

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

APPLICANT	Complete Life Works! 7654 22nd Street Sacramento, CA 95832				
OWNER	Chester A. and Thelma Johnson, 7682 Allott Way Sacramento, CA 95823				
PLANS BY	Chester A. Johnson, 7682 Allott Way, Sacramento, CA 95823				
FILING DATE	July 1, 1991	ENVIR. DET.	Negative Declaration	REPORT BY	SLY
ASSESSOR'S PCL. NO.	052-0041-003				

- APPLICATION:
- A. Negative Declaration
  - B. Mitigation Monitoring Plan
  - C. Special Permit to operate a 2,600 square foot private school on 0.17± developed acres in the Standard Single Family (R-1) zone.
  - D. Variance to waive the required masonry wall between residential and non-residential uses.

LOCATION: 7654 22nd Street

PROPOSAL: The applicant is requesting the necessary entitlements to operate a private school that focuses on teaching employment related skills to youths and adults in the local area in an existing 2,600 square foot house.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1984 Airport Meadowview Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant single family dwelling

Surrounding Land Use and Zoning:	Setbacks:	Required:	Provided:
North: Single Family, R-1	Front:	25'	28'
South: Single Family, R-1	Side(North):	5'	5'
East: Single Family, R-1	Side (South):	5'	5'
West: Single Family, R-1	Rear:	15'	36'

Parking Required:	To be determined by Planning Commission
Parking Provided:	2 on-site 10 off-site 12 Total

Property Dimensions:	63 feet X 119 feet
Property Area:	0.17± acres
Square Footage of Building:	2,600 square feet
Height of Building:	Two stories
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Horizontal siding and stucco

APPLC. NO. P91-178

MEETING DATE February 13, 1992

ITEM NO. 20

000126

recommends the proposed parking area in the front yard setback area be deleted. The applicant has negotiated the use of ten spaces located in the John Still Middle School parking lot (see Exhibit E) which is approximately two blocks from the site. Staff recommends the staff park at John Still school. There is adequate street parking in the area and bus service nearby. The school intends to draw its students from the local area within walking distance.

The applicant proposes four bicycle lockers to be available for students and staff. Staff recommends the bicycle lockers be located in the rear yard to provide additional security and less of a visual impact on the surrounding properties.

E. School Program

The Apricot Home School is a private school which offers a "beyond school" curriculum geared to more closely work with the employment potential and work readiness challenges that each youth and each adult may face in small group and individualized interactions, and in a non-threatening home environment. The staff proposes to work with youth ages 6-16 years providing individualized assessments, tutoring, and enhancement activities; to provide 1400 hours of employment development and training activities for youths ages 17-23; and to provide counseling and work place training for adults. The group activities will involve no more than six participants and tutorial groups will have no more than three students. Training sessions will have a maximum of eight participants enrolled.

There will be no more than a total of 16 people including staff on the premises at any one time. If the school's programs or activities change or increase such that more than 16 people are regularly meeting on the site at a given time then staff recommends the applicant modify the special permit. The staff consists of ten paid half time student positions, and one paid activities director, and a half time youth program manager. The majority of the staff pool will be volunteers with expertise in specific areas for the tutoring and mentoring programs. The school will offer its training, tutoring, and work programs during the hours of 3PM to 9PM, Monday through Saturday.

F. Signage

The applicant proposes an on-site eight square foot sign to be constructed out of wood. There were no sign elevations included with the application. The sign must meet all the requirements required by the Sign Ordinance.

Staff supports the approval of the Special Permit to operate a 2,600 square foot private school in an existing residence in that the use will not significantly impact the adjacent properties and will provide a innovative education and training service for the local area. Staff supports the variance to waive the required masonry wall in that there is an existing fence which will provide an adequate buffer for the adjacent properties from the school and the back yard will not be utilized as part of the schools activities. Although staff believes the use is compatible with the surrounding neighborhood, there are no other similar operations in the City of Sacramento. Staff, therefore, recommends the project be reviewed by the Planning Director after two years to determine if there have been any adverse effects upon the neighborhood. After two years, the Planning Director may extend the Special Permit, may require additional conditions, or may require the project to return to the Planning Commission for review.

G. Agency Comments

The proposed project was reviewed by City Traffic Engineering, Engineering Departments, Building Inspections, Police, and the Fire Department. The following comments were received:

1. Engineering Development staff comments:

The private school will be required to have a metered water service prior to operation.

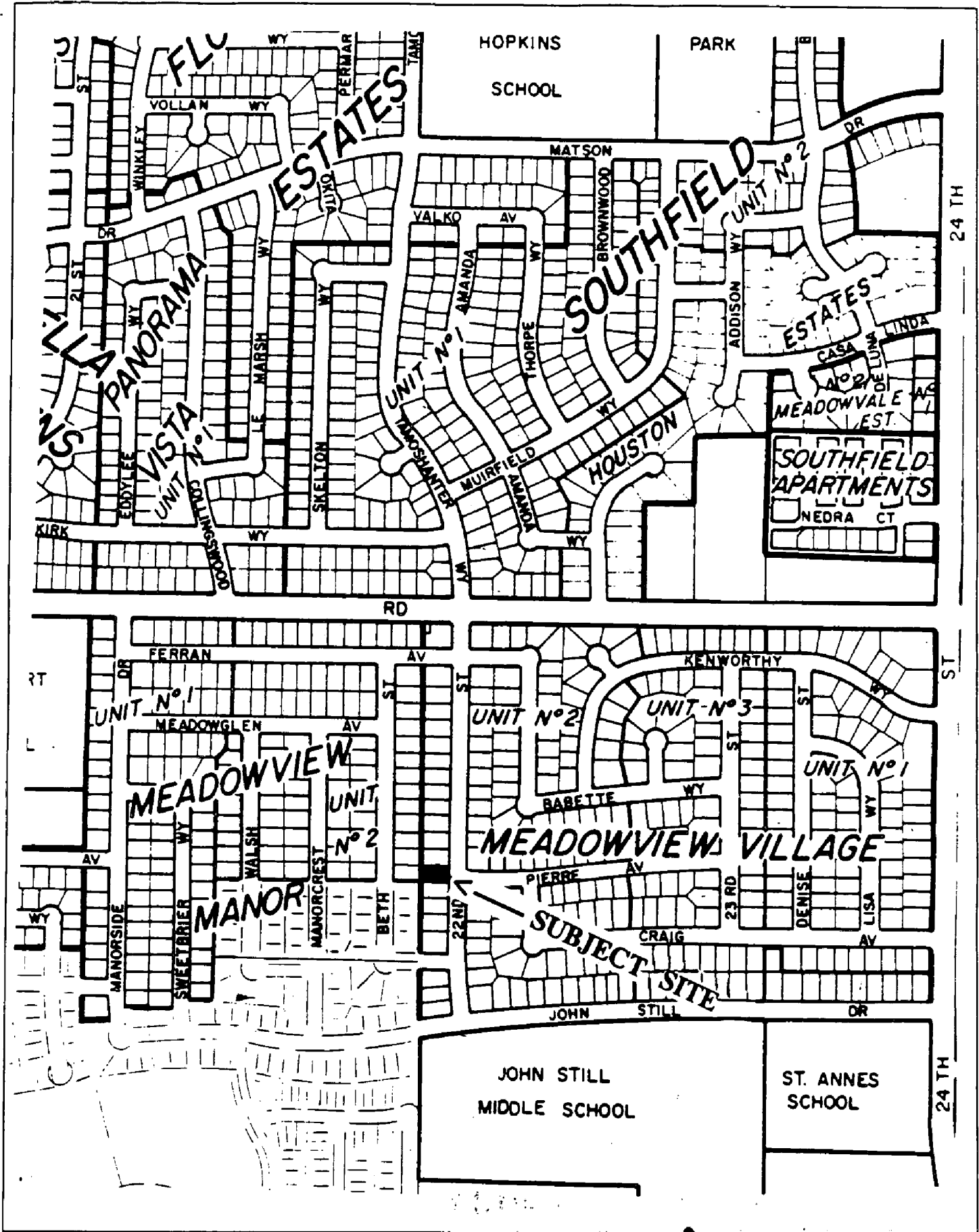
- b. No more than 16 people, including staff, shall meet on the site at the same time;
- c. The backyard area shall not be used for any program or training activity;
- d. The school shall not provide any type of day care service; and
- e. No person shall live on the premise.

Any changes or additions requires a modification of the special permit.

- 2. The staff shall park at John Still school and the applicant shall not add additional paving for parking in the front yard setback of the site.
- 3. The applicant shall locate four bicycle lockers in the rear yard.
- 4. The private school shall obtain a metered water service to the satisfaction of the Public Works Department prior to operation.
- 5. Elevations for the proposed sign shall be submitted for planning staff review and approval and shall have a sign permit. The sign shall also be non-illuminated.
- 6. The applicant shall obtain a Change of Use permit from the Building Department and meet all Building Code requirements prior to operation of the school.
- 7. The applicant shall submit to the Planning Director a brief report summarizing the program and enrollment every July and February through 1994. At the end of two years (1994), the Planning Director shall review the operation for its effects upon the neighborhood. At that time, the Planning Director may, at his discretion, either extend the special permit, require additional conditions, or require the project to return to the Planning Commission for review.

Findings of Fact:

- 1. The proposed project, as conditioned, is based upon sound principles of land use in that:
  - a. the school has a curriculum geared to meet the needs of youths and adults in the local area;
  - b. adequate off-street parking is provided in that the staff will be required to park at John Still School; and
  - c. the facility is a house that will not be enlarged and is compatible with the surrounding residential development.
- 2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
  - a. the project, as conditioned, is compatible with the existing neighborhood;
  - b. adequate off-street parking will be provided;
  - c. adequate landscaping is provided; and
  - d. no activities will be permitted in the back yard.
- 3. Granting the variance does not constitute a special privilege extended to an individual



000132

VICINITY MAP



# CITY OF SACRAMENTO

## MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814, (916)449-2037, pursuant to California Environmental Quality Act Guidelines Section 21081.

### SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Apricot Home School / P91-178  
Applicant - Name: Chester A. Johnson / Complete Life Works!  
Address: 7654 22nd Street  
Sacramento, CA 95832

Project Location / Legal Description of Property (if recorded):

The project site is located at 7654 22nd Street in the Airport/Meadowview Community Plan area. APN: 057-004-002-0000.

### SECTION 2: GENERAL INFORMATION

The project as approved includes one (1) mitigation measure. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study (Negative Declaration) for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the applicant identified above.

The application is operate a private school in a 2,600 square foot existing house in the Airport/Meadowview Community Plan area. The project site is surrounded by single- and multi-family residential uses. The site is located approximately 1/4 mile northwest of the John Still Center For Performing Arts located at 2250 John Still Drive.

### SECTION 3: PLAN CONTENTS

#### MITIGATION MEASURE A: Light and Glare

All exterior lighting shall be directed away from or properly shaded to eliminate glare on existing residential uses and oncoming traffic.

#### ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Planning and Development, City of Sacramento

#### MONITORING PROGRAM

As a condition of approval for the Special Permit, the Planning Division shall ensure that the proposed signage and lighting will be subject to Planning Commission approval. Prior to issuance of the Sign Permit, the Building Division shall require that the sign design and lighting are consistent with the Planning Commission approved sign and lighting design.

000136<sup>2</sup>

P 91-178

FEBRUARY 13, 1992

ITEM 20

competitive in the job market and may not reach their full potential as contributing adults.

The unique feature of the program is that the classroom structure is a non-traditional, home-like environment. The intent of this arrangement is to stimulate the learning process and to encourage face to face dialogue. The training aim of this approach is to develop interpersonal and social skills among small groups of community participants.

Group activities will involve no more than six participants at any given time, tutorial groups will involve no more than three students. Training sessions will enroll no more than eight participants. At any given time, no more than 16 people including volunteer staff will occupy the training site. The majority of participants will walk to the site. At least four bike stalls will be provided for those who choose to ride bikes to the facility. Further, ten additional off street parking spaces will be provided by John Still Middle School through a special arrangement. Therefore, there will be minimal impact of street parking around and near the site.

#### Community Reaction

The Apricot home has been well received in the neighborhood. Program developers and staff have established positive relationships with the neighbors and will have ample space to accommodate participants. For example:

Mrs. Johnson, the north side neighbor, welcomed the idea and looks forward to working with the school in a number of ways. She has offered the use of an RV parking area. Staff at Apricot Home have assisted Mrs. Johnson who has orthopedic problems with lawn care.

The neighbor across the street has indicated an interest obtaining his GED. Several of the volunteers have sufficient experience to provide this service.

The neighbor to the south has indicated an interest in receiving employment counseling and training.

Others neighbors have indicated that they want to learn to read, (some adults), and to be trained in skills such as report writing and other work related subjects.

#### Funding Information

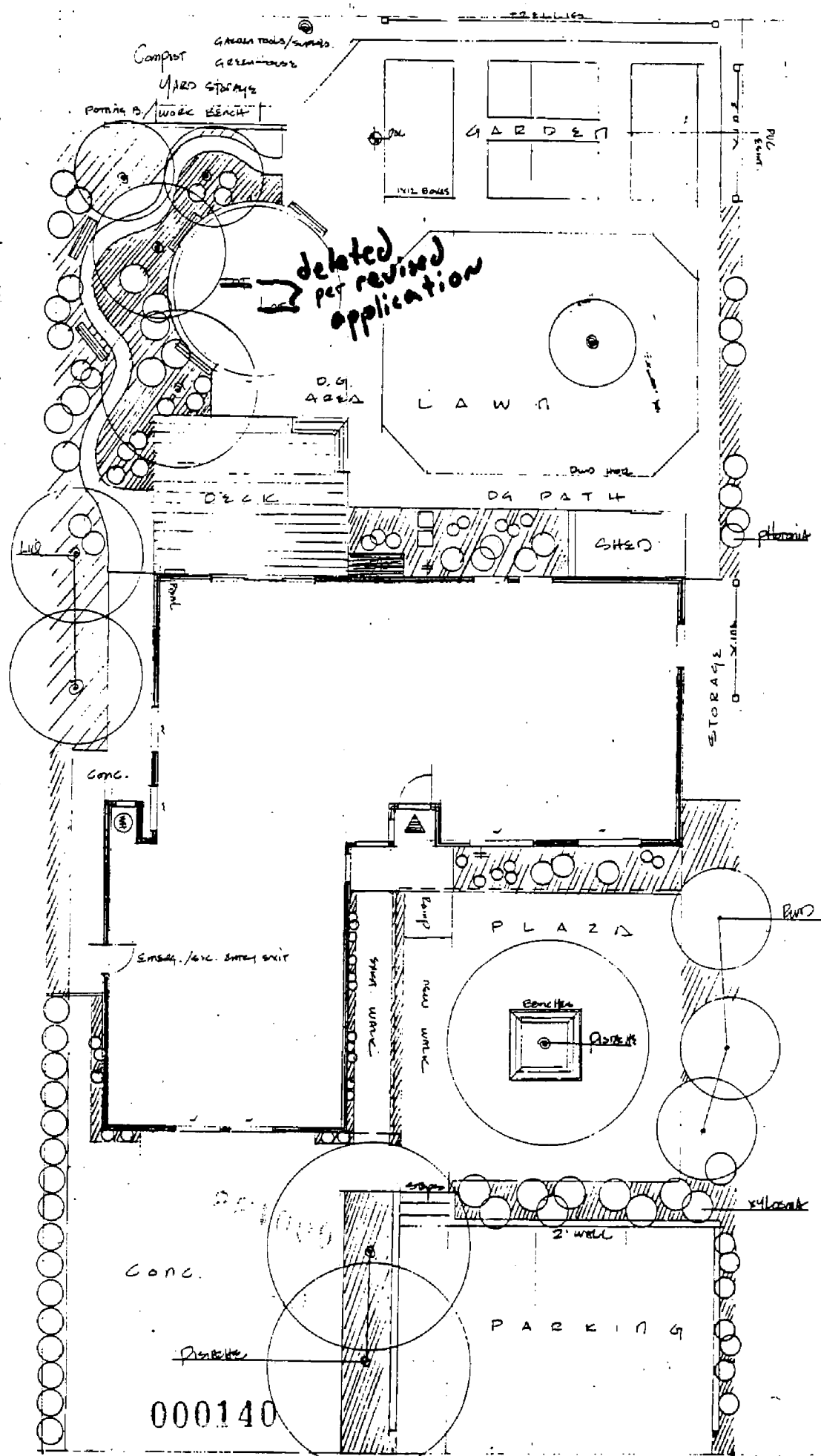
Our programs are service, rather than profit centered. As such, they are designed to meet the education and employment development needs of the community.

000138

# EXHIBIT B

Scale: 1" = 8'-0"  
 Date: 6-5-91

APRIL 21 HOME CONCEPTUAL SITE PLAN  
 MICHAEL CAPLINGER BROWN - LANDSCAPE ARCHITECTS - P.L.A. 1988



000140

EXHIBIT D

7654 22ND ST

EAST ELEVATION



South Elevation



P91-178 000142 FEBRUARY 13, 1992

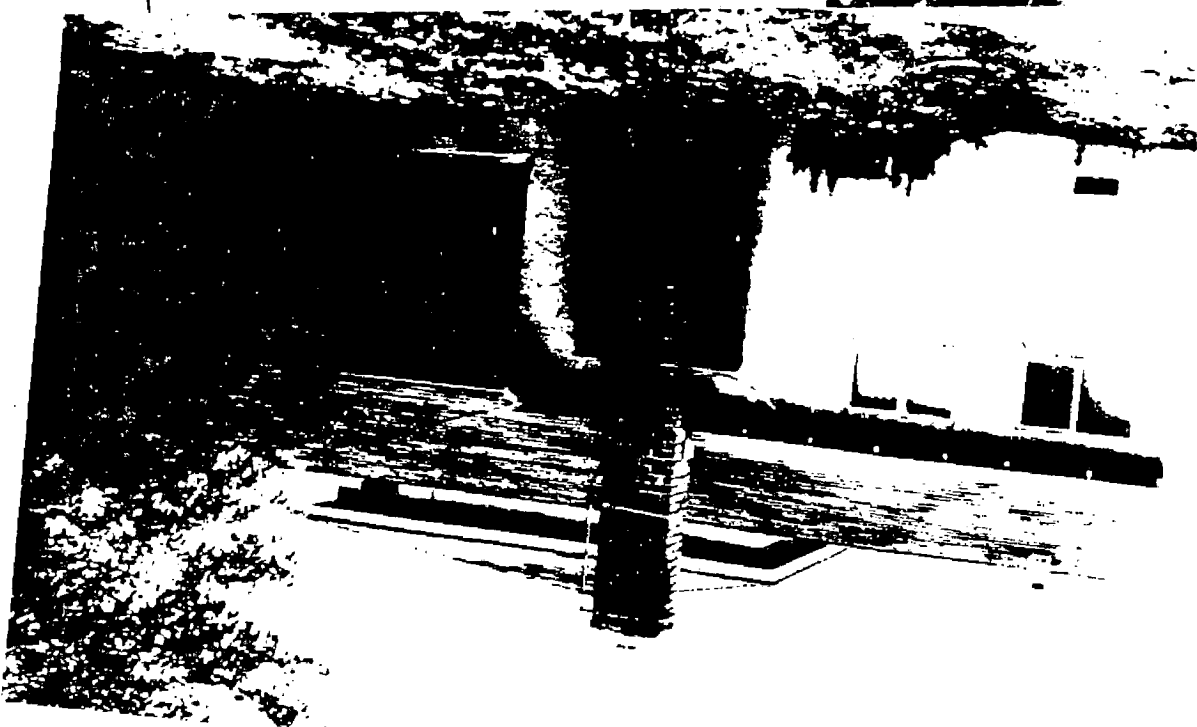
ITEM 20

ITEM 20

FEBRUARY 13, 1972

pg 1-178

0001A4



RECEIVED

WEST ELEVATION  
 7654 22nd St West  
 Clanton

**GUESS WHAT'S COMING  
TO YOUR  
NEIGHBORHOOD ?!?**

...come find out and have some fun  
while you're there !!!

*Oct 5, 1991*

*11 am to 7 pm*

**Special open house**

f  
o  
o  
d

The Apricot Home  
7654 22nd Street  
Sacramento

s  
a  
l  
e

000146

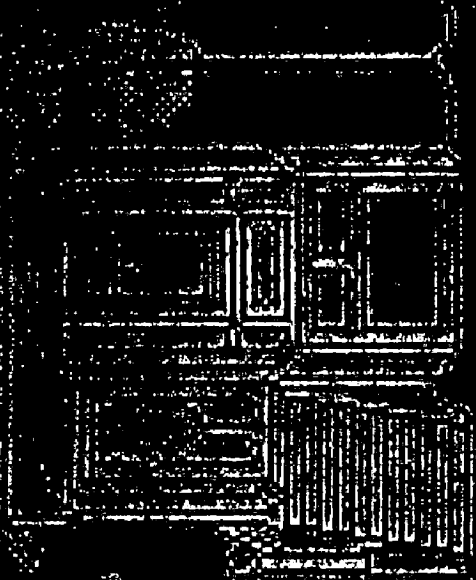
By The Let's Make This World a Better Place Club

pg 1-178

FEBRUARY 13, 1992

ITEM 20

000148  
EXHIBIT H



WESTERN GARAGE BLDG

10 30 1972  
JULY 6 5 1972

food clothes collectables

The Apptown Home  
205 1/2 2nd Street

San Antonio

18!

# MITIGATION MONITORING PLAN

FOR

Apricot Home School / P91-178

## *Negative Declaration*

Prepared By:  
City of Sacramento Environmental Services Division  
January 6, 1991

Adopted By:  
City of Sacramento Planning Commission

Date: 2-13-92

*Mike [Signature]*  
CHAIRPERSON

*Suparna Blomstad*  
Secretary to the Planning Commission

P91-178

000150

1

FEBRUARY 13, 1992

ITEM 20

# CITY OF SACRAMENTO

## MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814, (916)449-2037, pursuant to California Environmental Quality Act Guidelines Section 21081.

### SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Apricot Home School / P91-178  
Applicant - Name: Chester A. Johnson / Complete Life Works!  
Address: 7654 22nd Street  
Sacramento, CA 95832

Project Location / Legal Description of Property (if recorded):

The project site is located at 7654 22nd Street in the Airport/Meadowview Community Plan area. APN: 057-004-002-0000.

### SECTION 2: GENERAL INFORMATION

The project as approved includes one (1) mitigation measure. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study (Negative Declaration) for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the applicant identified above.

The application is operate a private school in a 2,600 square foot existing house in the Airport/Meadowview Community Plan area. The project site is surrounded by single- and multi-family residential uses. The site is located approximately 1/4 mile northwest of the John Still Center For Performing Arts located at 2250 John Still Drive.

### SECTION 3: PLAN CONTENTS

#### MITIGATION MEASURE A: Light and Glare

All exterior lighting shall be directed away from or properly shaded to eliminate glare on existing residential uses and oncoming traffic.

#### ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Planning and Development, City of Sacramento

#### MONITORING PROGRAM

As a condition of approval for the Special Permit, the Planning Division shall ensure that the proposed signage and lighting will be subject to Planning Commission approval. Prior to issuance of the Sign Permit, the Building Division shall require that the sign design and lighting are consistent with the Planning Commission approved sign and lighting design.

000151

2

P 91-178

FEBRUARY 13, 1992

JTEM 20