

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, June 13, 1995, the Zoning Administrator approved with conditions a variance and a special permit modification to waive the required masonry wall for a school expansion for the project known as Z95-032. Findings of Fact and conditions of approval for the project are listed on pages 3-4.

Project Information

- Request: 1. Zoning Administrator Variance to waive the required six foot masonry wall between a non-residential use (Christian Brothers High School) and adjacent residential properties on 24.25 \pm developed acres in the Standard Single Family (R-1) zone.
2. Zoning Administrator Special Permit Modification to add three modular classrooms totaling 2,880 square feet.

Location: 4315 Martin Luther King Jr. Boulevard

Assessor's Parcel Number: 020-0220-005

Applicant: Carissimi-Rohrer-Associates (Walter Rohrer)
 2500 Venture Oaks Way, Ste. 100
 Sacramento, CA 95833

Property Owner: Christian Brothers High School
 4315 Martin Luther King Jr. Blvd.
 Sacramento, CA 95820-2727

General Plan Designation: Low Density Residential (4-15 du/na)
Existing Land Use of Site: Christian Brothers High School
Existing Zoning of Site: Standard Single Family (R-1)

Surrounding Land Use and Zoning:

North: R-1; Residential
South: R-1; Church and School
East: County; Residential
West: R-1 and C-1; Residential, Commercial, and Church

Property Dimensions:	Irregular
Property Area:	25.8 _± acres
Square Footage of Buildings:	Existing structures- 111,843 square feet
	Addition- 2,880 square feet
	Total- 114,723 square feet
Height of Building:	Single Story, 13 feet
Exterior Building Materials:	Wood
Roof Materials:	Metal
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A and B

Previous Files: P90-322, P90-282

Background Information: The Christian Brothers High School was built prior to annexation to the City which occurred in 1960. On June 22, 1990, the Planning Director approved a Special Permit Modification to add six portable classrooms and a multi-purpose room totaling 7,760 square feet (P90-282). A condition of approval included constructing a six foot solid masonry wall along the north property line. The applicant applied for a Variance to waive the masonry wall and a Special Permit Modification for an increased parking lot in the front setback. The Planning Commission approved the entitlements on June 13, 1991 (P90-322).

Additional Information: The applicant is requesting to add three more portable classrooms along the north property line adjacent to the previous portable classroom addition. The Zoning Ordinance indicates that minor additions to existing uses consistent with the Special Permit qualifications of the Zoning Ordinance may be approved by the Zoning Administrator. The total square footage of the additions granted by Zoning Administrator (and the Planning Director prior to the creation of the Zoning Administrator position) cannot exceed 10 percent of the original project size. The school originally had 104,083 square feet of buildings. The 1990 modification added 7,760 square feet for a seven percent addition. The current application for the three additional portable classrooms will result in a total of 10 percent for all the modifications. Each portable classroom will be 30 feet by 32 feet (960 square feet). There will be no openings towards the adjacent residential properties and the buildings will be 30 feet away from the property line. The existing wrought iron fence which creates a secured area not accessible to students will be extended the length of the addition.

The applicant is also requesting to waive the required six foot masonry wall along the property line the length of the expansion. There is an existing six foot wood fence and a six foot chain link fence along the property line. The secure area between the portable

buildings and the fence is landscaped and well maintained.

The site is located within the Oak Park PAC area. The proposed plans have been submitted and approved by the Oak Park PAC. The site is also in a Design Review area and has received staff approval. The project has been noticed and staff has received one call of inquiry prior to the hearing.

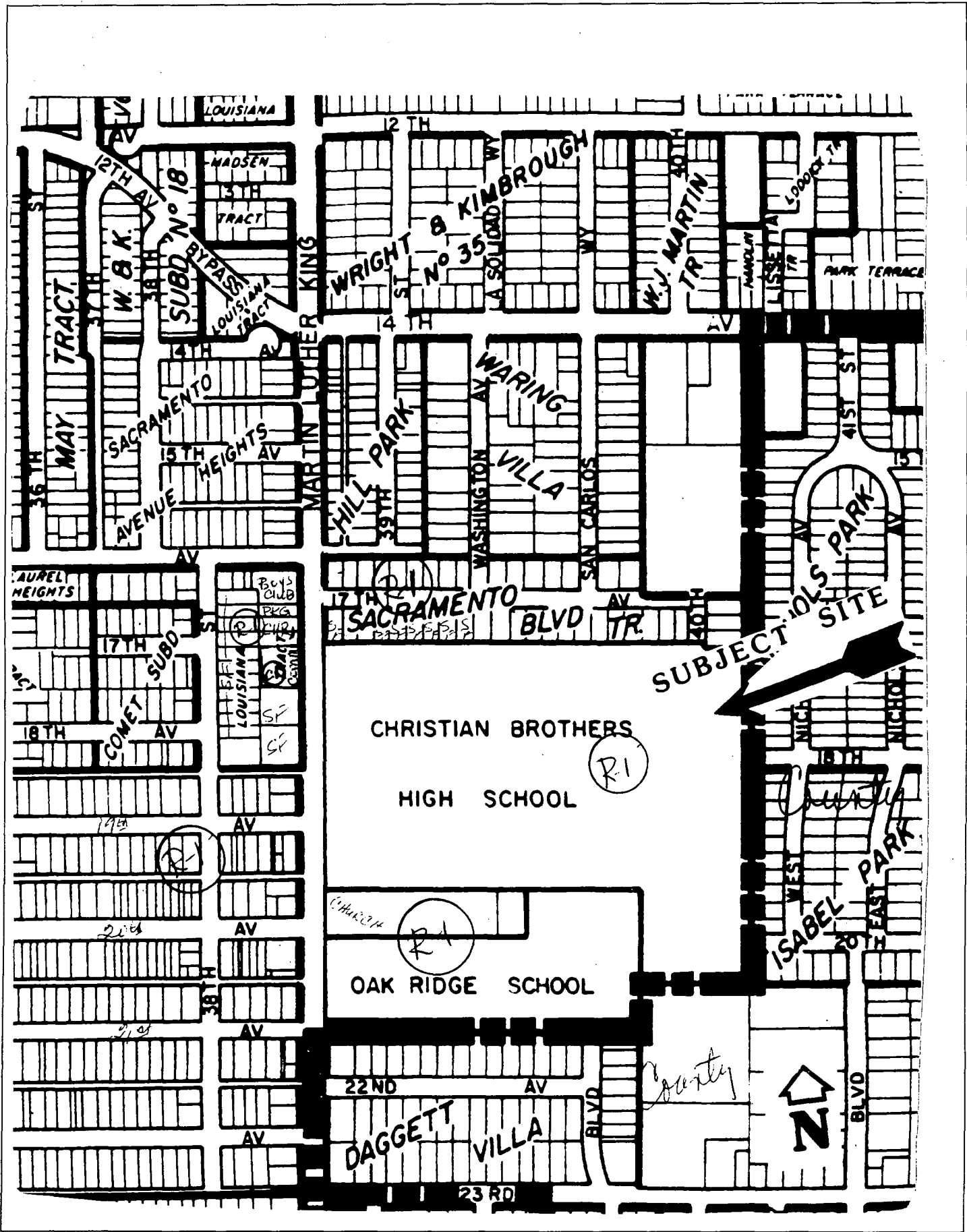
Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15305(b)}.

Conditions of Approval

1. Any further additions to the school will require Planning Commission review and approval.
2. Size and location of the addition shall conform to the plans submitted.
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. The applicant shall extend the fence enclosed area between the portable buildings and the northern property line to the eastern edge of the last portable classroom added (the eastern most building). Students shall continue to be prohibited from using the fenced buffer area.
5. The applicant shall install a minimum of a six foot fence between the portable classroom buildings and the northwest building to isolate the area between the portable classrooms and the adjacent residential properties.

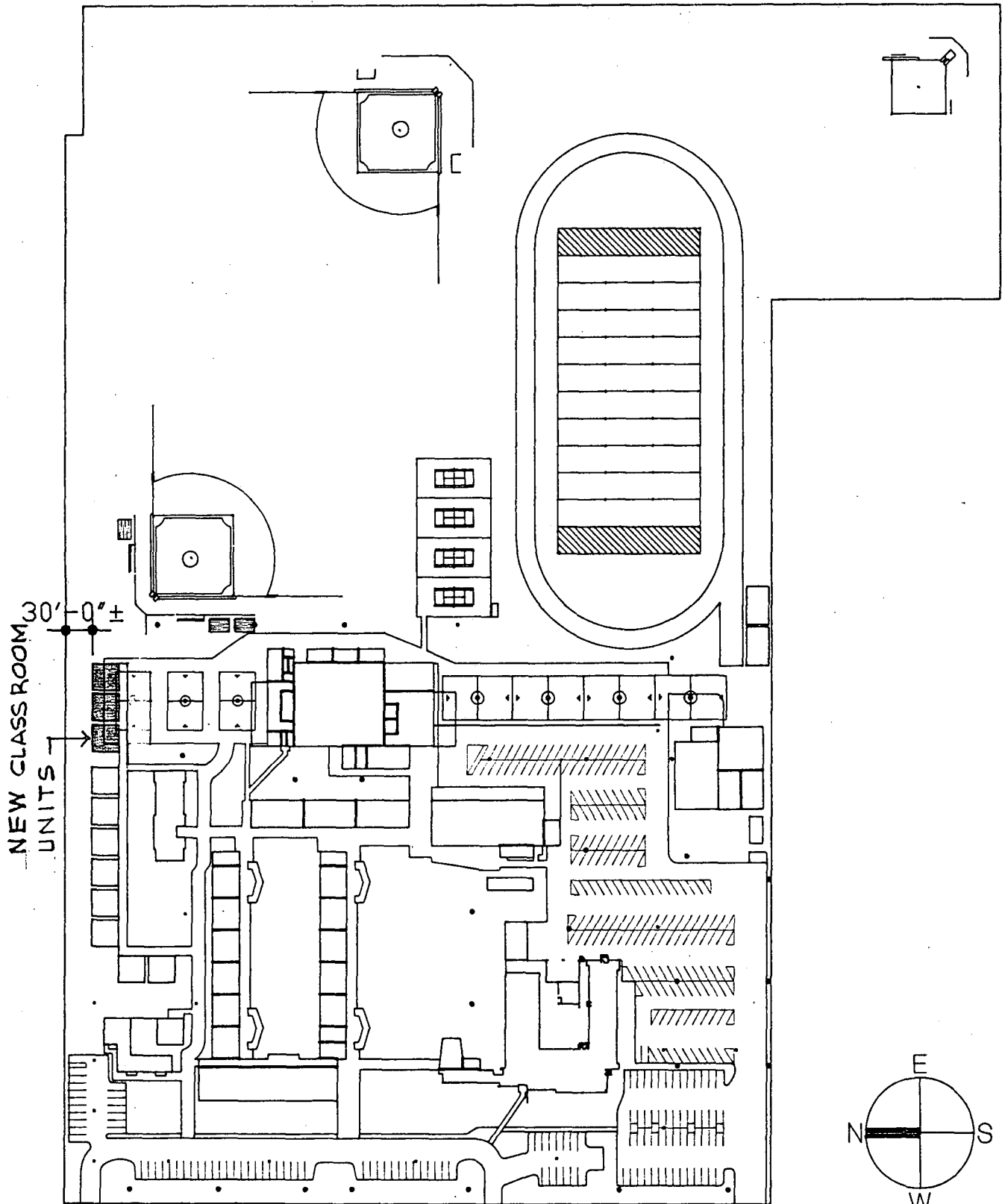
Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the school is compatible with the surrounding residential and commercial uses located in the area.
2. Granting the variance does not constitute a special privilege extended to an individual applicant in that a variance would be and has been granted to other property owners facing similar circumstances.
3. Granting the variance request does not constitute a use variance in that the school is allowed use in the Standard Single Family (R-1) zone with a special permit.
4. Granting the request will not be injurious to public health, safety, or welfare nor result



VICINITY, LAND USE & ZONING MAP

EXHIBIT A



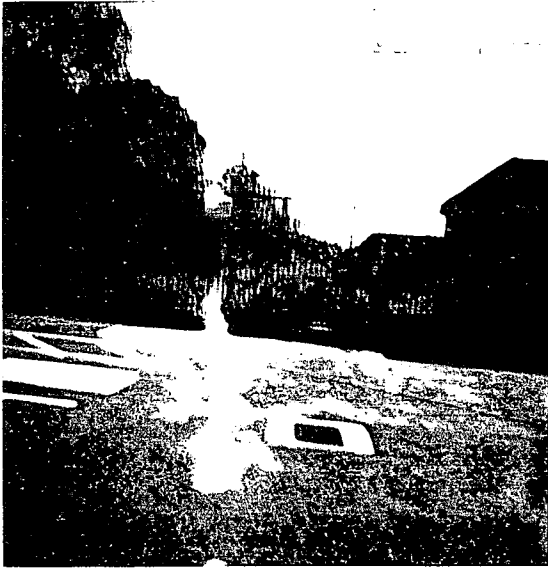
SITE PLAN - CHRISTIAN BROTHERS HIGH SCHOOL

Z95-032

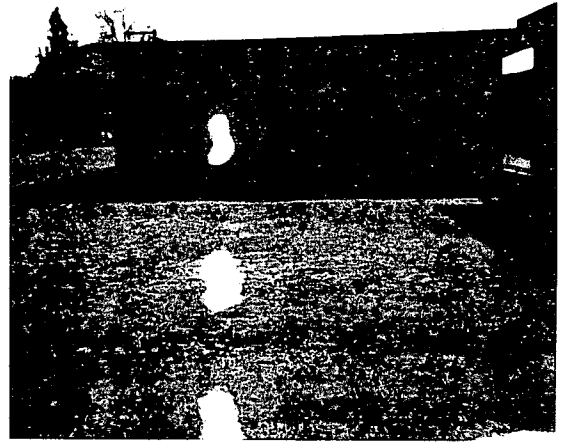
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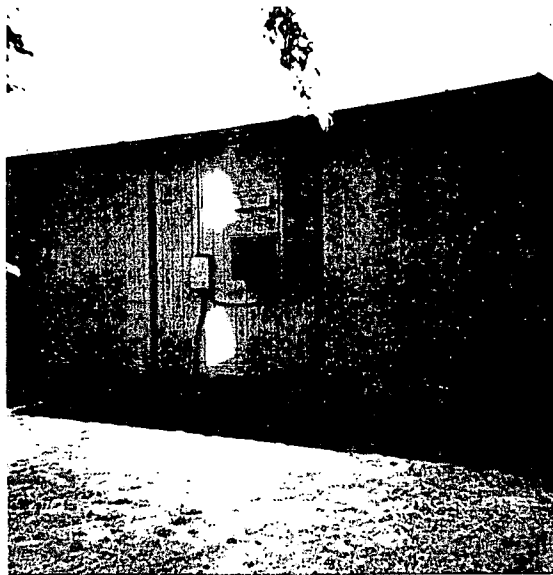
EXHIBIT B



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295-032

JUNE 13, 1995

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