

# CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Keith Gosling - 425 1st Avenue, Sacramento, CA 95818				
OWNER	Sacramento City Unified School District - 425 1st Avenue, Sacramento, CA 95818				
PLANS BY	Keith Gosling - 425 1st Avenue, Sacramento, CA 95818				
FILING DATE	8-31-83	50 DAY CPC ACTION DATE	10-13-83	REPORT BY:	SC:sg
NEGATIVE DEC.	Ex. 15101	EIR		ASSESSOR'S PCL. NO.	003-202-01

**APPLICATION:** Special Permit to utilize an existing 27,000 square foot school structure on a 1.2± acre parcel for adult education facilities in the Light Density Multiple Family (R-3A) zone.

**LOCATION:** 2718 G Street

**PROPOSAL:** The applicant is requesting the necessary entitlement to allow an adult education facility serving approximately 350 students in the R-1 zone.

**PROJECT INFORMATION:**

1974 General Plan Designation: Residential  
1980 Central City Community  
Plan Designation: Multiple Family Residential  
Existing Zoning of Site: R-3A  
Existing Land Use of Site: School

**Surrounding Land Use and Zoning:**

North: Residential; R-1B  
South: Residential; R-3A  
East: Residential; R-3A  
West: Residential; R-3A

Parking Required: To be determined by Planning Commission  
Parking Provided: 50  
Property Dimensions: 160 x 320  
Property Area: 1.2± acres  
Square Footage of Buildings: 27,000 sq. ft.  
Height of Structures: 3 stories  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Colors: Tan & brown  
Exterior Building Materials: Wood  
Number of Staff: 10  
Number of Students (Morning): 130  
Number of Students (Afternoon): 70

**Background Information:** The subject site is developed with a three-story elementary school structure that no longer complies with safety standards for public school use by grades K-12. The structure has been renovated for use as an adult education facility for a maximum of 325 students. The applicant has been using the facility for instruction for approximately one month.

002142

Staff Evaluation: Staff has the following comments regarding this request:

1. The site is located in area of multiple and single family residential uses. In rehabilitating this site for an adult education facility the applicant has utilized the surfaced playground area for required parking on the site. The playground surface has been striped for parking purposes. The site presently provides 50 parking spaces for the adult education facility.
2. Staff inspected the site on several occasions at various times during the day. The inspections revealed that on-site parking is very congested in the morning session with overflow creating parking problems on adjacent streets. At the present time the enrollment at this facility is approximately 200 with 130 students in the morning classes and 70 in the afternoon program. The applicant has indicated that the maximum capacity of this facility will provide for 320 students.
3. As proposed, the number of students attending this school is excessive in light of the parking demand created by the adult population using the facility. Based upon parking requirements used by the County for similar uses, the number of spaces necessary to service this facility at maximum capacity would be 90 spaces for each shift. The applicant has only provided 50 spaces for this facility. Staff recommends the number of students per shift be limited to 100 with a total of 200 per day. If this recommendation is unreasonable given the demand for this type of use staff recommends the applicant develop a transportation management plan to encourage the trip reduction measures outlined in the City's trip reduction ordinance for the number of students in excess of 100 per shift.
4. The City Traffic Engineer reviewed the applicant's plans and has indicated that planters or barriers be provided adjacent to public sidewalks in the parking lot area. In addition, the Engineer indicated that automobiles have entered the open space in front of the building along G Street from the handicapped ramps and is requiring that a barrier be placed along the front of the building to discourage auto usage. In addition, the City Traffic Engineer has indicated that two of the parking stalls will be required to be removed since maneuvering space is inadequate. These spaces can be replaced by utilizing compact spaces on the site.
5. On-site landscaping is minimal and staff recommends that landscaped planters be provided adjacent to public sidewalks in the parking lot. The front of building along G Street is surfaced with worn blacktop on one half the area and decomposed granite on the other half of the front yard. Staff recommends that a six inch curb be placed along the parking lot facing this area to prohibit auto usage in front of the building. The surface should be removed in front of the structure and replaced with walkways and landscaping which will enhance the appearance of the site.

Staff Recommendation: Staff recommends the Commission approve the special permit subject to the following conditions and based upon findings of fact to follow:

Conditions - Special Permit

1. The applicant shall limit the number of students using this facility to 100 per shift. If the number of students per shift exceeds this number the applicant shall develop a transportation management plan to accommodate the additional students. The plan shall be developed by using the trip reduction measures outlined in the Zoning Ordinance and shall be reviewed and approved by the Planning Director.
2. The applicant shall remove the surfaced area in front of the building and provide walkways and landscaping in this area.
3. A six inch raised curb shall be provided along the front area adjacent to the parking lot.
4. The applicant shall provide a minimum four foot planter strip with raised curbs along the perimeter of the parking lot adjacent to public sidewalks. The planter shall be landscaped with low shrubs and properly irrigated. Plans for the landscaping and irrigation shall be submitted to planning staff for review and approval.
5. The applicant shall remove parking spaces 19 and 20 on the attached Exhibit A. The spaces shall be replaced by restriping 30% of the spaces for compact cars.

Findings of Fact

1. The project as proposed and conditioned is based upon sound principles of land use in that (a) educational facilities are allowed in residential zones subject to the granting of a special permit; and (2) the subject property contains an existing elementary school building that is being renovated into an adult educational facility.
2. Granting the special permit as conditioned shall not be detrimental to the public health, safety or welfare or create a nuisance in that adequate parking and landscaping will be provided on the site.
3. The special permit as conditioned is consistent with the Central City Plan and the General Plan in that schools are allowed on residentially designated sites.

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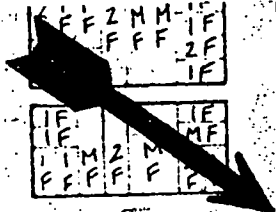
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ITEM 19

# OLD MARSHALL SCHOOL

## PARKING PLAN

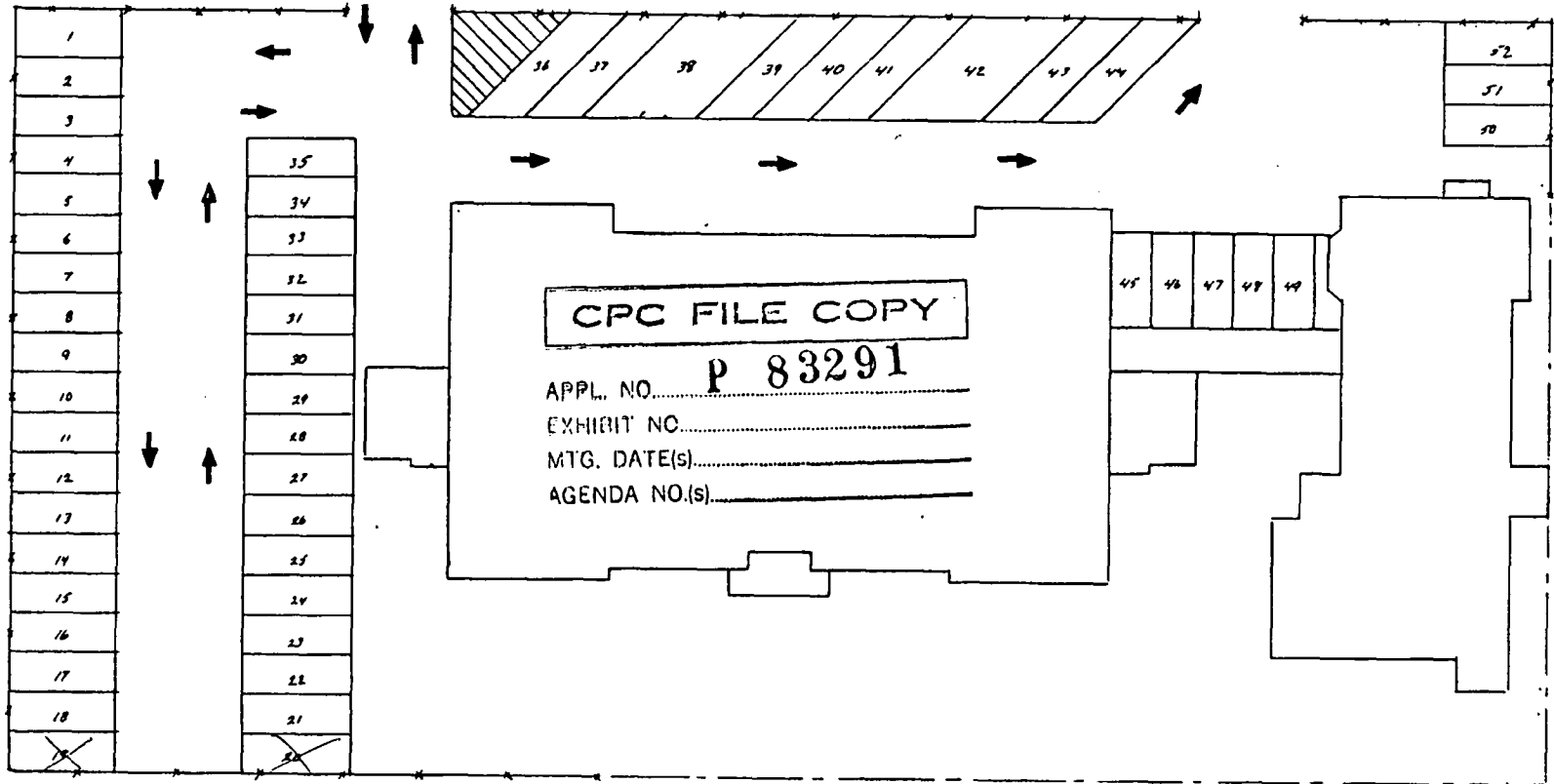
SCALE 1"=30'

52 STALLS.

20<sup>TH</sup> STREET

27<sup>TH</sup> STREET

"G" STREET



P 83291