

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

SPECIAL PERMIT MODIFICATION
(P92-202)

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

APPLICATION: Planning Director's Special Permit Modification to expand an existing school by creating office and retail space in an existing 23,328 square foot building and using an adjacent paved parcel to provide eight parking spaces on 0.42± developed acres in the General Commercial (C-2) zone.

LOCATION: 3455 5th Avenue
McGeorge School of Law, University of the Pacific

BACKGROUND INFORMATION:

On May 25, 1971, the Planning Commission approved a Special Permit (P4657) which established a Master Plan for McGeorge Law School Campus. This master plan included the area bounded by Donner Way, 32nd Street, 33rd Street, and 5th Avenue as well as the two lots north of 5th Avenue. Since 1971, the Planning Commission has approved several special permits which have expanded the school by adding additional classroom space, housing, and parking. In June of 1990, a Planning Director's Special Permit Modification was approved for a 2,594 square foot office space addition to the campus. An additional Planning Director's Special Permit Modification was approved for a 973± square foot addition to the existing library facilities on January 8, 1991.

SUMMARY:

The applicant proposes to convert an existing 23,328 square foot building that was originally used for retail uses on the ground floor and as a meeting hall on the second floor to provide office space for the McGeorge School of Law's Institute for Administrative Justice on the second floor and future retail space on the first floor (see Exhibits A, B, and C). The adjacent parcel to the west is currently paved and has been used for parking. It will be striped to be used for eight parking spaces. Therefore, a Planning Director's Special Permit Modification is required for this expansion.

ANALYSIS:

Staff has no objection to the building conversion and use of the adjacent parcel for parking. The proposed expansion will provide additional office space on the second floor for legal services, hearing rooms, and associated uses required by the Institute of Administrative Justice. There will not be any regular academic training of law students in the proposed office space. The first floor will eventually be leased out for retail or office space.

The applicant proposes to continue using the adjacent paved area to the west for eight parking spaces. Staff recommends the area be striped to meet the Zoning Ordinance requirements for parking stalls. The building was previously used as a meeting hall and retail space which has a higher parking requirement. The proposed uses would not require as many spaces and would be credited with more parking than required based on the previous use.

RECOMMENDATION:

Staff recommends the Planning Director approve the Special Permit Modification to expand an existing school by creating office and retail space in an existing 23,328 square foot building and using the adjacent paved parcel to provide eight parking spaces subject to conditions and based upon findings of fact which follow.

Conditions

1. Any other improvements or structures to be located on the parcel will require an additional special permit modification.
2. The building conversion and parking lot (only the approved area as indicated in Exhibit A) shall conform to the submitted plans and have building permits. The parking stalls shall meet the requirements of the Zoning Ordinance.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the building and parking area already exist and are compatible with the surrounding office and residential development in the area.
2. The project, as conditioned, will not be detrimental to the public welfare in that the new uses will be less intense than previous building uses and additional off street parking will be provided.
3. The project is consistent with the General Plan which designates the site as Community Neighborhood Commercial and Offices.

Report Prepared By:

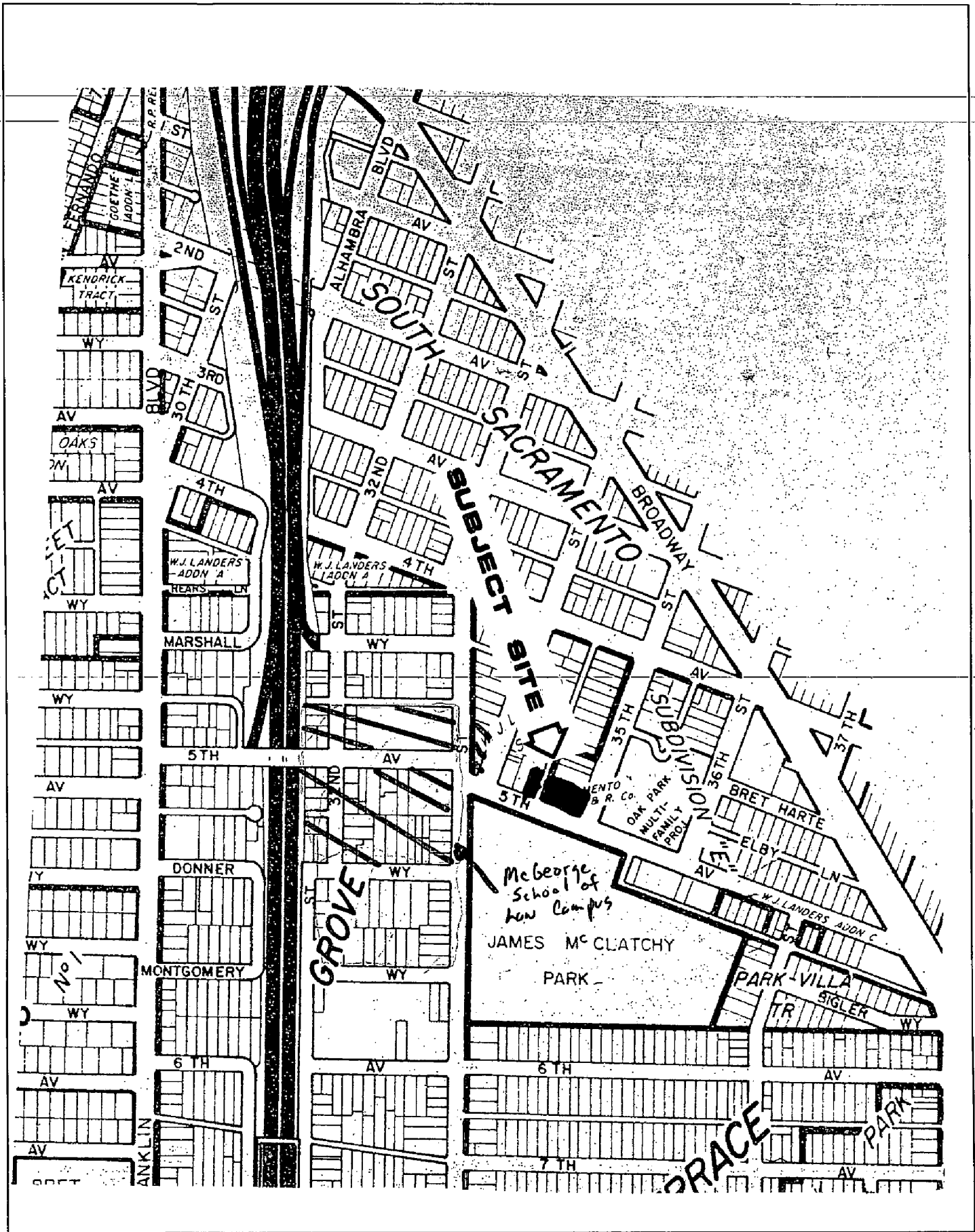
Sandra L. Yope
Sandra L. Yope
Assistant Planner

9 Sep 92
Date

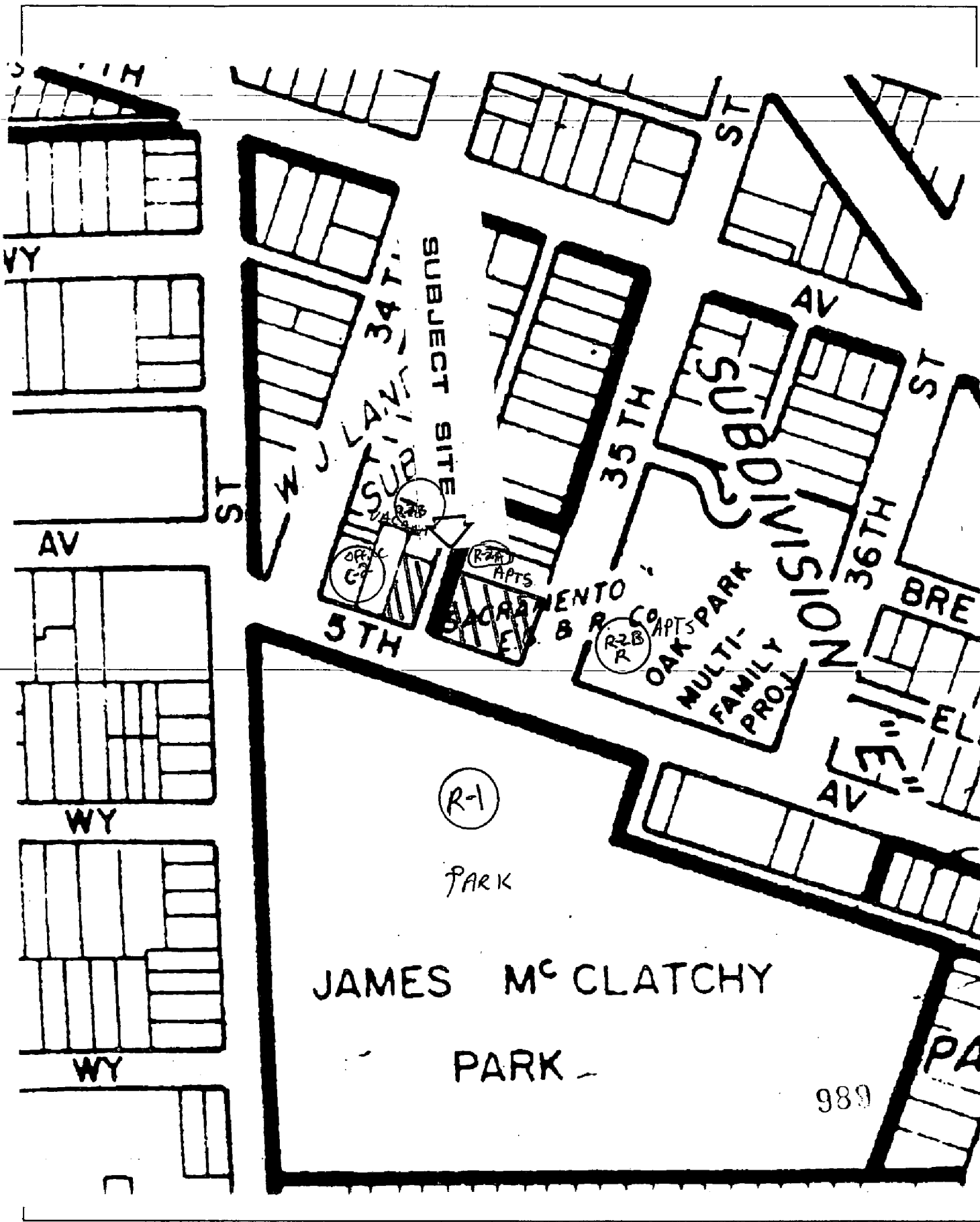
Recommendation Approved By:

Gary Stonehouse
Gary Stonehouse
Planning Director

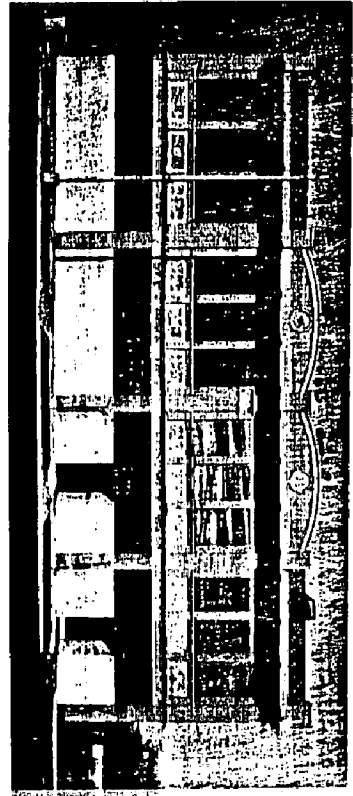
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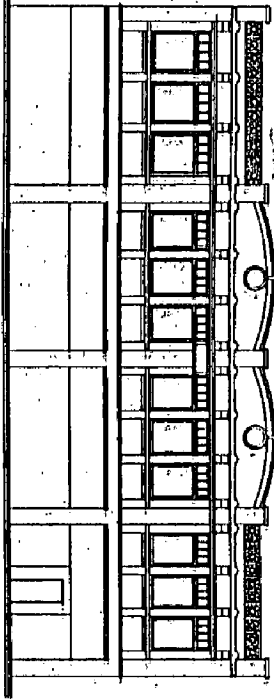
VICINITY MAP



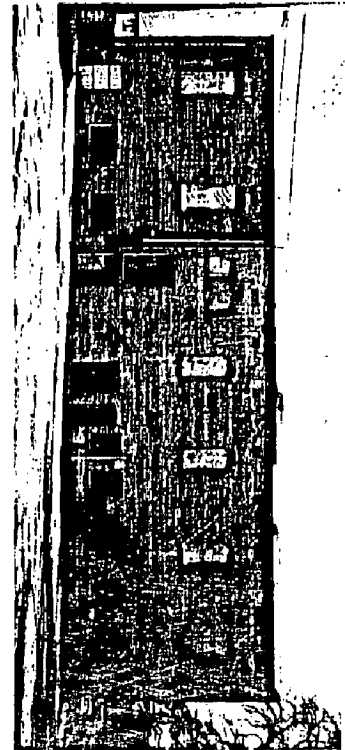
LAND USE & ZONING MAP



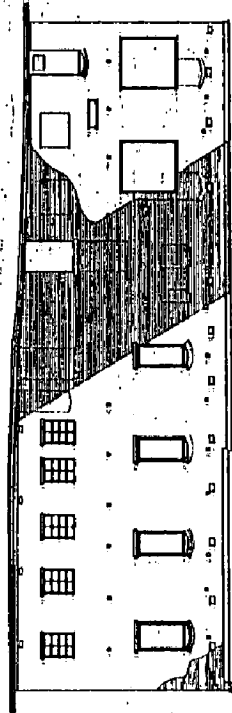
EXISTING EAST ELEVATION



RENOVATED EAST ELEVATION



EXISTING WEST ELEVATION



RENOVATED WEST ELEVATION

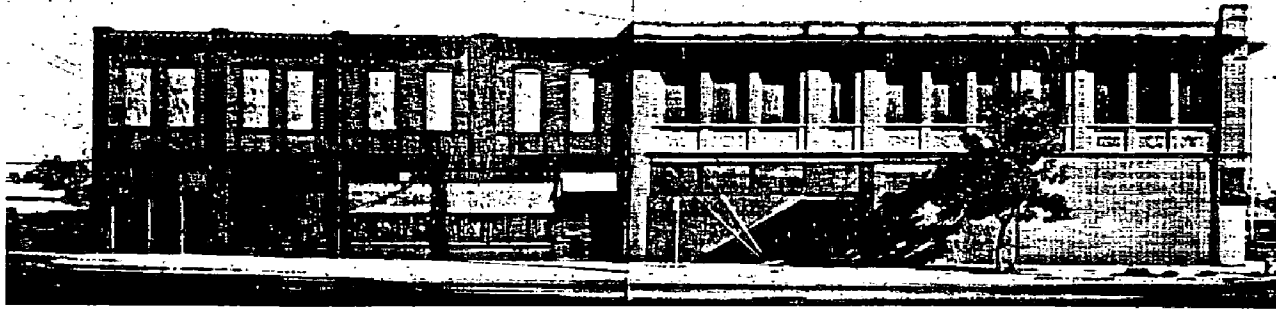
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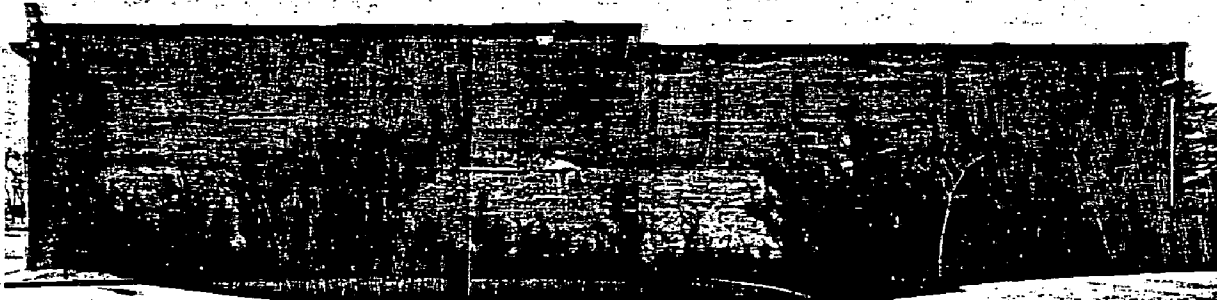
sooky lee architect & associates
architecture urban design environmental planning
twenty twenty-two sixteenth street sacramento california 95818 916 4483368

UNIVERSITY OF THE PACIFIC - McGEORGE SCHOOL OF LAW
RENOVATION OF MUDDOX BUILDING
3458 FIFTH AVENUE SACRAMENTO, CA 95817





EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



RENOVATED SOUTH ELEVATION

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A.P 92 - 202

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RENOVATION OF MUDDOX BUILDING

345 FIFTH AVENUE SACRAMENTO, CA 95817

sooky lee architect & associates

architects urban design & environmental planning
 twenty twenty-two sixteenth street sacramento california 95818 916 443388

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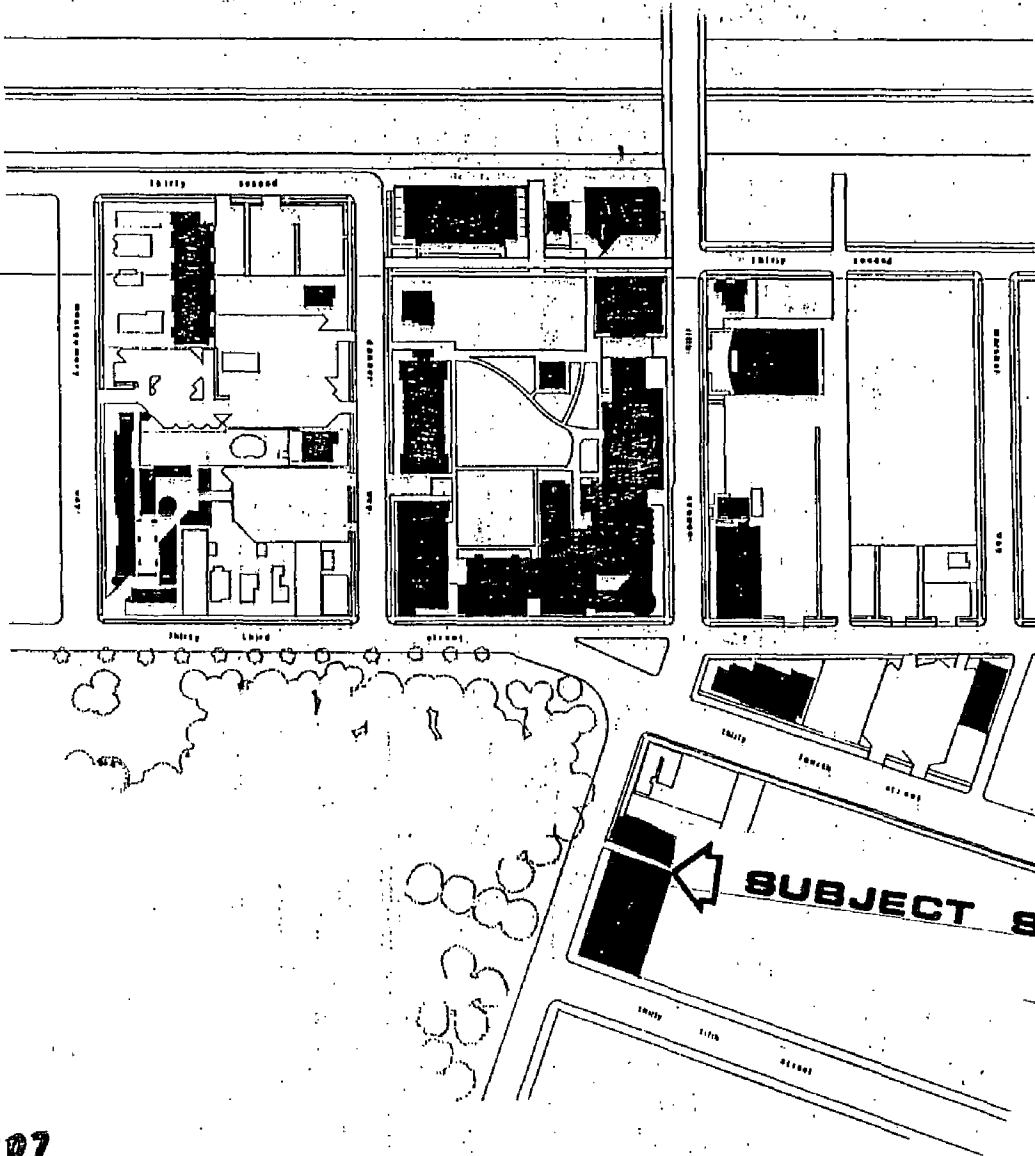
MASTER PLAN

UNIVERSITY OF THE PACIFIC
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990

P 92 - 202

VICINITY MAP

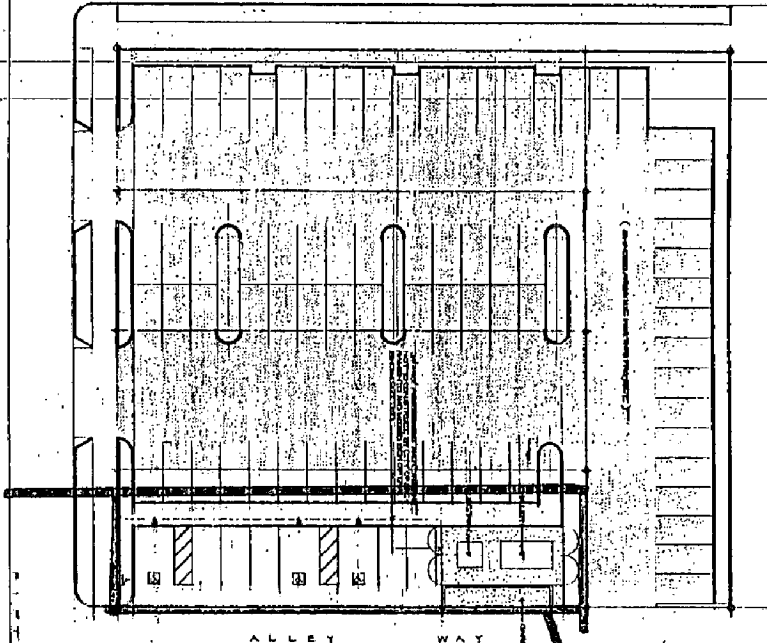


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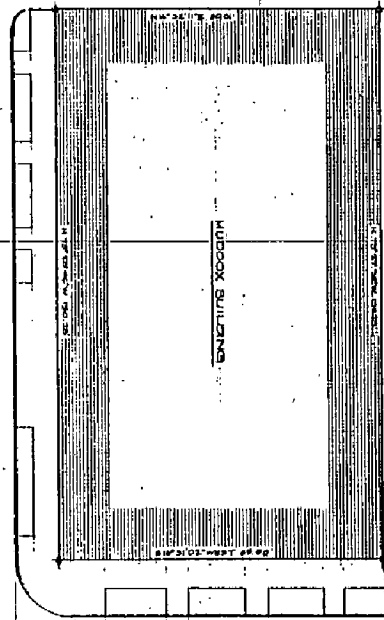
<p>DATE</p> <p>BY</p> <p>APP</p> <p>REV</p>	<p>PROJECT</p> <p>NO. 990</p>	<p>OWNER</p> <p>UNIVERSITY OF THE PACIFIC</p>	<p>UNIVERSITY OF THE PACIFIC • MCGEORGE SCHOOL OF LAW</p> <p>3455 FIFTH AVENUE</p> <p>SACRAMENTO, CALIFORNIA 95817</p>
	<p>sooky lee architect & associates</p> <p>architecture urban design & environmental planning</p> <p>twenty twenty-two sixteenth street sacramento california 95818 916 4403305</p>		<p>RENOVATION OF MUDDOX BUILDING</p> <p>3455 FIFTH AVENUE SACRAMENTO, CA 95817</p>



① SITE PLAN FOR BUILDING AND PARKING (PARKING SHOWN SHADDED)



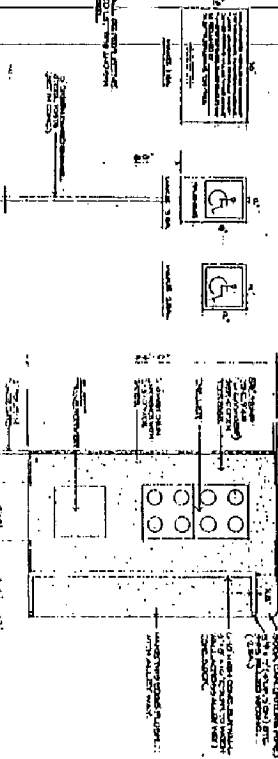
PARKING AREA Approved with this Special Permit modification



THIRTY FIFTH STREET

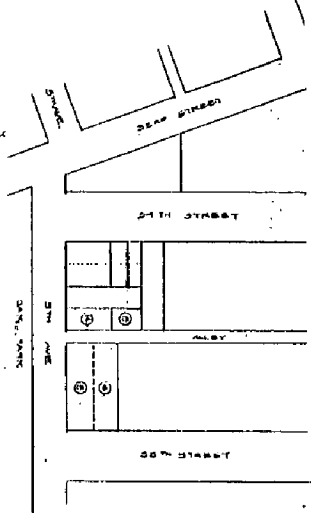
EXTERIOR HANDICAPPED SIGNS

EXTERIOR HANDICAPPED ENCLOSURE



P 92 - 202

VICINITY PLAN



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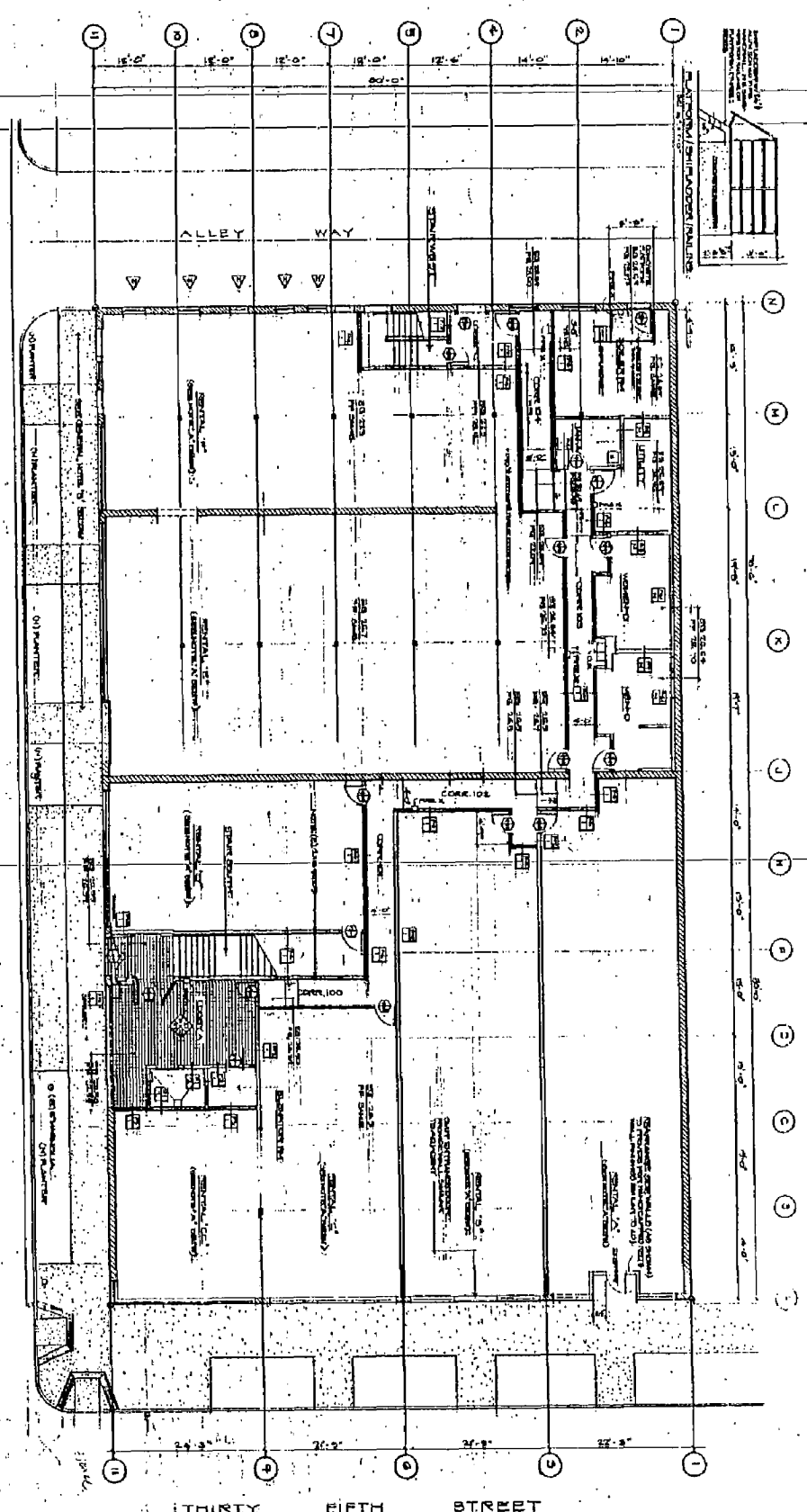
P 92 - 202

EXHIBIT B

- LEGEND:
- EXISTING WALLS
- PROPOSED WALLS
- PROPOSED PARTITION WALLS
- PROPOSED GLASS WALLS
- PROPOSED GLASS CURTAIN WALLS
- PROPOSED GLASS DOORS
- PROPOSED GLASS WINDOWS
- PROPOSED GLASS PARTITIONS
- PROPOSED GLASS STAIRS

PROPOSED GROUND FLOOR PLAN SCALE: 3/8" = 1'-0"

GENERAL NOTES:
 1. THIS PLAN IS SUBJECT TO THE CITY OF SACRAMENTO PLANNING DEPARTMENT REVIEW AND APPROVAL.
 2. THE PROPOSED GROUND FLOOR PLAN IS SUBJECT TO THE CITY OF SACRAMENTO PLANNING DEPARTMENT REVIEW AND APPROVAL.
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PROPOSED GROUND FLOOR PLAN

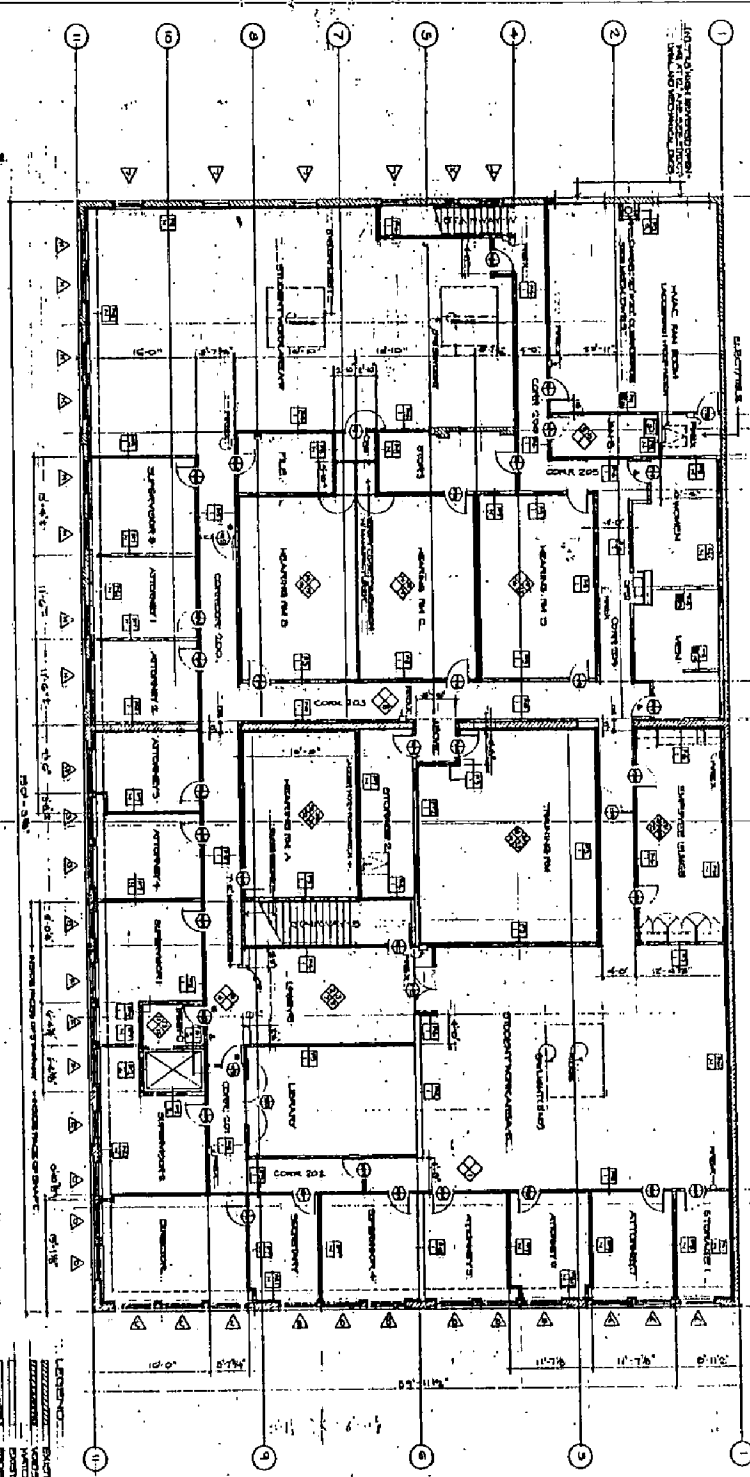
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P92-202

992

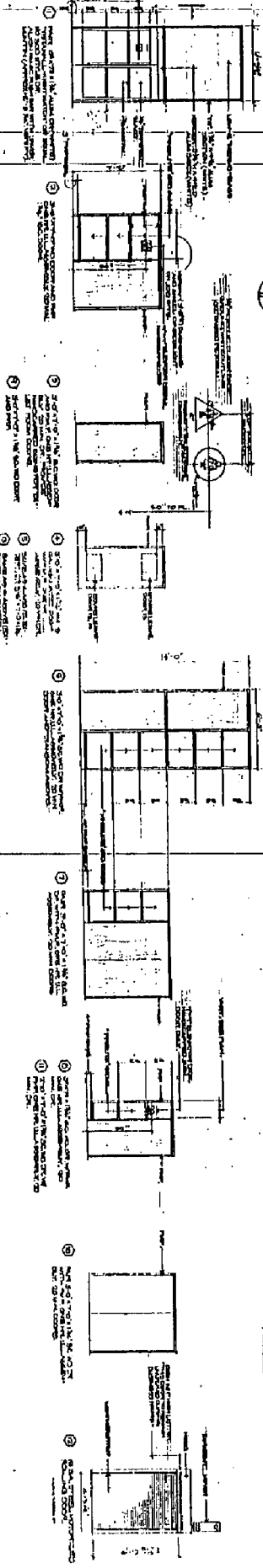
EXHIBIT C

PROPOSED SECOND FLOOR PLAN



SCALE: 1/8" = 1'-0"

- LEGEND:**
- EXISTING ARCHITECTURAL WALL
 - EXISTING STRUCTURAL WALL
 - PROPOSED ARCHITECTURAL WALL
 - PROPOSED STRUCTURAL WALL
 - PROPOSED PARTITION WALL
 - PROPOSED GLASS WALL
 - PROPOSED GLASS CURTAIN WALL
 - PROPOSED GLASS DOOR
 - PROPOSED GLASS WINDOW



P92-202

P92-202

993

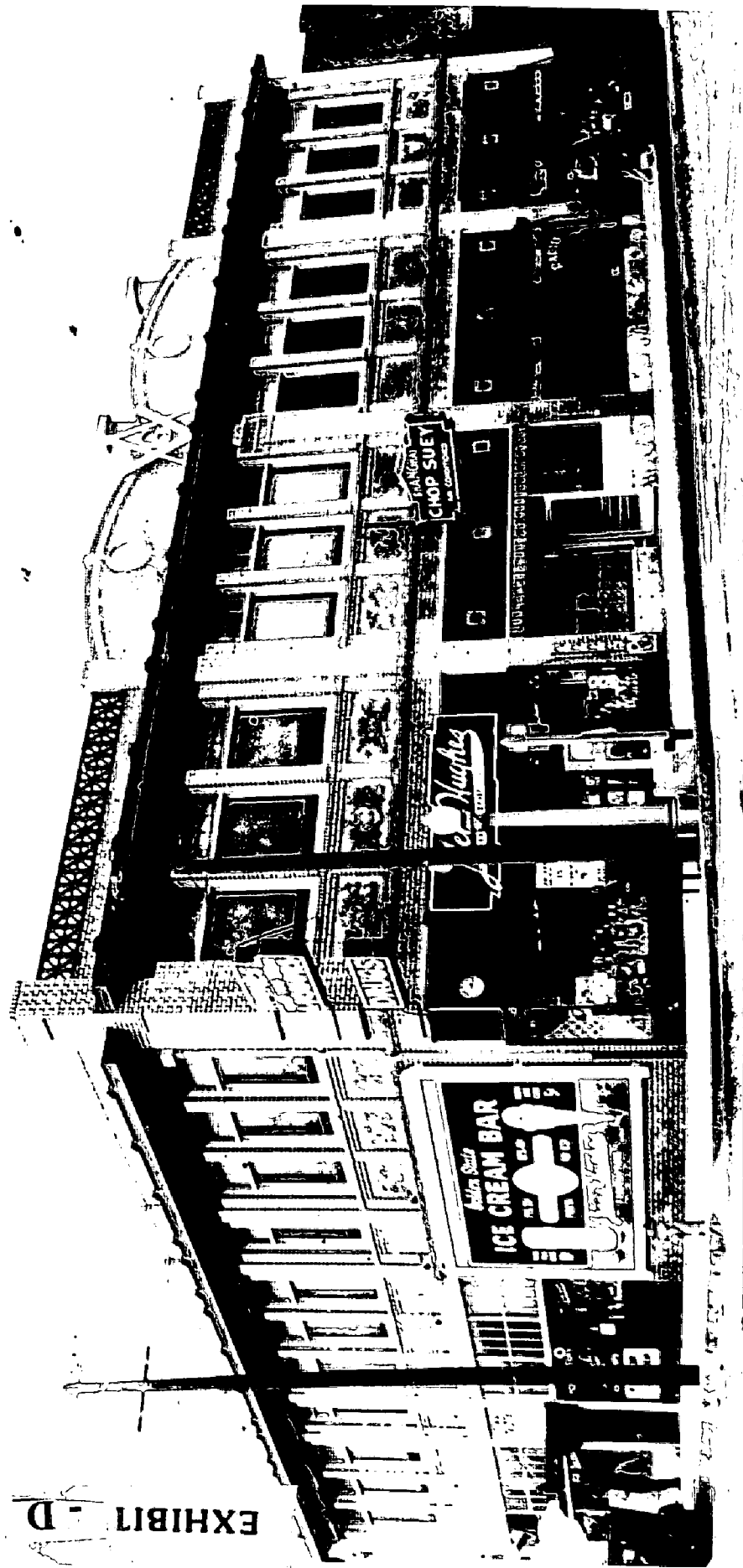


EXHIBIT - D