

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Carissimi Bohrer Associates, 2500 Venture Oaks Way #275, Sacramento, CA 95833
OWNER De La Salle Institute/Christian Brothers High School, PO Box A-D, Moraga, CA
PLANS BY Carissimi Bohrer Associates, 2500 Venture Oaks Way #275, Sacramento, CA 95833
FILING DATE 7-13-90 ENVIR. DET. Negative Declaration REPORT BY JC
ASSESSOR'S PCL. NO. 020-0220-005,006

APPLICATION:

- A. Negative Declaration
- B. Special Permit Modification to allow 21 parking spaces to be located in the 25 foot front setback area.
- C. Variance to waive the required six foot high masonry wall between commercial and residential uses on 25.8+ acres developed with a school in the Standard Single Family (R-1) zone.

LOCATION: 4315 Martin Luther King Jr. Blvd.

PROPOSAL: The applicant is requesting the necessary entitlements to add additional parking to the site to accommodate the additional students at the school due to the school becoming a co-educational facility.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-8 du/ac)
Existing Zoning of Site: R-1
Existing Land Use of Site: Private High School

Surrounding Land Use and Zoning:

North: Residential; R-1
South: Church and School; R-1
East: Residential; County
West: Commercial, Church & Residential; R-1 & C-1

Parking Required: To be determined by Planning Commission (203 existing spaces)
Parking Provided: 291 (88 additional spaces)
Number of Students: 900
Number of Faculty: 40
Property Dimensions: Irregular
Property Area: 25.8+ acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Background: The school located at 4315 Martin Luther King Jr. Blvd. (formerly Sacramento Blvd.) was built prior to annexation to the City. The property was annexed into the City in 1960. The site is located in the Oak Park Design Review area and is subject to review by the Design Review Board. On June 22, 1990, the Planning Director approved a Planning Director's Special Permit Modification (P90-282) to allow Christian Brothers High School (an all boys school) to add a 2,000+ square foot multi-purpose room and six portable classrooms totaling 5,760+ square feet to the existing school in order to accommodate additional students due to the school changing to a co-educational facility. The conditions of the Planning Director's Special Permit Modification did not allow parking in the 25 foot front setback and required a masonry wall along the west 480+ feet of the north property line where additional parking

and portable classrooms were to be located. The applicant did not agree with these conditions and filed this application to allow parking in the front setback area and to waive the masonry wall. The applicant requested and received approval to construct the parking area prior to the Planning Commission hearing in order to accommodate the additional students for the fall of 1990. The applicant has posted a bond assuring the City that the parking area would be removed and this area of the site replanted to its previous landscaped condition if the applicant's request is denied. On June 12, 1990, the Design Review Board approved the school expansion (DR90-214) with the conditions that a detailed landscape plan that enhances Martin Luther King Boulevard and the northerly boundary between the portable classrooms and the adjacent homes be reviewed and approved by staff and that the design of the new parking lot locations be reviewed and approved by staff.

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning

The subject site consist of 25.8+ acres developed with a private school in the single family (R-1) zone. The site is located in the Oak Park design review area and subject to review and approval of the Design Review staff (per DR90-214). The General Plan designates the site as low density residential (4-8 du/ac). The surrounding land uses and zones are residential, R-1, to the north; residential, commercial and church, R-1, to the west; church and elementary school, R-1, to the south, and; residential, County, to the east.

B. Applicant's Proposal

The applicant is proposing to install two new parking areas to be located along the northwest property line adjacent to residential homes and in the front setback area along Martin Luther King Boulevard on the southwest portion of the site. The applicant is also proposing to waive the required masonry wall along the northern portion of the site where additional parking and classrooms have been located.

C. Policy Considerations

General Plan supports parking standards which will provide adequate off-street parking, while encouraging new and existing developments to develop and enhance pedestrian walkways/pathways using planting, trees and creating crosswalks through parking areas.

D. Parking Plan

Parking is proposed along the north property line of the site and the southwest portion of the site along Martin Luther King Boulevard. The parking area along the north property line does not encroach into the existing front landscaped setback area of 25 feet. The southwest parking area was formerly a large grassy section which buffered the parking area from the street. The applicant proposes to locate 21 parking spaces in the 25 foot front landscaped setback area. The applicant is requesting a special permit modification to allow parking in this area. The driveways to the proposed parking areas are existing driveways currently in use for the existing parking areas. Staff has no objections to allowing the parking to encroach into the front setback area, since parking has already been established in this area. The school to the south of this site also has parking in the front setback area. Staff recommends the upgrade of the planter area along the existing parking in order to provide continuity between the new parking area and the old parking area. The plans indicate an eight foot planter to be located between the public right-of-way and the proposed parking area and an existing five foot planter where the current parking is located. The planter area currently has a six inch curb on the parking lot side of the planter and no curbing on the street side of the planter. Landscaping plans have not been submitted with this application. Staff recommends these planter areas be automatically irrigated, heavily landscaped with shrubs and trees and a six inch curb be constructed on both sides of the planter areas in compliance with the Zoning Ordinance.

The plans do not indicate if bicycle parking is provided. Staff contacted school staff and was informed that a locked bicycle compound is provided in the interior of the

site. School staff was unable to tell planning staff the number of bicycle parking spaces provided. It is important to provide adequate bicycle parking in order to offer an alternate means of transportation and reduce the need for additional parking over 291 parking spaces provided. Staff recommends providing at a minimum nineteen bicycle parking spaces, based on a ratio of one bicycle parking space per 15 vehicle parking spaces. Staff encourages additional bicycle parking be provided, since the applicant has indicated that student enrollment is 900 with 40 faculty members.

E. Wall Variance

Six portable classrooms and a new parking area have been located along the westerly 480+ feet of the northern portion of the property. Currently a wood fence, which the residents have installed, and a cyclone fence, which the school has installed, are located along the property line where the new development has occurred. A six foot masonry wall is required to separate the non-residential development from the residential development. The wall is required to reduce noise levels in the residential areas. Currently the students have access to this area without the benefit of a masonry wall, since the school was established prior to the wall requirement. The applicant has proposed to fence off the area between the portable classrooms and the north property line to prevent students from utilizing this area. The applicant further proposes to landscape the cyclone fence with climbing roses to provide a visual screen between the properties. Staff has some concerns in waiving the portion of the wall along the new parking area. The new parking area will generate additional noise, air, light and glare impacts on the residents to the north. The parking area cannot be restricted as the area between the classrooms and the north property line. Staff therefore recommends waiving the wall where the classrooms are located and constructing a double sided wood fence where the parking lot is located (Exhibit A). The residential property to the north currently has a six foot high fence on the side street side property line. Staff therefore, recommends the double sided wood fence be reduced to three feet in height 12.5' from the front property line or provide an adequate clear zone, as defined by the Zoning Ordinance.

F. Agency Comments

The proposed project was reviewed by City Traffic Engineering, Engineering, Water and Sewer, Real Estate, Councilmember Serna's Office and Oak Park PAC. The following comment was received from Traffic Engineering:

Driveway shall be minimum 10 feet from property line.

Environmental Determination: The Environmental Services Manager has determined that the project, as proposed, will not have a significant effect on the environment since the following mitigation measures have been added to the project.

1. A solid six foot wood noise barrier without gaps between the boards shall be constructed along the northern edge of the parking lot where parking spaces are proposed.
2. Christian Brothers High School shall distribute car pool, bike path, and public transit route information to all students, faculty, and administrators at least two times per school year.

Recommendation: Staff recommends the Planning Commission take the following action:

- A. Ratify the Negative Declaration.
- B. Approve the Special Permit Modification to allow 21 parking spaces to be located in the 25 foot front setback area subject to conditions and based upon findings of fact which follow.
- C. Approve the Variance to waive the required six foot high masonry wall, subject to conditions and based upon findings of fact which follow.

Conditions

1. The applicant shall submit detailed landscape plans for the planter area indicating irrigation, shrubs and trees along the entire Martin Luther King Boulevard frontage for the review and approval of the Planning Director and Design Review staff.
2. The applicant shall submit detailed landscape plans for the planter area along the north property line for the review and approval of the Planning Director and the Design Review staff.
3. The planters shall be surrounded with a six inch high and wide concrete curb.
4. The shrubs in the planter shall be maintained at a 30 inch height.
5. Trees shall be planted and maintained throughout the new surface parking lots to ensure that, within 15 years after establishment of the parking lot, at least 50 percent of the parking area shall be shaded.
6. A six foot high fence shall be erected to enclose the area between the new parking area on the west and the portable classroom area along the north property line in order to restrict the use of this area (Exhibit B).
7. A minimum of 19 bicycle parking shall be provided in a locked fenced area.
8. A revised site plan shall be submitted showing the location and amount of bicycle parking provided.
9. A solid double sided board fence without gaps between the boards shall be constructed along the northern edge of the parking lot area. The fence shall be reduced to three feet in height within 12.5' of the front property line or the appropriate clear zone as defined by the Zoning Ordinance shall be provided.
10. The new parking lot locations, design and landscaping shall be subject to review and approval of the Design Review staff.
11. Christian Brothers High School shall distribute car pool, bike path, and public transit route information to all students, faculty, and administrators at least two times per school year.
12. The fence and landscaping shall be in place and completed by the beginning of the 1991/92 school year. The applicant shall request a site visit by planning staff to verify compliance with the conditions of approval (P90-322) by August 19, 1991.

Findings of Fact- Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that the school is compatible with the surrounding residential and commercial uses located in the area.
2. The project, as conditioned, will not be detrimental to the public safety or welfare, nor result in the creation of a nuisance in that:
 - a. adequate landscaping shall be provided, and
 - b. adequate vehicle and bicycle parking shall be provided to meet the needs of the additional students.
3. The project is consistent with the General Plan in that schools are allowed in residential zone subject to a special permit.

Findings of Fact- Variance

1. Granting the variance will not constitute a special privilege extended to an individual property owner in that:
 - a. a variance would be granted to other property owners facing similar circumstances;
 - b. a fence shall be installed which will prohibit students from utilizing the area between the portable classrooms and the residential properties to the north; and,
 - c. a double sided wood fence shall be constructed adjacent to the parking lot and residential properties to the north.
2. Granting the variance will not be injurious to the public welfare in that a double sided wood fence will reduce the noise, air, light and glare impacts of the parking lot.
3. Granting the variance does not constitute a use variance in that a school is allowed in the R-1 zone with a special permit.



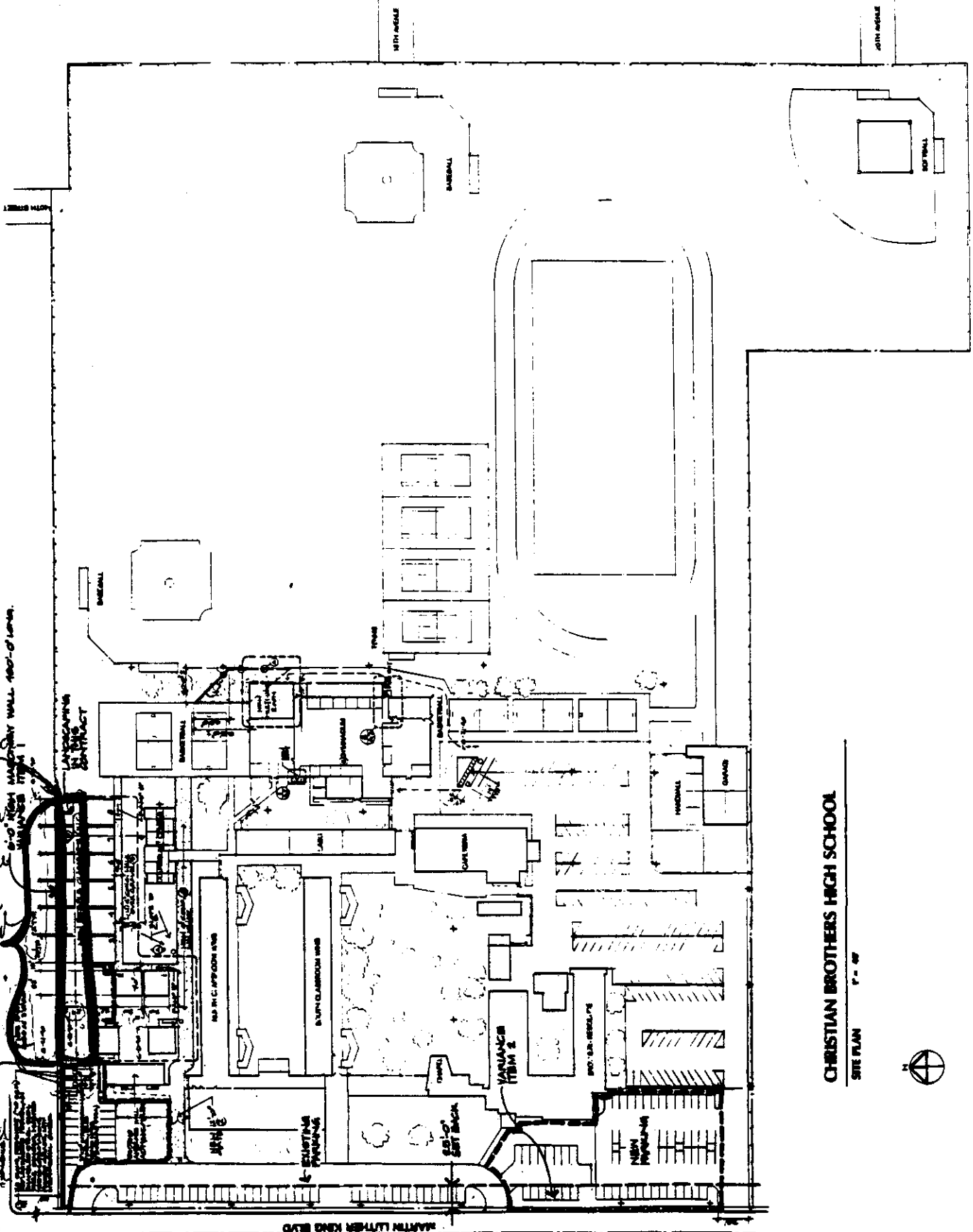
PROJECT NO. 100-100000-0000
 PROJECT NAME: CHRISTIAN BROTHERS HIGH SCHOOL
 DATE: 10/1/00
 DRAWN BY: J. J. [unreadable]
 CHECKED BY: [unreadable]

- LEGEND**
- 1. 1/2" = 1'-0" SCALE
 - 2. 1/4" = 1'-0" SCALE
 - 3. 1/8" = 1'-0" SCALE
 - 4. 1/16" = 1'-0" SCALE
 - 5. 1/32" = 1'-0" SCALE
 - 6. 1/64" = 1'-0" SCALE

EXHIBIT B

Site Plan

PROJECT	CHRISTIAN BROTHERS HIGH SCHOOL
TITLE	CO-ED CONVERSION
DATE	10/1/00
DRAWN BY	J. J. [unreadable]
CHECKED BY	[unreadable]
SCALE	1" = 40'
DATE	10/1/00
BY	A1
OF	12



6' high fence to be erected perpendicular to north property line. Area to be enclosed in order to restrict use. 6' high fence to be constructed perpendicular to north property line.

CHRISTIAN BROTHERS HIGH SCHOOL

SITE PLAN 1" = 40'

