

454-8286

18

To: Members of Sacramento City Council
From: Parents and Staff of William Land Elementary School
Subject: Residential Permit Parking

Dear Hon. Members:

The Staff and Parents of William Land Elementary School approach this council to explore alternatives in order to attain a workable solution in regards to the Residential Parking Program Surrounding the School Site.

The adopted plan allows unrestricted parking on the streets contiguous to the school property (11th & 12th; V & U). This parking space is quickly occupied by 7 a.m. with the commuting workers. Consequently, by 8 a.m. when the school staff arrives, they have no spaces near the school. If the Staff chooses to park within the sticker area, teachers would have to leave the classroom every two hours and move their cars to avoid ticketing, (an impossibility and disruptive to the instructional program).

The proposed alternatives presented are:

- A) 10 hours parking meters.
- B) Off-street parking on children's grassed play area.

Arguments against the city alternative:

- A) Penalizing our Staff because we are the only school in the district who cannot provide off street parking. This school is situated on an old site with limited space. The staff would pay approximately \$11,616.00 a year to park. No other school in the district has to do this.
- B) Elimination of the only grass playground other than the South Side Park. That would deprive children of 20,000 sq. ft. of play area. During school the remainder of the playground could not safely accommodate 420 children. It could also lead to severe behavior problems.

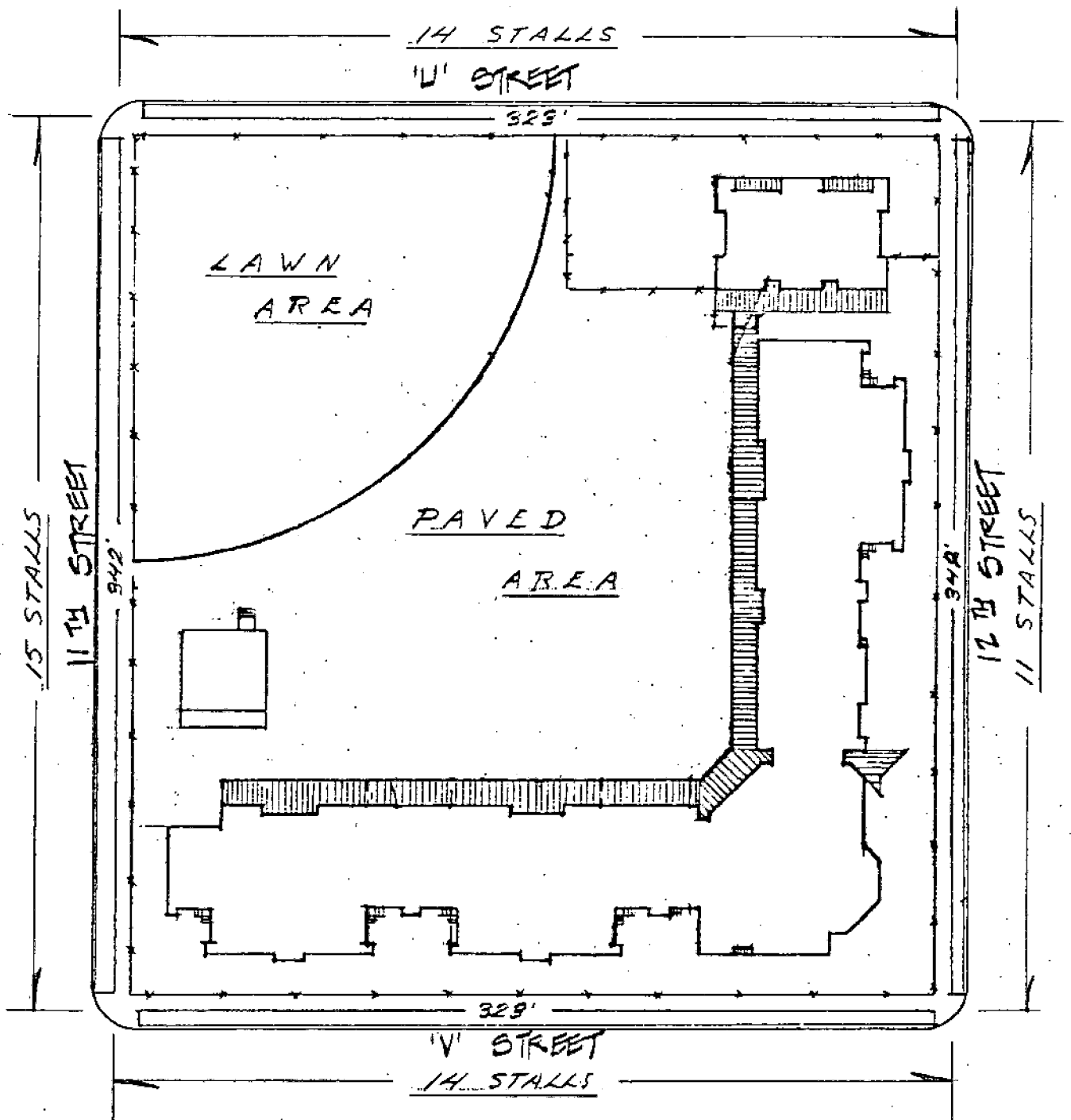
William Land Proposal:

- A) Include the school in the "H" sticker parking because we are an extension of the homes. We are the extended residences for children during the day and teachers are surrogate parents. If the children and their families did not exist, the school would not exist.
- B) Create a special area for the streets contiguous to the school property, issue special stickers for the staff and sign all four corners stating - NEIGHBORHOOD SCHOOL PARKING.
- C) Off Street Parking
William Land is willing to provide 10 spaces on the black top area by the portable building. This will still allow somewhat of an adequate play area and will not jeopardize the children's grass area.

William Land wants to have proposal A, or B and would accept C in conjunction with A or B. Until a solution is found we wish to have a moratorium on ticketing around the school.

WILLIAM LAND ELEMENTARY SCHOOL
2120 12TH STREET, SACRAMENTO,
SCALE 1"=60'

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
SACRAMENTO COUNTY, CALIFORNIA

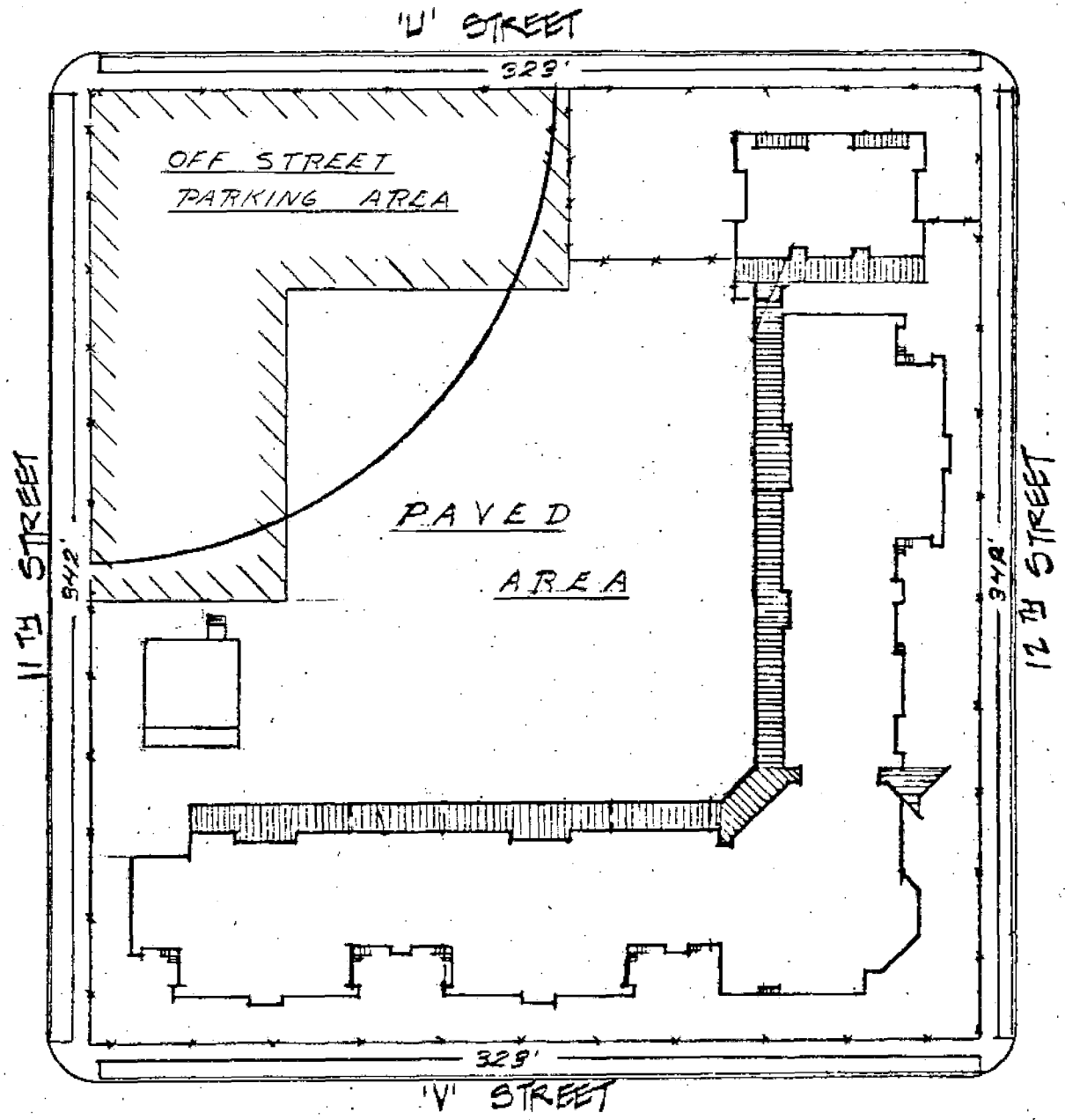


STREET PARKING
54 STALLS

WILLIAM LAND ELEMENTARY SCHOOL
2120 12TH STREET, SACRAMENTO,

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
SACRAMENTO COUNTY, CALIFORNIA

SCALE 1"=60'



OFF STREET PARKING
57 STALLS

ADDITIONAL FACTS REGARDING PARKING AT WM. LAND SCHOOL

In reference to the issue of off-street parking please review the attached documents.

SYNOPSIS OF ATTACHED DOCUMENTS:

Document A: Correspondence dated July 18, 1974 from Frank Delavan of the City School District to T. Masuda of the City Planning Commission. Letter states these pertinent points: 1) Wm. Land to be built with a special "re-use" permit; 2) City Planning recommends off-street parking for elementary schools which would apply to sites of 10 acres; 3) this site cannot accommodate off-street parking; 4) it never has had off-street parking because it is a site of only 2.5 acres(109,000 sq. ft.)

Document B: Correspondence dated Oct. 15, 1974 from T. Masuda to Frank Delavan. Letter states City Planning Commission granted special Permit subject to the conditions listed in the attached report.

NOTE ITEM # 4 on the permit concerning Wm. Land application: No off-street parking spaces will be provided because of the very limited site area.

NOTE ITEM # 1 under Additional Data(3rd page of application: School is existing facility within the neighborhood and exists as a neighborhood service facility.

NOTE ITEM #2 under staff comments: Subject to review and approval of City Traffic engineer regarding vehicular access to on-site parking lots.

It is very apparent that City Traffic gave approval to off-site parking on the contiguous property streets because the staff has been parking there since the 1976 completion of the school. The City required no on-site parking. THEREFORE A PRECEDENT HAS BEEN ESTABLISHED FOR THIS SITE BECAUSE OF THIS APPROVAL. The Planning Commission allowed the school to be re-built on the existing site with tax payers' money and they allowed on-street parking but they did not safeguard that parking nor did they safeguard the tax payer's investment when the present discriminatory parking was invoked in the neighborhood. What has been overlooked is the basic fact that Wm Land School and it's children are residents of the block bounded by 11th & 12th, V & U.

The Council must recognize Wm Land has a unique problem. This school has the smallest land area of all schools in the district(2.5 acres) Yet the student population falls between 375 to 450. Since 1976 the site has become even more impacted with a portable classroom, one adult class, and a preschool program. On site parking is untenable.

The new parking regulations throughout the downtown area has caused commuters to move further out thus impacting our neighborhood and our school.

STATE DEPARTMENT OF EDUCATION RECOMMENDATIONS FOR SQ. FT.
PER STUDENT OF HARD COURT AREAS AND FIELD AREAS.

HARD COURT for gr. 1-3:

150 to 300 students need.....18,000sq. ft.

for gr. 4-6;

150 to 300 students need.....32,000 sq. ft.
50,000 sq. ft.

(Wm. Land has 37,400 sq. ft.)

FIELD AREA for gr. 1-3:

150 to 300 students need.....21,600 sq. ft.

for gr. 4-6:

150 to 300 students need.....129,600 sq. ft.
151,200 sq. ft.

(Wm. Land has 21,900 sq. ft.)

The State recommends by the above figures for 300 students, grades 1-6 to have 210,200 sq. ft. of play area or the equivalent of 4.62 acres. Wm. Land has 59,300 sq. ft. for play area.

Wm. Land has a projected enrollment of 450 students with a TOTAL LAND AREA OF 2.5 ACRES FOR THE ENTIRE SCHOOL SITE.

WE CANNOT AFFORD TO LOSE ANY OF OUR PLAY AREA.

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
Building Program Management Team
425 FIRST AVENUE
SACRAMENTO, CALIFORNIA 95818
TELEPHONE: 454-8785

FRANK E. DELAVAN
Manager

July 18, 1974

Mr. Tokuo Masuda
Principal Planner
City Planning Commission
915 I Street
Sacramento, Ca. 95814

Re: Parking Requirements for William Land Elementary School

Dear Mr. Masuda:

The purpose of this letter is to advise your office regarding our plans for the William Land Elementary School. Currently, we are preparing a city special ("re-use") permit for William Land Elementary School to submit with others related to our pre-Field Act building program, so that all may be submitted at one time. It will envision no off-street parking for the William Land Elementary School.

I realize your agency recommends off-street parking for elementary schools ample enough to provide one space per employee plus five for visitors. However, this standard is to apply to elementary school sites of about ten (10+) acres. The William Land Elementary School site has only 2.5 acres (approximately 109,000 square feet). It must accommodate an elementary (K-6) school of about 450 pupils. The land space needs for these facilities are as follows:

a. School building (2 story) and associated areas (walks, entry, etc.)	25,000 sq. ft.
b. Yard area	
(1) kindergarten play area	7,000
(2) asphalt-concrete play area	16,000
(3) grass play area	64,800
(4) play apparatus area	12,800
Total	125,600 sq. ft.

These projections are complicated further by the fact that two-story construction is not desirable for an elementary school. Also, the plans developed for the William Land site are to be re-used at the David Lubin and Bret Harte sites. These other sites are larger (5.3 acres and 6.4 acres, respectively), and we do anticipate providing off-street parking at these other sites. If single-story construction is decided upon for the three sites, the school building (item "a" above) would require about 10,000 square feet more of the site.

Mr. Tokuo Masuda
City Planning Commission

-2-

July 18, 1974

As you can see from these space needs of William Land School, this site cannot accommodate off-street parking. It never has.

It is estimated that the William Land Elementary School will have a maximum staff on site at any given time of about 23 employees (14 teachers, principal, two custodians, 3 food services personnel, and 2-3 visiting support personnel). These personnel, plus visitor parking, could be accommodated by curb parking on the four sides of the site (about 1330 linear feet) and still leave space for delivery parking and bus and parent drop-off/pick-up space.

Please advise me if you have any questions or concerns about these plans.

Sincerely,

Frank E. Delavan
Building Program Manager
Building Program Management Team

FED:rw

c.c. Mr. Herman Pede
Mr. Ed. Kado



CITY OF SACRAMENTO

CITY PLANNING COMMISSION

915 "J" STREET SACRAMENTO, CALIF. 95814
CITY HALL - ROOM 308 TELEPHONE (916) 449-5604

RECEIVED
OCT 16 1974

JOSEPH AVENA
PLANNING DIRECTOR

BUILDING PROGRAM October 15, 1974

Mr. Frank E. Delavan, Manager
Building Program Management Team
Sacramento City Unified School District
425 First Avenue
Sacramento, CA 95818

Dear Mr. Delavan:

Subject: Special Permit P-6130 to Reconstruct Eight Elementary
and Two Junior High Schools on Existing Sites

At its October 8, 1974 meeting, the Sacramento City Planning Com-
mission granted this Special Permit subject to the conditions
listed in the attached Staff Report.

During the public hearing on this application the Planning Com-
mission received comments from several citizens who desired to
see the two junior high school facilities renovated to conform
with Field Act requirements, rather than to have the existing
structures demolished and replaced with new facilities having
smaller building areas, and not incorporating some of the features
of the present facilities.

Because of the concerns expressed by the residents, the City Plan-
ning Commission recommends that the City Unified School Board
give serious consideration to renovation of the subject two
junior high school facilities.

Sincerely,

Tokuo Masuda

Tokuo Masuda,
Principal Planner

Attachments

TM:sp

CITY PLANNING COMMISSION
915 "I" STREET - SACRAMENTO, CALIFORNIA

RECEIVED
OCT 16 1974

APPLICANT	Frank E. Delevan				
OWNER	Sacramento City Unified School District				
PLANS BY	Various Designers				
FILING DATE	9-12-74	60 DAY CPC ACTION DATE		REPORT BY:	REH
NEGATIVE DEC.	9-27-74	EIR	- - -	ASSESSOR'S PCL. NO.	(See Below)

APPLICATION: Special Permit (P-6130) to reconstruct ten elementary and junior high school buildings on existing sites.

LOCATIONS:

- | | |
|---|--------------------------|
| 1. California Jr. High School & Crocker Elementary School | 2991 Land Park Drive |
| 2. Kit Carson Jr. High School | 1324 - 54th Street |
| 3. David Lubin Elementary School | 3530 K Street |
| 4. William Land Elementary School | 1116 U Street |
| 5. Bret Harte Elementary School | 3238 Franklin Boulevard |
| 6. Washington Elementary School | 1716 E Street |
| 7. Tahoe Elementary School | 3110 - 60th Street |
| 8. Riverside Elementary School | 2970 Riverside Boulevard |
| 9. Fruitridge Elementary School | 4625 - 44th Street |

APPLICANT'S PROPOSAL: The City Unified School District proposes a demolition and reconstruction program for ten elementary and junior high schools listed above. This reconstruction program is to remove structures which do not conform to the Field Act. With the exception of the William Land and Washington Schools, all of the subject school sites are located in "R-1" single family residential zones. The William Land school is in the R-4 Zone, and the Washington School is located in the R-5 Residential Zone. Details of the individual school sites are listed below

- 1) California Junior High School:
Assessor's Parcel No. 012-260-01 (8.53 acres).

Demolish existing non-conforming (Field Act) school facility and construct 71,500 square foot building. 65 off-street parking spaces will be provided (60 spaces required).

Surrounding Land Use: Single Family Residential, McClatchy High School Athletic Field and Crocker School.

- Crocker Elementary School:
Assessor's Parcel No. 012-260-02 (4.97 acres).

Demolish non-conforming (Field Act) portion of existing school and construct four (4) new classrooms and a boiler room on the same site. The classrooms will total 5,300 sq. ft. in size. Thirty off-street parking spaces will be provided (25 required).

Surrounding Land Use: Single Family Residential and California Junior High School.

MEETING DATE 10-8-74

ITEM NO. 10

- 2) Kit Carson Junior High School
Assessor's Parcel No. 008-010-01 (9.67 acres).

This proposal is to construct 68,500 sq. ft. of school facilities on the existing site. The proposed structures are single story in height and 55 parking spaces will be provided (50 spaces required). The area occupied by the existing structure will be demolished and converted into a play area.

Surrounding Land Use: Single Family Residential.

- 3) David Lubin Elementary School:
Assessor's Parcel No. 007-201-11 (4.85 acres).

This proposal is to construct a 41,330 sq. ft. elementary school facility. The existing structure will be demolished when the new facility is ready for occupancy. Thirty-four off-street parking spaces will be provided (30 spaces required).

Surrounding Land Use: Single Family Residential and a church.

- ~~4~~
(4) William Land Elementary School:
Assessor's Parcel No. 009-136-02 (2.34 acres).

The school site is in an R-4 Zone.

This proposal is for the demolition of the existing non-conforming Field Act structure and construction of 26,750 sq. ft. of new elementary school structures. No off street parking spaces will be provided because of the very limited site area.

Surrounding Land Use: Low and medium density residential and a neighborhood grocery store.

- 5) Bret Harte Elementary School:
Assessor's Parcel No. 013-273-01 (5.0 acres).

This proposal is for the construction of a 36,470 sq. ft. elementary school facility. The existing structure will be demolished when the proposed building is ready for occupancy. Twenty-four off-street parking spaces will be provided (22 spaces required).

Surrounding Land Use: Single Family Residential and a neighborhood grocery store.

- 6) Washington Elementary School:
Assessor's Parcel No. 002-136-01 (2.6 acres).

This proposal is for the demolition of existing non-conforming Field Act structures and the construction of 26,750 sq. ft. of new school facilities. This reconstruction is to be accomplished in conjunction with the proposed mini-park on the west, as indicated on the Alkali Flat Neighborhood Development Project Plan. 17th Street between E and F Streets is proposed to be abandoned. A child development center is proposed to be developed on the school site. No parking spaces are provided because of the very limited space available for school facilities on this site.

Surrounding Land Uses: Medium density residential and heavy commercial.

- 7) Tahoe Elementary School: :
Assessor's Parcel No. 015-071-81 (7.72 acres).

This proposal is for the demolition of the non-conforming Field Act portions of the existing school, and construction of eight new class rooms, a new kindergarten and reconstruction of the existing storage room and boiler room. The new construction will provide 11,857 sq. ft. of building area. Thirty-five off-street parking spaces will be provided.

Surrounding Land Use: Single Family Residential, Tahoe Park and Retail Commercial.

- 8) Riverside Elementary School:
Assessor's Parcel No. 012-193-15 (3.72 acres).

This proposal is for the demolition of the existing non-conforming Field Act portion of the existing school, and construction of eight new class rooms, rest rooms, and administrative offices on the same site. The total building area of the new construction will be 12,420 sq. ft. Twenty-two off-street parking spaces will be provided (22 spaces required).

Surrounding Land Uses: Single Family Residential.

- 9) Fruitridge Elementary School:
Assessor's Parcel No. 020-301-01 (6.93 acres).

This proposal is for the demolition of the existing non-conforming Field Act class rooms, and the reconstruction of an existing cafeteria. No additional off street parking facilities will be provided.

Surrounding Land Uses: Single Family Residential and a large vacant lot.

* ADDITIONAL DATA: In considering an application for a Special Permit, the following guidelines shall be observed:

1. Sound Principles of Land Use: A Special Permit shall be granted upon sound principles of land use. (The subject shools are existing facilities within their respective neighborhood and exist, in part, as a neighborhood service facility. The location of institutional uses is considered to be compatible land use with the surrounding neighborhood which they serve and in which they are located. Projected future land use patterns for the surrounding areas are residential and therefore the subject use would be compatible with these future uses).
2. Not Injurious: A Special Permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance. (There are no long term adverse effects to be associated with the project. The proposed reconstruction is in keeping with mandated legislation that will insure structural safety).
3. Must relate to a Plan: A Special Permit must comply with the objectives of the general or specific plan for the area in which it is to be located. (The proposals are consistent with the City's General Plan and respective Community Plans, inasmuch as these plans identify the subject locations as residential neighborhoods within which local institutional uses are an integral part).

* In order to approve a Special Permit, the Commission must find that all of these criteria are satisfied.

* STAFF COMMENTS:

Should the Commission give favorable consideration to the Special Permit request, it is suggested the following conditions be made a part of the permit.

1. Subject to site plan review and approval by Planning staff (including landscaping plans) prior to filing for construction permits.
- * 2.) Subject to review and approval of the City Traffic Engineer regarding vehicular access to on-site parking lots.
3. The applicant is to relocate sewage and drainage lines to the satisfaction of the City Engineer prior to the issuance of building permits.

MEMORANDUM

TO: WALTER J. SLIPE, CITY MANAGER
FROM: LORRAINE MAGANA, CITY CLERK
SUBJECT: REFERRAL OF ITEM NO. 18, COUNCIL
AGENDA OF SEPTEMBER 7, 1982
DATE: SEPTEMBER 8, 1982

Pursuant to Council action, the following matter is referred to you:

Beverly Butler, William Land Elementary School,
re Southside Residential Permit Parking Program
(D1).

Report due back on 9-21-82.

LM/mlt