



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

PLANNING DIRECTOR'S SPECIAL PERMIT MODIFICATION
(P90-282)

APPLICATION: Planning Director's Special Permit Modification to add a 2,000 square foot multi-purpose room and 6 portable classroom buildings totaling 5,760 square to an existing school located in the single family (R-1) zone.

LOCATION: 4315 Martin Luther King Bl. (APN: 020-0220-005 & 006)
Christian Brothers High School

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/ac)
Existing Zoning of Site: R-1
Existing Land Use of Site: Christian Brother's High School

Surrounding Land Use and Zoning:

North: Residential; R-1
South: Elementary School; R-1
East: County
West: Residential; R-1

BACKGROUND:

The school located at 4315 Martin Luther King Bl. (formerly Sacramento Bl) was built prior to annexation to the City, which occurred in 1960. The Zoning Ordinance allows the Planning Director to grant reconstruction, alterations or enlargements where uses which require a special permit are already established at the time of annexation or consolidation.

P90-282

SUMMARY:

The applicant is requesting to add a 2,000 square foot multi-purpose room and 6 portable classroom buildings totaling 5,760 square feet to an existing high school. The school is currently an all male high school which is being converted to co-ed for fall 1990.

The applicant proposes to add the 2,000+ square foot multi-purpose room north of the gymnasium located in the interior of the lot. The multi-purpose room will consist of offices, locker room and a 1,292 square foot multi-purpose area. The building will be constructed of concrete block with 3/4 inch plywood fascia painted to match the existing gymnasium.

The six portable classrooms will be located 50 feet from the north property line. The portable classrooms will be 30' X 32' (960 sq. ft. ea.). The building material will be of T1-11 siding. A masonry wall along the north property line will be required when these portables are located on the site.

The applicant proposes to add 88 new parking spaces to be located in front of the school. The total parking on site will be 291 parking spaces. The site is zoned R-1 which does not allow parking in the front setback. Currently there are 39 existing parking spaces located in the front setback area, which are allowed to remain. The applicant will need to redesign the site plan so that the new parking area does not encroach into the 25 foot setback area. The new parking areas must meet the 50% shading requirements of the Zoning Ordinance. If additional parking spaces are desired the applicant may wish to consider re-striping the existing and proposed parking to provide 30% compact spaces.

STAFF EVALUATION:

Staff has no objection to the special permit modification allowing Christian Brother's High School to expand. The addition of 7,760+ sq. ft. is 7% of the total existing square feet (104,083 sq. ft.) on the site. The proposed addition will not encroach into any setback areas. Additional parking will be provided. Christian Brother's High School is located in the Oak Park Design Review Area and is subject to review by the Design Review Board.

RECOMMENDATION: Staff recommends the Planning Director approve the Special Permit Modification allowing the 7,760+ square foot addition to Christian Brother's High School subject to the conditions and based upon findings of fact which follow:

Conditions:

1. The addition shall be subject to review and approval by the Design Review Board.
2. Parking shall not be allowed in the 25' front setback area.
3. All new parking shall meet the 50% shading requirement.
4. A masonry wall is required along the west 480' of the north property line.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that the school expansion is compatible with the surrounding residential and school uses.
2. The project, as conditioned, will not be detrimental to the public safety or welfare in that a school is currently operating at the site, and adequate setbacks and parking are provided.
3. The project is consistent with the General Plan which designates the site Low Density Residential. A school, with Special Permit approval, conforms to the plan designations.

Report Prepared By:

Jeanne Corcoran
Jeanne Corcoran, Planner

6/22/90
Date

Recommendation Approved By:

for Joy Patterson
Marty Van Duyn, Planning Director

6/22/90
Date

EXHIBIT A SITE PLAN

02 12



CONTRACTOR:
[Name and address of contractor]

ARCHITECT:
[Name and address of architect]

OWNER:
[Name and address of owner]

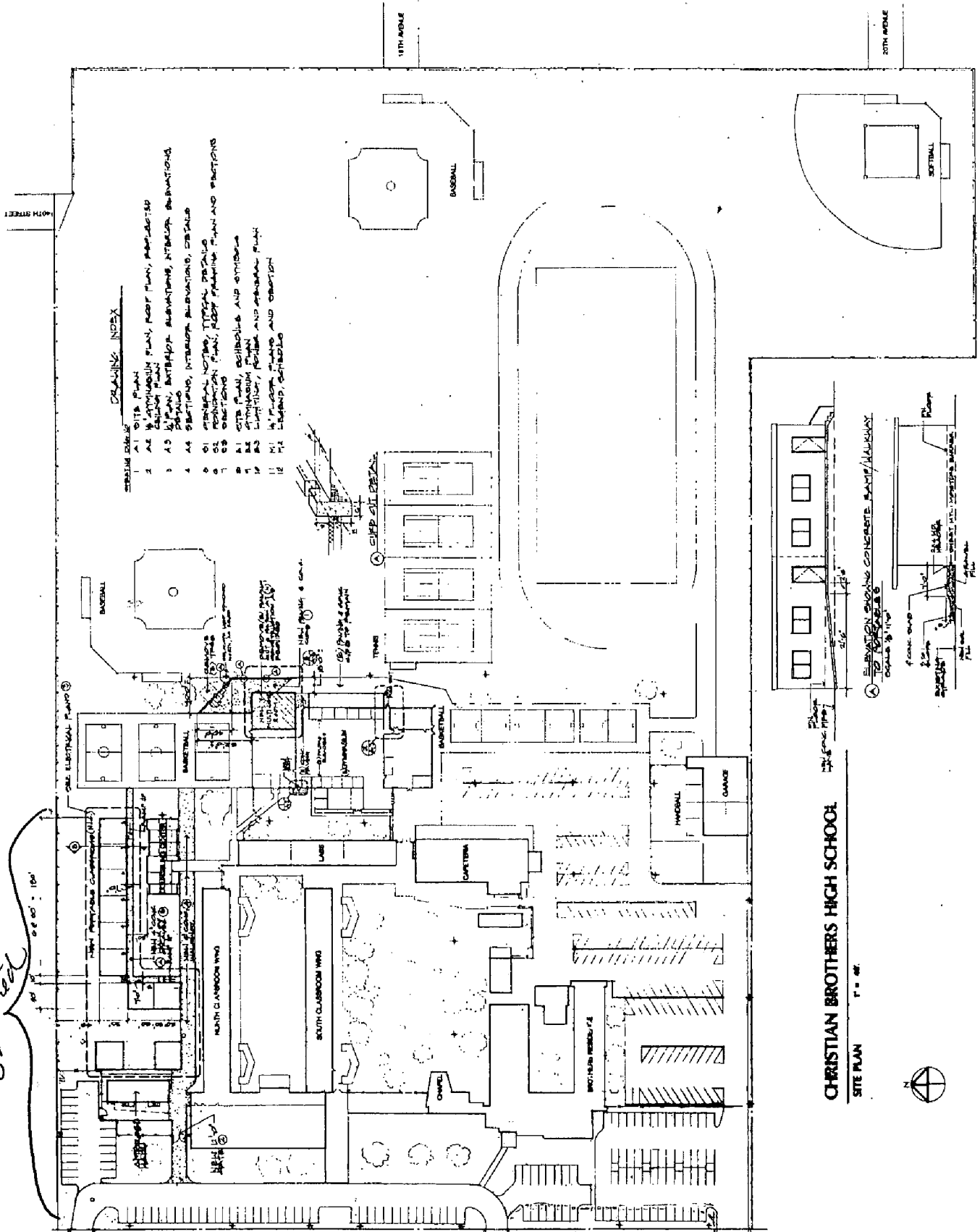
LEGEND:

- ① 1/2" = 1'-0" SCALE OVER ALL PLAN
- ② 1/8" = 1'-0" SCALE FOR ALL OTHERS
- ③ 1/4" = 1'-0" SCALE FOR ALL OTHERS
- ④ 1/16" = 1'-0" SCALE FOR ALL OTHERS
- ⑤ 1/32" = 1'-0" SCALE FOR ALL OTHERS
- ⑥ 1/64" = 1'-0" SCALE FOR ALL OTHERS

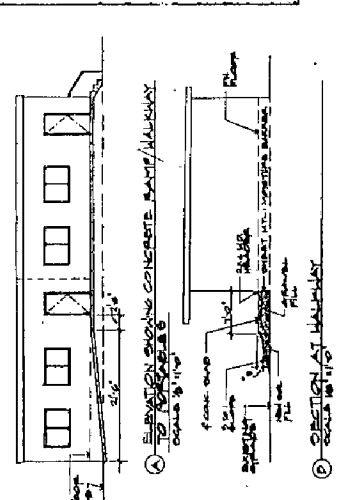
DRAWING INDEX

SERIALS

- 1 A1 SITE PLAN
- 2 A2 FOUNDATION PLAN, ROOF PLAN, ELEVATIONS
- 3 A3 GENERAL PLAN, SECTIONAL PLAN
- 4 A4 SECTIONAL PLAN, ROOF PLAN, ELEVATIONS
- 5 A5 GENERAL PLAN, ROOF PLAN, ELEVATIONS
- 6 A6 SECTIONAL PLAN, ROOF PLAN, ELEVATIONS
- 7 A7 GENERAL PLAN, ROOF PLAN, ELEVATIONS
- 8 A8 SECTIONAL PLAN, ROOF PLAN, ELEVATIONS
- 9 A9 GENERAL PLAN, ROOF PLAN, ELEVATIONS
- 10 A10 SECTIONAL PLAN, ROOF PLAN, ELEVATIONS
- 11 A11 GENERAL PLAN, ROOF PLAN, ELEVATIONS
- 12 A12 SECTIONAL PLAN, ROOF PLAN, ELEVATIONS



Will appear Feb.



CHRISTIAN BROTHERS HIGH SCHOOL

1" = 16'

SITE PLAN



MARTIN LUTHER KING BLVD

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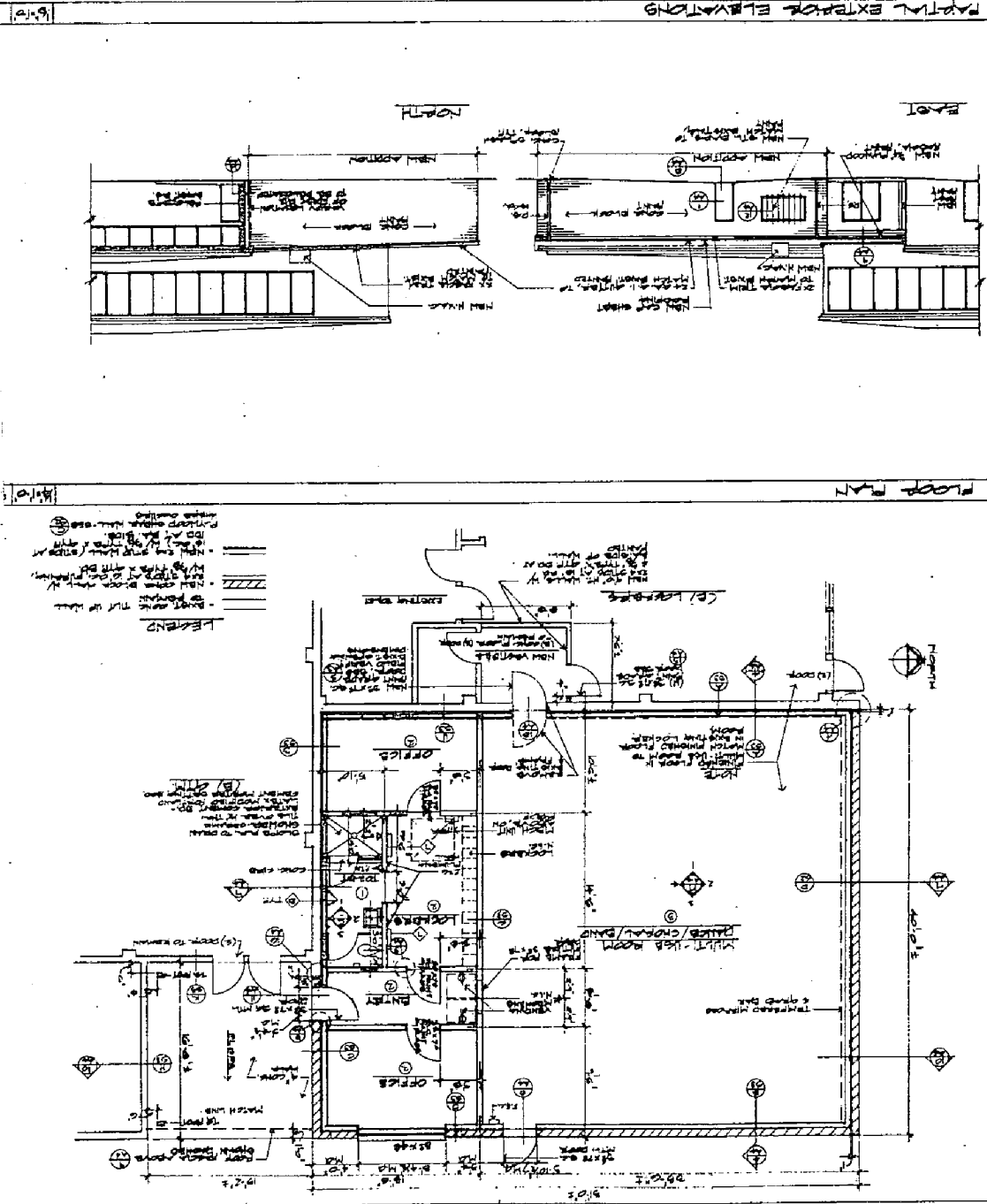
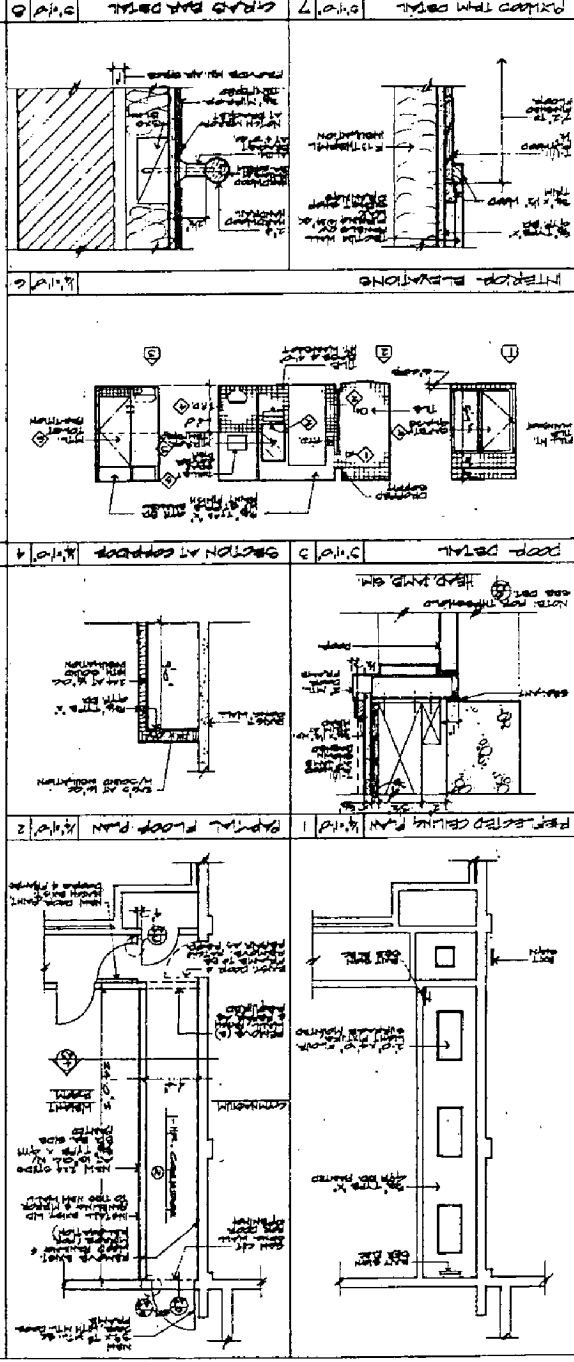


EXHIBIT C
ELEVATIONS

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Architectural title block containing project information, drawing title, and sheet number.

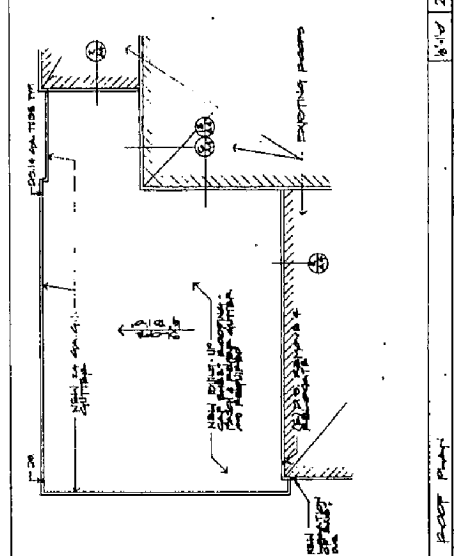
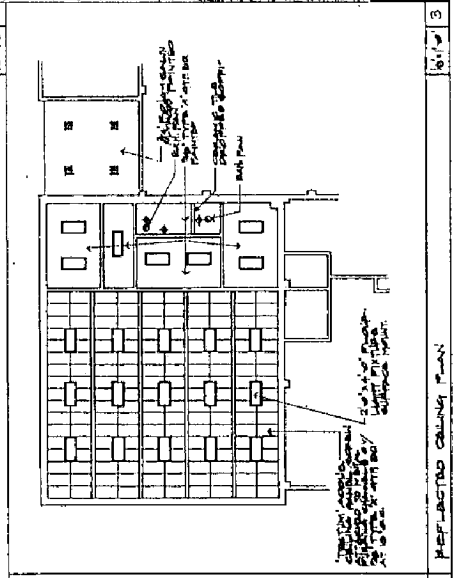
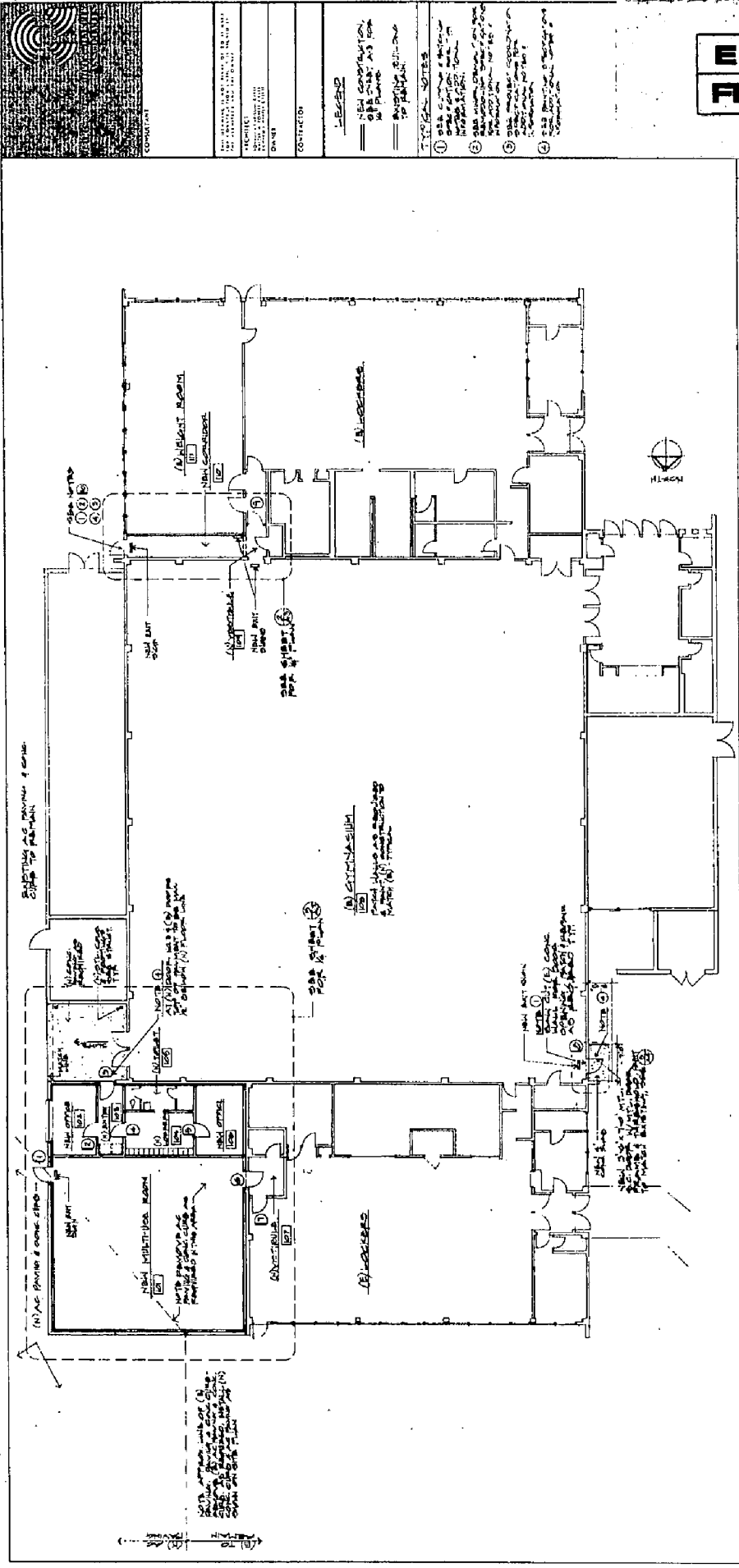
- LEGEND**
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EXHIBIT B FLOOR PLANS

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FLOOR PLAN

NOTES: REVISIONS TO THIS PLAN SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS SHEET. THE REVISIONS SHEET SHALL BE FILED WITH THIS PLAN AND SHALL BE MADE AVAILABLE TO ALL PERSONS WHOSE INTERESTS ARE AFFECTED BY THE REVISIONS. THE REVISIONS SHEET SHALL BE MADE AVAILABLE TO ALL PERSONS WHOSE INTERESTS ARE AFFECTED BY THE REVISIONS.

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REVISIONS

1. SEE NOTES FOR REVISIONS TO THIS PLAN.

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3. SEE NOTES FOR REVISIONS TO THIS PLAN.

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