

REPORT AMENDED BY COMMISSION 8-10-89
CITY PLANNING COMMISSION

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

APPLICANT	The Delta Waldorf School, 4208 Canby Way, Sacramento, CA 95822				
OWNER	Ching Yin & Lucy Chang, 211 G Street, Davis, CA 95616				
PLANS BY	George Muraki, 1620 Potrero Way, Sacramento, CA				
FILING DATE	6-22-89	ENVIR. DET.	Negative Declaration	REPORT BY	CL:kjr
ASSESSOR'S PCL. NO.	035-0010-039 and 047				

APPLICATION: A. Negative Declaration

 B. Special Permit to operate a private school for grades K-12 in two existing structures of 4,608 and 5,660 square feet on 3.47+ acres in the General Commercial-Executive Airport Overlay 4 [C-2(EA-4)] Zone.

LOCATION: 5701 & 5709 Freeport Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to establish a six phase school for 350 children.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial & Offices
Existing Zoning of Site:	C-2(EA-4)
Existing Land Use of Site:	Commercial and Office

Surrounding Land Use and Zoning:

North:	Commercial & Single Family Residential; R-1(EA-4) and C-2 (EA-4)
South:	Executive Airport; R-1
East:	Vacant; R-1 (EA-4)
West:	Commercial; C-2 (EA-4)

Parking Required:	To be determined by Planning Commission
Parking Provided:	25 currently, more to be provided
Property Dimensions:	Irregular
Property Area:	3.47+ acres
Square Footage of Building:	4,608 and 5,660
Height of Building:	13 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Plywood
Roof Material:	Hot Mop with Stones

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two parcels totaling 3.47+ acres in the General Commercial-Executive Airport Overlay 4 [C-2(EA-4)] and

Standard Single Family Executive Airport Overlay 4 [R-1(EA-4)] zones. The General Plan designates the site Community/Neighborhood Commercial and Offices. The surrounding land use and zoning includes commercial and single family residential, zoned C-2 (EA-4) and R-1 (EA-4), to the north; Executive Airport, zoned R-1, to the south; vacant, zoned R-1 (EA-4), to the east; and commercial, zoned C-2 (EA-4), to the west.

B. Applicant's Proposal

The applicant is proposing to convert two office buildings of 4,608 and 5,660 square feet in the Lanai Shopping Center to a private school for a maximum of 350 students and 30 employees. Phase I is a Kindergarten located in a portion of 5701 Freeport, including 30 children and 2 teachers. Phases II and III will occupy the remainder of 5701 Freeport with grades 1, 2, 3, and 4. These phases include an additional 90 children and 8 teachers. Phases IV, V, and VI will be an expansion into 5709 Freeport when there is a need for grades 5, 6, 7, and 8, and later grades 9, 10, 11, and 12. Phase I is scheduled for occupancy Fall of 1989, Phases II and III in 1990 or 1991, and the remaining phases as enrollment dictates.

C. Site Plan

The two buildings are located in the rear (east) of the Lanai Shopping Center. The buildings are currently being used as offices. There is a vacant property to the east, zoned R-1 (EA-4), adjacent to the buildings, that contains approximately 1.2 acres. A portion of this is planned for additional parking and the remainder, approximately 0.9 acres, for play area. This play area should be located as far from the residential property to the north as possible. The south and east sides of the play area are fenced with an 8 foot chain link fence. The remainder is enclosed with an 8 foot wooden fence. A detailed site plan of the play area shall be submitted for Planning Director review and approval prior to Final Building Inspection.

The school is located adjacent to Executive Airport. It is in the Overlay Zone 4 which allows school subject to a Special Permit. See Exhibit A for the overlay zone locations.

D. Parking

The parking requirement for schools is to be determined by the Planning Commission. As an office use, the current buildings are allotted 25 parking spaces. This is adequate for the first phases. Staff recommends that one space for each employee and one space for every three students in the 11th and 12th grades be provided as the school expands. Since the actual date of the expansion to grades 11 and 12 cannot be determined, staff suggests the applicant, prior to establishing grades 11 and 12, notify the Planning Director for review and compliance of all conditions of the Special Permit. There

currently exists a gate at the end of 34th Avenue. Staff recommends no vehicular access be allowed from 34th Avenue except for emergency purposes.

E. Agency Comments

The project was reviewed by Traffic Engineering, Engineering Development Services Division, Building Inspections - Fire, Police, and City Council District Council Member. The following comments were received:

Building Inspections - Fire

1. This building will be required to be fire sprinklered due to the City Ordinance.
2. An on-site fire hydrant may be required (depending on what's existing).
3. Depending on the number of students, a fire alarm system may be required.

Police

All classrooms, offices, and storage facilities must be protected by a burglar alarm system to be approved by the Police Department. The system may be either a silent or combination silent and audible type. Note: All the businesses in this area have been burglarized several times each in recent years.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur:

- A. The playground shall be located near the proposed school and as far from existing residential uses as possible.
- B. Prior to approval of building permits for tenant improvements for grades 9-12 of the proposed school, the applicant shall assure adequate on-site parking is provided.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the

development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the Special Permit to operate a private school subject to conditions and based upon findings of fact which follow.

Conditions

1. All mitigation measures listed on the Negative Declaration shall be adhered to and include:
 - a. The playground shall be located near the proposed school and as far from existing residential uses as possible.
 - b. Prior to approval of building permits for tenant improvements for grades 9-12 of the proposed school, the applicant shall assure adequate on-site parking is provided.
2. The school shall have a maximum enrollment of 350 students.
3. All play areas shall be fenced.
4. A detailed site plan of the play area shall be submitted to the Planning Director for review and approval prior to the Final Building Inspection.
5. Additional parking shall be provided as expansion occurs at a ratio of one space per employee and one space per every three 11th and 12th grade students.
6. Prior to establishing the 11th and 12th grades, the applicant shall notify the Planning Director for review and compliance of all conditions of the Special Permit.
7. No vehicular access shall be allowed from 34th Avenue except for emergency access.
8. The applicant shall comply with Police and Fire Department requirements.
9. *Students shall be dropped off using the Freeport access and shall not utilize 34th Avenue. The school shall notify all parents of the requirement prior to enrollment of the child. The school*

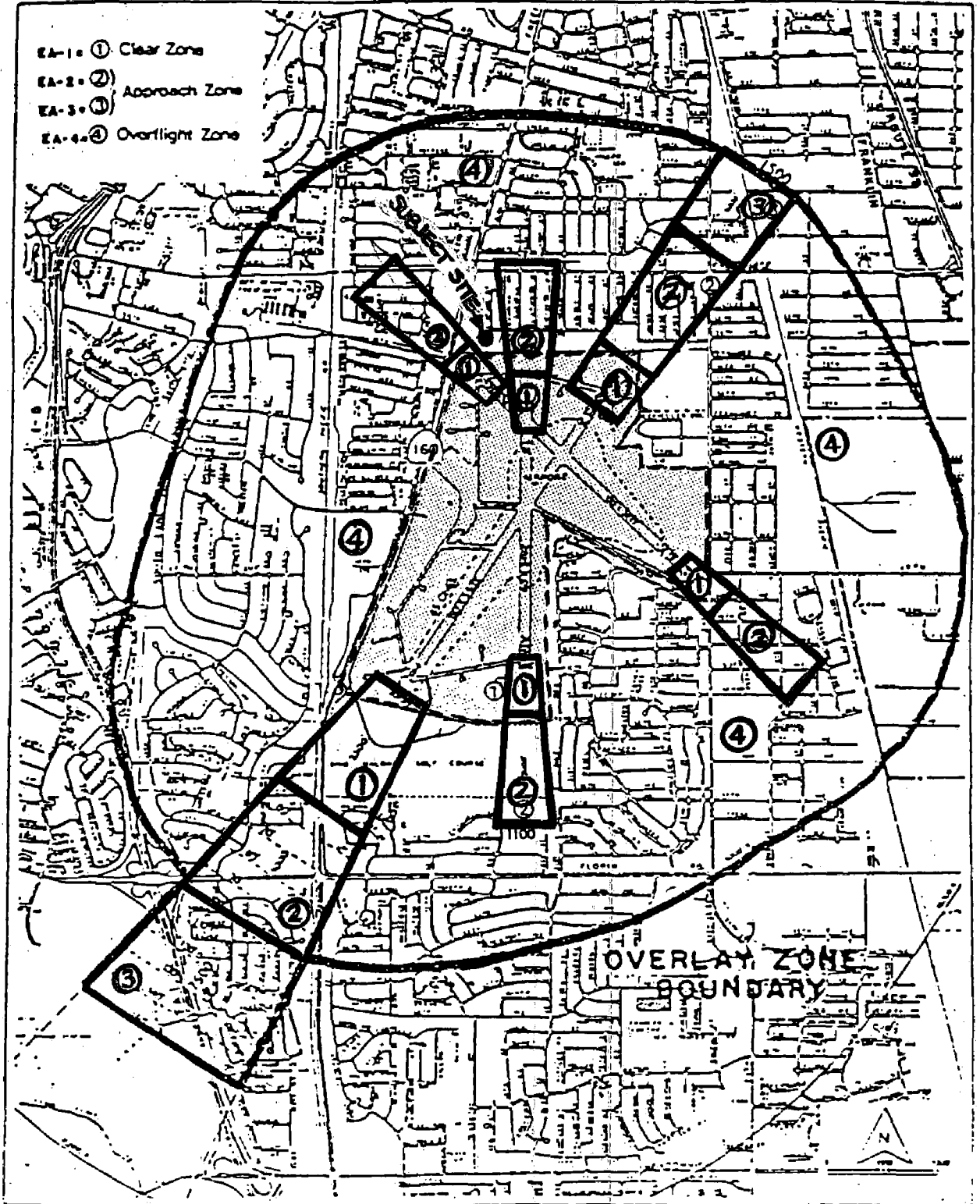
shall respond immediately to any complaints received from neighbors if parents are seen dropping off students on 34th Avenue. If complaints continue and a number of complaints are received by the City, the Planning Commission will add additional conditions to the project to further restrict access from 34th Avenue. The property owner shall comply with all previous conditions of approval regarding 34th Avenue frontage applied to the site by the Planning Commission. (CPC added)

Findings of Fact

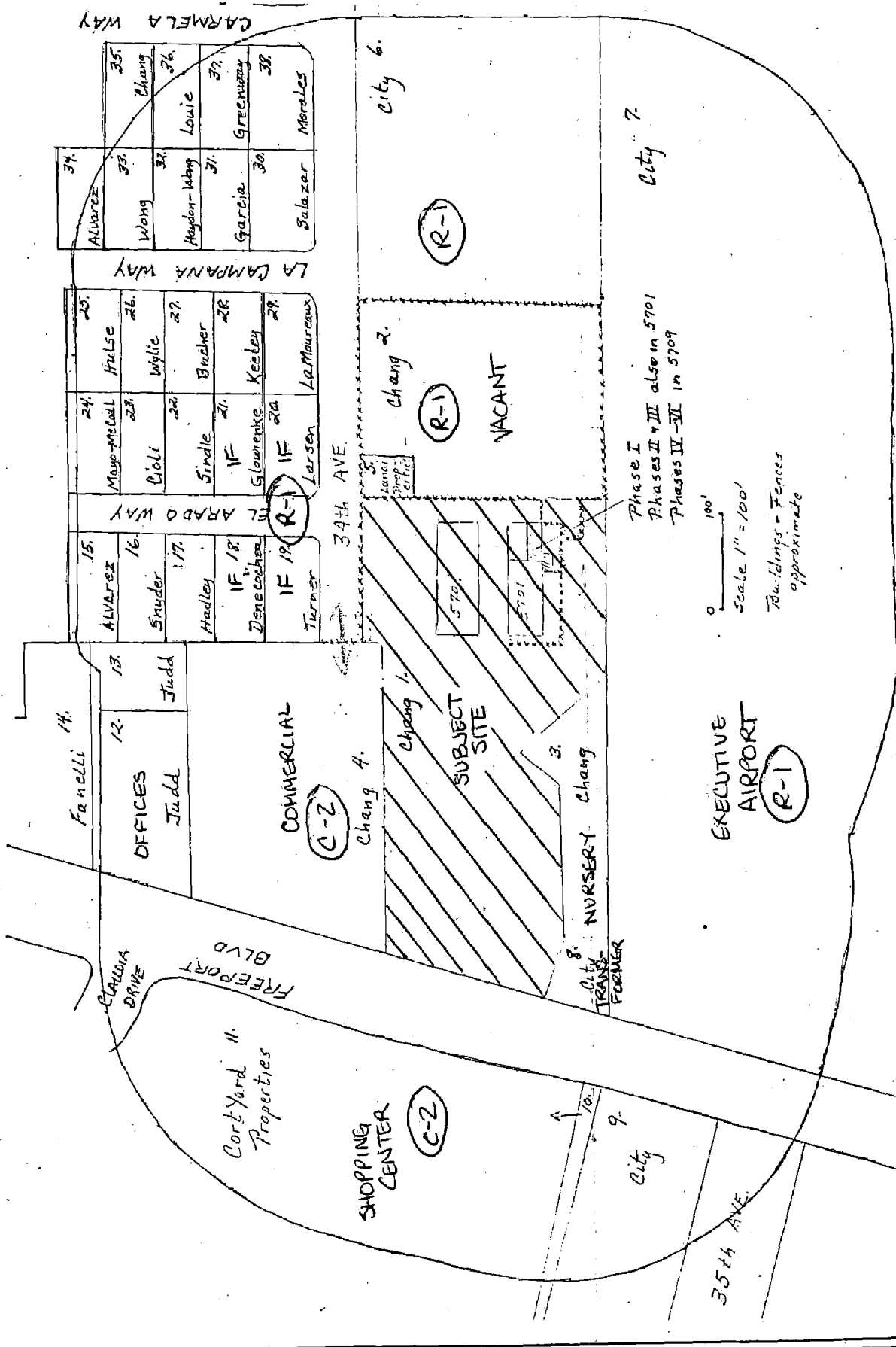
1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed school will serve the educational needs of the area.
2. The project will not be injurious to the public health, safety, or welfare nor result in the creation of a public nuisance in that adequate parking is provided and the play area will be located as far from adjacent residential properties as possible.
3. The proposed project is consistent with the General Plan which designates the site Community/Neighborhood Commercial and Offices.

EXHIBIT A

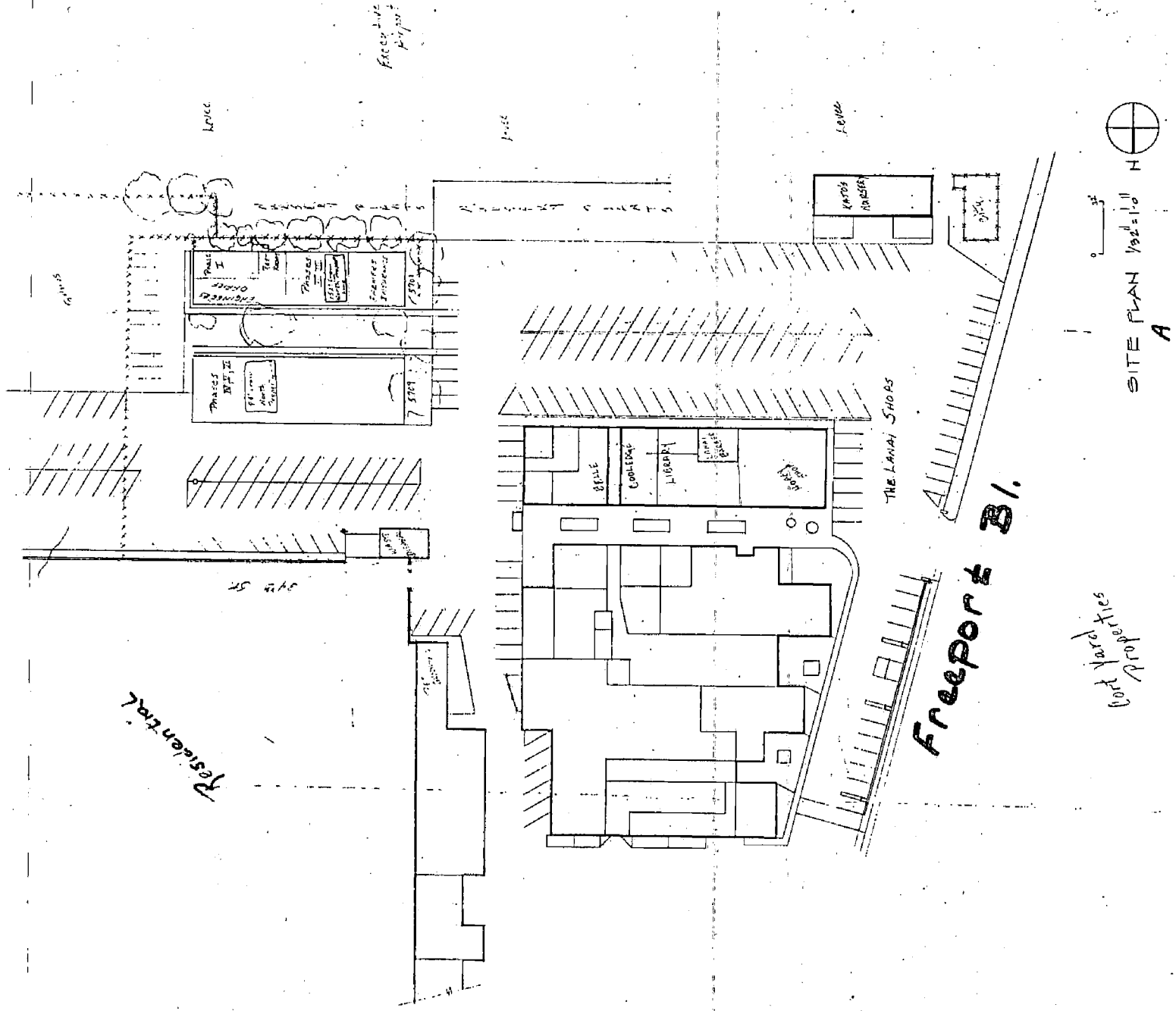
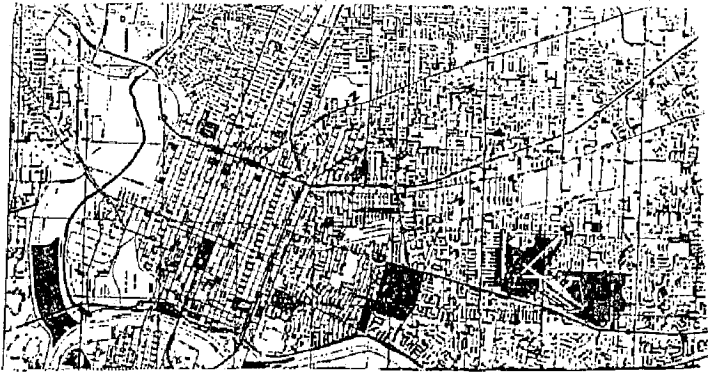
Sacramento Executive Airport
OVERLAY ZONING ORDINANCE



VICINITY - LAND USE - ZONING



PROPERTY OWNERS MAP 300' RADIUS from PARCELS 035-0010-039, 9-047 / 9 2.



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8-10-89

Item #18

189-245

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14m #18

00588

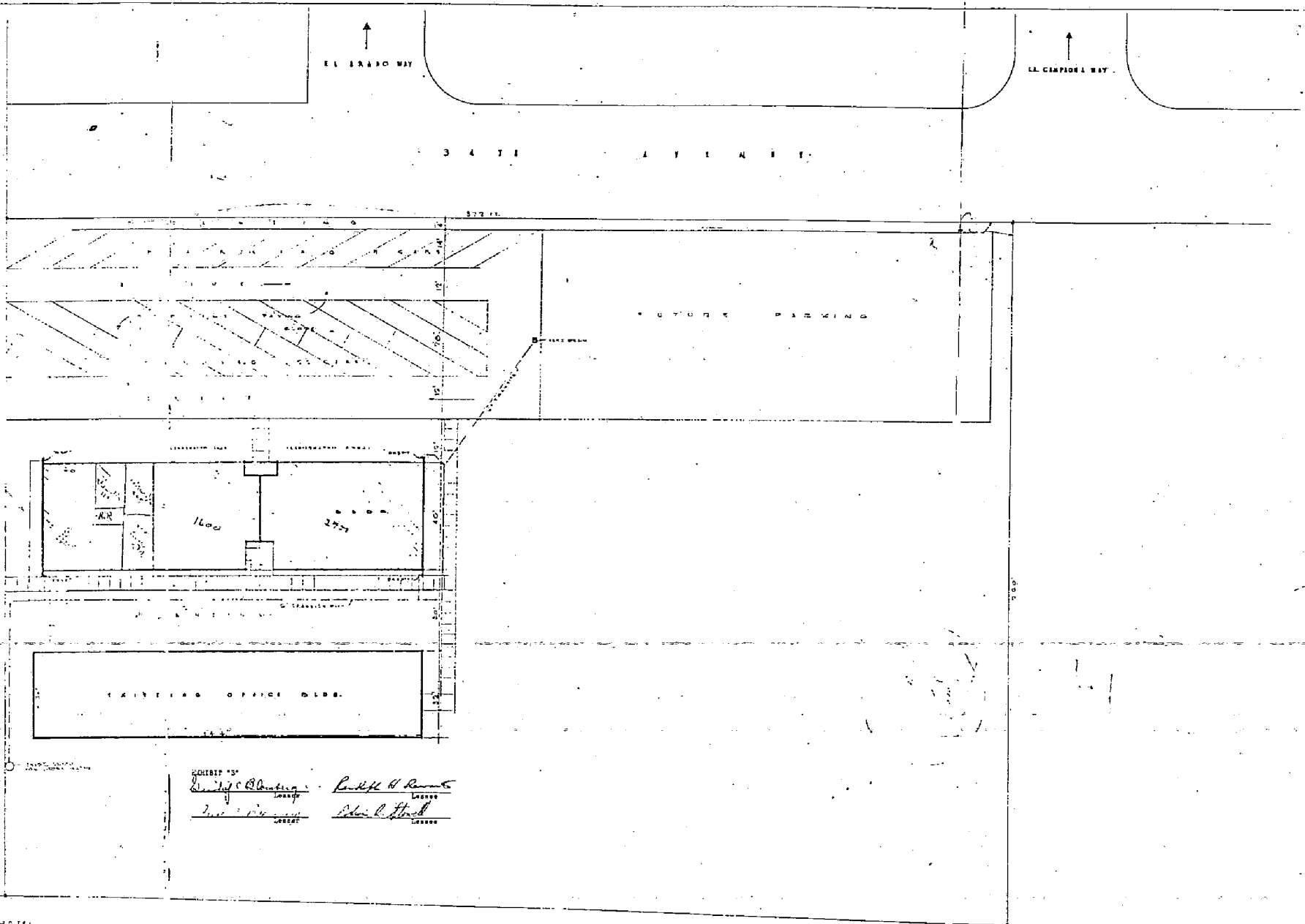


EXHIBIT TO
George Muriqi ARCHITECT
 SACRAMENTO, CALIFORNIA
Richard H. Blum OWNER
 1200 J STREET
 SACRAMENTO, CALIFORNIA
John R. Smith ARCHITECT
 SACRAMENTO, CALIFORNIA

S I T E P L A N

B - detail of A

GEORGE MURIKI - AIA ARCHITECT SACRAMENTO - CALIFORNIA DEC 1972/80	PROFESSIONAL OFFICE BUILDING MR. GSC BLUMBERG - OWNER 1200 J STREET - FREEDOM BLVD SACRAMENTO - CALIFORNIA	189-245 1
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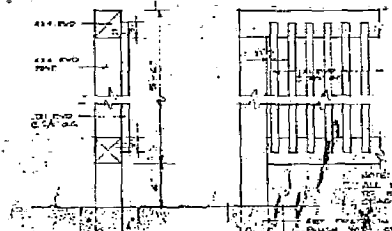
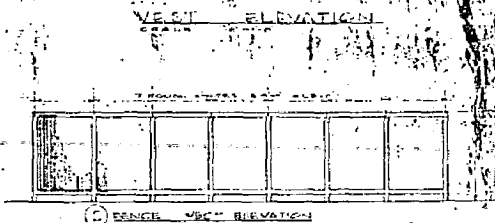
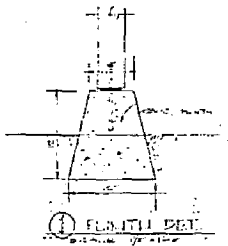
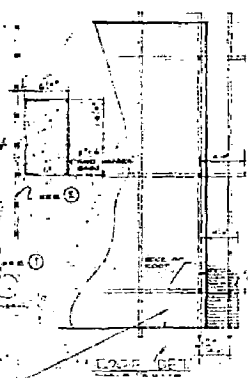
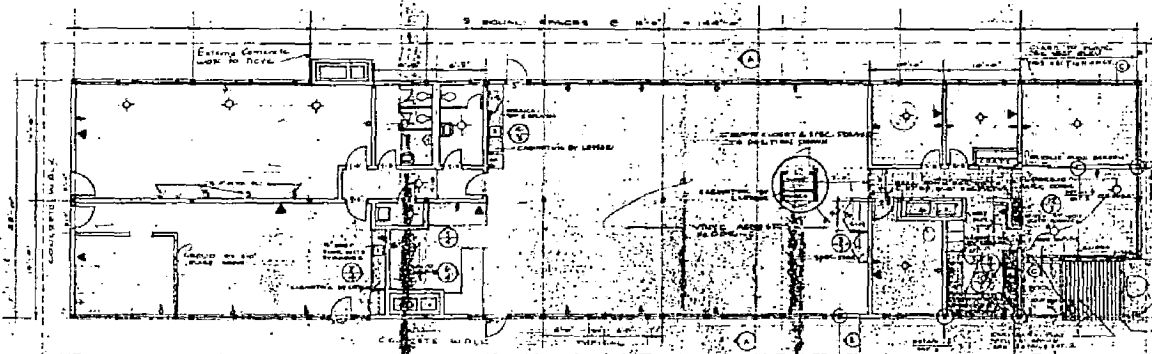


Exhibit A Sheet 1 of 4

Approved by

Arthur Blomberg

Arthur Blomberg

Arthur Blomberg

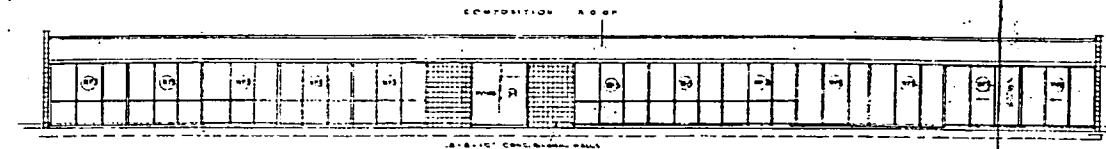
ADDITION TO FLOOR PLAN DEVELOPMENT
REVISED 6/5/59
SHEET No. 1

009-245

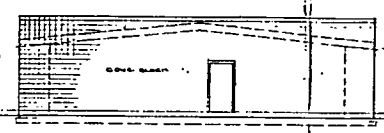
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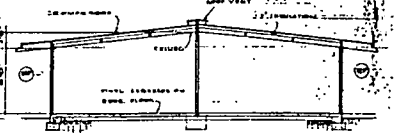
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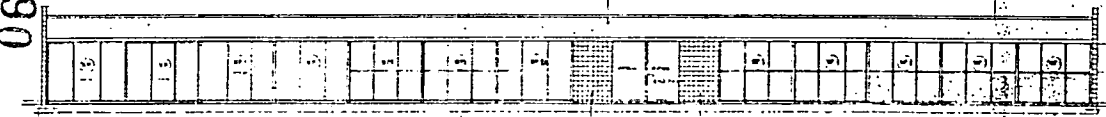
NORTH ELEVATION



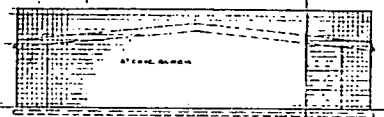
EAST ELEVATION



CROSS SECTION



SOUTH ELEVATION



WEST ELEVATION



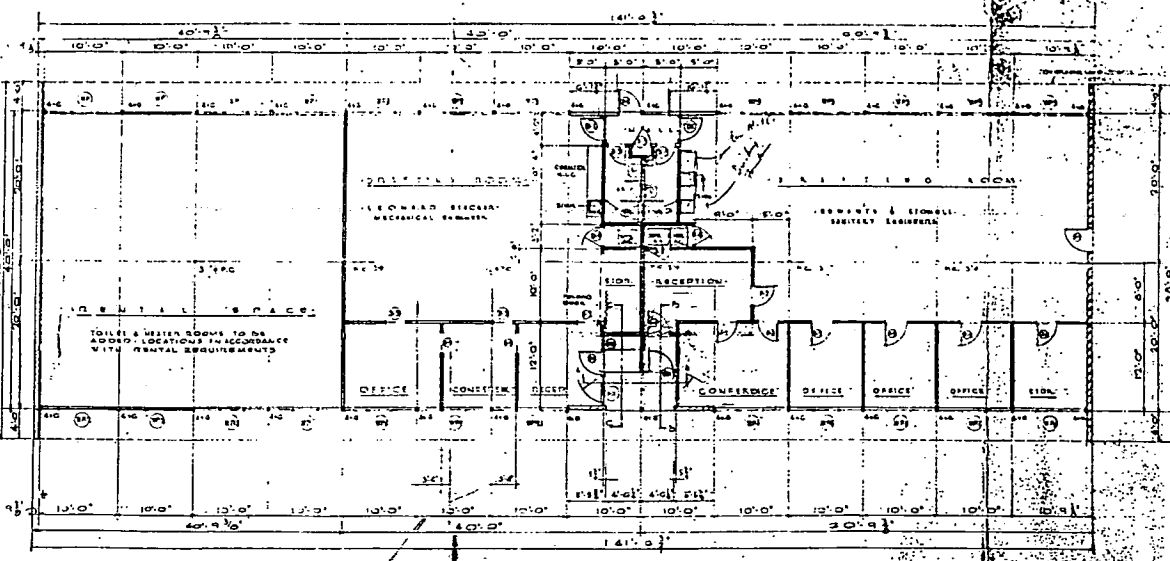
SECT. D-D



SECT. E-E

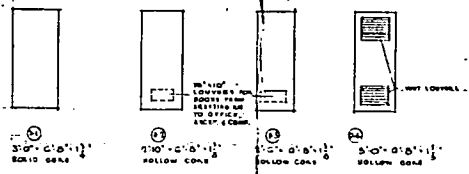


SECT. F-F

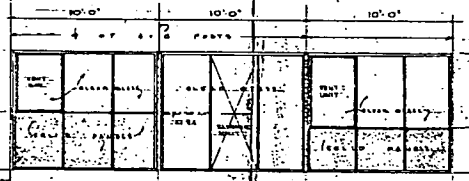


FLOOR PLAN - SCALE 1/8" = 1'-0"

*DIMENSIONS TAKEN FROM CENTER LINE OF EXTERIOR CORNER OR CENTER LINE OF 7'-0" WALL OR INTERIOR 8'-0" WALL
 *8'-0" WALLS ARE OF 2" x 4" STUDS @ 16" O.C.
 *FIXED GLASS



WINDOW SCHEDULE



DOOR SCHEDULE

EXTERIOR ALUMINUM WINDOW FRAMES
 VARIATIONS TO SUIT OWNER ON DRAWING

Scale of Blomberg
 Blair & Blomberg
 Blair & Blomberg
 Blair & Blomberg

GEORGE MURKIN, ARCHITECT
 1820 HOWARD WAY, SACRAMENTO, CALIFORNIA
 PROFESSIONAL OFFICE BUILDING
 1820 HOWARD WAY, SACRAMENTO, CALIFORNIA

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