

# CITY PLANNING COMMISSION

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

|               |  |                        |                                |
|---------------|--|------------------------|--------------------------------|
| APPLICANT     | Reynolds, Webber, architects, 777 Campus Commons Drive, Sacramento, CA |                        |                                |
| OWNER         | Stanford Settlement, Inc., 450 West El Camino Avenue, Sacramento, CA   |                        |                                |
| PLANS BY      | Reynolds, Webber, architects, 777 Campus Commons Drive, Sacramento, CA |                        |                                |
| FILING DATE   | 7/5/84   | 50 DAY CPC ACTION DATE | REPORT BY: PB:bw               |
| NEGATIVE DEC. | Ex. 15301(a)   | EIR                    | ASSESSOR'S PCL. NO. 274-131-06 |

**APPLICATION:** Special Permit to expand a neighborhood social center with an additional recreational use building by 1,200 square feet.

**LOCATION:** 450 West El Camino Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlement to expand an existing recreational use building for a community center.

**PROJECT INFORMATION:**

1974 General Plan Designation: Residential  
1980 South Natomas Community  
Plan Designation: Residential (4-21 du/ac)  
Existing Zoning: R-2A  
Existing Land Use: Neighborhood center

**Surrounding Land Use and Zoning:**

North: Single & Multi-family residential; R-2A  
South: Single Family Residential; R-2A  
East: Single Family Residential; R-2A  
West: Single Family Residential; R-2A

Parking Required: To be determined by Commission  
Parking Provided: 41 spaces  
Property Dimensions: 142' x 330'  
Property Area: 1.1+ acres  
Square Footage of Building: 1,200+ square feet  
Height of Structure: 17 feet  
Significant Feature of Site: Existing neighborhood ctr.  
Exterior Building Colors: Match existing buildings-beige  
Exterior Building Materials: Cement plaster

BACKGROUND INFORMATION: On May 27, 1975 the Planning Commission approved a special permit to establish the Stanford Settlement in the old Gardenland School (P-6456). The neighborhood social center provides an adult community center, counseling and nutrition programs, child care services, senior citizens' activities, mental health services and a delinquency prevention program. Subsequently, three requests have been approved to expand the facility by adding a mobile unit and a covered patio (P-8521, 3/8/79 and P-9148, 9/11/80). Also, a Planning Director's Variance was approved to waive the six-foot high masonry wall required around the center (P-9199, 11/19/80). Finally, a special permit was approved to add an outpatient medical care clinic on February 9, 1984 (P84-008).

PROJECT EVALUATION:

- A. The old Northgate-Gardenland Community Plan designated the subject site as an elementary school. This site consisted of an elementary school for several years until the school district sold the site and the Commission in 1975 approved a special permit to establish a neighborhood social center (Stanford Settlement). The South Natomas Community Plan designates this site for residential use (4-21 du/ac). The existing social center and the proposed expansion is compatible with the neighborhood, in that it is located on a major street, it is a needed facility in the neighborhood and it has off-street parking.
- B. The applicant is requesting an expansion of the facility by adding a structure between the existing meeting hall and childrens' center (1,200 sq. ft.). The new structure and refurbished existing structure, as a whole, will have folding partition walls that will allow separate functions or one large meeting room, depending on the need. The larger area is needed for such things as cheese giveaways where large numbers of neighborhood people gather at one time.
- C. There are currently 41 parking spaces on site. No additional spaces are proposed. The applicant indicates that many of the patients will walk or use Stanford Settlement transportation (van-bus). Staff has observed the site several times and found parking spaces readily available.

The proposed expansion will give needed space to existing functions, but will not impact the on-street parking demand significantly; therefore, the existing 41 parking spaces are sufficient.

STAFF RECOMMENDATION: Staff recommends approval of the special permit, based on Findings of Fact which follow:

Findings of Fact

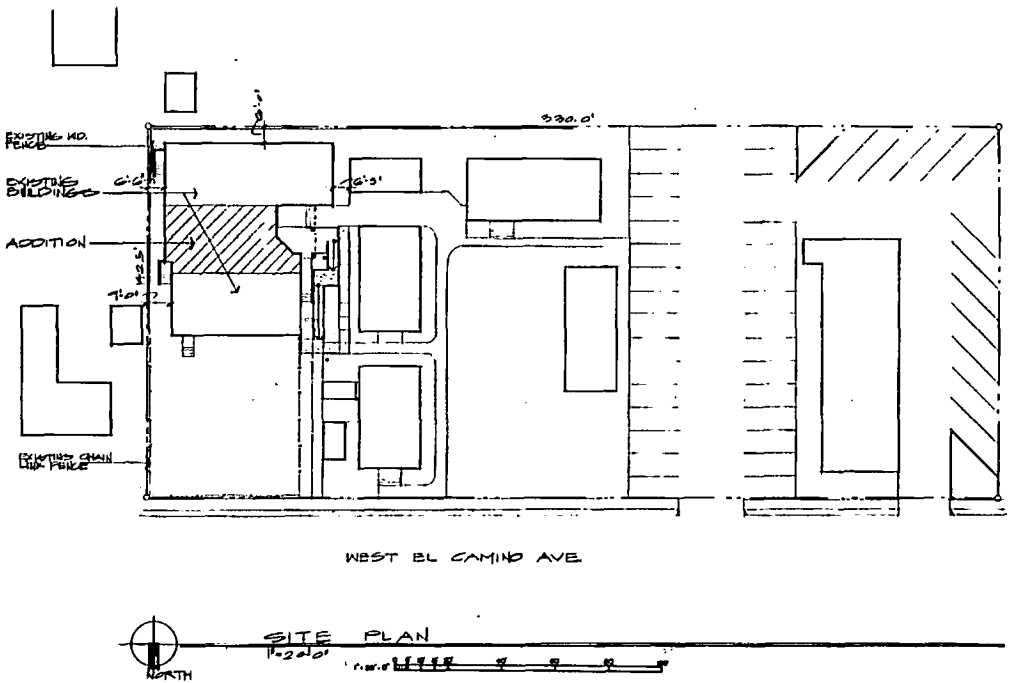
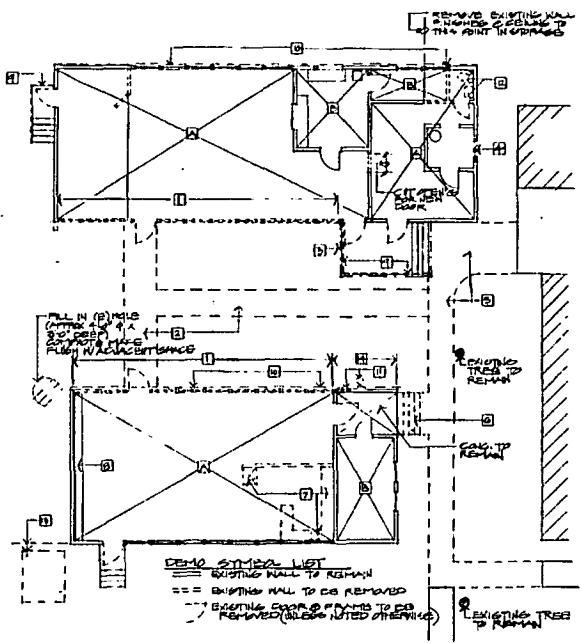
1. Granting the request is based upon sound principles of land use in that:
  - a) it is a logical extension of existing services already offered on the site;
  - b) it continues to provide a needed neighborhood oriented service.
2. The project, as conditioned, will not be injurious to surrounding property in that adequate parking is provided.
3. Granting the request is in compliance with the Zoning Ordinance which allows the expansion of neighborhood social centers, subject to special permit approval.



P84-259

9 AUG 1984

No. 13



**DEMOLITION PLAN**

- DEMOLITION NOTES:**
- 1 REMOVE EXISTING WINDING & HALL TO ROOF
  - 2 REMOVE EXISTING RAMPED REAR RAMP
  - 3 REMOVE EXISTING ROOF BEAMS & ANY ASSOCIATED STRUCTURE
  - 4 REMOVE EXISTING WINDOW & FRAME
  - 5 REMOVE EXISTING CONC WALK, CONCRETE EDDGES & EXISTING CONC. TO REMAIN.
  - 6 REMOVE CONC STAIR, SANCUT ROOF & (C) CONC. TO REMAIN.
  - 7 REMOVE EXISTING CABINETS & SHV. NO HEATING/INT (SEE MISC)
  - 8 REMOVE EXISTING PIPE HANDRAILS
  - 9 REMOVE EXISTING GUTTER & DOWNSPUTS
  - 10 REMOVE EXISTING CEILING, LIGHT FIXTURES & MISC APPOINTANCES. SEE PLAN FOR ADD'L DEMO NOTES. NOTE: RELOCATE LIGHT FIXTURES AS REQ'D PER ELECOT.
  - 11 NO DEMO REQ'D EXCEPT AS NOTED ON PLAN.
- 12 REMOVE ELECOT PANEL & LIGHT FIXTURE (ADD ELECOT)
  - 13 REMOVE EXISTING LAV, RELOCATE DILET (SEE MISC)
  - 14 REMOVE EXISTING STAINLESS FENCE, RELOCATE METAL BUILDING.
  - 15 REMOVE EXISTING CEMENT PLASTER ON SOUTH SIDE OF WALL, DIAGONAL SHEATHING & REMAIN.

NOTE: THIS PLAN IS NOT INTENDED TO SHOW ALL DEMO WORK. SOME MISC. DEMOLITION WILL BE REQ'D TO PERFORM WORK. COORDINATE DEMOLITION W/ STRUCTURAL, MECHANICAL & ELECTRICAL.

• Reynolds - Heiser  
 • ARCHITECT, INC.  
 • 408 H Street  
 Sacramento, CA 95811  
 916 442 2008

*Handwritten signature and date*

Stanford  
 Settlement  
 450 W. El Camino  
 Sacramento, Ca.

DEMOLITION  
 PLAN, SITE  
 PLAN, NOTES

**EXHIBIT A**  
**SITE PLAN**

001304

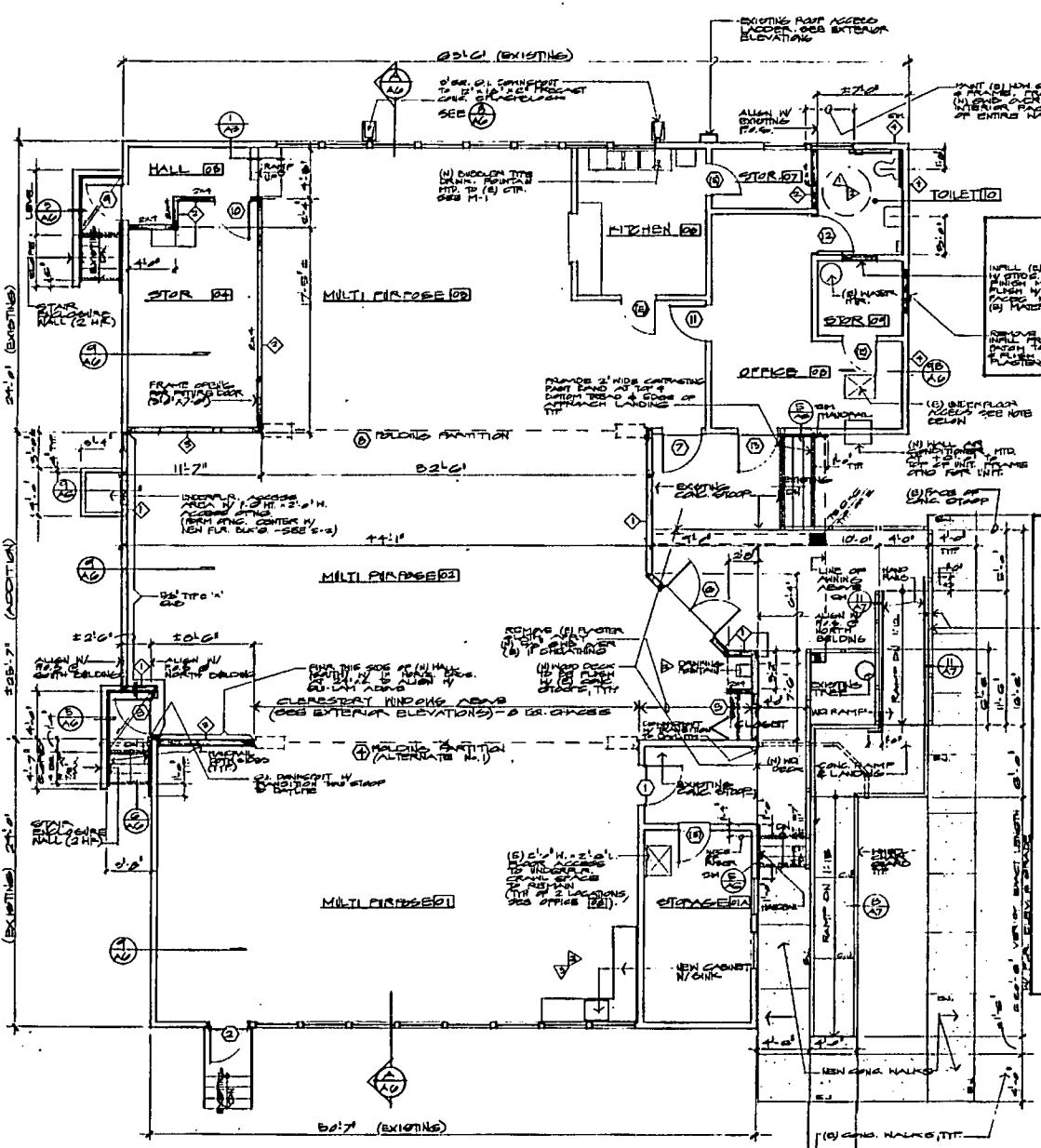
I CERTIFY THAT I AM A duly Licensed Architect for the State of California and the design herein complies with all applicable laws and regulations.  
 08-15-84 by *Handwritten signature*  
 Registered Professional Architect



Stanford  
Settlement  
450 W. El Camino  
Sacramento, Ca.

FLOOR PLAN,  
NOTES

**EXHIBIT B**  
**FLOOR PLANS**



FLOOR PLAN w.r.t. 1/4"=1'-0"

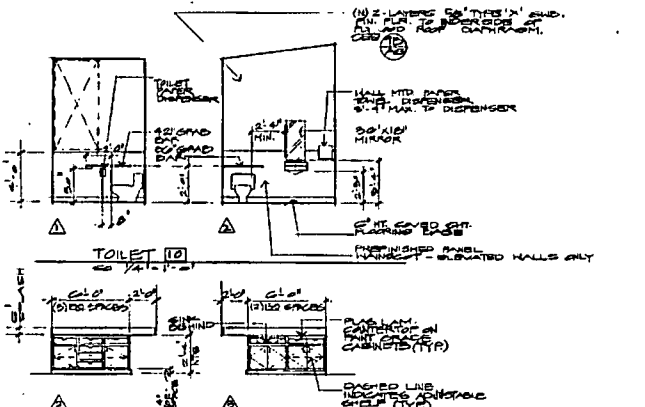
- NOTES**
1. ALL NEW HALL FRAMING IS 2x4 AT 16" O.C. EXCEPT 2x4 AT 12" O.C. AS NOTED ON PLAN.
  2. ALL NEW OTHER HALLFRAMING, ALL WALLS TO BE 2x4 EXCEPT 2x4 TYPE 'X' AS NOTED ON PLAN.
  3. FIELD VERIFY ALL DIMENSIONS. DO NOT SCALE DRAWINGS; USE PRINTED DIMENSIONS ONLY.

- SYMBOLS**
- ◊ HALL TYPE OTHER - SEE TYPES TO LEFT.
  - EXISTING
  - NEW FRAMING, SEE HALL TYPES TO LEFT.

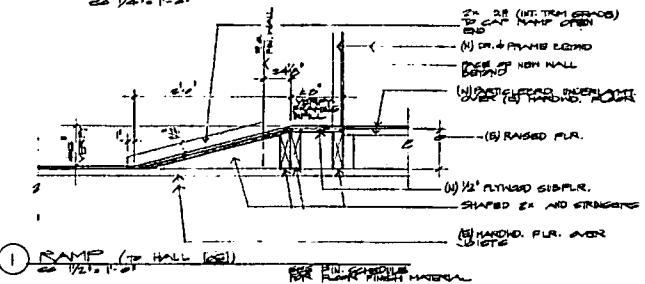
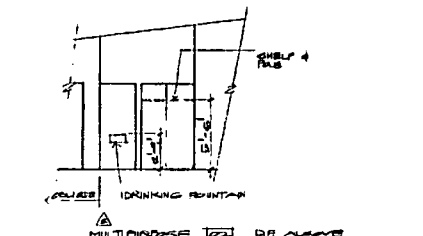
P84-259

9 AUG 1984

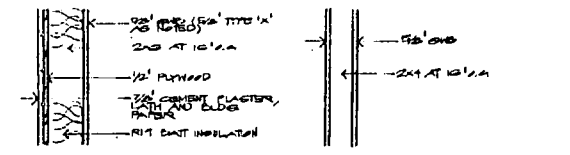
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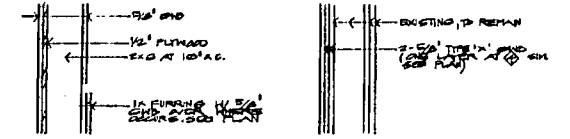
CABINET/MULTIPURPOSE



HALL TYPES



TYPE



TYPE

001305

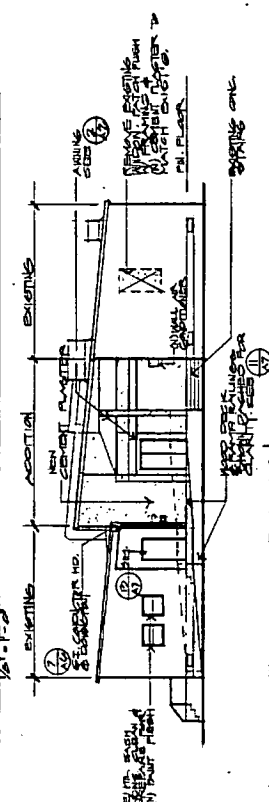
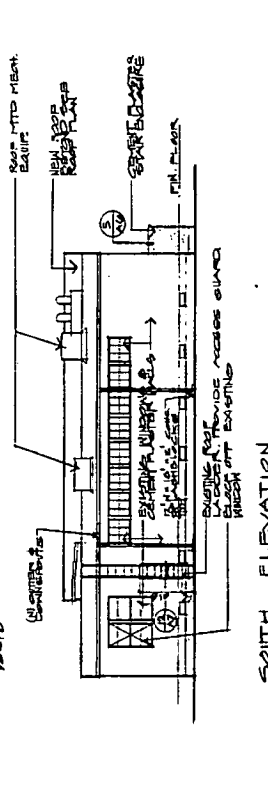
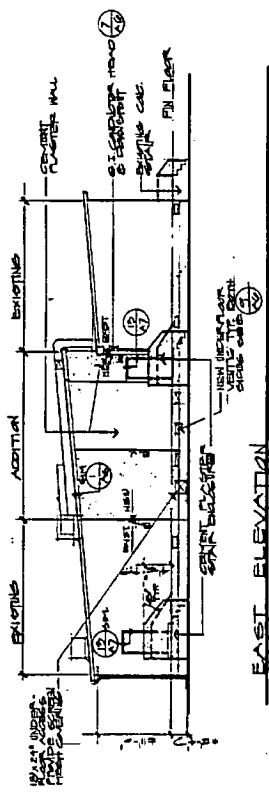
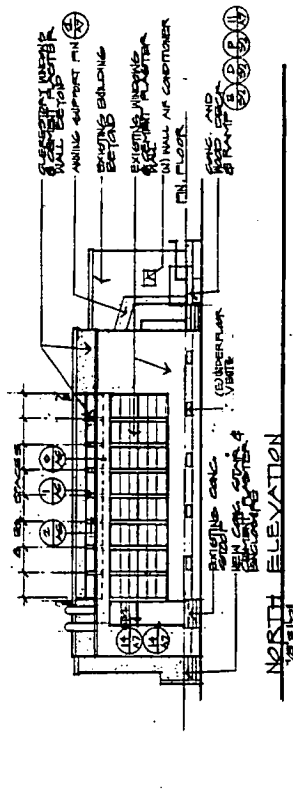
# EXHIBIT C ELEVATIONS

|     |         |     |
|-----|---------|-----|
| NO. | DATE    | BY  |
| 1   | 10/1/84 | ... |
| 2   | ...     | ... |
| 3   | ...     | ... |

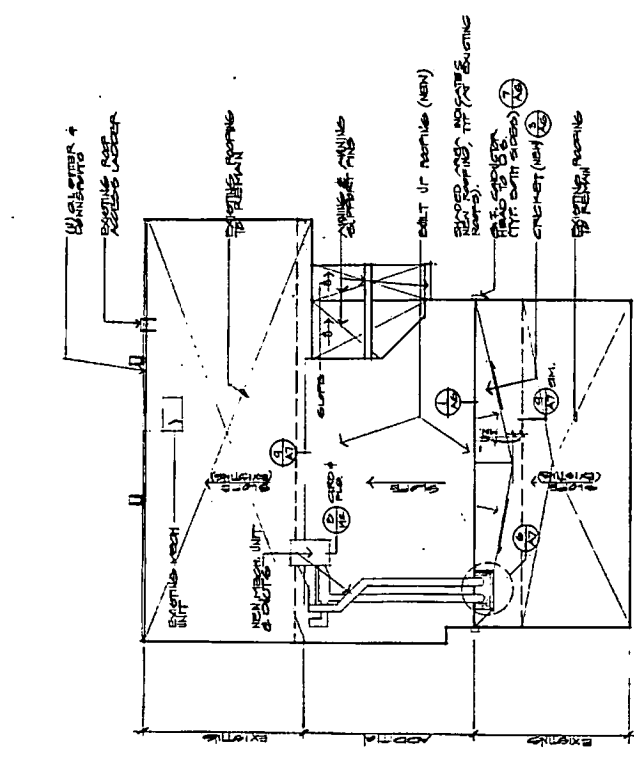
Stanford  
Settlement  
450 W. El Camino  
Sacramento, Ca.

**DAVIDSON**  
ARCHITECTS  
1000 J STREET, SUITE 100  
SACRAMENTO, CALIF. 95811  
TELEPHONE (916) 441-1111

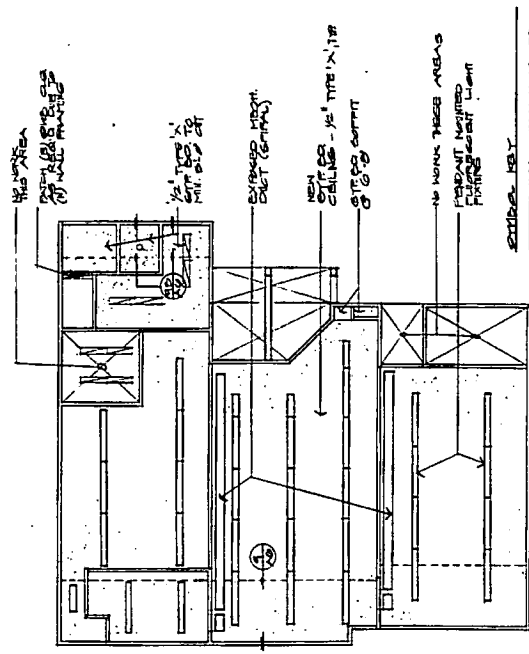
NOT PLANNED  
EXHIBIT  
ELEVATIONS  
DATE



- 1. GENERAL NOTES:
- 2. ALL EXISTING MATERIALS TO REMAIN UNLESS NOTED OTHERWISE.
- 3. ALL NEW MATERIALS TO BE MATCHED TO EXISTING MATERIALS.
- 4. ALL NEW MATERIALS TO BE MATCHED TO EXISTING MATERIALS.
- 5. ALL NEW MATERIALS TO BE MATCHED TO EXISTING MATERIALS.
- 6. ALL NEW MATERIALS TO BE MATCHED TO EXISTING MATERIALS.
- 7. ALL NEW MATERIALS TO BE MATCHED TO EXISTING MATERIALS.
- 8. ALL NEW MATERIALS TO BE MATCHED TO EXISTING MATERIALS.
- 9. ALL NEW MATERIALS TO BE MATCHED TO EXISTING MATERIALS.
- 10. ALL NEW MATERIALS TO BE MATCHED TO EXISTING MATERIALS.



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



- 1. REFLECTED CEILING PLAN:
- 2. ALL EXISTING MATERIALS TO REMAIN UNLESS NOTED OTHERWISE.
- 3. ALL NEW MATERIALS TO BE MATCHED TO EXISTING MATERIALS.
- 4. ALL NEW MATERIALS TO BE MATCHED TO EXISTING MATERIALS.
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REFLECTED CEILING PLAN  
1/8" = 1'-0"