

# CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Sacramento City Unified School District - 425 1st Ave., Sacto. 95818		
OWNER	Sacramento City Unified School District - 425 1st Ave., Sacto. 95818		
PLANS BY	Sacramento City Unified School District - 425 1st Ave., Sacto. 95818		
FILING DATE	4-18-86	ENVIR. DET. Ex. 15301 & 15322	REPORT BY JP:sg
ASSESSOR'S-PCL. NO.	003-202-001		

APPLICATION: Special Permit to establish a 32,000 square foot social center at the Marshall School site.

LOCATION: 2718 G Street

PROPOSAL: The applicant is requesting the necessary entitlement to establish a social center consisting of an adult education facility, child day care facility, Head Start child care center and the Sacramento Folk Center.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1980 Central City Community  
Plan Designation: Multi-Family  
Existing Zoning of Site: R-3A  
Existing Land Use of Site: Adult education and child day care

Surrounding Land Use and Zoning:

North: Single & multiple family residential; R-1B  
South: Single & multiple family residential; R-3A  
East: Single & multiple family residential & commercial; R-3A  
West: Single & multiple family residential; R-3A

Parking Required: To be determined by Commission  
Parking Provided: 50 spaces  
Property Dimensions: 160' x 320'  
Property Area: 1.5+ acres  
Square Footage of Building: Main building: 28,000 sq. ft; annex: 4,000 sq. ft.  
Height of Building: Main building: 3 stories; annex: 1 story  
Exterior Building Materials: Shiplap and stucco siding

BACKGROUND INFORMATION: The subject site is developed with a three story, 28,000 square foot elementary school structure (Marshall School) that no longer complies with safety standards for public school use by grades K-12. A one story, 4,000 square foot school annex structure is also located on the site. On October 13, 1983 the Planning Commission approved a special permit request to establish an adult education facility in 27,000 square feet of the main school building (P83-291). Subsequent to the establishment of the adult education facility, a day care center for children has opened up in the main building and a S.E.T.A. Head Start facility is operating in a portion of the school annex structure. These two child care facilities did not apply for the required special permits. The applicant is now requesting a special permit to establish a social center for the Marshall School site which includes the adult education facility, the Eskaton child day care facility, the S.E.T.A. Head Start child care center and the Sacramento Folk Center.

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site consists of a 1.5 acre lot located in the Light Density Multiple Family (R-3A) zone. The lot is surrounded by public streets on three sides and a public alley along the fourth side. Surrounding land uses include a combination of single and multiple family residential and a neighborhood grocery store/hair salon on the southeast corner of 28th and G Streets. As previously noted, the subject site is the former location of a public elementary school (Marshall School) and a 28,000 square foot school building and 4,000 square foot school annex building are located on the site. These structures are currently being used for an adult education facility and two child day care facilities. The site is designated for multiple family use in the 1980 Central City Plan and as residential in the 1974 General Plan.

The applicant is requesting a special permit to designate the site as a community center for use by the three above mentioned uses and a fourth organization, the Sacramento Folk Center. The Folk Center is proposed to be located in the 2,654 square foot vacant portion of the annex which includes an existing stage. Brief descriptions of the four uses are as follows:

1. Adult Education

Hours of Operation: 8:00 am to 4:30 pm, Monday through Friday

Number of Students: Approximately 350 students, maximum 100 per shift as required per special permit P83-291

2. Eskaton Child Day Care

Hours of Operation: 6:00 am to 6:00 pm, Monday through Saturday

Number of Children: Up to 60 at any one time

Age of Children: 6 weeks to 6 years

Number of Employees: Average 15 to 18 employees

3. S.E.T.A. Head Start Child Care

Hours of Operation: 7:00 am to 4:00 pm, Monday through Friday. Children cared for during two shifts, Tuesday through Friday, 8:00 am - 11:30 am, 12:00 pm - 3:30 pm.

Number of Children: Maximum of 20 children per shift

Age of Children: 3 to 5 years

Number of Employees: Average 5 at any one time

4. Sacramento Folk Center

Proposed Hours of Operation: 7:00 pm to 11:00 pm, Monday through Wednesday; 2:30 pm to 11:00 pm, Thursday through Sunday

Proposed Types of Uses  
and Frequency:

- a. Weekday afternoon children's shows. Approximately two shows per month. Approximately 60 children.
- b. Meeting room for various Sacramento folk groups (Examples: Classical Guitar Club, Folk Dance Group). Approximately three times per week. Approximately 30 to 40 people.
- c. Folk concerts (see Exhibits D and E for example of groups). Approximately once a week. Approximately 100 to 150 people attending.

Capacity of Facility: 178 people maximum (based on 1 person per 15 sq. ft. - Fire Marshal)

Number of Employees: Employees of Folk Center do not work on premises. Facility is proposed to be locked up when hall is not in use for concerts or meetings.

Planning staff has inspected the subject site several times (Exhibit A) and concludes that the three existing educational uses are operating smoothly on the site. No complaints have been received regarding the present uses of the facility. The remaining vacant 2,654 square feet of the annex is physically suited for a use such as the Folk Center and the proposed use should be a benefit to the community. In order to prevent any evening activities from becoming a nuisance to surrounding residential uses, staff recommends that weeknight hours be limited to 10:00 pm.

B. Site Plan and Building Design

The existing school buildings are listed as Essential Structures on the City's Preservation list. No exterior changes are proposed to the building elevations as part of this request. The applicant is reminded that any proposed changes to the building exteriors require the review and approval of the City Design Review/Preservation Board.

A condition of the previous special permit approval was that the applicant provide a minimum four foot planter strip with raised curbs along the perimeter of the parking lot landscaped with low shrubs. While the planter area was provided, the raised curbs were not and all the shrubs in the planter have died. Staff recommends that new shrubs be placed in the planter areas and the six inch high raised curbs be provided (Exhibit B).

C. Parking

There are currently 50 parking spaces on the subject site. Staff has inspected the subject site several times and found that the existing on-site parking is adequate for the three existing uses (Exhibit A). The Sacramento Folk Center

proposes to hold the majority of its events on the evenings and weekends. Staff has found that the parking lot is usually vacant during these times. Based on the ratio of one parking space per six seats, 30 parking spaces would be required for the proposed use. Staff, therefore, finds that the existing parking lot will provide adequate parking for evening and weekend events of the Folk Center. In order to encourage the use of the parking lot by Folk Center patrons and provide a secure environment, staff recommends that additional lighting be placed on the site so that the northeast and northwest corners of the parking lot are adequately lit for evening use.

The Folk Center also proposes to hold afternoon events for children approximately two times per week. The applicant anticipates that children will be brought to the site in buses. Staff has no objections to this afternoon use as long as these events are limited to activities for school age children. Events for adults may create a parking problem at a time of day when limited on-site and on-street parking is available (Exhibit A).

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301 and 15322).

RECOMMENDATION: Staff recommends approval of the special permit request to establish a community center, subject to conditions and based upon findings of fact which follow:

Conditions

1. The community center at the Marshall School site shall consist of the following uses:
  - a. Adult education facility
  - b. Eskaton child day care center
  - c. S.E.T.A. Head Start child care center
  - d. Sacramento Folk Center

Any other proposed uses for the community center shall be subject to the review and approval of the Planning Director prior to occupancy.

2. Hours of operation for the Sacramento Folk Center shall be as follows:
  - 7:00 pm to 10:00 pm, Monday through Wednesday
  - 2:30 pm to 10:00 pm, Thursday and Sunday
  - 2:30 pm to 11:00 pm, Friday and Saturday

Thursday and Friday afternoon events shall be limited to entertainment activities for school age children.

3. Minimum six inch wide raised concrete curbs shall be installed along the existing planter areas adjacent to the parking lot and the planters shall be relandscaped with low shrubs prior to occupancy of the site by the Sacramento Folk Center.

4. New lighting shall be installed in the parking lot to adequately light the entire parking lot for evening use prior to occupancy of the site by the Sacramento Folk Center. Location of the lighting is subject to the review and approval of the Planning Director and shall be placed so as not to disturb adjacent residential uses.
5. The Sacramento Folk Center shall encourage the use of the 50 on-site parking spaces at meetings of organizations using the facility and in their printed material whenever possible.

Findings of Fact

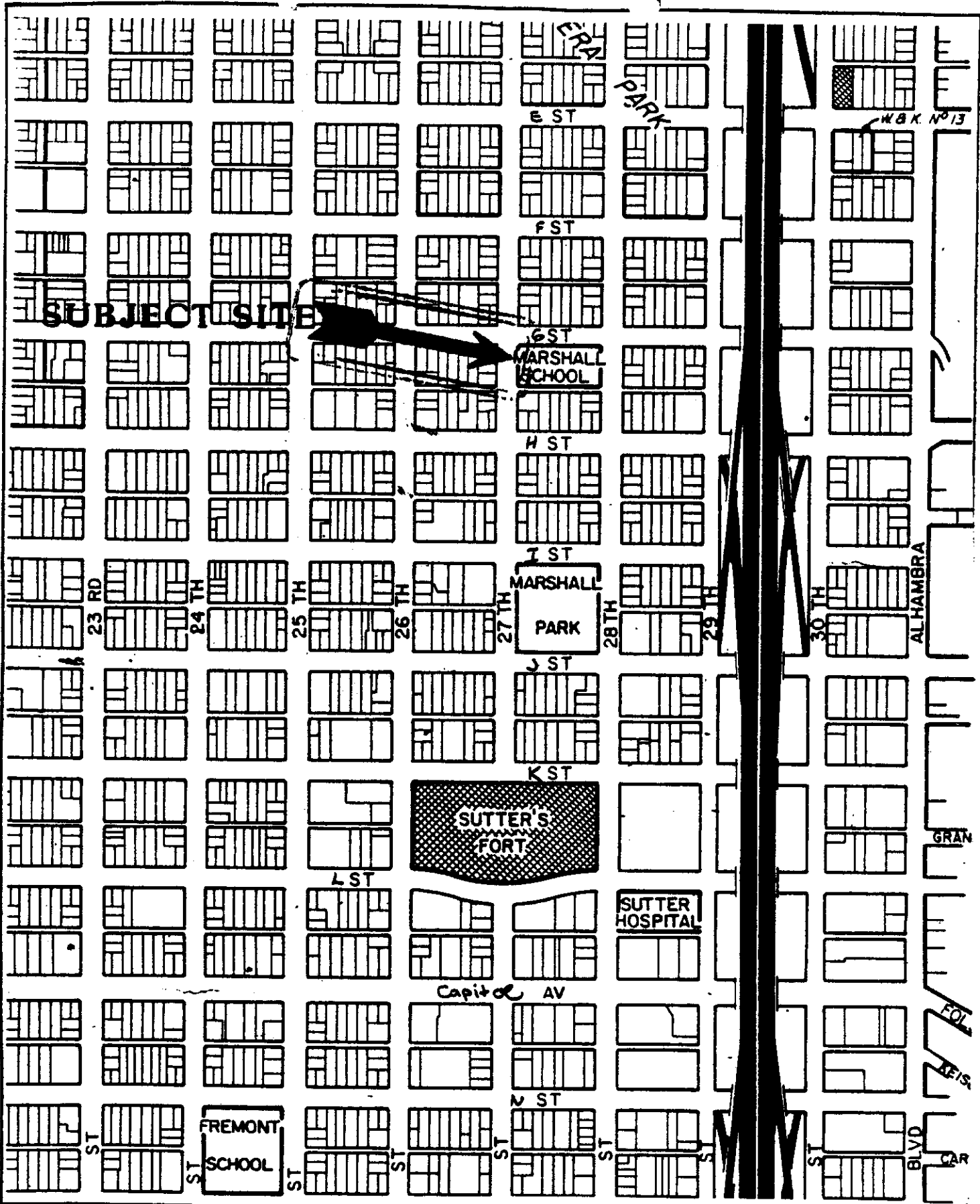
1. The project, as conditioned, is based upon sound principles of land use in that the proposed community center is compatible with surrounding residential uses.
2. The project, as conditioned shall not be detrimental to the public health, safety or welfare nor create a nuisance in that:
  - a. adequate parking and landscaping will be provided on the site;  
and
  - b. the proposed community center will not significantly alter the characteristics of the site or the surrounding residential neighborhood.
3. The proposed project is consistent with the City's discretionary interim land use policy in that the site is designated for multiple family residential land use by the 1980 Central City Community Plan and the proposed community center use conforms with the plan designation.

# EXHIBIT A

## PARKING SURVEY

### Number of Cars Parked in Available Spaces

Date and Time	On-Site Parking Lot (50 Spaces Available)	G St. Between 27th & 28th Sts. (Approx. 28 Spaces Available)	28th St. Between G & H Sts. (Approx. 21 Spaces Available)	27th St. Between G & H Sts. (Approx. 25 Spaces Available)	27th St. Between Alley & G St. (Approx. 13 Spaces Available)	G St. 1/2 Block Bet. 26th & 27th Sts. (Approx. 13 Spaces Available)
Wed. 4-29 4:00 pm	32	9	11	15	6	--
Fri. 5-2 4:45 pm	10	2	6	9	7	--
Fri. 5-2 5:15 pm	5	7	8	15	5	--
Wed. 5-7 7:45 am	10	--	--	--	--	--
Wed. 5-7 2:30 pm	42	10	8	21	4	--
Thurs. 5-8 2:00 pm	42	9	16	18	1	--
Thurs. 5-8 6:45 pm	0	4	9	12	7	9
Fri. 5-9 7:55 am	20	--	--	--	--	--
Fri. 5-9 11:20 am	48	20	13	25	5	9
Fri. 5-9 9:15 pm	0	5	11	15	6	12
Sat. 5-10 2:15 pm	1	7	10	13	5	--

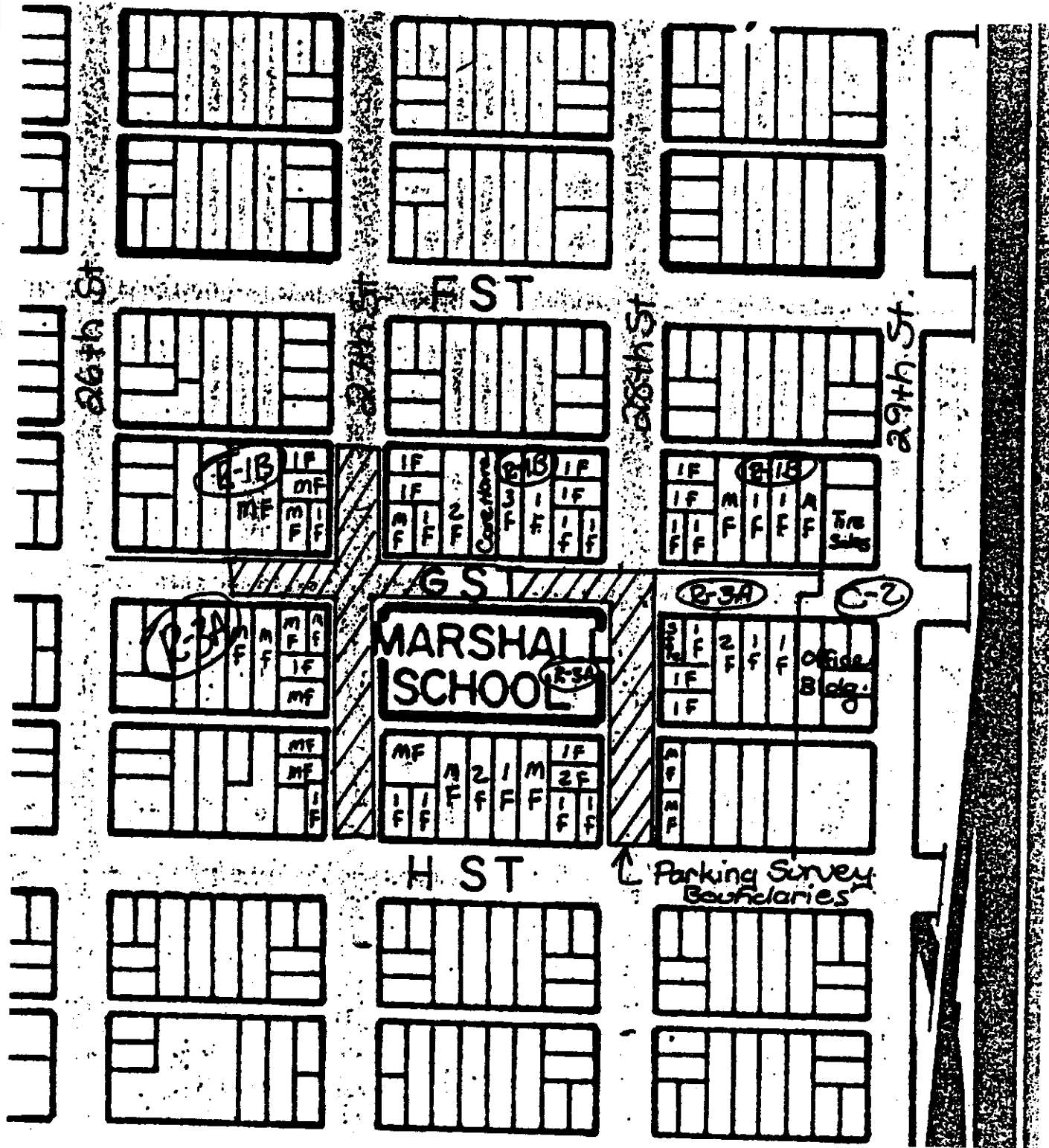


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# VICINITY MAP

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# LAND USE & ZONING MAP

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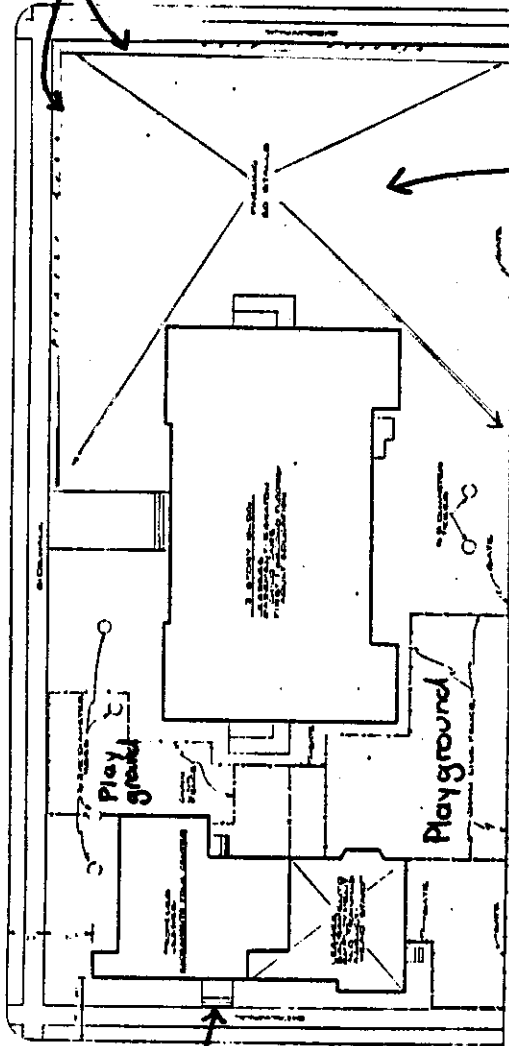

SPECIAL USE PERMIT  
DUNBAR SCHOOL DISTRICT  
1715 S. STREET  
DENVER, CO 80202  
APPROVED BY THE BOARD OF SUPERVISORS  
ON 10/12/84  
BY THE DISTRICT MANAGER  
DATE 10/12/84

SITE & FLOOR PLANS

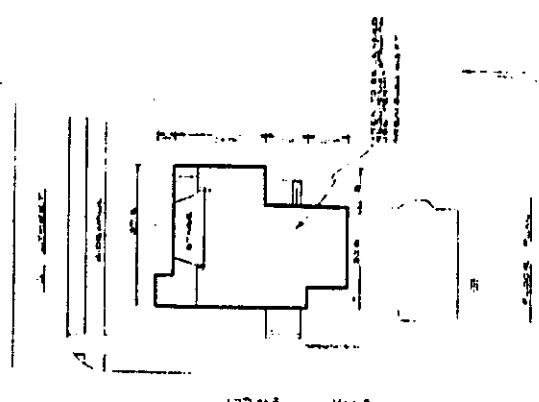

# EXHIBIT B

Provide raised curb and new shrubs for planter areas

Provide additional lighting for evening use of parking lot



Folk Center Entrance



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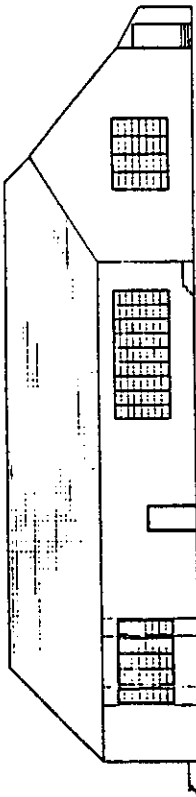
SPECIAL USE PERMIT  
 OLD MARSHALL SCHOOL  
 SACRAMENTO CITY UNIFIED SCHOOL DISTRICT  
 215 D STREET  
 SACRAMENTO, CA  
 SACRAMENTO CITY UNIFIED SCHOOL DISTRICT  
 215 D STREET  
 SACRAMENTO, CA

BUILDING ELEVATIONS

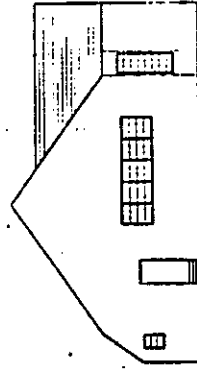
NO.	2
DATE	
BY	
FOR	
SCALE	
SHEET NO.	
TOTAL SHEETS	

NO.	
DATE	
BY	
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SCALE	
SHEET NO.	
TOTAL SHEETS	

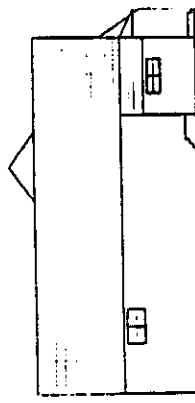
# EXHIBIT C



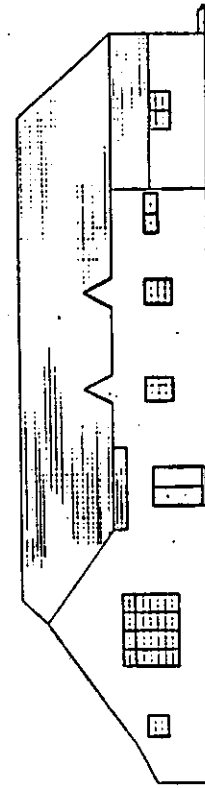
EAST ELEVATION  
SCALE 1/4" = 1'-0"



SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



NORTH ELEVATION  
SCALE 1/4" = 1'-0"



WEST ELEVATION  
SCALE 1/4" = 1'-0"

OLD MARSHALL SCHOOL - MODEL  
215 D STREET

## Folk Center Building Elevations

# EXHIBIT D



BANISH MISFORTUNE: Susan, Rusty and Lauren

## RECOMMENDATIONS

*It is with great pleasure that I recommend BANISH MISFORTUNE to any concert presenter.*

Nancy Starling, Executive Director  
Arts Alaska, Inc.

*For their talent, professionalism, and personalities, I give BANISH MISFORTUNE my highest recommendation.*

Pat Greiner, Director  
Wyoming Chautauqua Society

## Contact:

Rusty Sabella  
P.O. Box 6921  
Anchorage, Alaska 99502  
907/338-4925

Lauren Pelon  
3015 N.E. 80th  
Seattle, Washington 98115  
206/526-8670

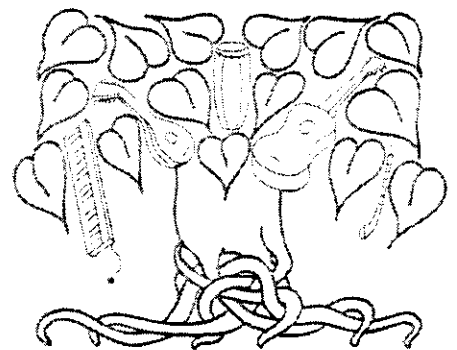
## RESIDENCY ACTIVITIES

### TRIO PERFORMANCES

- COMMUNITY CONCERT
- IN-SCHOOL PERFORMANCE
- WORKSHOP  
for school or community
- GUEST SOLOISTS IN CONCERT PERFORMANCE WITH SYMPHONY ORCHESTRA  
A group of their finest numbers are arranged for symphony orchestra. The arrangements are simply and tastefully done, and have found great favor with "pops" concerts and school programs.

### LECTURE—DEMONSTRATIONS

- MEDIEVAL AND RENAISSANCE INSTRUMENTS by Lauren Pelon  
lute, recorders, krummhorn, schreierpfeife, psaltery, doucaine, rackett, shawm, cornamuse, and gemshorns
- STRINGED INSTRUMENTS by Rusty Sabella  
guitar, mandolin, and mandocello
- KEYBOARD AND PERCUSSION by Susan Gilbreath  
piano, synthesizer, vibraphone, marimba, xylophone, bells, congas, bongos, and dumbek



# BANISH MISFORTUNE

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# The Harmony Sisters



Jeanie McLerie Irene Herrmann Alice Gerrard



**Three women performing traditional music of the southeastern United States on a variety of acoustic stringed instruments**

**Intricate vocal harmonies and unique arrangements of traditional and original material**

**Voices, guitar, fiddle, 'cello, banjo, mandolin, dulcimer, pennywhistle, kazoo, triangle**



**Flying Fish Recording Artists**

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**The Harmony Sisters . . .** grew out of longtime friendships, similar interests and a love of traditional music. The musical experiences and influences of each woman combine to present a strong, focused performance.

Formed in 1979, the trio has toured extensively throughout the U.S. and Canada, giving concerts and workshops and delighting audiences with their music, recipes and warm, personal style.

## A Sample Program . . .

**Let That Liar Alone**—a traditional song learned from the Carter Family and the Staple Singers. Three voices acapella.

**Custom Made Woman Blues**—written by Alice, this song has hit home with many women and has become a classic. Voices, guitar, fiddle and mandolin.

**Old Christmas and Richmond**—two traditional fiddle-banjo tunes with guitar accompaniment.

**Les Blues Me Prend**—a haunting cajun song written by Jeanie. Voice with two fiddles and triangle.

**Lone Pilgrim**—an old Baptist Hymn. Two voices and 'cello.

**That's The Way Love Goes**—Lefty Frizell wrote this love song and Jeanie sings it with backup voices by Irene and Alice, accompanied by guitars and 'cello.

**Le Jogue au Plombeau and La Fille a Quatorze Ans**—two lonesome cajun songs, the first from black tradition, learned from Canray Fontenot with voice and fiddle, the second from traditional cajun singer Agnes Bouran, sung with two voices and 'cello.

**Safety's Sake**—written by Riki Schneyer. Three unaccompanied voices.

**Papa's On The Housetop**—an old minstrel-show song learned from pioneer black musicians, Leroy Carr and Scrapper Blackwell. Three voices, mandolin and guitar.

**Texas Girl**—a Carter Family song. Three voices with guitars.

**The Harmony Waltz**—a fiddle tune written by Alice. Two fiddles with 'cello.

## Review Quotes . . .

" . . . a delicious survey of vocal harmony . . . "

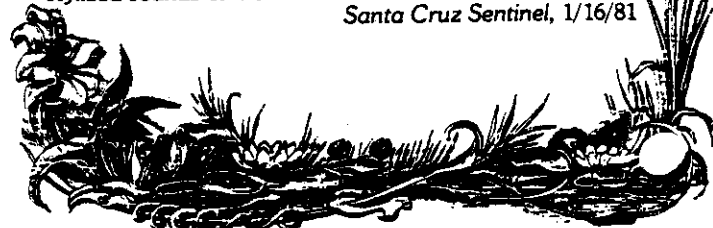
Toronto Globe and Mail, 7/26/80

" . . . to see the Harmony Sisters perform is to witness an authenticity . . . borne of a natural love for the music which bubbles out between the notes of their fiddles, guitars, mandolin . . . and rings through in the unaccompanied harmony of . . . *Let That Liar Alone.*"

Richard Garlick, Winnepeg Free Press, 7/10/80

" . . . one of America's top new vocal trios specializing in the stylized sounds of the American southeast."

Santa Cruz Sentinel, 1/16/81



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 **Sightseeing Service**  
2777 Regina Way  
Sacramento, California 95818  
916/444-0297

EXHIBIT

March 9, 1986

Anne Rudin  
Mayor of Sacramento  
City Hall  
915 "I" Street  
Sacramento, CA 95814

Dear Anne,

This letter is to encourage you to vote yes on the issue of a Use Permit on the Annex to the old Marshall School for use as a Folklore Center.

Being a member of the "folk" community myself, as a folkdancer, I will personally benefit by having the availability of the kind of facility which we are finding more and more difficult to come by. I speak specifically of a good wooden floor to dance on. Unfortunately most school now hve concrete floors, and that has been our main source in the past.

But more than just a floor, this wonderful facility will make it possible for many kindred spirits in the folk world to cooperate on concerts, classes, and projects, and I foresee a great benefit to the whole community from this. We are all aware of the problems brought about by the mixing of many cultures in our urban centers. This will foster many positive outlets for these cultures, as well as a way for all of us to enjoy the richness which they are bringing to us by way of their music, dance, and crafts.

Furthermore, I feel this is an ideal use for the building in question, and an ideal location in that it will promote wholesome activities for individuals and families (the child care center will help) in the downtown area.

Thanks very much for your concern and for your recent vote on the Memorial Auditorium issue. We had a great Camellia Festival!

Yours,

*Barbara*

Barbara Malakoff

"We are not afraid to take fun seriously."

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