

P96-096 KEITH B. KENNY ELEMENTARY SCHOOL

- REQUEST:
- A. **Environmental Determination**
 - B. **Lot Line Adjustment** to relocate the lot lines to form an 8.11± acre parcel for an existing elementary school and a 1.8± acre parcel to remain as City property in the Standard Single-Family (R-1) and Multi-Family (R-2-B) zones.
 - C. **Section 65402 Review** for the disposition of 8.11± City-owned acres and the acquisition of 5.57± acres involving the Sacramento City Unified School District.

LOCATION: 3623 Martin Luther King Boulevard; 2791 24th Street
APNs: 013-0041-001; 014-0231-001, 041
Council District 5 (Area 3)
Land Park and East Broadway Community Plan Areas

APPLICANT:	City of Sacramento (Bruce Alei), 916-264-5055 1023 J Street, Room 200, Sacramento, CA 95814
OWNER:	City of Sacramento (Bruce Alei), 916-264-5055 1023 J Street, Room 200, Sacramento, CA 95814
APPLICATION FILED:	September 23, 1996
STAFF CONTACT:	Mike Dale, 916-264-8309

SUMMARY: The City of Sacramento has initiated the above project to accommodate a trade of land with the Sacramento City Unified School District. The project involves the conveyance of 8.11± City-owned acres (Keith B. Kenny Elementary School) to the District and the acquisition of 5.57± District-owned acres (Sierra II Community Center) by the City. A Lot Line Adjustment is proposed to facilitate the land transaction. The City-owned site supports both an operating elementary school and 1.8± acres of undeveloped land. The District-owned site supports an operating community center. Section 65402 of the California Government Code requires that a finding of General Plan conformity be made for projects involving the disposition and/or the acquisition of publicly-owned real property. The final transaction will be subject to City Council approval.

RECOMMENDATION: The project's primary issues relate to land use policy. The contemplated land transaction would not affect the operations of the elementary school or the community center. The proposed Lot Line Adjustment would result in the reconfiguration of parcels which are developable and accessible in accordance with the General Plan and the Zoning Ordinance. **Staff therefore recommends approval of the project as described in the findings of fact (Attachment 1).**

SCHOOL SITE INFORMATION:

General Plan Designations:	Parks, Recreation, Open Space (8.0± acres); Medium Density Residential (1.8± acres); Low-Density Residential (0.11± acres).
Existing Community Plan Designation:	N/A (East Broadway)
Existing Zoning of Site:	Single-Family (R-1), Multi-Family (R-2B).
Existing Land Use of Site:	Elementary School, Undeveloped Land

Surrounding Land use and Zoning (Attachment 3):

North: Community Center; R-1
 South: Single-Family Development; R-1
 East: Single-Family Development; R-1
 West: Multi-Family Development; R-2-B

Existing Property Area Dimensions (Size):	Parcel #001: 989' x 439' (10± acres) Parcel #041: 40' x 125' (0.11± acres)
Proposed Property Area Dimensions (Size):	Parcel 1: 812' x 439' (8.11± acres) Parcel 2: 177' x 439' (1.8± acres)
Size of Existing Buildings:	45,500 Square-Foot School
Height of Existing Buildings:	34 feet, 6 inches (1-Level)
Street Improvements and Utilities:	Existing (None proposed)

COMMUNITY CENTER SITE INFORMATION:

General Plan Designation:	Low-Density Residential
Existing Community Plan Designation:	N/A (Land Park)
Existing Zoning of Site:	Single-Family (R-1)
Existing Land Use of Site:	Community Center

Surrounding Land use and Zoning (Attachment 4):

North: Residential; R-4 and R-1
 South: Residential; R-1
 East: Residential; R-1
 West: Residential; R-1

Property Area Dimensions (Size):	Irregular (5.57± acres)
Size of Existing Buildings:	43,433 Square Feet
Height of Existing Buildings:	25 Feet (1 and 2 Levels)
Street Improvements and Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the above entitlement(s), the Lot Line Adjustment will require the filing of a Certificate of Compliance. The trade of land with the Sacramento City Unified School District will require future City Council action.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

General Plan. The City-owned site is divided among three General Plan designations: 1) The eight-acre, school site (proposed Parcel 1) is designated as "Parks, Recreation, and Open Space" which is intended for natural and man-made resources including outdoor facilities (Section 6-3). The General Plan indicates that the underlying R-1 zone is compatible with this designation (Section 9-4). 2) The 1.8-acre portion (proposed Parcel 2) is designated as "Medium-Density Residential" which is intended for multiple-family development such as condominiums and light-density apartments (Section 2-4). The underlying R-2-B zone is compatible with this designation. 3) The 0.11-acre (40' x 125') site (existing Parcel #041) is designated as "Low Density Residential" which is intended for single-family development. The underlying R-1 zone is compatible with this designation.

The District-owned site is designated as "Low-Density Residential" according to the General Plan. The location and operation of a community center is compatible with this designation. The underlying R-1 zone is also compatible with this designation.

The proposed Lot Line Adjustment would form an 8.11± acre school site (proposed Parcel 1) and a 1.8± acre, undeveloped parcel (proposed Parcel 2). The project would not affect the function of the school or vacant portion in that the two sites are presently separated by an existing, six-foot tall, chain-link fence. The conveyance of 8.11 acres to the Sacramento City Unified School District would not affect the operations of the school. Similarly, the conveyance of the District-owned, 5.57± acre, site to the City would not affect the operations of the community center. Therefore, the project is compatible with the goals of the General Plan which encourage the retention of open space, public institutions, and preservation of viable, residentially designated land. Staff recommends that the Planning Commission find the project to be in conformity with the General Plan as required by Section 65402 of the Government Code.

Zoning. The City-owned site is divided among two zoning categories: The proposed Parcel 1 is zoned "Standard Single-Family" (R-1) which is intended for single-family detached residences and educational, religious, and recreational facilities as basic elements of a balanced neighborhood. The proposed Lot Line Adjustment would allow the continued operation of the 8.11 \pm acre school in conformity with the R-1 zone. The proposed Parcel 2 is zoned "Multi-Family" (R-2-B) which may accommodate single-family detached units, apartment buildings, and/or condominiums (with a Special Permit). The proposed Lot Line Adjustment may accommodate future development of the 1.8 \pm acre parcel in accordance with the R-2-B zone.

The District-owned site is zoned "Standard Single-Family" (R-1) which is suitable for single-family development and/or educational and recreational facilities as described above. The zoning and operations of the community center site would not be affected by the project.

B. Lot Line Adjustment - School Site Only

Existing. The City-owned site involves two parcels: The 10-acre site (existing Parcel #001) supports a 45,500 square-foot elementary school with on-site parking, play-ground, and outdoor sports (turf) areas. The paved parking lot is accessible from Martin Luther King Boulevard. The site is bordered on the north, east, and south by a six-foot tall, chain-link fence. A six-foot tall, chain-link fence also separates the eight-acre, school portion from the two-acre, undeveloped portion to the east. The undeveloped, 0.11 \pm acre (40' x 125') parcel (existing Parcel #041) is located to the north of the school and is surrounded by a six-foot tall, chain-link fence.

Proposed. The City proposes to relocate the existing lot lines between existing Parcel #001 and Parcel #041 to form two different parcels. The project would result in a partially developed, 8.11 \pm acre school site (proposed Parcel 1) and an undeveloped, 1.8 \pm acre lot (proposed Parcel 2) suitable for future residential development. Access to the two resulting parcels would be attainable from either Martin Luther King Boulevard or San Carlos Way. Staff therefore recommends approval of the requested Lot Line Adjustment.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The project qualifies for a categorical exemption from further environmental review pursuant to Section 15305(a) of the California Environmental Quality Act

Guidelines. This exemption is applicable to projects involving the minor alteration of land use limitations, having an average slope of less than 20%, and which will not result in any change to the site's land use or density.

B. Neighborhood Response

Notification of the project and Planning Commission hearing was sent to the following organizations and to all owners of property located within 500 feet of the two subject sites.

- South Sacramento Chamber of Commerce
- South Sacramento Neighborhood Coalition (SSNC)
- Florin Road Community & Business Association
- Oak Park Neighborhood Improvement Association
- Sierra Curtis Neighborhood Association
- Maple Park Neighborhood Association

At the time of this writing (11/8/96), Staff has received no comments regarding this project.

C. Summary of Agency Comments

Staff routed copies of the project application and drawings to the appropriate City Departments and local agencies. The only comments received pertained to the proper recordation of the Lot Line Adjustment as shown in Attachment 1.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the proposed Lot Line Adjustment and to make a finding of General Plan conformity. The Planning Commission's action(s) may be appealed to the Council within 10 days following the Commission's action(s).

RECOMMENDATION: Staff recommends that the Planning Commission take the following action(s):

- A. **Adopt** the Notice of Decision and Findings of Fact (Attachment 1) with the Environmental Determination that the project is **Exempt** from further environmental review pursuant to CEQA;
- B. **Adopt** the Notice of Decision and Findings of Fact (Attachment 1) approving the **Lot Line Adjustment** to relocate the lot lines to form an 8.11 \pm acre parcel for an existing elementary school and a 1.8 \pm acre parcel to remain as City property in the Standard Single-Family (R-1) and Multi-Family (R-2-B) zones.

- C. **Adopt** the Notice of Decision and Findings of Fact (Attachment 1) approving the **Section 65402 Review** for disposition of 8.11 ± City-owned acres and the acquisition of 5.57 ± acres involving the Sacramento City Unified School District.

Report Prepared By:

Mike Dale
Mike Dale, Associate Planner

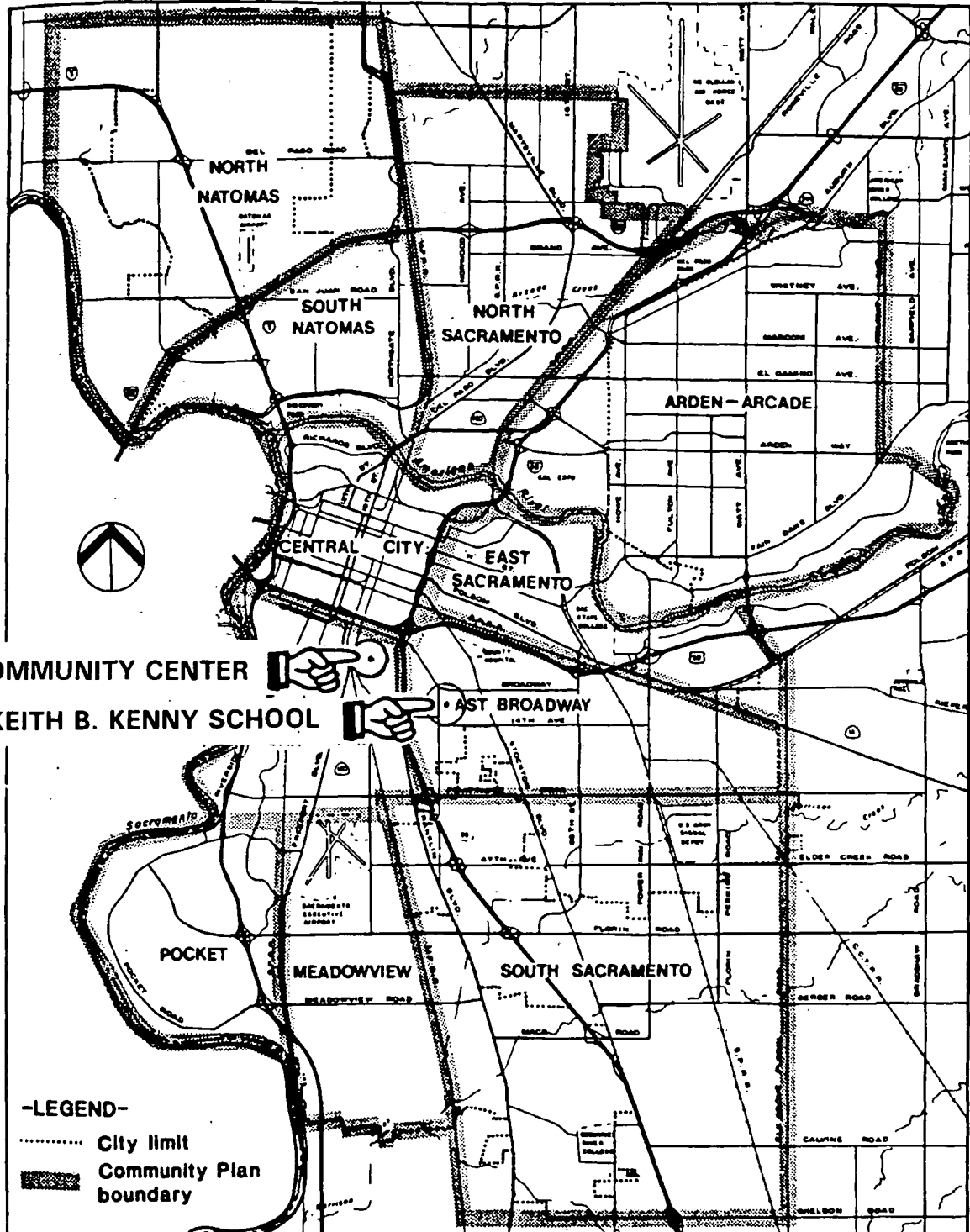
Report Reviewed By:

Barbara L. Wendt
Barbara L. Wendt, Senior Planner

ATTACHMENTS

Attachment 1	Notice of Decision and Findings of Fact
Exhibit 1A	Lot Line Adjustment Exhibit
Attachment 2	Vicinity Map
Attachment 3	Land Use and Zoning Map - Keith B. Kenny Elementary School
Attachment 4	Land Use and Zoning - Sierra II Community Center

Attachment 2
Vicinity Map



SIERRA II COMMUNITY CENTER

KEITH B. KENNY SCHOOL

EAST BROADWAY

-LEGEND-

- City limit
- Community Plan boundary

Attachment 3
Land Use and Zoning Map
Keith B. Kenny Elementary School

