

# CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Joe E. Erway, 1700 'I' Street, Sacramento, CA 95814		
OWNER	Sacramento City Unified School District, 425 First Ave., Sacramento, CA 95818		
PLANS BY	Joe E. Erway, 1700 'I' Street, Sacramento, CA 95814		
FILING DATE	8-5-83	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC.	8-29-83	EIR	ASSESSOR'S PCL. NO. 010-176-26

- APPLICATION:
1. Environmental Determination
  2. Rezone 2.5± acres from Light Density Multiple Family (R-3A) to Residential-Office (R-0) zone.
  3. Special Permit for office development in the R-0 zone
  4. Lot Line Adjustment to merge subject parcels

LOCATION: 2600 'V' Street

PROPOSAL: The applicant is requesting the necessary entitlements to convert an existing two-story vacant elementary school into administrative offices for the Foundation Health Plan.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1980 Central City Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-3A
Existing Land Use of Site:	Vacant school
Surrounding Land Use and Zoning:	
North:	Residential; R-1B, R-3A
South:	Interstate 80; TC
East:	Residential; R-1B, C-2
West:	Residential; R-1B
Parking Required:	126 spaces
Parking Provided:	180 spaces
Parking Ratio:	1:400-office; 1:6 seats-auditorium (187 seat auditorium)
Property Dimensions:	Irregular
Property Area:	2.5± acres
Square Footage of Building:	40,700±
Significant Feature of Site:	Newton Booth school site
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Natural brick
Exterior Building Materials:	Buff brick, tile roof

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The subject site consists of eight separate parcels in the R-3A zone. The Newton Booth School, built in 1921, occupies the site. The school is currently vacant, and the property is for sale by the Sacramento City Unified School District.

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APPLC. NO. P83-264

MEETING DATE September 8, 1983

CPC ITEM NO. 9

The applicant proposes to convert the school into an office building for the Foundation Health Plan. The building would house the health plan's administrative offices and also have a 187± seat auditorium to be used for "wellness seminars" and health education programs for the community.

2. The eight parcels that comprise the subject site have never been formally merged although the school building crosses several lot lines. The applicant is requesting a lot line adjustment to merge the subject parcels. The proposal has been reviewed by the City Real Estate and Engineering Departments. They had no objections to the proposed merger. The applicant is aware an alley abandonment is also required and will pursue the abandonment through City Real Estate.
3. The office building proposal was reviewed by the City Traffic Engineering Department. They had the following comments:
  - a. Site plan MUST include street frontage conditions/improvements. Existing trees, poles, hydrants, driveways, etc. are not shown on the plan. They may have an adverse affect on the proposed driveway location;
  - b. All two-way driveways MUST be at least 24 feet wide, but not more than 35 feet. Driveways shown are all two-way;
  - c. The south driveway on 27th Street MUST be deleted or moved north at least 40 feet to provide adequate clearance from the intersection;
  - d. The aisle parallel to the 27th Street sidewalk should be moved behind a row of parked cars so that vehicles entering the driveway do so at right angles, using only their half of the drive;
  - e. Combine the access points on 26th Street to provide on-site circulation without re-entering the public street;
  - f. Concerning the loading area along the 26th Street sidewalk: "Back-in" loading is not permitted, and it appears that inadequate space is provided for truck maneuvering;
  - g. No back-out space is provided at the ends of dead end aisles.
4. The applicant held a meeting with community members on August 17, 1983 regarding the conversion of the school into an office building. Planning staff and approximately 15 residents of the area were present. Staff heard no objections to the proposed office use at this meeting.
5. The Newton Booth School is on the City's Official Register as a Priority Structure. The applicant proposes some minor exterior renovations to the school building which will require the project to be reviewed by the City's Design Review/ Preservation Board. The applicant also proposes to remove an existing 3,500 square foot wooden structure in substandard condition which has been used as a Headstart child care center. If this structure was built before December of 1941, it also requires Preservation Board approval before it can be removed from the site. Staff has no objection to the removal of the wooden building.

6. The office building use (37,900 square feet) requires 95 parking spaces. In addition, the applicant proposes to use the existing auditorium for "wellness seminars" and other community-related uses. The auditorium will seat 187 persons, requiring an additional 31 seats. The total required parking is 126 spaces. The applicant is proposing 180 parking spaces; however, the submitted site plan does not meet the 50 percent shading requirement. The applicant will need to submit revised shading, landscape and irrigation plans for staff review and approval prior to issuance of building permits. Staff also suggests that the 15-foot landscape setback be continued along the entire western property line (excluding driveway entrances) to serve as a buffer between the residences to the west and the parking area. In addition, staff feels that the loading area on the west side of the site should be relocated away from the residences. These changes, along with those required by the Traffic Department, will require that the applicant redesign the parking area.
7. Staff has no objection to the proposed office use on the subject site. Although the site is surrounded on three sides by residential uses, it would be difficult to locate a residential use on the site and retain the existing Priority Structure. The proposed office use will allow for the preservation of the school building and will not significantly alter the existing characteristics of the neighborhood. Adequate parking is proposed for both the office use and the auditorium, so that additional on-street parking in the area should be kept at a minimum. Staff, therefore, recommends approval of the proposed office use at the Newton Booth School site.

STAFF RECOMMENDATION: Staff recommends the following:

1. Ratification of the Negative Declaration;
2. Approval of the Rezoning from Light Density Multiple Family (R-3A) to Residential-Office (R-0) zone;
3. Approval of the Special Permit for office development in the R-0 zone, subject to conditions and based on Findings of Fact which follow;
4. Approval of the Lot Line Adjustment to merge the subject parcels by adopting the attached resolution.

Conditions - Special Permit

- a. The applicant shall pursue abandonment of the alley located on the subject site through the City Real Estate Department, prior to issuance of building permits;
- b. The applicant shall submit a revised site plan indicating the changes recommended by the City Traffic Engineering Department to staff for review and approval prior to the issuance of building permits;
- c. Subject to review and approval by the City's Design Review/Preservation Board;
- d. Detailed shading, landscaping and irrigation plans shall be submitted for staff review and approval prior to issuance of building permits. Plans shall include a 15-foot planter along the west side, excluding driveway entrances, of the subject site.

Findings of Fact - Special Permit

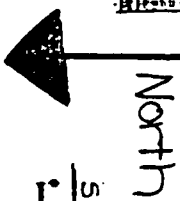
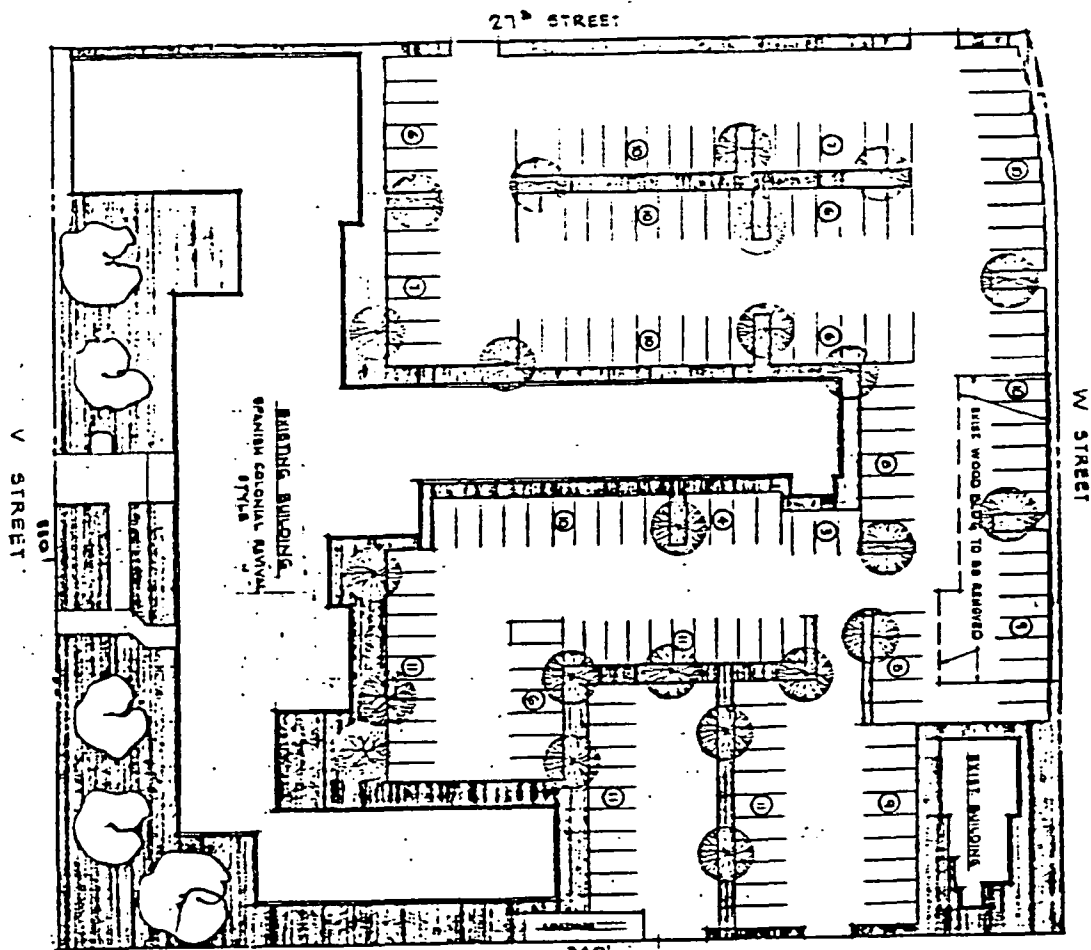
- a. The project, as conditioned, is based on sound principles of land use in that it allows for the adaptive re-use of one of the City's Priority structures;
- b. The project, as conditioned, will not be injurious to the public health, safety, or welfare or result in the creation of a nuisance in that:
  - 1) adequate on-site parking is provided;
  - 2) the existing characteristics of the neighborhood will not be significantly altered as the school building shall be retained on the site.
- c. The project, as conditioned, is consistent with the goal of the 1980 Central City Plan to:

"Encourage rehabilitation, maintenance and utilization of existing structures where feasible and where a savings of natural resources may be realized by not building a new building."

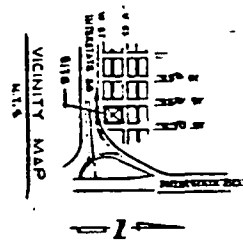
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NOTE:

PARKING PROVIDED:

STANDARD - 151

COMPACT - 21

TOTAL - 172

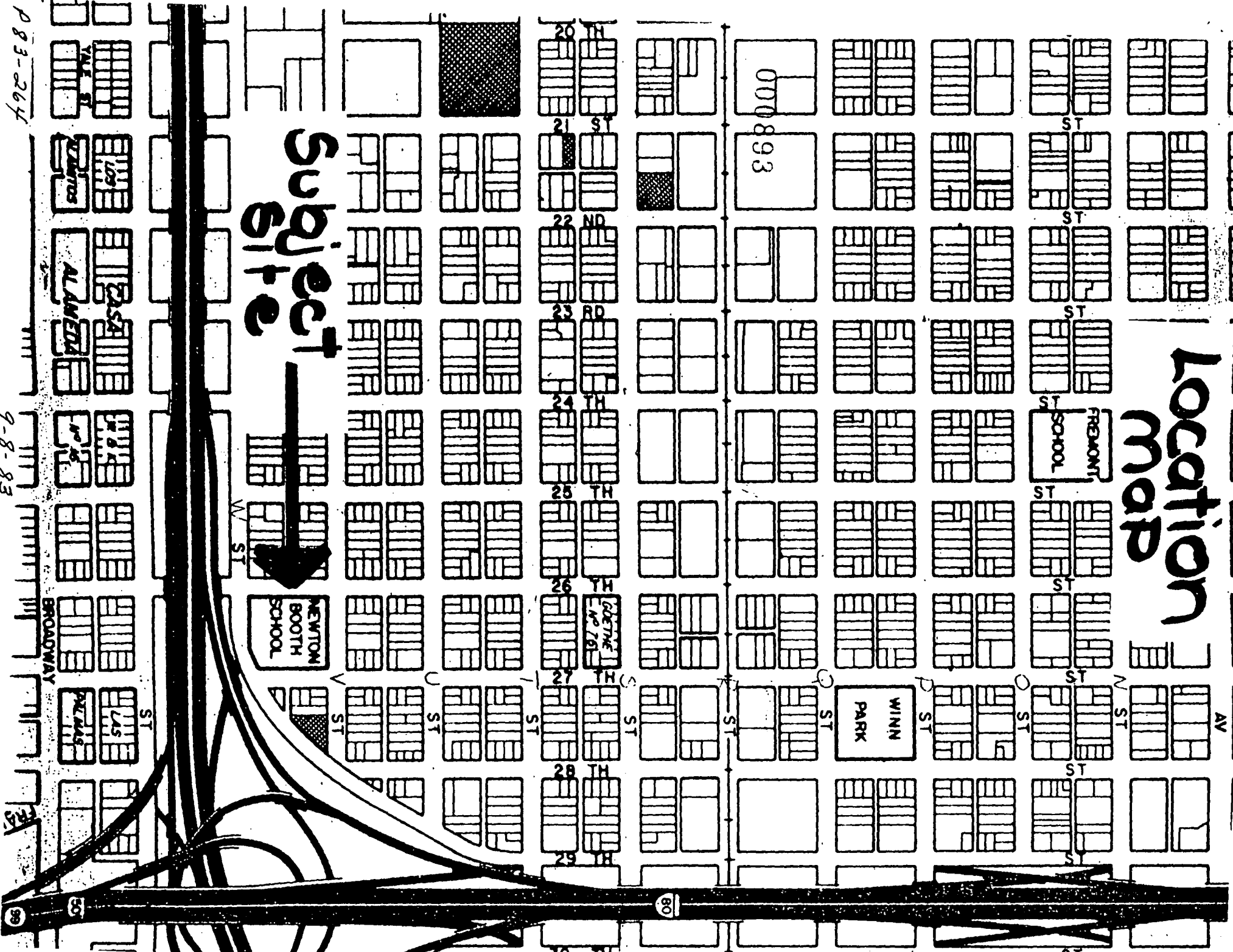
CITY SQUARE REQUIREMENT TO BE MET WITH NEW LANDSCAPING. PARKING SET BACK TO 88 8' MIN.

Site Plan

FOUNDATION HEALTH PLAN  
 8050 EL CAMINO AVE. CARMICHAEL

CEDEVCO - JOE E. ERWAY  
 1700 J STREET SACRAMENTO 463-1700

# Location Map



Subject

NEWTOWN  
BOOTH  
SCHOOL

FREDERICK  
JUNIORS  
SCHOOL

WINN  
PARK

20 TH  
21 ST  
22 ND  
23 RD  
24 TH  
25 TH  
26 H  
27 H  
28 TH  
29 H  
30 TH

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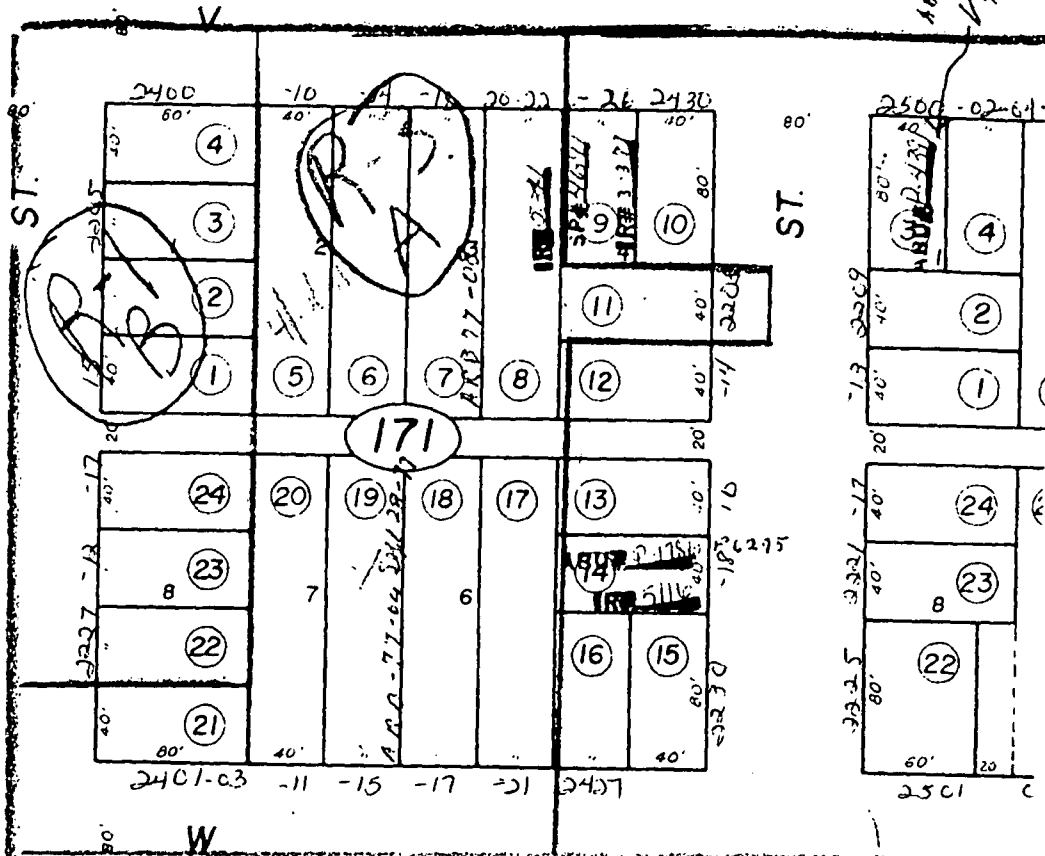
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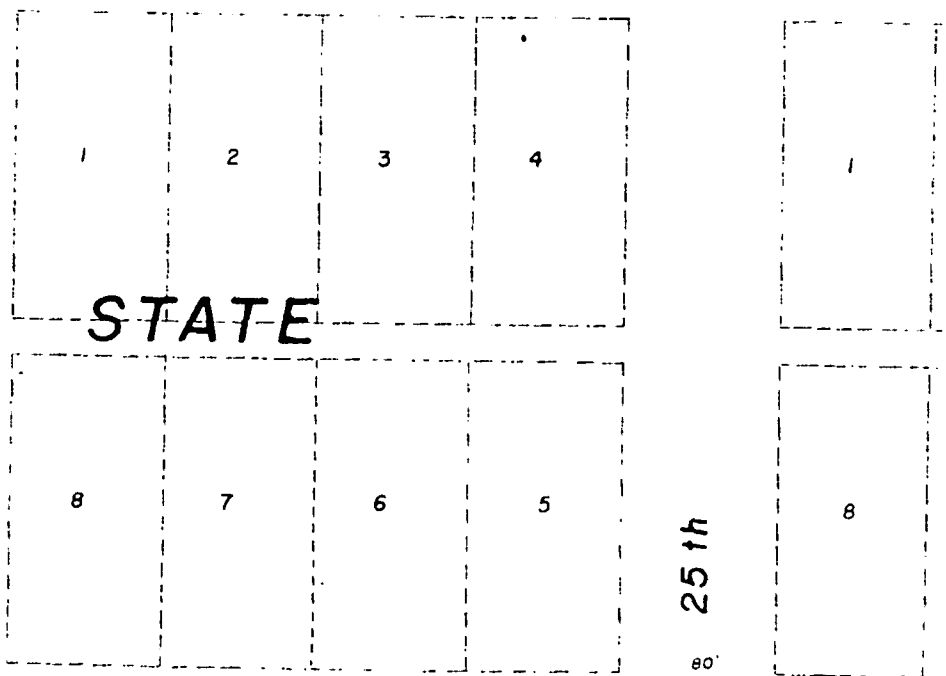
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R.A.

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