

AMENDED STAFF REPORT 4/22/82

CITY PLANNING COMMISSION

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

APPLICANT	South Land Park Montessori School, 29 Lake Vista Ct., Sacto., CA 95831		
OWNER	A. L. & Mary F. Wymore, 5679 Freeport Boulevard, Sacramento, CA 95822		
PLANS BY			
FILING DATE	3-19-82	50 DAY CPC ACTION DATE	REPORT BY: JIT:bw
NEGATIVE DEC	3-12-82	EIR	ASSESSOR'S PCL NO. 029-010-03; 029-021-35

APPLICATION:

1. Environmental Determination
2. Special Permit to establish a private school for 40 children in an existing 1,763 square foot residential building in Single Family, R-1, and Garden Apartment, R-2B, zones.

LOCATION: 6011 Riverside Boulevard

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 North Pocket Specific Plan Designation:	Residential; 18-21 du/net avg.
Existing Zoning of Site:	R-1 and R-2B
Existing Land Use of Site:	Single Family dwelling and accessory building

Surrounding Land Use and Zoning:

North:	Sacramento River and levee; R-1(F)
South:	Vacant lots; R-2B
East:	Apartment; R-3 & R-2B
West:	Residences; R-1

Number of Children:	40
Employees:	3
Parking Required:	To be determined by Planning Commission
Parking Provided:	4
Property Dimensions:	90.4' x 193'
Property Area:	17,447 square feet
Square Footage of Building:	1,763
Square Footage of Accessory Building:	1,037
Topography:	Flat
Street Improvements:	Existing pavement only
Utilities:	Provided
School District:	Sacramento City Unified

STAFF EVALUATION: Staff has the following comments with this project:

1. The applicant proposes to convert an existing single family building into a Montessori School for 40 children from Kindergarten to the Primary level of Elementary School (K-3). Approximately two employees with one supervisor per shift will operate Monday through Friday between the hours of 7:30 A.M. to 5:30 P.M.

001952
APPLIC. NO. P-82-071

MEETING DATE April 22, 1982

CPC ITEM NO. 16

1. (Cont'd.)

The applicant is providing four parking spaces in the front of the property with a circular driveway access from Riverside Boulevard.

2. The City Engineering Department has indicated that the owner must dedicate approximately eight feet of right-of-way for future street widening and improvement. The applicant's site plan, Exhibit A, would have to be redesigned to eliminate parking in the front setback. Staff suggests the site plan be redesigned per Exhibit B. This would provide three parking spaces for the teachers and two spaces for parents/guests. These parking spaces, as well as the circular drive, must be paved according to the City Zoning Ordinance.
3. The City Traffic Engineering Department has estimated that the proposed private school would generate from two to three vehicle trips per day per child. Therefore, the proposed facility could generate from 80 to 120 vehicles per day. However, this vehicle increase will not significantly impact the traffic circulation in this area. The applicant indicates that the circular driveway will be used to drop off and pick up children.
4. The applicant must submit a landscape plan indicating 50 percent shading of the parking lot as required by the Energy Conservation Ordinance (Ord. 4454) prior to the issuance of a building permit.
5. The applicant is required to install a solid six-foot high masonry wall and adjacent to the residential uses to the east, south and west as per Exhibit A under the Zoning Ordinance, Section 3-D-7 (Ordinance No. 4304-Walls and Fences). The required walls will reduce the visibility and noise transmitted from the children playing to the adjacent residences and apartments.
6. The Fire Marshal has inspected the facility for code requirements and indicates that this building must comply to E-1 occupancy standards.
7. The staff requests that the applicant apply for lot line merger of the parcels (A and B) into one parcel. This will eliminate one of the flag-shaped lots. The applicant must apply for the merger prior to issuance of this special permit.
8. In conclusion, staff has no objection to the private school use at the subject site in that it is located on a major collector street, the surrounding neighborhood has mixed commercial and residential uses, adequate access and on-site parking will be provided, and the school use will not significantly impact the traffic circulation in the neighborhood.
9. The subject structure is on a septic system. The use of the system by 40 children and three teachers could create problems. Staff therefore suggests the County Environmental Health Department inspect the septic system to assure adequate capacity. Also, if it is determined that this system is inadequate, it is possible to extend to the existing City sewer line on the adjacent property to the east.

9. (Cont'd.)

In addition, there is some concern that the additional paved area for the parking spaces and the circular driveway could increase the water runoff and create a drainage problem. Riverside Boulevard at this point does not have street improvements (curbs, gutters and sidewalks) and therefore has no storm drainage system. To mitigate these concerns, staff suggests that the applicant prepare a sewer and drainage study. This study should be reviewed by the City Engineer. Based on this study, provisions for drainage and sewer extensions and improvements could be required.

STAFF RECOMMENDATION: The staff recommends the following actions:

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

Conditions

- a. The proposed private school shall be limited to 40 children. Expansion will be subject to a new special permit. The hours of operation shall be limited to 7:30 A.M. to 5:30 P.M.
- * b. The applicant shall provide a decorative masonry wall on the east, south and west property line as per Zoning Ordinance Section 3-D-7 (Ord. No. 4304). This wall shall be painted to be compatible with the structure (see Exhibit A). *Bond to be posted to insure construction of the wall by 9-8-83 prior to occupancy.*
- c. The structure shall comply with City Building and Fire Code standards (E-1 Occupancy).
- * d. The applicant shall revise the parking design as indicated by Exhibit B. *The concrete curbing shall be replaced by wood headers.*
- * e. The applicant shall apply for lot line merger on Parcels A and B (see Exhibit A) so that the driveway and parking area shall be on one parcel. *This must be completed prior to issuance of this special permit. The lot line merger must be recorded prior to issuance of Special Permit.*
- f. The septic system on the subject site shall be inspected by the County Environmental Health Department to determine adequate sewer capacity based on the new use;
- * g. The applicant shall submit a sewer and drainage study to the staff. The Planning Director and City Engineer shall review this study and determine if sewer and drainage extensions and improvements are necessary. *if it is determined that sewer and drainage facilities are not necessary, the applicant shall enter into an agreement with the City to participate in*
Findings of Fact any future assessment districts to provide for such facilities.
- a. The proposed project, as conditioned, is based on sound principles of land use in that:

SEE)
COND.)
H)

- 1) The private school use is compatible to surrounding land uses in the neighborhood which consist of commercial, institutional and single and multiple family uses;
 - 2) The project has been designed to provide adequate access and off-street parking in the front of the property;
 - 3) The use would not significantly alter the characteristics of the residential neighborhood.
- b. The proposal, as conditioned, will not be detrimental to the public health, safety and welfare in that:
- 1) The project provides an adequate amount of parking in the front with a circle driveway to avoid congestion problems on adjoining streets;
 - 2) The project will not significantly generate additional traffic or increase the on-street parking demand in the immediate area;
 - 3) The sewer and drainage concerns will be mitigated based on the sewer and drainage study that will be submitted.
- c. The proposal is consistent with the 1976 North Pocket Specific Plan in that:
- 1) The project will provide the community with a wider range of cultural, social and educational services;
 - 2) Private school facilities are permitted in residential zones subject to approval of a special permit by the Planning Commission.

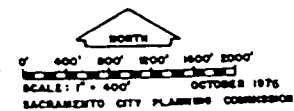
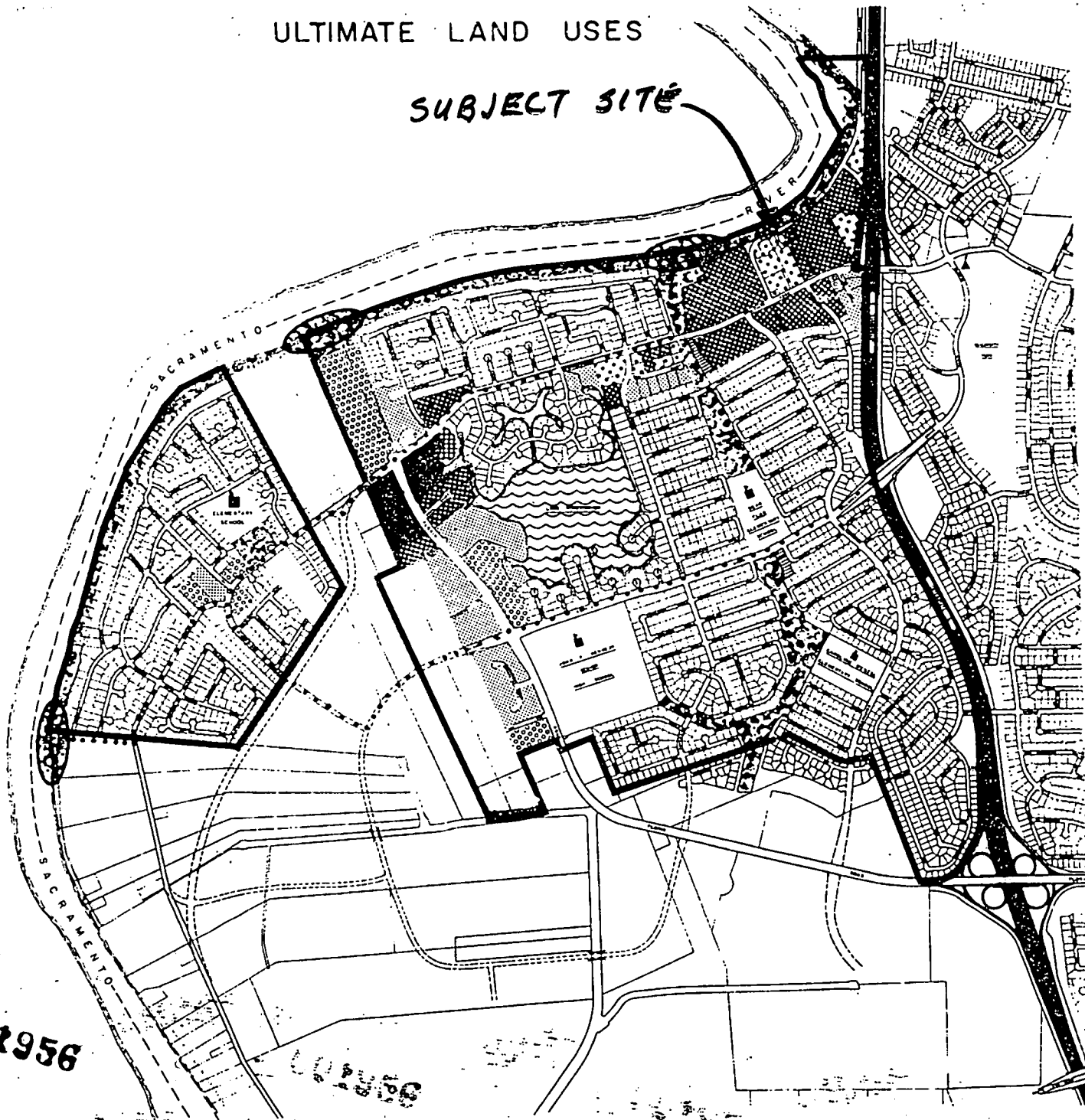
Additional

- * Condition H: *The applicant shall dedicate an additional 8 feet of right-of-way along Riverside Boulevard.*

NORTH POCKET SPECIFIC PLAN

ULTIMATE LAND USES

SUBJECT SITE



LEGEND:

-  RESIDENTIAL 4-6 d.u./g.a.
-  RESIDENTIAL 7-17 d.u./n.a.
-  RESIDENTIAL 18-21 d.u./n.a.
-  RESIDENTIAL 22-29 d.u./n.a.
-  BUSINESS & PROFESSIONAL OFFICES
-  COMMERCIAL USES
-  INSTITUTIONAL USES
-  PARKS AND OPEN SPACE
-  WATER
-  SCHOOLS
-  CABANA CLUBS
-  PARKWAY RECREATION NODE
-  BIKEWAY ROUTE
-  PLANNING AREA BOUNDARY

AMENDED:

CITY COUNCIL RESOLUTION NO.
77-195 APRIL 12, 1977

CITY COUNCIL RESOLUTION NO.
77-315 JUNE 21, 1977

001956

4-22-82

P-82-071

No. 16

SUBJECT
SITE

FW)

RIVER

SACRAMENTO

RIVERSIDE

10121

R-1A-R

R-2B

R-3

R-1

R-2B

R-1

R-3

R-3

R-2A

R-2A

R-2A

R-1-R

R-3-R

R-3

R-3

R-3

R-2B

R-2A

FORTADO

PARKLIN

ROYAL GARDEN

LAKESHORE

REYMCUR

ROYAL GREEN

STARLIT

STARLIT

MOONLIT

LEAF

R-2

INTERSTATE 5

BRIARCREST

LAKE

GLORIA

001957

16

EXHIBIT "B"

13.90' N. 62° 53' 20" E.

76.50' N. 62° 53' 20" E

P 820'

FRONT SETBACK AREA

DEDICATE HALF SECTION FOR RIVERSIDE BOULEVARD

8'-0" DEDICATION STREET R.O.W.

25'-0"

27'-0"

IF

41'-0"

42'-0"

42'-4"

111.00'

136.00' S. 40° 23' 50" E.

82.00'

N. 29° 23' 50" W.

APN: 029-010-0300

APN: 029-010-3500

EXIST. GARAGE TO REMAIN

PARCEL "B"

R-2-B

EXIST. LANDSCAPING TO REMAIN

90.40'

PROPERTY LINE S. 62° 53' 20" W.

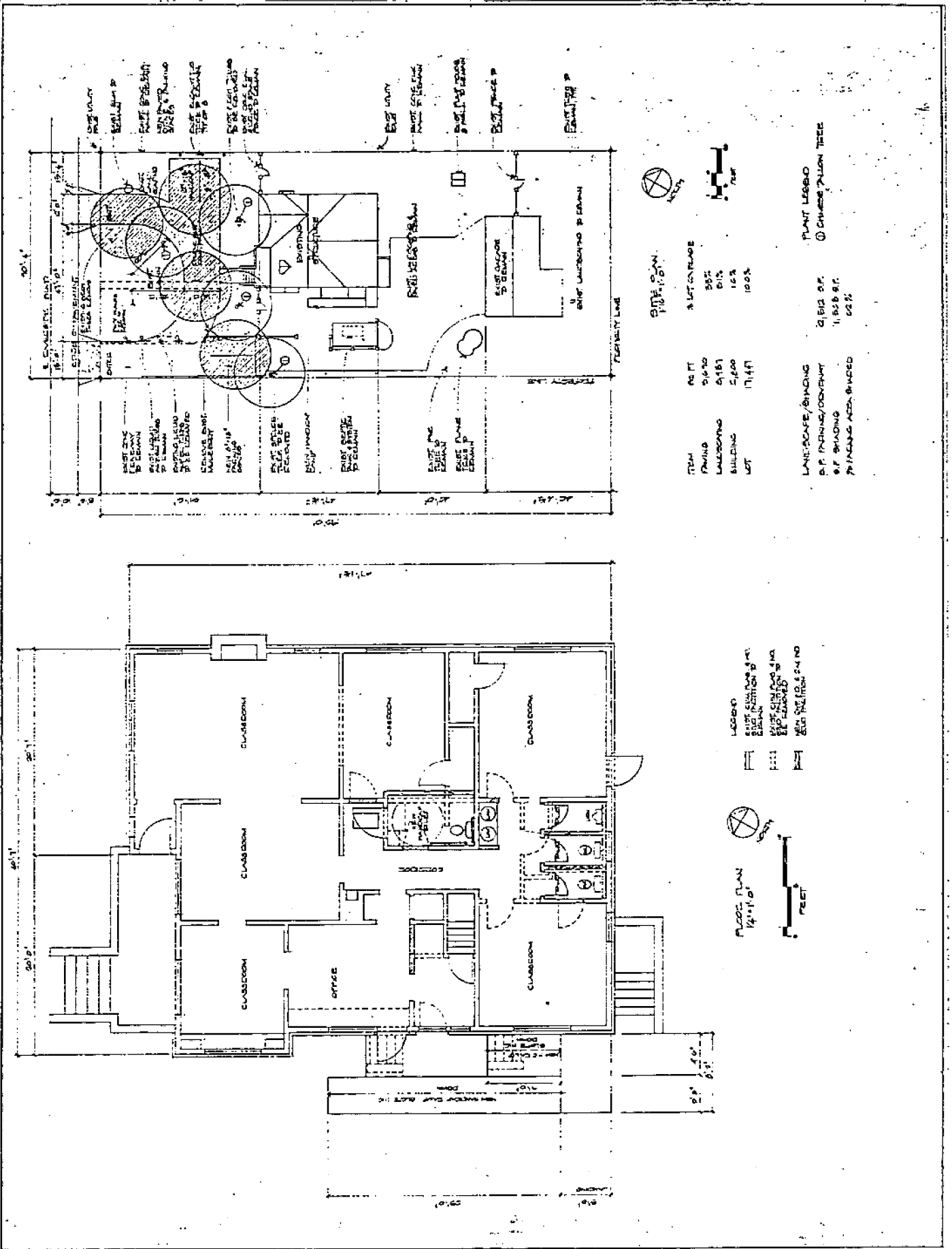
SITE PLAN 1/8" = 1'-0"

3 LOT COVERAGE

TECH 001959
 FILING 5680
 LANDSCAPING 8957

33%
 51%





SITE PLAN

ITEM	AC FT	% LOT COVERAGE
PAVING	9,670	58%
LANDSCAPING	9,187	57%
BUILDING	2,600	16%
TOT	21,457	100%

LANDSCAPE/SHADING

P.F. PAVING/CONCRETE	2,512 S.F.	PLANT LESBO
P.F. SHADING	1,828 S.F.	① CHERRY PALLON TREE
P.F. FINISHING AREA SHADING	65 S.F.	

FLOOR PLAN
1/4" = 1'-0"

LEGEND

- WALL
- - - - - PARTITION
- DOOR
- STAIR
- ELEVATOR
- PLANT LESBO
- CHERRY PALLON TREE

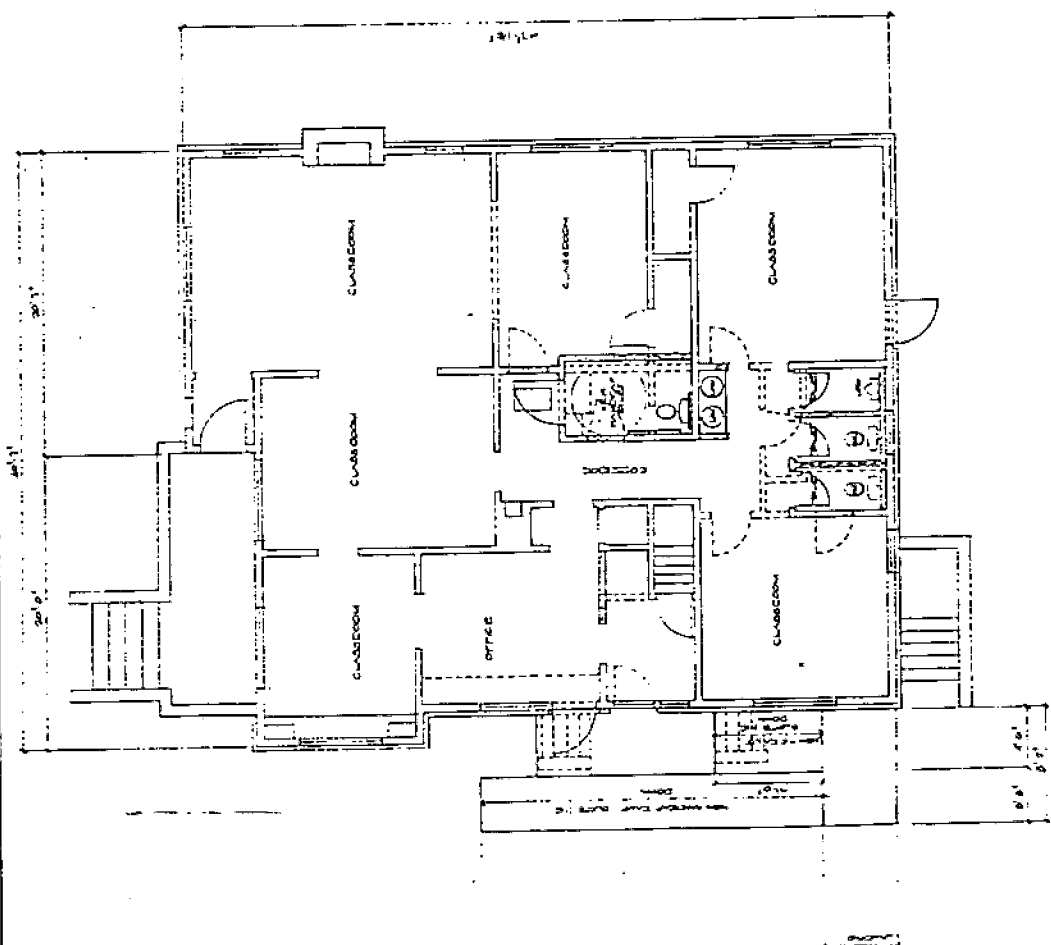
SCALE: 1" = 10'-0"

001960

P 82071

4-22-82

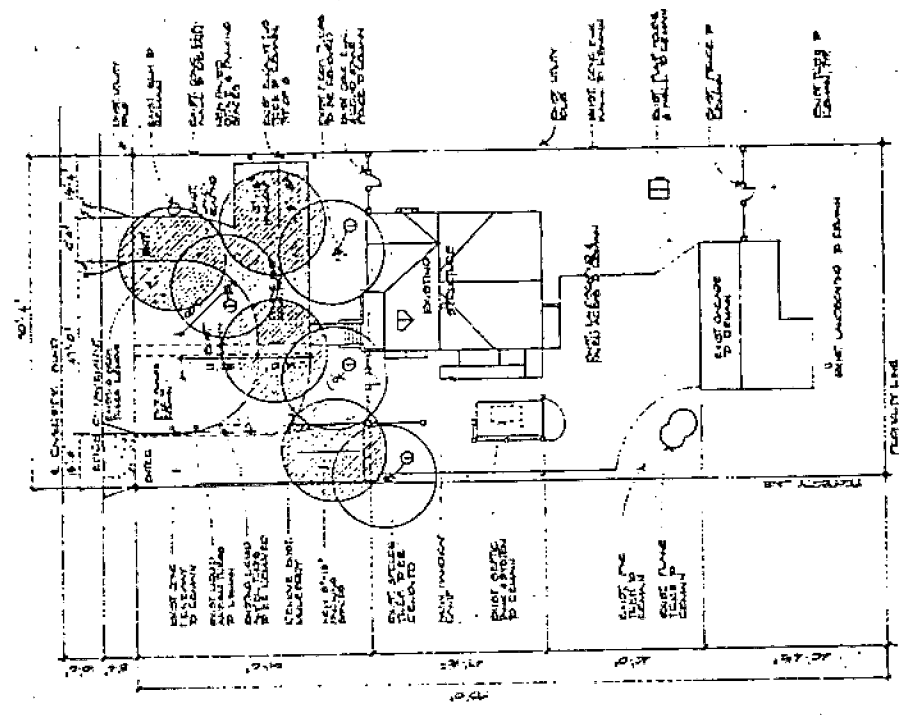
No. 16



FLOOR PLAN
14'-11/16"

LEGEND
 [Symbol] BEST AVAILABLE
 [Symbol] BEST AVAILABLE
 [Symbol] BEST AVAILABLE
 [Symbol] BEST AVAILABLE

SCALE
1" = 10'



SITE PLAN
14'-11/16"

AS FT
 PAVING 51670
 LANDSCAPING 2487
 BUILDING 2400
 LOT 17447

LANDSCAPE/SHADING
 P.P. PAVING/CONCRETE 2152 SF
 P.P. SHADING 11,828 SF
 TO INCLUDE ADA COMPLIANCE 1222

PLANT LEGEND
 (Symbol) CHERRY PALM TREE

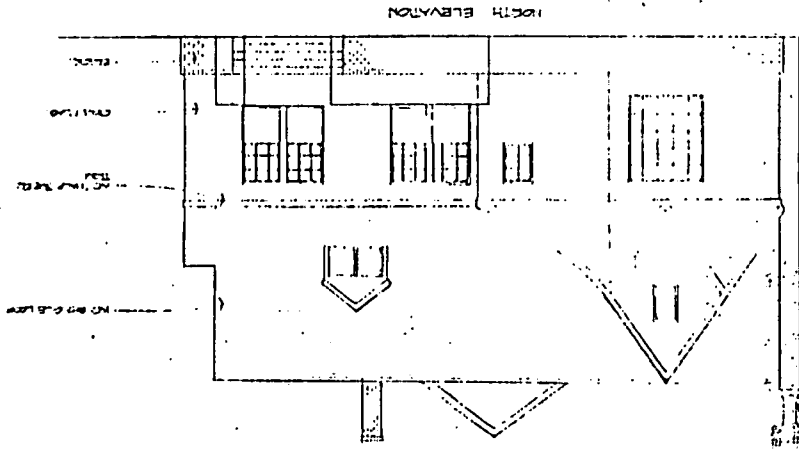
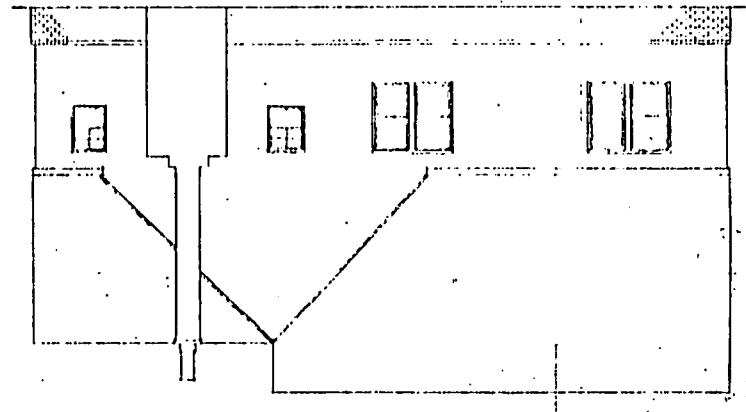
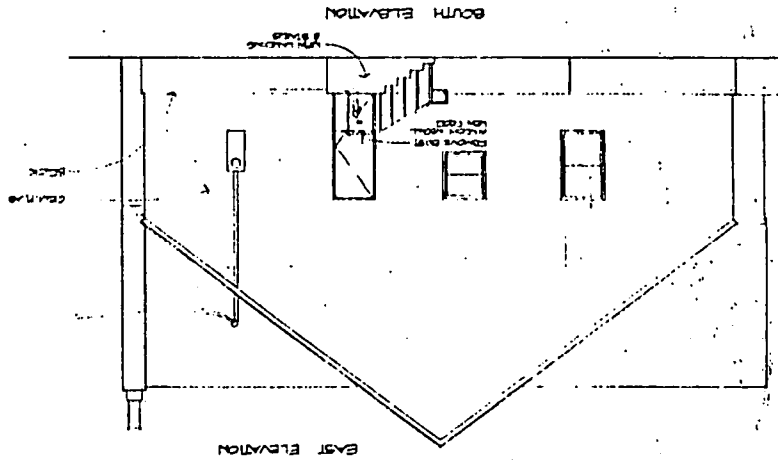
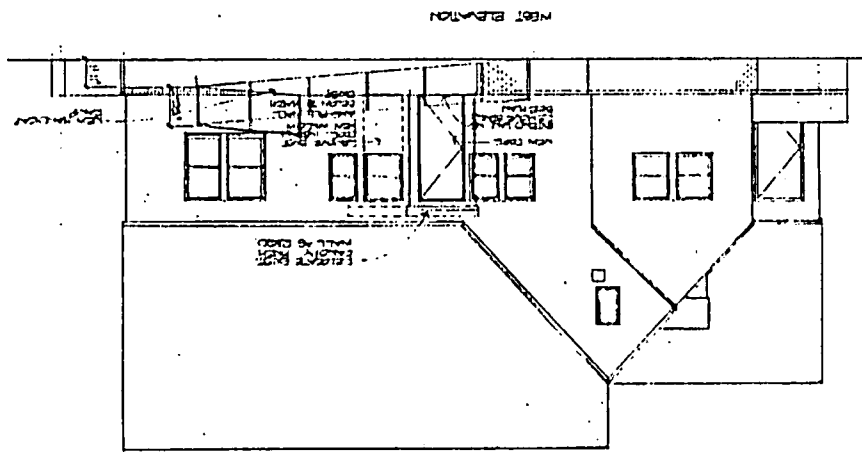
001963

P 82071

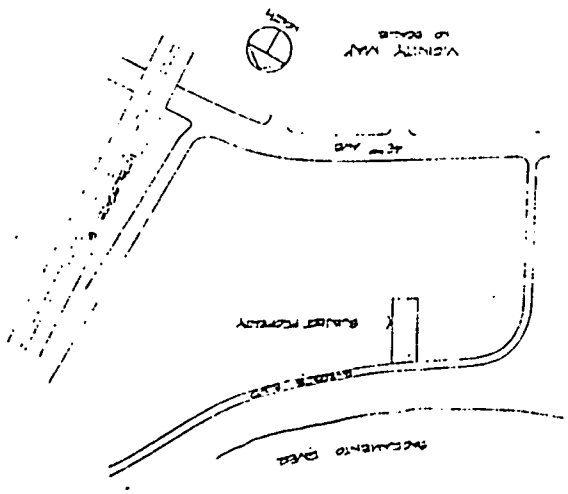
4-22-82

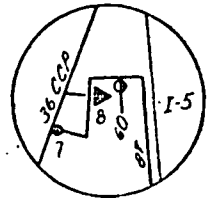
No. 16

P 82071 00196A

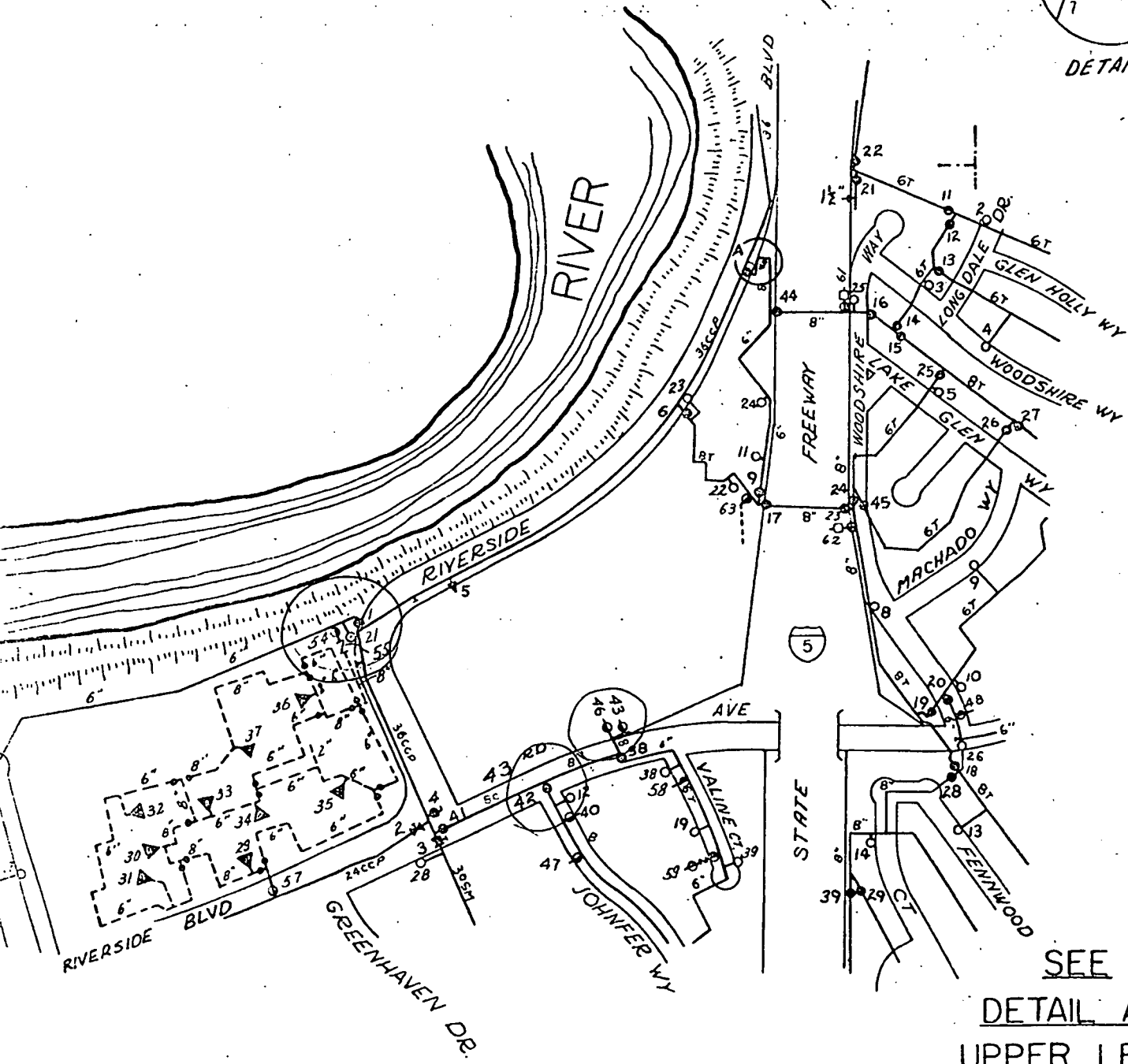


NOTE: ALL DIMENSIONS
IN FEET AND INCHES





DETAIL A



SEE
DETAIL AT
UPPER LEFT

001961

001961

CITY PLANNING COMMISSION

P 82071

MAR 19 1982

BAR SCALE 0 5 10

RECEIVED

Sacramento River

15

13

14

Riverside Blvd.

10

11

12

1

3

4

Subject

Site 2

5

7

300'

6

300'

9

8

001965

001965

001965

001965

