

CITY PLANNING COMMISSION

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

APPLICANT	Chinn Rusconi Architects, 1107 - 22nd Street, Sacramento, CA 95816		
OWNER	Merryhill School Inc. 910 Florin Road, #205, Sacramento, CA 95831		
PLANS BY	Chinn Rusconi Architects, 1107 22nd Street, Sacramento, CA 95816		
FILING DATE	10/30/87	ENVIR. DET.	11/9/87
ASSESSOR'S-PCL. NO.	031-0030-024,026,027	REPORT BY	EGvf

- APPLICATION:
- A. Negative Declaration
 - B. Special Permit to establish a private school.
 - C. Lot Line Adjustment to merge three lots.

LOCATION: 7450 Pocket Road

PROPOSAL: The applicant is requesting the necessary entitlements to establish a two-phase, 400 student private school.

PROJECT INFORMATION:

1974 General Plan Designation:	Low density residential
1976 South Pocket Community Plan Designation:	Low density residential
Existing Zoning of Site:	A
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	Setbacks: Required Provided
North: Vacant; A	Front: 25' 40'
South: Residential; R-1	Side(Int): 10' 10'
East : Residential; R-1	Rear: 15' 200'
West : River; F	

Parking Required:	To be determined by Planning Commission
Parking Provided:	34 spaces, (Phase I); 32 spaces (Phase II)
Property Dimensions:	Total spaces - 66
Property Area:	200' x 650'
Square Footage of Building:	3.0+ acres (2.7 net acres)
Height of Building:	16,000 sq. ft.
Topography:	27 ft.
Street Improvements & Utilities:	Flat
Exterior Building Materials:	To be provided
Roof Material:	Wood siding, stucco
Hours of Operation:	Standing seam metal roof
	6:30 a.m. to 6:00 p.m., Monday through Friday

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of three vacant lots totaling 2.7+ acres (net). The site is zoned Agricultural (A) and is designated for low density residential in the 1976 Pocket Community Plan. Surrounding uses include the Sacramento River to the west, a new subdivision to the south, vacant land to the north and single family to the east.

B. Project Description

The developer proposes to construct a private school (K-6) for a maximum of 400 students. The school would be developed in two phases with the second phase being constructed approximately one year later. Approximately 12 full-time employees are projected to work at the school. Transportation to the school will be via private automobile and bicycle or walking for students who live nearby.

C. Site Plan

Staff has reviewed the proposed site development plan and offers the following comments.

1. Fencing

The developer proposes to construct a six foot high solid masonry wall along both interior property lines as is required by the Zoning Ordinance. Staff would also suggest that all play areas be fenced to prevent students from wandering or playing in or near the parking lot or street.

2. Parking

The parking lot will be required to meet the 50 percent shading requirement. As proposed, a total 66 parking spaces would be provided for both Phase I and II. The Zoning Ordinance does not specify the number of parking spaces required for a private school, therefore, the Planning Commission must determine the appropriate parking standard. Staff would recommend that one space be provided for each employee (12) and 22 spaces for temporary and long term parking. The area designated for the future parking lot should be incorporated into the play area.

3. Lighting

The proposed development plans do not show on-site lighting. All lighting shall be directed on-site and shall not reflect on adjacent residential uses.

4. Trash Enclosure

The on-site trash enclosure shall comply with the standards set forth in the Zoning Ordinance. The proposed enclosure is presently located adjacent to a single family residential subdivision and towards the rear of the parking lot. Staff would suggest that the trash enclosure be located near the driveway entrance where it would be more accessible to the waste removal truck and where it would be away from residential uses.

5. Recreation Plan

The development plans indicate that the play area will be located to the rear of the site and to the rear of the building along the north property line. The plans do not indicate if the play areas will include a baseball diamond, basketball hoops or other active play equipment. If such things (active recreation areas) are provided, staff recommends that they be located as far away from the residential uses as possible so as to minimize noise impacts.

6. Landscaping

It would appear that the applicant is providing adequate landscaping and shading for the parking lot. Staff's only concern is with the 20 ft. landscaped setback along Pocket Road. Since the site is adjacent to and across from single family development which have a minimum 25 ft. front setback, the applicant should provide the same setback. The setback area should also be developed with a three ft. high continuous berm along the entire frontage of Pocket Road.

D. Exterior Building Design:

The applicant has proposed a one-story contemporary building. Building materials would include cement plaster, wood siding and metal roof. Building colors include a light violet stain, willow green and white or red on all frames. When completed the buildings would contain 16,000 sq. ft. of gross floor area.

E. Site Density:

It is proposed that a maximum of 400 students will be allowed to enroll in the school. Staff is concerned with the number of students using this site (2.7± acres). As is proposed, there would be 148+ students per acre. Staff has conducted a random survey of public and private school (K-12) to compare student densities. Staff chose the following schools.

1. Lisbon School (public) K-6, Pocket area, 66 Students/ac.
2. Greenmont School (public) K-6, Pocket area, 62 students/ac.
3. Montessori School (private) K-6, Riverside Boulevard, 100 students/ac
4. Brookfield School (private), Riverside Boulevard, limited play area.
5. Sacramento Country Day School (private) K-12, Latham Drive, 65 students/ac

6. Citadel Baptist School (private) K-6, Ehrhardt Avenue, 87 students/ac.

Staff realizes that it is difficult to compare all schools since each has a different need which it must address. Staff's comparison does provide a yardstick by which to measure other schools with the understanding that there are extreme cases where schools have little usable area and others have abundant undeveloped area for future expansion. Staff's comparison indicates that student densities range from 62 to 100 students/acre. Given the higher figure of 100 students/acre, the subject site should accommodate approximately 300 students. Given the proximity to residential uses and the need to provide adequate play area for children of all ages, staff would recommend that the site be limited to 300 students.

F. Agency Review:

The proposed project was reviewed by Traffic, Engineering, Fire Department, Police, Water/Sewer, Community Services and Real Estate. The following comments were received.

Real Estate

1. Dedicate right-of-way for widening of Pocket Road;
2. Pay off any existing assessments;
3. Improve Pocket Road;
4. Dedicate 12.5 ft. P.U.E. along Pocket Road and Country River Way;
5. Dedicate bikeway easement along top of levee for Sacramento River Parkway.

Community Services

Provide tree preservation plan.

Engineering

1. Waive parcel map and file certificate of compliance prior to recordation;
2. Standard improvements at time of building permit; and
3. Driveway permit is required.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposal and has filed a negative declaration based on compliance with the mitigation measures which follow:

6. Citadel Baptist School (private) K-6, Ehrhardt Avenue, 87 students/ac.

Staff realizes that it is difficult to compare all schools since each has a different need which it must address. Staff's comparison does provide a yardstick by which to measure other schools with the understanding that there are extreme cases where schools have little usable area and others have abundant undeveloped area for future expansion. Staff's comparison indicates that student densities range from 62 to 100 students/acre. Given the higher figure of 100 students/acre, the subject site should accommodate approximately 300 students. Given the proximity to residential uses and the need to provide adequate play area for children of all ages, staff would recommend that the site be limited to 300 students.

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3. Driveway permit is required.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposal and has filed a negative declaration based on compliance with the mitigation measures which follow:

- A. The applicant shall provide a tree preservation plan indicating the exact tree location, size, species, vitality and means of protection during construction for the review and approval of the City Arborist prior to the issuance of any building or grading permits.
- B. If unusual amounts of bone, shell, or artifacts are uncovered, work within 50 meters of the area will stop immediately and a qualified archaeologist will 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. Ratify the negative declaration;
- B. Approve the special permit subject to conditions and based upon findings of fact which follow;
- C. Approve the lot line adjustment by adopting the attached resolution.

Conditions-Special Permit

1. All mitigation measures listed on the negative declaration shall be adhered to;
2. Provide a six ft. high solid masonry wall along the north and south property lines;
3. Provide 34 on-site parking spaces;
4. No on-site lighting shall reflect onto adjacent residential uses;
5. The trash enclosure shall comply with City standards and shall be relocated to the front of the site near the driveway entrances;
6. All play equipment areas shall be located as far as possible from adjacent residential uses;
7. All play areas shall be fenced;
8. A 25 ft. landscape setback with a 3 ft. high berm shall be provided along the Pocket Road frontage;
9. Student enrollment shall be limited to 300 pupils;
10. The school shall operate from 6:30 a.m. to 6:00 p.m., Monday through Friday only;
11. A driveway permit shall be obtained;
12. Dedicate bikeway easement along top of levee.

13. Dedicate right-of-way for widening of Pocket Road; and
14. Improve Pocket Road to the satisfaction of City Public Works Department.

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
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential uses by the 1976 Pocket Community Plan and the proposed school conforms with the plan designation.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO ALL THAT PORTION OF SACRAMENTO COUNTY SWAMP
LAND SURVEY NO. 260, LOCATED IN SECTION 4, T7N, R4E, M.D.B. & M.
(P87-464)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 7450 Pocket Road; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinatory; and

WHEREAS, the lot line adjustment is consistent with the 1974 General Plan and 1976 South Pocket Community Plan; the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for low density residential use by the 1976 South Pocket Community Plan and the proposed lot line adjustment conforms with the plan designation;

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

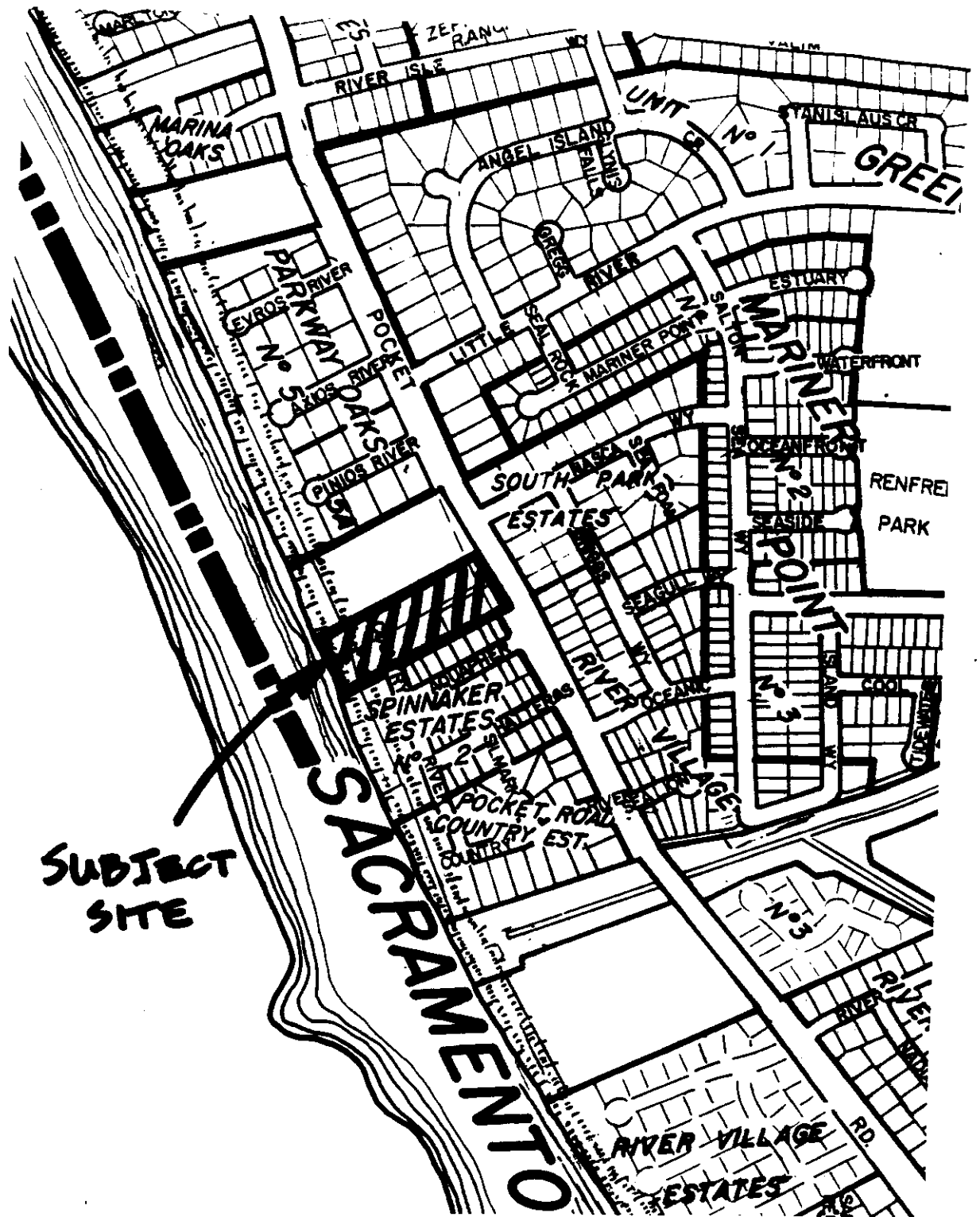
That the lot line adjustment for property located at 7450 Pocket Road, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following condition:

Pay off any existing assessments.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

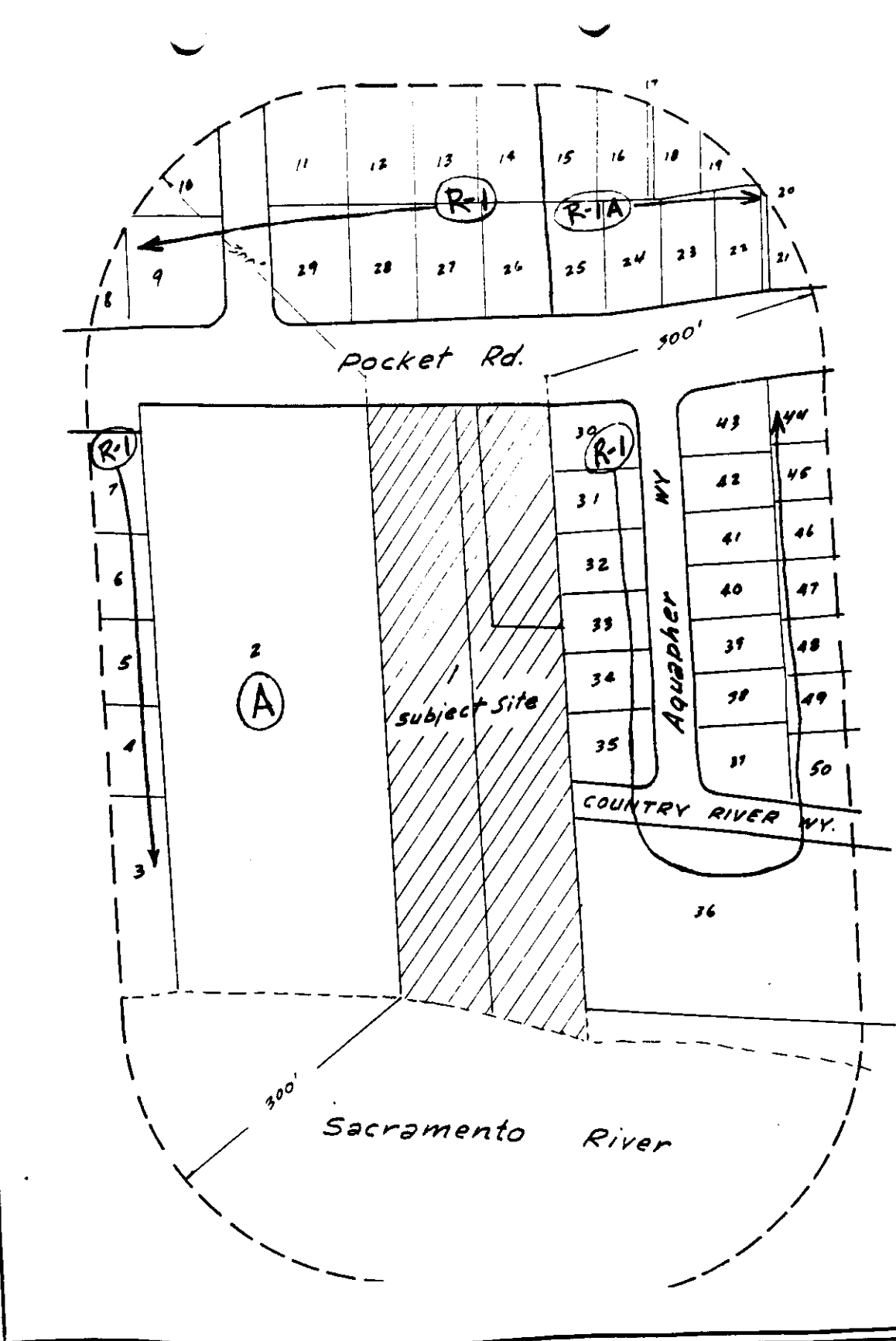


VICINITY MAP

P87-464

12-3-87

Item 21



LAND USE & ZONING MAP

P87-464

12-3-87

Item 21

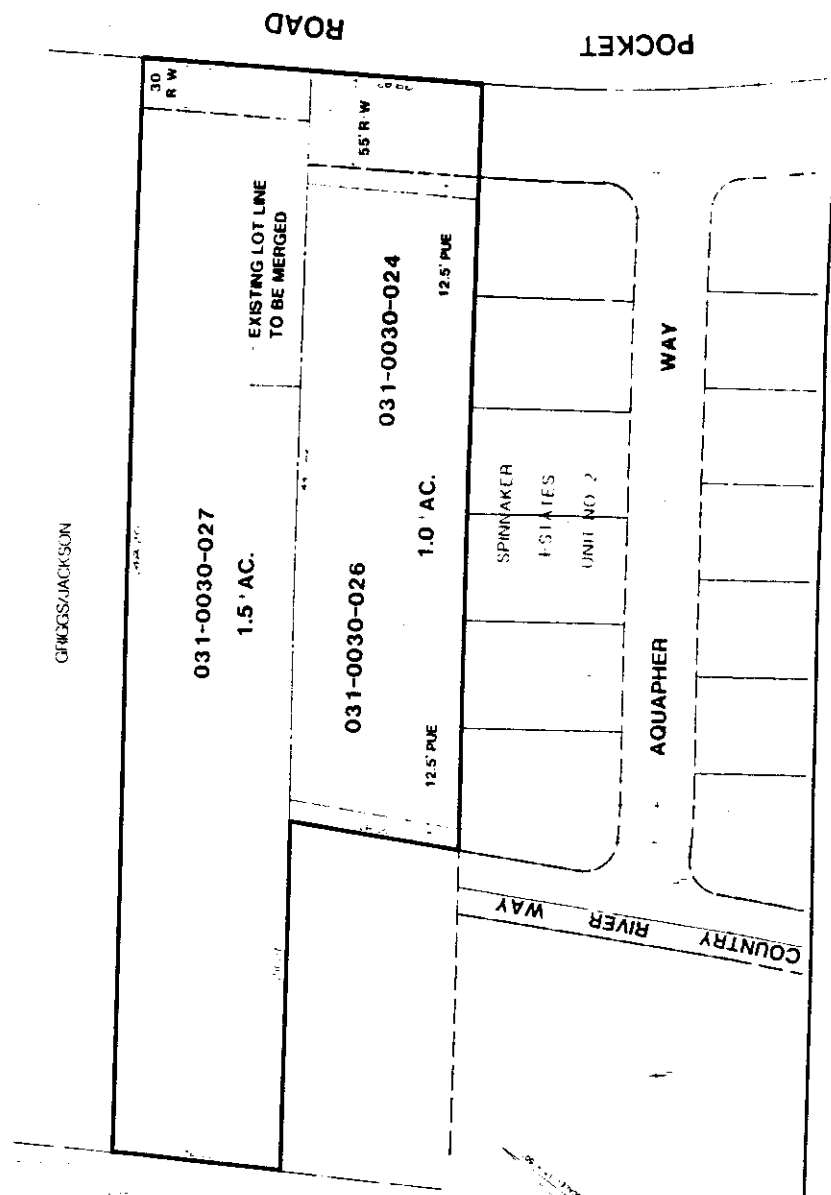
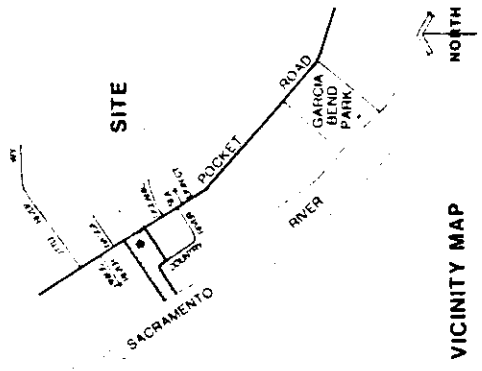
EXHIBIT A

LOT MERGER EXHIBIT
**MERRYHILL COUNTRY SCHOOL /
 POCKET ROAD**
 City of Sacramento, California

OCTOBER, 1987



THE SPINK CORPORATION
 800 VENTURE OAKS WAY
 SACRAMENTO, CA 95833
 (916) 486-8800
 ENGINEERING ARCHITECTURE PLANNING
 LANDSCAPE ARCHITECTURE SURVEYING
 MAPPING PHOTOGRAMMETRY



SACRAMENTO RIVER

P87-464

12-3-87

Item 21

October 30, 1987

DESCRIPTION OF LOT MERGER

All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California, described as follows:

All that portion of Sacramento County Swamp Land Survey No. 260, located in Section 4, Township 7 North, Range 4 East, Mount Diablo Meridian, described as follows:

Beginning at the intersection of the Southeasterly line of that certain parcel of land conveyed to Lorene H. Dutra by Decree Terminating Life Estate, recorded December 4, 1958, in Book 3648 of Official Records, Page 625, with the centerline of pavement of Pocket Road, formerly Riverside Boulevard, from which point a 2" x 2" stake and disc stamped R.E. 9591 marking the Southwest corner of Sacramento County Swamp Land Survey No. 287 bears the following three (3) courses and distances: (1) South 32° 50' 20" East 361.75 feet, (2) North 54° 24' 00" East 516.48 feet to a 2" x 2" stake and disc stamped R.E. 9591 marking the most Northerly corner of that parcel of land conveyed to D. Wing Tom and Wife by deed recorded in Book 3120 of Official Records, Page 241, and (3) along the Easterly line of said parcel of land South 07° 26' 15" East 446.15 feet; thence from said point of beginning, along said Southeasterly line, South 54° 24' 00" West 451.41 feet; thence North 27° 05' 46" West 100.87 feet, more or less to a point on the Southeasterly boundary of that parcel of land conveyed to Robert C. and Candelaria P. Davidson by Deed recorded in Book 850315 of Official Records, at Page 267; thence along the boundary of said parcel the following five (5) courses: (1) Parallel with the Southeasterly line of that certain parcel of land conveyed to Lorene H. Dutra by Decree Terminating Life Estate, recorded December 4, 1958, in Book 3648, Official Records of Sacramento County, at Page 625, South 54° 24' West 63.96 feet to an iron pipe, 1 1/4 inch in diameter, with disc stamped L.S. 3059; (2) continuing along said Southeasterly line, South 54° 24' West 147.11 feet to a point in the Easterly bank of the Sacramento River; (3) following said Easterly bank North 30° 04' 20" West 100.92 feet; (4) parallel with said Southwesterly line, North 54° 24' East 648.20 feet more or less to a point in the centerline of pavement of said Riverside Boulevard; and (5) along said centerline of pavement, South 32° 38' 20" East 100.58 feet; thence along said centerline of pavement South 32° 38' 20" East 99.89 feet to the point of beginning.

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P87-464

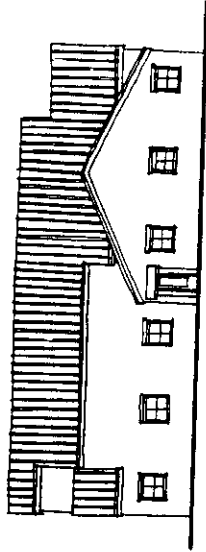
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Item 21

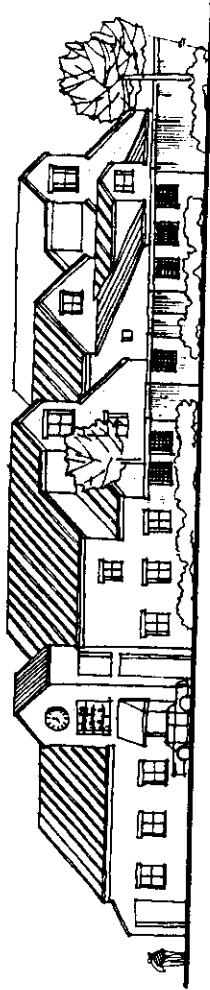
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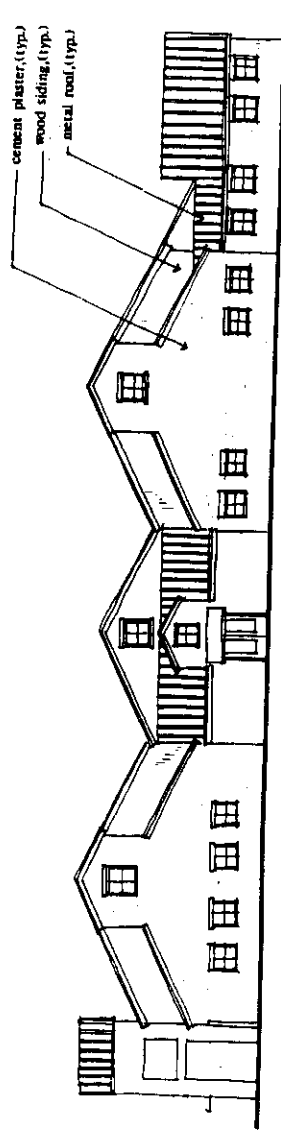
Item 21



WEST ELEVATION



POCKET ROAD ELEVATION



NORTH ELEVATION



	DATE Oct. 30, 1987 SCALE AS SHOWN DRAWN JOB 8704 SHEET 2 OF 3 SHEETS
	MERRIVELL SCHOOLS, INC. 12701 Folsom Blvd., Sacramento, CA 95828
	Stephenson & Hall General Building Contractors 1000 Pocket Road, Suite 100, Sacramento, California
	MERRIVELL COUNTRY SCHOOL POCKET ROAD SACRAMENTO CA



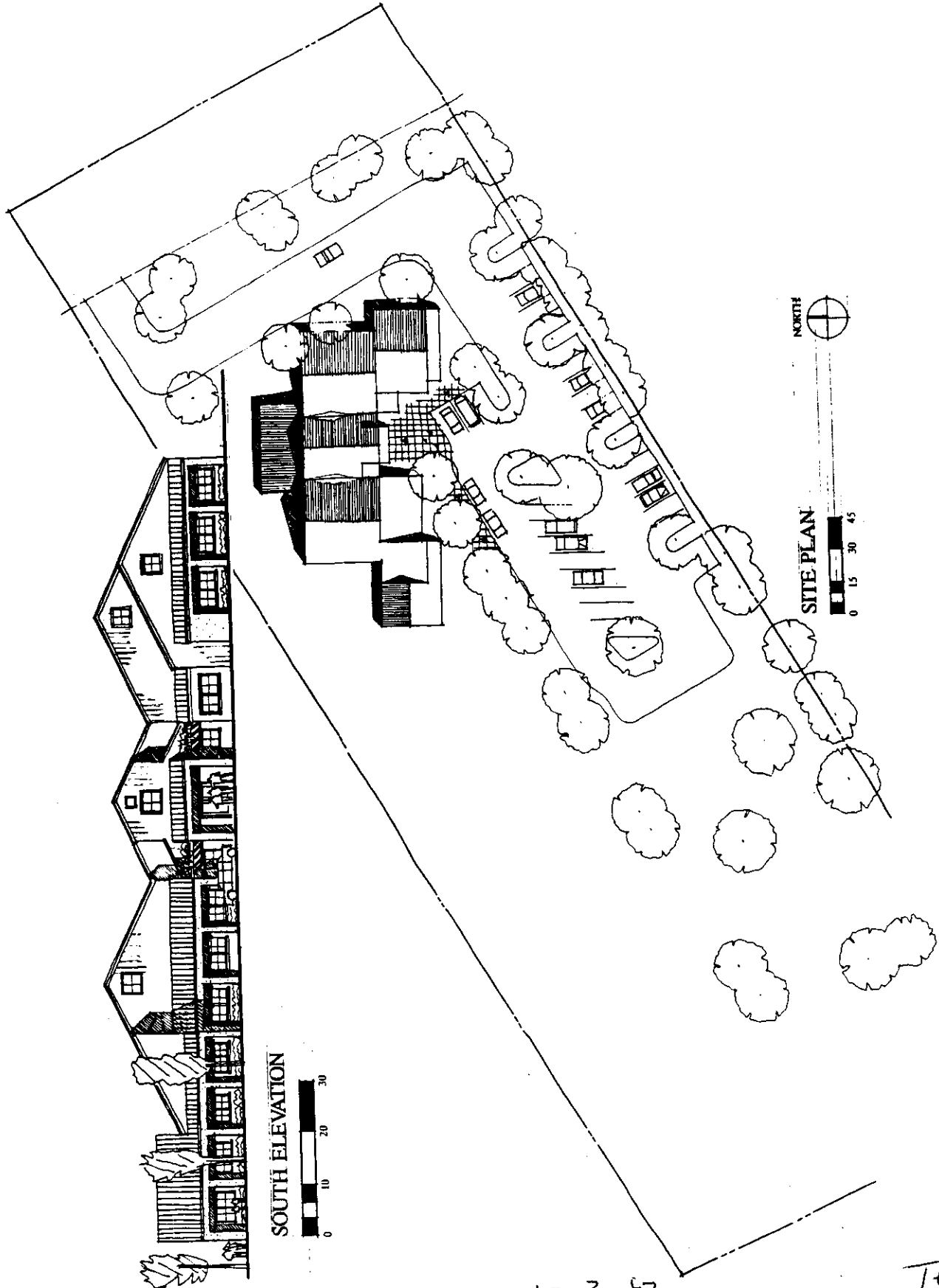
MERRYHILL SCHOOLS, INC.
1400 J Street
Sacramento, CA 95811
(916) 486-1234

Stephenson & Hall
General Building Contractors
1400 J Street
Sacramento, CA 95811
(916) 486-1234

MERRYHILL COUNTRY SCHOOL
POCKET ROAD
SACRAMENTO CA

MERRYHILL COUNTRY SCHOOL
POCKET ROAD
SACRAMENTO CA

DATE	Oct. 30, 1987
SCALE	AS SHOWN
DRAWN	
FOR	8704
SHEET	3
OF	3 SHEETS



SOUTH ELEVATION



SITE PLAN



P87-464

12-3-87

Item 21