



10.1

DEPARTMENT OF NEIGHBORHOODS
PLANNING AND DEVELOPMENT
SERVICES

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

PLANNING
916-264-5604
FAX 916-264-7046

May 7, 1999

City Council
Sacramento, California

Honorable Members in Session:



SUBJECT:

Appeal of the Decision of the Sacramento City Planning Commission Action approving an entitlement to locate a private school in the General Commercial (C-2) zone located at 1800 I Street, APN 007-0012-018 -USC Relocation (P99-018).

LOCATION:

1800 I Street
APN 007-0012-018

COUNCIL DISTRICT:

Council District #3

RECOMMENDATION:

The City Planning Commission and Planning Staff recommend that the City Council deny the appeal of the action approving the Special Permit to locate a private school in the General Commercial (C-2) zone by approving the attached resolution.

CONTACT PERSON:

Mark Kraft, Associate Planner, 264-8116

FOR COUNCIL MEETING OF: May 18, 1999 (Evening)

SUMMARY

On April 22, 1999 the City Planning Commission concurred with staff's recommendation and adopted a Notice of Decision approving the request for a Special Permit to locate a

private school in the General Commercial (C-2) zone. The action has been appealed by an owner of property adjacent to the site on the grounds that the project will have a negative impact on the neighborhood. Staff is recommending denial of the appeal, and approval of the entitlement for this project.

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COMMISSION ACTION:

On April 22, 1999 the Planning Commission voted 7 ayes, 2 abstentions to adopt a Notice of Decision approving the proposed project. In approving the request, the Commission concurred with staff's position that the project is consistent with General Plan, Central City Community Plan policy, is compatible with surrounding uses, and is in an appropriate location for the proposed use, and has a sufficient amount of on-site parking. The Planning Commission added a condition to the project, specifying that on-site parking be utilized by staff, faculty and students only.

BACKGROUND INFORMATION:

The proposed request involves the relocation of the USC School of Policy, Planning, and Development, Sacramento Center, in an existing 12,214 square foot office building at 1800 I Street. The school is currently located at a leased facility at 1201 J Street. Normal business hours for the school are 8:30 am to 5:00pm, Monday through Friday. Classes are generally conducted from 9:00am to 5:00 pm, Thursday through Sunday, typically two to three classes, with an average of 12 students per class. The school offers

Masters degrees in Public Administration, Health Administration, and Planning and Development.

Staff and the Planning Commission support the Special Permit request, for the following reasons :

- 1) The proposed use is located in a predominantly commercial/office area near the employment center of the Central City.
- 2) The use itself is quiet and innocuous, and will be a non-intrusive neighbor, particularly given its highly mature student population (mostly working professionals averaging 35 years of age).
- 3) Sufficient parking is available on-site, for use by faculty, staff and students.

The City's Zoning Ordinance does not prescribe a parking requirement for schools, but rather states that the parking requirement will be determined by the Planning Commission as part of the Special Permit evaluation. The Sacramento County parking standard for schools is one space per faculty/staff member and one space per 3 students. However, staff also takes into account demand and use characteristics of the site.

USC's Sacramento Center anticipates 14 staff and faculty members will be on site Monday through Friday, while 4 faculty members will be on site on Saturdays and Sundays when classes are in session. Approximately 35 students are projected to be present Thursday through Sunday, when classes are in session. The facility will have 30 on-site parking spaces available. Therefore, the project site provides parking sufficient to meet anticipated demand on all days of operation. When requested to provide historic data to support the projected enrollment, the applicant provided average student occupancy numbers for 1997-9. The occupancy numbers were actually lower than the projected enrollment (21-23 students per week).

It should also be noted that the proposed use would replace an existing use (Radiological Associates of Sacramento Medical Group) which employs 76 people during business hours. Therefore, the proposed use would represent a decrease in parking impacts during the week. The proposed use would bring people to the site on weekends. However, on-site parking is clearly sufficient to meet weekend demand for parking, and would therefore result in no significant impact to the availability of on-street parking.

The site is well served by public transportation (with a stop at 18th and J Streets), and on-street parking. A significant amount of on-street parking is available during business hours. In a survey, conducted on Thursday March 18, 1999, from 1:30pm to 3:00pm, the staff

found 214 spaces vacant and available within a two block walking radius of the site. Therefore, although no increase in on-street parking impacts is anticipated to occur as a result of this project, sufficient on-street parking is available to absorb any unanticipated on-street parking demand with no negative impacts to surrounding neighbors and/or businesses.

The appellant is seeking a condition limiting student occupancy on-site to 50 students. Staff and the Planning Commission feel that, given the historic enrollment statistics of this long established institution, the school's ability to accommodate future growth by scheduling classes on weekends which are currently underutilized, and the large amount of available on-street parking in the area, the project will not significantly impact the availability of on-street parking in the area.

FINANCIAL CONSIDERATIONS

None.

ENVIRONMENTAL CONSIDERATIONS

The City Environmental Coordinator has determined that the proposed project is exempt from environmental review pursuant to CEQA, Section 15301{a}.

POLICY CONSIDERATIONS

The proposed project is consistent with the current General Plan designation of Community Neighborhood Commercial\Offices and the Central City Community Plan designation of Commercial. In providing an educational facility which further develops the skills of its students, the project is consistent with General Plan and Central City Community Plan policies supporting educational facilities in the Central City.

ESBD CONSIDERATIONS

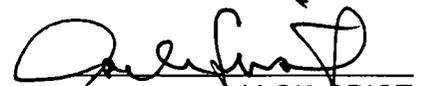
Not Applicable.

City Council-USC Relocation-P99-018
Appeal of Planning Commission Action
May 18, 1999

Respectfully Submitted


GARY L. STONEHOUSE
Planning Director

APPROVED:


JACK CRIST
Deputy City Manager

FOR CITY COUNCIL INFORMATION
ROBERT P. THOMAS
CITY MANAGER

RESOLUTION NO.

RESOL

ADOPTED BY THE SACRAMENTO CITY COUNCIL

APPROVED

ON DATE OF _____

ON DATE OF _____

A RESOLUTION DENYING AN APPEAL OF THE PLANNING COMMISSION ACTION TO APPROVE AN ENTITLEMENT TO LOCATE A PRIVATE SCHOOL IN THE GENERAL COMMERCIAL (C-2) ZONE, ON PROPERTY LOCATED AT 1800 I STREET, APN 007-0012-018 (P99-018).

WHEREAS, at a public hearings on April 22, 1999, the City Planning Commission heard and considered evidence on the request for approval of various entitlements, for the project known as USC Relocation;

WHEREAS, on April 22, 1999 the City Planning Commission approved the entitlement requested for this project;

WHEREAS, on May 3, 1999 the decision of the City Planning Commission approving the entitlement for this project was appealed;

WHEREAS, on May 18, 1999, the City Council heard and considered evidence in the above mentioned matter.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Sacramento that, subject to the findings of fact and conditions of approval set forth below, the appeal is denied and the requested entitlement is approved :

Findings of Fact:

1. The City Planning Commission, on April 22, 1999, and the City Council, on May 18, 1999, held a public meeting on the request for approval of a Special Permit at the property located at the above described location.
2. All government and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____ 6

DATE ADOPTED: _____

3. The City Environmental Coordinator has determined that the proposed project is exempt from environmental review pursuant to CEQA, Section 15301{a}.
4. The Planning Staff has submitted to the City Planning Commission and City Council its report and recommendations on the proposed Special Permit.
5. The project is based upon sound principles of land use in that the proposed use is compatible with existing development.
6. The project will not be detrimental to the public health, safety and welfare in that the proposed use will not result in significant noise, and in that sufficient on-street parking is available in the area to serve the proposed use.
7. The project is consistent with the General Plan and Central City Community Plan in that
 - a. The use is consistent with the current General Plan and Central City Community Plan land use designations for the site.
 - b. The project is consistent with General Plan and Central City Community Plan goals and policies related to the provision of educational facilities, the reuse of existing structures, and the provision of evening activity in the Central City.

Conditions of approval:

The Special Permit to locate a private school in the General Commercial (C-2) zone is hereby approved subject to the following conditions of approval:

1. Repair or replace existing deteriorated curb, gutter and sidewalk to City Standards to the satisfaction of the Department of Public Works.
2. Space 14 on the submitted site plan has insufficient maneuvering space and must be removed.
3. There is an electrical panel immediately behind space 14 which protrudes form the wall and is unprotected. the applicant must show the electrical panel on the revised site plan. The applicant must install bollards to protect the electrical panel from damage.
4. The applicant must meet ADA and Building Code requirements in all respects. Currently the applicant has provided insufficient handicap spaces. Twenty five to fifty spaces require two spaces to be dedicated as handicap spaces. One of the

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____ 7

DATE ADOPTED: _____

dedicated spaces must be van accessible, which means it must be 9 feet wide, and have an 8 foot access aisle.

5. Several spaces are located in such a fashion that getting into and out of the spaces is impossible because of concrete columns which are either directly behind or physically in the spaces. The applicant must redesign the parking area to eliminate these situations.
6. The applicant must either restripe the parking lot in accordance with Exhibit C-4 of this Notice of decision, or redesign parking lot to comply with conditions B-2 through B-5, to the satisfaction of the Department of Public Works, prior to the issuance of any Certificate of Occupancy for the project.
7. Repair or replace deteriorated alley adjacent to the subject site to City Standards to the satisfaction of the Department of Public Works.
8. Provide at least two Class III bicycle parking spaces, in the underground parking area.
9. Provide an 8 foot wide planter strip, planted in living ground cover and irrigated to City standards, adjacent to the curb in the public right of way adjacent to the project along 18th Street and I Street. Preserve existing street trees located within the public right of way.
10. All on-site parking shall be reserved for students, faculty, and staff of USC School of Policy, Planning, and Development-Sacramento Center. Stickers, window placards, or other suitable means of identification shall be used to indicate the USC affiliation of vehicles parked in the on-site parking lot.

MAYOR

ATTEST:

CITY CLERK
(P99-018)

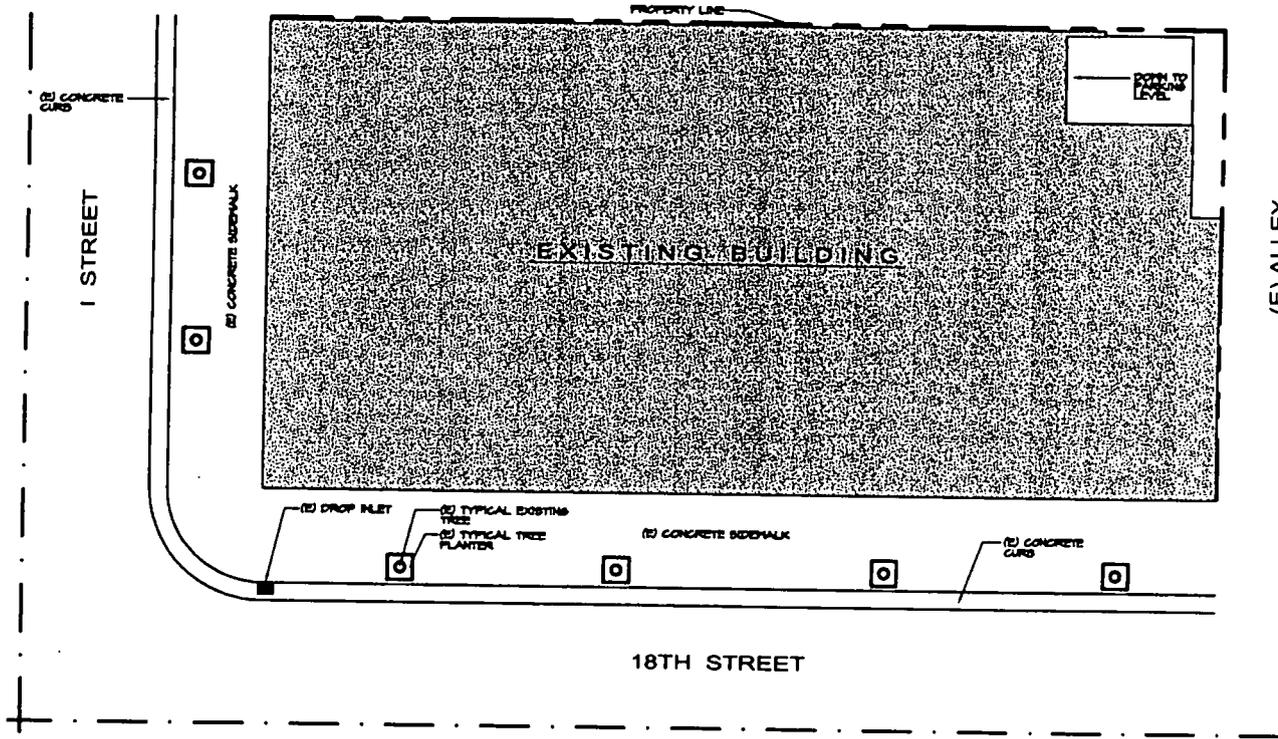
Exhibit 1 Site Plan
Exhibit 2 Floor Plan
Exhibit 3 Elevations
Exhibit 4 Acceptable Parking Lot Redesign

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____ 8

DATE ADOPTED: _____

EXHIBIT 1 - SITE PLAN



9

NO.	DATE	DESCRIPTION



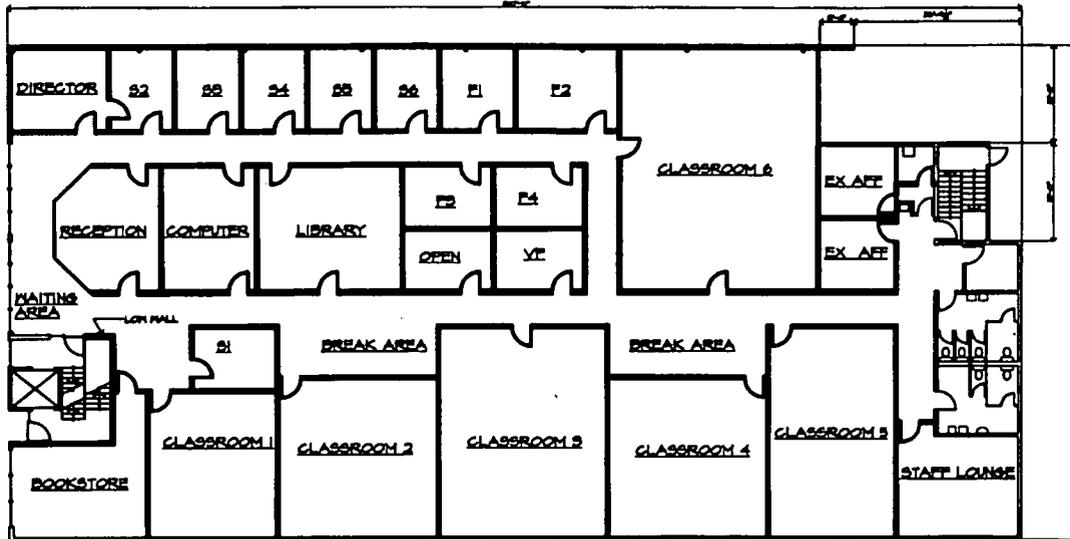
SACRAMENTO CENTER
 1800 I STREET
 SACRAMENTO CALIFORNIA
 95814

REVISIONS
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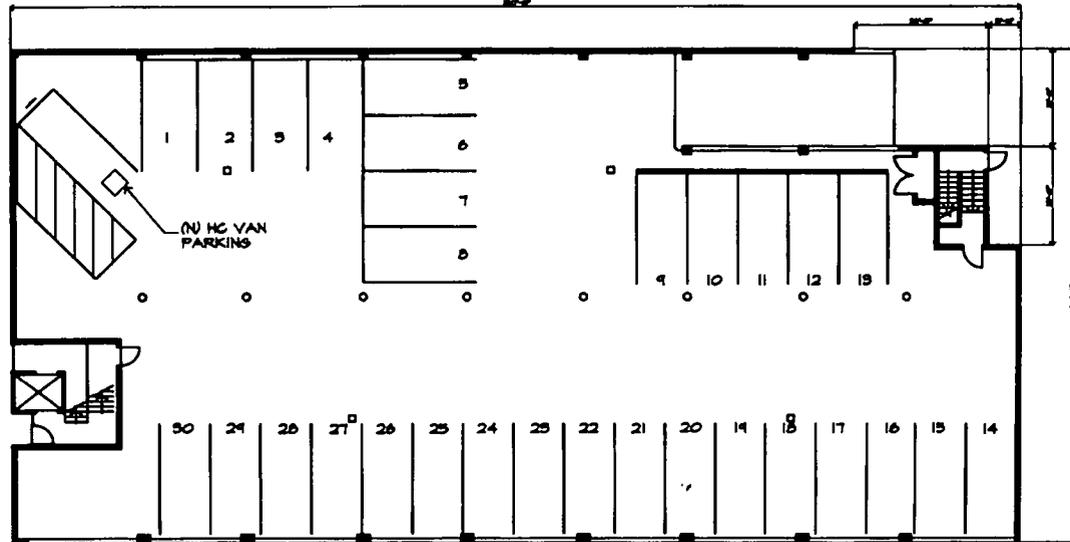
DATE: _____
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EXHIBIT C-2 FLOOR PLANS



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



BASEMENT PLAN - (O) PARKING LAY-OUT W/OO HC VAN STALL
SCALE 1/8" = 1'-0"

10



UNIVERSITY OF SOUTHERN CALIFORNIA

1701 J STREET
SACRAMENTO
CALIFORNIA
95814

COMMENTS



SACRAMENTO CENTER

1800 I STREET
SACRAMENTO
CALIFORNIA
95814

REVISIONS

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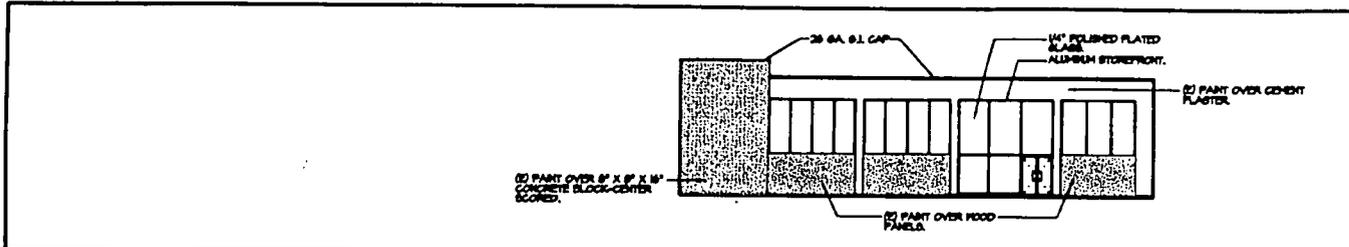
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BY: _____

SHEET

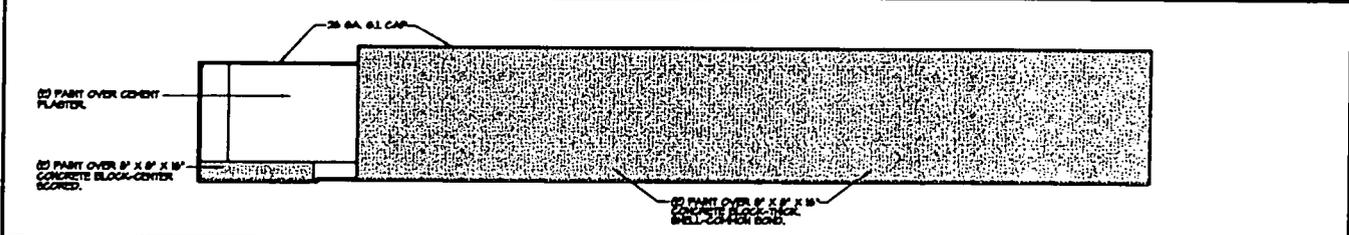


UNIVERSITY OF SOUTHERN CALIFORNIA

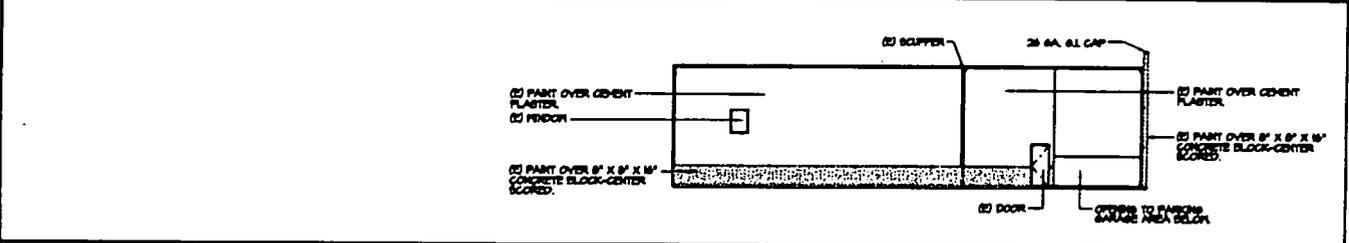
EXHIBIT 3 ELEVATIONS



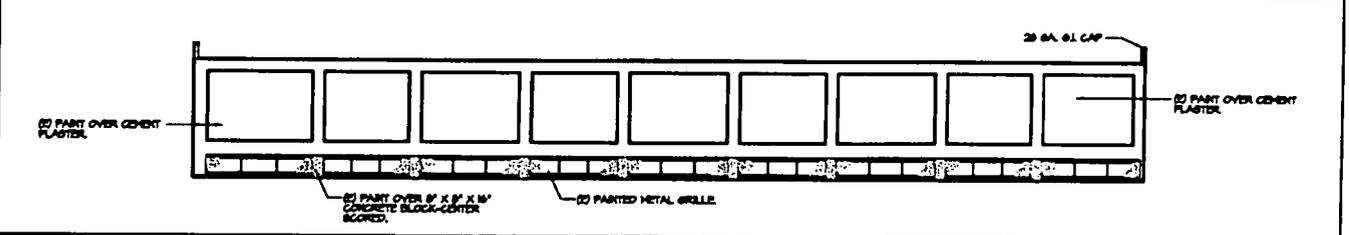
NORTH ELEVATION



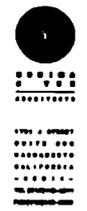
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



GENERAL NOTES

- 1. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SACRAMENTO COUNTY SPECIFICATIONS FOR CONSTRUCTION.
- 2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
- 3. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SACRAMENTO COUNTY SPECIFICATIONS FOR CONSTRUCTION.
- 4. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SACRAMENTO COUNTY SPECIFICATIONS FOR CONSTRUCTION.



SACRAMENTO CENTER
 1800 I STREET
 SACRAMENTO CALIFORNIA
 95814

- REVISIONS
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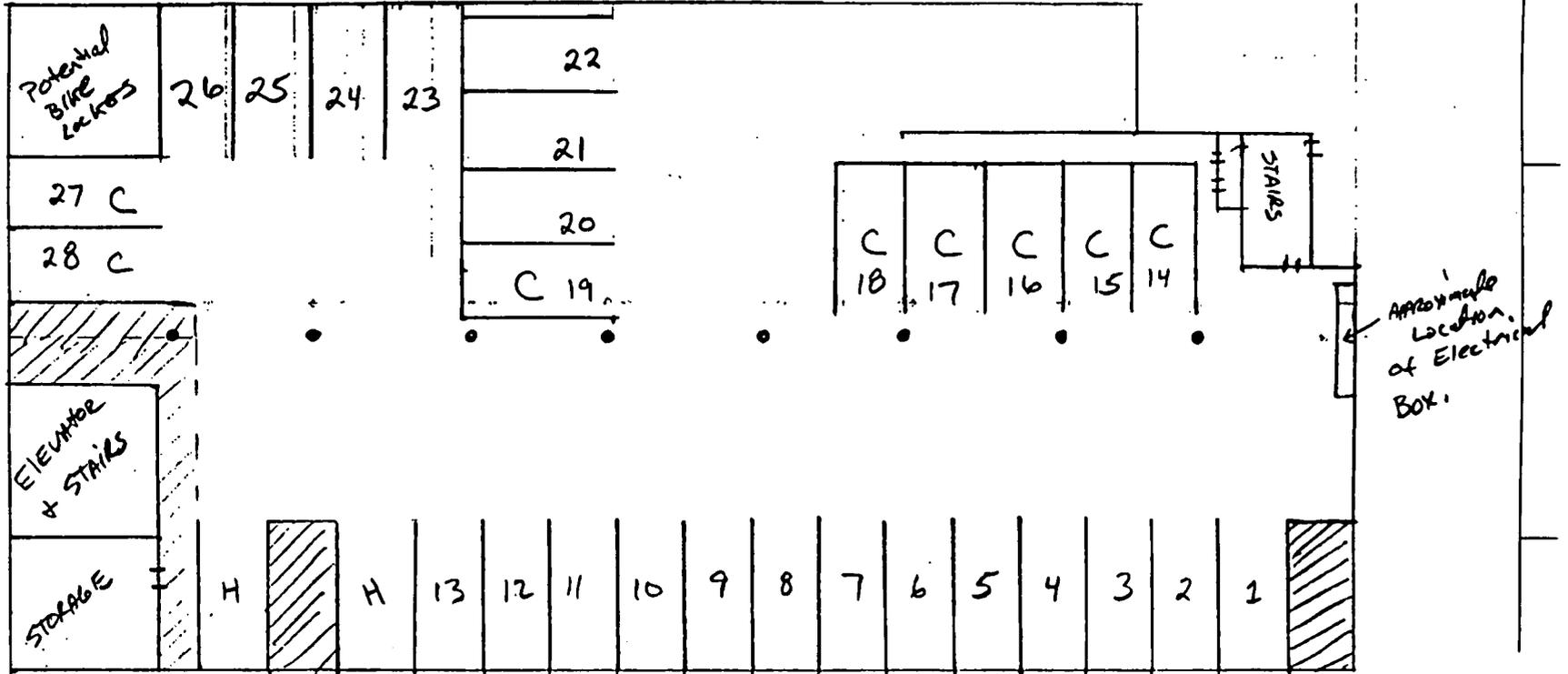
17

20 Fullsize = 67%
8 Compact = 27%
2 H.C. = 6%

30 SPACES

1" = 20'

EXHIBIT C-4 - ACCEPTABLE PARKING LOT
REDESIGN



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING & DEVELOPMENT
1231 I Street, Sacramento, CA 95814

PLANNING DIVISION
Rm. 200 (916) 264-5604
CITY OF SACRAMENTO
PERMIT ASSISTANCE

APPEAL OF THE DECISION OF THE SACRAMENTO CITY PLANNING COMMISSION

MAY 03 1999

DATE: 5/3/99

RECEIVED

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning Commission on 4/22/99 (hearing date), project number (P#) 99-018 when:

- Special Permit for VSC Relocation of a private school
- Variance for _____
- "R" Review for _____
- Other _____ for _____

- was:
- Granted by the City Planning Commission
 - Denied by the City Planning Commission

GROUND FOR APPEAL: (Explain in detail - attach additional sheets if necessary)

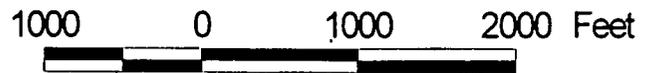
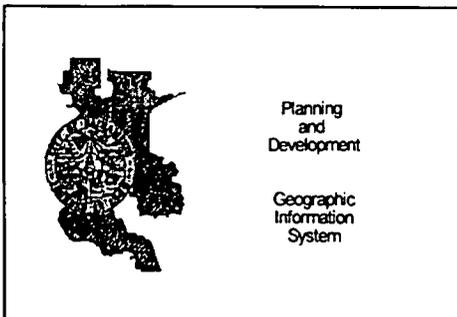
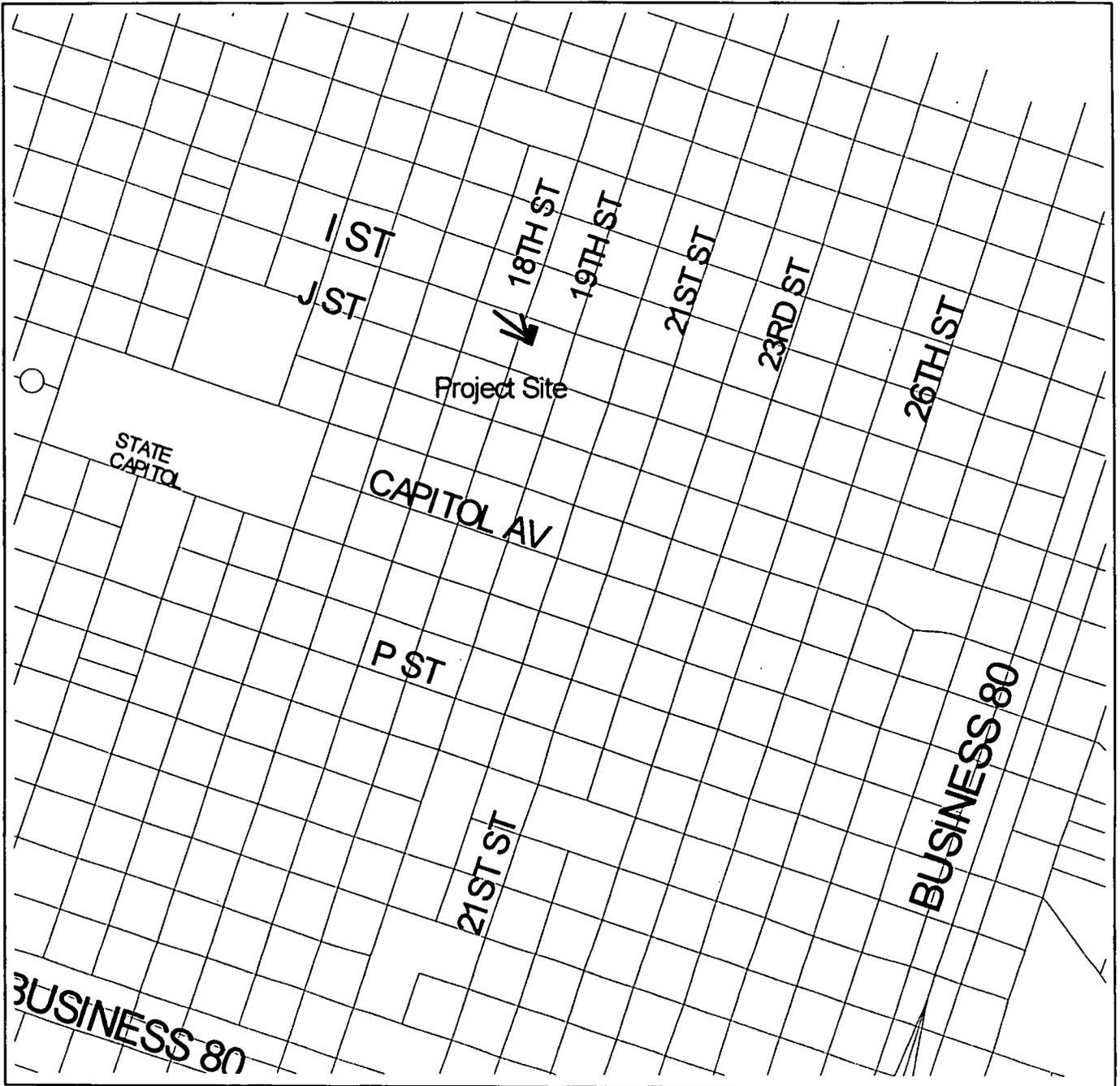
Impact on neighborhood

- > PROPERTY LOCATION: 1800 I Street
- > APPELLANT: (please print) 1731 I Street Partnership / Mark Wheeler PHONE #: 446-6666
- > ADDRESS: 2509 Capitol Ave Ste 100 Sacto CA 95816
- > APPELLANT'S SIGNATURE Mary

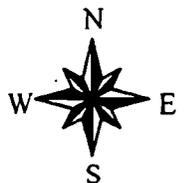
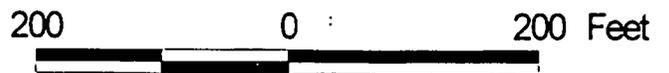
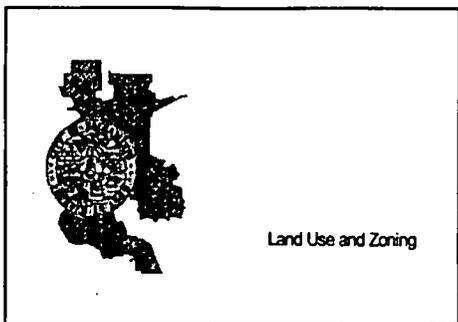
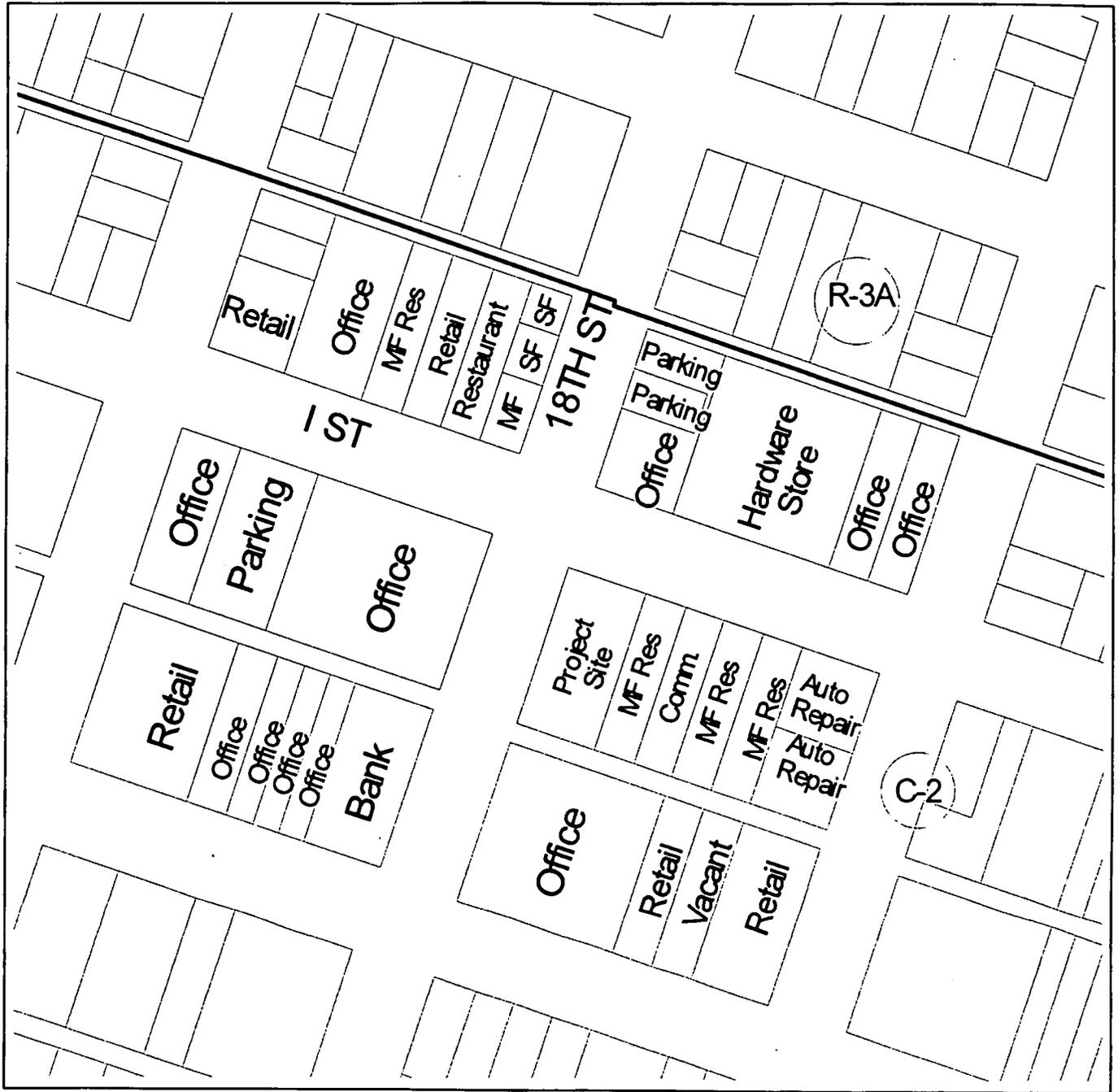
THIS BOX FOR OFFICE USE ONLY

Filing Fee: <input checked="" type="checkbox"/> \$110.00 by applicant	Received by: _____
<input type="checkbox"/> \$60.00 by third party	Date: <u>5-3-99</u>
Distribute Copies To: GLS, AG, WW, SG, Project Planner, PR (original & receipt)	
P# <u>99-018</u> Forwarded to City Clerk	

ATTACHMENT A-VICINITY MAP
P99-018 USC RELOCATION



ATTACHMENT B
 Land Use and Zoning Map
 P99-018



To: Virginia Henry

RE: p99-018

City Council Hearing 5/18/99

We wish to withdraw this appeal.

Sincerely,



Mark Whisler
Representing
1731 I Street Partnership
446-6666