

City Planning Commission  
Sacramento, California

Members in Session:

- SUBJECT:
- A. Negative Declaration
  - B. Special Permit to develop a private elementary school for 70 students on 0.67± developed acres in the Light Industrial-Review/Executive Airport Overlay Zone 4 (M-1-R/EA-4) zone.
  - C. Lot Line Adjustment to merge two developed lots totaling 0.67± acres.

LOCATION: 6400 - 6410 Freeport Boulevard

SUMMARY: On October 23, 1986, the Planning Commission continued the above project so that the applicant could work with Public Work's staff to agree upon an acceptable mechanism and time frame for installation of standard street improvements. Such an agreement has been achieved. Staff, therefore, supports the Special Permit and Lot Line Adjustment subject to conditions.

PROJECT BACKGROUND: The applicant is requesting a special permit to convert an existing office building and a mostly vacant lot into a private elementary school and play yard, and to merge two lots into one lot. One of the conditions of approval of the special permit was the requirement for standard improvements at time of issuance of building permit. The applicant felt that it would be a financial hardship to install the improvements in the near future, and requested that the school be allowed to operate without the improvements for a period of two to four years. The Planning Commission felt that a period of six to twelve months would be more appropriate, and directed the applicant to reach an agreement with the Public Works Department which guaranteed that the improvements would be completed within one year.

In order to meet this requirement, the applicant proposes to enter into a standard City agreement for installation of frontage improvements. The agreement involves a Certificate of Deposit held by the City. The applicant intends to install improvements concurrently with two other property owners to the south, thus the whole block frontage will be improved. The applicant states that the improvements will be completed by August 31, 1987. Staff feels that this is an acceptable mechanism and time frame.

STAFF RECOMMENDATION: Staff recommends that the Commission take the following action:

- A. Ratify the Negative Declaration;
- B. Approve the special permit subject to conditions and based upon the findings of fact which follow; and
- C. Approve the lot line adjustment by adopting the attached resolution.

Conditions - Special Permit

1. A maximum of 70 students shall be permitted.
2. No extra-curricular activities shall be permitted after 6:00 p.m., except for six (6) parent nights per year.
3. If the grape arbor is removed, the new fence or wall along 47th Avenue must be set back at least five (5) feet from the north property line. All other fences or walls may be located on the property line. Any new chain link fencing used along 47th Avenue must be constructed of green vinyl clad chain link.
4. If the grape arbor is removed, new landscaping along 47th Avenue must be planted within a five (5) foot setback from the north property line, preferably within a raised planter area. The landscaping along Freeport Frontage Road must total five feet, but may be located either all in front, partially in front and partially behind, or all behind the fence or wall along Freeport Frontage Road. Both landscape strips must have an irrigation/sprinkler system installed.
5. The applicant must enter into a standard City agreement for standard frontage improvements which guarantees that the improvements will be completed by August 31, 1986 to the satisfaction of the City Public Works Department.

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use, in that:
  - a. the project is located on a major street;
  - b. the project is not expected to create nuisances for adjacent uses within the industrial area; and
  - c. after-hours extra-curricular activities are minimal.
2. The project, as conditioned, will not be detrimental to public health, safety or welfare in that:
  - a. adequate on-site parking will be provided;
  - b. the site will be enclosed by a six foot wall or fence;
  - c. the site will provide a higher standard of landscaping on the front and street sides, which will enhance the character of the area;
  - d. standard improvements such as improved drainage and sidewalks will improve safety for pedestrians.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for industrial use by the 1984 Airport Meadowview Community Plan, and the proposed school conforms with the plan

designation, since a school is an allowed use in any industrial zone, subject to Special Permit approval by the Commission.

Respectfully submitted,

Art Gee  
Principal Planner

KMB:ldc

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF NOVEMBER 13, 1986

APPROVING A LOT LINE ADJUSTMENT TO

6400 - 6410 FREEPORT BOULEVARD

(P86-363)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 6400 - 6410 Freeport Boulevard; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)); and

WHEREAS, the lot line adjustment is consistent with the 1974 General Plan and the 1984 Airport Meadowview Community Plan; the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for industrial use by the 1984 Airport Meadowview Community Plan and the proposed private elementary school conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at 6400 - 6410 Freeport Boulevard, City of Sacramento, be approved as shown and described in Exhibits A and B, attached hereto.

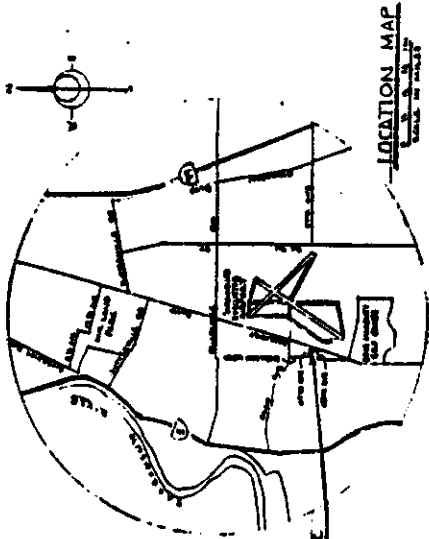
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CHAIR

ATTEST:

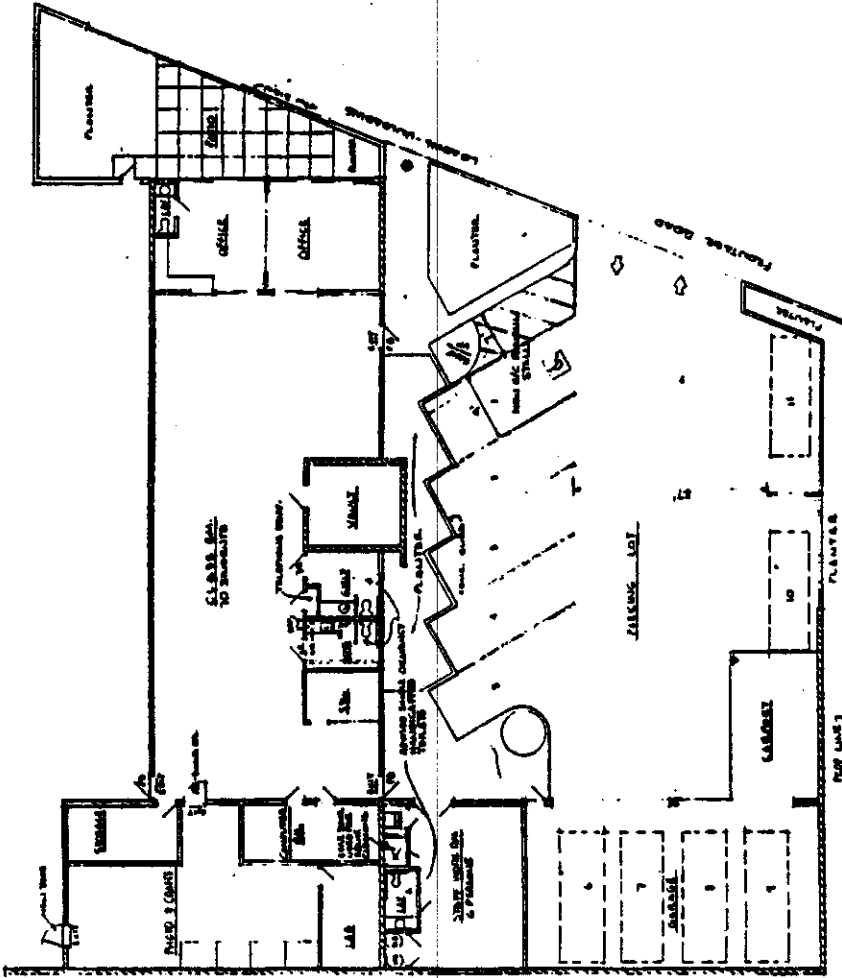
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SECRETARY TO CITY PLANNING COMMISSION



PROJECT SITE

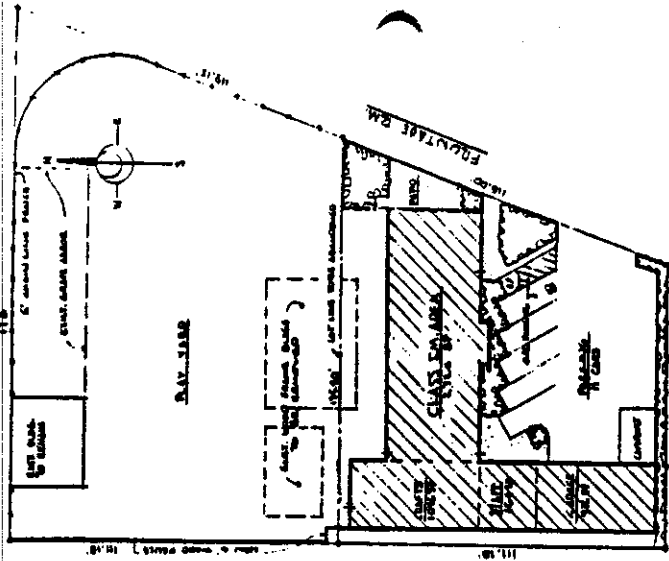
LOCATION MAP



**SITE PLAN**

P86-363

October 23, 1986



SITE PLAN 1"=20'

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



OFFICE NAME REGISTRATION FOR THE  
**SOUTH LAND PARK MONTESSORI SCHOOL**  
 8400 FREEPORT BLVD., SACRAMENTO, CA

**RICKEY & BROOKS**  
 MERRITH C. RICKEY, A.I.A. ARCHITECT - 8800 FAIR OAK BLVD  
 ONE C. STANBARD ASSOCIATE - SACRAMENTO, CALIFORNIA - 492-9888

DATE: 10-23-86  
 DRAWN: G.C.B.  
 CHECKED: G.C.B.

DATE: 10-23-86  
 DRAWN: G.C.B.  
 CHECKED: G.C.B.

Item No. 6

Belleau Wood

47 th Ave

035-102-09 →

Existing Lot Line To Be Removed

SUBJECT

035-102-10 →

SITE

FREERPORT BOULEVARD



1"=100'

48 th Ave

Belleau Wood

EXHIBIT A

P 86363

November 13, 1986

PR 86-363

11-13-86

9-18-86

New Legal Description after the abandonment of the contiguous property line, for  
6400 & 6410 Freeport Blvd. Sacramento, Calif. APN # 035-0102-009 & APN # 035-0102-010.

Tract 22 and 23 Victory Acres exc POR deeded to State of California for HWY  
& being DES in BK 3191 O R Pg 25M and BK 3194 O R Pg 463.

**EXHIBIT B**

**P 86363**

Item 6  
November 13, 1986

