
  - the period of time during which any particular area remains undeveloped is limited; and
  - all construction equipment is periodically maintained.
- B. Construction activities shall only occur between the hours of 7:00 a.m. and 5:00 p.m.
- C. Construction equipment used for this project shall be equipped with noise-suppressing devices.
- D. The applicant shall ensure periodic and proper maintenance of construction equipment, especially exhaust systems.
- E. Exterior building materials shall be brick, synthetic plaster, stucco or wood.
- F. Exterior paint shall be light in color.
- G. Directional shields shall be used on outdoor lighting.
- H. The use of reflective glass shall be avoided.
- I. The applicant shall provide appropriate crosswalks, pedestrian signals, traffic control officers, and speed-reducing pumps.
- J. If subsurface archaeological or historical remains are discovered during construction of the elementary school, work shall stop immediately at the location of the discovery and a qualified professional archaeologist, as well as a representative of the Native American Heritage Commission, shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impacts to a less than significant level before construction continues.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the negative declaration; and

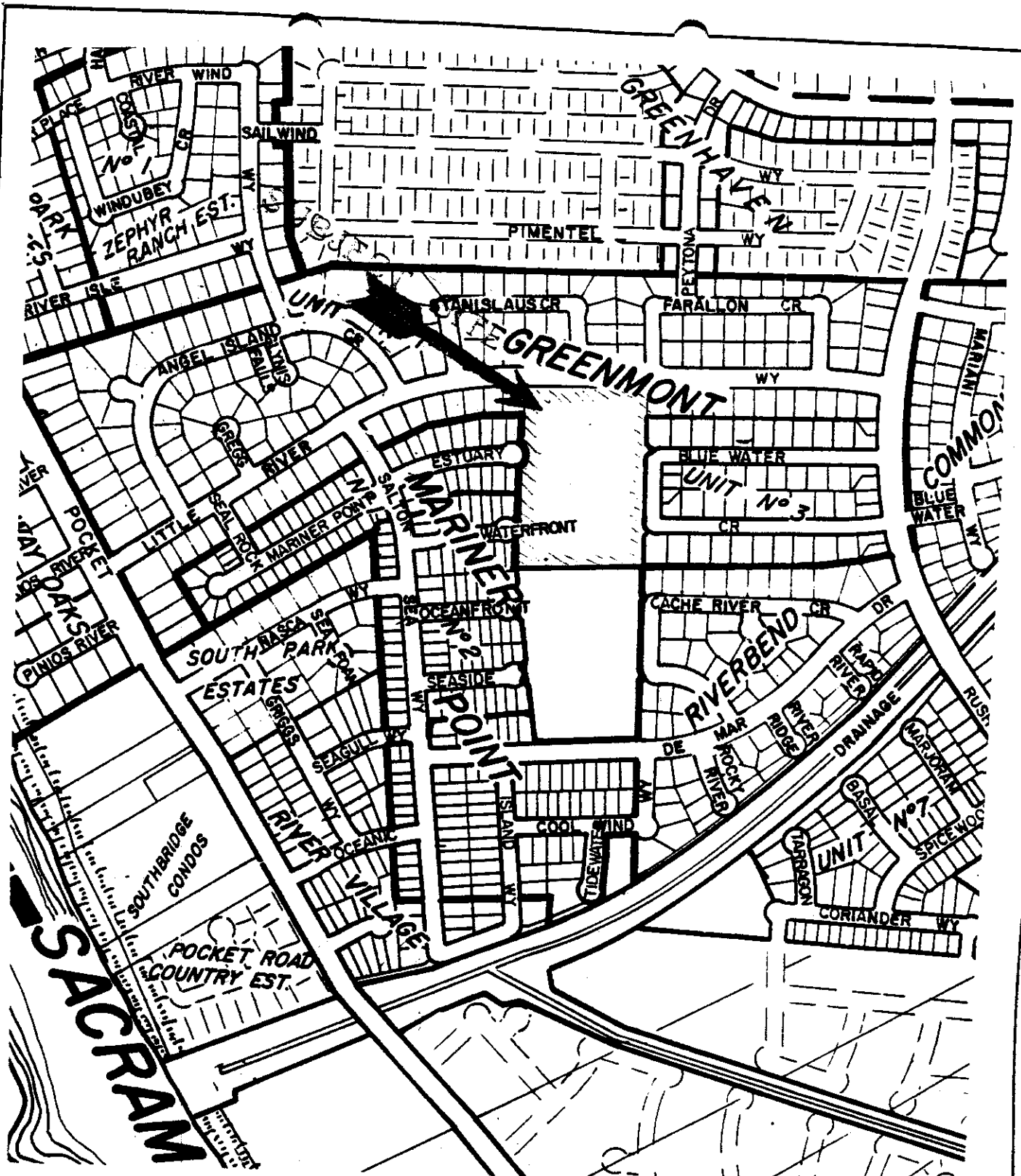
- B. Approval of the special permit, subject to conditions and based upon findings of fact which follow:

Conditions - Special Permit

1. The applicant shall submit revised site plans, elevations and landscape plans for review and approval by the Planning Director prior to submission to the State Architect.
2. All mitigation measures listed in the previous negative declaration shall be adhered to.
3. Items 1 to 11 under 'site plan' shall be reflected in the revised plans where applicable.
4. A list of exterior building materials, colors and textures for the Lisbon and Greenmont schools shall be submitted with the revised plans.
5. The applicant shall comply with the requirements of the City Traffic Engineer regarding crosswalk location, designating bus loading and passenger loading areas, and driveway design and location.

Findings of Fact - Special Permit

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed school use will serve the educational needs of residents in the Pocket area.
2. The proposed project will not be injurious to the public health, safety or welfare nor to surrounding properties in that adequate on-site parking will be provided, landscaping and building design will enhance the site, and additional outdoor recreational area will be added to the adjacent park site, benefiting the area.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential/school uses by the 1976 Pocket Community Plan and the proposed school conforms with the plan designation.

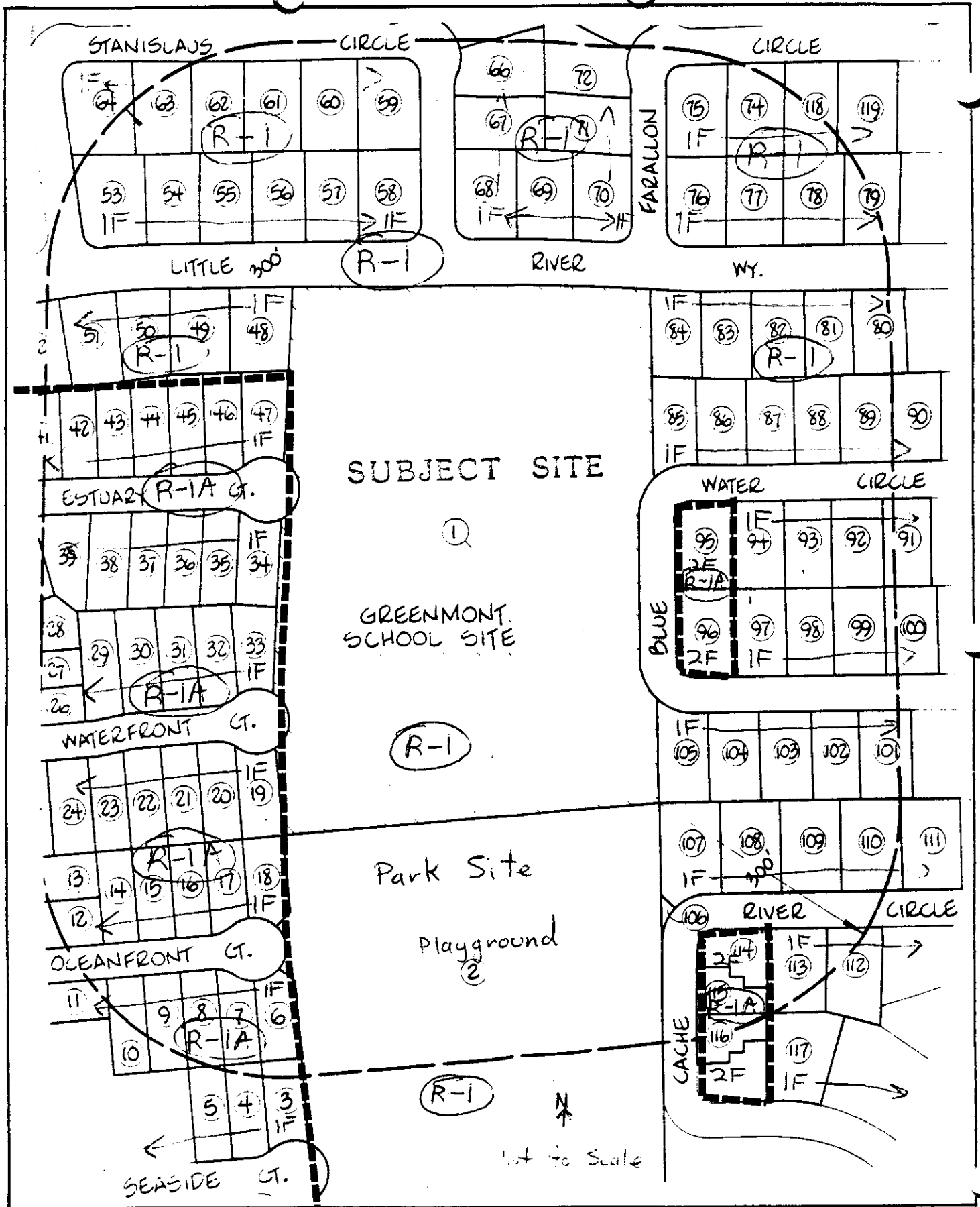


# VICINITY MAP

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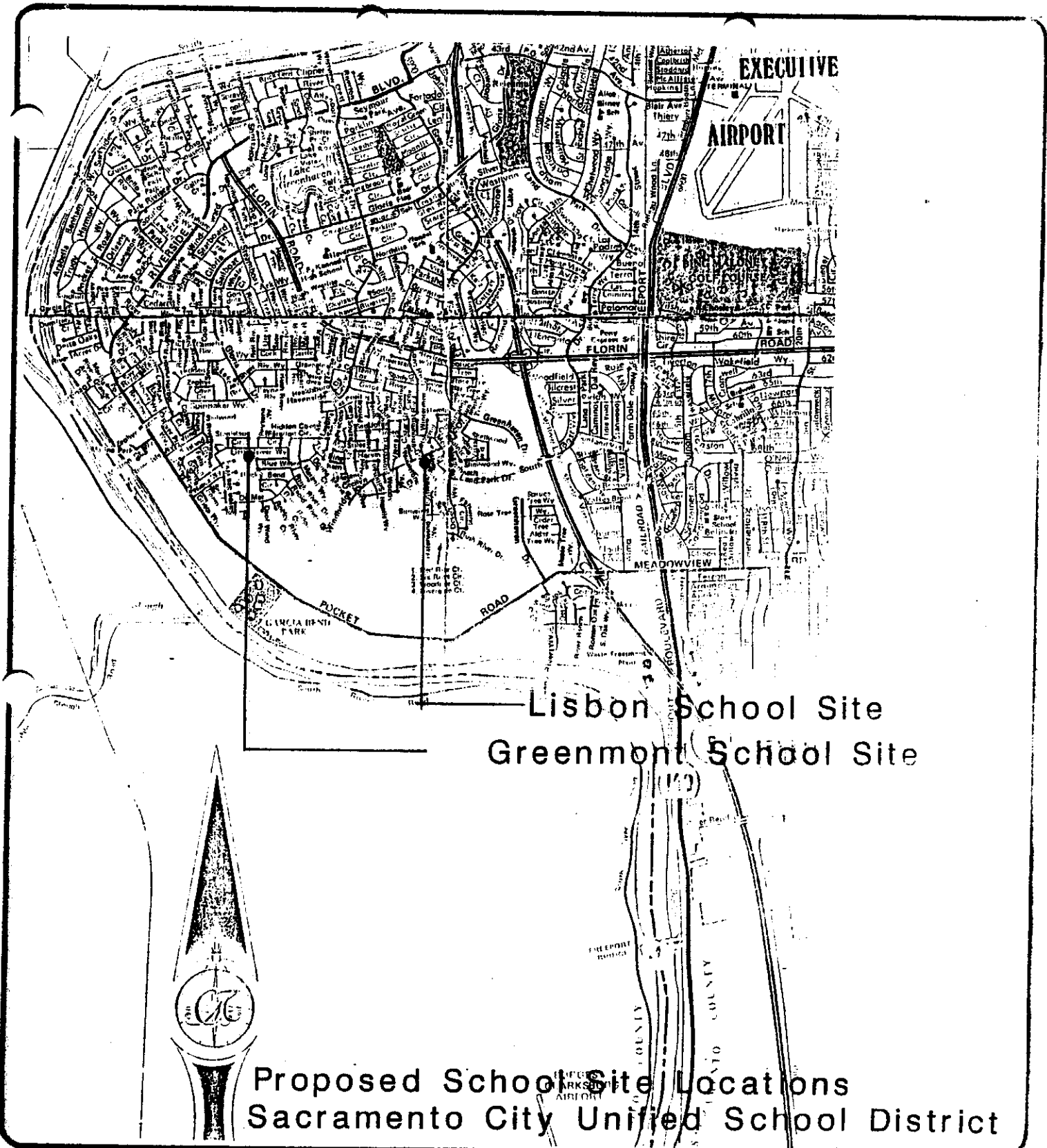
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# LAND USE & ZONING MAP





Lisbon School Site  
 Greenmont School Site

Proposed School Site Locations  
 Sacramento City Unified School District

**HMR**

**HMR ARCHITECTS INC.**  
 2300 P St. Sacramento, California  
 95816 Tel. (916)-444-5973

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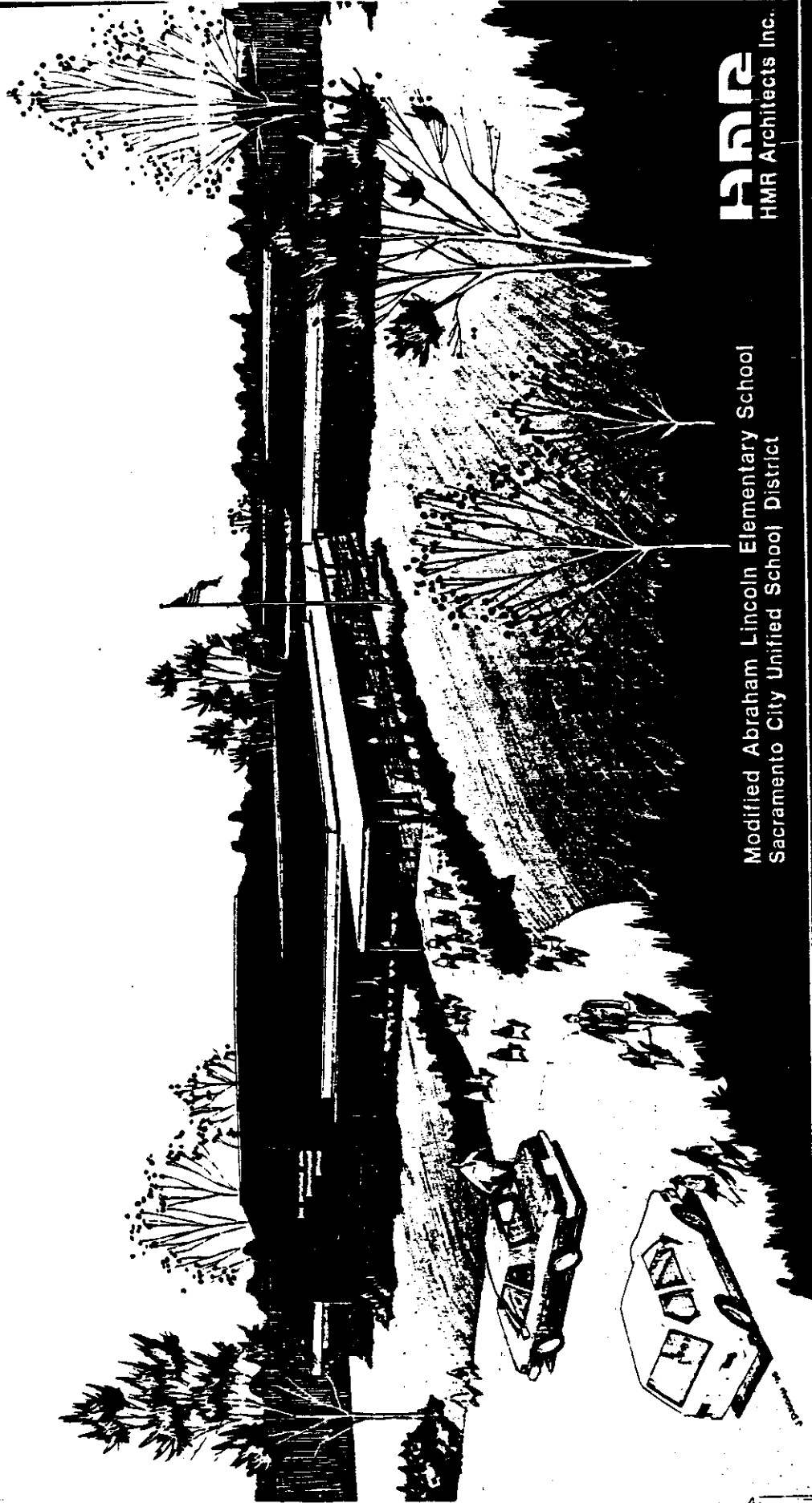
JUNE 21, 1986

SHEET 4 of 4

June 26, 1986

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**HMR**  
HMR Architects Inc.

Modified Abraham Lincoln Elementary School  
Sacramento City Unified School District

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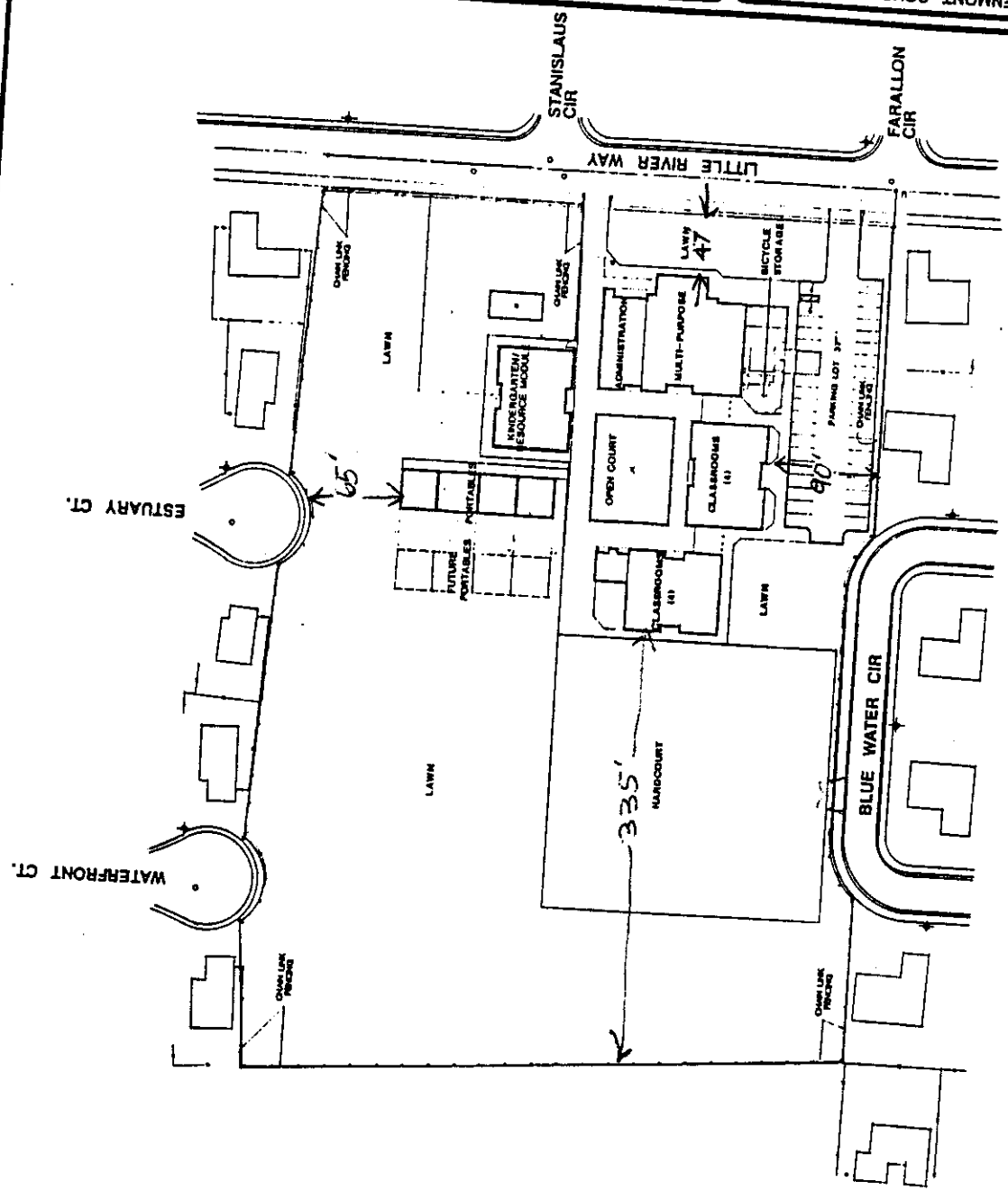
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George S. Rogers (C-7)  
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GREENMONT SCHOOL  
SACRAMENTO CITY UNIFIED  
SACRAMENTO, CA

1983  
SHEET NO. ONE  
OF ONE



PROPOSED SITE PLAN - GREENMONT SCHOOL

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Not to Scale

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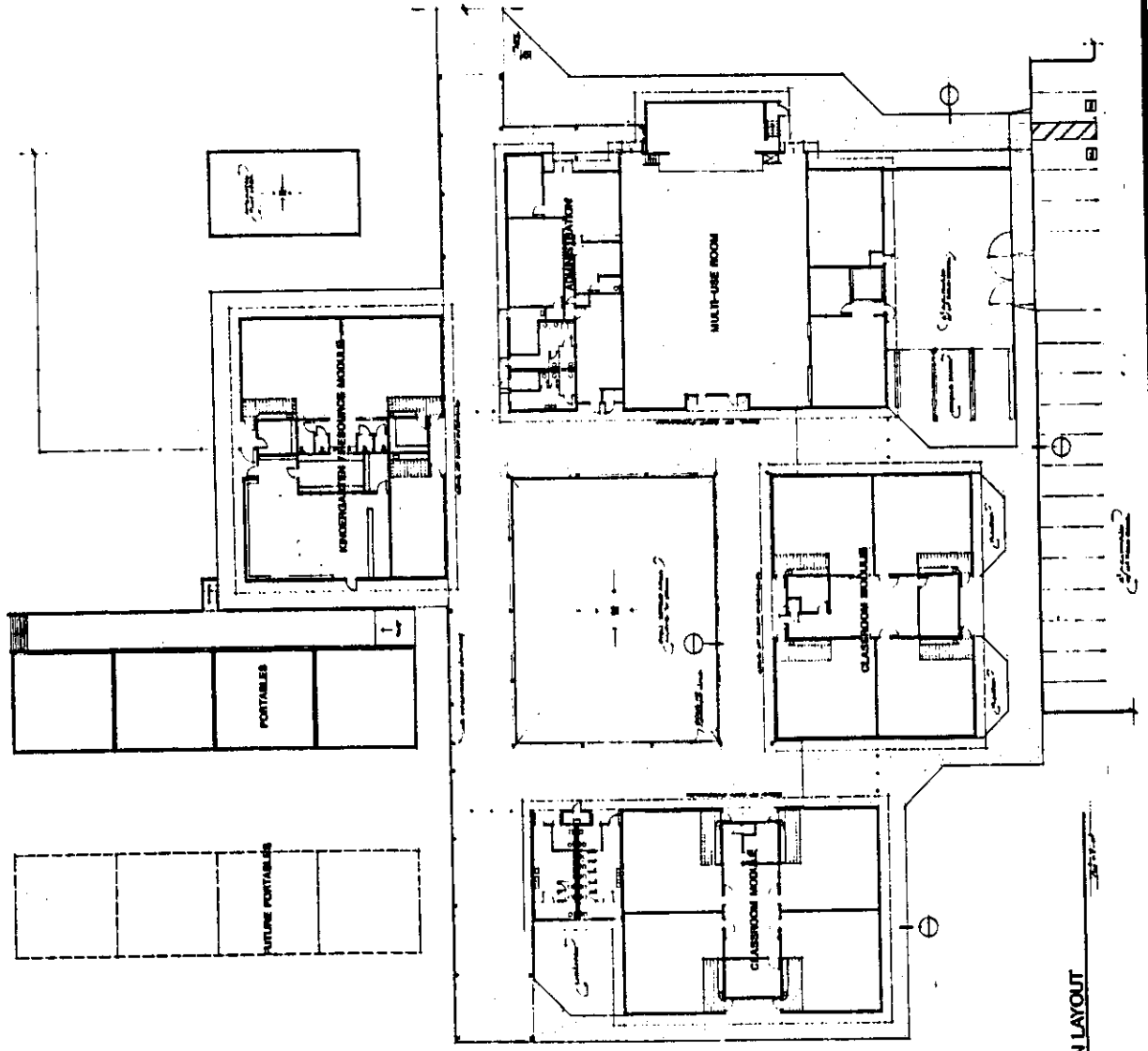
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GREENMONT SCHOOL  
SACRAMENTO CITY UNIFIED  
SCHOOL DISTRICT  
SACRAMENTO, CA.

DATE: 6/26/86  
SHEET NO. 01



PROPOSED PLAN LAYOUT

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STANISL CIR

STAFF

MODIFIED SITE PLAN

# EXHIBIT A

LITTLE RIVER WAY

Landscaped Area

Vinyl clad chainlink fence

(Not A Driveway)

TRASH AREA  
UTILITY METERS  
BICYCLE STORAGE

LAWN  
Kindergarten Play Area

KINDERGARTEN/ RESOURCE MODULE

ADMINISTRATION

MULTI-PURPOSE

OPEN COURT

CLASSROOMS (4)

PARKING LOT 87

CHAIN LINK FENCING  
6 ft high solid masonry wall

PORTABLES

FUTURE PORTABLES

CLASSROOMS (4)

LAWN

New gate

MOVE FENCE 10' west  
Landscaped Trees  
**BLUE WATER CIR**

LAWN

HARDCOURT

Not to scale

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