



REPORT TO PLANNING COMMISSION City of Sacramento

5

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
May 12, 2011

To: Members of the Planning Commission

Subject: Great Beginnings Private School (P11-003)

A request to establish a K-6 private school on a developed 0.608 acre parcel in the Standard Single Family Residential (R-1) zone.

- A. Environmental Determination:** Categorical Exemption pursuant to CEQA Section 15303, New Construction or Conversion;
- B. Special Permit** to establish a K-6 private school in the Standard Single Family Residential (R-1) zone.

Location

3031 Franklin Boulevard
Assessor's Parcel Number: 013-0137-015-0000
Council District 5

Recommendation

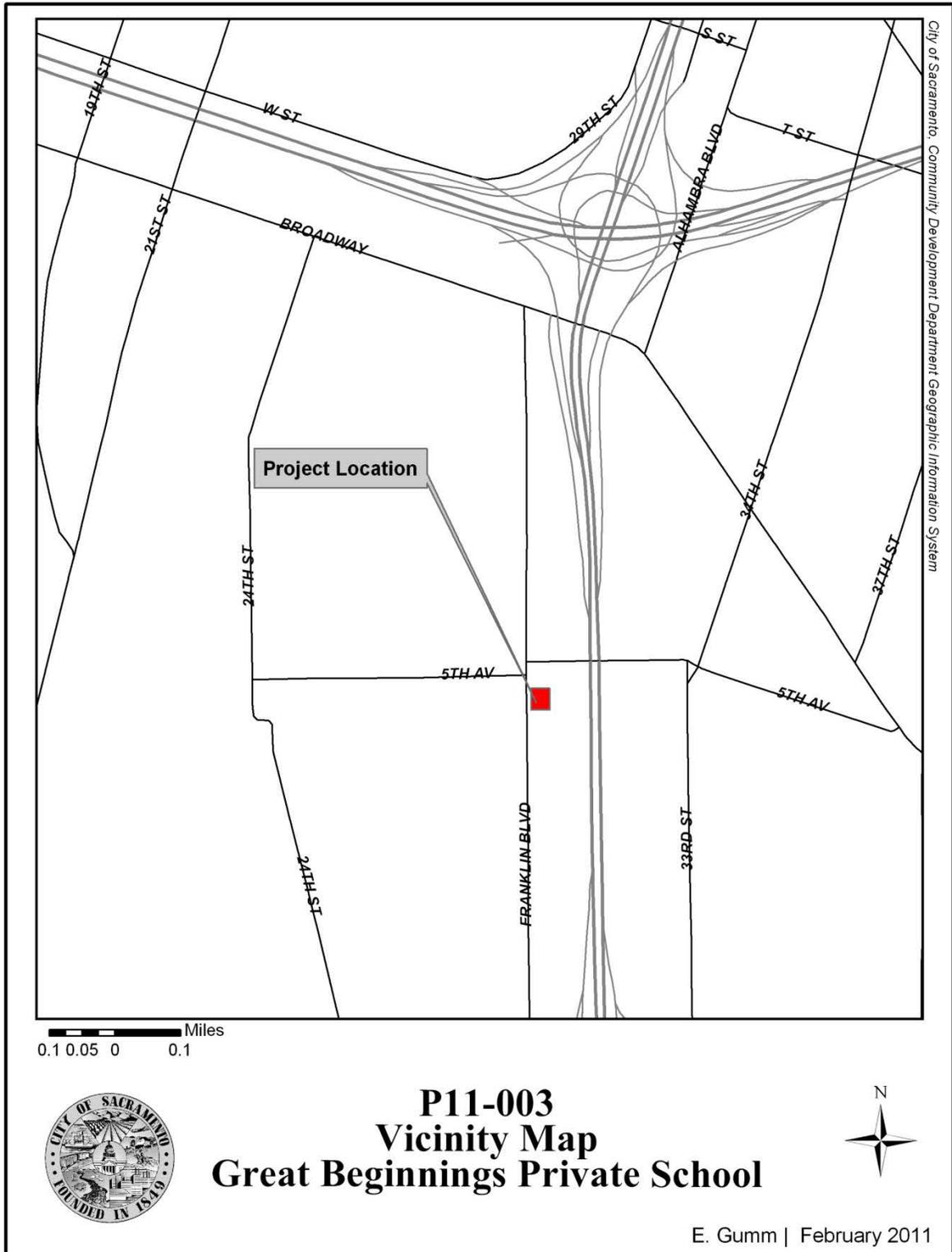
Staff recommends the Planning Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. At the time of the writing the report, **all issued were resolved and the project is considered to be non-controversial.** The Planning Commission has final approval authority over items A-B above, and its decision is appealable to City Council.

Contact Elise Gumm, LEED AP, Associate Planner, (916) 808-1927;
Lindsey Alagozian, Senior Planner (916) 808-2659

Applicant Serrao Design/Architecture, c/o: Melissa Serrao, (415) 713-2359
2016 Burnett Way, Sacramento, CA 95818

Owner Levenhagen Stephanie (916) 996-9773
3220 19th Street, Sacramento, CA 95818

Vicinity Map



Summary

The applicant is requesting entitlements to operate a K-6 private school within an existing 3,100± square foot one story residential building. The site is approximately 0.608 acres and was formerly used as a room and boarding house. The proposed school is an extension of the Great Beginnings preschool located at Sierra 2 in the Curtis Park neighborhood. The project involves renovating the interior of the existing building to be in compliance with the current building code. Staff notified all property owners and community groups within a 500 foot radius of the project site and received no opposition from the surrounding neighborhood.

Table 1: Project Information
General Plan designation: Traditional Neighborhood Low Density
Existing zoning of site: Standard Single Family Residential (R-1) zone
Existing use of site: Vacant Residential Building (formerly room and boarding house)
Property dimensions/area: 0.608± acres; 173'x 153'.(26,469 SF)
Building square footage: 3,100± SF House + 219SF Storage Shed
Building height: Two Story

Background Information

The existing building has been vacant for a while, after the former private welfare room and boarding service left the site. The proposed project will allow the Great Beginnings Child Development Center to establish its new extension program within close proximity to its current pre-school location.

The Great Beginnings Child Development Center for pre-school has been operating at the Sierra 2 Community Center for many years. As an outgrowth of the pre-school program and in response to a growing demand in the surrounding area, the proposed K-6 private school will extend the Great Beginnings educational program through the elementary years. A Special Permit is required for a private K-6 school at the property in the Standard Single Family Residential (R-1) zone.

Public/Neighborhood Outreach and Comments

As part of the application review process staff routed the application package to the Sierra Curtis Neighborhood Association on February 07, 2011. Staff also mailed Planning Commission hearing notices to all property owners within the 500 foot radius on April 29, 2011. Additionally, staff posted the site with a public hearing notice prior to the hearing. City staff has not received any comments or concerns from the Association or neighbors.

Environmental Considerations

The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that this is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15303, New Construction or Conversion of Small Structures. The project consists of the conversion of an existing

structure from one use to another where only minor modifications are made in the interior of the structure.

Policy Considerations

The 2030 General Plan Update was adopted by City Council on March 3, 2009. The 2030 General Plan's goals, policies, and implementation programs define a roadmap to achieving Sacramento's vision to be the most livable city in America. The 2030 General Plan updated designation of the subject site is Industrial. The proposed project is consistent with the applicable goals and policies of the 2030 General Plan.

- Existing Structure Reuse. The City shall encourage the retention of existing structures and promote their adaptive reuse and renovation with green building technologies to retain the structures' embodied energy, increase energy efficiency, make it more energy efficient, and limit the generation of waste. (Policy LU 2.6.4)
- Adequate Community Supporting Uses. The City shall seek to ensure that all manner of public and private community-supportive facilities and services are located throughout the city to provide places that serve the varied needs of the community, provide for community meeting places, and provide community and neighborhood landmark buildings and places. (Policy LU 8.1.2)
- Locate school sites centrally with respect to their planned attendance areas. (Policy ERC 1.1.2)

Establishing the elementary school in a residential neighborhood and in close proximity to its pre-school location will promote the alternative educational programs to needed residents. The project is also consistent with applicable Policies of the 2030 General Plan in that the City facilitates community supporting uses in the Sacramento region.

Project Design

Land Use

The project site is zoned Standard Single Family Residential (R-1) zone. A private K-6 school use is a permitted use in the R-1 zone with the approval of a Planning Commission Special Permit. The proposed use is consistent with the land use policies of the General Plan and the applicant is developing the site in accordance with the development standards for this zone. The applicant does not propose changing the footprint or exterior of the building, but will improve the interior of the building to comply with the current building code standards in order to convert the building to commercial school use.

Special Permit

The project site consists of an existing 3,100 square foot residential building on a 0.608 acre parcel with frontage on Franklin Boulevard and off-street parking accessible from

Donner Way. The site also contains a 219 square foot storage shed, open space / yard areas, and a five (5) space parking lot.

The site was previously occupied as a welfare room and boarding house, and it has been vacant for a period of time. The project site is situated within an area of traditional single family home neighborhood and abutting some small commercial and multi-family residential uses.

The school proposes to use the first floor for all program activities. The current layout includes four classrooms, common space area, an art room, kitchen, laundry, and a bathroom. The small second floor is 830 square feet in size and will be used as the director's private office, which is not open to students or staff.

The proposed school will accommodate up to 40 students and two staff/faculty, and a director. The school hours are Mondays through Fridays from 7:30 AM to 6 PM, which includes before and after school programs. The school program starts at 9 AM for all grades and ends at 3:30 PM. School opens before 9 AM and after 3:30 PM to provide care and other programs including art, sports, etc.

Parking

According to the Zoning Code, private school uses do not have an established parking ratio, rather parking is subject to the Planning Commission's determination. The subject site currently provides a surface parking lot accessible from Donner Way. Since the size of the school is small and is for elementary children, the students will be dropped off and picked up at various times throughout the day, based upon their attendance to the before and after school programs. There will not be a scheduled time that the students will be dropped off or picked up. The parking is mainly for the two staff on site and for parents to drop off or pick up children. The function of the parking lot is similar to that of a child care center.

According to the Zoning Code, the parking ratio for a child care center is one (1) space per eight (8) children. Based upon this ratio, the proposed private school would require five (5) on-site parking spaces to accommodate the proposed 40 students. Staff believes that given the varied drop-offs and the low volume of students that no additional on-site parking is required.

As stated in the City Zoning Ordinance, a special permit is required for the use of private/public K-12 schools. In evaluating special permit proposals of this type, the Planning Commission is required to make the following findings:

- A. A special permit shall be granted upon sound principles of land use.

The proposed use for a private K-6 school is permitted in the Standard Single Family Residential (R-1) zone with a Special Permit, and the use is consistent with the General Plan designation and compatible with the adjacent mixed uses.

The proposal will encourage land uses which will enhance the vacant building and promote alternative educational programs to needed residents.

- B. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.

The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the site meets all development standards and the use will not create any negative impacts to air quality, water quality, and traffic in the neighborhood. Furthermore, the project provides adequate on-site parking and will not create any traffic impacts. The proposed use will not have a negative impact upon the adjacent properties in that the site provides ample room for the proposed use and adequate open space is provided.

- C. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.

The proposed project is consistent with the applicable policies of the General Plan and is compatible with the surrounding residential and retail uses land uses. The proposal meets the policies of encouraging community-support uses at varied locations to serve the Sacramento neighborhoods.

Furthermore, the school is mainly serving the families who live in this neighborhood, and some of the students will be walked to school. There is also a Regional Transit bus stop directly in front of the site, so some of the families will also utilize public transportation. For all of these reasons, staff recommends the Planning Commission approve the project without requiring additional on-site parking. The project is consistent with the General Plan policies and will promote opportunities to utilize alternative transportation modes. The applicant will improve the current parking lot to be in ADA compliance.

Recommendation

Staff recommends that the Planning Commission approve the proposed project subject to the attached Findings of Facts and Conditions of Approval.

Respectfully submitted by: 
ELISE GUMM, LEED AP
Associate Planner

Approved by: 
LINDSEY ALAGOZIAN
Senior Planner

Recommendation Approved:

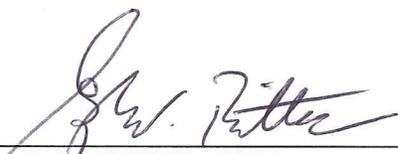

GREG BITTER, AICP
Principal Planner

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Attachment 1 Recommended Findings of Fact and Conditions of Approval

Findings of Fact**A. Environmental Determination: Exemption**

Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning Commission finds that the Project is exempt from review under Section **15303, New Construction or Conversion of Small Structures** of the California Environmental Quality Act Guidelines as follows:

The project consists of the conversion of an existing structure from one use to another where only minor modifications are made in the exterior of the structure.

B. Planning Commission Special Permit to establish a private K-6 school in the Standard Single Family Residential (R-1) zone is approved subject to the following Findings of Fact:

1. The proposed use for a private K-6 school is permitted in the Standard Single Family Residential (R-1) zone with a Special Permit, and the use is consistent with the General Plan designation and compatible with the adjacent mixed uses. The proposal will encourage land uses which will enhance the vacant building and promote alternative educational programs to needed residents.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the site meets all development standards and the use will not create any negative impacts to air quality, water quality, and traffic in the neighborhood. Furthermore, the project provides adequate on-site parking and will not create any traffic impacts. The proposed use will not have a negative impact upon the adjacent properties in that the site provides ample room for the proposed use and adequate open space is provided.
3. The proposed project is consistent with the applicable policies of the General Plan and is compatible with the surrounding residential and retail uses land uses. The proposal meets the policies of encouraging community-support uses at varied locations to serve the Sacramento neighborhoods.

Conditions of Approval

- B. Special Permit** to establish a private K-6 school in the Standard Single Family Residential (R-1) zone is **approved** subject to the following Conditions of Approval:

PLANNING

- B1. The applicant shall obtain all necessary building permits prior to commencing any construction on site.
- B2. The project shall provide a minimum five (5) off-street parking spaces.
- B3. The project is approved for up to 40 students. Any changes to the school programs and/or the numbers of students are subject to the Planning review and may result in a requirement for additional entitlements.
- B4. Any modification to the project site, use or the exterior of the building shall be subject to review and approval by Planning Staff and may result in a requirement for additional entitlements.

DEVELOPMENT ENGINEERING

- B5. Construct standard improvements as noted in these conditions pursuant to chapter 18 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk fronting the property along Franklin Boulevard and Donner Way per City standards and to the satisfaction of the Department of Transportation.
- B6. All new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Transportation. The applicant may have to reconstruct the exiting driveway along Donner way if found to be non-ADA compliant.
- B7. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards at the north-east corner of the intersection of Franklin Boulevard and Donner way.
- B8. The site plan shall conform to the parking requirements set forth in Title 17 of City Code (Zoning Ordinance) and these conditions of approval.

FIRE

- B9. Comply with 2010 California Fire Code Section 907 Fire Alarm and Detection Systems for Group E occupancies.
- B10. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 508.4
- B11. Provide appropriate Knox access for site. CFC Section 506

ADVISORY NOTES

POLICE

- B12. The applicant/owner is encouraged to include video cameras that record to a DVD recorder. Cameras on the entrances and the parking lot can be a strong deterrent to criminally minded people and serve to aid the police in the event a crime occurs.

BUILDING

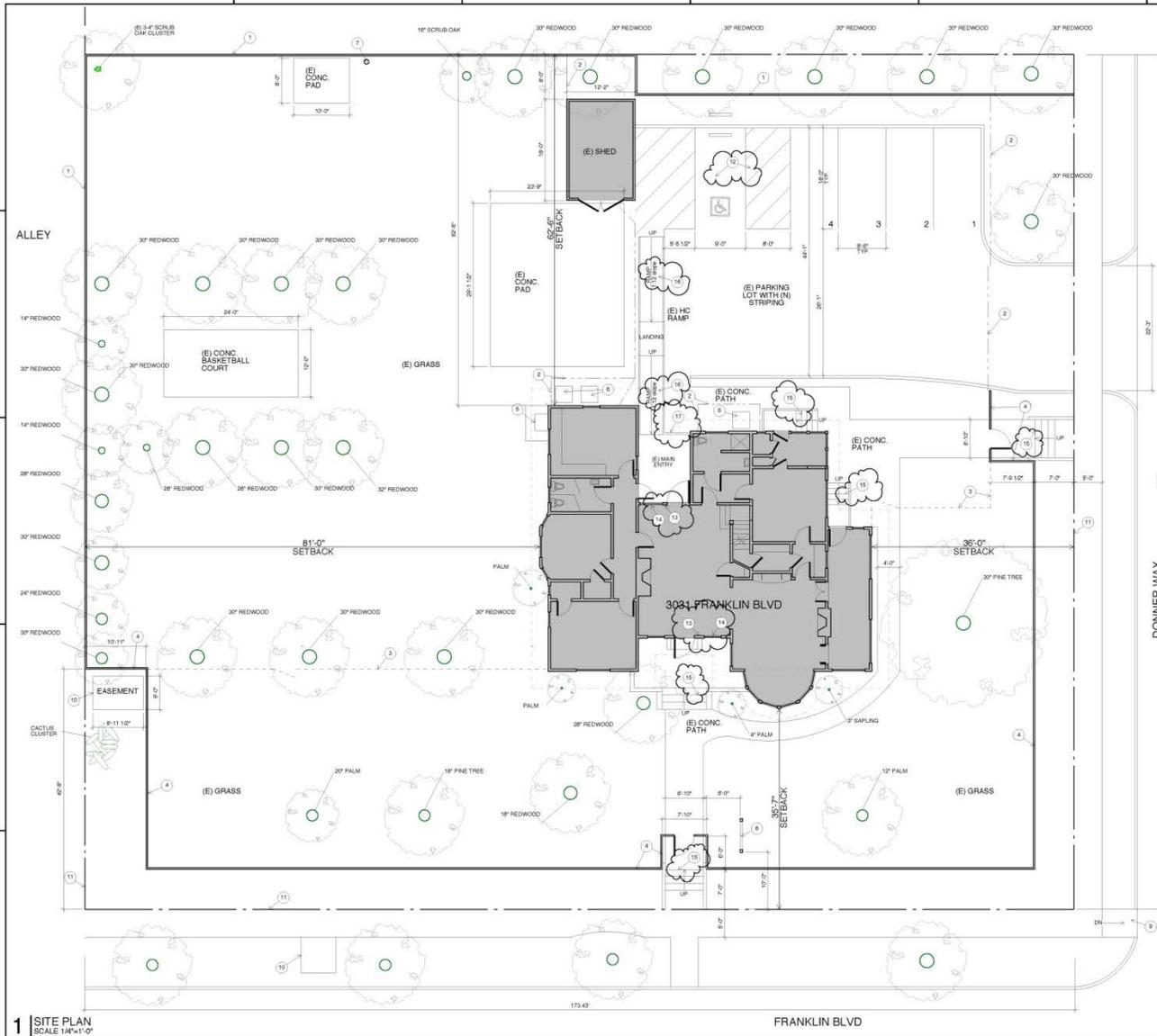
- B13. Provide 12" minimum on the push side of (E) exit access doors if the door is equipped with both a closer and a latch per CBC Figure 11B-26A (a).
- B14. Specify building construction type & building occupancy, building square footage, number of stories, fire sprinkler & fire alarm information, & pertinent building code used in design on plans.
- B15. Provide tempered glass within 24" arc of door per CBC section 2406.4.
- B16. Specify rise 7" max. & run 11" min. on (E) stairs, & provide handrails & handrail extensions per CBC section 1134B, and also provide guardrail on the open-sided walking surfaces of stairs per CBC section 1013. In addition, provide striping per CBC section 1133B.4.4.
- B17. Provide a structural report prepared by a licensed engineer, on the ability of the structure to reasonably comply with horizontal & vertical loads of current code required for its intended use.
- B18. Call out (E) ramp slope to comply with CBC section 1133B.5.
- B19. Provide accessible restrooms per CBC section 1115B.
- B20. Provide accessible kitchen counter to be 34" maximum in height.

- B21. Provide illuminated exit sign per CBC section 1006, & tactile exit sign per CBC section 1011.3, & also provide emergency power supply system per CBC section 1006.3.
- B22. 2nd floor storage room framing shall be checked for 125 psf LL + DL.
- B23. Be sure the (E) floor framing members are designed for 50 psf LL.

PARKS

- B24. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
 - a) Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$1,195. This is based on 3,319 square feet of Commercial Services/Other at the Standard Rate of \$0.36 per square foot. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

Exhibit A Site Plan



1 SITE PLAN
SCALE 1/4"=1'-0"

- NOTES:
- (E) 6" WD. FENCE TO REMAIN
 - (E) 6" CHAIN LINK FENCE TO REMAIN
 - (E) 6" CHAIN LINK FENCE TO BE REMOVED
 - (N) 8" WROUGHT IRON FENCE
 - (E) ELEC. SERVICE OVERHEAD
 - (E) MECH UNITS
 - (E) LIGHT ON POST
 - (N) 6" HIGH X 6" WIDE PAINTED SIGN
 - (E) HANDICAP RAMP - CURB CUT
 - (E) CABLE TRANSFORMER
 - (E) PROPERTY LINE UNPAVED
 - (N) HC STALL PER CBC
 - MAINTAIN (E) 12" MIN. CLEAR ON PUSH SIDE OF (E) EXIT ACCESS DOORS IF DOOR IS EQUIPPED WITH BOTH CLOSER AND LATCH PER CBC
 - MAINTAIN (E) TEMPERED GLASS WITHIN 34" ARC OF DOOR
 - MAINTAIN (E) 7" MAX & 11" MIN RUN ON 2 STAIRS; PROVIDE (N) HANDRAIL AND HANDRAIL EXTENSIONS PER CBC SECTION 1106; ALSO PROVIDE GUARDRAIL ON THE OPEN-SIDED STAIRS PER CBC 1013, AND STRIPING PER 1130B.4
 - MAINTAIN (E) RAMP SLOPE COMPLYING WITH CBC SECTION 1133B.5
 - REMOVE (E) STAIR; ADD CODE COMPLIANT GUARDRAIL

- GENERAL NOTES:
- ALL (E) GRADES TO REMAIN, NO CHANGES TO (E) DRAINAGE
 - ALL (E) TREES TO REMAIN
 - ALL (E) CONCRETE PATHS AND STEPS TO REMAIN
 - ALL DIMENSIONS GIVEN ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY NEW WORK PERFORMED
 - MAINTAIN ADA-COMPLIANT DRIVEWAY

OCCUPANCY: (E) SINGLE FAMILY RESIDENTIAL (N) GROUP E

ZONING: R1

BUILDING TYPE: TYPE V

NUMBER OF STORIES: 2

FIRE SPRINKLERS: NO

FIRE ALARM: YES (TO BE ADDED)

CODES: SACRAMENTO CITY CODE

2007 CBC

2007 CFC

2007 CMC

2007 CEC

2010 CFC

AREA: MAIN BUILDING

FIRST FLOOR: 2275 SF

SECOND FLOOR: 630 SF

TOTAL AREA: 3,105 SF

SHED AREA: 219 SF

COVERED ENTRY PATIO: 112 SF

LOT AREA: 26,469 SF

architecture

setrao
design

415.934.2314 ext.
916.454.9660 ext.
415.960.1764

DESIGNED ARCHITECT
STATE OF CALIFORNIA

Great Beginnings
3031 Franklin Blvd, Sacramento, CA

Owner:
Stephens Leventhal
3031 Franklin Blvd
Sacramento, CA

Sheets

No.	Date	Issue and Revision	By	Check
1	01.12.11	user permit submittal	jalms	js
2	04.04.11	plan check comments	jalms	js

Project Name:
Great Beginnings

Project Number:
15-02

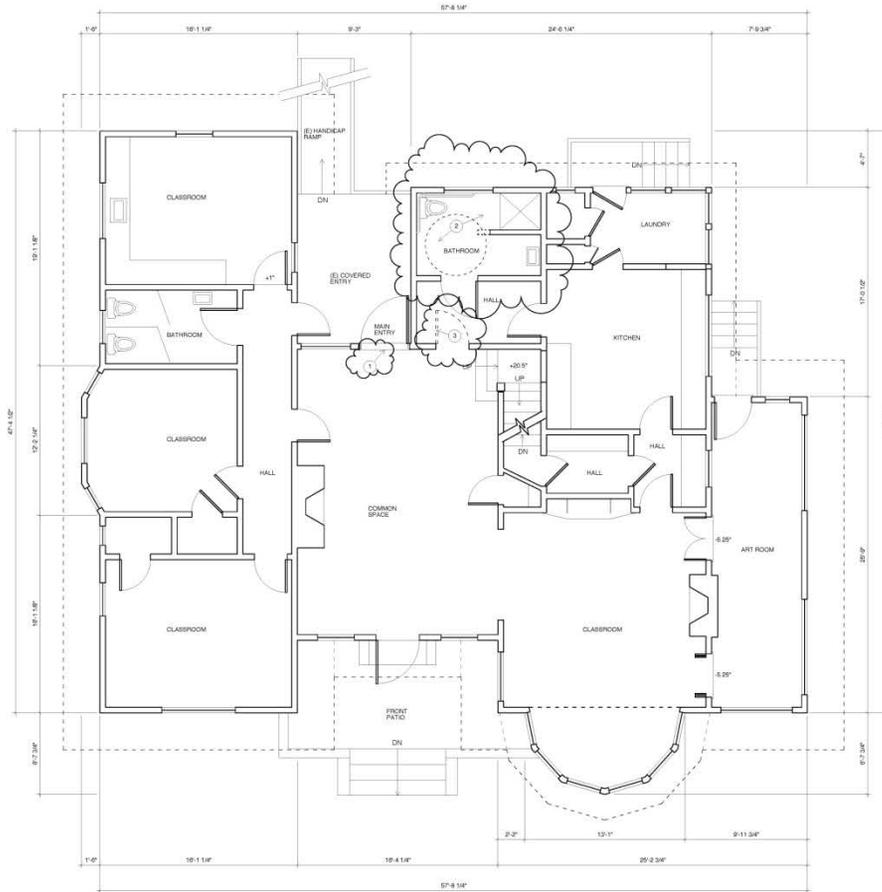
Revisions:
Site Plan

All drawings and written content representing herein constitute a legal and binding contract between the client and the architect. No part of this contract shall be effective unless countersigned by both parties.

Scale: 1/4"=1'-0"

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Exhibit B Main Floor Plan



NOTES

1. PROVIDE ILLUMINATED EXIT SIGN PER CBC SECTION 1006 AND A TACTILE EXIT SIGN PER CBC SECTION 1011.3, AND POWER SUPPLY SYSTEM PER CBC SECTION 1008.3
2. PROVIDE ACCESSIBLE RESTROOM PER CBC SECTION 1115B, SWITCH TOILET AND SINK, AND CUT BACK WALL 18"
3. REMOVE (E) DOOR MAINTAIN MIN. 32" CLR OPENING

1 MAIN FLOOR PLAN
SCALE 1/4"=1'-0"

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architecture

serrao

design

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Great Beginnings
3031 Franklin Blvd, Sacramento, CA

Owner:
Stephanie Lorenzen
3031 Franklin Blvd,
Sacramento, CA

Notes:

No.	Date	Issued and Revisions	By	Check
1	01.12.11	use permit submittal	julma	js
2	04.04.11	plan check comments	julma	js

Project Name
Great Beginnings

Project Number
10-02

Sheet
Main Floor Plan

All drawings and other related supporting documents are the property of Serrao Architecture and shall remain the property of Serrao Architecture. No part of this drawing shall be reproduced or transmitted in any form or by any means without the written consent of the architect.

Serrao Architecture



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Date Month

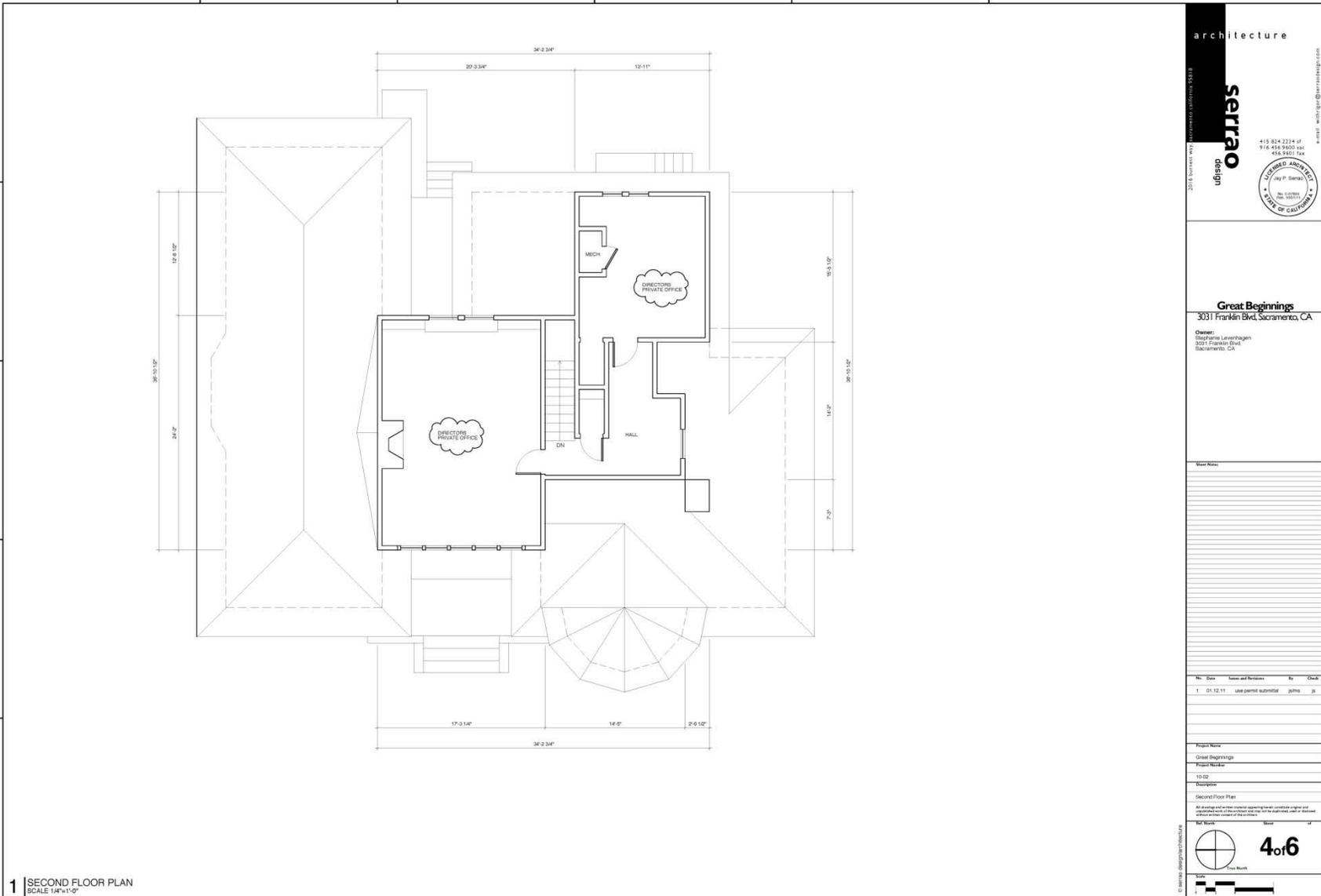


Exhibit D: Elevations



GENERAL NOTES:
 1. EXISTING PAINTED STUCCO AND WOOD TRIM TO REMAIN. NEW STUCCO COLOR TO BE "TELEGRAPH HILL" BY DUAN EDWARDS. NEW WOOD TRIM COLOR TO BE "COCOA" BY DUAN EDWARDS. SHINGLE ROOFING TO REMAIN.
 2. EXISTING CORNER SHIELDS TO REMAIN.
 3. NO PROPOSED CHANGES TO EXTERIOR OF BUILDING WITH THE EXCEPTION OF COLOR AND REPLACEMENT OF BROKEN OR DAMAGED UNITS.
 4. SIGNAGE: PROPOSED TO BE PLACED OF BUILDING. SEE SITE PLAN FOR WOODEN SIGN PLACEMENT AT FRANKLIN BLVD.

1 FRONT/WEST ELEVATION
 SCALE 1/8"=1'-0"



2 EAST ELEVATION
 SCALE 1/8"=1'-0"

architecture

SERRA
design

415.874.2234 of
 916.415.9400 oac
 415.5633 fax

2010 Licensed Architect
 (J.P. Serra)
 No. 12291
 State of California

Great Beginnings
 3031 Franklin Blvd, Sacramento, CA

Owner:
 Stephanie Laveistagen
 3031 Franklin Blvd
 Sacramento, CA

No.	Date	Revisions and Remarks	By	Check
1	01.12.11	late permit submittal	jpm	js

Project Name:
 Great Beginnings
 Project Number:
 10-02
 Description:
 Exterior Elevations: East and West

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Site North

5 of 6

Exhibit D: Elevations

GENERAL NOTES:
 ALL EXISTING PAINTED STUCCO AND WOOD TRIM TO REMAIN. NEW STUCCO COLOR TO BE "SILVERMOUNTAIN" BY DUANE EDWARDS. NEW WOOD TRIM COLOR TO BE "WOOD" BY DUANE EDWARDS.
 ALL EXISTING ROOFING TO REMAIN.
 ALL PROPOSED CHANGES TO EXTERIOR OF BUILDING WITH THE EXCEPTION OF COLOR AND REPLACEMENT OF WINDOWS OR DAMAGED GLAZING.
 ALL SIGNS: PROPOSED TO BE PLACED ON BUILDING. SEE SITE PLAN FOR WOODEN SIGN PLACEMENT AT FRANKLIN BLVD.

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 2010 Licensed Architect
 No. 10794
 State of California
 Jay P. Seriao

Great Beginnings
 3031 Franklin Blvd, Sacramento, CA
 Owner:
 Stephanie Leveringh
 3031 Franklin Blvd,
 Sacramento, CA

No.	Date	Revisions and Remarks	By	Check
1	01.12.11	Issue permit submittal	jdms	js

Project Name:
 Great Beginnings
 Paper Number:
 10-02
 Description:
 Exterior Elevations: North & South

All drawings and written material prepared by me constitute original and complete work of architectural design for the purposes, uses, and purposes herein stated and shall remain the property of the architect.

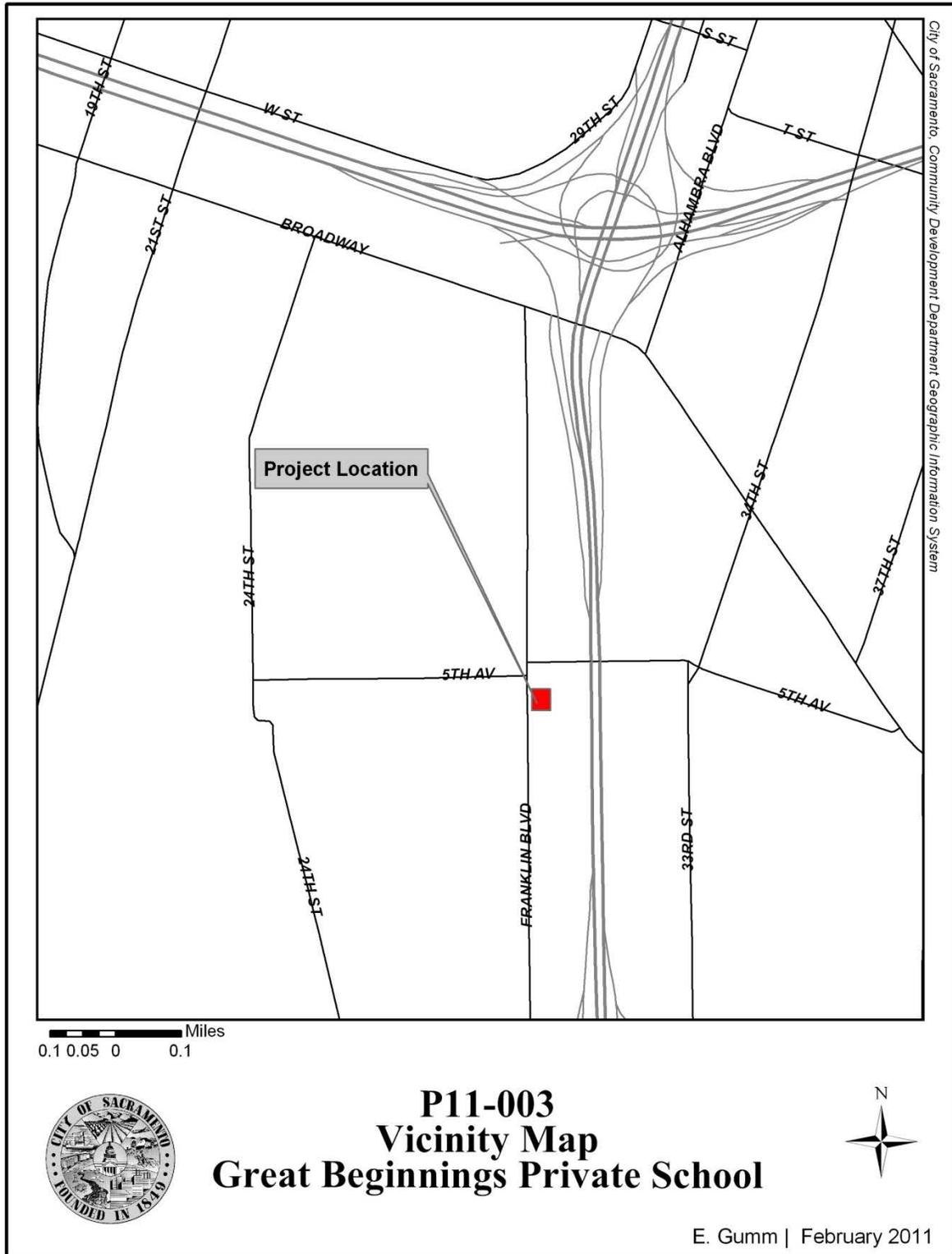
Scale: 6 of 6

1 SOUTH ELEVATION
SCALE 1/8"=1'-0"

Sheet Notes

2 NORTH ELEVATION
SCALE 1/8"=1'-0"

Scale: 6 of 6



Attachment 3 Land Use and Zoning Map

