

P93-178 - YOUTH EDUCATION SERVICES (Y.E.S.)

REQUEST: A. 65402(a) Review for General Plan consistency of a 3,940 sq.ft. County established school on .30± partially developed acres in the General Commercial (C-2) zone.

LOCATION: 3512 Broadway
010-0383-003, 004, 005
East Broadway
Sacramento Unified School District
Council District 5

APPLICANT:	County of Sacramento, Chuck Olmstead, 440-7471 609 9th Street, Sacramento, CA 95816
OWNER:	Norman Jackson, Lessor 650 Victoria Street, San Francisco, CA 95820
PLANS BY:	Chuck Olmstead 609 9th Street, Sacramento, CA 95816
APPLIC. FILED:	12-14-93
STAFF CONTACT:	Lisa Cabodi, 264-7129

SUMMARY/RECOMMENDATION: The applicant is requesting the necessary entitlements to operate a 3,940 sq.ft. County established school on .30± partially developed acres in the General Commercial (C-2) zone. Staff recommends the Planning Commission find the operation of a County established school consistent with the General Plan as required by Section 65402 of the Government Code.

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PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial & Offices
Existing Land Use of Site:	Developed with two single family residences
Existing Zoning of Site:	C-2, General Commercial

Surrounding Land Use and Zoning:

North: Commercial; C-2
 South: Commercial; C-2
 East: Commercial; C-2
 West: Commercial; C-2

Property Area:	0.30+ acres
Property Dimensions:	irregular
Square Footage of Building:	3,940 sq.ft.
Height of Building:	one story, 16 ft.
Parking Required:	8 spaces
Parking Provided:	10 spaces
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Brick, light gray
Roof Materials:	Built-up

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	City of Sacramento, Building Division

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BACKGROUND INFORMATION AND APPLICANT'S PROPOSAL: The Youth Educational Services (Y.E.S.) program received County Board of Supervisors approval by Resolution #93-1185 on August 31, 1993 to operate in the Oak Park area. The goal of the program is to reduce alcohol and other drug problems, assist students to obtain Graduation Equivalency Diploma (GED's) or return to high school, and improve the employment status of the inner city, out of school youth ages 14-20 in the Oak Park area. These goals will be achieved by using innovative and interactive computer technology to increase literacy, education and job training needs of the participants.

The Y.E.S. program will operate predominantly during normal business hours (8 a.m. to 5 p.m.), however there will be some evening and weekend hours. These additional hours have not been clearly defined since they will be determined by the needs of the students at the facility. There will be approximately 29 people on site at any given time, including up to 8 employees.

The existing single story brick office building is 3,940 sq.ft. Minor tenant improvements are required to adapt this building to the intended new use. An outdoor recreation area is also included in the project. This area will include a basketball court and a number of movable chairs and tables will be provided for outdoor relaxation.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

Section 65402(a) of the California Government Code requires that the City Planning Commission determine whether the operation of a County established school is consistent with the City's General Plan. Staff has reviewed the proposed project and has determined that the proposed school is consistent with the General Plan. The General Plan designates the site Community/Neighborhood Commercial & Offices. The project site is located in the East Broadway Community Plan area. The east Broadway Community Plan was incorporated into the 1986 General Plan. The project is consistent with the following General Plan policy:

- Provide public support to expand job placement and training services (SGPU, Sec 4-22).

The proposed project conforms with the General Plan land use designation.

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PROJECT REVIEW PROCESS:**A. Environmental Determination**

The project is a 65402(a) review to determine General Plan consistency. No environmental review is required by the City because 65402(a) reviews by the Planning Commission are not discretionary actions, therefore, the California Environmental Quality Act (CEQA) does not apply.

B. Public/Neighborhood/Business Association Comments

The project was routed to Oak Park Neighborhood Improvement Association and the Sacramento Housing and Redevelopment Association. As of the date of this report, no comments have been received.

C. Summary of Agency Comments

The proposed project was reviewed by several City Departments and other agencies. The following comments have been received:

Utility Department

1. This project is located within the service area of the Combined Sewer System. It appears that this project does not exceed the levels of increased sanitary or storm flows that we consider to have significant impact upon the Combined Sewer System and therefore no Impact/Mitigation Agreement is required.
2. Comply with the City's Cross Connection Control Policy at time of Building Permit.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to find the operation of a County established school consistent with the General Plan as required by Section 65402 of the Government Code. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission find the operation of a County established school consistent with the General Plan as required by Section 65402 of the Government Code.

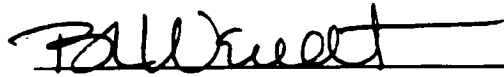
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Report Prepared By,

Report Reviewed By,



Lisa Cabodi
Lisa Cabodi, Assistant Planner



Barbara L. Wendt
Barbara L. Wendt, Senior Planner

Attachments

Attachment A
Attachment B
Attachment C

Vicinity Map
Land Use and Zoning Map
Resolution for General Plan Consistency

P93-178.SR

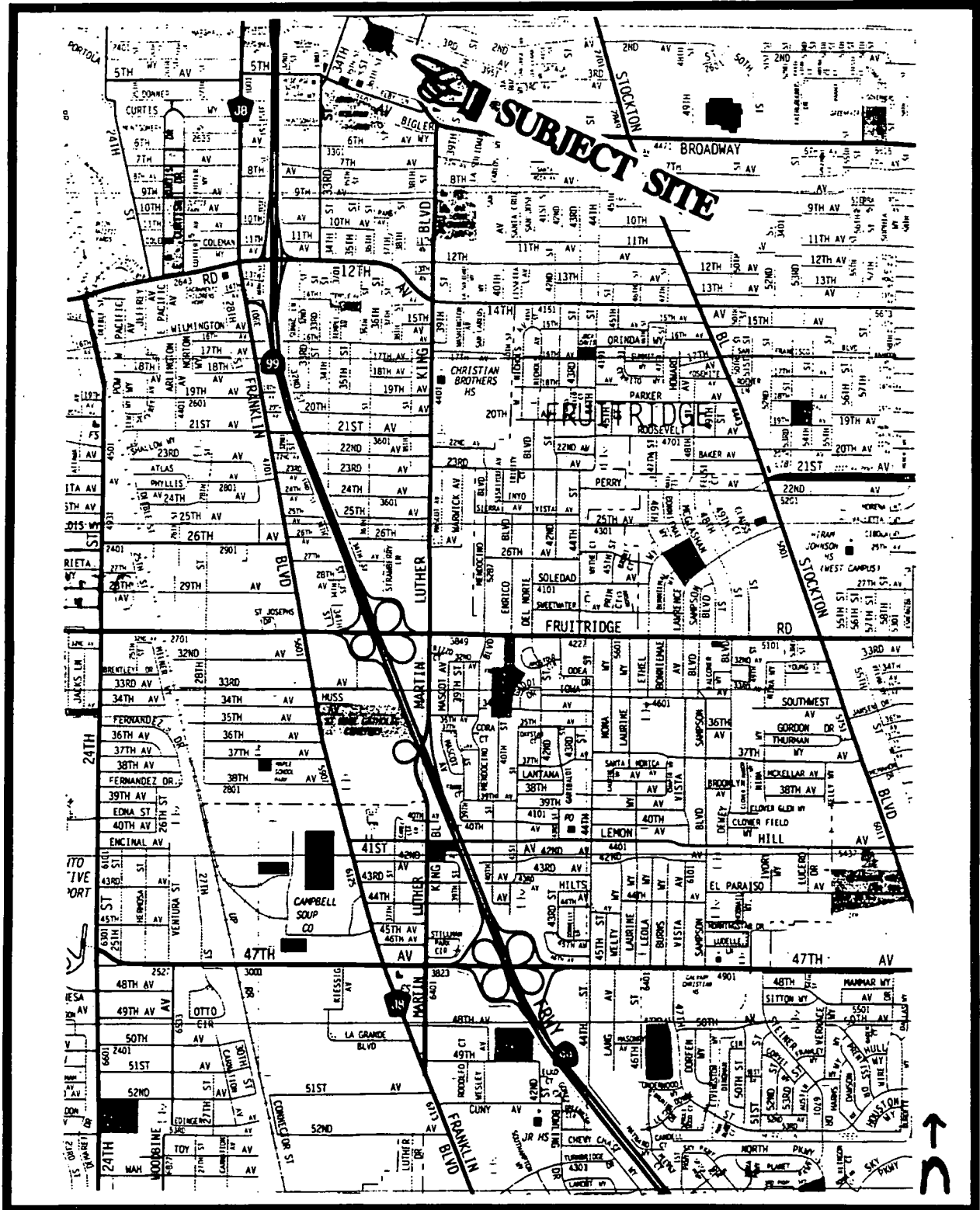
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ATTACHMENT A

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VICINITY MAP

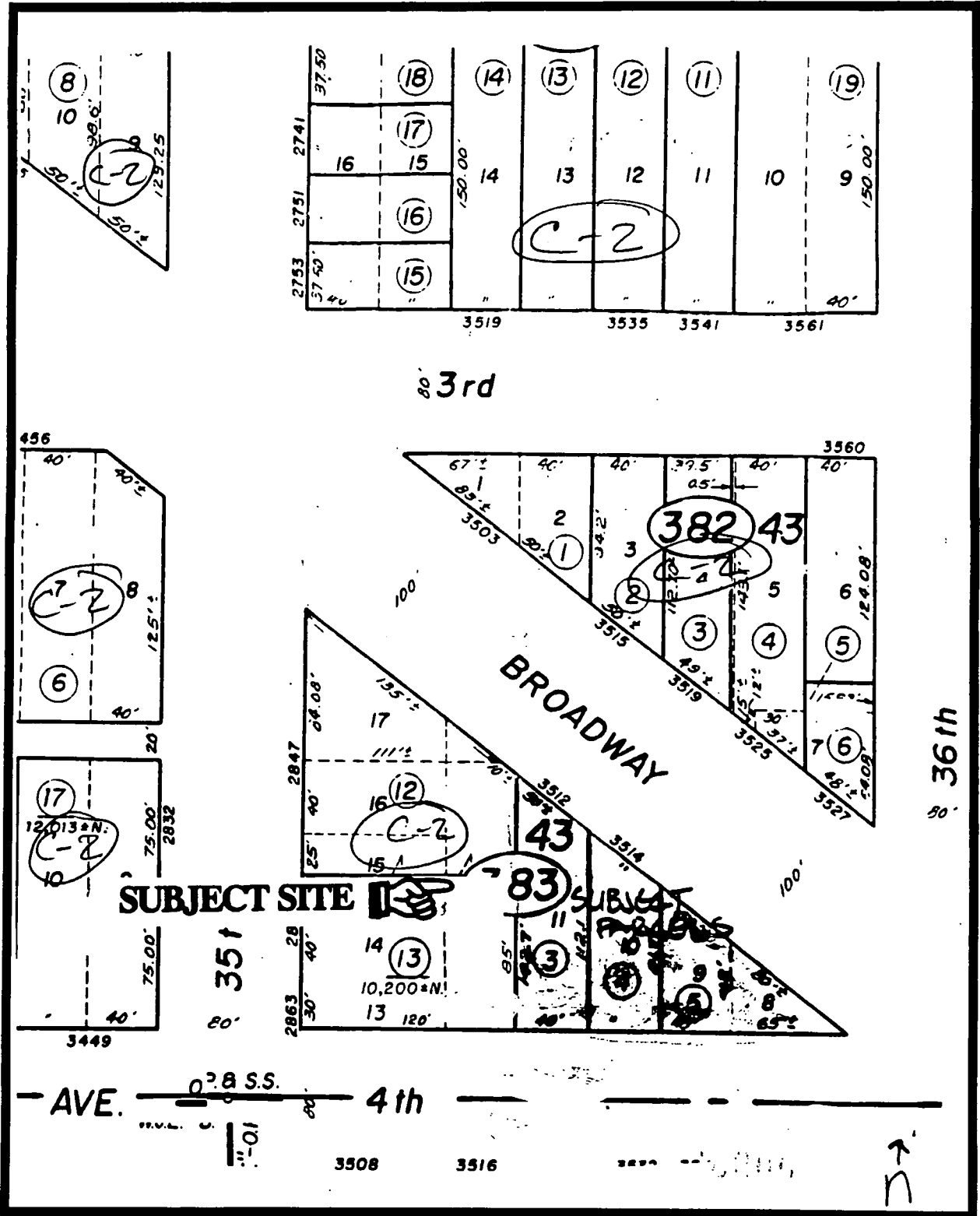
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ATTACHMENT B

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JANUARY 27, 1994



RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF JANUARY 27, 1994

A RESOLUTION ADOPTING
FINDINGS OF FACT AND
DETERMINING GENERAL PLAN
CONSISTENCY FOR PROPERTY
LOCATED AT 3512 BROADWAY

(P93-178) (APN: 010-0383-003, 004, 005)

WHEREAS, the City Planning Commission on January 27, 1994, held a public hearing to determine General Plan consistency for property located at the above described location;

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

WHEREAS, the Planning Commission adopts the determination that the proposed project is consistent with the City of Sacramento General Plan of to:

Provide public support to expand job placement and training services (SGPU, Sec. 4-22).

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The proposed project is consistent with the Sacramento General Plan.

CHAIRPERSON

ATTEST:

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SECRETARY TO PLANNING COMMISSION