

CITY PLANNING COMMISSION

1001 "H" STREET, SUITE 100, SACRAMENTO, CA 95814

APPLICANT: FAULKNER ARCHITECTURAL CO., 4025 J STREET, SUITE 0220, SAC., CA 95819
OWNER: MERRILL STONE, INC., 916 Florin Road, #100, SACRAMENTO, CA 95831
PLANS BY: FAULKNER ARCHITECTURAL CO., 4025 J STREET, SUITE 0220, SAC., CA 95819
FILING DATE: 4/1/88 ENVIR. DET. Req. Rec.: 3/30/88 REPORT BY: PM/vf
ASSESSOR'S PCL. NO.: 031-0030-024-025, 027

APPLICATION: A. Negative Declaration
 B. Special Permit Modification to allow revisions to the elevation and building configuration of a private school (pre school to grade six).

LOCATION: 7400 Pocket Road

PROPOSAL: The applicant is requesting the necessary entitlements to modify a previously approved private school and day care facility (Merrill School).

PROJECT INFORMATION:

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 Regulated Protected
North: Single Family: A	Front: 25' 90'
South: Residential: R-1	Side(int): 5' 10'
East: Residential: R-1	Rear: 15' 90' 250'
West: River: F	

Parking Required:	38 spaces (required by previous CPC approval)
Parking Provided:	39 spaces
Property Dimensions:	200' x 250'
Property Area:	2.0 +/- acres
Square Footage of Building:	2 buildings at 6,830 sq. ft. each; total of 13,660 sq. ft.
Height of Building:	18+ ft.
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided
Exterior Building Materials:	Wood siding, stucco
Roof Material:	Composition shingle
Hours of Operation:	6:30 a.m. to 6:00 p.m., Monday through Friday
Number of Children:	300
Number of Employees:	25

BACKGROUND INFORMATION: On December 3, 1987, the Planning Commission approved a Special Permit to establish a private school facility for 300 students from pre-school through sixth grade. To anticipate potential noise concerns, the

Commission conditioned the Special Permit to require a six (6) foot masonry wall along the north and south property line and that all play equipment areas be located as far as possible from adjacent residential users.

The Environmental Determination (Negative Declaration) and the Special Permit were appealed by the adjacent property owner. The reasons for appeal were traffic congestion and noise generation. Staff suggested additional modifications to the facility that would mitigate the appellant's concerns. These modifications included:

1. No outdoor loudspeakers should be allowed;
2. Outdoor play equipment that creates noise (metal rings) should not be allowed;
3. Two driveway access areas should be provided as recommended by the City Traffic Engineer;
4. The proposed outdoor play equipment should be a linear design and located closer to the classroom area; and
5. Additional parking (4 car spaces) should be provided on the site.

On February 8, 1988, the City Council dealt both appeals based on the facts of fact and amended conditions.

During the appeal period, the applicant submitted a revised site plan with two separate structures. However, revised elevations were not provided prior to Council action on the appeal request. Subsequently, the applicant submitted elevations and floor plans to staff for review. Staff determined modified elevations were a substantial deviation from the Commission approved project; and therefore, required the modification project be returned to Commission for consideration to modify the Special Permit.

PROJECT EVALUATION Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 2.0 net acres in the Agriculture (A) zone. The site is designated for low density residential uses in both the General Plan and the 1976 Pocket Community Plan. Surrounding land uses have not changed since the approval of the Special Permit. These land uses include the Sacramento River to the west, a new single-family subdivision to the south, single family to the east and north.

001010

Site Plan Proposal

The applicant has submitted site plans and elevations that indicate proposed modifications to the original approved project design. The proposed modifications respond to the conditions of approval that were part of the original approved plan along with other adjustments. The proposed modifications include the following:

1. two driveway access points;
2. two parking spaces for parents & staff;
3. drop off area in front of main building parallel spacing;
two detached buildings to accommodate 300 students vs. the 400 students.
separate buildings so that one along South property screens the residential rear yards, the other building provides a similar screen for the north property.
4. the covered attached play areas face inward to the site, reducing the noise factor that might affect the adjacent residences. The other play areas are shifted to the rear of the property reducing potential noise.
5. trash enclosure has been relocated along southerly driveway to provide better accessibility for pick up;
6. the parking area has been located adjacent to Pocket Road, reducing the amount of vehicular intrusion into the site; and
7. landscape plan reflects the relocation of as many trees as physically possible, along with eye green screening at outdoor play areas. The front 25 feet of landscaping is bermed also providing screening of the on-street parking.

The applicant further indicates that the site design uses two separate buildings in order to provide some program division for the school: preschool vs. grades 1-6.

C. Site Plan Elevation

The applicant has submitted two alternative site plans. Staff, as well as the applicant, prefers site Plan A. This site plan spreads the two buildings apart with the play and activity areas situated between the buildings. A 10 ft. building setback is indicated on both the north

... recommendations increasing the setback
... property 10 to 15 ft. This should not create
... for the play/activity areas and will help alleviate an
... impacts associated with the single family development

The sand play area should be reoriented 90 degrees to a
alignment. The reorientation will keep noise levels down
adjacent property to the north which could be developed with
in the future. Staff recommends heavy landscaping around the
enclosure with a berm up against the outside wall of the
enclosure.

D. Building Elevations

The original design consisted of a one story, contemporary bu
Materials consisted of cement plaster, wood siding with a met
The structure had a high pitched roof that provided inter
movement (see Exhibit C)

Staff finds the submitted modified elevations lacking in both
of design and building materials. On April 1, 1988, Planning St
with the applicant and architect at a Merryhill School site in K
At that time, staff suggested specific revisions to upgr
building design. The applicant/architect appeared receptive to
suggestions but submitted elevations indicated no changes in de
materials. Staff believes the elevations must be revised in or
the quality of the project to be compatible with the surroundin
of the subject site. The following is a summary of conce
revisions that are appropriate to allow the buildings to be accep

1. Redesign the entry. Incorporate column elements at th
entrance and at the corners of the building to give th
building more of a post modern, children oriented design.
2. Roof - concrete or ceramic tile should be utilized to brin
the roof into compatibility with surrounding resident
structures.
3. Windows - aluminum sliders need greater width to metal tra
to give more scale and definition to window openings.
4. Eaves - redesign the fascia to provide a more finished detail
5. The side elevations should be compatible to the front
elevation.
6. The quality of wood siding should be improved over that whic
was observed at the Rocklin Merryhill site. The grade of the
lumber should be detailed on plans.

Special Permit Modification

shall comply with all conditions required by the Commission on the Special Permit approval:

1. A loud speaking system shall be allowed.
2. Outdoor play equipment (metal) rings which create noise shall be allowed.
3. A 15 foot building setback shall be maintained along the south property line.
4. The sand play area shall be reoriented 90 degrees to the satisfaction of the Planning Director.
5. The trash enclosure shall have heavy landscaping along the outside walls of the enclosure, as indicated on the submitted landscape plan.
6. Site Plan A, as modified, shall be the utilized plan.
7. Revised building elevations shall be submitted for review and approval by the Planning Director prior to issuance of any building permits. Revised elevations shall include the following modifications:
 - a. redesign the entry - incorporate column elements at the entrance and at the corners of the building;
 - b. roof - concrete or ceramic tile shall be utilized to bring the roof into compatibility with surrounding residential structures;
 - c. windows - aluminum sliders shall have greater width to the metal trim to give more scale and definition to window openings;
 - d. eaves - redesign the fascia to provide a more finished detail;
 - e. the side elevations shall be compatible to the front elevation;
 - f. the quality of wood siding shall be improved over that which was observed at the Rocklin Merryhill site. The grade of the lumber shall be detailed on plans;

001023

Appeal of Ronald Jackson vs.
City of Sacramento Planning
Commission's Approval of a Special Permit
to Establish a Private School (K-9) for
300 Students at 7450 Pocket Road (POT-006)

Notice of Decision
and
Findings of Fact

At its regular meeting of January 26, 1988, the City Council heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Council denied the appeal based on the following findings and amended conditions:

Findings of Fact:

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 subject property is designated for low density residential uses by the General Plan and the 1976 Pocket Community Plan. Schools are allowed in any zone with Special Permit approval.

Conditions

1. Applicant shall comply with all conditions required by the Planning Commission.
2. No outdoor loudspeaking system shall be allowed.
3. No outdoor play equipment (metal rings) which creates noise shall be allowed.
4. The proposed outdoor play equipment shall be a linear design and located closer to the classrooms and subject to Planning Director's approval.
5. Two driveway access areas shall be provided to the satisfaction of the City Traffic Engineer and Planning Director.
6. Additional on-site parking shall be provided to the satisfaction of the Planning Director (4-5 spaces).

MAYOR

ATTEST:

CITY CLERK

POT-006

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