

**CITY OF SACRAMENTO  
DEPARTMENT OF PLANNING & DEVELOPMENT  
ZONING ADMINISTRATOR  
1231 I Street, Sacramento, CA 95814**

**ACTION OF THE ZONING ADMINISTRATOR**

On August 25, 1999, the Zoning Administrator approved, a request for a Special Permit Major Modification to allow the addition of new facilities at Christian Brothers High School. Conditions and Findings of Fact for approval of the request are listed on pages 4 and 5 of this report.

**Project Information**

Request:                   **Special Permit Major Modification** to allow a three phased expansion of Christian Brothers High School to include new classrooms, office space, gymnasium and cafeteria on 28 developed acres in the Standard Single Family Residential (R-1) zone. The project would increase the overall square footage on the campus from 120,845 sq.ft. to 181,725 sq.ft., parking from 285 to 306 spaces, and students from 955 to 1000.

Location:                   4315 Martin Luther King Jr. Blvd.

Assessor's Parcel Number: 020-0220-005 and 006

Applicant/ Owner: Christian Brothers High School  
4315 Martin Luther King Jr. Blvd.  
Sacramento, CA 95820

Project Planner:       Don Smith

General Plan Designation:	Low Density Residential (4-15 du/na)
Existing Land Use of Site:	High School
Existing Zoning of Site:	Standard Single Family Residential (R-1)

Surrounding Land Use and Zoning:

North: Residential; R-1  
South: Church/ School; Residential (County)  
East: Residential; Residential (County)  
West: Residential/ Commercial; R-1/ C-1

Property Area:	28 acres
Existing Parking:	285 spaces
Parking Proposed:	306 spaces
Existing Square Footage of Buildings:	120,845 square feet
Proposed Square Footage of Buildings:	181,725 square feet
Number of Existing Students:	955
Number of Proposed Students:	1000
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Additional Information:

A. Background:

A school has been located at the site since 1957 when it was called Bishop Armstrong High School. The school was renamed Christian Brothers High School in the early 1960's. Since the high school has been on the site, a number of applications have been approved by the city including:

- Planning Director's approval to allow the construction of a 20'X40' storage building in 1976 (P7143),
- Planning Director's approval to replace a structure destroyed by fire in 1976 (P6982), and
- Special Permit to allow 21 parking spaces in the front 25 foot setback area and Variance to waive the requirement for a six foot high masonry wall in 1991 (P90-322).

The school now proposes a three phases of improvements on the 28 acre property. The improvements are not intended to dramatically increase the number of students, but will improve the existing facilities offered at the school. The three phases of Improvements include:

Phase 1:

- Relocate four existing portable classrooms, music portables and faculty lounge portable to east part of campus (tennis courts).
- Construct science/math and technology center/general classroom building (11 new general classrooms and 6 new science laboratories) at north part of campus. Student toilets, faculty lounge, and library (partial).
- Construct new 49 space parking area and loop road.
- Convert existing laboratories into arts and crafts rooms and student activity center.
- Convert existing arts and crafts rooms into regular classrooms.
- Convert old faculty lounge portable into music practice room.

- Convert relocated portables into coaches offices.
- Convert relocated portables into general storage.

Phase 2:

- Construct gymnasium.
- Expand Cafeteria

Phase 3:

- Construct Performing Arts Center

The total expansion would increase the overall square footage at the school from 120,845 square feet to 181,725 square feet. Student enrollment would increase from 955 students to 1000 students. Parking would increase from 285 spaces to 306 spaces.

B. Project Review:

Project information was sent to various city departments. The Utility Department has forwarded conditions that are included in the conditions of approval for the project. The Building Division will review the plans more closely to ensure conformance with the Uniform Building Code.

C. Neighborhood Input:

The Oak Park Project Area Committee reviewed the proposed expansion at their July 7, 1999 meeting. The Committee voted unanimously to support the project as proposed. The project was noticed. Staff received a number of inquiries about the project from neighbors. No negative input has been received.

D. Design Review:

The architectural plans for the project were reviewed by the Design Review/ Preservation Board on August 19, 1999. The plans were approved on consent as submitted.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines California Environmental Quality Act, Section 15314, Minor Additions to Schools. This exemption is applicable where the addition does not increase original student capacity by more than 25% or ten classrooms, whichever is less.

The proposal includes additional classrooms, related to an enhancement of the existing educational facilities (e.g. additional science lab, library expansion, arts and craft

rooms, etc.). The proposal includes increasing the student population from 945 students to 1000 students, a .045% increase. The increase is less than the number of classrooms added and the 25% limitation for the exemption.

The proposal also includes a new gymnasium within the second phase. The gymnasium may generate traffic, however, the existing gymnasium periodically has services that generate approximately 1,100 students and faculty. New facilities will not result in events of any higher attendance than what is existing. There will be no new environmental impacts.

#### Conditions of Approval

1. The school expansion shall be conducted as illustrated in Exhibits C, D and E. If, within fifteen years, building permits for all phased have not been completed, plans shall be submitted for review and approval of the Zoning Administrator, additional review and public hearings may be required at that time.
2. Student capacity shall be limited to a maximum of 1000 students. Applicant has agreed not to operate major facilities on the campus (i.e. gymnasium, performing arts center, and sports fields) at capacity at the same time. If any complaints are received by the Planning Department regarding impacts generated from operating two or more major facilities at the same time, the project may be returned to the Zoning Administrator for further conditions.
2. A decorative solid masonry wall shall be installed along the northern property line adjacent to the new access road as shown in Exhibit C. Wall construction shall stop at the corner property line (not in the middle of a neighbors yard).

Work on the wall shall begin with the approval of the first building permit for Phase 1 or the construction of the loop road, whichever comes first. The wall shall be completed prior to the issuance of any Phase 2 building permit. The wall shall be constructed between six and eight feet high.

3. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
4. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required. This will not affect site design. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures", dated January 23, 1995, for appropriate source control measures.

5. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
6. Prior to initiation of the approved plan, all construction activities and phases shall be reviewed and approved by the Building Division. Appropriate building permits shall be secured.
7. Phases 2 (gymnasium and cafeteria expansion) and Phase 3 (Performing Arts Center) shall obtain review and approval of the Design Review Board. Phase 1 shall comply with the conditions of the Design Review Board (DR99-085).
8. Prior to construction, the new loop road shall be reviewed and approved by the City Public Works, Fire and Planning Departments.

Findings of Fact:

1. Granting of the to a Special Permit Major Modification is based upon sound principles of land use in that:
  - a. the use will not impact the surrounding neighborhood;
  - b. the proposed expansion will not result in a significant increase of the student population, nor significantly increase the number of parking spaces for the school, and,
  - c. the expansion contributes to the redevelopment and revitalization of the neighborhood in which it is located.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
  - a. adequate parking is provided,
  - a. a six foot high masonry wall will be constructed along the north property line adjacent to the loop road and parking, and
  - b. the project is consistent with the Sacramento General Plan in that a school is allowed in a residential zone with an approved Special Permit.

  
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Joy D. Patterson  
Zoning Administrator

Attachments:

Exhibit A - Vicinity Map

Exhibit B - Land Use and Zoning

Exhibit C - Site Plan

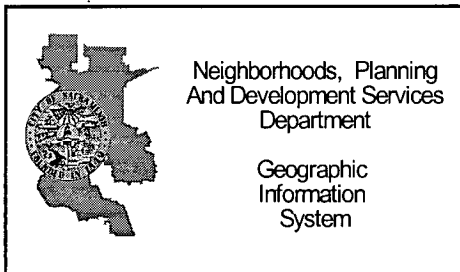
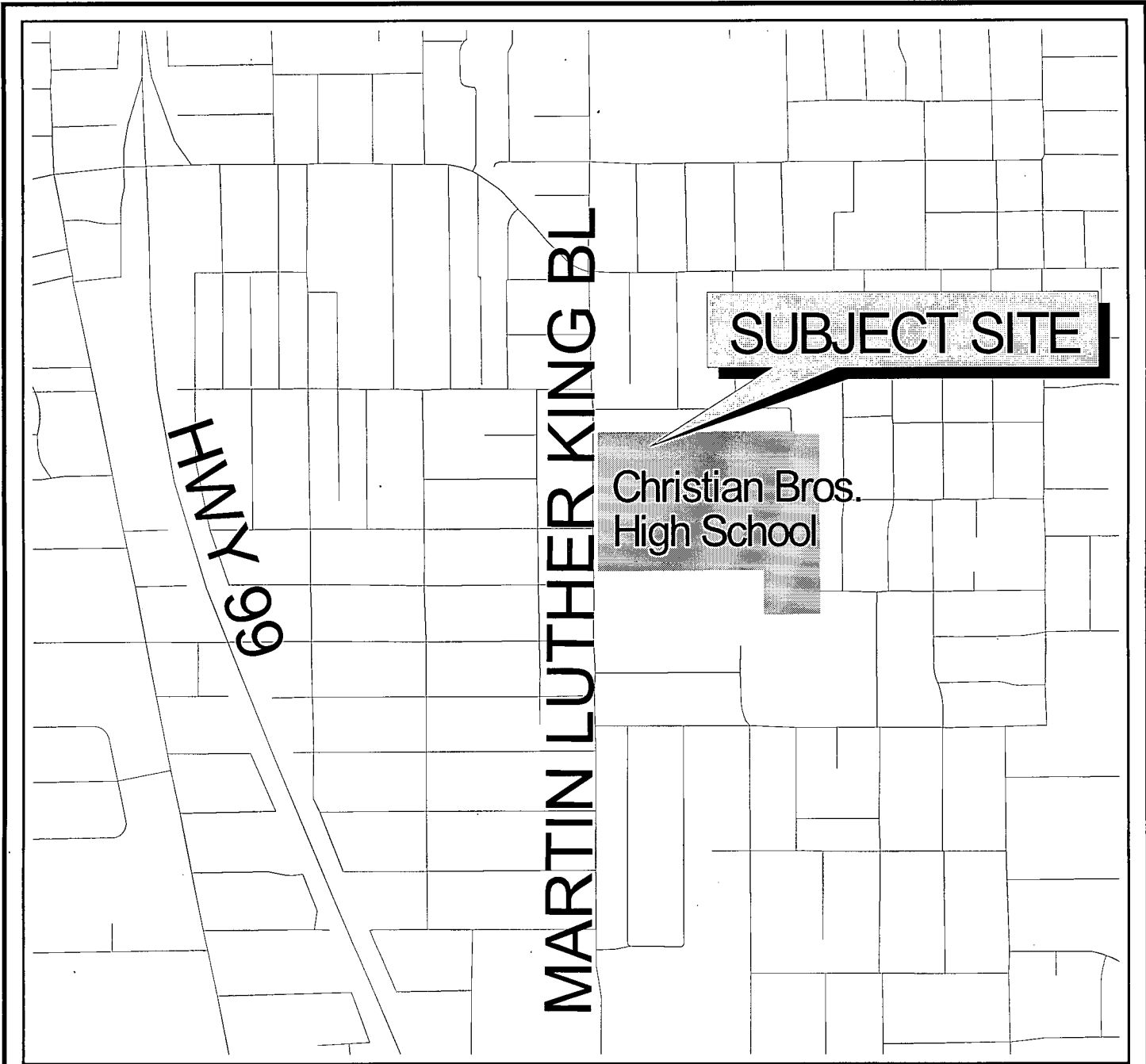
Exhibit D - Floor Plan - Science and Technology Center

Exhibit E - Elevations - Science and Technology Center

A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

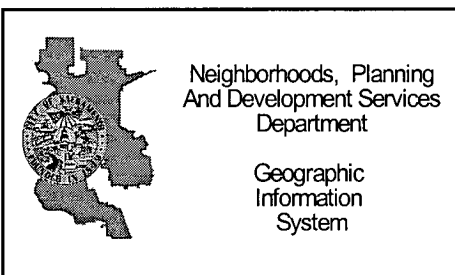
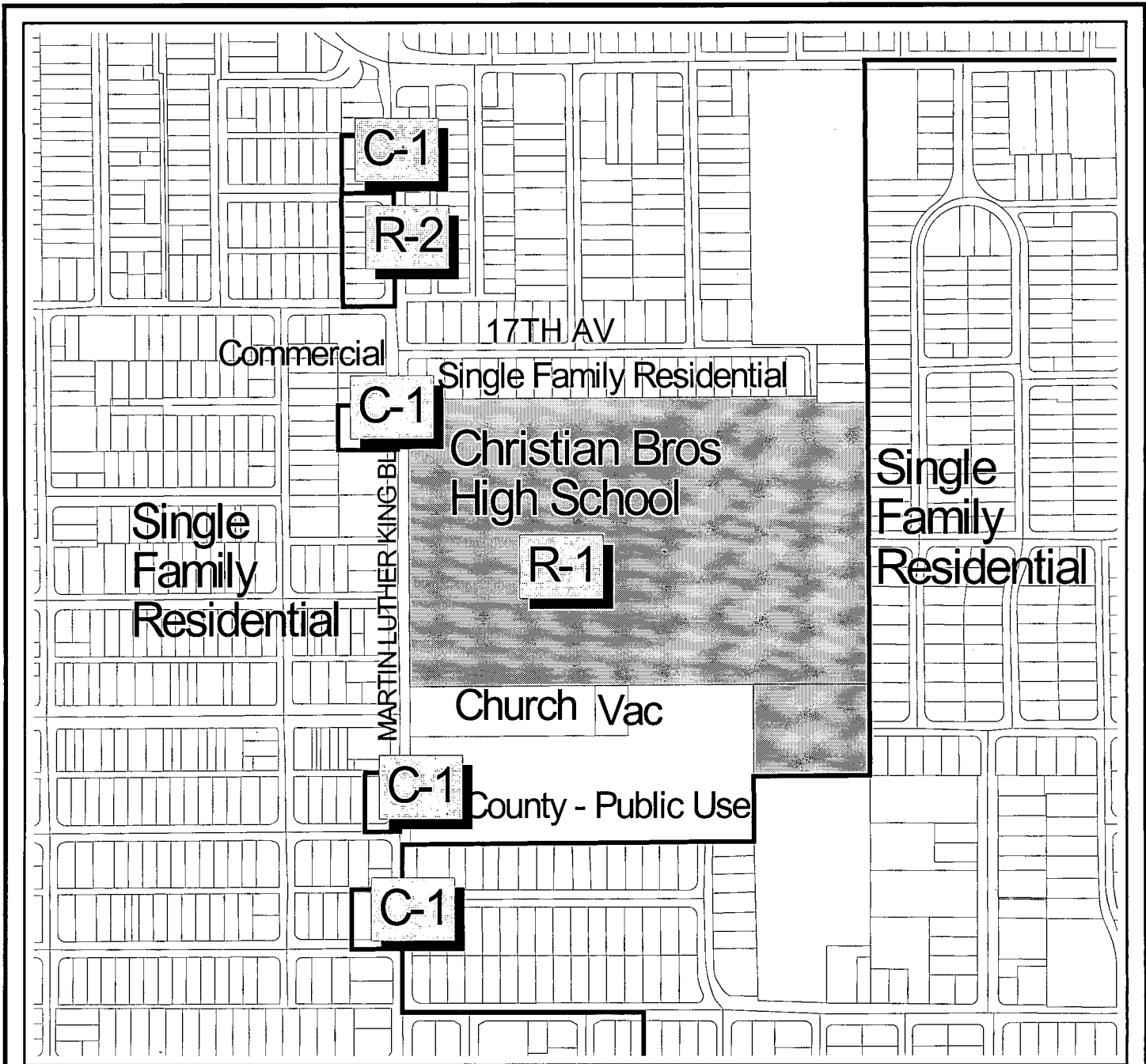
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File  
Applicant/ Owner  
ZA Log Book



# VICINITY MAP





# LAND USE AND ZONING



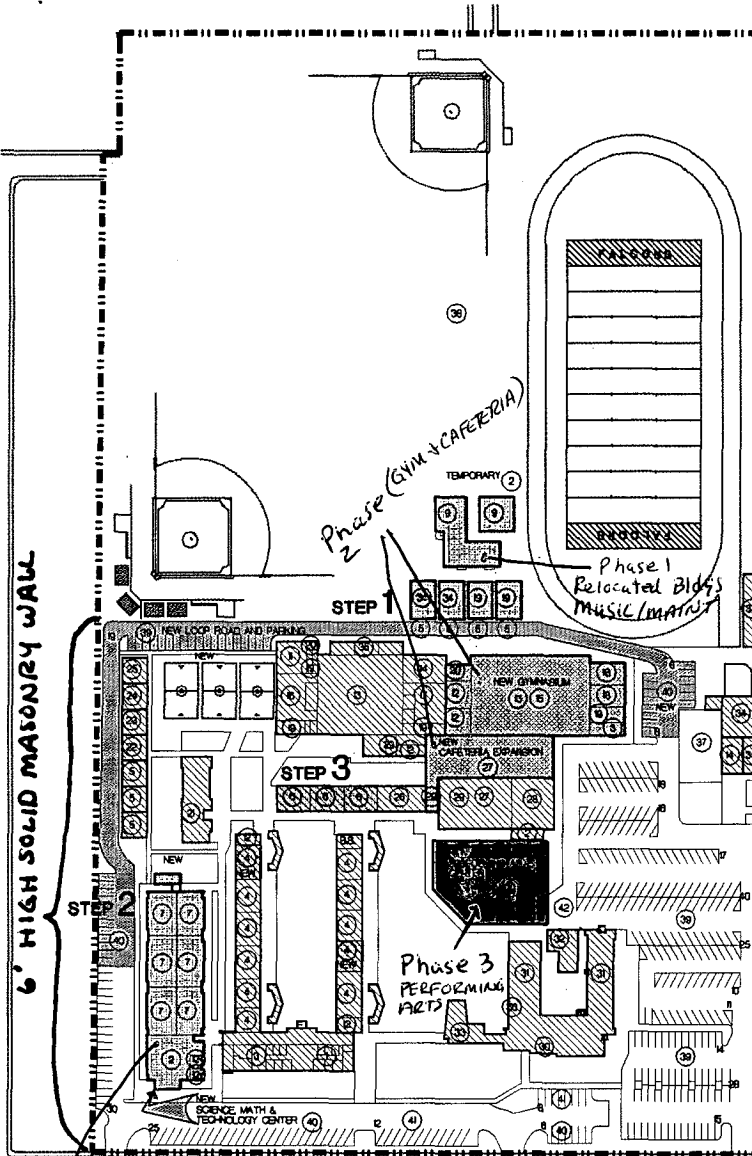


# CHRISTIAN BROTHERS HIGH SCHOOL

## PHASE 1 SCIENCE, MATH AND TECHNOLOGY CENTER

## EXHIBIT C

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### GENERAL PROGRAM REQUIREMENTS AND PHASING

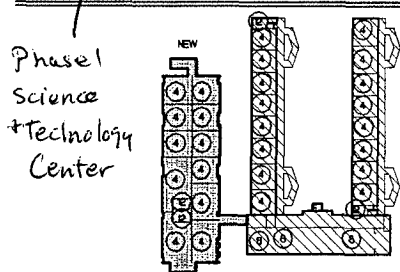
	CURRENT NET SQUARE FOOTAGE (NSF)	NET SQUARE FOOTAGE CHANGES BY PHASE			TOTAL
		PHASE 1	PHASE 2	PHASE 3	
1. ADMINISTRATIVE SPACE	7,086	0	0	0	7,086
2. TEACHERS AREAS / LOUNGE / DINING	1,700	1,827	0	0	3,527
3. FACULTY TOILET FACILITIES	400	0	0	0	400
4. GENERAL CLASSROOM	22,820	0,330	0	0	23,150
5. PORTABLES	9,900	-7,200	0	0	2,700
6. ARTS AND CRAFTS	2,480	0	0	0	2,480
7. SCIENCE LABORATORIES	5,340	0,000	0	0	5,340
8. LIBRARY / MEDIA CENTER / TECHNOLOGY HUB	3,458	0	0	0	3,458
9. MUSIC / CHORAL ROOMS	2,430	0	0	0,870	3,300
10. DRAMA / SPEECH / PERFORMING CENTER / LECTURE HALL	2,445	0	0	0,800	3,245
11. DANCE ROOM	900	0	0	400	1,300
12. STUDENT TOILET FACILITIES	1,700	0	0	0	1,700
13. GYMNASIUM	9,400	0	12,000	0	21,400
14. WEIGHT ROOM	2,735	0	0	0	2,735
15. WRESTLING AREA	0	0	2,000	0	2,000
16. GIRLS LOCKER	2,784	0	0	0	2,784
17. BOYS LOCKER	3,352	0	0	0	3,352
18. VARIETY TEAM FACILITIES	0	0	2,400	0	2,400
19. COACHES FACILITIES	1,977	0	2,200	0	4,177
20. TRAINING ROOM	180	0	100	0	280
21. GUIDANCE CENTER	3,500	0	0	0	3,500
22. CAMPUS MINISTRIES	0	0	0	0	0
23. TUTORIAL CENTER	0	0	0	0	0
24. VOLUNTEER COMMUNITY SERVICE	0	0	0	0	0
25. LA BALLIAN YOUTH CENTER	800	1,400	0	0	2,200
26. STUDENT ACTIVITIES CENTER	4,283	0	4,000	0	8,283
27. CAFETERIA / COMMONS AREA	1,990	0	0	0	1,990
28. KITCHEN FACILITIES	0	0	0	0	0
29. SNACK BAR / VENDING MACH.	4,850	0	0	0	4,850
30. DEVELOPMENT / CONFERENCE	0	0	0	0	0
31. BROTHERS RESIDENCE	0	0	0	0	0
32. SECURED VEHICLE STORAGE	1,100	0	0	0	1,100
33. CHAPEL	2,900	0	0	0	2,900
34. MAINTENANCE SHOPS / STORAGE	4,600	0	0	0	4,600
35. GENERAL STORAGE FACILITIES	0	7,049	0	0	7,049
36. BUILDING CIRCULATION AREA	0	0	0	0	0
<b>TOTAL</b>	<b>102,845 NSF</b>	<b>50,179 NSF</b>	<b>23,380 NSF</b>	<b>7,470 NSF</b>	<b>183,874 NSF</b>
37. OUTDOOR PLAY COURTS	45,400 NSF	0	0	0	45,400 NSF
38. FIELD PLAY AREAS	647,400 NSF	0	0	0	647,400 NSF
<b>TOTAL</b>	<b>892,645 NSF</b>	<b>0 NSF</b>	<b>0 NSF</b>	<b>0 NSF</b>	<b>892,645 NSF</b>

39. STUDENT PARKING	172	180	0	0
40. BUS/ELDER PARKING	90	95	0	0
41. VISITOR PARKING	15	15	0	0
42. BROTHERS PARKING	5	5	0	0
43. BIKE PARKING	0	0	0	0
44. NEW ROADWAYS	0	0	0	0
<b>TOTAL</b>	<b>272</b>	<b>395</b>	<b>0</b>	<b>0</b>

STUDENT POPULATION				
CURRENT ENROLLMENT	955 STUDENTS			
ULTIMATE ENROLLMENT	1000 STUDENTS			
<b>NEW BUILDING AREAS (NSF)</b>				
<b>PHASE 1</b>				
• SCIENCE MATH AND TECHNOLOGY CENTER	65,020			
<b>PHASE 2</b>				
• NEW GYMNASIUM	12,000			
• CAFETERIA EXPANSION	4,360			
<b>TOTAL</b>	<b>79,380</b>			
<b>PHASE 3</b>				
• NEW PERFORMING ARTS CENTER	7,470			
<b>TOTAL</b>	<b>86,850 NSF</b>			

NEW BUILDING AREA GRAND TOTAL: 86,850 NSF

Phase 1  
Science  
& Technology  
Center



SCHEMATIC OF 2nd FLOOR  
NEW SCIENCE MATH & TECHNOLOGY CENTER

### Phase 1 Sequencing

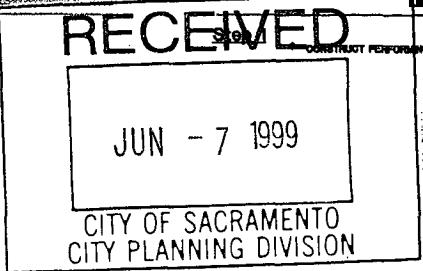
- Step 1**
  - RELOCATE FOUR EXISTING PORTABLE CLASSROOMS, MUSIC PORTABLES AND FACULTY LOUNGE PORTABLE TO EAST PART OF CAMPUS TRADING COURTYARD.
- Step 2**
  - EXTEND AND CORRECT REQUIRED UTILITIES.
- Step 3**
  - CONSTRUCT SCIENCE/MATH & TECHNOLOGY CENTER GENERAL CLASSROOM BUILDING AT NORTH PART OF CAMPUS. STUDENT TOILETS, FACULTY LOUNGE, LIBRARY (PARTIAL), ELEVATOR AND CIRCULATION WILL BE INCLUDED IN THIS BUILDING.
  - CONSTRUCT NEW 48 SPACE PARKING AREA AND LOOP ROAD.
  - CONVERT EXISTING LABORATORIES INTO ARTS AND CRAFTS ROOMS AND STUDENT ACTIVITY CENTER.
  - CONVERT EXISTING ARTS AND CRAFTS ROOMS INTO REGULAR CLASSROOMS.
  - CONVERT OLD FACULTY LOUNGE PORTABLE INTO MUSIC PRACTICE ROOM.
  - CONVERT RELOCATED PORTABLES INTO COACHES OFFICES.
  - CONVERT RELOCATED PORTABLES INTO GENERAL STORAGE.

### Phase 2 Sequencing

- Step 1**
  - CONSTRUCT GYMNASIUM
- Step 2**
  - EXPAND CAFETERIA

### Phase 3 Sequencing

- Step 1**
  - CONSTRUCT PERFORMING ARTS CENTER



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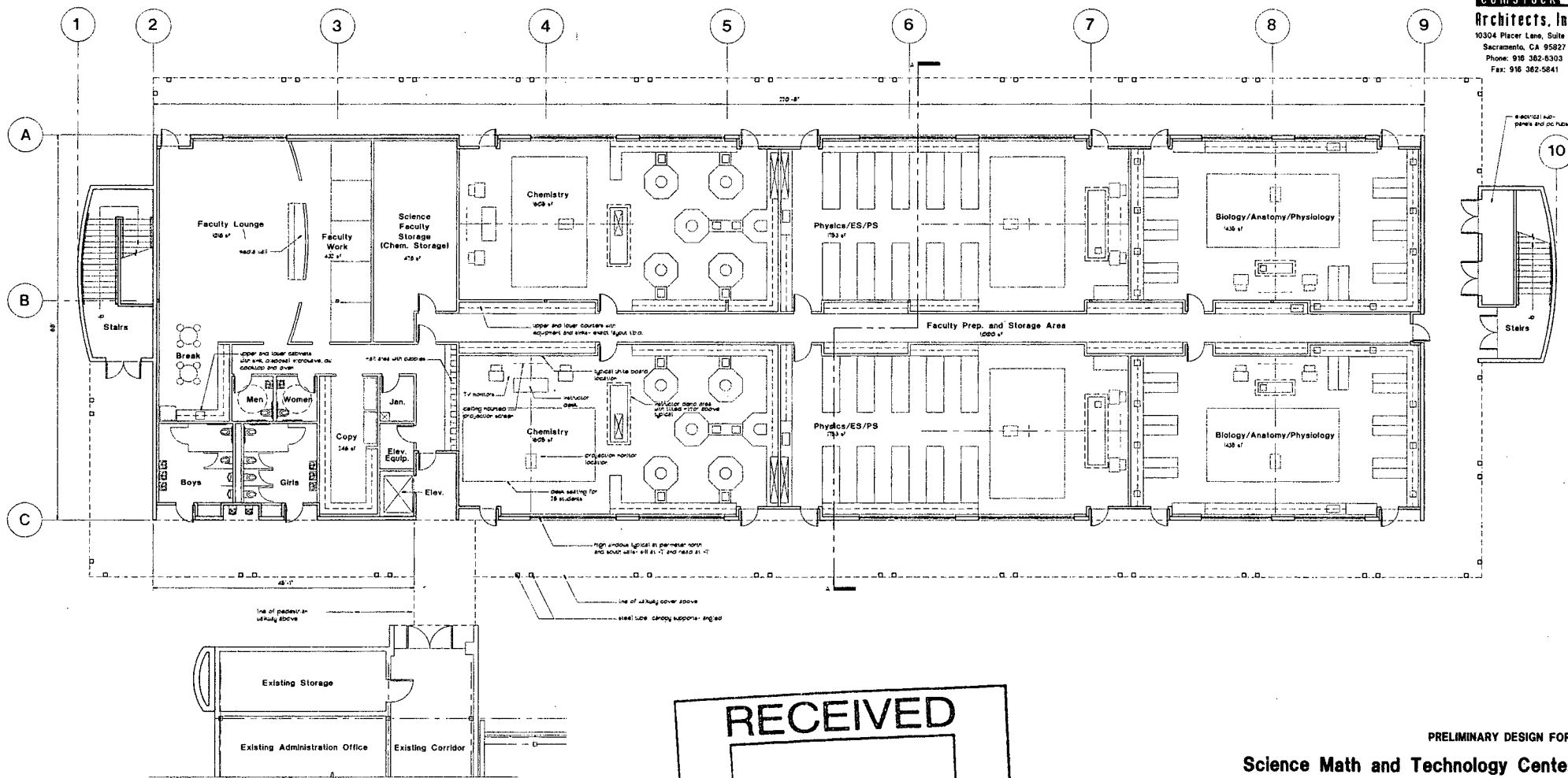
AUGUST 25, 1999

Z99-063

AUGUST 25, 1999



Architects, Inc.  
10304 Placer Lane, Suite A  
Sacramento, CA 95827  
Phone: 916 382-6303  
Fax: 916 382-5841



Gross Floor Area - 16,290 sf

Preliminary First Floor Plan  
1/8" = 1'-0"



**RECEIVED**

JUN - 7 1999

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

PRELIMINARY DESIGN FOR:  
**Science Math and Technology Center**

Christian Brothers  
High School - College Preparatory  
Sacramento, California

**Z99 - 063**

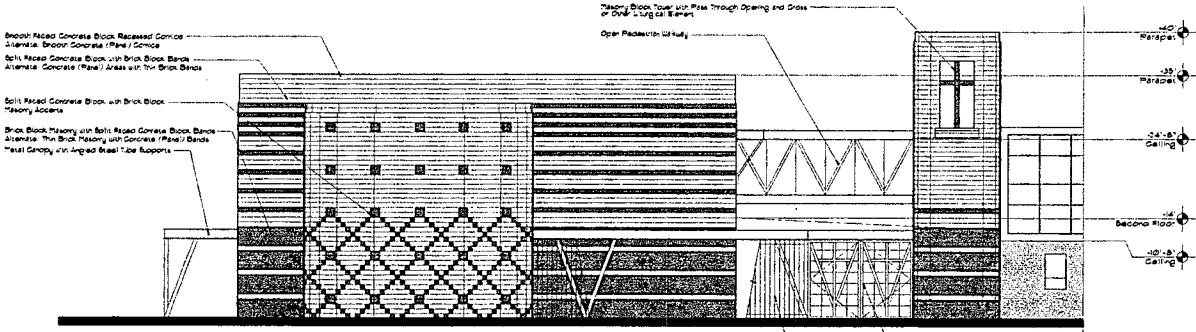
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DPE  
98203.03

EXHIBIT D

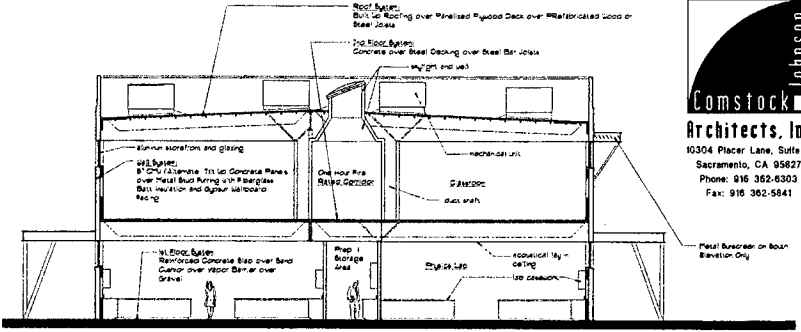
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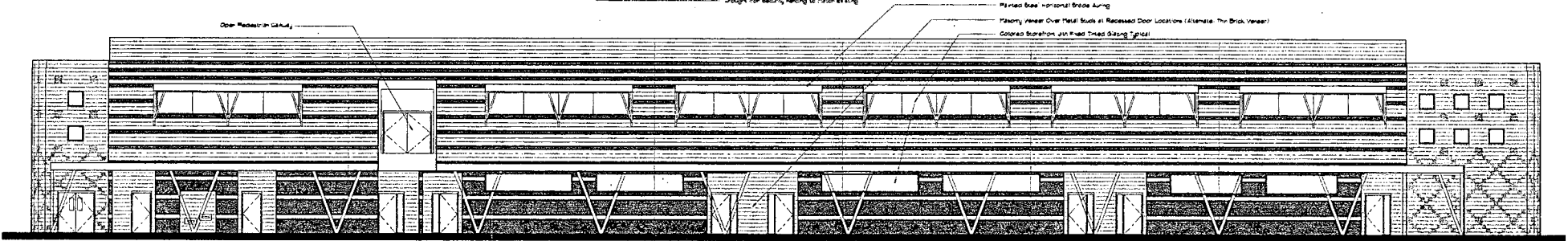
AUGUST 25, 1999



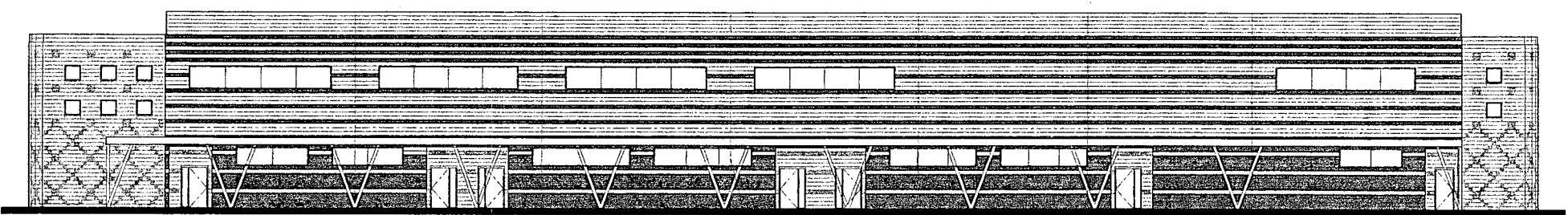
West (East Similar)



Building Section AA



South



North

Preliminary Elevations  
1/8" = 1'-0"

**Comstock Johnson**  
Architects, Inc.  
10304 Placer Lane, Suite A  
Sacramento, CA 95827  
Phone: 916 362-6303  
Fax: 916 362-6841

PRELIMINARY DESIGN FOR:

Science Math and Technology Center

Christian Brothers  
High School - College Preparatory  
Sacramento, California

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JUN - 7 1999  
CITY PLANNING DIVISION

Z 99 - 063

EXHIBIT E

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