

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

<b>APPLICANT</b> <u>South Land Park Montessori School Inc., 6400 Freeport Blvd., Sacramento, Ca, 95822</u>		
<b>OWNER</b> <u>Steven and Anne Hempel, 29 Lake Vista Court, Sacramento, CA, 95831</u>		
<b>PLANS BY</b> <u>Jonathan McMurtry, 2613 16th Street, Sacramento, Ca, 95818</u>		
<b>FILING DATE</b> <u>January 10, 1991</u>	<b>ENVIR. DET.</b> <u>Negative Declaration</u>	<b>REPORT BY</b> <u>SLY</u>
<b>ASSESSOR'S PCL. NO.</b> <u>035-0102-014</u>		

**APPLICATION:**

- A. Negative Declaration
- B. Special Permit Modification to expand an existing school by 1,437 square feet on 0.67 ± developed acres in the Light Industrial-Review, Executive Airport Overlay-4 (M-1-R{EA-4}) zone.

**LOCATION:** 6400 Freeport Boulevard

**PROPOSAL:** The applicant is requesting the necessary entitlements to replace an existing structure with a new 1,437 square foot multipurpose building.

**PROJECT INFORMATION:**

General Plan Designation:	Heavy Commercial or Warehouse
1984 Airport Meadowview	
Community Plan Designation:	Industrial
Existing Zoning of Site:	Light Industrial-Review, Executive Overlay-4, (M-1-R{EA-4})
Existing Land Use of Site:	School facility

**Surrounding Land Use and Zoning:**

North:	Light Industrial; M-1-R{EA-4}
South:	Veterinarian; M-1-R{EA-4}
East:	Frontage Road, Freeport Blvd., Executive Airport; M-1-R{EA-4}
West:	Auto Dismantling and Repair; M-1-R{EA-4}

Parking Required:	9 spaces
Parking Provided:	9 spaces
Property Dimensions:	Irregular
Property Area:	0.67 ± acres
Square Footage of Building:	Existing school facilities- 6,842 square feet Addition-1,437 square feet Total-8,279 square feet
Height of Building:	15 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Block and glass
Roof Material:	Gravel and rock

**BACKGROUND INFORMATION:** On October 23, 1986, the Planning Commission approved a Special Permit and Lot Line Adjustment for the development of a private elementary school for 70 students on the subject site (P86-363). The Special Permit conditions included a requirement that any new wall or fence constructed along 47th Avenue must be located at least five feet from the property line, with landscaping and an irrigation system installed within the five foot setback area. The other conditions included the restrictions of no more than 70 students for the school and no more than six extra-curricular activities permitted after 6:00 P.M. per year.

**PROJECT EVALUATION:** Staff has the following comments:

A. Land Use and Zoning

The subject site is 0.67 ± developed acres in the Light Industrial-Review, Executive Airport Overlay-4 (M-1-R{EA-4}) zone. The site is developed with a 6,192 square foot single story building which houses the school and a garage. There is an existing 650 square foot building on the northwest corner of the site that is to be removed and is the proposed location for the new addition. The General Plan designates the subject site as Heavy Commercial or Warehouse and the 1984 Airport Meadowview Community Plan designates the site as Industrial. The surrounding land use and zoning for the subject site are light industrial, zoned M-1-R{EA-4} to the north; veterinarian, zoned M-1-R{EA-4} to the south; Frontage Road, Freeport Blvd., Executive Airport, zoned M-1-R {EA-4} to the east; and auto dismantling and repair, zoned M-1-R{EA-4} to the west.

B. Applicant's Proposal

The applicant is proposing to remove an existing 650 square foot structure that is old and unusable and replace it with a new 1,437 square foot building that will serve as a multipurpose building for the school (see Exhibit A). The applicant intends to use the new building to provide an adequate assembly space to support existing school activities and programs.

C. Staff Analysis

The applicant proposes to construct a 51.3 foot by 28 foot single story building on the northwest corner of the site. This structure will replace an existing unusable 650 square foot building. The new structure will be compatible in design and type of building materials with the existing building on the site (see Exhibit B). The proposed building is necessary for space for assemblies and other school activities that are a part of the existing school curriculum. Currently, the school must move all classroom furniture to hold these activities and then return the classroom back to its original setup prior to the next class activity. This new building will alleviate all the furniture moving and setup as well as provide an activity area during inclement weather. There are no additional meetings or activities planned for this expansion and the hours of operation will remain as previously approved. Staff recommends the new building comply with the original setback requirements along 47th Avenue. Specifically, the wall along 47th Avenue must be set back at least five feet from the north property line. The required landscaping for the five foot setback along 47th Avenue should be maintained.

The new building will not generate any additional parking requirements as the use of the school facilities will not increase. The Special Permit required nine parking spaces for the school which are provided. The original staff analysis determined that the parking demand for the six activity nights that occur during a school year was adequately met by available street parking and adjacent commercial parking areas since the activities were after business hours. The additional building and its associated uses are not an increase of activity over what was originally approved so the parking impact has not changed. Should the school decide to increase its activities or evening events then a modification to the existing Special Permit must be obtained.

Staff supports the approval of the Special Permit Modification in that the proposed new building addition, as conditioned, is an appropriate land use for the subject site and is compatible with existing land uses in the ar

**D. Agency Comments**

The proposed project was reviewed by City Traffic Engineering, Engineering Departments, and Parks and Community Services. The following comments were received:

1. City Traffic Engineering staff comments:

The proposed expansion shall be used only as an extension of the school use.

2. Parks and Community Services staff comments:

The three Eucalyptus trees on the northwest side of the proposed building to be demolished can be saved or removed at the developer's discretion.

**ENVIRONMENTAL DETERMINATION:** The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

A. 1) A four foot high construction barrier fence shall be installed between the trees and the proposed project prior to the commencement of grading on the site.

2) The fences may be removed after construction is complete.

B. The applicant will comply with the following State regulation:

1) Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing building prior to demolition or renovation.

If asbestos containing materials are identified on the project site, the applicant will determine the quantity of material to be removed and comply with the following applicable State and Federal regulations:

1) California Occupational Safety and Health Administration (CAL-OSHA) work safety standards must be applied to any demolition or renovation of structures that contain more than 100 square feet of asbestos containing materials. Specific standards are provided by CAL-OSHA (San Francisco Office: (415) 974-7633).

2) Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures that contain more than 160 square feet or 260 linear feet of asbestos containing materials. Specific information is provided by EPA (San Francisco Office: (415) 974-7633).

In order to document compliance with these measures, the applicant will provide a copy of the awarded demolition bid to the City Environmental Coordinator prior to issuance of a building permit for demolition.

**RECOMMENDATION:** Staff recommends the following actions:

A. Ratify the Negative Declaration.

B. Approve the Special Permit Modification to expand an existing school by 1,437 square feet subject to conditions and based on findings of fact which follow.

Conditions:

1. The new building shall comply with the original setback requirements along 47th Avenue, specifically, the wall along 47th Avenue must retain the ten foot setback (as shown on Exhibit A) from the north property line. The required landscaping for the ten foot setback along 47th Avenue shall be maintained.
2. The applicant shall obtain all necessary demolition and building permits to remove the existing unusable structure and to construct the proposed building prior to commencing any construction activity.
3. Building materials for the new structure shall match the existing school facility.
4. Size and location of the addition shall conform to the plans submitted.
5. The applicant shall comply with the mitigation measures of the Negative Declaration which include:
  - A. 1) A four foot high construction barrier fence shall be installed between the trees and the proposed project prior to the commencement of grading on the site.
  - 2) The fences may be removed after construction is complete.
  - B. The applicant will comply with the following State regulation:
    - 1) Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing building prior to demolition or renovation.

If asbestos containing materials are identified on the project site, the applicant will determine the quantity of material to be removed and comply with the following applicable State and Federal regulations:

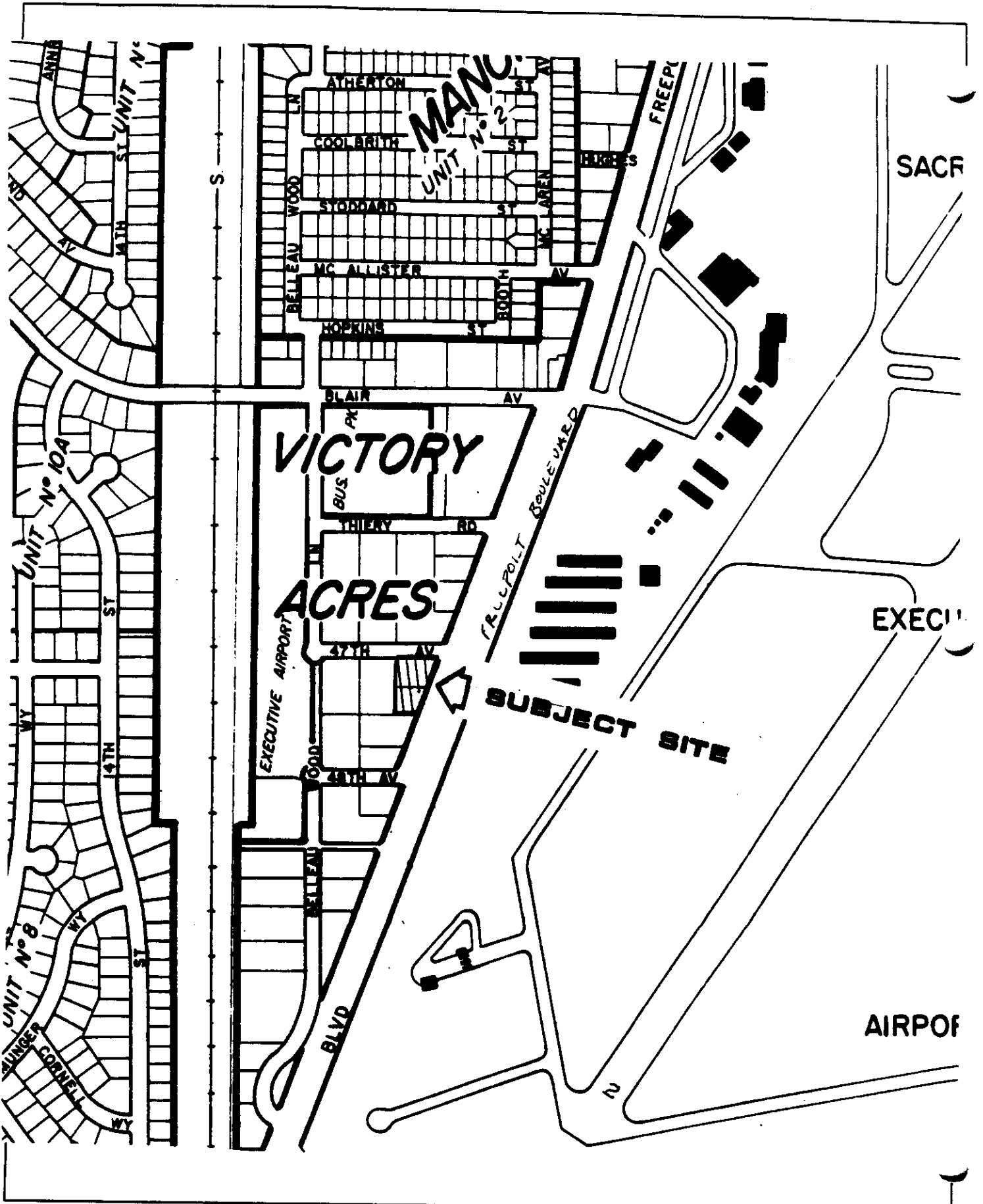
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In order to document compliance with these measures, the applicant will provide a copy of the awarded demolition bid to the City Environmental Coordinator prior to issuance of a building permit for demolition.
6. The proposed expansion shall be used only as an extension of the school use.
7. The applicant shall comply with all the conditions of the Special Permit ((P86-363) to include:
  - a. A maximum of 70 students shall be permitted.
  - b. No extra-curricular activities shall be permitted after 6:00 P.M., except for six parent nights per year.

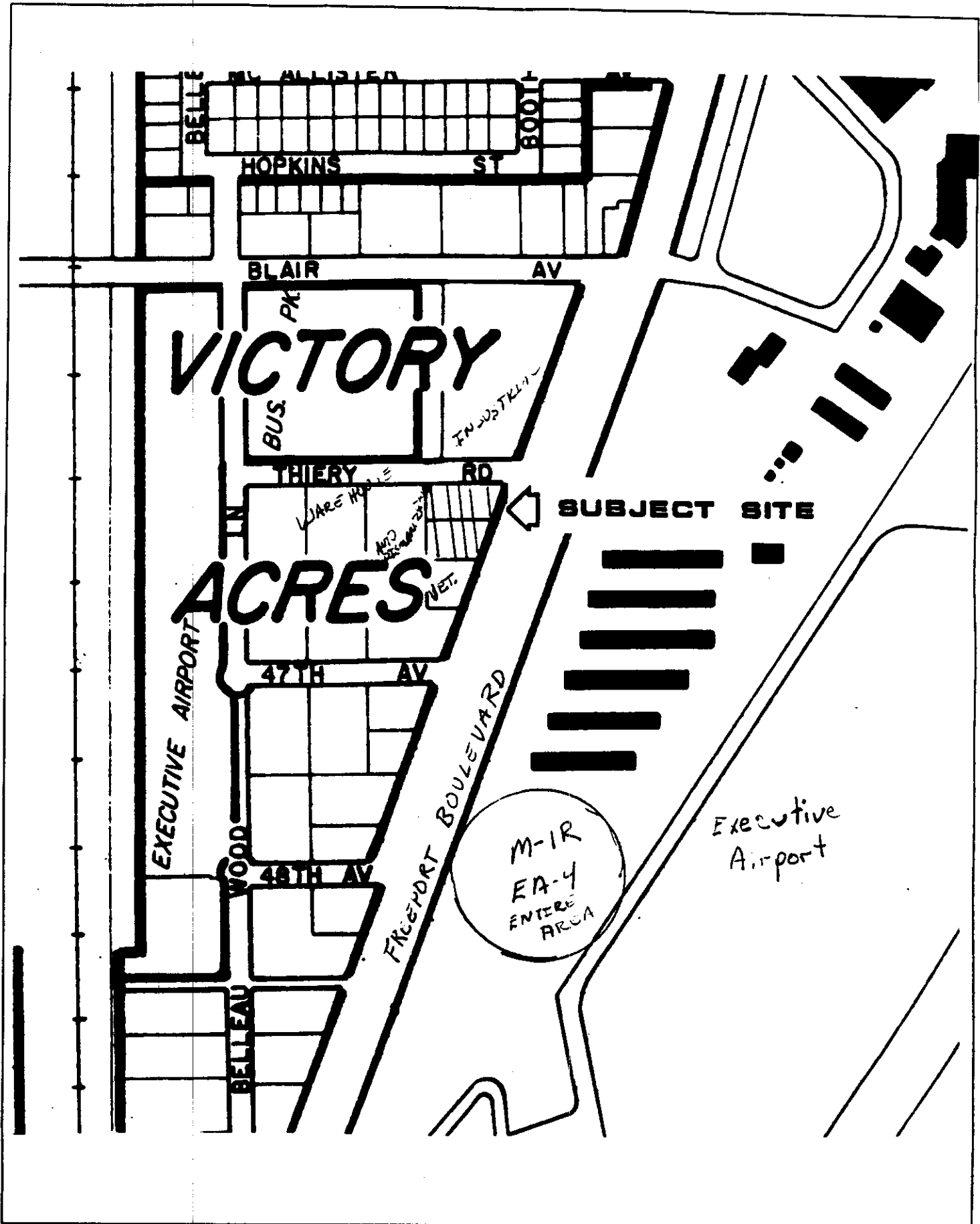
- c. If the grape arbor is ever removed the new wall along 47th Avenue must be set back at least five feet from the north property line. All other fences or walls may be located on the property line. Any new chain link fencing used along 47th Avenue must be constructed of green vinyl clad chain link.
  - d. If the grape arbor is ever removed, new landscaping along 47th Avenue must be planted within a five 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, and partially behind, or all behind the fence or wall along Freeport Frontage Road. Both landscape strips must have an irrigation/sprinkler system installed.
8. The school shall obtain a Modification to the existing Special Permit if the school decides to increase the number of its activities or evening events.

Findings of Fact:

- 1. The proposed project, as conditioned, is based upon sound principles of land use in that:
  - a. the school facility is a compatible use with the adjacent commercial and industrial uses in the area; and
  - b. adequate off-street parking will be provided.
- 2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance 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 required landscaping will enhance the character of the area;
  - d. after-hours extra-curricular activities are minimal;
  - e. the proposed building is compatible with the existing school structure; and
  - f. the proposed expansion will not significantly alter the characteristics of the area.
- 3. The project is consistent with the General Plan and the Airport Meadowview Community Plan which designates the site as Heavy Commercial or Warehouse and Industrial respectively. School facilities are allowed in industrial zones with a Special Permit.



VICINITY MAP



**LAND USE & ZONING MAP**