

Amended

Appeal of Sachito Louie vs. City Planning )  
Commission's approval of a Planning )  
Director's special permit to allow the use )  
of Joaquin Miller School site for District )  
Administration offices and other alternative )  
education related programs located at 4701 )  
Joaquin Way (P-9480). )

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NOTICE OF DECISION  
AND  
FINDINGS OF FACT

At its regular meeting of January 26, 1982, the City Council heard and considered evidence in the above mentioned matter. Based on the oral and documentary evidence at such hearing, the Council denied the appeal and granted the special permit to allow the use of the school site for administration offices and other alternative education related programs subject to the following conditions and findings of fact:

Conditions:

1. Portable structures being moved to Joaquin Miller shall not be used for classrooms.
2. The school district shall strip a maximum of 107 offstreet parking spaces on the Joaquin Miller School site.
3. The gymnasium and outdoor recreation areas shall be retained for public use at Joaquin Miller .

Findings:

1. The project is based on sound principles of land use in that the office type use is compatible with the surrounding land uses which consist primarily of residences.
2. The project will not be detrimental to the public health, safety or welfare, nor will it create a nuisance in that the proposed use will not generate any additional traffic to the site.
3. The proposal is consistent with the Community and General Plan which designates the site for a junior high school site.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P-9480

#17  
2-2-82



CITY OF SACRAMENTO

24

CITY PLANNING DEPARTMENT  
927 TENTH STREET SACRAMENTO, CA 95814  
SUITE 300 TELEPHONE (916) 449-5604

~~APPROVED BY THE CITY COUNCIL~~

~~FEB 11 1982~~

~~OFFICE OF THE CITY CLERK~~

~~Cont. to 2-11-82~~

MARTY VAN DUYN  
PLANNING DIRECTOR

January 29, 1982

APPROVED BY THE CITY COUNCIL

FEB 2 1982

OFFICE OF THE CITY CLERK

~~Cont. to~~  
~~Adopted~~

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Appeal of the City Planning Commission's approval of a Planning Director's Special Permit to allow the use of Joaquin Miller School site for district administration offices and other alternative education related programs (P-9480)

SUMMARY

This item was originally considered by the City Council on January 26, 1982. The Council held a public hearing and requested the staff to return with conditions of approval for the Special Permit. Attached are the necessary findings and conditions requested by the Council. Also, the conditions for the Peter Lassen School site are included for the Council's consideration.

RECOMMENDATION

Staff recommends that the Council adopt the attached findings of fact denying the appeal and approving the Special Permit subject to conditions.

Respectfully submitted,

Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:HY:cp  
Attachment  
P-9480

February 9, 1982  
District No. 7

F 2  
deleting  
Conditions  
4 & 5  
City Atty  
to report  
on Peter  
Lassen  
Feb 23 82

Appeal of Sachito Louie vs. City Planning) )  
Commission's approval of a Planning ) )  
Director's Special Permit to allow the ) )  
use of Joaquin Miller School site for ) )  
district administration office and other ) )  
alternative education related programs ) )  
located at 4701 Joaquin Way (P-9480) ) )

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NOTICE OF DECISION  
AND  
FINDINGS OF FACT

At its regular meeting of January 26, 1982, the City Council heard and considered evidence in the above mentioned matter. Based on the oral and documentary evidence at such hearing, the Council denied the appeal and granted the Special Permit to allow the use of the school site for administration offices and other alternative education related programs subject to the following conditions and findings of fact:

Conditions:

1. Portable structures being moved to Joaquin Miller shall not be used for classrooms.
2. The school district shall stripe a maximum of 107 offstreet parking spaces on the Joaquin Miller School site.
3. The gymnasium and outdoor recreation areas shall be retained for public use at Joaquin Miller.
4. The recreational and community meeting facilities shall be made available to the general public at the Peter Lassen site.
5. The school district shall stripe a maximum of 260 offstreet parking spaces on the Peter Lassen site. A maximum of 30 spaces shall be for students.

Findings:

1. The project is based on sound principles of land use in that the office type use is compatible with the surrounding land uses which consist primarily of residences.
2. The project will not be detrimental to the public health, safety, or welfare nor will it create a nuisance in that the proposed use will not generate any additional traffic to the site.
3. The proposal is consistent with the Community and General Plan which designates the site for a junior high school site.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

(2)



CITY OF SACRAMENTO

17 ~~27~~

CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SUITE 300

SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

By the City  
Office of the City Clerk  
January 19, 1982

APPROVED  
BY THE CITY COUNCIL

*Cont to  
2-9-82*

City Council  
Sacramento, California

FEB 2 1982

OFFICE OF THE  
CITY CLERK

Honorable Members in Session **JAN 26 1982**

SUBJECT: Appeal of the City Planning Commission's approval of a Planning Director's Special Permit to allow the use of Joaquin Miller School site for district administration offices and other alternative education related programs.

LOCATION: 4701 Joaquin Way

SUMMARY:

This is a request by the Sacramento Unified School District to utilize the Joaquin Miller School site for administrative offices and service programs. The staff and Planning Commission approved the Special Permit and the Commission's action was subsequently appealed to the City Council.

BACKGROUND INFORMATION:

On August 21, 1981, the Planning Director approved a Special Permit to allow the Sacramento Unified School District to utilize Joaquin Miller for district administrative offices and other alternative education related programs. However, the Planning Director's action was appealed to the City Planning Commission. The Planning Commission considered the appeal of the Special Permit on September 24, 1981 and upheld the Planning Director's decision to grant the Special Permit. Subsequently, the Planning Commission's decision was appealed to the City Council.

The former use of the site was for a middle school program (grades 7-8) consisting of approximately 410 students and 44 staff members during the 1980-81 school year. This is a significant reduction of staff and students from prior years. As an example, during the 1960-61 school year, there were 1,660 students and 93 staff members.

In consideration of the request, both the staff and Planning Commission felt that the proposed use was similar to the former school use in

in terms of the amount of traffic generated to the site. The former use had as much as 93 employees, as compared to the proposed use with 91 employees. In addition, the former use had additional traffic that was generated by parents dropping off and picking up students.

Neighbors appeared at the Planning Commission meeting in opposition to the conversion of the school site into administrative offices and programs. They felt the secondary school should remain on the site.

A petition was also filed by many residents who supported the conversion of the school site.

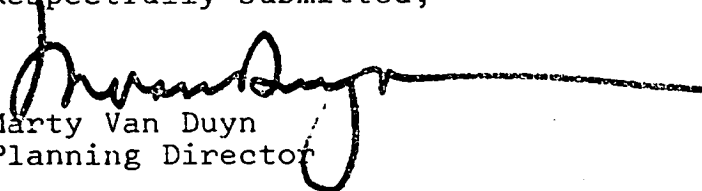
VOTE OF PLANNING COMMISSION

On September 24, 1981, the Planning Commission, by a vote of three noes, five ayes, and one absent, failed to pass a motion to grant the appeal of the Planning Director's decision. As a result, the Planning Director's decision was upheld by the Planning Commission and the Special Permit was approved.

RECOMMENDATION

The staff and Planning Commission recommends that the appeal be denied and that the Special Permit be approved subject to findings of fact due on February 9, 1982.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:HY:cp  
attachments  
P-9480

January 26, 1982  
District No. 7

NOTICE OF APPEAL OF THE DECISION OF THE  
SACRAMENTO CITY PLANNING COMMISSION

2714 Hancock Avenue  
Sacramento, Ca. 95821

ANTHONY I. FURR  
Attorney at Law

DATE: Oct 5, 1981

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the  
Planning Commission of Sept 24, 1981 when:  
(Date)

Rezoning Application  Variance Application  
 Special Permit Application

was:  Granted  Denied by the Commission

GROUNDS FOR APPEAL: The Commission determined the issue of special permit use where school district applicant was permitted to argue hardship. Hardship was not justified under evidence

PROPERTY LOCATION: JUSTIFIED UNDER EVIDENCE

PROPERTY DESCRIPTION: AVAILABLE OF SCHOOL DISTRICT'S INTENT PRIOR TO CONVERSION

ASSESSOR'S PARCEL NO.: OF - SCHOOL to office use,

PROPERTY OWNER: SCUSD

ADDRESS: Joaquin Miller School in Hollywood

APPLICANT: Area off Freeway Blvd.

ADDRESS:

APPELLANT: Sachita Louie 2188 Shielah way  
(SIGNATURE)

ADDRESS: Anthony Furr Attorney

FILING FEE: \$60.00 RECEIPT NO. 488 Sachita Louie

FORWARDED TO CITY CLERK ON DATE OF:

P-9480

Anthony Furr 433-2749

7/80

(4 COPIES REQUIRED)

OCT 5 1981

(3)

PLANNING

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE September 24, 1981

ITEM NO. 29 FILE NO. P-9180

M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER Appeal of Planning Director's approval of special permit for minor modification of Capital Miller School in R-1 Zone

Recommendation:

LOCATION: 4901 Joaquin Way

- Favorable
- Unfavorable
- Petition
- Correspondence

PROPOSERS

NAME

ADDRESS

Nachiko Luie - 2188 Michalek Way, Sacramento

Phyllis Corben - 4616 Joaquin Way, Sacramento

Cecilia Longero - 4933 Virginia Way, Sacramento

Anthony Furr - 3215 X Street, Sacramento

Hertrude Hudson - 2207 Muir Way, Sacramento

OPPONENTS

NAME

ADDRESS

Richard Mayes (Deputy County Counsel)

Walt Parsons (Admin. Svcs. City Unified School District)

- 2166 23<sup>rd</sup> Avenue, Sacramento

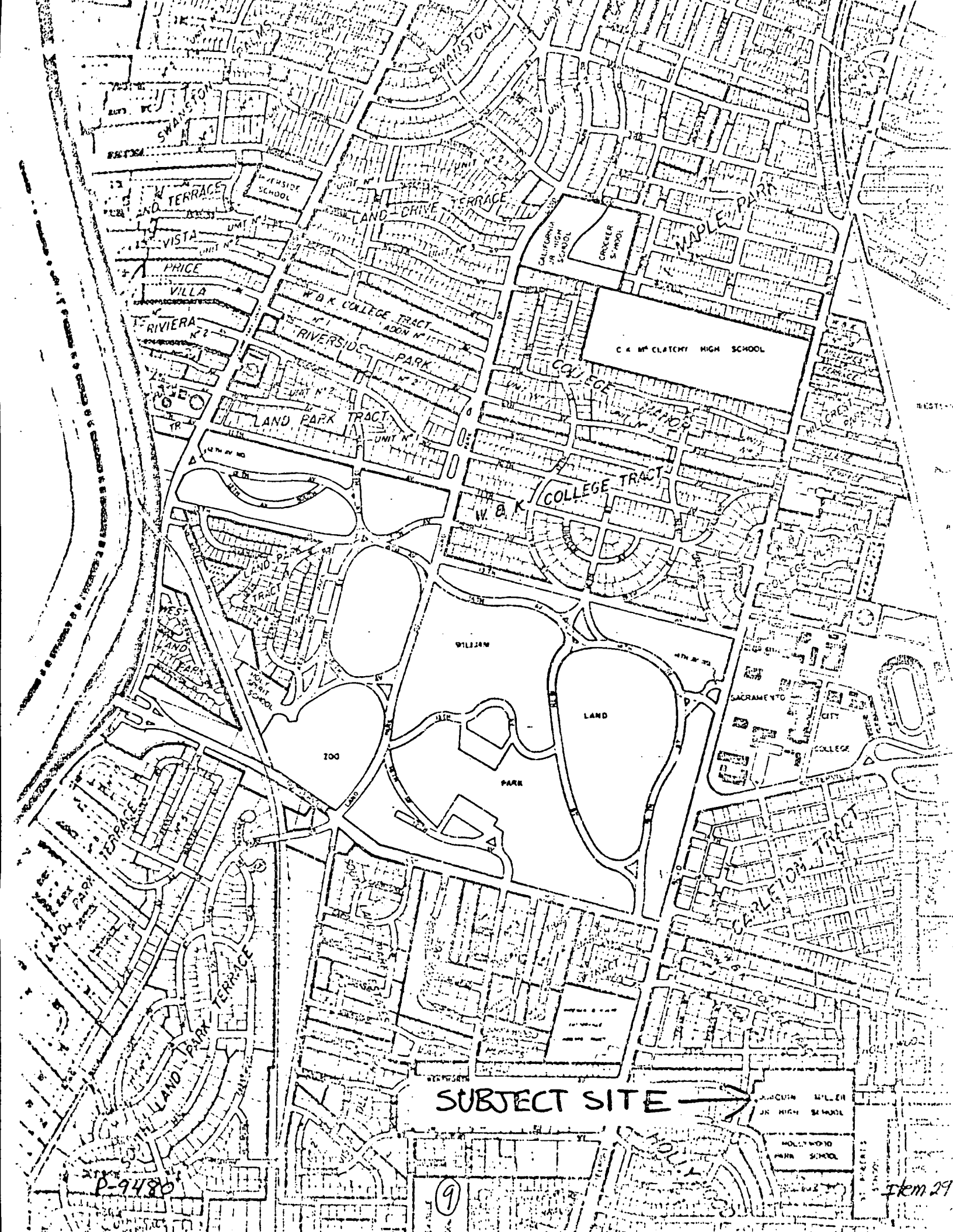
NOTION NO. \_\_\_\_\_

NOTION:

	YES	NO	NOTION	END
Augusta		✓		
Fong		✓		
Goodie		✓		
Holloway	✓			
Hunter	✓		✓	
Larson	✓			✓
Miraki		✓		
Silva	✓			
Simpson		✓		

- TO APPROVE Intent appeal
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE \_\_\_\_\_
- TO RECOMMEND APPROVAL \_\_\_\_\_ & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO \_\_\_\_\_ MEETING
- OTHER motion denied

(4)



SUBJECT SITE →

P-9480

9

Item 29



SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

PROJECT: DIAGRAM OF BUILDING AREA

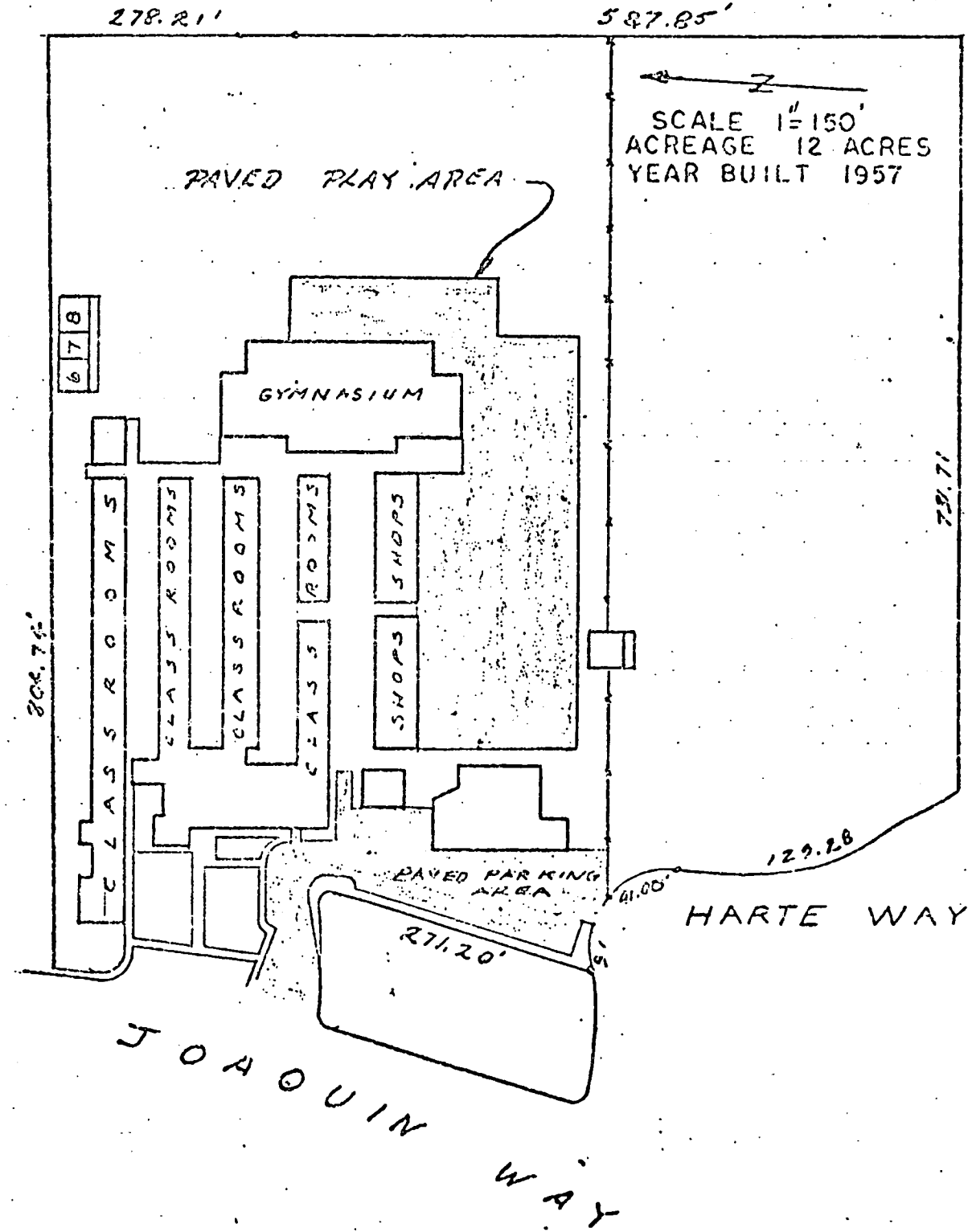
EXISTING 1-1-A

SCHOOL: JOAQUIN MILLER

BASIC PLANS 2-A

ADDRESS: 4701 JOAQUIN WAY

FINAL PLANS 3-A



ABOVE IS MEASURED IN ACCORDANCE WITH  
 ART. 2022 SUB CHAPTER 8 TITLE 6 CALIF.  
 ADMINISTRATIVE CODE

DATE: SHEET OF SHEETS

OFFICE OF SCHOOL PLANNING

CALIFORNIA DEPARTMENT OF EDUCATION

NOTICE OF APPEAL OF THE DECISION OF THE  
SACRAMENTO CITY PLANNING DIRECTOR CITY PLANNING COMMISSION

(9)

DATE: 8-28-81

AUG 28 1981

TO THE PLANNING DIRECTOR:

RECEIVED

I do hereby make application to appeal the decision of the  
Planning Director of 8-21-81 when:  
(Date)

Special Permit Application  Variance Application

was:  Granted  Denied by the Director.

GROUND FOR APPEAL: Due process not given to  
neighborhood - Public had no input as to  
the use of excess school property.

PROPERTY LOCATION: 4701 Soagwin Way

PROPERTY DESCRIPTION: School

ASSESSOR'S PARCEL NO. APN - 18 - 140 - 01

PROPERTY OWNER: City Unified School District

ADDRESS: 1614 N Street

*Appellant*  
APPLICANT: Sachiko J. Louie - Sachiko J. Louie

ADDRESS: 2108 Shields Way

*Appellant*  
APPELLANT: Sachiko J. Louie, Sacramento City Unified  
(SIGNATURE)

ADDRESS: 2108 Shields Way 1614 N Street

FILING FEE: \$60.00 RECEIPT NO. 358

FORWARDED TO PLANNING COMMISSION ON DATE OF: \_\_\_\_\_

P- 9480

8/81

(4 COPIES REQUIRED)

(11)

NOTE: THOSE PORTIONS OF THE FOLLOWING  
REPORT PERTAINING TO THE JOAQUIN  
MILLER SCHOOL SITE ARE BLOCKED IN

LIKE THIS

P-9480

September 24, 1981

Item 29

(12)



# CITY OF SACRAMENTO

## CITY PLANNING DEPARTMENT

~~XXXXXXXXXX~~

SACRAMENTO, CALIF. 95814

927-10th Street

TELEPHONE (916) 449-5604

Suite 300

MARTY VAN DUYN

PLANNING DIRECTOR

21 August 1981

PLANNING DIRECTOR - Special Permit

SUBJECT: Request for Planning Director Special Permit for minor modifications and three existing schools; (John Morse, Joaquin Miller, and Peter Lassen), to be utilized for district administration offices and other alternate education related programs (P-9480)

LOCATION: John Morse - 1901 - 60th Avenue, Sacramento, CA (Assessor's Parcel No. 35-313-05)

PROPOSAL: Special Education administrative offices.

PROJECT INFORMATION;

1974 General Plan Designation:	Elementary School
1965 Airport Community Plan Designation:	Elementary School

Existing Zoning of Site:	R-1
Existing Land Use of Site:	School

Surrounding Land Use and Zoning:

North:	Chorley Park	R-1
South:	Residential	R-1
East:	Residential	R-1
West:	Residential	R-1

Parking Required: determined by Commission	Parking Provided <u>36</u> with overflow to accommodate 62 cars in the paved recreation area
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Parking Ratio: Determined by Commission

Property Dimensions: 633' x 300' approximately

Area: 7 ac.

Square Footage of Building (s) 27,433

LOCATION: Peter Lassen - 5022 - 58th Street, Sacramento, CA  
(Assessor's Parcel No. 23-010-02)

PROPOSAL: Relocation of multi-lingual, catagorical programs and vocational offices now housed at other schools.

PROJECT INFORMATION:

1974 General Plan Designation: Jr. High School  
1965 Revised Colonial Community Plan Designation: Jr. High School

Existing Zoning of Site: R-1  
Existing Land Use of Site: School

Surrounding Land Use and Zoning:

North: Elementary school R-1  
South: Residential R-1  
East: Residential R-1  
West: Commercial C-4

Parking Required: determined by Commission

Parking Provided 122 with overflow to accommodate 140 cars in the paved recreation area

Area: 17 + ac.

Square Footage of Building (s) 99,072

LOCATION: Joaquin Miller Middle School - 4701 Joaquin Way, Sacramento, CA (Assessor's No. 18-140-01)

PROPOSAL: Several administrative offices and service programs are to be moved from Lincoln School.

PROJECT INFORMATION:

1974 General Plan Designation: Jr. High School  
1965 Sutterville Heights Community Plan Designation: Jr. High School

Existing Zoning of Site: R-1  
Existing Land Use of Site: Jr. High School

Surrounding Land Use and Zoning

North:	Residential	R-1
South:	Residential	R-1
East:	Parochial Elementary School	R-1
West:	Residential	R-1

Parking Required: determined by Commission

Parking Provided 107 spaces

Area:

12 ac.

Square Footage of Building (s)

97,770

STAFF EVALUATION: The applicant requests a Planning Director's Special Permit to modify the use of the three schools which have had regular K-12 education discontinued. The following summary identifies the former and intended uses for each site.

John F. Morse facility - 1901 - 60th Avenue

Former Use

Regular elementary school program for Grades K-6. During the 1980-81 school year, the 180 students at this school were being served by a staff of 25 employees. There were 36 off-street parking places available. During the 1972-73 school year, there were 410 students enrolled at the school and a total of 20 staff employees.

Proposed use 1981-82

The school district's Special Education Department administrative offices will be housed at this facility. This will include a total of 35 permanent employees; however, because of staff meetings, as many as 100 employees may be there at any given time. Meetings of this type could, of course, occur at any school regardless of the status of its program. Sixty-two additional off-street parking places can be made available without impacting the recreational offerings. Overflow parking onto residential streets probably will be less than what might have occurred had the school remained in operation with staff meetings scheduled, on occasion, as generally happens. All other recreational facilities, and the Multipurpose Room, will remain available for use by the community. A lower population concentration at this location should more nearly comply with the goals set forth in the proposed Airport Land Use Plan. It will no longer be necessary to schedule a bus into the school six times daily, as was the case during the 1980-81 school year. Other surplus space in the building would be offered for rent to local governmental agencies, and the extent of that rental program is unknown at this time. Proposed uses would be reviewed for zoning consistency.

Joaquin Miller Facility - 4701 Joaquin Way

Former Use

Regular middle school program for Grades 7-8. During the 1980-81 school year, the 410 students at this school were being served by a staff of 44 employees. There were 67 off-street parking places available. During the 1960-61 school year, there were 1660 students enrolled at Miller and a total of 93 staff employees.

Proposed Use 1981-82

Several of the districts' administrative offices and service programs currently located at the Lincoln facility (407 Q Street) will be moved to Joaquin Miller. These include:

- a. Pupil Personnel Service - these services must be housed in a conforming (earthquake safe) structure because students from throughout the district find it necessary to go to these offices for various reasons such as: work permits, discipline hearings, etc. The offices include the Health Services Section; the Psychological and Social Work Services Section, including the school psychologists and social workers who spend most of their time in the field; the Child Welfare and Attendance Services Section; Hearing Officer Section, Foster Youth Services Program Section; Elementary Counseling Services Section, including the counselors who spend most of their time in the field.
- b. Staff Training Services - although the office staff is relatively small, this service requires a great deal of space for demonstrating programs to teaching staff and others located throughout the district and space for displaying instructional materials.
- c. The Third District PTA Office.
- d. The Sacramento Council PTA Office.
- e. Central Library Services - this includes the district's professional library which is an extension of the libraries located at individual school sites and also contains materials for district staff. Also included is a multi-cultural library, a library for EDY (Educationally Disadvantaged Youth) and a music library.
- f. Hollywood Park Elementary School - one room will continue to be used for the adjacent Hollywood Park Elementary School music program.
- g. Audiovisual Services - these services will continue to be housed in four portable classrooms to be moved from Lincoln to the Joaquin Miller site.

Other alternative education related programs are as follows:

1. Title IX Compliance office
2. The Gifted and Talented Program office
3. The Educational Disadvantaged Youth Materials Center
4. Multicultural Library
5. Music Library
6. Outdoor Programs office
7. Professional Library
8. Pupil Services Department
9. Indian Education Program
10. Outreach/Partnership Program
11. Sacramento Council of the PTA
12. Staff Training
13. 3rd District PTA office
14. Instructional Materials Library

The district will continue to make available to the community existing recreational facilities, including the gymnasium. The Miller auditorium will be used by the district staff. Meeting facilities for the community will be made available by using the gymnasium, as is the case in most of the district's schools.

Ninety-five staff members will be permanently housed at this site to provide the necessary services. On occasion, the number of individuals at the site will be increased because of meetings, etc. Additional off-street parking will be provided to accommodate a total of 107 vehicles. Overflow parking onto residential streets should be no greater than would be the case at any of the district's schools under normal conditions.

The reduced population concentration at this location will more nearly comply with the goals set forth in the Airport Land Use Plan.

Peter Lassen Facility - 5022 - 58th Street

Former Use

Regular middle school program for Grades 7-9. During the 1980-81 school year, the 560 students at this school were being served by a staff of 52 employees. There were 122 off-street parking places available. During the 1960-61 school year, there were 1780 students enrolled at the school and a total of 95 staff employees.



Proposed Use 1981-82

The district intends to relocate the Multilingual and Categorical Program offices currently housed at Lincoln and the Vocational Education Offices currently housed at Luther Burbank Senior High School at Peter Lassen. The major use, however, will be for two district instructional programs:

- a. Newcomer Center - approximately 250 students from all parts of the district, generally new arrivals with limited-or non-English speaking ability, such as the Indo-Chinese students that have been entering our district in large numbers in recent months. This center will provide all newcomer limited-English speaking students with bilingual instruction, so that they may acquire basic English skills (listening, speaking, reading, and writing) and social adjustment to their new country as quickly as possible. There will be two components: the screening and orientation component and the newcomer school (Grades K-8). This is a transitional program that more than likely will last for one year only.
- b. The Regional Occupational Program (ROP). This program will serve from 175 to 265 high school age students. An automobile painting facility (approximately the size of a single car garage) will be constructed at the site as part of this program. This new structure will be located well away from the surrounding residential dwellings.

Most of the students in these two programs will be transported to the school by six buses making a maximum of five trips daily. As many as 140 additional parking places can be made available on the paved play area for a total of 262 spaces for the 90 permanent staff members and 30 student automobiles.

Recreational and community meeting facilities will continue to be made available to the general public.

The applicant has indicated that only minor interior modifications are to be made in these buildings to accommodate the administration offices and programs listed. Modifications would consist of some interior room partition and door opening revisions, storage and shelving, handicapped facilities, communications, additional floor covering revisions, and electrical revisions to provide additional outlets for office machines.

Generally, the population (employees and students) at each site will be less than it has been with the regular school program, particularly when compared with the peak loads accommodated in previous years. In those cases where an increase in the number of cars is expected, the district will provide additional off-street parking. There will be occasions when overflow parking onto residential streets will occur, but that can and does happen even now in the regular programs at all of the district's schools.

The district will continue to maintain existing recreational and community meeting facilities for local residents.

At the John F. Morse facility there is no conflict with the Airport Land Use Committee's (ALUC) proposed plan; office uses are consistent with the proposed Community Land Use Plan (CLUP) whereas schools are not. Therefore, the proposal constitutes an improvement over existing conditions.

The proposed office use of the Joaquin Miller Facility is less intensive than the former use. The proposed office use conforms with ALUC's proposed CLUP. The expansion of use does not conflict with the proposed ALUC-CLUP, provided that the portable classrooms are not used for classroom purposes. The auditorium is an existing inconsistent use under the CLUP and may continue to be used.

ENVIRONMENTAL DETERMINATION: A Negative Declaration was filed with the County Clerk, by the School District, on July 21, 1981.

STAFF RECOMMENDATION: It is recommended that the Special Permit request be approved, with conditions, based on the applicant's proposed use. Any modification of that use shall be subject to the Planning Director's review and approval. The recommendation is based on the following conditions and findings of fact.

Conditions

1. The District shall provide the Planning Director assurance and plans of adequate off-street parking facilities for those occasional large meetings, for students who drive, as well as staff. If occasional parking becomes permanent parking, it shall be improved to City parking standard, including parking shading.
2. Portable structures being moved to Joaquin Miller facility shall not be used as classrooms.

Findings of Fact

1. The projects are based on sound principles of land use in that:  
Schools and their administration uses are permitted use in the R-1 zone.
2. The projects will not be detrimental to the public health, safety and welfare, nor will result in creation of a nuisance in that:  
The proposed uses will not appreciably change the number of persons using the facility and the resultant amount of traffic.

3. The projects are in conformance with the General Plan designation and the appropriate community plans

REPORT PREPARED BY:

*P. Bell*

P. Bell, Assoc. Planner

RECOMMENDATION APPROVED:

*Marty Van Duyn*

Marty Van Duyn  
Planning Director

MVD:PB:dgh

Attachments

P-9480

# SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

PROJECT: DIAGRAM OF BUILDING AREA

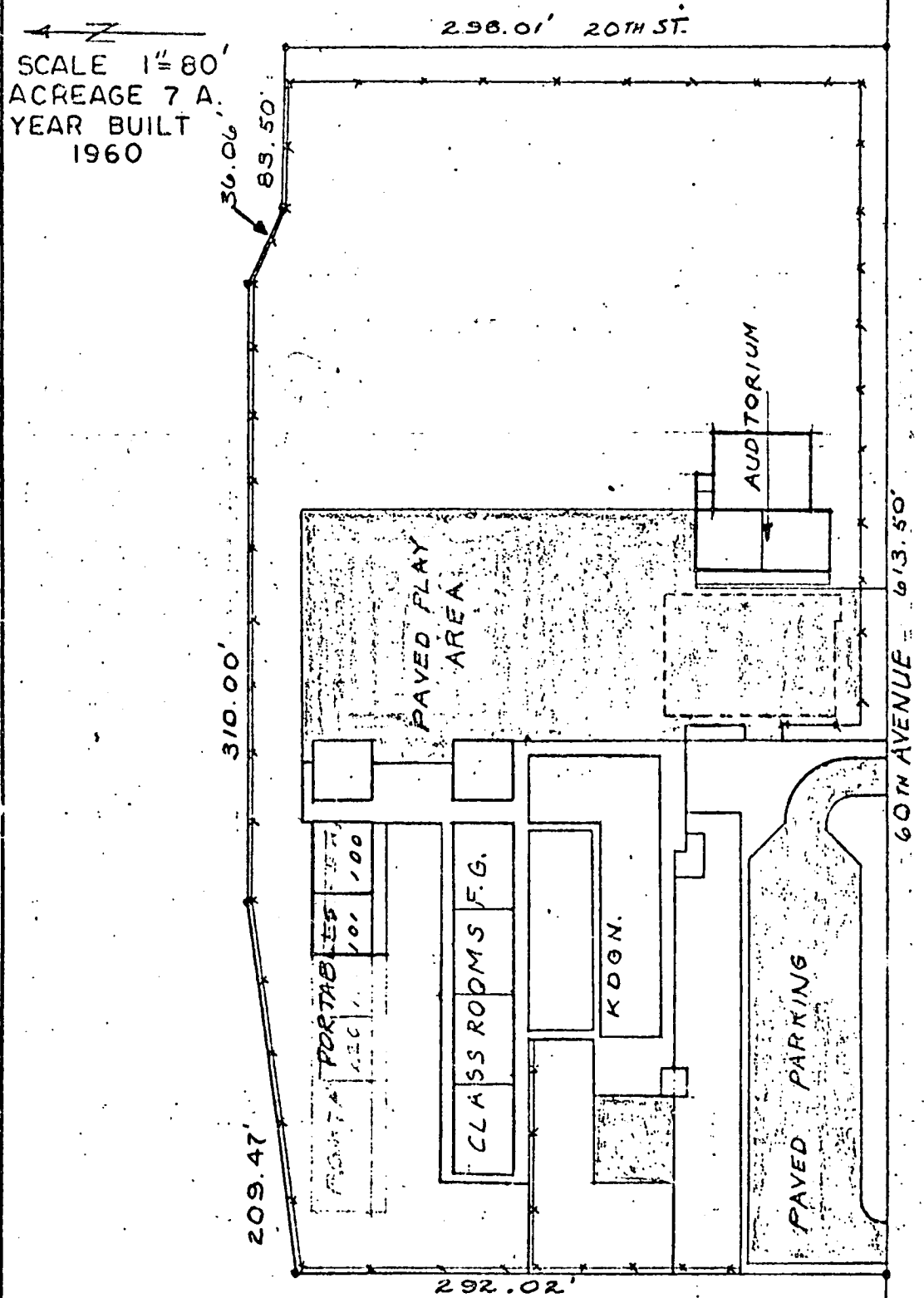
EXISTING  1-A

SCHOOL: JOHN MORSE

BASIC PLANS 2-A

ADDRESS: 1901 60 TH AVENUE

FINAL PLANS 3-A



ABOVE IS MEASURED IN ACCORDANCE WITH  
ART. 2022 SUB CHAPTER 6 TITLE 5 CALIF.  
ADMINISTRATIVE CODE \_\_\_\_\_

DATE: SHEET OF SHEETS

OFFICE OF SCHOOL PLANNING

CALIFORNIA DEPARTMENT OF EDUCATION

P-9480

(21)

#29

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

PROJECT: DIAGRAM OF BUILDING AREA

EXISTING

1-A

SCHOOL: JOAQUIN MILLER

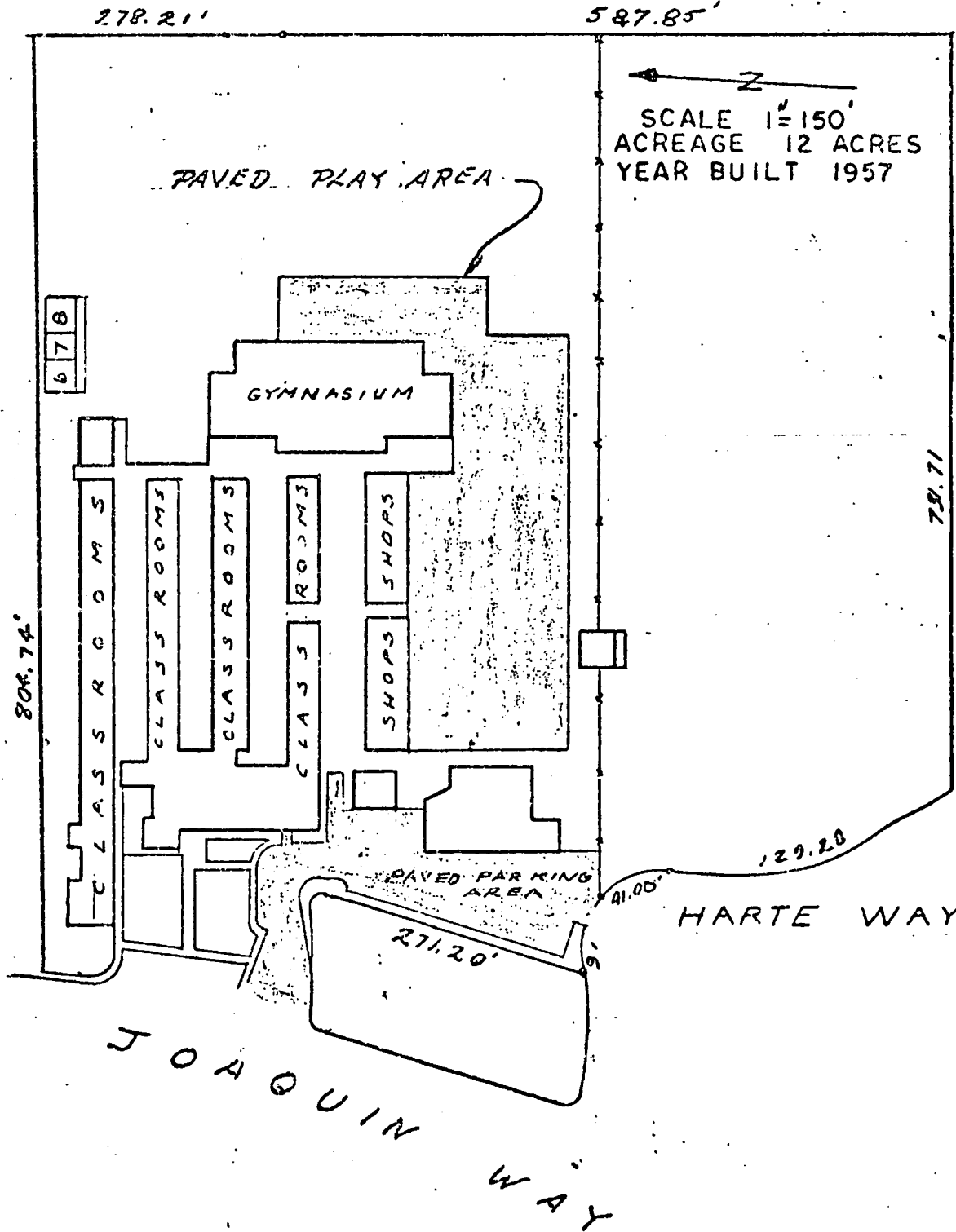
BASIC PLANS

2-A

ADDRESS: 4701 JOAQUIN WAY

FINAL PLANS

3-A



ABOVE IS MEASURED IN ACCORDANCE WITH  
ART. 2022 SUB CHAPTER 8 TITLE 5 CALIF  
ADMINISTRATIVE CODE

DATE: SHEET OF SHEETS

OFFICE OF SCHOOL PLANNING

CALIFORNIA DEPARTMENT OF EDUCATION

22

#29

P-9480

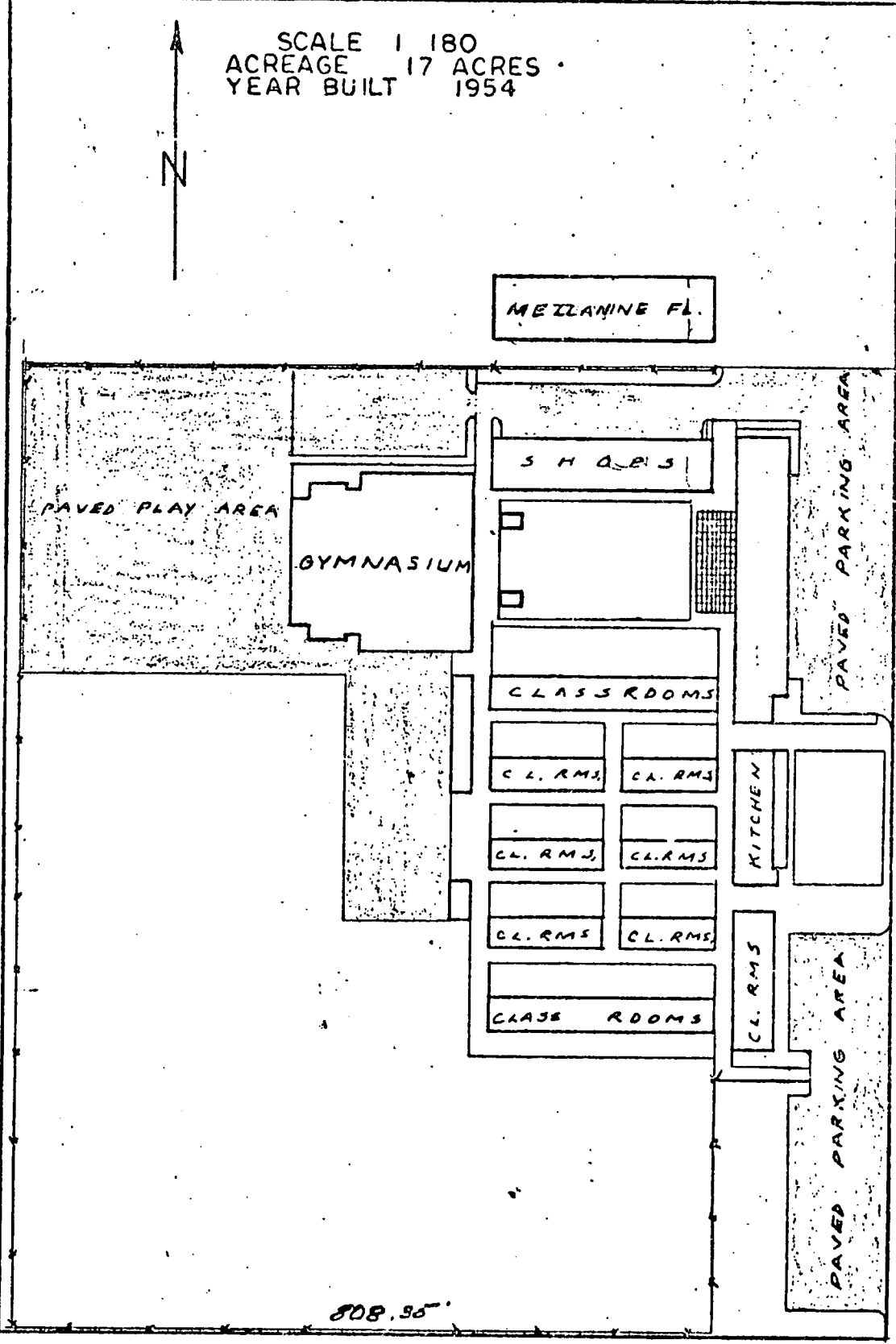
# SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

PROJECT: DIAGRAM OF BUILDING AREA

SCHOOL: PETER LASSEN

ADDRESS: 5022 58 TH STREET

EXISTING	1-A
BASIC PLANS	2-A
FINAL PLANS	3-A



ABOVE IS MEASURED IN ACCORDANCE WITH  
 ART. 2022 SUB CHAPTER 6 TITLE 5 CALIF.  
 ADMINISTRATIVE CODE \_\_\_\_\_

DATE: SHEET OF SHEETS  
 OFFICE OF SCHOOL PLANNING  
 CALIFORNIA DEPARTMENT OF EDUCATION

R-9480

23

#29

73

310,000'  
308,000'  
306,000'  
304,000'  
302,000'  
300,000'  
258,000'  
246,000'

FOR CONTINUATION SEE MAP 72



**SUBJECT SITE**

2,145,000' 2,148,000' 2,151,000' 2,154,000' 2,157,000' 2,160,000'

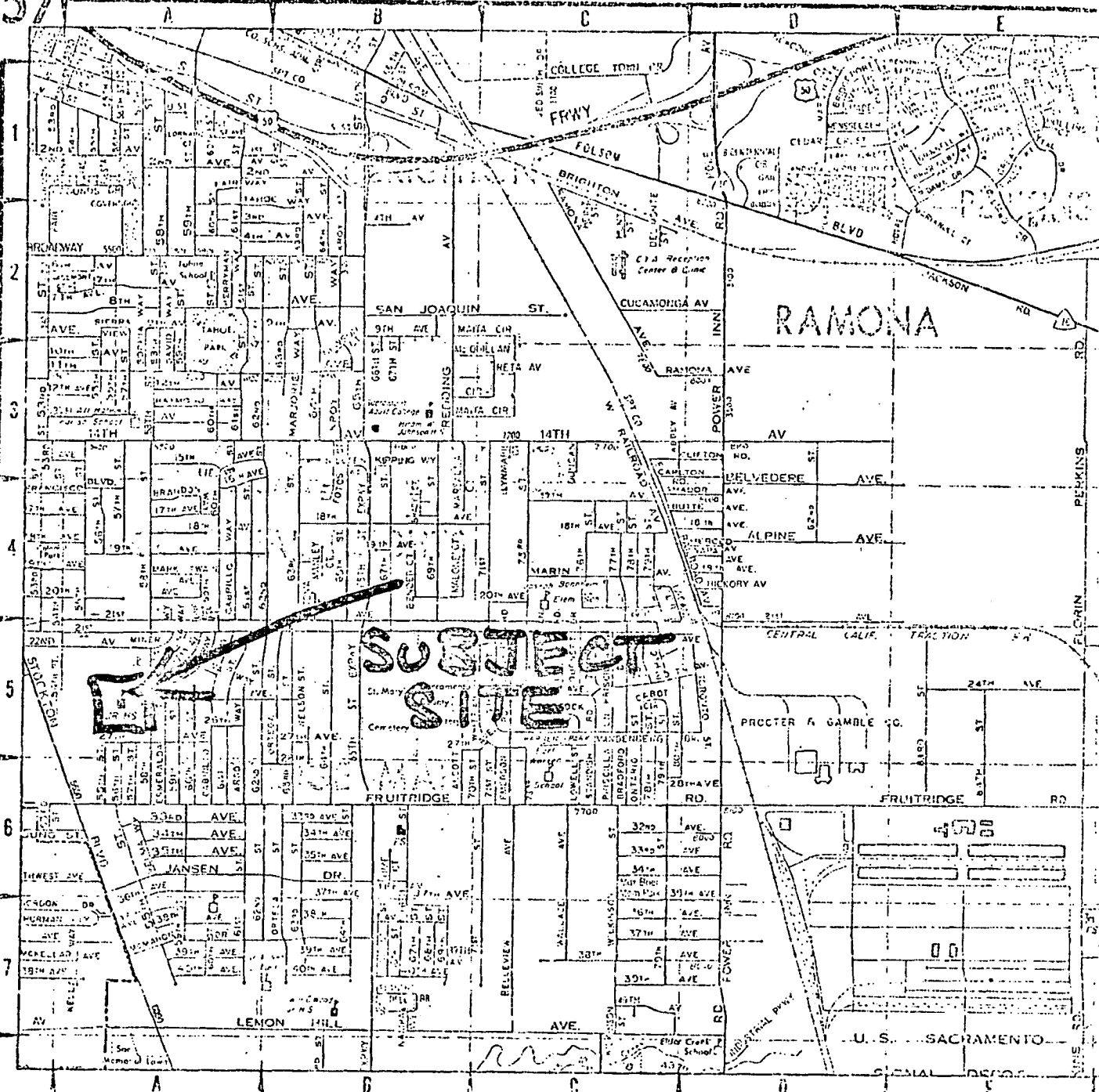
FOR CONTINUATION SEE MAP 75

FOR CONTINUATION SEE MAP 55

57

324,000'  
322,000'  
320,000'  
318,  
316,  
314,000'  
312,000'  
310,000'

FOR CONTINUATION SEE MAP 54



2,160,000' 2,163,000' 2,166,000' 2,169,000' 2,172,000' 2,175,000'

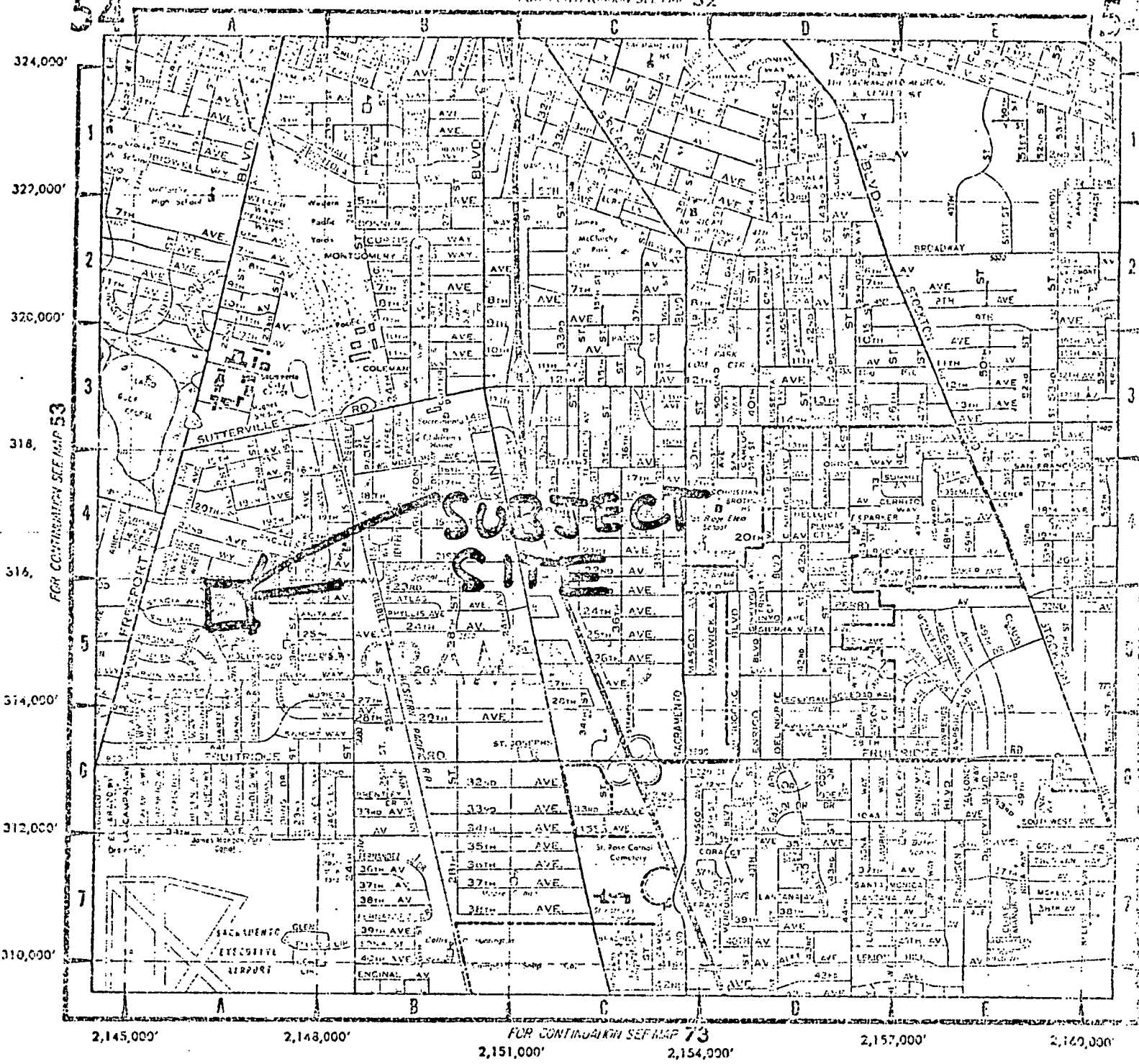
FOR CONTINUATION SEE MAP 70

P. 9980

9-24-81  
(25)

Iter





P. 9980

9-24-81  
(26)

Item 29



# CITY OF SACRAMENTO

P-9480

## OFFICE OF THE CITY CLERK

915 I STREET  
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5426

LORRAINE MAGANA  
CITY CLERK

January 4, 1982

Anthony Furr  
Attorney at Law  
3215 "X" Street  
Sacramento, CA 95818

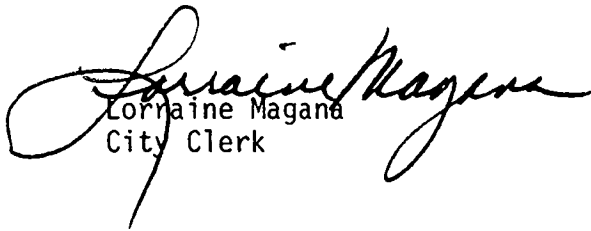
### NOTICE OF CHANGE IN CITY COUNCIL MEETING TIME

On November 24, 1981, the following matter was continued to January 26, 1982:

Appeal of the Planning Commission's denial of an Appeal of the Planning Director's approval of a Special Permit for minor modification of Joaquin Miller School in the R-1 Zone. Loc: 4701 Joaquin Way (D7) (P-9480)

This matter shall be heard by the Sacramento City Council on January 26, 1982, as previously noticed. HOWEVER, the time of commencement for this Council meeting has been changed.

Please note that the City Council meeting on this date will begin at the hour of 5:30 p.m., in the City Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California.

  
Lorraine Magana  
City Clerk

LM/mm

cc: Sacramento City Unified School District  
Sachito Louie  
P-9480 Mailing List (62)

88499

AFFIDAVIT OF MAILING

ON **JANUARY 4, 1982**, NOTICES OF HEARING, A TRUE AND CORRECT COPY OF WHICH IS ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN, WERE MAILED ON THE FOLLOWING PROJECT:

**APPEAL OF PLANNING COMMISSION'S DENIAL OF AN APPEAL  
OF THE PLANNING DIRECTOR'S APPROVAL OF A SPECIAL  
PERMIT FOR MINOR MODIFICATION OF JOAQUIN MILLER  
SCHOOL IN THE R-1 ZONE (D7) (P-9480)**

THE ABOVE DESCRIBED HEARING NOTICES WERE MAILED BY PLACING COPIES THEREOF IN THE UNITED STATES MAIL, POSTAGE PREPAID, AND ADDRESSED TO THE FOLLOWING, AS INDICATED BY A CHECK MARK WHERE APPLICABLE:

- ( x ) OWNER OF PROPERTY: **SACRAMENTO CITY UNIFIED SCHOOL DISTRICT**
- ( x ) APPLICANT: **SAME AS ABOVE**
- ( x ) APPELLANT (IF APPLICABLE): **SACHITO LOUIE / ANTHONY FURR**
- ( x ) MAILING LIST FOR P-NUMBER **9480**
- ( ) SIGNERS OF PETITION (IF APPLICABLE)

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE **FOURTH** DAY OF **JANUARY**, 1982.

  
\_\_\_\_\_  
SIGNATURE OF PERSON MAILING NOTICE



## CITY OF SACRAMENTO

### OFFICE OF THE CITY CLERK

915 I STREET  
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5428

LORRAINE MAGANA  
CITY CLERK

December 1, 1981

Anthony Furr  
Attorney at Law  
3215 "X" Street  
Sacramento, CA 95818

On November 4, 1981, the following matter was scheduled to be heard before the City Council:

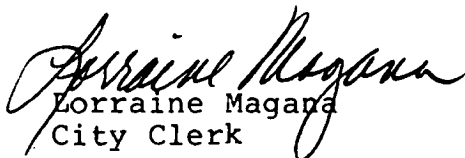
Appeal of the Planning Commission's denial of an Appeal of the Planning Director's approval of a Special Permit for minor modification of Joaquin Miller School in the R-1 Zone. Loc: 4701 Joaquin Way (D7) (P-9480)

This hearing has been continued to January 26, 1982 at the hour of 7:30 p.m., in the City Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento California. Interested parties may appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5(3), "No person who has once obtained a continuance of a hearing, whether by notice to the City Clerk as provided in Section 4.5(1) or by personal appearance as provided in paragraph 4.5(2) shall be granted a further continuance except by personally appearing at the Council meeting at the time at which the hearing is scheduled and by satisfying the Council that extraordinary circumstances exist which would justify such a continuance." Continuances may be requested by the owner of the subject property, applicant, appellant, or a designee for same.

Any questions regarding this hearing should be referred to the City Planning Department, 927 Tenth Street, Sacramento California, phone (916) 449-5604.

Sincerely,

  
Lorraine Magana  
City Clerk

LM/mm

cc: Sacramento City Unified School District  
Sachito Louie  
P-9480 Mailing List (62)



13

14

15

NOTICE OF APPEAL OF THE DECISION OF THE  
SACRAMENTO CITY PLANNING COMMISSION

2714 Alacorn Avenue  
Sacramento, Ca. 95821

P-9480

ANTHONY I. FURR  
Attorney at Law

DATE: Oct 5, 1981

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the  
Planning Commission of Sept 24, 1981 when:  
(Date)

Rezoning Application  Variance Application  
 Special Permit Application

was:  Granted  Denied by the Commission

GROUND FOR APPEAL: The Commission determined the issue of special permit use where school dist applicant was permitted to argue hardship. Hardship was not justified under evidence

PROPERTY LOCATION: AVAILABLE OF SCHOOL

PROPERTY DESCRIPTION: DISTRICT'S INTENT PRIOR TO CONVERSION

ASSESSOR'S PARCEL NO.: of - school to office use,

PROPERTY OWNER: SCUSD

ADDRESS: Joaquin Miller School in Hollywood

APPLICANT: park off Frepport Blvd.

ADDRESS:

APPELLANT: Sachito Louie 2188 Shielah Way

(SIGNATURE)  
ADDRESS: Anthony Furr Attorney

FILING FEE: \$60.00 RECEIPT NO. 488 Sachito Louie

FORWARDED TO CITY CLERK ON DATE OF:

P-9480 Anthony Furr 433-2749

7/80

(4 COPIES REQUIRED)

OCT 5 1981

PLANNING



# PLANNING DEVELOPMENT PERMIT

SACRAMENTO CITY  
PLANNING DEPARTMENT  
725 J STREET  
SACRAMENTO, CA. 95814  
TELEPHONE (916) 449-5604

**P No 9480**

Application date \_\_\_\_\_

Project Location John Morse 1901 60th Av 35-313-05  
Joaquin Miller 4701 Joaquin Wy 18-140-01  
 Assessor Parcel No. Peter Lassen 5022 58th St. 23-010-02 Comm. Pln. \_\_\_\_\_  
 Owner Sacramento City Unified School Dist. Phone No. \_\_\_\_\_  
 Address \_\_\_\_\_  
 Applicant Sacramento City Unified School Dist. Phone No. \_\_\_\_\_  
 Address \_\_\_\_\_  
 Signature Keith E. Goring CPC Mtg. Date \_\_\_\_\_

## REQUESTED ENTITLEMENTS

REQUESTED ENTITLEMENTS	Commission Action/Date	Council Action/Date	Filing Fees
<input type="checkbox"/> Environ. Determination: Neg. Dec. --, Exempt ---	_____	_____	\$ ( )
<input type="checkbox"/> General Plan Amend	_____	Res. _____	\$ _____
<input type="checkbox"/> Community Plan Amend	_____	Res. _____	\$ _____
<input type="checkbox"/> Rezone	_____	Ord. _____	\$ _____
<input type="checkbox"/> Tentative Map	_____	Res. _____	\$ _____
<input type="checkbox"/> Special Permit	_____	_____	\$ _____
<input type="checkbox"/> Variance	_____	_____	\$ _____
<input type="checkbox"/> Plan Review	_____	_____	\$ _____

PUD \_\_\_\_\_ Res. \_\_\_\_\_ \$ \_\_\_\_\_

Other Planning Director's Special Permit for minor modifications to three existing schools to be utilized for district administration offices and other alternative education related programs. **REMARK DENIED APPEAL OF PL. DIR. APPROVAL OF PERMIT (9-24-81)** \$ 100.00

Permit Sent to Applicant: 25 Sept 81 Date By: P. Bell Sec. to Planning Commission

NOTIFICATION AND POSTING \$ 14.00  
 FEE TOTAL \$ 114.00  
 Receipt No. 326  
 By/date Bill 6 Aug 81

### Key to Actions

- R - Ratified
- Cd - Continued
- A - Approved
- AC - Approved w/Conditions
- AA - Approved w/Amended Conditions
- D - Denied
- RD - Recommend Denial
- RA - Recommend Approval
- RAC - Recommend Approval w/Conditions
- RAA - Recommend Approval w/Amended Conditions
- IAF - Intent to Approve based on Findings of Fact
- AFF - Approved based on Findings of Fact
- RPC - Return to Planning Commission
- CSR - Condition indicated on attached Staff Report

NOTE: There is a ten (10) calendar day appeal period from commission action date and a thirty (30) calendar day appeal period from council action date. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any condition(s) will constitute grounds for revocation of this permit. Building permits are required in the event of any building construction. The County Assessor is notified of actions taken on rezoning, special permits and variances.

Gold - applicant Receipt White - applicant permit Green - expiration book Yellow - department file Pink - permit book

**P No 9480**



SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE September 24, 1981  
 ITEM NO. 29 FILE NO. P-9480  
M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER Appeal of Planning Director's approval of special permit for minor modification of Jacques Miller school in R-1 zone

Recommendation:

LOCATION: 4701 Joaquin Way

- Favorable
- Unfavorable
- Petition
- Correspondence

PROPOSERS

NAME

ADDRESS

Nachiko Louie - 2188 Shiela Way, Sacramento  
Phyllis Corben - 4616 Joaquin Way, Sacramento  
Cecilia Longero - 4933 Virginia Way, Sacramento  
Anthony Furr - 3215 X Street, Sacramento  
Hertrude Hudson - 2207 Muir Way, Sacramento

OPPOSERS

NAME

ADDRESS

Richard Mayes (Deputy County Counsel) 700 H St 95604  
Walt Parsons (Admin. Dir. City Unified School District) 1600 N St.  
- 2166 23<sup>rd</sup> Avenue, Sacramento

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	END
Augusta		<input checked="" type="checkbox"/>		
Fong		<input checked="" type="checkbox"/>		
Goodin		<input checked="" type="checkbox"/>		
Holloway	<input checked="" type="checkbox"/>			
Hunter	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Larson	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Muraki		<input checked="" type="checkbox"/>		
Silva	<input checked="" type="checkbox"/>			
Simpson		<input checked="" type="checkbox"/>		

MOTION:

- Intent appeal  
TO APPROVE appeal
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE \_\_\_\_\_
- TO RECOMMEND APPROVAL \_\_\_\_\_ & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO \_\_\_\_\_ MEETING
- OTHER motion denied