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# CITY PLANNING COMMISSION

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

APPLICANT	Sacramento Police Athletic League, 2020 'I' Street, Sacramento, CA 95816		
OWNER	City of Sacramento		
PLANS BY	Dean F. Unger, 700 Alhambra Boulevard, Sacramento, CA		
FILING DATE	12-10-82	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC.	1-3-83	EIR	ASSESSOR'S PCL. NO. 014-223-01

- APPLICATION:
1. Negative Declaration
  2. Special Permit to establish an athletic club (Police Athletic League) on 3.4± acres (Donner School site) in the Single Family (R-1) zone

LOCATION: West side of Stockton Boulevard, between 8th and 9th Avenues.

PROPOSAL: The applicant is proposing to remodel the existing Donner School to house a variety of Police Athletic League activities and associated uses.

PROJECT INFORMATION:

1974 General Plan Designation: School site  
1966 Oak Park Community Plan Designation: Donner School site  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Existing school and playgrounds (no longer in use)  
Surrounding Land Use and Zoning:  
North: Residential; R-1  
South: Residential; R-1  
East: Commercial; C-2  
West: Residential; R-1  
Parking Required: To be determined by Commission  
Parking Provided: 43 spaces  
Ratio Required: N/A  
Ratio Provided: N/A  
Property Dimensions: Irregular  
Property Area: 3.4± acres  
Density of Development: N/A  
Square Footage of Lot(s): N/A  
Square Footage of Building(s): 21,670 square feet  
Height of Structure(s): N/A  
Significant Features of Site: Existing school and open space area  
Topography: N/A  
Street Improvements: N/A  
Utilities: N/A  
Exterior Building Colors: N/A  
Exterior Building Materials: N/A

**001682**

BACKGROUND INFORMATION: The subject site contains the existing Donner Elementary School. The site was vacated for school purposes because it does not meet Title 21 requirements which specify certain earthquake standards for buildings occupied by publicly mandated Kindergarten through Twelfth grade students.

The Sacramento Police Athletic League has entered into a lease agreement to utilize the subject site for athletic facilities for youth, locker rooms, community meeting rooms, offices for P.A.L. and also leaseable office space (see attached Exhibit A).

STAFF EVALUATION: Staff has no objection to using the subject site as proposed by the Police Athletic League. Staff does want to ensure that the types of activities conducted on the grounds are community oriented and will not create a nuisance to the surrounding residences.

To insure that these uses are community oriented, staff recommends that each use, other than the Police Athletic League, be subject to staff review and approval.

This approach has been utilized to review and control the activities at the Sierra School site which also operates under a special permit as a social center.

The applicant has indicated that the rehabilitation of the site will include the development of a 43-space on-site parking lot. The 43 spaces appear to be adequate for the proposed use. Also, approximately 46 on-street parking spaces are available for overflow parking.

RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow.

Conditions - Special Permit

- a. All uses other than the Police Athletic League shall be subject to review and approval of the Director of Planning prior to occupancy. The Director may require Commission review if he determines the use may adversely impact the adjacent neighborhood;
- b. All uses shall be community oriented;
- c. The uses shall not constitute a nuisance to the adjacent residential neighborhood;
- d. The open space shall be retained and maintained;
- e. All buildings shall meet the requirements of the Building Division.

Findings of Fact - Special Permit

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- a. The project, as conditioned, is based upon sound principles of land use in that the proposed use is compatible with the surrounding residential and commercial uses;
- b. The project, as conditioned, will not be injurious to surrounding properties in that the proposal will not alter the characteristics of the site;
- c. The proposal, as conditioned, is consistent with the Oak Park Community Plan which designates the site for school use.

# Exhibit "A"

## POLICE ATHLETIC LEAGUE REMODEL

### STATEMENT OF INTENT

A. The Sacramento Police Athletic League (P.A.L.) proposes to remodel the existing school building to house P.A.L. uses. The uses will be athletic facilities for youth, locker rooms, community meeting room, offices for P.A.L., leaseable office space upstairs, and athletic fields. Phase II of this work will be the construction of a gymnasium for basketball and boxing.

### B. Project Information

#### Building Area

Phase I: Remodel of existing school building  
gross square footage 18,736 SF

Phase II: New gymnasium addition  
gross square footage 3,024 SF

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Total Building Area 21,670 SF

#### Site Statistics

##### Site Area

##### Building Area Covering Site

Phase I 12,123 SF

Phase II 3,024 SF

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Total 15,147 SF

Parking Required 70.75 spaces

##### Parking Provided

On Site 43

On Street 46

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Total 89 spaces

C. The City of Sacramento, Owner of Property has required as a lease condition, that development of this building must take place as soon as possible. The lease was predicated upon providing the previously listed uses.

The neighborhood and community need these facilities. The P.A.L. was previously headquartered on the present site of the P.E.R.S. building. They currently have no home for their community service organization which through volunteer effort provides recreational opportunities for the youth of the community.

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Exhibit "A"

POLICE ATHLETIC LEAGUE REMODEL  
STATEMENT OF INTENT  
PAGE 2

The proposed facility will offer the neighborhood the community facilities it needs. The use of the building will remove an eyesore from the neighborhood.

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# Exhibit "A"

## POLICE ATHLETIC LEAGUE REMODEL

### PARKING ANALYSIS

#### First Floor

Conference/Meeting Room	961 SF	
O.L. 64    1 Space/6 occ.		= 10.7 spaces
P.A.L. Office	877 SF	
O.L. 9    1 Space/400 SF		= 2.2
Game Room	690 SF	
O.L. 46    1 Space/6 occ.		= 7.67
Boxing/Training 1	690 SF	
O.L. 20    1 Space/6 occ.		= 3.33
Boxing/Training 2	690 SF	
O.L. 17    1 Space/6 occ.		= 2.8
Wrestling Room	713 SF	
O.L. 23    1 Space/6 occ.		= 3.8

#### Locker Rooms

Parking Requirements are shown in specific use areas.

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FIRST FLOOR TOTAL = 33.83 spaces

#### Second Floor

Office #1	690 SF	
O.L. 7    1/400 SF		= 1.73 spaces
Office #2	690 SF	
O.L. 7    1/400 SF		= 1.73
Office #3	690 SF	
O.L. 7    1/400 SF		= 1.73
Office #4	690 SF	
O.L. 7    1/400 SF		= 1.73

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SECOND FLOOR TOTAL = 6.92 spaces

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POLICE ATHLETIC LEAGUE RMODEL  
PARKING ANALYSIS  
PAGE 2

PHASE II

Gymnasium 3024 SF  
O.L. 202 1/100 SF = 30 spaces

SUMMARY

First Floor = 33.83 spaces  
Second Floor = 6.92 spaces  
Gymnasium (Future) = 30 spaces

Required 70.75 spaces

Provided

On Site 43  
On Street 46

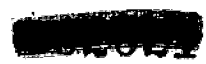
TOTAL PARKING SPACES AVAILABLE 89 spaces

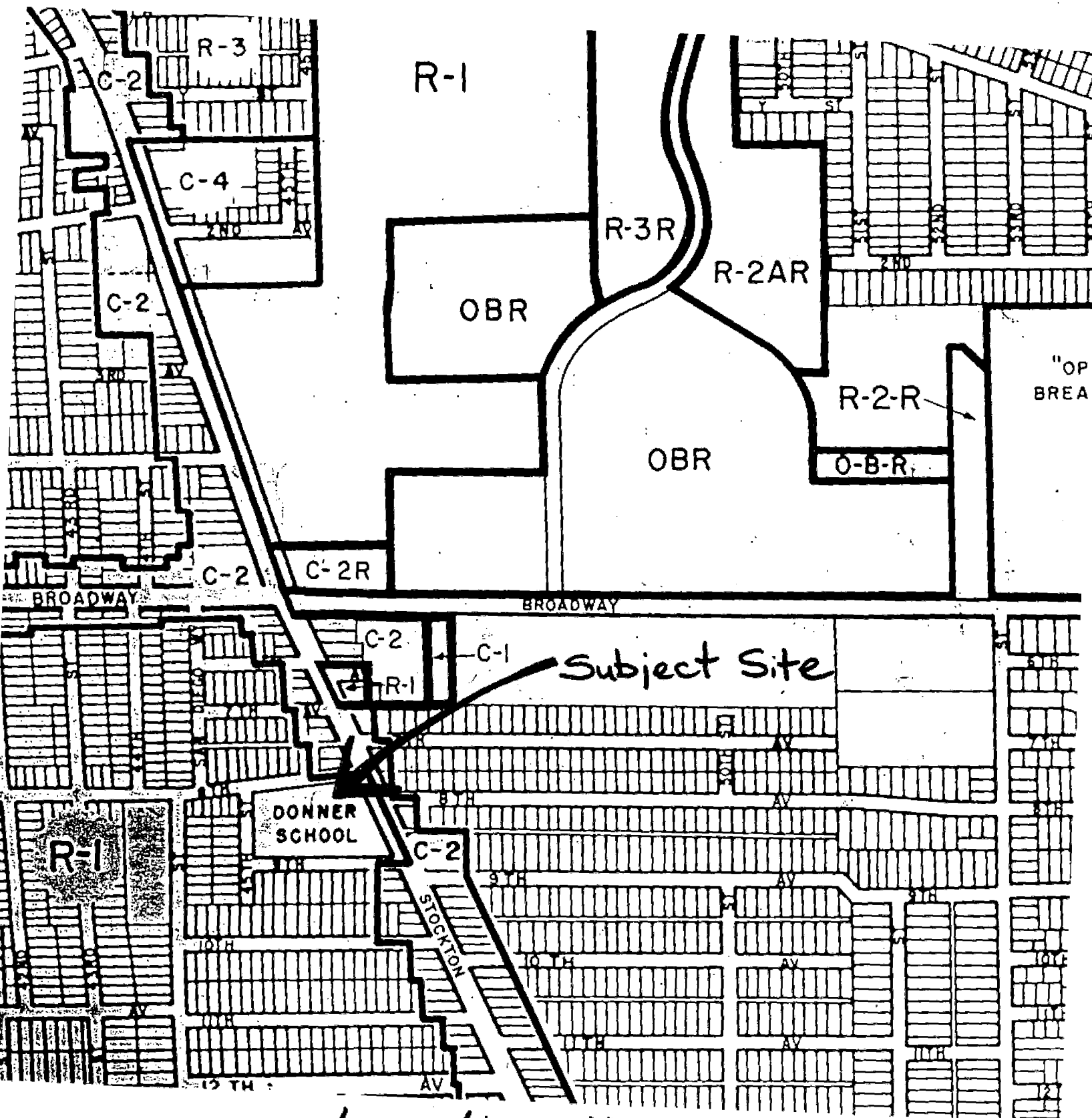
PARKING ANALYSIS EXPLANATION

The user group for this building will primarily be youth under the age of 15. Obviously this user group will not require standard parking allowances. The office use will be a Monday thru Friday, 8 to 5, time frame. Meeting room use and special events in the gymnasium will take place primarily after 5 pm on weekdays and on weekends. This dual use of parking at different times allows less on site parking to actually be required.

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LOCATION MAP

300  
82-299

1-13-83

001689

No. 31

DEANE LINCER  
 AIA INC  
 ARCHITECTURE AND  
 INTERIOR DESIGN  
 700 Alameda Blvd  
 Sacramento, California 95814  
 916-433-1237

PROJECT OF EASTING SOOIL FOR  
 POLICE ATHLETIC LEAGUE  
 STOCKTON, CALIFORNIA  
 STOCKTON BLVD. BETWEEN 8<sup>TH</sup> & 9<sup>TH</sup> AVENUES

REVISIONS

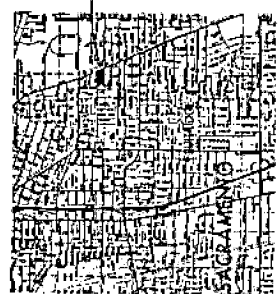
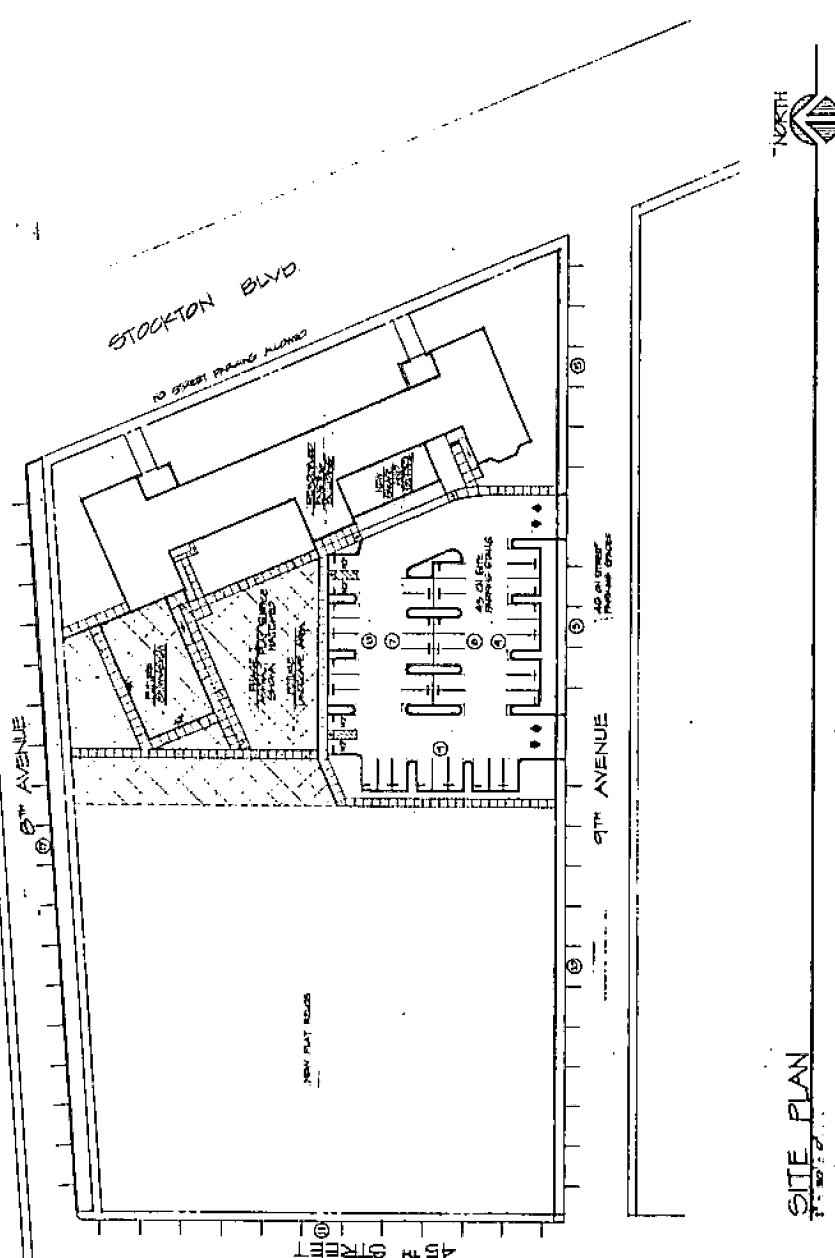
This drawing is not valid  
 for construction until signed  
 by the Architect.

DATE: 03-14-83  
 DRAWING NO.:  
 SHEET NO.:  
 DESIGNED BY: B. CHAMBLISS  
 CHECKED BY: B. CHAMBLISS  
 PROJECT NO.: 41-102

1

SHEET TITLE  
 SHEET NO.

OF 4 SHEETS



LOCATION MAP  
 NO SCALE

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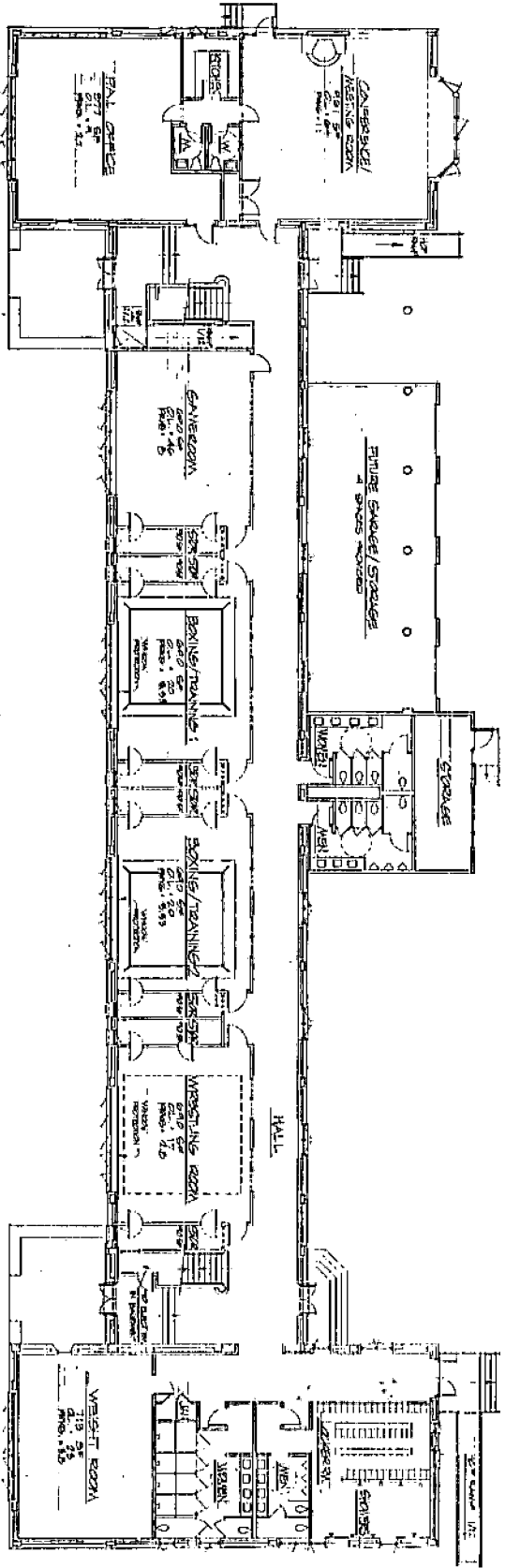
P 82300

1-13-83

No. 31



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FIRST FLOOR PLAN

001691



REMODEL OF EXISTING SCHOOL FOR  
**POLICE ATHLETIC LEAGUE**  
 BROCKTON BLVD BETWEEN 8<sup>TH</sup> AND 9<sup>TH</sup> AVENUES  
 SACRAMENTO, CALIFORNIA

DEAN E UNDER  
 AIA REGISTERED AND  
 LICENSED ARCHITECT  
 1500 J STREET  
 SACRAMENTO, CALIF 95811  
 (916) 441-1111

2

DATE	12-10-82
DRAWN BY	ELMORADO
CHECKED BY	ELMORADO
DATE	4-82
DRAWING NO.	12-10-82
SHEET NO.	2
OF 4 SHEETS	

DEAN F. LINDER  
 ARCHITECT  
 1000 MARKET STREET  
 SAN FRANCISCO, CALIF.  
 (415) 398-1111

PRINCIPAL OF SPORTS GROUP FOR  
 POLICE ATHLETIC LEAGUE  
 2000 CALIFORNIA BLVD. BERKELEY, CALIFORNIA 94704  
 (415) 841-1111

revisions

This drawing is not final  
 and is not to be used for  
 construction without approval  
 by the Architect.

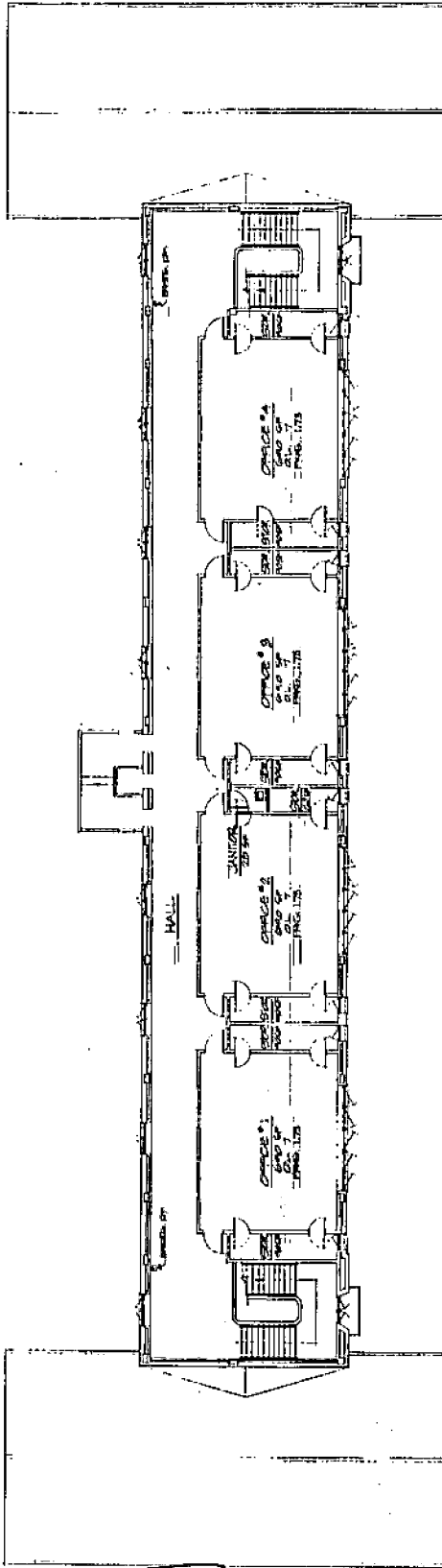
architect

Drawn by: G. G. G. G.  
 Checked by: G. G. G. G.  
 Date: 12-1-83  
 Drawing no.: 001692

3

Sheet title  
 sheet no.

of 4 sheets



SECOND FLOOR PLAN

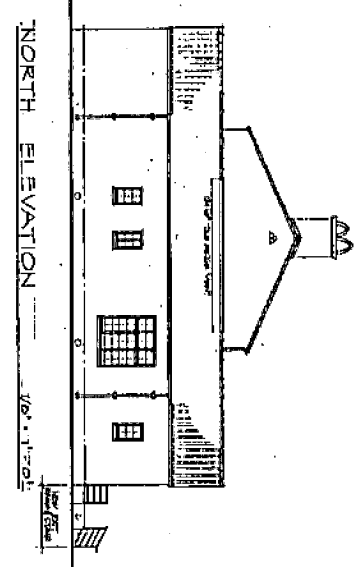
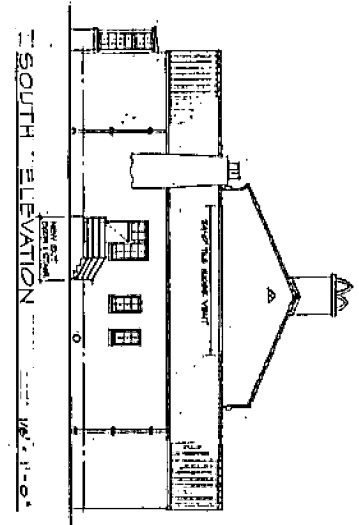
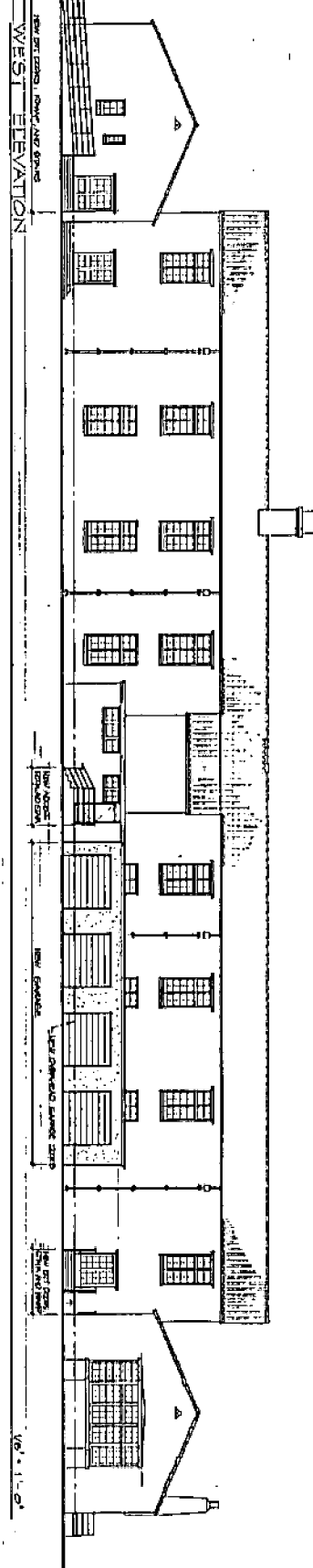
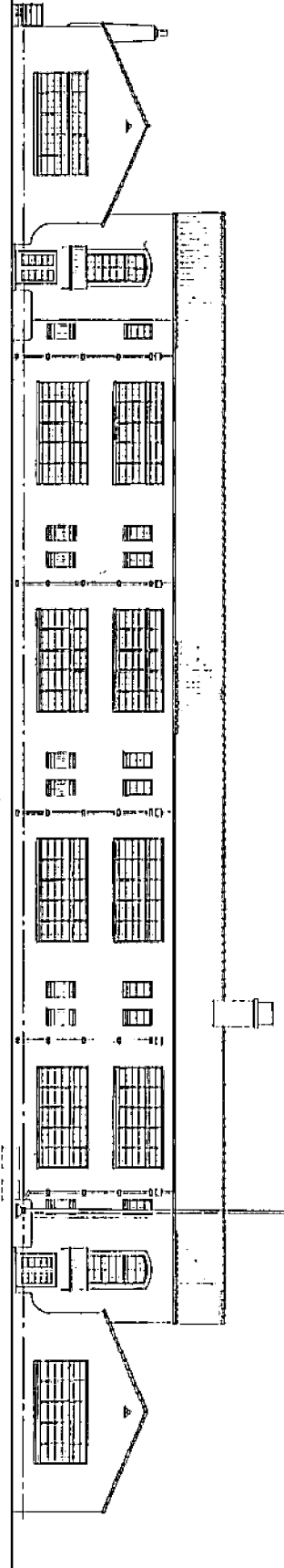
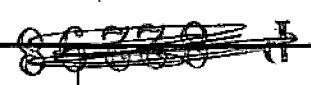
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1-13-83

No. 31



**ELEVATION REMODEL NOTES**

- 1. ALL EXISTING WINDOWS WILL BE REMOVED.
- 2. NEW WINDOWS WILL BE INSTALLED AS SHOWN ON THE DRAWINGS.
- 3. ALL EXISTING DOORS WILL BE REMOVED.
- 4. NEW DOORS WILL BE INSTALLED AS SHOWN ON THE DRAWINGS.
- 5. ALL EXISTING ROOFING WILL BE REMOVED.
- 6. NEW ROOFING WILL BE INSTALLED AS SHOWN ON THE DRAWINGS.
- 7. ALL EXISTING SIDING WILL BE REMOVED.
- 8. NEW SIDING WILL BE INSTALLED AS SHOWN ON THE DRAWINGS.
- 9. ALL EXISTING PAINT WILL BE REMOVED.
- 10. NEW PAINT WILL BE INSTALLED AS SHOWN ON THE DRAWINGS.

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DEAN F. UNDER  
AIA INC.  
ARCHITECTURE AND  
ENGINEERING  
700 N. MARKET ST.  
SACRAMENTO, CALIFORNIA 95811  
916-441-2500

REMODEL OF EXISTING SCHOOL FOR  
**POLICE ATHLETIC LEAGUE**  
10200 BLVD. BETWEEN 8<sup>TH</sup> AND 9<sup>TH</sup> AVENUES  
SACRAMENTO, CALIFORNIA

DESIGNED BY: B. CARMICHAEL  
CHECKED BY: D. DAVENPORT  
DATE: 12-10-82  
DRAWING NO.:

4

Sheet Title:  
Sheet No.:

DEANE LINGER  
 LANDSCAPE ARCHITECT  
 17518 E. 15TH AVE. #100  
 DENVER, CO 80232

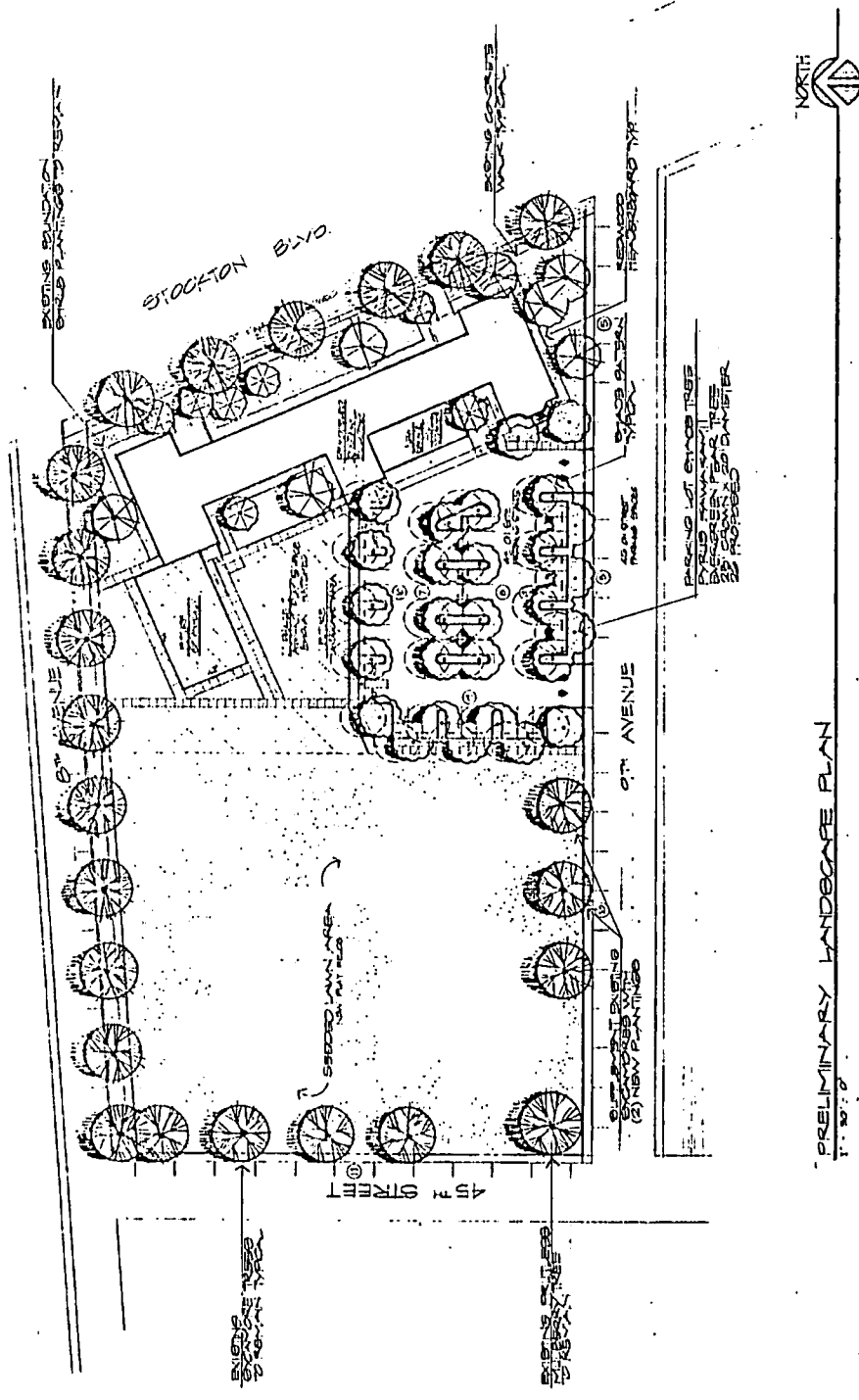
DATE: 01-15-00  
 DRAWING NO. 11

PROJECT OF PARKING GARAGE FOR  
 POLICE ATHLETIC LEAGUE  
 PROJECT AND DESIGN CONCEPT BY  
 ARCHITECT, DENVER

DATE	11.8.02
DRAWING NO.	
DRAWN BY	W.S.
CHECKED BY	G.S.
PROJECT	
SCALE	AS SHOWN

PRELIMINARY  
 LANDSCAPE PLAN

SHEET NO.  
 11  
 OF 1



PLANT LIST AND LEGEND

- EXISTING STREET TREES TO REMAIN  
 AMERICAN SPINDLE
- FLOWERING ACACIA
- FLOWERING ALBESCENT PEARING KOT SHAO TREES  
 (AS SPECIFIED PER CITY REQUIREMENTS)
- FLOWERING PINE TREES  
 (AS SPECIFIED PER CITY REQUIREMENTS)
- FLOWERING PLUM
- FLOWERING CHERRY
- MAUNTLIN
- FLOWERING STRIP AND GROUND COVER PLANTING AREA

GENERAL NOTES:

1. BASE BID CALCULATIONS (80% SHAD REQUIREMENT)  
 - TOTAL PLANTING AREA  
 - TOTAL SHAD AREA  
 - TOTAL TREES (80% SHAD)
2. ALL PLANTING SHALL BE PERFORMED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. ALL TREES PROPOSED SHALL BE TO EXCEED MINIMUM.

PRELIMINARY LANDSCAPE PLAN

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