

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Melvin-Smith Preparatory School - 4436 Engle Road, Sacramento, CA 95821		
OWNER	William Sutton - 3425-B American River Drive, Sacramento, CA 95825		
PLANS BY	_____		
FILING DATE	7-7-83	50 DAY CPC ACTION DATE	REPORT BY: PB:sq
NEGATIVE DEC	8-1-83	EIR	ASSESSOR'S PCL. NO. 017-071-09

- APPLICATION:
1. Environmental Determination
 2. Special Permit to develop private school (K-9) in C-1-R Limited Commercial Review Zone (P83-224)

LOCATION: 1350 Sutterville Road

PROPOSAL: The applicant is requesting the necessary entitlement to establish a private school.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial & Offices
1965 Sutterville Heights
Community Plan Designation: Shopping/Commercial
Existing Zoning of Site: C-1-R Light Density-Review
Existing Land Use of Site: Offices under construction

Surrounding Land Use and Zoning:
North: Zoo & Land Park; R-1
South: Shopping center; C-1
East: Service station; C-1
West: Office building; C-1

Parking Required: 4 spaces
Parking Provided: 4 spaces
Ratio Required: 1 per staff (3)
Ratio Provided: 1 per 400 sq. ft. (4)
Property Dimensions: Irregular
Property Area: .63 acre
Square Footage of Proposed School Portion: 1,648 sq. ft. (51%) of 3,224 sq. ft. bldg.
Height of Structure: 1 story/18 ft.
Street Improvements: Existing
Utilities: Existing
Exterior Building Colors: Earth tones

Background Information: On December 9, 1983 the Planning Commission approved a development plan (P82-224) to allow a 9,000 square foot office complex (two buildings) on the subject site. The applicant proposes to utilize 1,648 square feet within one of the two office structures for a private school.

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Staff Evaluation: Staff has the following comments regarding this project:

1. The applicant proposes to utilize 1,648 square feet or 18% of the office complex for 30 students. The facility will include basically three classroom areas and a restroom area. No outdoor play area is being provided. The facility will also employ three teachers.
2. Staff has no objection to the proposed private school at this location because it appears to be compatible with adjacent land uses. Staff would like to note that the facility will not have any area devoted for physical education activities.
3. Only four parking spaces are allotted to the area that will be leased by the school. This should be adequate to accommodate the employees and one space for visitors. The applicant, however, indicated that 2/3 of the students (20) will be utilizing bicycles to commute to the facility. The submitted plans do not indicate any provisions for bicycle parking. Staff suggests that bicycle parking be provided.
4. After review, the Building Division indicated that the proposed use will require additional restrooms, fire wall and increased ventilation. The applicant should contact the Building Division to discuss specific requirements.

Staff Recommendation: Staff recommends the following actions:

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

Condition

Adequate bicycle parking shall be provided.

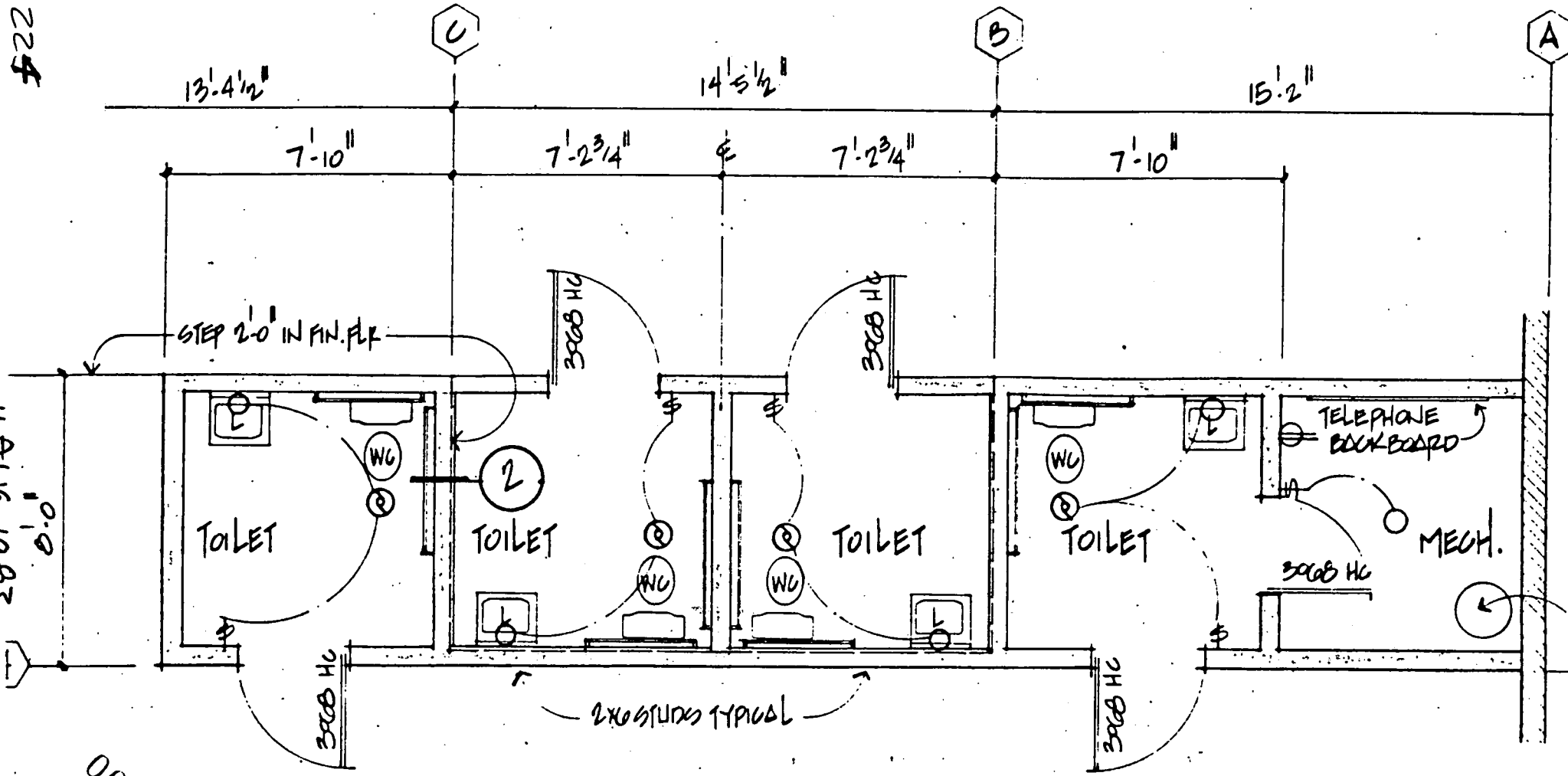
Findings of Fact

- a. The proposed project is based on sound principles of land use in that the site is suitable for the proposed use.
- b. The proposed project as conditioned will not be detrimental to the public health, safety or welfare or result in a nuisance, in that adequate parking is provided on-site for the proposed use and adjacent uses.
- c. The project is consistent with the General Plan which designates the site for commercial and offices.

P 83-224

COMMERCIAL OFFICE BUILDING

SOUTH LAND PARK DRIVE and SUTTERVILLE ROAD



11 AUG 1983

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BUILDING NO 2 TOILET ROOM ADDENDUM FLOOR PLAN
 SCALE 1/4" = 1'-0"

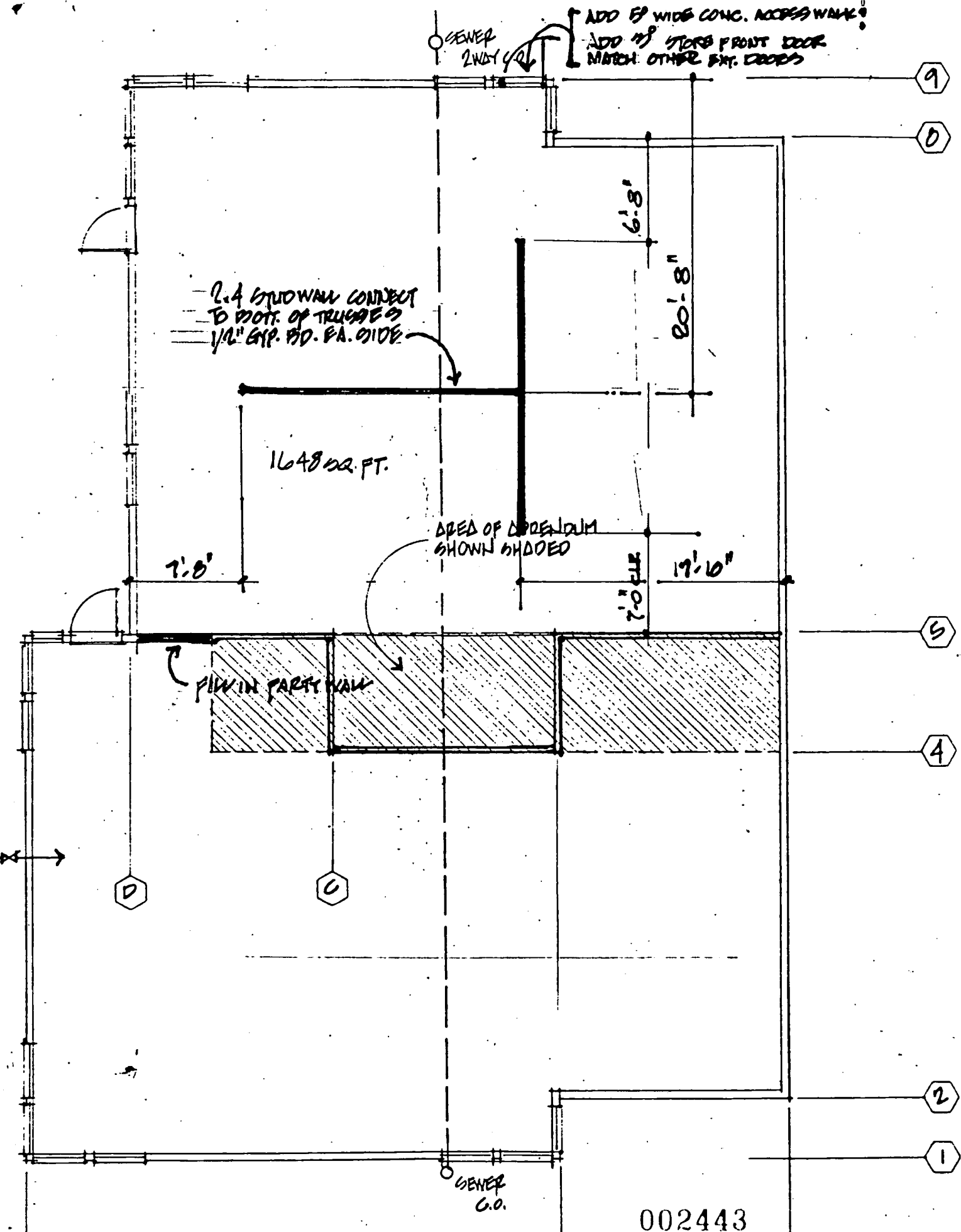
SEWER 2NDY 4R
ADD 5' WIDE CONC. ACCESS WALK
ADD 7' STORE FRONT DOOR
MATCH OTHER EXT. DOORS

2.4 STUD WALL CONNECT
TO JOINT OF TRUSSES
1/2" GYP. BD. PA. SIDE

1648 SQ. FT.

AREA OF APPENDUM
SHOWN SHADDED

PLW IN PARTY WALL

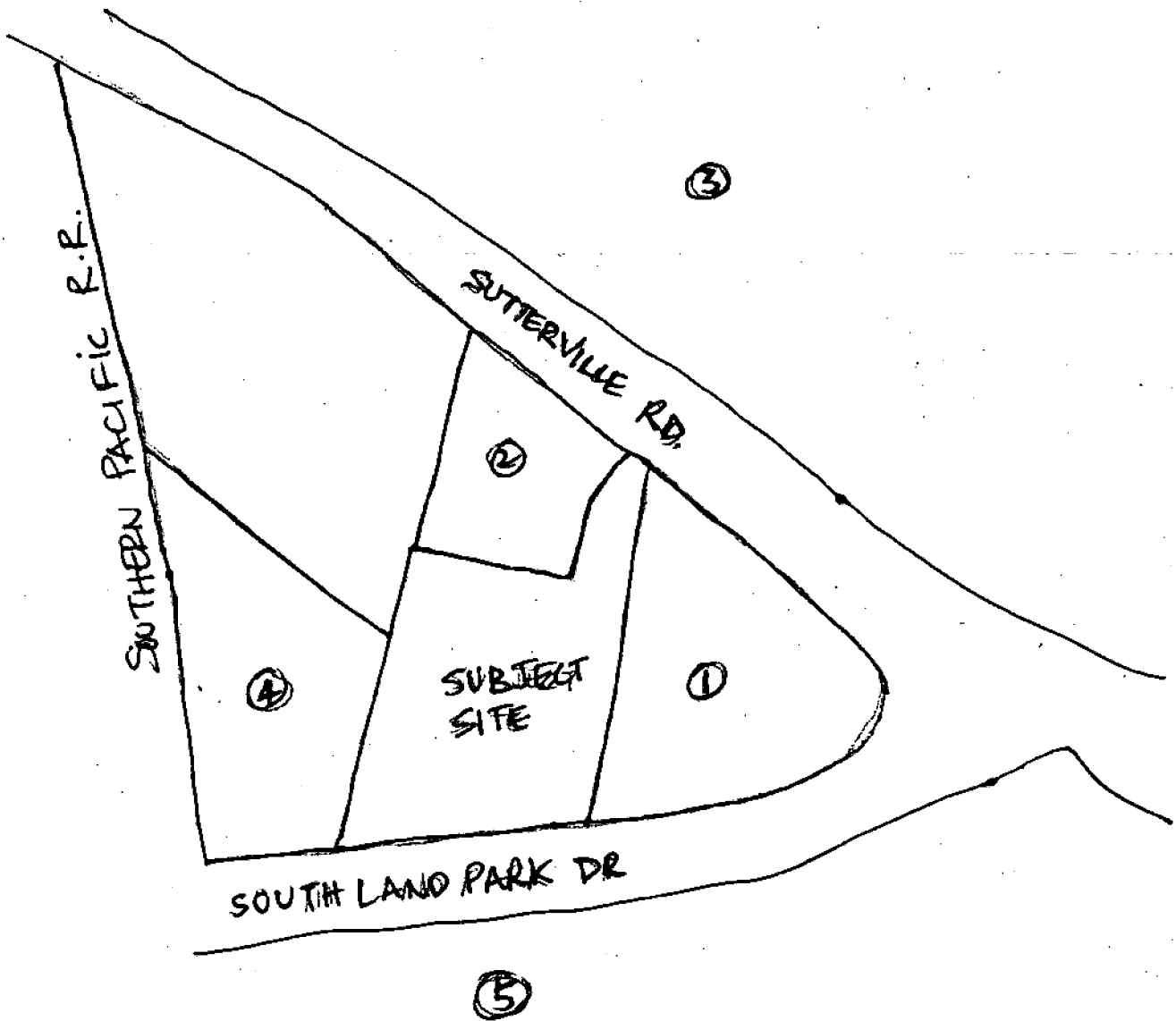


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B3-224

11 AUG 1983

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scale

83-224

DEC 6 1982

CITY PLANNING COMMISSION

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

APPLICANT	Jerol Moore & Associates, 9983-C Folsom Blvd., Sacramento, CA 95827		
OWNER	William Sutton, 3425-B American River Drive, Sacramento, CA 95825		
PLANS BY	Jerol Moore & Associates, 9983-C Folsom Blvd., Sacramento, CA 95827		
FILING DATE	11-5-82	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC	11-29-82	EIR	ASSESSOR'S PCL. NO 017-071-09

- APPLICATION:**
1. Negative Declaration
 2. Development Plan Review for office complex consisting of two buildings totaling 9,000± square feet in area located on 0.6± vacant acres in the Limited Commercial (C-1-R) zone.

LOCATION: Fronting both South Land Park Drive and Sutterville Road, 200± feet west of the intersection

PROPOSAL: The applicant is requesting the necessary entitlements to develop two, one-story office structures with a total area of 9,000± square feet.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Offices
1965 Sutterville Heights	
Community Plan Designation:	Shopping/Commercial
Existing Zoning of Site:	C-1-R
Existing Land Use of Site:	Vacant

Surrounding Land Use & Zoning:

North:	Day Care Center; C-1
South:	Shopping Center; C-1
East:	Service Station; C-1
West:	Office Building; C-1

Parking Required:	23 spaces
Parking Ratio Required:	1:400
Parking Provided:	26 spaces
Parking Ratio Provided:	1:346
Property Dimensions:	Irregular
Property Area:	0.63 acre
Square Footage of Building:	9,004
Height of Building:	One-story/18 feet
Street Improvements/Utilities:	Existing
Topography:	Flat

BACKGROUND INFORMATION: The applicant is proposing to develop two, one-story office structures with a total area of 9,000 square feet. The subject site is an irregular shaped parcel with street frontages on both Sutterville Road and South Land Park Drive. The subject site is zoned C-1-R; therefore, the proposed project is subject to Commission review.

STAFF EVALUATION: Staff has the following comments on this proposal:

1. On December 13, 1980 the City Council approved the necessary entitlements (P-9214) for a child day care facility for the adjacent parcel to the north.

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from the review and approval
indicated on the revised site plan.
The design, locations of light standards and lighting specifications
light intensity measured at the paved surface area shall be four to 10 foot
and on the exterior walls of the office buildings. The average minimum
The applicant shall install an outdoor lighting system for the parking area

Due to the irregular shape of both parcels and the need to provide reciprocal access easement, a master plan was proposed to indicate a compatible development plan for the subject parcel.

The applicant's site plan essentially conforms to the master plan proposed in conjunction with the day care center project.

The proposed buildings will be constructed of plywood siding, stucco and redwood trim, with asphalt shingle roof. The architectural style is compatible with other structures in the vicinity.

2. The proposed site plan indicates a four-foot wide planter strip adjoining South Land Park Drive. Given that there is more than the minimum backout maneuvering area for the parking spaces adjacent to the planter strip, staff recommends that the planter strip be widened to a minimum of six feet to devote more space to landscaping and shade trees. The applicant can take advantage of the compact car and new parking surface ordinances to provide a wider planter area. The applicant should also provide an outdoor lighting system for the parking area and around the exterior of buildings.
3. No signage has been submitted in conjunction with the application. Therefore, staff requests that a signage program be submitted for staff review and approval prior to the issuance of building permits.
4. The site plan indicates a trash enclosure next to the existing masonry wall abutting the day care center. Staff requests that the applicant submit detailed drawings which indicate the design, color and materials of this structure prior to the issuance of building permits.
5. The applicant should provide bicycle locker facilities to encourage alternative modes of transportation. Staff suggests a minimum of five bicycle locker facilities be provided with two being Class I locker units.
6. The proposed project is subject to the City's 50 percent shading requirement. Staff recommends that the applicant submit detailed landscape and irrigation plans for the review and approval of City staff prior to the issuance of building permits.
7. The applicant should be aware that the project is designed for general office space based on the number of parking spaces provided (one space/346 square feet). Based on the more restrictive parking requirement (one space/200 square feet), medical/dental office uses would not be permitted to locate in this project.

STAFF RECOMMENDATION. Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the proposed development plan under the "R" Review designation, subject to the following conditions:

Conditions

- a. The applicant shall revise the site plan indicating a planter strip with a minimum width of six feet adjacent to the South Land Park property line. The revised site plan shall be submitted to the staff for review and approval prior to the issuance of building permits.

The applicant's site plan essentially conforms to the master plan proposed in conjunction with the subject parcel.
Due to the irregular shape of both parcels and the need to provide reciprocal access easement, a master plan was proposed to indicate a compatible development plan for the subject parcel.

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- b. The applicant shall install an outdoor lighting system for the parking area and on the exterior walls of the office buildings. The average minimum light intensity measured at the paved surface area shall be four to 10 foot candles. The design, locations of light standards and lighting specifications shall be indicated on the revised site plan.
- c. The applicant shall submit a detailed sign program for the review and approval of staff prior to the issuance of building permits.
- d. The applicant shall submit detailed drawings of the trash enclosure which indicates the design, color and materials to City staff for review and approval prior to issuance of building permits.
- e. The applicant shall locate a minimum of five bicycle storage lockers, with a minimum of two lockers being Class I facilities. The locations of the bicycle locker facilities shall be indicated on the revised site plan.
- f. The applicant shall submit a detailed landscape and irrigation plan for the review and approval of City staff prior to the issuance of building permits. These plans shall include the following:
 - 1) compliance with the 50 percent shading requirement;
 - 2) a variety of ground cover, shrubs and trees, including 15 and five-gallon specimens.