

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

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

- 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

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Exterior Color: Apricot
Roof Material: Composition shingles

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 63 foot by 119 foot interior lot totaling 0.17+ developed acres in the Standard Single Family (R-1) zone. The site is developed with a vacant 2,600 square foot single family home. The General Plan and the 1984 Airport Meadowview Community Plan designate the subject site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively. The surrounding land use and zoning for the subject site are single family residential, zoned R-1 to the north, south, east, and west.

B. Applicant's Proposal

The applicant is proposing to operate a private school in an existing vacant 2,600 square foot single family home. A special permit is required for a school located in any zone. The purpose of the school is to provide education and training for employment related skills to youths and adults in the local area. The curriculum is divided into three areas which include:

- 1) Individualized tutoring and basic skills enhancement;
- 2) Employment preparation and training activities for young adults; and
- 3) Employability counseling and work skills training for adults in the community.

The hours of operation are proposed to be Monday through Saturday from 3PM to 9PM. There will be a maximum of 16 people including staff on site at any one time (see Exhibit A). The applicant also is requesting a variance to waive the masonry wall required between residential and non-residential uses.

C. Site Plan Design

The site consists of one interior residential parcel totaling 0.17+ developed acres in the Standard Single Family (R-1) zone. There is a two story 2,600 square foot house on the site that was previously used as a group home and is vacant at the present time. The garage has been converted to living space and there is a second story above the garage. All the existing bedrooms are to be used as classrooms, office area, a computer room, and a library. There will not be a full time resident or caretaker occupying the premise (see Exhibits B, C and D). If at a later date a full time caretaker or resident occupies the premise, staff recommends that the special permit be modified. The site is landscaped in the front and rear yards. There is a two car driveway on the site.

The school is classified as a non-residential use. The Zoning Ordinance requires a six foot solid masonry wall be constructed between residential and non-residential uses. There is a six foot wood fence around the perimeter of the side and rear yard for the house. The back yard will not be used for any of the school's training or educational activities. Waiving the masonry wall requirement will not be an impact on the adjacent properties since the back yard will not be used and the existing fence already provides buffering and screening of the area. Staff recommends that if the school begins activities or programs that use the back yard then the special permit must be modified and the six foot wall may be required at that time.

D. Parking and Circulation

There is a total of twelve parking spaces for the school consisting of two on-site and ten off-site spaces. The site plan shows the existing two car driveway and a proposed new parking pad in the front yard setback. Staff

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.

2. Police Department comments:

We have no objection to the project.

3. Building Department comments:

The applicant will have to submit plans for review and obtain a Change of Use permit.

4. Fire Department comments:

The existing building will be reviewed for compliance during the Change of Use permit review process.

H. Neighborhood Comments

The applicant has solicited the support and comments from the surrounding local area through a continuous public information outreach. The applicant held a community meeting to inform the local area of the school's purpose and program. Additionally, the applicant held an open house and several fund raising events. There have been numerous flyers circulated throughout the neighborhood concerning the school's intent to open and operate (see Exhibits F, G, and H). Staff has not received any negative comments or concerns from nearby property owners.

The project was routed to the Meadowview Community Action, Inc., the Meadowview Improvement Committee, Inc., and the Meadowview Neighborhood League, Inc. All three groups support the proposed project.

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

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

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Adopt the attached resolution approving the Mitigation Monitoring Plan.
- C. Approve the Special Permit to operate a 2,600 square foot private school subject to the conditions and based upon the findings of fact which follow.
- D. Approve the Variance to waive the required masonry wall between residential and non-residential uses subject to the conditions and based upon the findings of fact which follow.

Conditions:

1. The special permit for the school shall have the following requirements:
- a. The hours of operation shall be 3PM to 9PM, Monday through Saturday;

- 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.

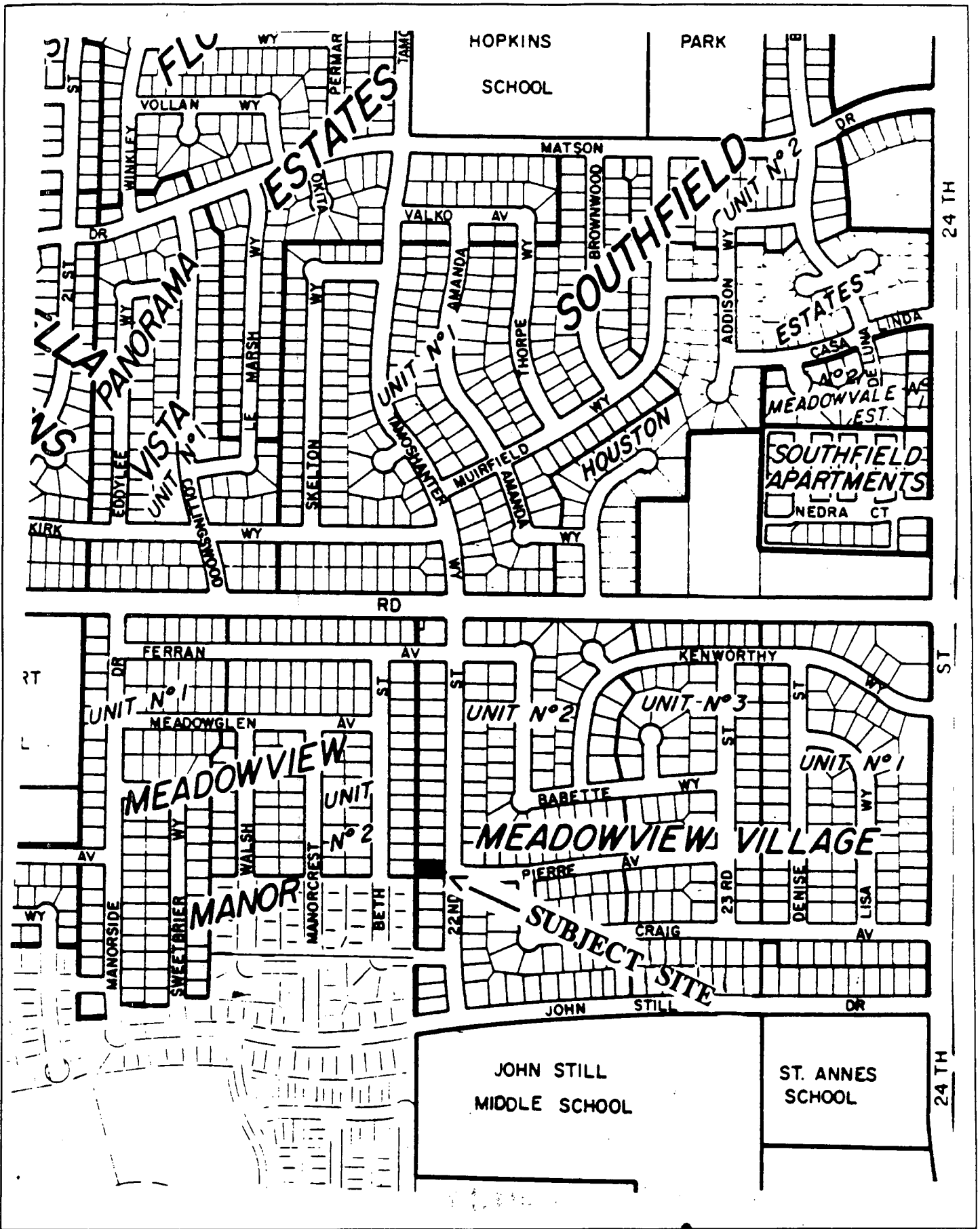
- 2. The staff shall park at John Still school and the applicant shall not add additional paving for parking in the front yard setback of the site.
- 3. The applicant shall locate four bicycle lockers in the rear yard.
- 4. The private school shall obtain a metered water service to the satisfaction of 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

applicant in that:

- a. the existing fence will provide an adequate visual and noise buffer for the adjacent properties from the school; and
 - b. a variance would be and has been granted to other property owners facing similar circumstances.
4. Granting the variance request does not constitute a use variance in that a private school is allowed in the Standard Single Family (R-1) zone subject to special permit approval.
 5. The project is consistent with the General Plan and the Airport Meadowview Community Plan which designate the site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively. A private school is permitted in Standard Single Family (R-1) zone with a special permit.



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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.

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EXHIBIT A

Apricot Home School
7654 22nd St.
Sacramento, California 95832
(916) 665-2811

Intent

Introduction

Working professionals in the Meadowview area recognized that a number of heavy challenges faced youth in the community. The community was faced with issues such as high percentages of school drop-outs, a changing cultural environment, crime, youth gangs, unemployment, the lack of sufficient recreational activities, drugs and a decaying environment. These stark realities made it imperative that some action be taken by people in the community to ensure that youth in the community have an opportunity to receive the training and information they need to become responsible, contributing, productive adults.

After a year was spent researching effective intervention methods, these professionals determined that the greatest impact could be made with the development of intensive "beyond school" education and training programs which would provide:

1. Individualized tutoring and basic skills enhancement;
2. Employment preparation and training activities for young adults; and,
3. Employability counseling and work skills training for adults in the community.

Program Description

The private, or "beyond school" curriculum is 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.

Each participant's program is planned to provide individualized assessments, tutoring, and enhancement activities for youth 6-16 years; 1400 hours of employment development and training activities for young people 17-23 years; and employment assessment, counseling and work place training for adults.

Many of these people do not attend traditional programs because of perceived past failures, and a fear of traditional learning environments. In addition, effective education and training programs offered over and above normal channels, are often inaccessible or, are not affordable, available, or within practical reach. The sad result is that these people are not

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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.

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Complete Life Works!, a training partnership, has provided the funding for this program to-date. Training consultants will offer training to larger organizations to help fund this much-needed program. Trainers and educators will, for the most part, volunteer their time. Non-profit bazaars and community service activities developed by college youth, will help to pay the costs of program materials for disadvantaged young people and adults.

The community has currently demonstrated support by offering donations of clothing, books and other materials. Additional funding is expected from Apricot Home partnerships with small businesses in the community, SETA and private sources.

The program plans to enlist approximately 10 paid half time student positions, and one paid activities director, and a half time youth program manager. The majority of staff will consist of volunteers with advanced degrees in a variety of subjects. Volunteers will be paired with students as mentors and instructors.

For more information about the programs and its developers, please call the Apricot Home at (916) 665-2811; contact persons: Chester and Thelma Johnson and Priscilla Davis.

OBJECTIVES

1. To provide participants with an opportunity to gain work experience.
2. To provide participants with the opportunity to develop useful work behavior patterns and basic skills.
3. To provide assessment services so that participants can make the connection between employability and personal interests and abilities.
4. To provide personal development plans so that areas of underdevelopment can be targeted for growth and improvement.
5. To provide participants with labor market information to enhance their career planning implementation strategies.
6. To provide participants with analytical tools that will allow them to assess the best employment opportunities for them in today's changing labor market.
7. To provide tutoring services that enhance academic success and facilitate employment attainment.

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EXHIBIT B

SCALE 1" = 8'-0"
DATE 0-5-91

APRILZT HOME CONCEPTUAL SITE PLAN
MICHAEL CAPLINGER BROWN - LANDSCAPE ARCHITECT - PLA 1582

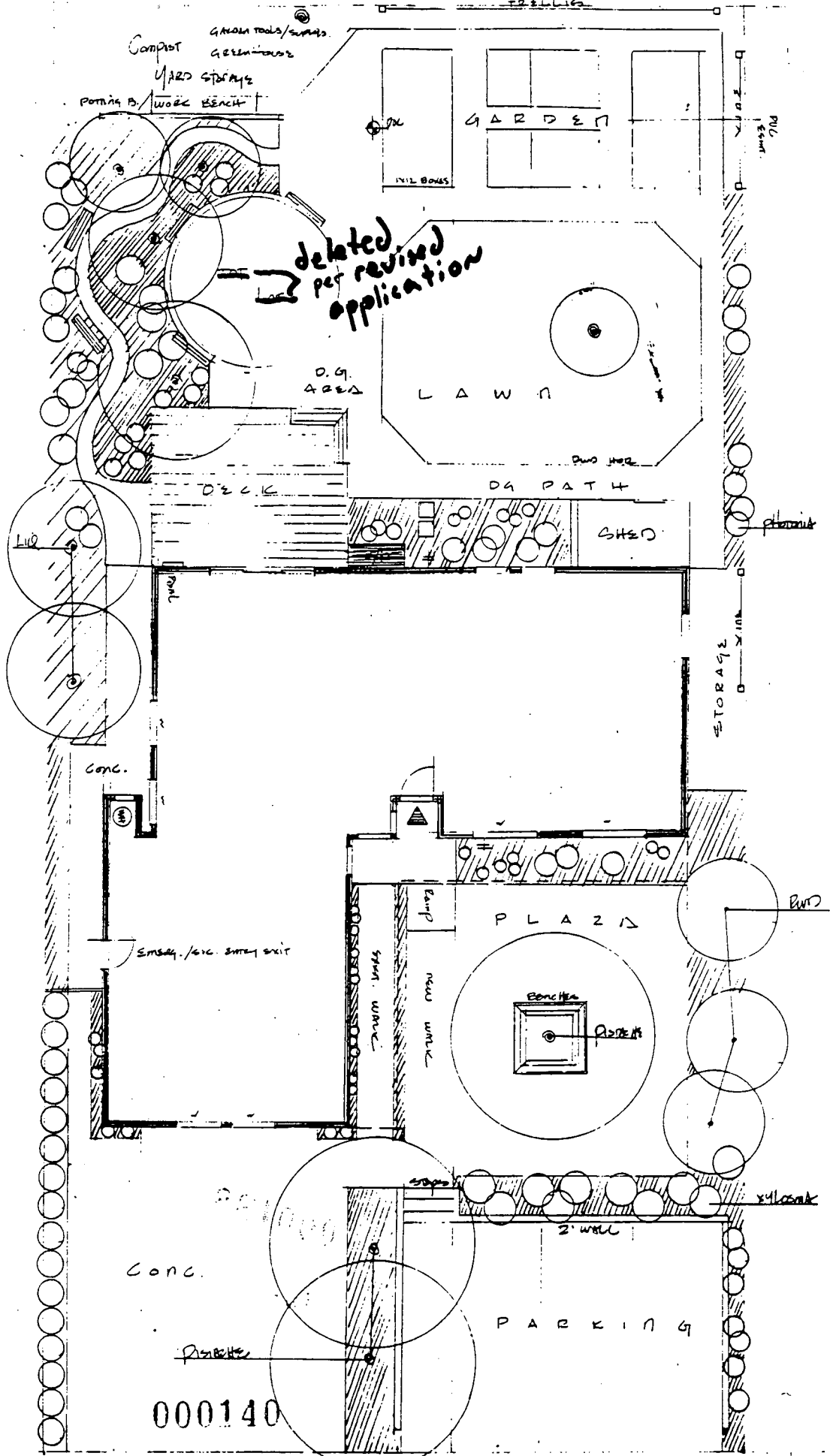
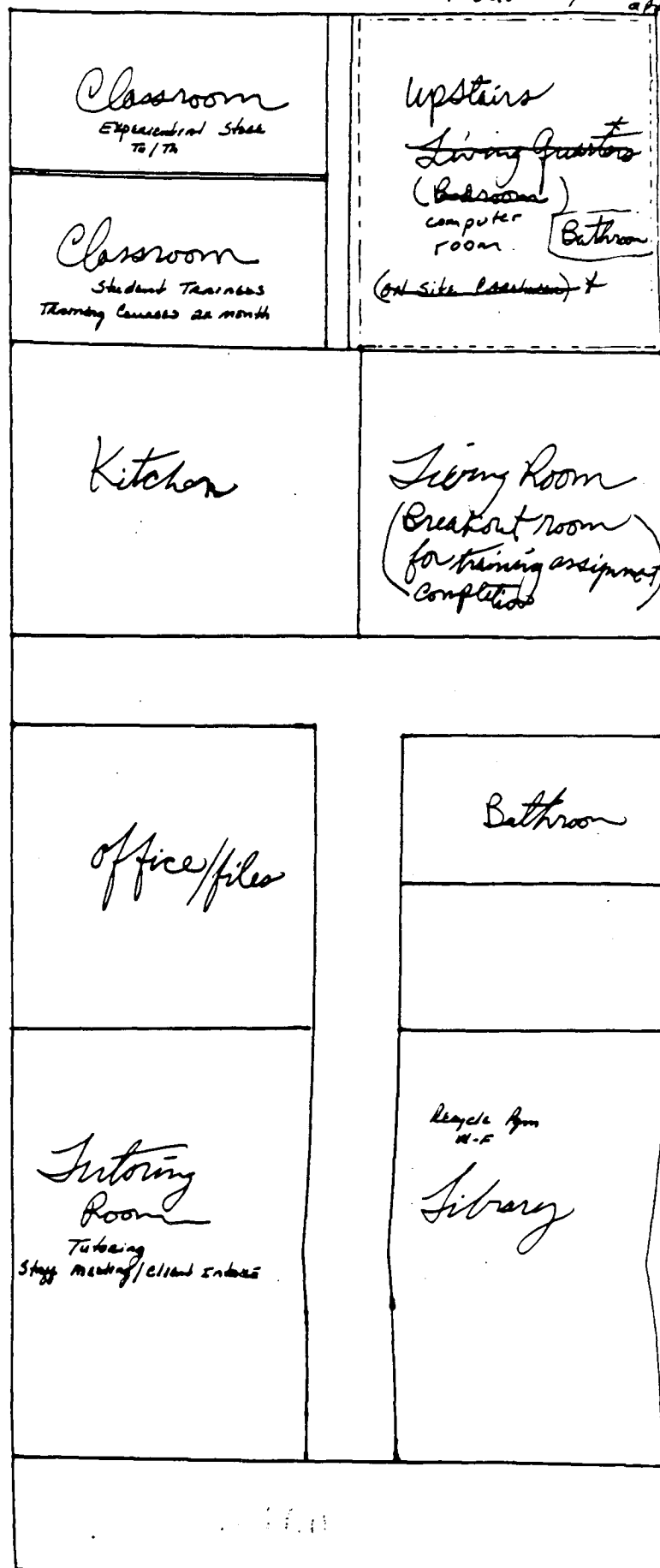


EXHIBIT C

Floor Plan (Room Use designation)

7654 22ND ST

* deleted per revised application.



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EXHIBIT D

7654 22ND ST

EAST ELEVATION



South Elevation

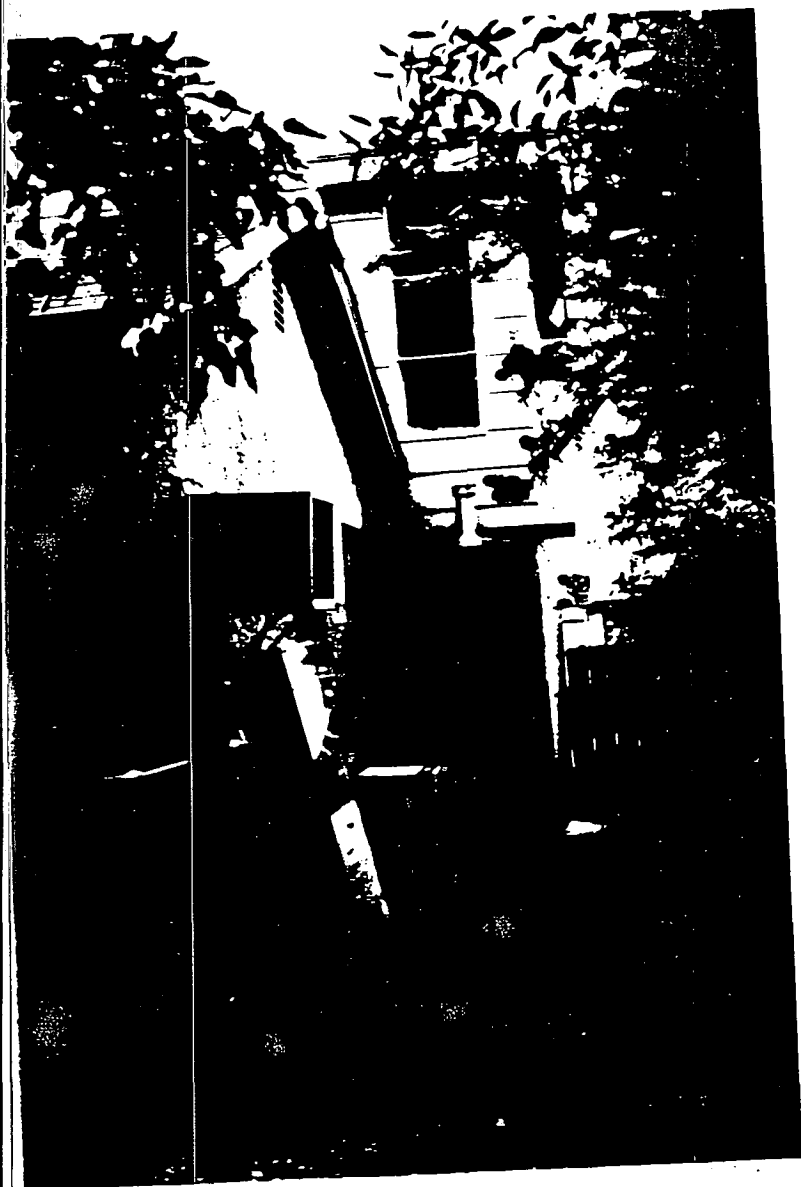


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7654 22nd

South Elevation / North Elevation



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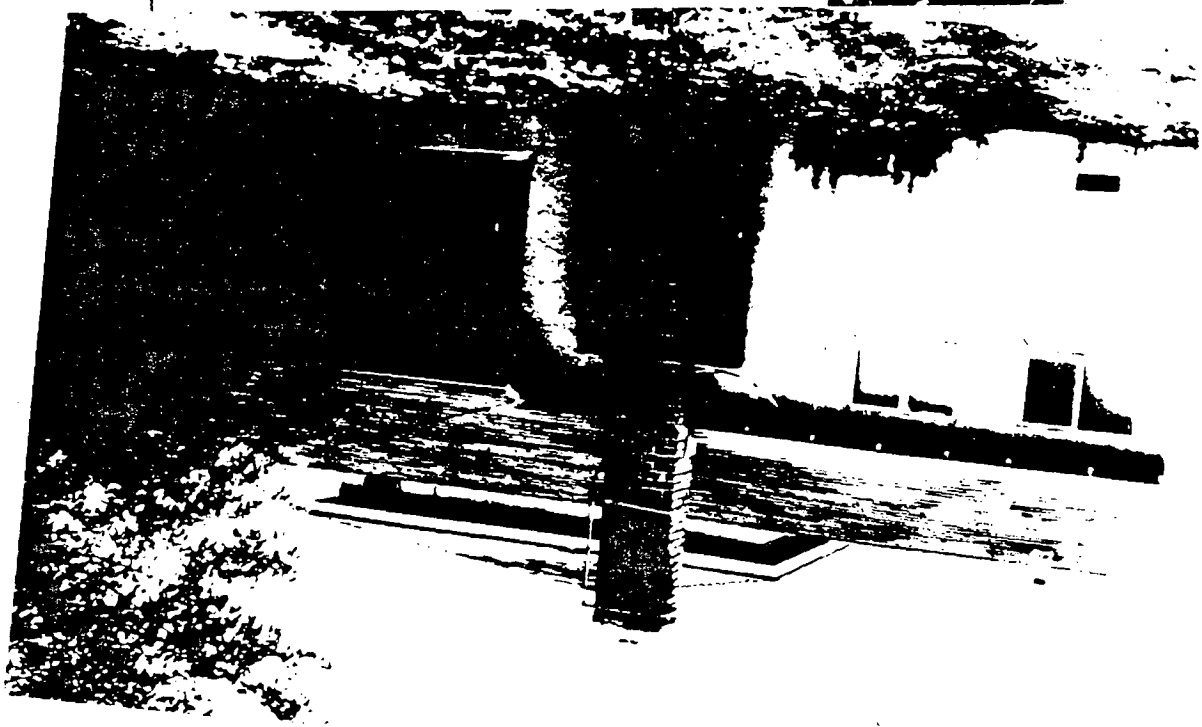
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RECEIVED

WEST ELEVATION
 7654 22nd St West
 Charleston

EXHIBIT E

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
JOHN STILL CENTER FOR CREATIVE EXPRESSION
Visual and Performing Arts
2250 John Still Drive
Sacramento, California 95832
399-5375

CITY OF SACRAMENTO
CITY PLANNING DIVISION

OCT 17 1991

RECEIVED

October 9, 1991

Ms. Cindy Gnos
Planner
City of Sacramento
1231 I St.
Sacramento, CA 95814

Dear Ms. Gnos,


This letter concerns a parking agreement made between John Still Center and the Complete Life Works!/Youth Learning Services (CLW!/YLS) Organization.

Recently, parking privileges were granted to the CLW!/YLS Organization. These privileges include the use of 10 parking spaces on John Still Center's west end parking lot. The organization has agreed to use the parking lot and hold harmless John Still Center for any liabilities resulting out of the use of the parking lot.

The CLW!/YLS Organization has further stated that they will most likely use the lot from 10:00 a.m. to 8:00 p.m.

Please feel free to contact me if you have any questions.

Sincerely,



Rachel Cervantes-Wallin
Principal

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

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

*Oct 5, 1991
11 am to 7pm*

Special open house

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The Apricot Home
7654 22nd Street
Sacramento
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By The Let's Make This World a Better Place Club

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EXHIBIT G

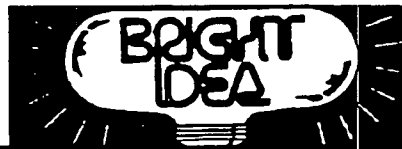
City Council Member Lynn Robie invites you to a

COMMUNITY MEETING
Apricot House

Wednesday, October 2, 1991
7:00 p.m.
John Still Middle School - Cafeteria
2250 John Still Drive

Apricot House is located at 7654 22nd Street. They are applying for a special use permit from the City Planning Department to provide youth and adult learning services by appointment and in small groups.

We want Apricot House to explain their proposal and provide neighbors with a chance to express any concerns. Planning staff will also be available to answer questions.



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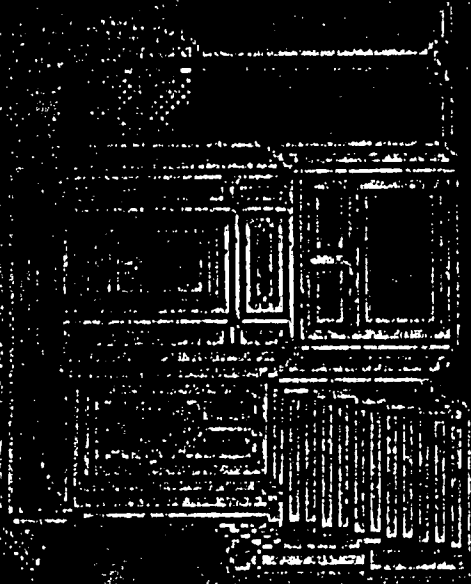
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We want Apricot House to explain their proposal and provide neighbors with a chance to express any concerns. Planning staff will also be available to answer questions.

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EXHIBIT H



DISHES OF THE

NOV 19 5 00
JULY 6 57

Food clothes collectables

15!
The Airport Home
857 22nd Street
SHERMAN

EXHIBIT I

TO WHOM IT MAY CONCERN:

I fully support the establishment of the Apricot Home School, operating in the Meadowview Community at 7654 - 22nd Street in Sacramento.

It is my opinion that this school could do nothing but enhance the Meadowview Community; having programs that teach employability skills and tutor young people, and having classes for career development for adults. It is my understanding that the Apricot Home School plans to have no more than 16 people present at this facility at any one time. A small, home-like environment has been designed by the program consultants to enhance the training success rate. Under these conditions, traffic and noise impact will be at a minimum, hardly noticeable. I also understand that the operating hours are between 3:00 p.m. and 9:00 p.m., Monday through Friday, with a few special events on Saturday and Sunday.

Given that this area is one of high risk, I feel the Apricot Home School will offer a very good alternative to our young people, and will go a long way in the prevention of drug and gang-related activities which are so prevalent in this community. The Apricot Home School is a welcome addition to the Meadowview Community, and I will do what I can to assist this school in their efforts.

Sincerely,

Name

Address

City

State

Zip

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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



CHAIRPERSON



Secretary to the Planning Commission

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CITY OF SACRAMENTO

MITIGATION MONITORING PLAN

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SECTION 2: GENERAL INFORMATION

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SECTION 3: PLAN CONTENTS

MITIGATION MEASURE A: Light and Glare

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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.

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