

CITY PLANNING COMMISSION

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

APPLICANT Forrar Williams Architects, 1418 20th Street, Sacramento CA 95814
OWNER Real Estate Industries, P O Box 1330, Lodi, CA 95241
PLANS BY Forrar Williams Architects, 1418 20th Street; Sac., CA 95814
FILING DATE 11.17.86 **ENVIR. DET.** Cat. Ex. 15301(a) **REPORT BY** DJH/vf
ASSESSOR'S-PCL. NO. 006-0052-019

APPLICATION: Special Permit to establish a private university on 0.38 developed acres in the Central Business District (C-3) zone

LOCATION: 1201 "J" Street

PROPOSAL: The applicant is requesting the necessary entitlements to relocate the U. S. C. School of Business Administration from 921 11th Street (Elks Building) to larger facilities at 1201 "J" Street.

PROJECT INFORMATION:

1974 General Plan Designation: Central Business District
 1980 Central City Community Plan Designation: General Commercial
 Existing Zoning of Site: C-3
 Existing Land Use of Site: three story office building; 1st floor vacant, 2nd and 3rd floor, office

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Office; C-3	Front:	0	0
South: Commercial; C-3	Side(Int):	0	0
East : Office; C-3	Side (St):	0	0
West : Commercial, Masonic Temple; C-3	Rear:	0	0

Parking Required: to be determined by Commission
Parking Provided: 20 spaces; underground garage; 6 spaces leased to applicant
Property Dimensions: 175 ft. x 95 ft.
Property Area: .38+ acres
Square Footage of Building: 30,000 sq. ft.; 14,812 sq. ft. total 1st floor coverage
Height of Building: 3 stories; 1st floor proposed for University; offices in 2nd and 3rd floor
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Masonry, glass and enameled panel curtain wall system
Roof Material: Asphalt and Tar
Maximum number of employees: 8 employees - 2 to 5 faculty
Maximum Number of Students: 60 students at one time
Operating Hours: Thursday through Sunday, 9 A.M. to 5 P.M.
Signage: Height - 30 ft. above ground
 Sign Letters - 2 ft. high; 8 inches high
 Sign Area - 5 ft. high; 10 1/2 ft. long
 Surface Mounted Brass Lettering

PROJECT BACKGROUND:

The University of Southern California School of Public Administration established a branch campus in 1971 located in the Crocker Bank Building located at 7th and J Street. Approximately, in 1980, the school moved to 921 11th Street (The Elks Building) without benefit of a special permit. The applicant proposes to relocate to 1201 "J" Street in order to increase classroom size and combine the U.S.C. School of Safety which is located at Mather Air Force Base.

PROJECT EVALUATION:

A. Land Use and Zoning:

The subject site consists of one lot totaling 0.38 developed acres which are zoned Central Business District (C-3) zone. The General Plan and 1980 Central City Community Plan designate the site for General Commercial uses. Private universities and schools are allowed in the C-3 Zone subject to securing a Planning Commission Special Permit. Adjacent land uses include offices to the east and north, the Masonic Temple building with store-front commercial to the west and commercial retail shops to the south. Light rail tracks run down 12th Street, adjacent to the site with loading platforms located on the K-Street Mall and at the "H" Street intersection. The proposed use is consistent with General Commercial Designation of the 1980 Central City Community Plan.

B. Project Description:

The applicant proposes to lease the ground floor of a 30,000 square foot, 3 story office building. Tenant improvements will occupy approximately 10,000 square feet. An existing photography studio will remain on the 1st floor occupying approximately 2,000 sq. ft. The 2nd and 3rd floor are leased by State Departments. The university proposes to locate the School of Public Administration and Institute of Safety and Systems Management at the proposed site. Classes will be offered Thursday through Sunday from 9 A.M. to 5 P.M. The maximum number of employees will be eight which include two to five faculty at the campus at any one time. Classes are small in size with a projected maximum student capacity of 60 in 4 classrooms. Parking for the new use is proposed to be provided through 6 reserved spaces in the building and garage and use of City Parking lots for Thursday, Friday and Saturday and City Streets on Sunday.

C. Tenant Improvements:

The first floor is proposed to be remodeled to provide four classrooms, five faculty offices, three research rooms, storage, lobby, kitchen, six administration offices and secretarial space and safety lecture space. The 1st floor shows a shower facility adjacent to the northeast stairway in the building. A library is also shown with restroom facilities. No exterior tenant improvements are planned. The only exterior change proposed for the building is the addition of exterior signage to provide visibility for the school. The reasons for relocating the university to the site are to provide additional space for classrooms and faculty and to increase public visibility and access.

D. Parking:

In reviewing the proposed use, staff identified a major constraint for students access and parking. The applicant indicated the following items are related to its existing location at 921 11th Street and parking requirements.

All classes taught at the campus are intensive courses taught over two, four day periods for a four unit course. Between 30 and 40 percent of the students come from outside the area and live at hotels in the Central City while attending classes. The remaining students either drive into downtown or take alternative forms of transit. Prior parking needs were provided through the use of City or private parking lots. On Sunday, the City Streets allow parking.

Courses are taught during the weekend when parking demands are less for businesses. With the maximum number of students during the day estimated at 60, the number of people requiring parking may be expected to range between 40 and 45 cars. Onsite, the parking garage has a total of 20 spaces, six which are leased to the applicant. An estimated 40 vehicles would be added to the parking demand for the area.

Presently, the facility is located one block away from the proposed site and no complaints regarding parking impacts have been received. The proposed location is also close to the four story City Parking garage located at 13th and J Street. Since parking for private universities is to be reviewed and approved on a case by case basis, staff recommends approval of the proposed use based upon no prior problems associated with the use.

E. Previously Approved Hotel, P85-345:

An 11 story, 100 room hotel was approved by the Planning Commission on September 12, 1985 for property located at 1209 "J" Street adjacent to the proposed project (P85-345). A variance to provide 40 of the required 50 parking spaces off-site in the City Parking Garage was approved on April 10, 1986 (P86-095) by the Planning Commission. Staff observes that if the hotel is constructed, the proposed university could benefit in that out of town students could stay next door and not create additional downtown parking demands. If additional reserved parking is desired by the University, staff recommends that a parking agreement between the City of Sacramento and the applicant be submitted for the review and approval of the City Attorney and Planning Director and shall be signed by both parties prior to issuance of building permits. The minimum term of the agreement should be for 30 years.

F. Signage:

The applicant proposes two signs located on the west and south walls of the building facing 12th and J Streets. The proposed signage exhibit indicate polished brass individual raised letters to be attached to the building walls eleven feet from the top of the roof parapet wall. The proposed signage complies with the sign ordinance requirements in the C-3 zone. Additional window and street level signage was not included in the application. Staff recommends that any additional signage for windows or doorways on 12th or J Street be reviewed by City Design Review Board Staff for visual compatibility with the attached brass signage.

G. Agency Comments:

The proposed project was reviewed by the City Engineer, Traffic Engineer, Fire Dept, Building Inspections and Redevelopment Agency with no adverse comments received.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301 (a)).

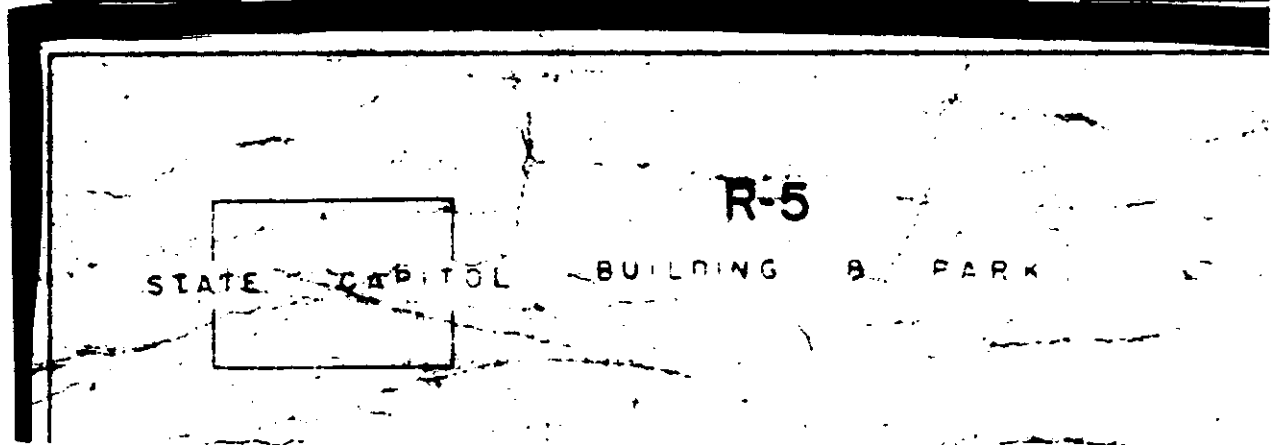
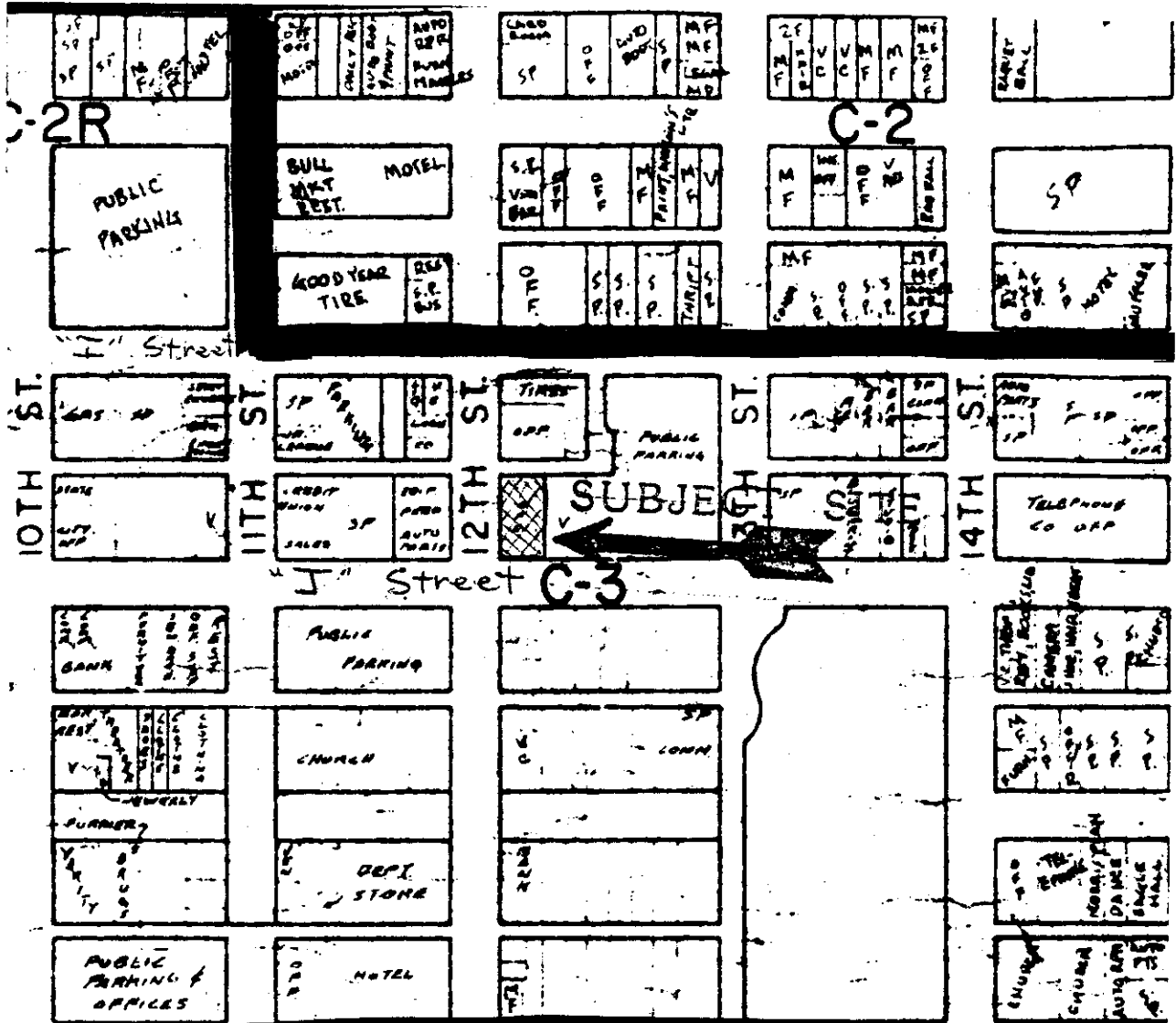
RECOMMENDATION: Staff recommends that the Planning Commission approve the Special Permit subject to conditions and based upon Findings of Fact which follow:

Conditions - Special Permit:

1. The private university shall operate Thursday through Sunday from 9 A.M. to 5 P.M.
2. Total maximum number of students and faculty/staff shall not exceed 70 individuals at any one time.
3. If an increase in the days or hours of operation or increase in leased floor area is proposed, the Planning Director shall be notified and appropriate application made.
4. If additional off-site parking is requested, staff recommends a parking agreement between the City and the applicant be submitted for the review and approval of the City Attorney and Planning Director.
5. Exterior signage, in addition to the attached brass raised letters, shall be reviewed by the City Design Review Board staff for visual compatibility with the attached brass signage.
6. Any exterior building modifications shall be reviewed and approved by the City Design Review Board staff.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed university is compatible with adjacent office and commercial uses and will take advantage of Light Rail.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that adequate parking will be provided based upon the nature of the students, dates and hours of classes, and the adequate size of the building to accommodate the needs of the school and proximity to the Light Rail corridor.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for General Commercial Uses by the 1980 Central City Community Plan and the proposed University use conforms with the plan designation.



VICINITY MAP

- Issues
- Revised
- 1/12/87
- 1/15/87
- 1/22/87
- 2/5/87
- 2/12/87
- 2/19/87
- 2/26/87
- 3/5/87
- 3/12/87
- 3/19/87
- 3/26/87
- 4/2/87
- 4/9/87
- 4/16/87
- 4/23/87
- 4/30/87
- 5/7/87
- 5/14/87
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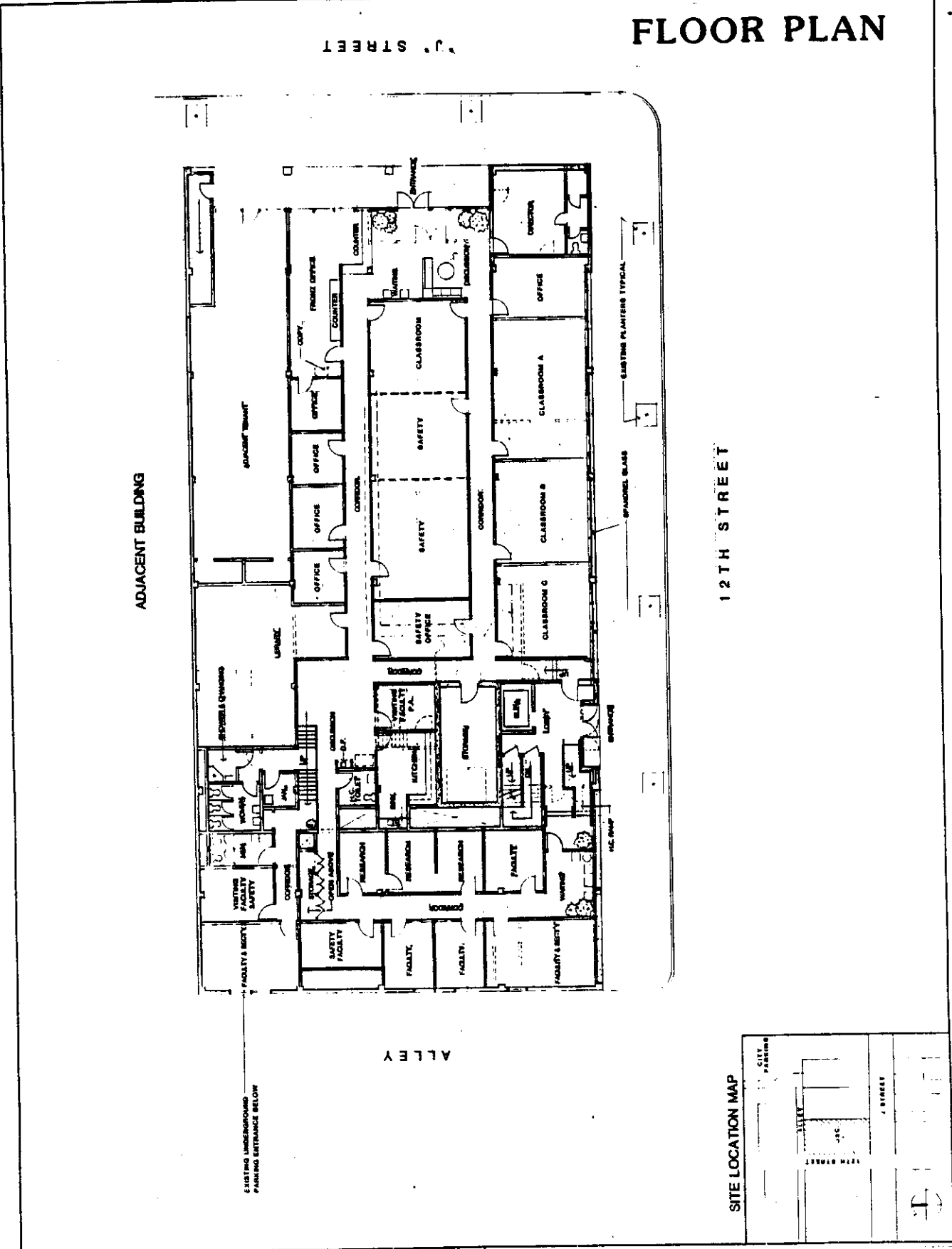


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 Sheet No.

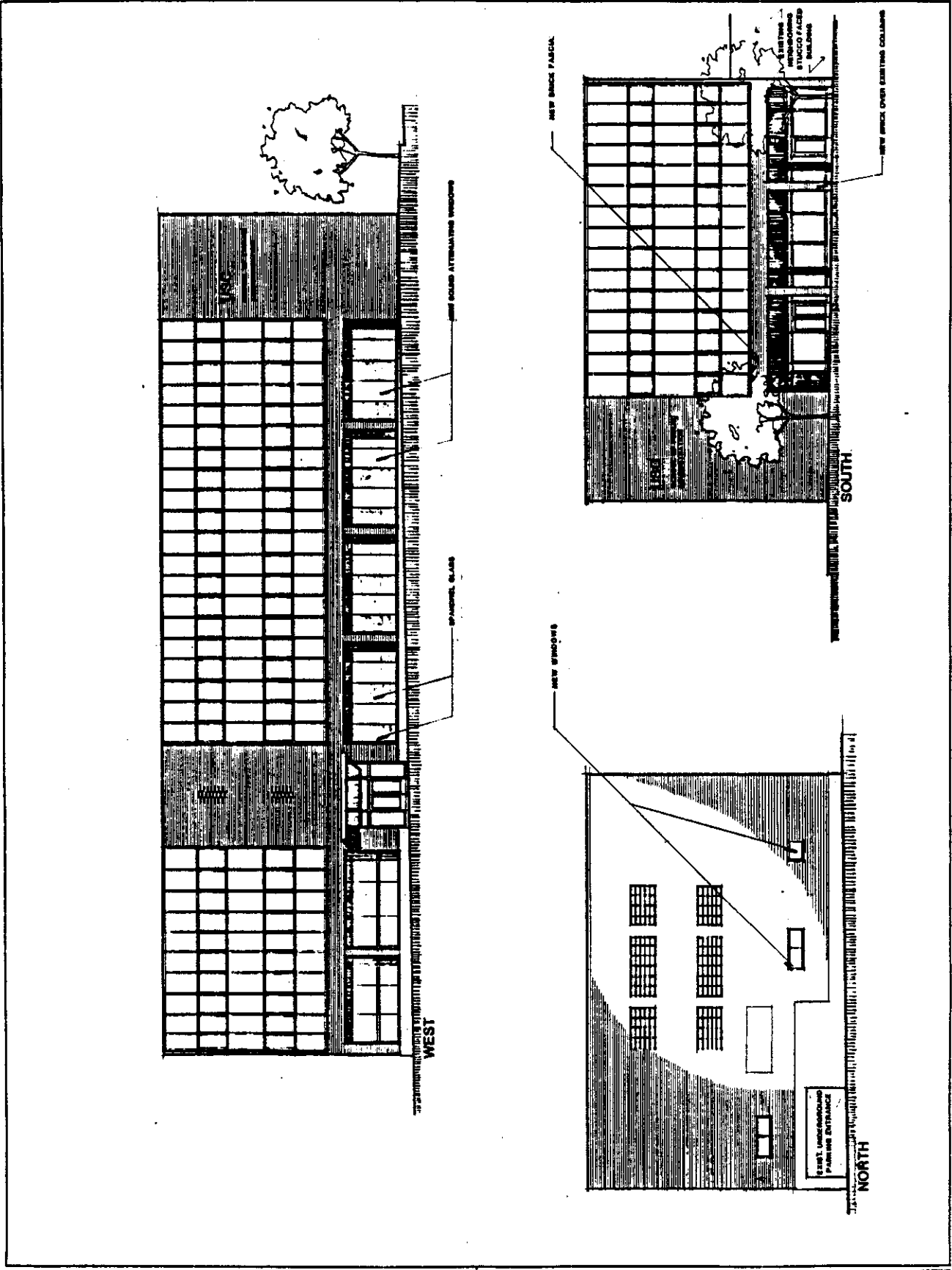
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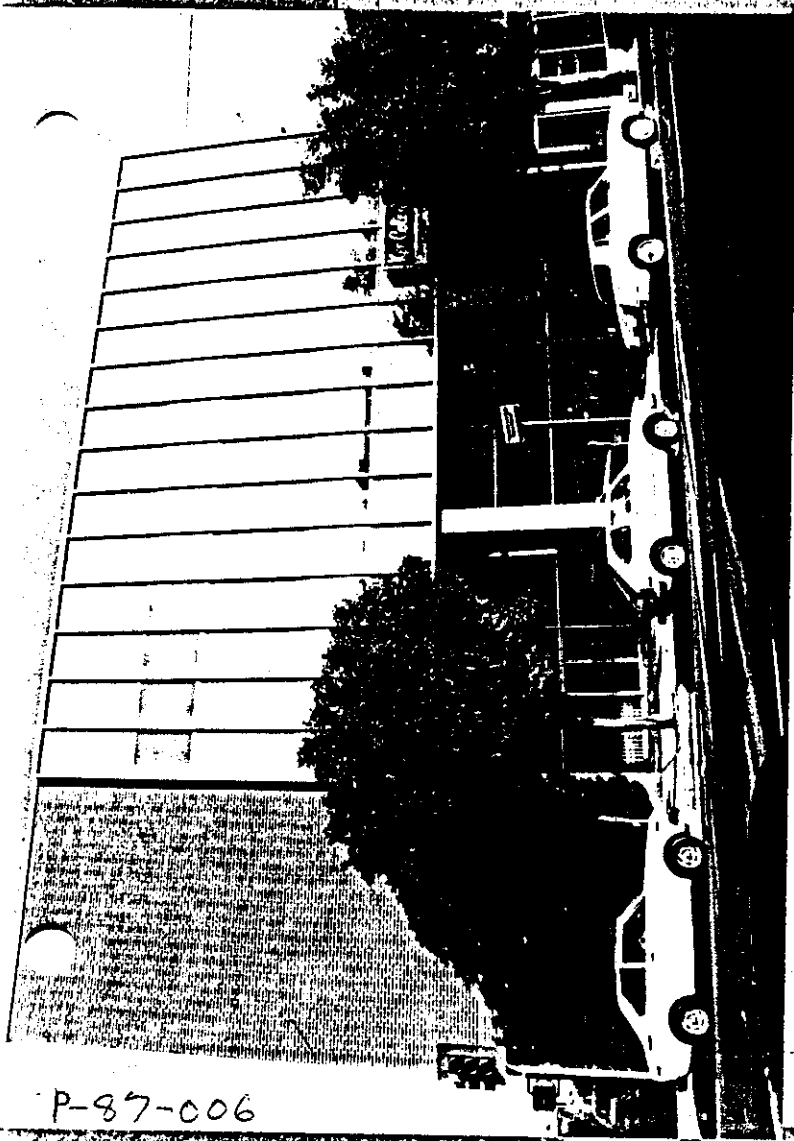
- Issues O Revisions Δ
- ① 8/12/86
 - ② 10/3/86
 - ③ 10/29/86
 - ④ 11/7/86

FORRAN WILLIAMS ARCHITECTS
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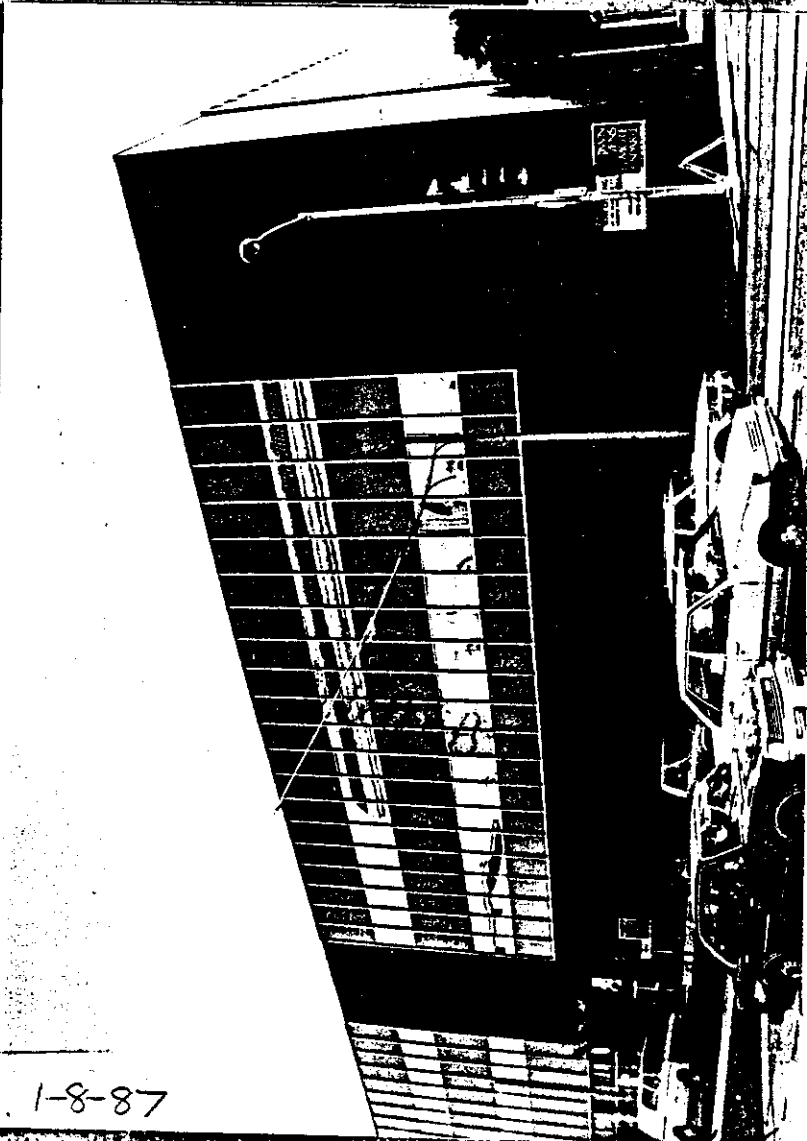
ELEVATIONS



ELEVATIONS



P-87-006



1-8-87

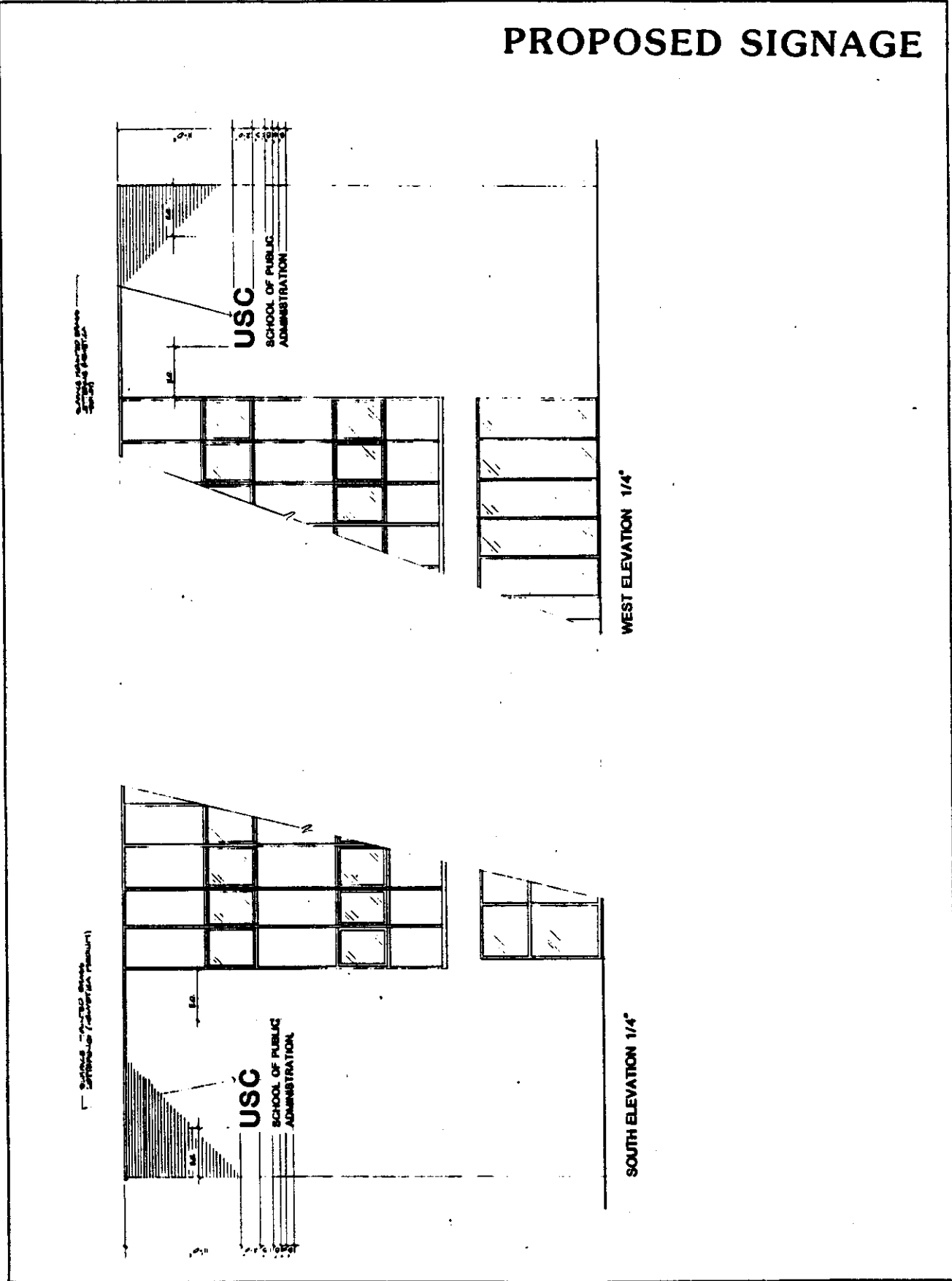
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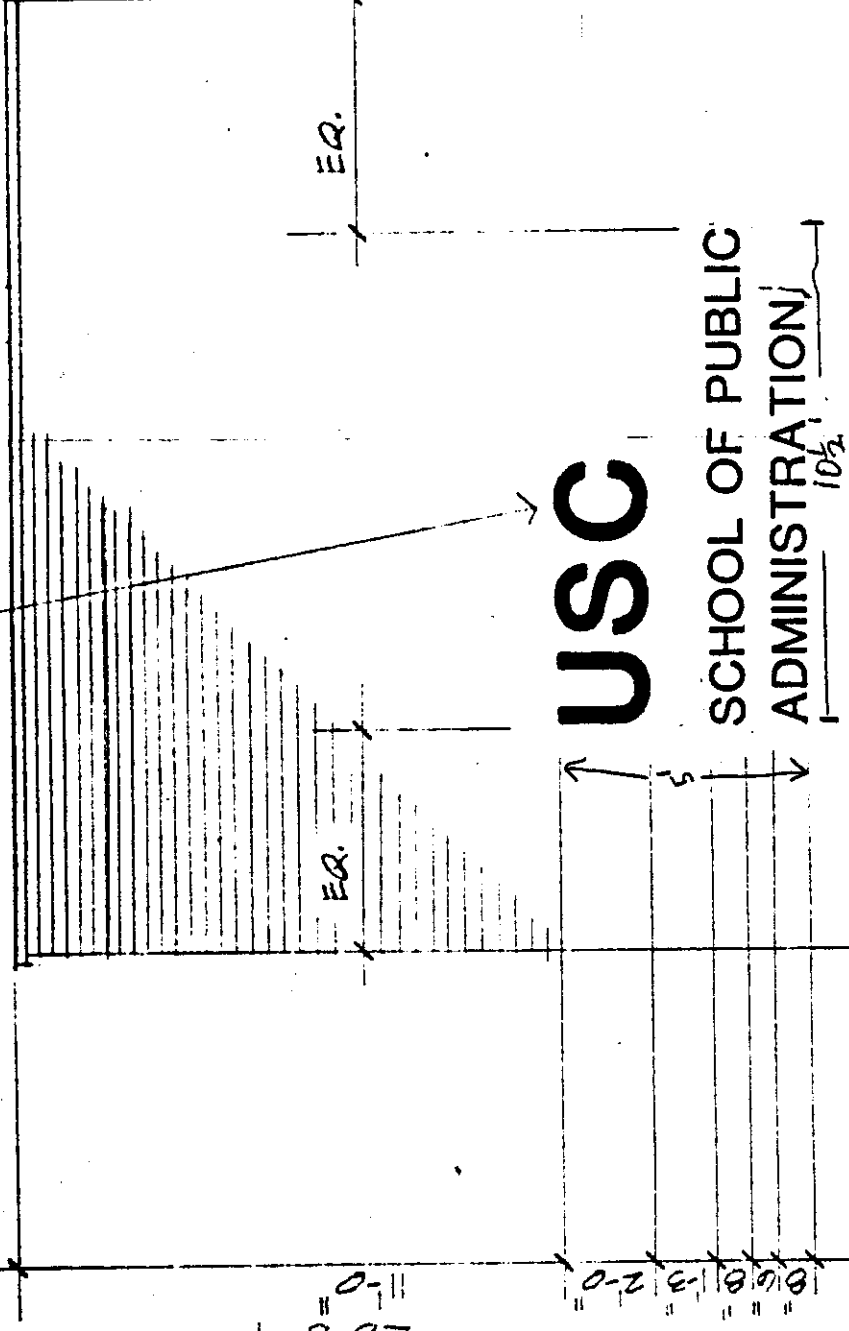
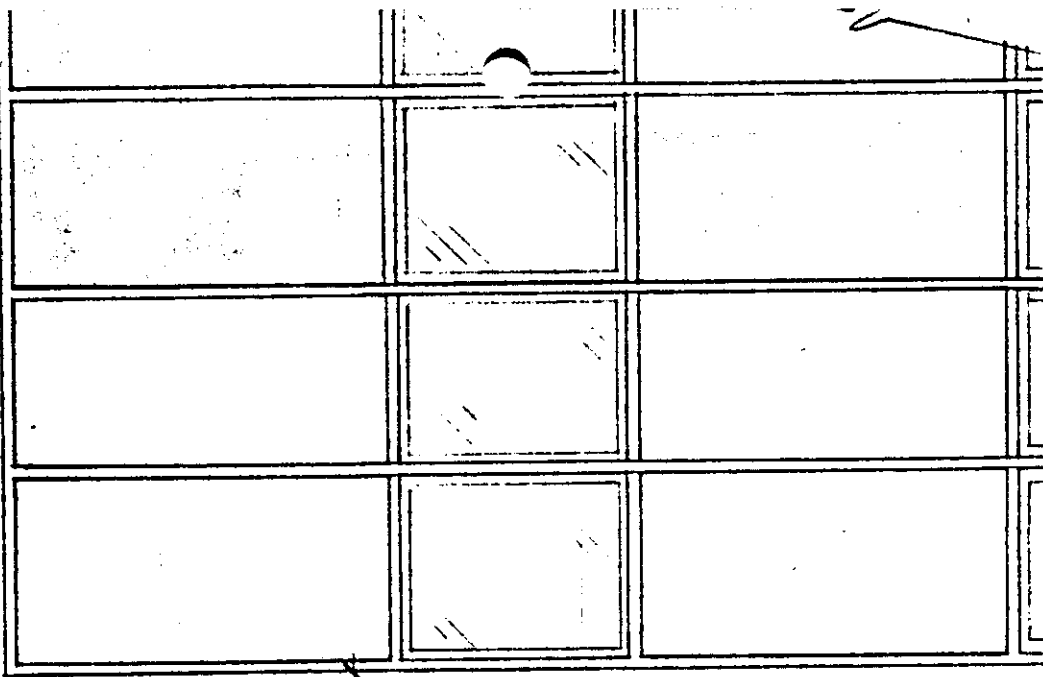
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 SIGNAGE
 ELEVATIONS
 AND SECTION
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A3

PROPOSED SIGNAGE



SURFACE MOUNTED BRASS
LETTERING (HELVETICA MEDIUM)



P-87-006

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item 26