

Supersedes

CITY PLANNING COMMISSION  
SACRAMENTO, CALIFORNIA  
MEMBERS IN SESSION:

ITEM # 8  
NOVEMBER 20, 1997  
PAGE 1

P97-103 - L.C.P. INTERNATIONAL

REQUEST: A. Special Permit to operate a private school in the OB(R)(PC) (PUD) zone.

LOCATION: 955 University Avenue  
APN 295-0040-036  
Council District 3

APPLICANT:	LCP International Institute c/o Dirk Helder 11333 Sunco Drive Rancho Cordova, CA 95742
OWNER:	955 University Partnership 1792 Tribute Road Sacramento, CA 95815
APPLIC. FILED:	September 16, 1997
STAFF CONTACT:	Mark Kraft, 264-8116

SUMMARY:

The applicant is requesting entitlements to operate a private school which provides intensive English training and university preparation for international students. The use would occupy 3,000 square feet of space in an existing 8,000 square feet building at 955 University Avenue.

RECOMMENDATION:

**Staff recommends approval of the project.** This recommendation is based on the project's consistency with existing General Plan and zoning designations, consistency with the designated use in the Campus Commons PUD Schematic Plan, compatibility with

surrounding uses, and the appropriateness of the location for the proposed use.

**PROJECT INFORMATION:**

General Plan Designation:	Community Neighborhood Commercial\Office
Campus Commons Schematic Plan Designation:	Commercial
Existing Land Use of Site:	Office
Existing Zoning of Site:	OB(R)(PC)(PUD)

**Surrounding Land Use and Zoning:**

North: Office, Pedestrian Bridge, Residential; R-1(A)(PUD), OB (PC)(PUD)  
 South: Residential, Parkway Corridor; R-3(PC)(PUD), ARPF  
 East: Residential, Office; R-1(A)(R), OB(R)(PC)(PUD)  
 West: Parkway Corridor, Pedestrian Bridge; ARPF

**OTHER APPROVALS REQUIRED:** No known additional approvals are required to establish the use on the site. Any tenant improvements which may be necessary may require building permits from the Development Services Division.

**BACKGROUND INFORMATION:**

The project site is occupied by an existing structure with 8,000 square of leasable space. The site includes 36 parking spaces. The subject building was constructed as an office in 1983.

LCP International is a private institution which provides intensive English and university preparation for international students currently enrolled in at California State University, Sacramento. The classes are intended to assist foreign, government sponsored, college students in their preparation for American colleges. Classes consist of English, an introduction to the educational system, technical reading and writing, and research paper preparation. LCP International currently conducts classes on the California State University, Sacramento campus. CSUS provides 10 classrooms on campus at all times, but occasionally there are more students than can be accommodated. Therefore, space for four overflow classrooms is proposed. If used, the classes will be held between 9:00am and 3:00pm, Monday through Friday. Each class is typically 50 minutes long.

The applicant proposes to occupy 3,000 square feet of space in the existing building (2,000 square feet for the classrooms and 1,000 square feet for a student lounge/library). Twelve employees and a maximum of approximately 48 students would be on site at any one time. The project site was selected for the proposed use in that it is directly adjacent to the CSUS campus, and is accessible from the campus via the Guy West pedestrian

bridge, which is located directly to the north of the site. This accessibility is particularly important because over 95% of the students enrolled in the LCP classes access CSUS by means other than the single occupancy vehicle. All LCP students live either with host families, in the campus dormitories, or in nearby apartments. Most students live within walking distance or commute by bus or campus shuttle. Many students who live with host families are driven to and from school by their hosts. Less than 5% of the students drive their own cars and these often rideshare.

The proposed location is also considered appropriate in that it is screened from nearby residential units by heavy landscaping large setbacks and the presence of other office buildings.

#### STAFF EVALUATION: :

##### Policy Considerations

###### *General Plan*

The proposed project is consistent with the current General Plan designation Community Neighborhood Commercial Offices in that this designation is consistent with its Office Building (OB) zoning, which permits private schools subject to granting of a Special Permit.

The project, in providing an educational service which enhances and improves the academic experience of students attending CSUS, is consistent with the following General Plan goals and policies:

The City General Plan establishes policies which deal with Quality of Life, (Policy 1, Sec. 1-30). It is the policy of the City that cultural amenities such as symphonies, theater, schools, libraries, museums, and art help to enhance the urban environment. Support for these amenities will help ensure a rich vital urban experience.

It is the policy of the City to cooperate with the region's various public jurisdictions on matters of mutual interest including social, economic, and environmental issues; land use policies; and private development project review, (Policy 9, Sec. 1-36).

It is the goal of the City to assist in providing quality education facilities that will accommodate projected student enrollment growth. (Goal A, Sec 7-18).

In utilizing an existing building, the project is consistent with General Plan policy encouraging infill development.

In selecting a site which is within walking distance from the CSUS campus, the project is consistent with General Plan policy encouraging projects which minimize use of the single occupancy vehicle and therefore minimize impacts on traffic congestion and air quality.

### Zoning Considerations

#### *Zoning*

The proposed project is located in the Office Building-R Review-Parkway Corridor-Campus Commons Planned Unit Development (OB(R)(PC)(PUD) zone. The proposed use is allowed in the Office Building zone, subject to granting of a Special Permit.

Projects within the "R Review" overlay zone are subject to a site plan review involving considerations of site layout, orientation and location of buildings, signs, open spaces, landscaping and other development features. Since the project involves a developed site with an existing building, the provisions of the R Review overlay do not apply to this project.

Projects within the "PC" overlay zone are subject to restrictions on building height, bulk, setbacks, materials, lighting, and signage so as to minimize the impact of development upon the scenic, recreational, fishery, and wildlife value of the American River Parkway. The overlay zone also enumerates certain uses which are prohibited or conditional, regardless of underlying zoning. The proposed use is not listed as prohibited or conditional in this overlay zone. Additionally, since the project is located in an existing building on a developed site, and proposes no exterior additions or alterations, nor any additional lighting or signage, the project is not subject to the limitations of this overlay zone.

Projects within the Campus Commons PUD are subject to regulations related to building design, signage, and site development, as well as consistency with the schematic plan for the development. The project site is designated for commercial\office development in the PUD. The zoning ordinance allows for the location of private schools in commercial and office zones subject to a Special Permit. Since the project is located in an existing building on a developed site and proposes no new signage, the project is not subject to the review requirements associated with the PUD.

#### *Land Use-Special Permit*

The City's Zoning Ordinance requires a Special Permit for the establishment of a private school in any zone. Pursuant to the City's Zoning Ordinance, a finding must be made that a proposed project must be based on sound principles of land use, must not be

detrimental to the public welfare nor result in the creation of a public nuisance, and must comply with the objectives of the general or specific plan for the area.

It is staff's position that such a finding can be made for the proposed project. The proposed use is ideally located within walking distance of the CSUS campus. The Guy West bridge, located directly adjacent to the site, will provide convenient pedestrian access for users of the facility (most of whom travel to CSUS by means other than the automobile) as these students will concurrently be enrolled in courses on the CSUS campus. This convenient access will result in minimal traffic and/or noise impacts to the immediate area. The use itself is quiet and innocuous, and the project is buffered from nearby residential uses by adjacent office development, heavy landscaping, and a large setback from University Avenue. Sufficient parking is available, on-site, for use by LCP employees, as the site was developed to meet off-site parking standards for office use. On street parking, if needed, is also available, on University Avenue, with a two hour time limit.

#### PROJECT REVIEW PROCESS

##### A. Environmental Determination

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

##### B. Public/Neighborhood Association Comments

The proposed project application was routed to the Campus Commons Park Corporation Homeowners Association and the Nepenthe Association. Land owners within a 500 foot radius of the project site were also notified of the project proposal. Staff received a letter of support for the project signed by three nearby tenants on University Avenue (Attachment D). Staff has not received any correspondence in opposition to the project.

##### C. Summary of Agency Comments

The proposal was routed to several City Departments and other agencies. Staff received no comments from other agencies regarding this proposal.

#### PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny items A. 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 take the following actions:

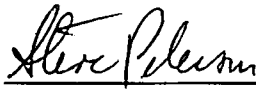
- A. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to operate a private school in the OB(R)(PC) (PUD) zone.

Report Prepared By,

Report Reviewed By,



Mark Kraft  
Associate Planner



Steve Peterson  
Senior Planner

Attachments

- |              |                         |
|--------------|-------------------------|
| Attachment A | Vicinity Map            |
| Attachment B | Land Use and Zoning Map |
| Attachment C | Notice of Decision      |
| Exhibit C-1  | Site Plan               |
| Attachment D | Neighborhood Comment    |

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**ATTACHMENT C**  
**NOTICE OF DECISION AND FINDINGS OF FACT FOR**  
**(LCP International Institute), LOCATED ON 955 UNIVERSITY AVENUE ,**  
**SACRAMENTO, CALIFORNIA IN THE**  
**OB(R)(PC)(PUD) ZONE. (P97-103)**

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At the regular meeting of November 20, 1997 the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Approved the Special Permit to operate a private school in the OB(R)(PC) (PUD) zone.

These actions were made based upon the following findings of fact:

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**FINDINGS OF FACT**

- A. The Special Permit to operate a private school in the OB(R)(PC) (PUD) zone is hereby approved subject to the following findings of fact:
1. The project is based upon sound principles of land use in that the proposed use is compatible with existing development, and in that the proposed location of the facility is appropriate, particularly given its close proximity and ready access to California State University, Sacramento.
  2. The project will not be detrimental to the public health, safety and welfare in that the proposed use will not result in significant noise, traffic, or parking impacts to the surrounding area.
  3. The project is consistent with the General Plan in that
    - a. The use is consistent with the current General Plan land use designation for the site.
    - b. The project is consistent with General Plan goals and policies related to the provision of educational facilities, the reuse of existing structures and the minimization of traffic and air quality impacts.

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CHAIRPERSON

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION

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DATE (P97-103)



CONDITIONS OF APPROVAL

A. The Special Permit to operate a private school in the OB(R)(PC) (PUD) zone is hereby approved subject to the following conditions of approval:

A1. The applicant shall construct a fence, from the southeast corner of the building at 955 University Avenue, to the existing fence along the southern boundary of the site. This fence is to be constructed prior to occupancy of this building, by LCP.

A2. The applicant shall construct a fence so as to completely enclose the trash enclosure on site, thereby closing the existing access to the site, from the levee to the south through the trash enclosure area. This fence is to be constructed prior to occupancy of this building, by LCP.

A3. The applicant shall construct a gate along the fence running along the southern perimeter of the site, such that the patio located at the southern side of the existing building may be accessed directly from the levee, without the necessitating entrance into the parking lot at 955 University Avenue. This gate is to be constructed prior to occupancy of this building, by LCP. The gate shall be left open during business hours, and this entrance shall be marked with a sign stating "Entrance for LCP Students Only"

A4. The gate located at the northwest corner of the building at 955 University Avenue shall be left open during business hours, and this entrance shall be marked "LCP Student Entrance".

A5. The applicant shall provide all LCP students with an informational handout with a map indicating the gated student entrances provided at the southern boundary of the site and the northwest corner of the site, and shall explain that the students are to use these entrances rather than accessing the site through the parking lot at 965 University Avenue.

A6. The applicant shall post a notice in the student lounge area of the building at 955 University Avenue, stating that "Social Gathering shall be done in the student lounge area and the patio area of 955 University Avenue only, and shall not occur in the parking lot areas or front entrances of the buildings at 955 or 965 University Avenue.

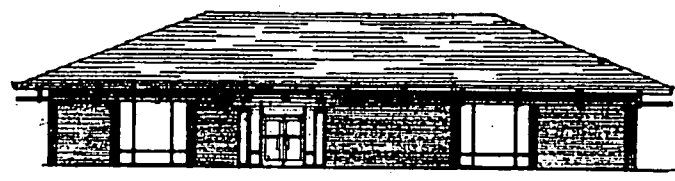
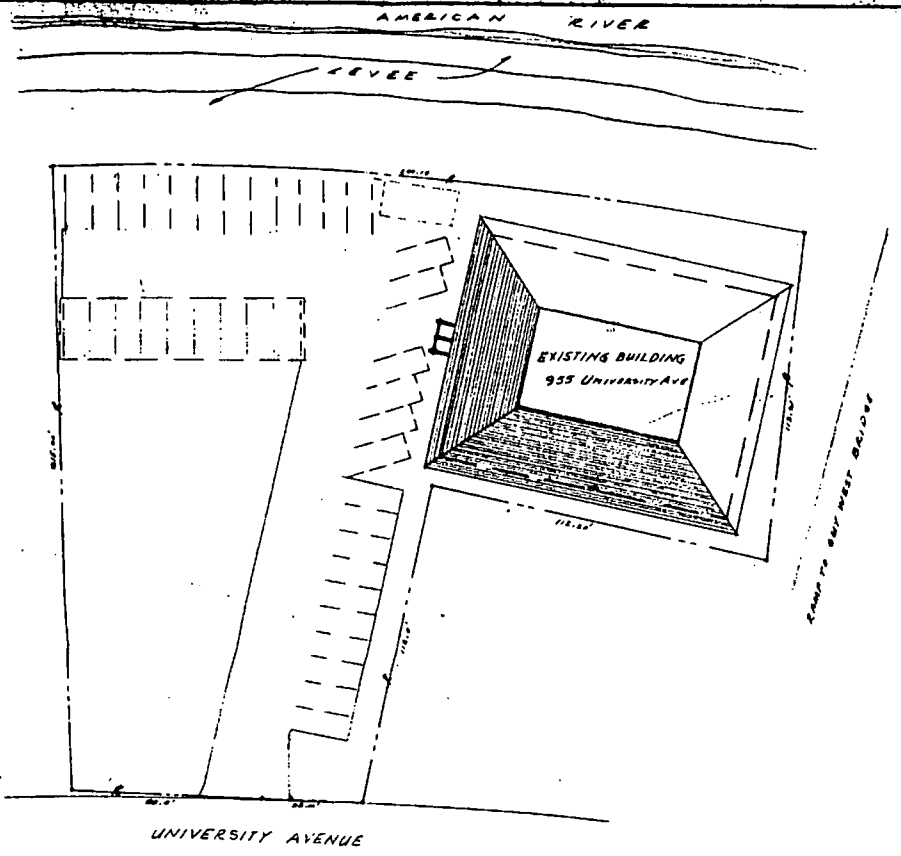
*Show on plans*

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION  
DATE \_\_\_\_\_  
(P97-103)

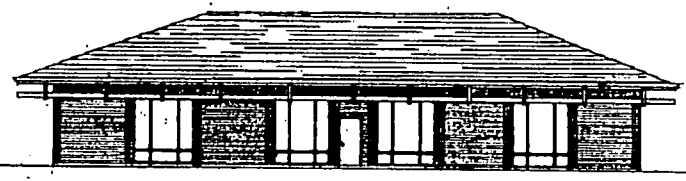
Exhibit C-1 - Site Plan - Elevations



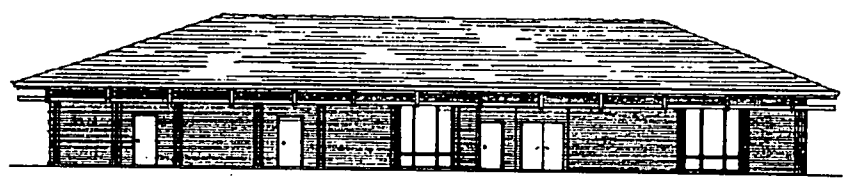
SOUTH ELEVATION



EAST ELEVATION




NORTH ELEVATION



WEST ELEVATION

SITE PLAN 

 <p><b>JOHN MASTROTOTARO Associates</b>          2000 Redwood Blvd., Berkeley, CA 94704          (415) 841-4000          (415) 841-4001          (415) 841-4002</p>	<p>For more information on  <b>L.O.P. INTERNATIONAL</b>          25 University Ave.          Berkeley, Calif.</p>	<p>Scale: 1/4" = 1'-0"</p> <p>Date: 9/11/77</p> <p>Drawn: J.M.</p> <p>By: J.M.</p>
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ATTACHMENT D -



AMERICAN LANGUAGE AND CULTURE PROGRAM  
*California State University, Sacramento*

LCP INTERNATIONAL INSTITUTE



October 9, 1997

City Planning  
Mark Kraft - Associate Planner  
1231 I Street #300  
Sacramento, CA 95814

RE: 955 University Avenue  
LCP, Inc.  
Conditional Use Permit  
Permit/File No. P97 - 103

To Whom It May Concern:

Please be advised that the entities represented on the attached signature pages, pledge our full support to LCP, Inc. in obtaining the permit needed to occupy the premises located at 955 University Avenue. LCP, Inc. has been a welcome addition to our neighborhood, and we are all looking forward to a long and mutual satisfactory relationship in the coming years. We are confident that LCP's continued presence in our neighborhood will provide a positive impact to the businesses and residence along University Avenue.

We are looking forward to the City of Sacramento approving LCP's permit application.

Sincerely,

Barbara Anthony  
Director

Name: Linda Meusing-Bleachers  
Address: 900 University Ave.  
Sacto, CA 95825  
Signature: Linda Meusing  
Date: 10/9/97

Name: Zakia Shehadeh Cobblestone Cafe  
Address: 910 University Ave  
Sacramento CA 95824  
Signature: Zakia Shehadeh  
Date: 10/9/97

Name: Riverbridge Apts  
Address: 1025 University Ave  
Sac Ca 95825  
Signature: Cathy Scarborough  
Date: 10-9-97

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
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Signature: \_\_\_\_\_  
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