

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

APPLICANT Sacramento Ballet, 2791 24th Street, Suite 16, Sacramento, CA 95818

OWNER Marshall Krause, 4020 Riding Club Lane, Sacramento, CA 95864

PLANS BY Chinn-Busconi Architects, 1812 J Street, #4, Sacramento, CA 95814

FILING DATE 6-18-93 ENVIR. DET. Exempt REPORT BY Jeff Archuleta

ASSESSOR'S PCL. NO. 006-0123-007

APPLICATION: Parking Determination for reuse of a 14,000± square foot commercial building in the General Commercial (C-2) zone.

LOCATION: 1631 K Street (NW corner 17th and K)

PROPOSAL: The Sacramento Ballet wishes to occupy an existing vacant 13,896 square foot commercial building for its administrative, rehearsal and warehouse operations. The building has no off-street parking available, nor does the Zoning Ordinance specify a parking requirement for the type of use proposed. Therefore, the applicant is requesting a determination by the Planning Commission of the parking required for the use.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial & Office
Central City Community Plan:	General Commercial
Existing Zoning:	C-2 (General Commercial)
Existing Land Use:	Vacant Commercial Building
Surrounding Land Use and Zoning:	
North:	Mixed Commercial, C-2
South:	Vacant, C-2
East:	Auto Repair, C-2
West:	Auto Repair/Parking, C-2
Property Dimensions:	80' x 160'
Property Area:	12,800 sq. ft. (0.29± acre)
Building Area:	14,160 sq. ft. (includes 264 sq. ft. 2nd floor expansion)
Parking Proposed:	0 spaces

PROJECT EVALUATION: Staff has the following comments:

A. Applicant's Proposal

The Sacramento Ballet wishes to occupy an existing 13,896 square foot commercial building in order to consolidate its administrative, rehearsal and warehouse operations, currently scattered over three locations. The administrative offices are now located at 2791 24th Street, rehearsal facilities were formerly located at the Eastern Star Temple at 2719 K Street, and the warehouse is at 1401 North C Street in the Richards Boulevard area. This existing situation is inefficient and cumbersome for the Ballet. Consolidating

its scattered operations into a single facility in the central city will improve its internal communication and operating efficiency, as well as emphasize the Ballet's role as a leading cultural resource in Sacramento. The 17th and K site is located within the Downtown Cultural and Entertainment District and in close proximity to the Community Center Theater and Memorial Auditorium, thus is well-suited for the Ballet's administrative and rehearsal facility.

The Sacramento Ballet has an administrative staff of nine people, and 21 professional dancers. Many of these employees and dancers live in Midtown, and are able to use alternative means of travel to get to and from work, including public transit, biking, walking or carpooling. The Ballet also employs from 12 to 15 young apprentice dancers, most of whom are dropped off and picked up by their parents. Finally, the Ballet's production personnel and stage hands generally work out of the Community Center Theater, thus should not have an impact on parking for the building. The Ballet anticipates the need for approximately 15 off-street parking spaces. They are currently searching for available off-site parking, with assistance from SHRA.

In addition, there is on-street parking for five vehicles - three one-hour metered spaces on 17th Street, and two unmetered spaces on K Street. There is an existing driveway on 17th that provided access to the building via a roll-up door, now proposed to be replaced with a fixed window, that could be closed off, thereby freeing up enough room for an additional on-street parking space. There is also a loading zone along 17th Street, just north of K, that would serve the need for a drop-off and pick-up area for the young apprentice dancers.

B. Staff Analysis

At issue is the site's lack of off-street parking and how much parking the proposed use would require or need. The building was constructed in the late 1920s or early 1930s as an open warehouse-type structure, and used as an auto showroom for several decades. In later years, the building's interior was reconfigured into smaller spaces for auto-related activities that were ancillary to the Chevrolet dealership located at 16th and J Street. The 22-foot tall building is essentially one-story, although there is a small (1,536 square foot) second floor area consisting of storage space and a conference room.

The building has no available off-street parking. Section 6.D.21.a of the City's Zoning Ordinance states that if a change in land use is sought for a building constructed prior to the operative date of the off-street parking requirements of the Ordinance, the building shall be credited with having the off-street parking that would have been required for the specific land use on the operative date of the parking requirements, even if no parking is actually provided. In this case, the building was formerly used for general commercial activities, requiring one off-street parking space per 500 square feet of gross floor area. At approximately 14,000 square feet, the building would have needed 28 spaces, and thus is credited with having 28 spaces.

In attempting to determine the amount of parking that the proposed use requires, staff first consulted the City's Zoning Ordinance, which does not specify a requirement for dance studios. The Ordinance does have a requirement for "dance hall-skating rink-lodge

hall", one space per 100 square feet of gross floor area, but the Sacramento Ballet facility will not be a dance hall where the public would assemble. The facility will include two rehearsal studios, but there will be no performances open to the public, nor will the premises be available for public events such as dances, concerts or other similar gatherings.

Staff believes the Sacramento Ballet facility would be similar in nature to a private college or technical school, in that there will be an administrative staff, along with professional and apprentice dancers which could be considered to be similar to students. The Sacramento County Zoning Code (Section 330-50) specifies a parking requirement for colleges of at least one space for each employee and one space for every two students. Applying this formula, the parking required would break down as follows:

9 administrative employees @ 1 space/employee	=	9 spaces
36 professional and apprentice dancers @ 1 space/ two students	=	18 spaces
Total Parking Required	=	27 spaces

If the Planning Commission agrees that this standard is appropriate for the proposed use, then the parking requirement of 27 off-street spaces for the Sacramento Ballet facility would be satisfied by the 28 spaces already credited for the building. If, on the other hand, the Commission finds that the parking requirement for the proposed use exceeds 28 spaces, Sacramento Ballet must request a variance to waive a specified amount of off-street parking spaces.

C. Agency Comments

The proposed project was reviewed by Traffic Engineering and Development Services, and no comments were received pertaining to the parking determination, other than questions about parking in the event that a variance is required.

ENVIRONMENTAL DETERMINATION: This parking determination is a request for a Planning Commission interpretation and, as such, is not a project under CEQA. Accordingly, it is Categorically Exempt under Section 15061(b-3).

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

- A. Determine that the off-street parking requirement for the proposed use is 27 spaces, which is satisfied by the 28 spaces already credited to the building.

Attachments:

- 1. Land Use & Zoning Map
- 2. Applicant's Statement of Intent
- 3. Exhibits

STATEMENT OF INTENT - Form A-2, Questions a, b & c

The Sacramento Ballet is requesting a parking determination for the subject site located at 1631 "K" Street, in Sacramento, consisting of 12,360 sq. ft. on the ground floor and 626 sq. ft. on the existing second floor.

The Ballet currently has its operations spread over three locations. The administrative offices are located at 2791 24th Street. Rehearsal facilities were formerly located at 2719 "K" Street in the Eastern Star Hall, and the warehouse is located at 1401 North "C" Street.

The organization needs to consolidate and improve its working environments to both improve internal communication and efficiency, and to emphasize the Ballet's role as a leading Sacramento cultural resource. The offices and studios also need to be located as close to the Community Center Theater as possible, since this theater is the primary performance facility.

The Building

To this end, the Sacramento Ballet has located a building that is ideally suited to fulfilling these goals. The building at 1631 "K" Street was originally designed and used as an automotive dealership, until it became vacant two years ago. The architect's plans call for the installation of two studios. The first will be the principal company rehearsal studio (39' x 65'), and the second will be a "spill over" studio (39' x 37') for apprentice dancers and other community based non-profit arts groups.

The availability of the "spill over" studio will help alleviate the problem with rehearsal space that currently exists in Sacramento. Locating adequate rehearsal space is a problem that constantly faces the performing arts in Sacramento. The Ballet intends to make our offices and studios available to the wider arts community for both free and rental space as the Ballet's rehearsal and business schedules allow.

The administrative offices of the Sacramento Ballet will occupy the former showroom space, and sufficient space remains to bring the warehouse and shop functions into the new building.

Normal Operations

The normal hours of operation will generally be from 9:00 am to 9:00 pm. Normal occupancy of the building from 9:00 am to 5:00 pm will be approximately 32 persons. From 5:00 pm to 9:00 pm, the normal occupancy will be approximately 38 persons.

P 93-102

July 22, 1993

Item # 7

Parking and Staffing

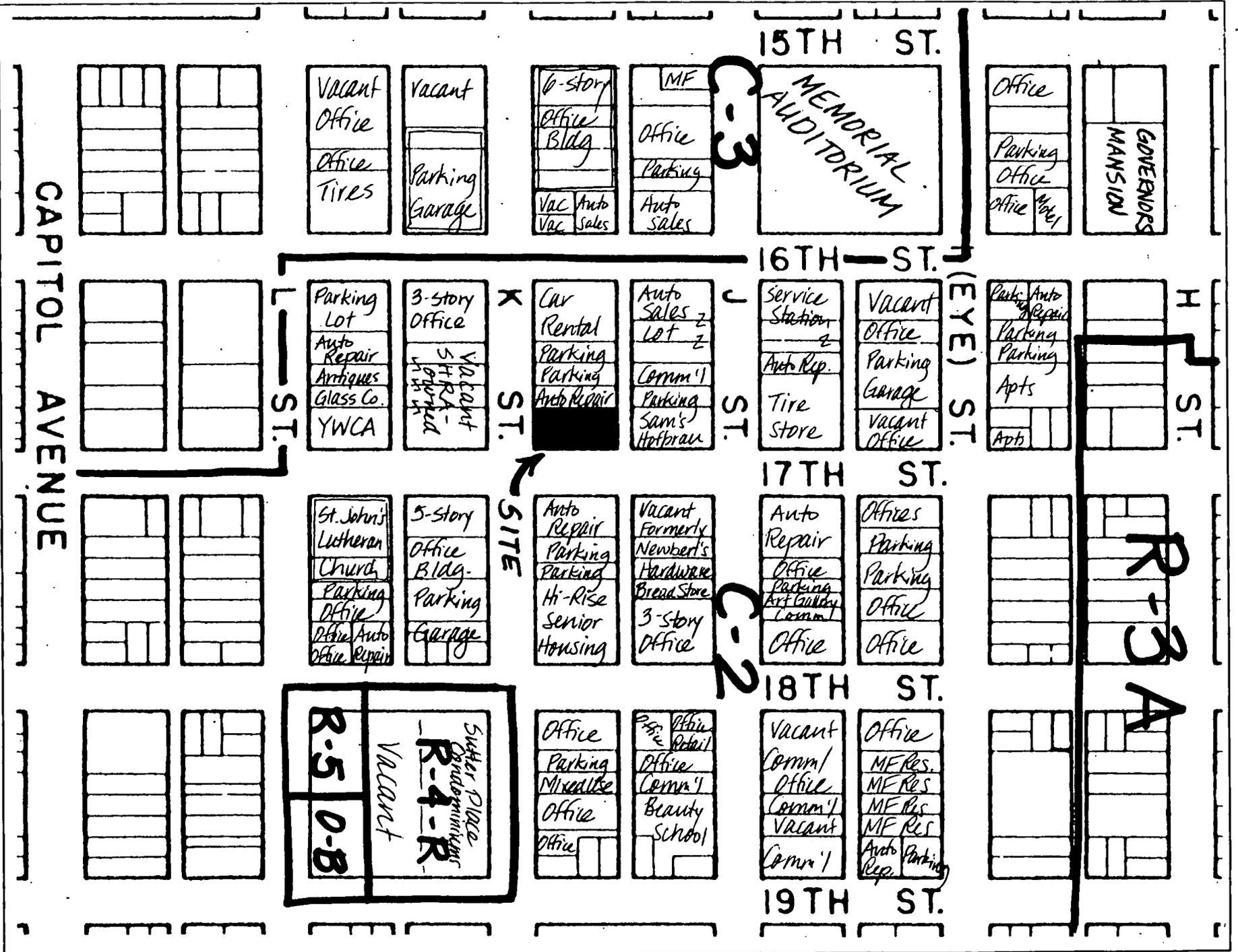
The parking needs of the Sacramento Ballet are minimal, and should not adversely affect the neighborhood. The Ballet anticipates the need for approximately 15 (fifteen) off-site parking spaces. The Ballet is in the process of acquiring off-site parking, and the Redevelopment Agency is helping the Ballet with this process.

The Ballet has an administrative staff of 9 (nine) people on a full or part-time basis. Upon relocation to 1631 "K" Street, five part-time positions are expected to be made full-time. Approximately one-quarter of the administrative staff will not require parking spaces. These individuals live in the mid-town area and will be able to walk or ride bicycles to work.

The Ballet also employs 21 (twenty-one) professional dancers, many of who live in mid-town as well. Three-quarters of these dancers are expected to continue to take advantage of walking, biking, car-pooling or public transportation, as they have when the Eastern Star Hall, located at 27th and "K" Streets, was used as rehearsal space. In addition, the Ballet employs 12 (twelve) to 15 (fifteen) apprentice dancers who are usually dropped off and picked up by their parents. The apprentices will not require parking. The Ballet's production personnel and stage hands generally work out of the Community Center Theater, and should not have an impact on the parking requirement.

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LAND USE & ZONING MAP

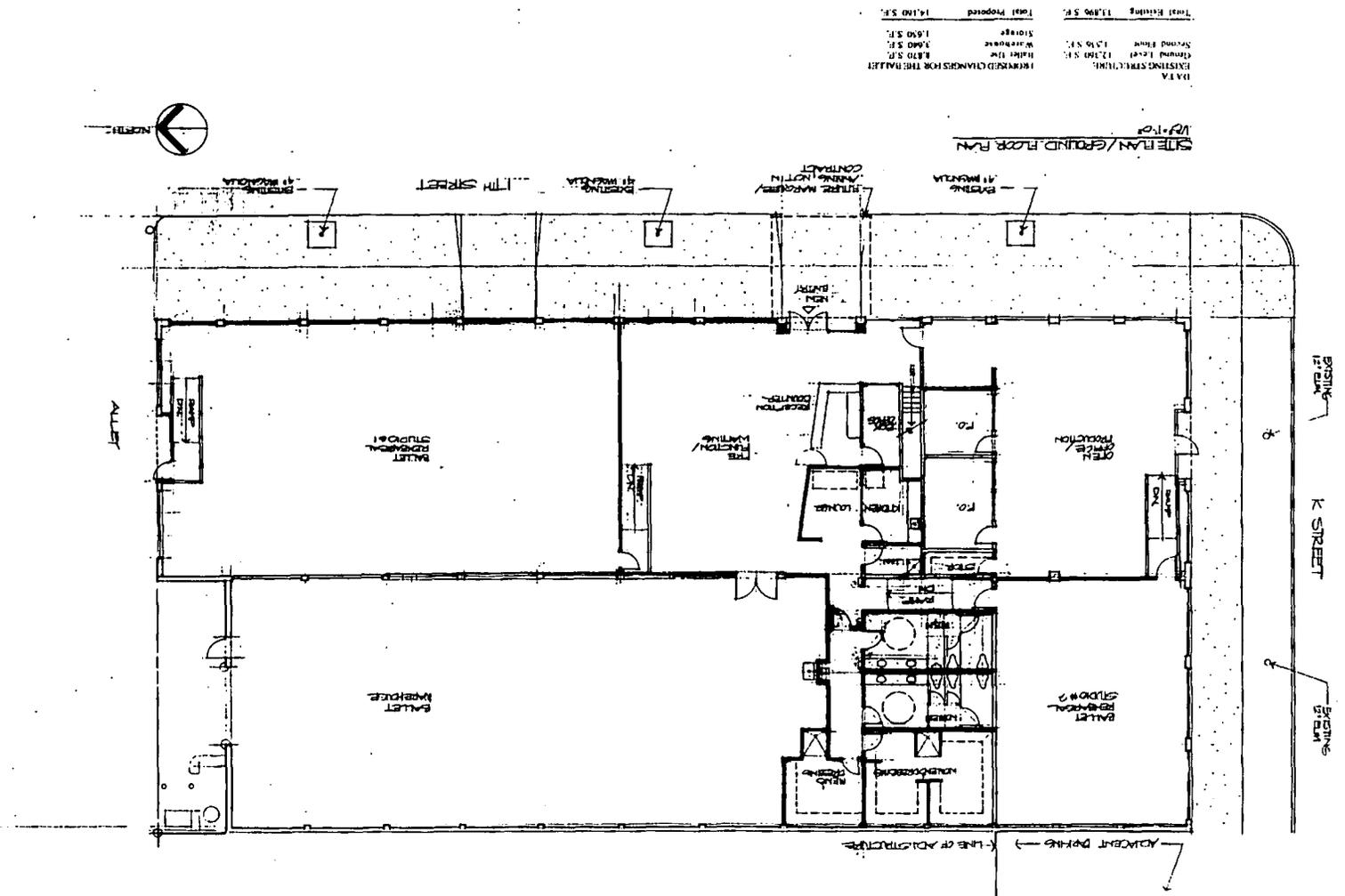


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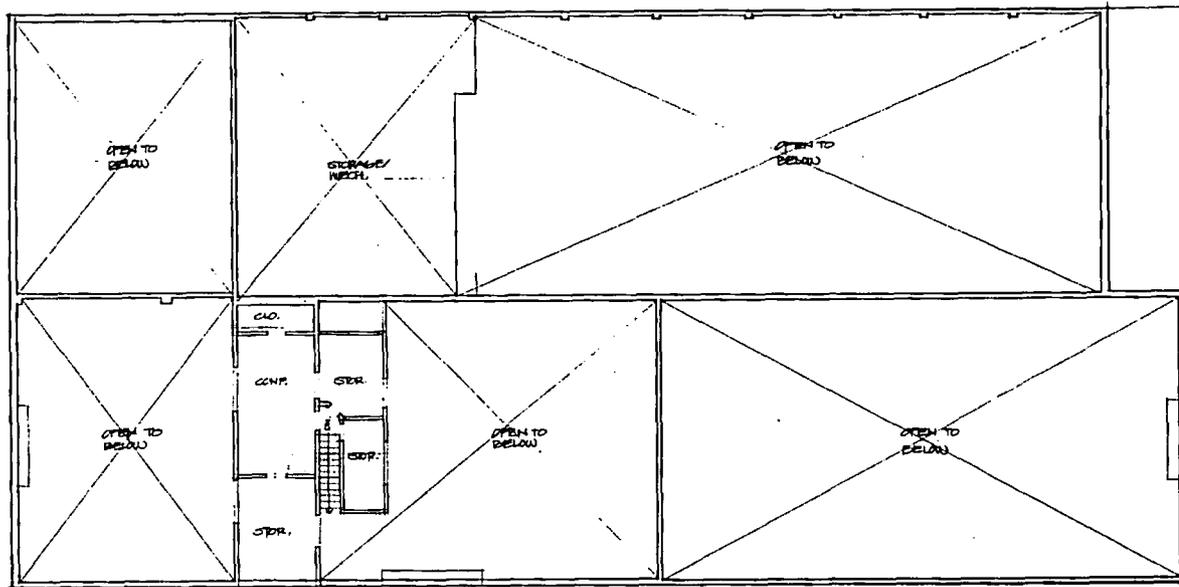
JULY 22, 1993

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CHINN - RUSCONI ARCHITECTS 1712 1/2 Street, Suite 44 San Francisco, CA 94115 Tel: 415-441-1888 Fax: 415-441-1270	Revisions By Date	Over	<p>SCHEMATIC DESIGN FOR TENANT IMPROVEMENTS North West Corner - 17th & K TENANT: THE SACRAMENTO BALLET Telephone No. 756-2860</p>	Date 8-17-93 Drawn By RUSCONI Checked By CRA Project No. 7507	1
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EXISTING STRUCTURE	13,800 S.F.	First Existing	13,800 S.F.
REMOVED CHANGES FOR THE BALLET	1,500 S.F.	Second Floor	1,500 S.F.
NEW	1,500 S.F.	Warehouse	1,500 S.F.
STORAGE	1,500 S.F.	Storage	1,500 S.F.
TOTAL PROPOSED	14,100 S.F.	Total Proposed	14,100 S.F.



SECOND FLOOR PLAN
10/1-10



CHINN - RUSCONI
ARCHITECTS

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Revisions By Date

The undersigned architect does not warrant the design or the specifications to construction documents for any project, whether or not provided for by contract, other than as set forth in the contract documents. The architect shall not be responsible for the design or specifications if they are used in whole or in part in any other way.
All drawings and contract documents appearing herein constitute the original and complete work of the architect and the contractor shall be responsible, and in charge, of all the work and the safety of the construction.
This drawing is not valid or to be used for construction until signed by the architect and sealed.

Architect
Date

SCHEMATIC DESIGN FOR
TENANT IMPROVEMENTS
North West Corner - 17th & K
TENANT: THE SACRAMENTO BALLET
Telephone No. 736-2860

Date 6/7/10

Drawn By RUSCONI

Checked By CRA

Project No. 9507

