

P99-018 - USC Relocation

REQUEST: A. Environmental Determination: Exempt 15301

 B. Special Permit to locate a private school in the General
 Commercial (C-2) zone.

LOCATION: 1800 I Street
 APN 007-0012-018
 Council District 3

APPLICANT:	Oshima and Yee Architects c/o Alan Oshima 1731 J Street, Ste. 200 Sacramento, CA 95814 Phone:(916) 443-5911
OWNER:	Radiological Associates of Sacramento Medical Group 1425 River Park Drive, Suite 305 Sacramento, CA 95815
APPLIC. FILED:	February 18, 1999
STAFF CONTACT:	Mark Kraft, 264-8116

SUMMARY:

The applicant is requesting an entitlement to locate a private school (USC School of Policy, Planning and Development, Sacramento Center) in an existing 12,214 square foot office building in the General Commercial (C-2) zone.

RECOMMENDATION:

Staff recommends approval of the project, with conditions. This recommendation is based on the project's consistency with existing General Plan, Central City Community Plan, and

and zoning designations, consistency with General Plan and Community Plan policy, compatibility with surrounding uses, and the appropriateness of the location for the proposed use.

PROJECT INFORMATION:

General Plan Designation:	Community Neighborhood Commercial\Office
Central City Community Plan Designation:	Commercial
Existing Land Use of Site:	Office
Existing Zoning of Site:	C-2

Surrounding Land Use and Zoning:

North: Office; C-2
South: Office; C-2;
East: Multi-family Residential; C-2
West: Office; C-2

OTHER APPROVALS REQUIRED:

Building Permits for Tenant Improvements.
Design Review

BACKGROUND INFORMATION:

The proposed request involves the location of the USC School of Policy, Planning, and Development, Sacramento Center at the project site. The school is currently located at a leased facility at 1201 J Street. The planned use of the project site is limited to a teaching facility, with no other business than conducting classes and administering to a small, non resident student population. Normal business hours for the school are 8:30 am to 5:00pm, Monday through Friday. The School has 14 employees (faculty and staff). Classes are exclusively 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 history of the Sacramento Center has been one of stable student numbers, with the current expected student population being typical of the patterns experienced over the years. Currently the school offers Masters degrees in Public Administration, Health Administration, and Planning and Development. Typically students take no more than two classes per semester, therefore attending the Center an average of one weekend per month.

The project site is occupied by an existing 12,214 square foot office building, with 31 existing parking spaces located below grade. The current building owner, Radiological

Associates of Sacramento Medical Group, Inc., uses the facility as a claims processing unit. The facility currently employs 76 people, and operates Monday-Friday, 8:00-5:00pm

STAFF EVALUATION:

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 that these designations are consistent with its General Commercial (C-2) zoning, which permits private schools subject to granting of a Special Permit. In providing an educational facility which further develops the skills of its students, the project is consistent with the following General Plan and Central City Community Plan policies:

GP Policy 1- Sec.1-30 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.

GP Policy 3-Sec.-1-32- It is the policy of the City to actively promote the continued vitality and diversification of the local economy, and to expand employment opportunities for City residents.

GP Goal B-Sec. 4-22-Provide expanded employment opportunities for City residents

GP Policy 1-Sec.4-22-Provide public support to expand job placement and training services.

CCCP Education Goal-Maintain quality educational/vocational facilities and services for Central City residents.

In using an existing building for the facility, the project is consistent with the following policies:

GP Policy 5-Sec.1-34- It is the policy of the City to promote the reuse and rehabilitation of existing development as a means to meet projected growth.

GP Goal B-Sec. 4-1- Promote the re-use and revitalization of existing developed areas, with special emphasis on commercial and industrial districts.

In providing educational activity during the weekend, the project is consistent with the Primary Goal of the Central City Community Plan; "to continue revitalization of the Sacramento Central City area as a viable living, working, shopping and cultural

environment with a full range of day and night activities.

Zoning Considerations

Zoning

The proposed project is located in the General Commercial (C-2) zone. The proposed use is allowed in the General Commercial zone, subject to granting of a Special Permit.

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 located in a predominantly commercial/office area near the employment center of the Central City. 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). Sufficient parking is available, on-site, for use by faculty, staff and students.

Parking

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 will be present Thursday through Sunday, when classes are in session. The facility will have 30 on-site parking spaces available.

The table below indicates the parking requirement for each day of the week, assuming that county standards are used for the calculation.

Anticipated Parking Requirements for U.S.C.

	Mon-Wed	Thurs-Fri	Sat-Sun
Staff/Faculty on-site	14	14	4
Students in class	0	35	35
Total Occupants	14	49	39
Parking Required (per County Stds.)	14	26	16
Parking Available On-site	30	30	30

As shown in the table above, the project site provides parking sufficient to meet Sacramento County standards on all days of operation.

It should also be noted that the proposed use would replace an existing use 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 the 30, 31, 32, 61, and 62 lines providing service within 1 block of the project site. The applicant will encourage car pooling by providing car pool parking stalls on-site.

Even with the current use employing 76 people during business hours, 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 following number of spaces were found vacant and available within a two block walking radius of the site (32 block faces counted):

2 Hour Residential Parking Permit spaces (Not enforced Saturday or Sunday):	100 spaces
1 Hour Residential Parking Permit spaces (Not enforced Saturday or Sunday):	7 spaces
2 Hour meters:	78 spaces
10 Hours Meters:	29 spaces
Total Spaces Available:	214 spaces

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.

Due to the method of scheduling of classes at the Sacramento Center, Classes are not currently held on every weekend. Therefore the Center has capacity for growth through scheduling of classes on unutilized or underutilized weekends, without increasing the number of students on site at any one time. Also class sizes are limited due to the University's commitment to seminar style classes. These factors, in addition to the historically stable level of student enrollment, indicate that the school will not, through growth, become a negative impact upon the surrounding neighborhood in the future.

Design

The project is utilizing an existing building which covers virtually the entire project site. Therefore, site design considerations for this project are limited. In order to improve the streetscape adjacent to the project site, however, staff has proposed a condition (included in the Notice of Decision) that the planter strip in the public right of way, which is currently paved over, be restored to living ground cover and irrigated. Inclusion of an 8 foot landscaped planter strip is consistent with City Standards for the Central City area, and is consistent with the proposed Central City Neighborhood Design Guidelines (page 5-3, Sec 5.C.2).

The applicant intends to provide windows on the west elevation of the structure, but has not yet developed plans for this improvement. This improvement will be subject to staff level design review prior to the issuance of building permits.

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 Sacramento Old City Association, the Central City Alliance of Neighborhoods, the Neighborhood Association Advisory Group, and the Boulevard Park Neighborhood Association. No comments regarding the project

had been received at the time of this writing.

C. Summary of Agency Comments

The proposal was routed to several City Departments and other agencies. A summary of the comments is as follows:

Public Works

Public Works comments are included in the attached Notice of Decision, as conditions of approval

Utilities

The Department of Utilities has no comments

Police

We have reviewed the plans and see nothing to adversely affect the Police Department's everyday operations.

Building

Building occupancy group will be classified as B occupancy for the upper floor used as college administration office and classrooms and S3 for the lower floor, used as parking garage.

Since the occupancy group will not be changed from the previous use, no special building upgrade will be required other than the justification of the adequacy of the exiting of the exiting for the upper floor, due to the increase of the occupant load on the upper floor.

Building shall meet accessibility requirements.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny items A and B. 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 approving the Environmental Determination: Exempt 15301;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to locate a private school in the General Commercial (C-2) zone.

Report Prepared By,



Mark Kraft
Associate Planner

Report Reviewed By,

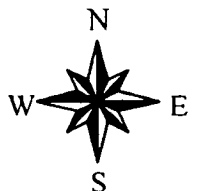
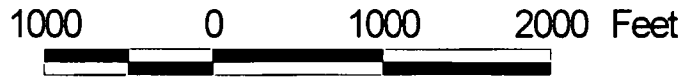
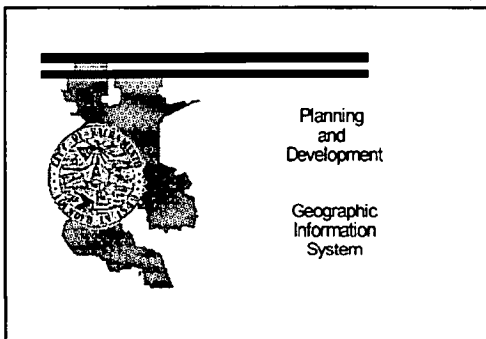
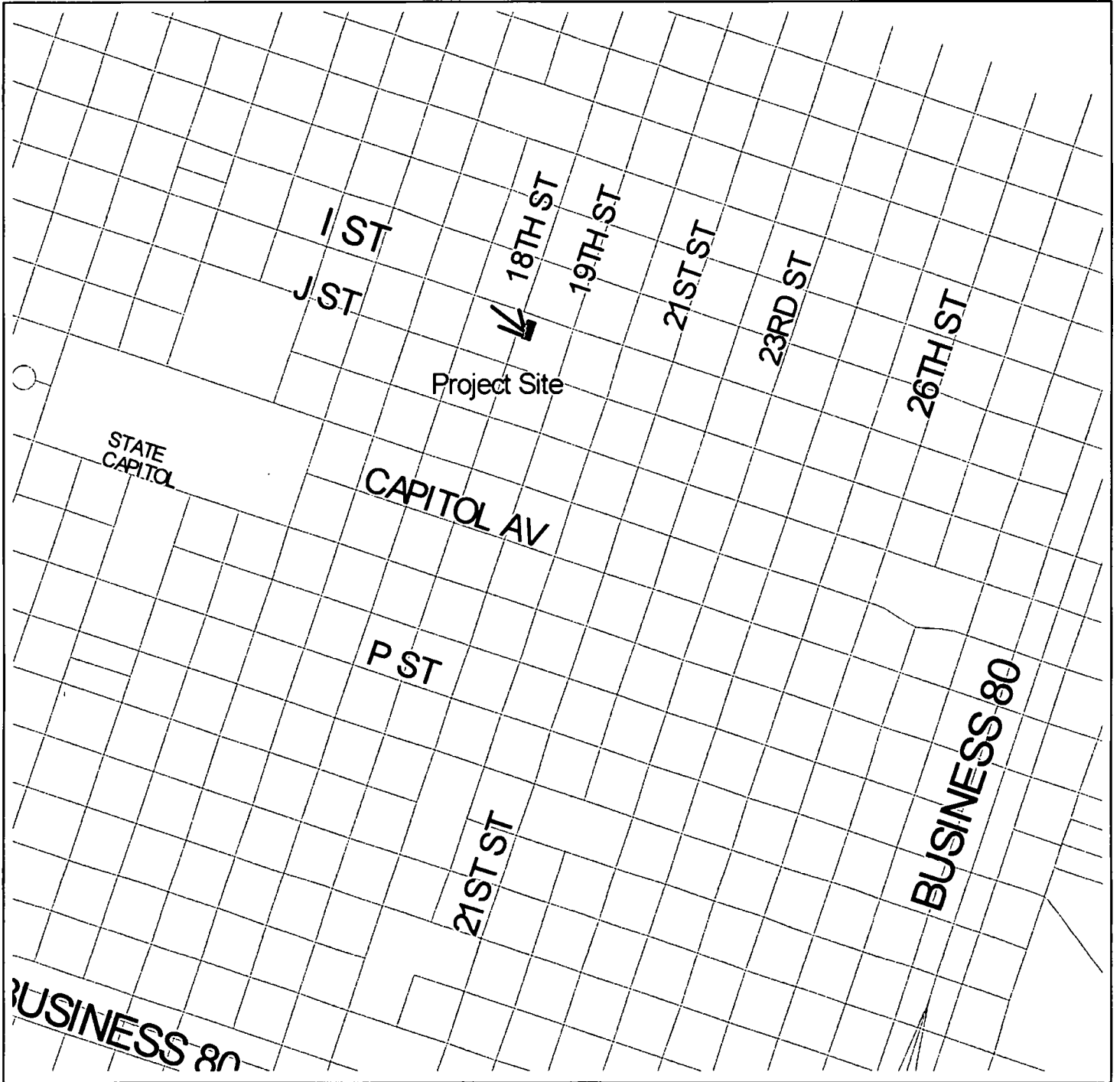


Steve Peterson
Senior Planner

Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Notice of Decision
Exhibit C-1-4	Site Plans, Floor Plans, Elevations

ATTACHMENT A-VICINITY MAP
P99-018 USC RELOCATION



ATTACHMENT C
AMENDED NOTICE OF DECISION AND FINDINGS OF FACT FOR
(U.S.C. Relocation), LOCATED ON 1800 I Street ,
SACRAMENTO, CALIFORNIA IN THE
(C-2) ZONE. (P99-018)

At the regular meeting of April 22, 1999 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 Environmental Determination: Exempt 15301
- B. Approved the Special Permit to locate a private school in the General Commercial (C-2) zone.

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

FINDINGS OF FACT

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15301 of the CEQA Guidelines.
- B. The Special Permit to locate a private school in the General Commercial (C-2) 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.
 - 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, and in that sufficient on-street parking is available in the area to serve the proposed use.
 - 3. 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

- B. The Special locate a private school in the General Commercial (C-2) zone Permit is hereby approved subject to the following conditions of approval:
 - B1. Repair or replace existing deteriorated curb, gutter and sidewalk to City Standards to the satisfaction of the Department of Public Works.
 - B2. Space 14 on the submitted site plan has insufficient maneuvering space and must be removed.
 - B3. There is an electrical panel immediately behind space 14 which protrudes from 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.
 - B4. 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 dedicated spaces must be van accessible, which means it must be 9 feet wide, and have an 8 foot access aisle.
 - B5. 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.
 - B6. 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.
 - B7. Repair or replace deteriorated alley adjacent to the subject site to City Standards to the satisfaction of the Department of Public Works.
 - B8. Provide at least two Class III bicycle parking spaces, in the underground parking area.

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- B9. 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.

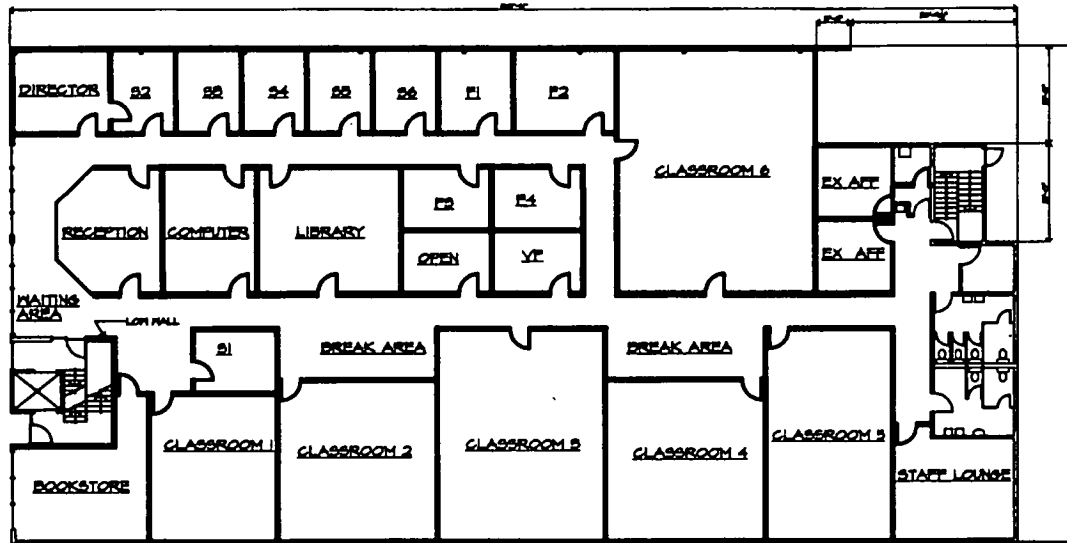
CHAIRPERSON

ATTEST:

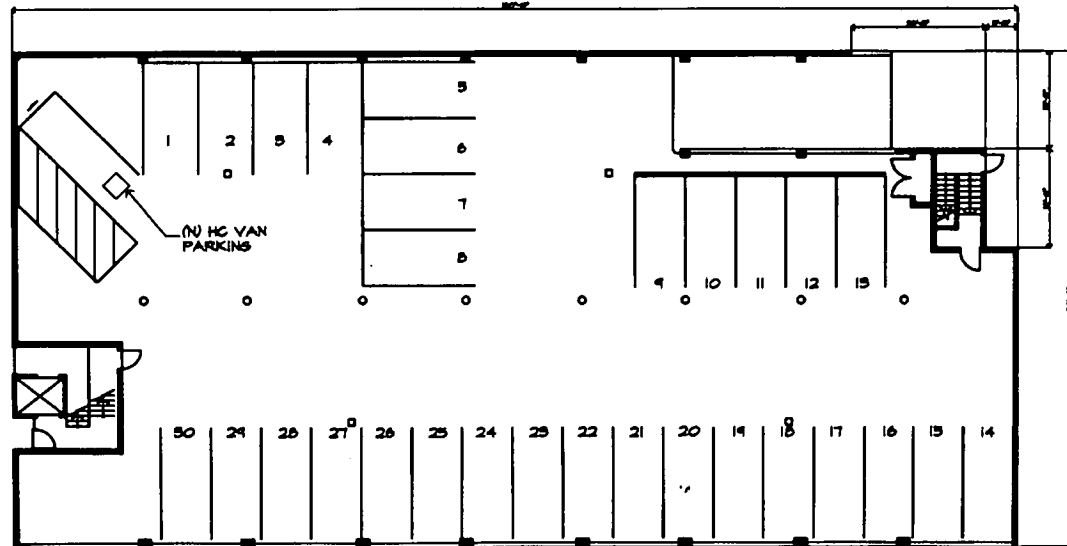
SECRETARY TO CITY PLANNING COMMISSION
DATE _____
(P99-018)

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EXHIBIT C-2 Floor Plans



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



BASEMENT PLAN - 10 HC VAN STALL
SCALE: 1/8" = 1'-0"



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CONTRACT NO.



SACRAMENTO CENTER

1800 I STREET
SACRAMENTO CALIFORNIA
95814

REVISIONS

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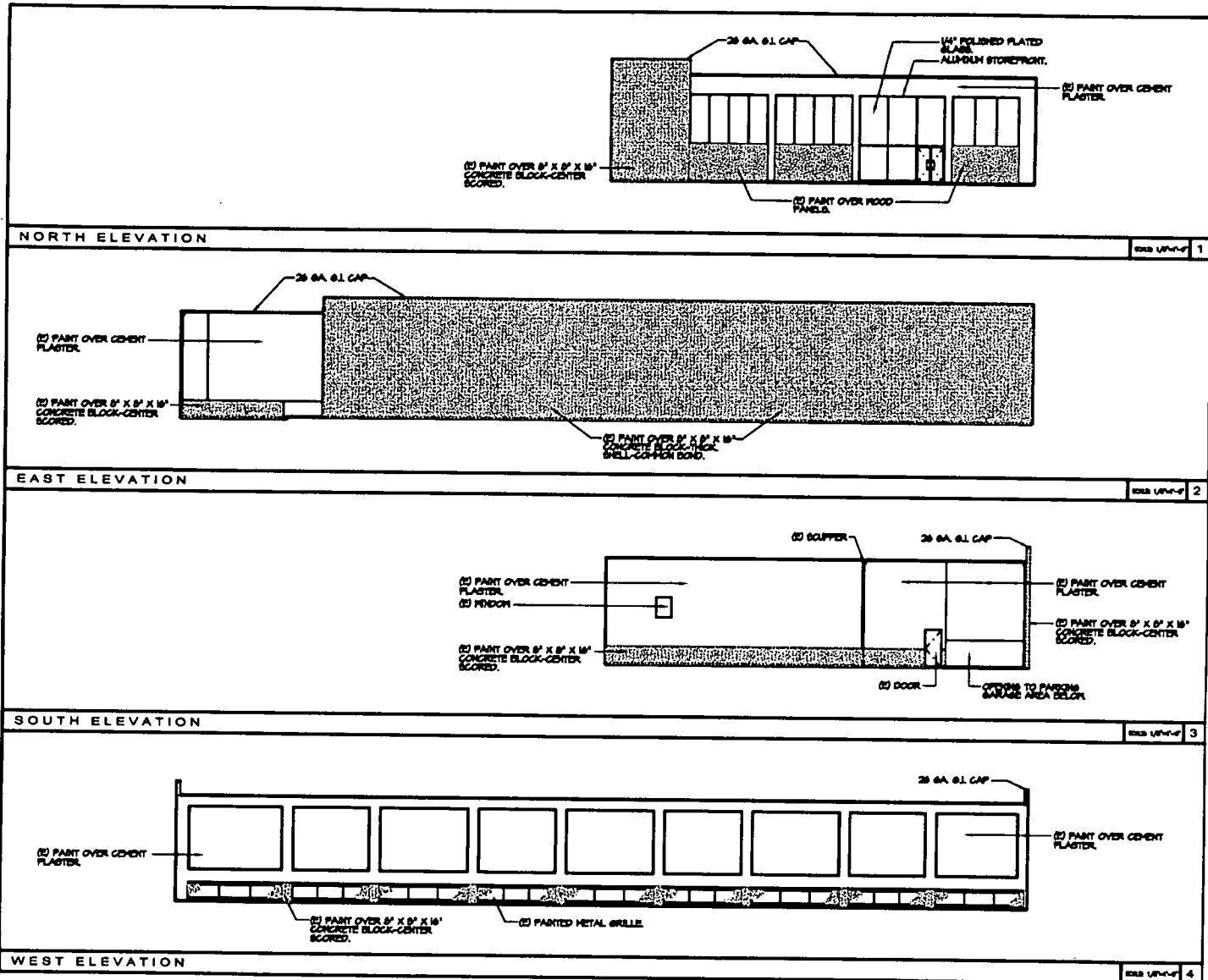
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EXHIBIT C-3 ELEVATIONS



UNIVERSITY OF CALIFORNIA ARCHITECTS

1801 J STREET
 SUITE 200
 SACRAMENTO
 CALIFORNIA
 95811
 TEL: 536-4644
 FAX: 536-4645

CONTRACT NO. _____



SACRAMENTO CENTER
 1800 J STREET
 SACRAMENTO CALIFORNIA
 95814

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