



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED

CITY PLANNING DEPARTMENT
915 "I" STREET
CITY MALL - ROOM 308
SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5804

FEB 8 1980

Marty Van Duyn
[Redacted]
PLANNING DIRECTOR

February 7, 1980

[Handwritten signature]

FEB 12 1980

CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Amendment of the Oak Park Community Plan from Light Density Residential to Institutional; and creation of the Institutional classification. (P-8889)

LOCATION: North and South sides of 5th Avenue, west of 34th Street

SUMMARY

This is a request for a community plan amendment in order to allow an expansion of the McGeorge Law School facility. The expansion will include a 14,000+ square foot classroom/lecture hall and two additional parking areas. The Planning Commission recommended approval of the proposed plan amendment. The Commission also approved a Special Permit and Variance request for the project.

BACKGROUND

The staff and Planning Commission believe that the expansion is compatible to the area. The school campus is surrounded by a variety of land uses. There are single family dwellings to the north; single family, duplexes, apartment, heavy industrial to the south; Highway 99 on the west; and a City Park to the east.

The proposed parking areas are located adjacent to single family dwellings and an apartment complex, however, landscaping will be provided to help buffer the parking areas from the adjacent residents.

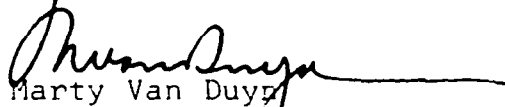
VOTE OF COMMISSION

On January 10, 1980, the Planning Commission, by a vote of eight ayes, one absent, recommended approval of the plan amendment.


RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the Community Plan Amendment and adopt the attached resolution.

Respectfully submitted,


Marty Van Duyf
Planning Director

FOR TRANSMITTAL TO CITY COUNCIL:


Walter J. Slupe, City Manager

MVD:HY:jm
Attachments
P-8889

February 12, 1980
District No. 5

BARRELL WAY

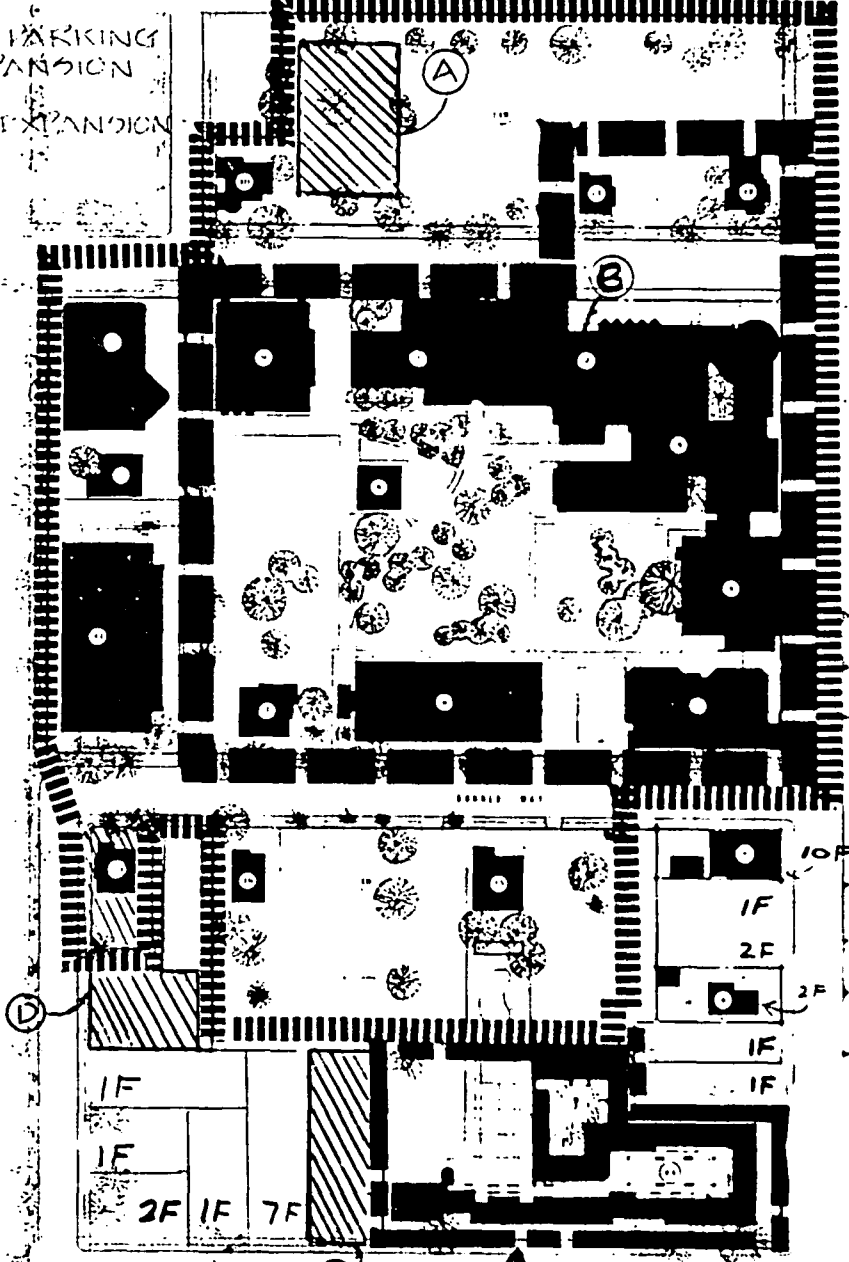
1971 MASTER PLAN

1976 EXPANSION

1978 EXPANSION

1979 PARKING EXPANSION

MISC EXPANSION



BAKERY

NEW Student Housing



- | | | | | |
|----------------------------------|-------------------------------------|------------------------------|-------------------------------|--|
| (1) ADMINISTRATION | (16) STUDENT RESIDENCE | (31) BAKERY HALL | (46) POLICE PARTY & BOAT CAB | (61) STUDENT CENTER & HOUSING |
| (2) CLASSROOMS | (17) PACIFIC LAW JOURNAL | (32) LEGAL AID | (47) OFFICE OF THE DEAN | (62) WILSON CENTER FOR ADVANCED STUDIES AND POLICY |
| (3) LIBRARY | (18) STUDENT PARKING | (33) ONE HOUR CLOSETING | (48) PARKING | (63) STUDENT OFFICE |
| (4) LIBRARY STACKS | (19) CENTER FOR LEGAL ADVOCACY | (34) WILSON CONTRACT SERVICE | (49) PARKING | (64) PROPOSED STUDENT HOUSING |
| (5) CLASSROOMS & FACULTY OFFICES | (20) WILSON COMMUNITY LEGAL SERVICE | (35) RECREATION CENTER | (50) COOPERATIVE FOOD & MERCH | |

UNIVERSITY OF THE PACIFIC
 MC GEORGE SCHOOL OF LAW
 JANUARY 10, 80

P.8889

ITEM NO. 21

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT Gary V. Schaber, 3200 5th Avenue, Sacramento, CA 95817
OWNER University of Pacific, 3200 5th Avenue, Sacramento, CA 95817
PLANS BY Sooky Lee, Architect, 2022 16th St., Sacramento, CA 95818
FILING DATE 12-4-79 50 DAY CPC ACTION DATE ----- 013-138-15-15 REPORT BY: WW:dk
NEGATIVE DEC. 12-31-79 EIR ----- ASSESSOR'S PCL. NO. 6,8,10; 013-243-1,11,12,13,
36,37,38

APPLICATION:

1. Environmental Determination
2. Amend the 1963 Oak Park Community Plan from light density residential to institutional and creation of the Institutional classification.
3. Special Permit to construct a new 14,000 square foot classroom/lecture hall.
4. Special Permit to locate parking in R-1 zone.
5. Amend McGeorge Law School Master Plan to permit expansion of classroom square footage.
6. Variance to reduce required parking from 39 to 35 spaces.
7. Determination of Parking requirement for the new classroom addition.

BACKGROUND:

In July of 1957 McGeorge Law School was established and subsequently expanded it's facilities by obtaining Special Permit approvals for individual projects through 1978 as indicated by the following:

On November 24, 1970 the Commission approved Special Permit No. 4385 to expand the McGeorge Law School facility with an additional parking area and academic buildings on the north side of 5th Avenue.

On May 25, 1971 the Planning Commission approved Special Permit No. 4657 which established a Master Plan for McGeorge Law School campus. This Master Plan included the area of the campus bounded by Donner Way, 32nd Street, 33rd Street and 5th Avenue as well as the two lots north of 5th Avenue.

On April 24, 1973 the Commission approved a Special Permit to develop a 65 space parking lot located on the South Side of Donner Way, 270 feet east of 33rd Street.

On April 22, 1975, the Commission approved a request to expand the law school facility and to amend the Oak Park Community Plan. This expansion was to develop a three-story student center located immediately north of Donner Way between 32nd Street and US Freeway 99. In addition, 32nd Street between 5th Avenue and Donner Way was abandoned. The applicant, at that time, submitted a revised Master Plan; however, the Commission only reviewed the revised Master Plan as it related to the student center proposal.

On November 11, 1975 the Commission approved a Special Permit to develop a 42 space parking lot to serve the McGeorge Law School

students and faculty. This parking lot is located on the South side of Donner Way, 100 feet west of 33rd Street.

On April 29, 1976 the Commission approved a Special Permit P-7135 to amend the McGeorge Law School Master Plan for the addition of a student union, administrative offices, classrooms, and an academic building; and amended the City General Plan and Oak Park community Plan to permit the institutional uses (see attached Master Plan for expansion).

On December 14, 1978 the Commission approved Special Permit P-8376 to amend McGeorge Law School Master Plan and permit a 50-unit student housing complex subject to providing additional parking spaces.

On February 8, 1979 the Commission approved Special Permit P-8466 to develop two parking lots (29 spaces) as required by the Commission.

The new 50-unit student housing complex is approximately 60% completed. The two parking lots, however, have not been constructed.

PROJECT INFORMATION:

General Plan Designation:	Residential
Oak Park Redevelopment Plan:	Schools and Light density residential
Oak Park Community Plan:	Light density residential
Existing zoning of site:	R-1
Existing land use of sites:	
New parking lot (32nd and Donner):	One residence
Expanded parking lot (Montgomery):	Vacant
New lecture hall:	Parking lot (39 spaces)
Surrounding land uses:	
Residential and commercial and U.S. Freeway 99.	
Existing parking total:	363
Square footage of proposed building:	14,000 + sq. ft.
Height of proposed building:	35 feet
Material:	brick

The applicant is proposing to construct a 14,000+ square foot classroom/lecture hall on the existing McGeorge parking lot on Fifth Avenue between 32nd and 33rd Street. The new building would be constructed as a replacement of the present classroom "B" and auditorium "C". (See attached master plan). Classroom "B" will be converted into a stockroom in conjunction with the present library. Auditorium "C" will no longer be used by the law school, and the entire building will be reverted back to the City of Sacramento.

To replace the parking spaces lost due to the new lecture hall, the applicant proposes to construct a 22 space parking lot area on the southeast corner of 32nd Street and Donner Way. The proposed expansion on Montgomery way would consist of constructing additional parking (7 spaces) on the property to the west and adjacent to the new student housing complex.

See Area E.

The existing surroundings for these three projects are as follows:

1. Lecture hall (a) is to be placed on current parking lot. The new building will be surrounded on the North and East by existing parking, Fifth Avenue to the South and to the West an existing educational building and two residences.
2. Parking lots (d) on 33rd and Donner Way faces primarily to the freeway with a small section to the North on Donner Way, and to the East and South by existing residences.
3. Parking lot (e) will adjoin on the North parking lots of McGeorge School of Law; to the South, Rainbow Bakery, to the East parking and green area of McGeorge School of Law residence halls, and to the West, multiple dwellings.

In addition, the applicant has indicated the two parking lots (f) on 34th Street will also be constructed as part of the current proposal.

STAFF EVALUATION:

The staff has no major objection to the proposed law school expansion. The staff, however, has concerns that the new building location would not only eliminate parking spaces (39) that are concentrated north of 5th Avenue but also disperse the parking lots farther from the campus. Additional island parking lots could create further student safety and security problems now existing around the campus. The applicant however has indicated that the law school is negotiating for private sales of additional land for expanding its parking areas.

The location of the new lecture hall is designed to create a connection with the major axis of the campus that is located directly across 5th Avenue. This axis leads to the administrative offices and to the center of the campus courtyard. The West sideyard setback of the new structure adjacent to the two residences will be 15 feet. This setback will be landscaped. Staff suggests that 15 gallon evergreen trees be planted in this 15' X 90' landscape strip to soften the impact onto adjacent residences. In addition, the applicant has not completed the elevations and floor plans of the new lecture hall. The structure, however, will be similar in design, mass materials and colors as the existing school. Staff suggests the detailed plans (elevations, floor plans materials and color) be reviewed by the Architectural Review Board for design compatibility. A detailed parking layout of the 5th Avenue parking lot should also be submitted to the ARB for review.

Staff has reviewed the design of parking lot "D" on the SE corner of 32nd Street and Donner Way and suggests the design be modified to include:

1. The 4 foot planter along the Donner Way frontage should be increased to 10 feet in width. All the parking lots on Donner Way contain land-

scaping planters from 10 to 25 feet in width.

2. A 4 foot planting strip should be installed on the South property line adjacent to the residence. This would provide a screen and reduce the parking lot impact.

The following is an analysis of the parking displaced by the new lecture hall and the new parking spaces that will be provided:

1. New parking Lot "D" - 22 spaces
2. Expanded parking lot "E" - 7 spaces
3. New parking Lot "F" will contain 29 spaces. Student housing displaced a total of 23 spaces, therefore the net gain is 6 spaces. Total new parking is 35 spaces.
4. Parking lost from new lecture hall - 39 spaces. In conclusion, the building would eliminate a total of four spaces.

The staff has concerns regarding the parking requirement for the new 14,000+ square foot lecture hall. The Zoning Ordinance does not specify parking ratios for schools or universities however, the Commission has authority to determine an adequate parking ratio. The staff presents the following observation regarding parking and classroom replacement:

1. The new lecture hall contains 14,000 square feet.
2. The Old lecture hall "B" which contains 4,574 square feet will be converted into a stockroom in conjunction with the present library remodel and expansion.
3. The auditorium "C" which contains 6,553 square feet will no longer be used by the law school.

In conclusion, the actual added classroom/lecture hall space would be 2,873 square feet. If the parking ratio of a meeting hall or theatre is used (1:100 square feet) a total of 29 parking spaces would be required for the 2,873 square feet.

The law school has a total of 363 existing off-street parking spaces. The proposed 35 new spaces would increase the parking total to 371 spaces.

1. Total student Enrollment - 1,300 students
2. Total Parking - 371
3. Total Student Living Units: 120
4. Total instructors: 33
5. Total Employees: 120

The school enrollment consists of approximately 1,300 students; approximately 50% of the student body attend classes between 8:40 A.M. and 1:30 P.M.; and 50% attend the night classes between 5:00 P.M. and 9:30 P.M. The entire enrolment would theoretically not attend classes or use the parking areas at the same time.

Parking surveys taken by the staff of the streets surrounding the law

school in 1975, 1978, and 1979 indicated the streets were heavily congested with on-street parking primarily by the law school students.

The staff however, suggests the applicant study the feasibility of providing additional parking that is more concentrated and not scattered to the North and South. The applicant should also study the feasibility of developing a multi-level parking garage and develop an updated School facility master plan.

Oak Park PAC comments:

On January 2, 1980 the Oak Park Project Area Committee reviewed the McGeorge Law School expansion and had no objections.

STAFF RECOMMENDATION:

The staff recommends:

1. Ratification of the Negative Declaration.
2. Amend the 1963 Oak Park Community Plan from light density residential to institutional; and create the institutional category.
3. Approve the Special Permit to construct a 14,000 square foot classroom lecture hall subject to conditions and based on findings of fact.
4. Approve the Special Permit to locate parking in the R-1 zone. (Lot D and Lot E) subject to conditions and based on findings of fact.
5. Amend McGeorge Law School Master Plan to permit parking lots in R-1 (Lot "D" and "E") and permit construction of new Lecture Hall.
6. Approve Variance to reduce required parking from 39 to 35 spaces based on findings of fact.
7. Determination that the parking ratio for the lecture hall is 1:100 square feet.

Special Permit Conditions:

1. Subject to Planning Director review and approval of a detailed landscape plan for the new lecture hall area and the two new parking areas.
2. Evergreen trees (15 gallon) shall be planted along the west side of the new lecture hall. All existing trees shall be retained.
3. Detailed plans of the new lecture hall including the adjacent parking lot shall be reviewed by the ARB for design compatibility.
4. The front planting area of parking Lot "D" shall be increased to 10 feet; and a 4 foot planter shall be installed along the South property line.
5. The new parking lots "F" and on "D" on 34th Street and 32nd Street shall be constructed prior to issuance of the building permit for the new lecture hall.

6. The applicant shall provide additional parking (29 spaces) prior to issuance of certificate of occupancy for the new lecture hall.
7. The proposed parking lots shall be adequately drained according to City Engineering specifications.
8. Proposed lights in the parking lot shall not reflect into residential homes.

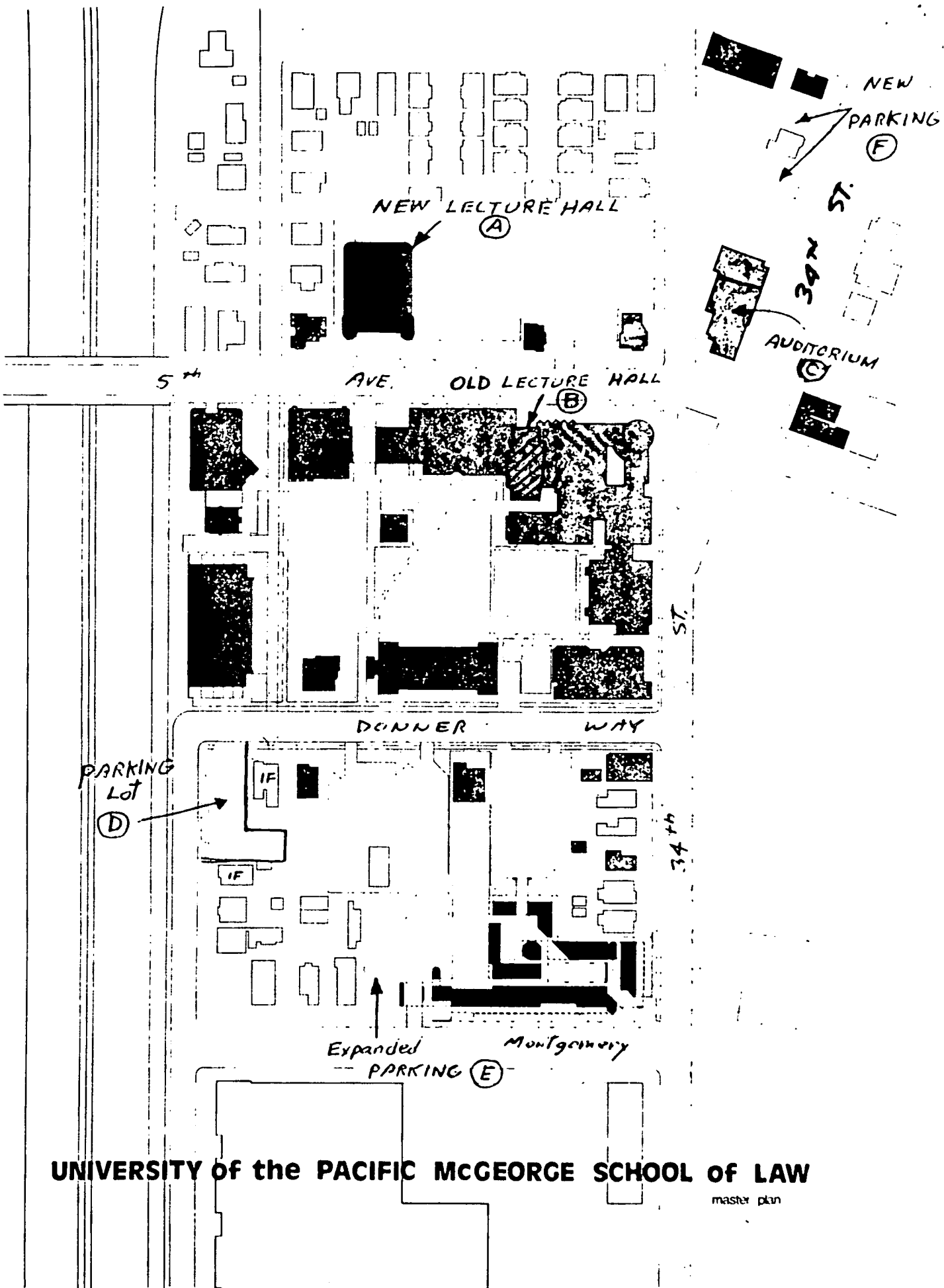
Findings of Fact for Special Permit

1. The proposal is based on sound principles of land use, as indicated by the following facts:
 - a. The proposed Lecture Hall and parking areas are logical expansions of the school site and are compatible to surrounding land uses;
 - b. Adequate setback is provided to conform with setbacks of adjacent single family dwellings;
 - c. The proposed parking Lot "E" would connect with the existing parking lot to the East to provide improved circulation;
 - d. The proposed Lecture Hall use is located adjacent to a major collector street;
 - e. Parking lots are permitted in residential zones with approval of a Special Permit.
2. The proposed project is not injurious to the surrounding properties or public as indicated by the following facts:
 - a. The landscaping areas, setbacks and fencing will provide adequate buffer to adjacent residents.
 - b. The lecture hall proposal will not significantly increase traffic in the neighborhood.
 - c. The Special Permit is conditioned to provide an additional 29 parking spaces.
 - d. Off-street parking lots for students and faculty have been developed and additional 35 spaces will be constructed as part of this proposal.
3. The proposal is in conformance with the 1974 General Plan and Oak Park Community Plan in that the plans designate the subject site for residential and light density residential respectively.
 - a. School facilities are permitted in any zone subject to approval of a Special Permit by the Planning Commission.

- b. The Oak Park Redevelopment Plan designates the proposed lecture hall site for schools and the proposed parking areas south of Donner Way for light density residential.

Findings of Fact for Variance:

1. The Variance does not constitute a Special Privilege in that:
 - a. The reduction of 4 parking spaces will not significantly increase the on-street parking congestion.
 - b. The Special Permit is conditioned so that the applicant will provide an additional 29 parking spaces for the new Lecture hall.
2. The Variance request is not injurious to the General Public nor to the properties in the vicinity in that:
 - a. The applicant will provide an additional 35 parking spaces.
 - b. The proposed parking lots will be adequately screened with landscaping, and lights will be provided for security.
3. The project is in general conformance with the 1974 General Plan, Oak Park Community Plan and Oak Park Redevelopment Plan in that:
 - a. The general plan and Community Plan designates the sites for residential and the Oak Park Redevelopment Plan designates the site for school and residential use.
 - b. School facilities and parking are permitted in residential zones with approval of a Special Permit.



UNIVERSITY of the PACIFIC McGEORGE SCHOOL of LAW

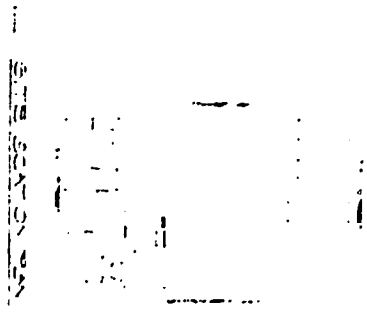
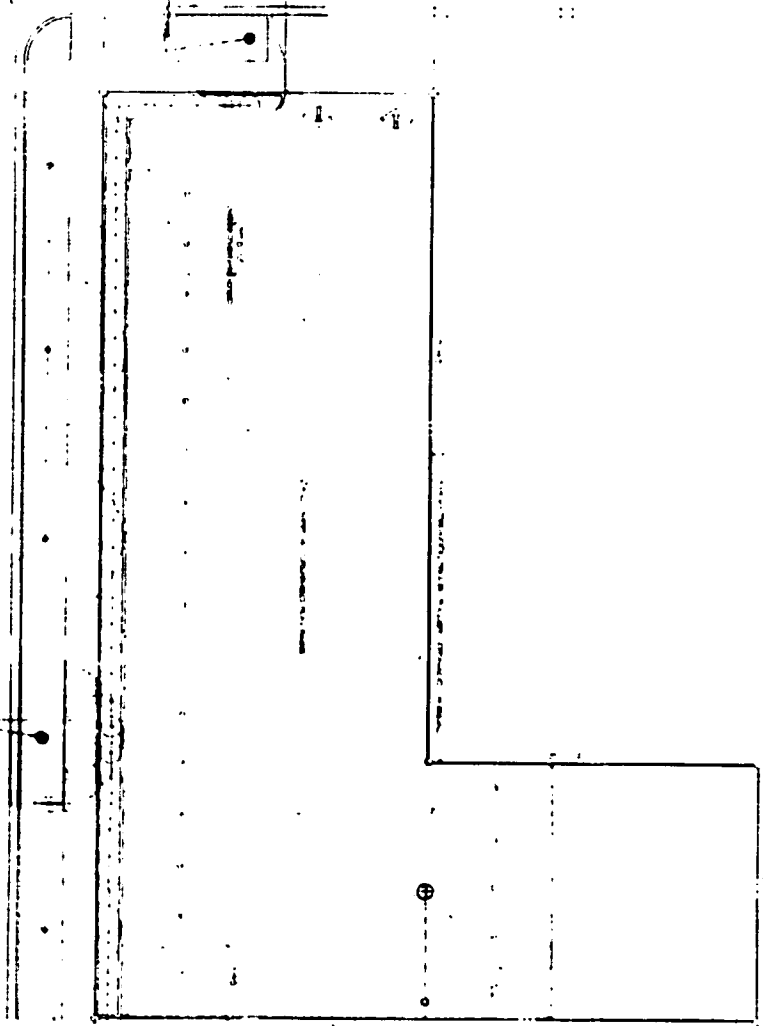
master plan

PARKING PLAN



PROPOSED DRIVEWAY

PROPOSED DRIVEWAY



PARKING LOT (D)

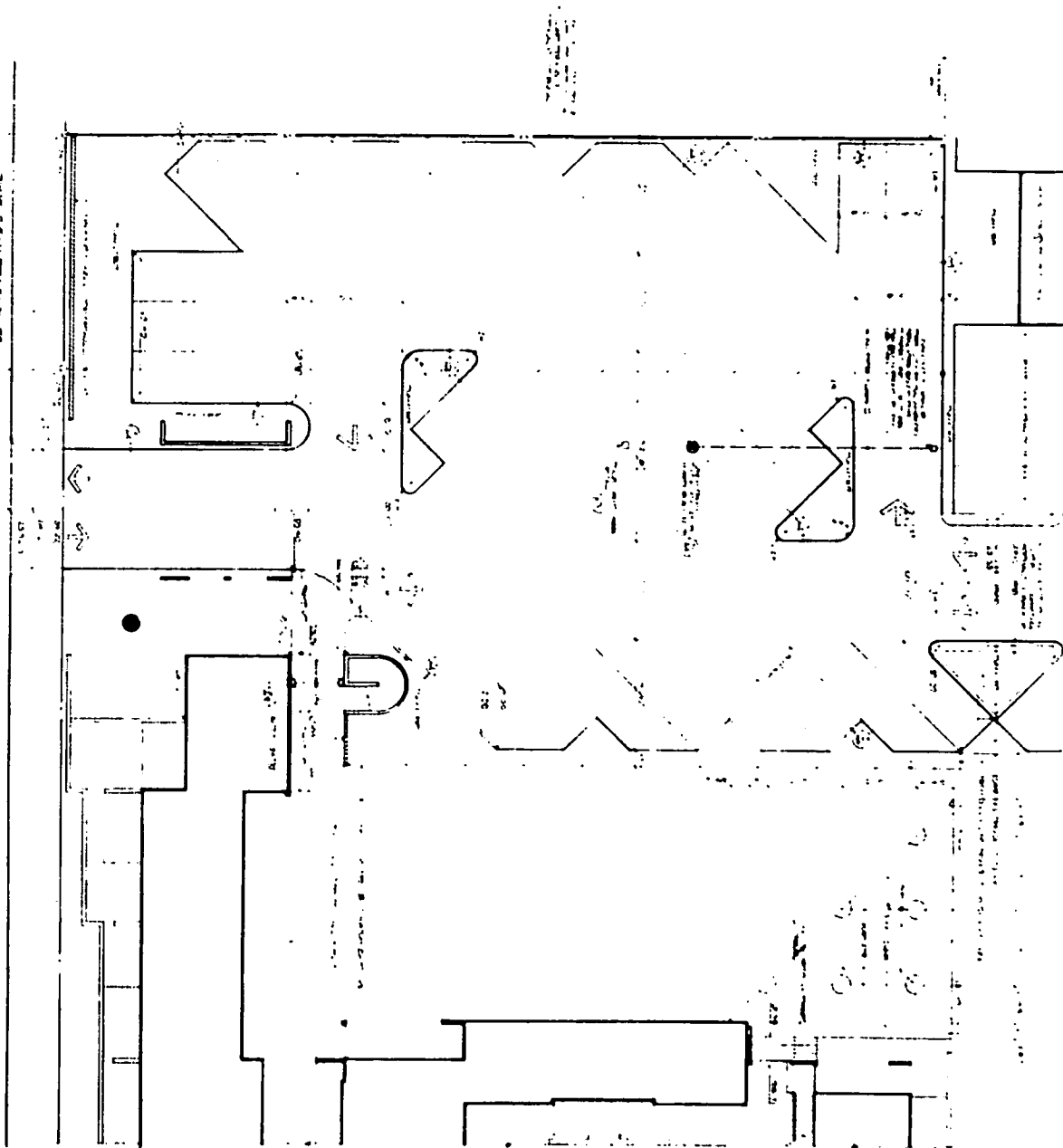
sooky lee architect & associates

PROPOSED PARKING LOTS
N. GEORGE SCHOOL OF LAW, J.O.P.
3200 R STREET, SACRAMENTO, CA

R8889

1-10-80

Item 21



RMS

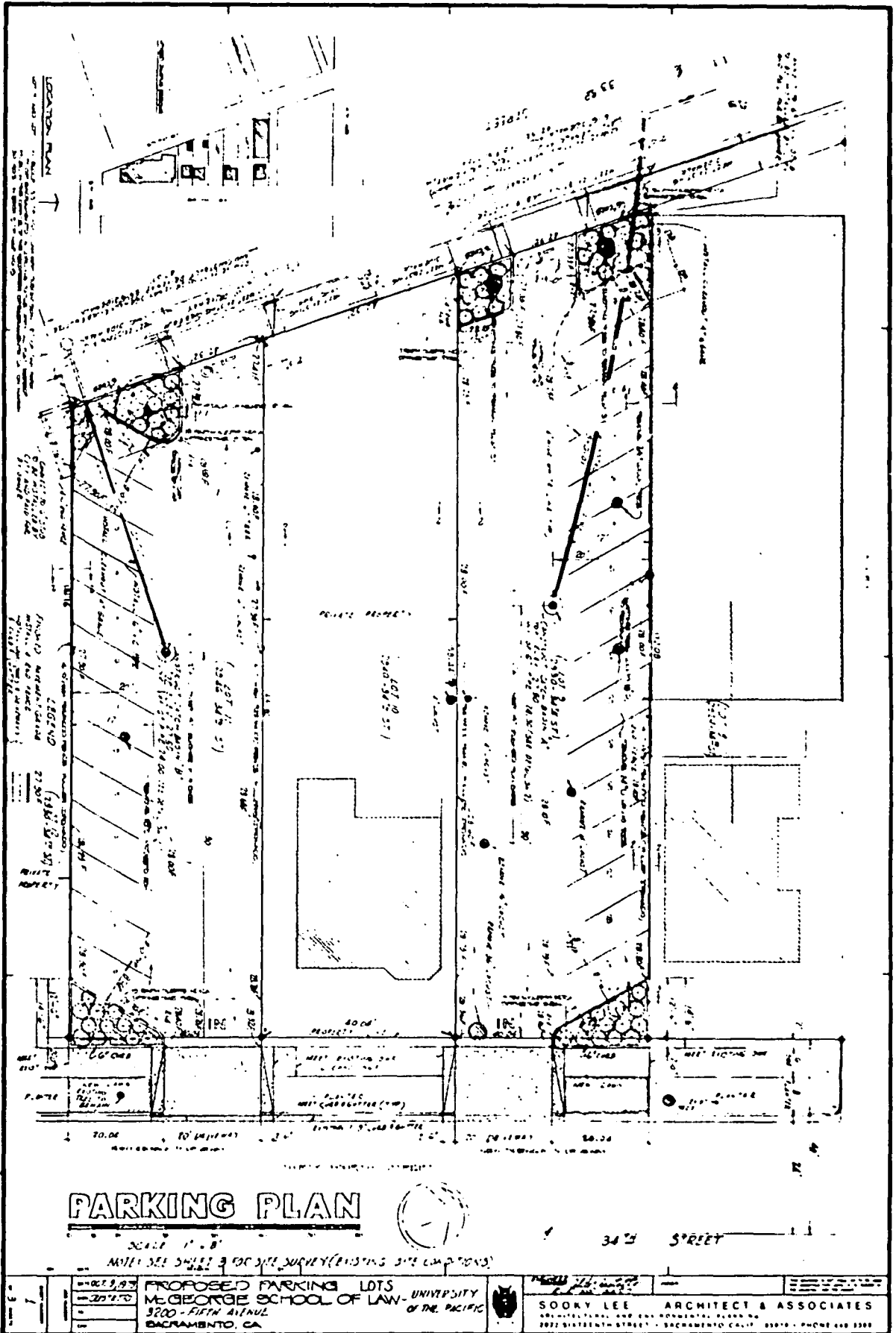
sooky lee architect & associates

FLEISCHMANN VILLAGE
 GEORGE SCHOOL OF LAW UNIVERSITY OF THE PACIFIC
 THIRTY THIRD AVENUE & MONTGOMERY STREET SAC, CALIF.

EXPANDED
 PARKING (E) Item 21

P-8889

1-10-80



PARKING PLAN

SCALE 1" = 8'

NOTE: SEE SHEET 3 OF SITE SURVEY (BUSINESS SITE CONDITIONS)

NO. 1	PROPOSED PARKING LOTS McGEORGE SCHOOL OF LAW - UNIVERSITY OF THE PACIFIC 3200 - FIFTH AVENUE SACRAMENTO, CA		SOOKY LEE ARCHITECT & ASSOCIATES ARCHITECTS, INC. AND CIVIL ENGINEERS 2022 SIXTEENTH STREET - SACRAMENTO, CALIF. 95811 - PHONE 528-3338
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NEW PARKING (F)

D-8889

1-10-80

Item 2-1

RESOLUTION NO. 80-086

Adopted by The Sacramento City Council on date of

FEBRUARY 12, 1980

RESOLUTION AMENDING THE OAK PARK COMMUNITY PLAN
FROM LIGHT DENSITY RESIDENTIAL TO INSTITUTIONAL;
AND CREATION OF THE INSTITUTIONAL CLASSIFICATION
FOR THE AREA DESCRIBED IN EXHIBIT "A" (P-8889)

WHEREAS, the City Council conducted a public hearing on February 12, 1980, concerning the above plan amendments. Based on the documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding land uses;
2. The subject site is suitable for an institutional use; and
3. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that an institutional classification be created; and that the area as described on the attached exhibit in the City of Sacramento is hereby designated on the Oak Park Community Plan as institutional.

MAYOR

ATTEST:

CITY CLERK

P-8889

APPROVED
BY THE CITY COUNCIL

FEB 12 1980

OFFICE OF THE
CITY CLERK



CITY OF SACRAMENTO

29

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

February 13, 1980

Gary V. Schaber
3200 - 5th Avenue
Sacramento, CA 95817

Dear Mr. Schaber:

On February 12, 1980, the City Council adopted the enclosed Resolution No. 80-086 which approves your request to amend the Community Plan from Light Density Residential to Institutional for the property located at 3200-5th Avenue (P-8889).

Sincerely,

Lorraine Magana
City Clerk

LM:1

Encl.

cc: Planning Department

30