

# CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Dean Gordon D. Schaber, 3200-5th Avenue, Sacramento, CA 95817		
OWNER	University of the Pacific, 3200-5th Avenue, Sacramento, CA 95817		
PLANS BY	Sooky Lee, architect, 2022-16th Street, Sacramento, CA 95818		
FILING DATE	5-4-83	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC.	5-27-83	EIR	ASSESSOR'S PCL. NO. See*

APPLICATION: 1. Environmental Determination  
2. Special Permit to expand an existing private school with a lecture hall and an additional 78 parking spaces (McGeorge School of Law)

LOCATION: Southeast corner of Donner Way and 32nd Street (Site)  
Northwest corner of 5th Avenue and 33rd Street (Site B)  
Northeast corner of 33rd Street and the alley bet. 32nd & 33rd Streets (Site C)  
At lot, approx. 400± ft. north of 5th Ave., bet. 33rd & 34th Streets (Site D)  
\*013-133-25,10,11; 013-141-09; 013-241-02

PROPOSAL: The applicant is requesting the necessary entitlements to expand an existing lecture hall and add three parking lots, totaling 78 parking spaces for McGeorge School of Law.

PROJECT INFORMATION:

1974 General Plan Designation: Public/Quasi Public  
1966 Oak Park Community Plan Designation: Institutional

	<u>Site A</u>	<u>Site B</u>	<u>Site C</u>	<u>Site D</u>
Existing Zoning:	R-1	R-4	R-4	R-4
Existing Land Use:	Vacant & parking lot	Meeting Hall and parking	Residential	Residential
Surrounding Land Use & Zoning:				
North:	McGeorge Campus; R-1	Parking Lot; R-4	Parking Lot; R-4	Parking Lot; R-4
South:	Marking Lot; R-1	McGeorge Campus; R-1	Parking Lot; R-4	Parking Lot; R-4
East:	U.S. 99 Freeway; TC	Parking Lot; R-4	Commercial; R-4	Residential; R-4
West:	McGeorge Campus; R-1	Library; R-4	Residential; R-4	Residential; R-4

Square Footage of Proposed Lecture Hall Addition: 5,800 (both phases)

Exterior Building Colors/Materials: Masonry & stucco to match existing Campus buildings  
Parking Required: 58 spaces (1 space per 100 sq. ft. of floor area)  
Parking Provided: 64 spaces (78 new - 14 to be eliminated)

BACKGROUND INFORMATION: In July of 1957 McGeorge Law School was established and subsequently expanded its facilities by obtaining special permit approvals for individual projects through 1980 as indicated by the following:

On November 24, 1970 the Commission approved Special Permit No. 4386 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 U.S. 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.

On January 10, 1980 the Commission approved the necessary entitlements (P-8889) to allow the development of a 35-space parking lot and additional classroom square footage.

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The applicant proposes several changes to various sites adjacent to the existing McGeorge Campus in order to provide additional on-site parking spaces as well as an additional lecture hall. In general, staff is supportive of this proposal because it provides for a consolidation of activities and parking within block areas already occupied by the existing school.
2. The proposed lecture hall is similar to three existing on-site classroom facilities. It is to be developed in two phases. The first phase consists of 3,800 square feet of space (including restrooms). This phase will be constructed between two existing structures (see Master Plan, Exhibit B) and will result in the elimination of 14 on-site parking spaces.

The second phase consists of doubling of the lecture space to 5,800 square feet and expanding the structure to the east. The construction of this phase would necessitate the removal of the existing wooden frame structure housing the Institute for Administrative Justice. Staff recommends that this structure be relocated prior to the issuance of building permits for this phase.

3. The applicant proposes to develop three additional parking lots to provide for an additional 78 parking spaces (See Exhibit A for specific locations). All three of these lots are adjacent to existing parking lots and provide for a reasonable expansion of these lots. These new parking lots will also provide for needed off-street parking.

One of these lots is vacant (Site A) and two of these lots are occupied by residential structures (Sites C & D). Staff recommends that these structures be offered up for relocation prior to the issuance of permits for these lots.

The development plans for these lots are consistent with the City's 50 percent shading ordinance and masonry wall requirement. All on-site trees are proposed to be retained, and no street trees are indicated to be removed.

4. The project was reviewed by the Oak Park Project Area Committee staff and they indicated support of the applicant's request.

STAFF RECOMMENDATION: The staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow:

Conditions

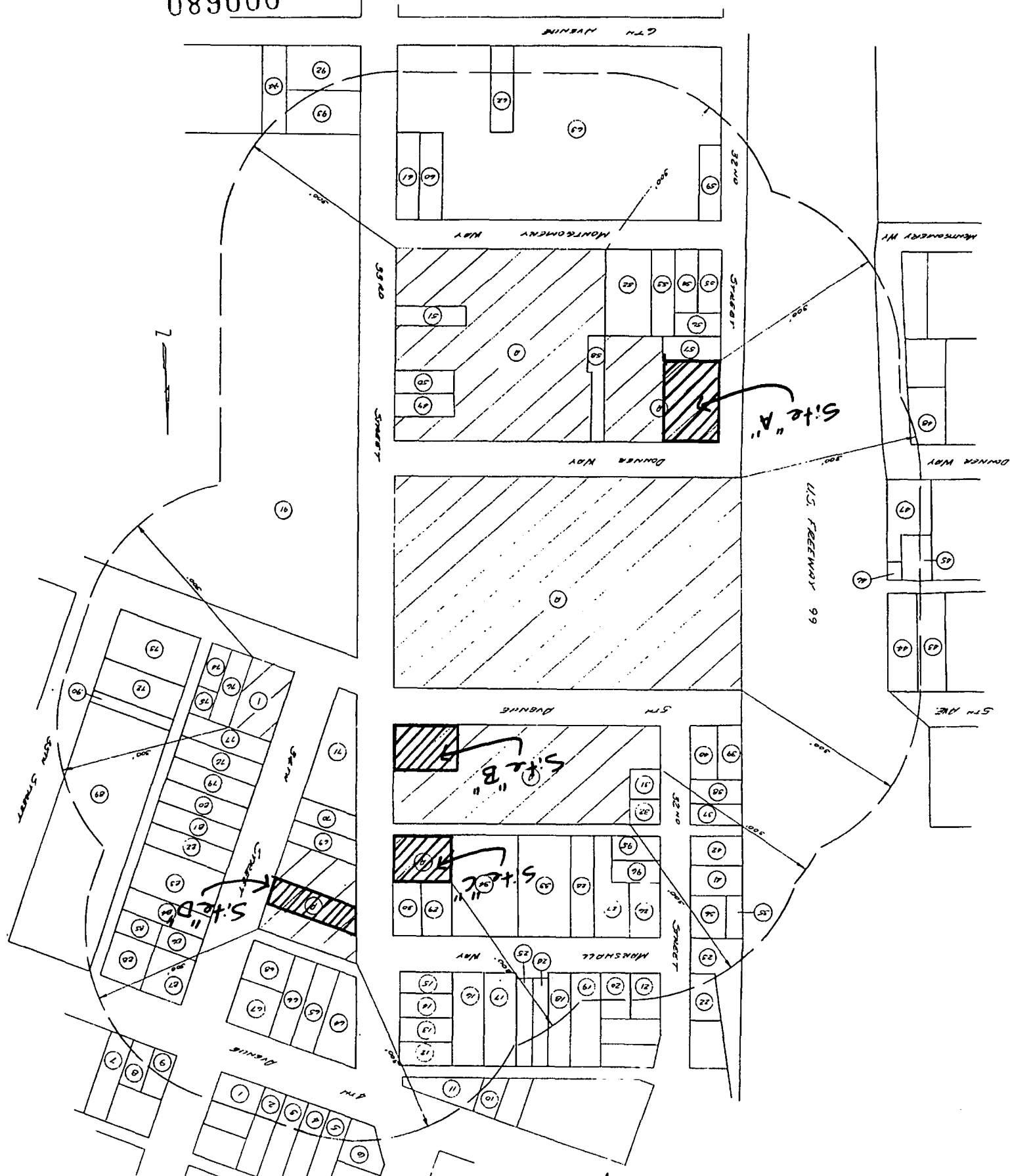
- a. The applicant shall provide for the relocation of the existing residential structures on the parking lot sites prior to obtaining permits for those sites. If relocation is not possible, then demolition may occur after review and approval of the Planning Director;
- b. The applicant shall provide for the relocation of the existing wooden frame structure located at the northwest corner of 5th Avenue and 33rd Street, prior to obtaining building permits for Phase II of the lecture hall expansion. If relocation is not possible, then demolition may occur after review and approval of the Planning Director.
- c. The applicant shall obtain parking facility permits/building permits for the proposed parking lots;
- d. Subject to compliance with the City's 50 percent shading ordinance and fence ordinance;
- e. No street trees may be removed in conjunction with the development of the lecture hall facility or parking lots unless approved by the Planning Director after consultation with the City Arborist.

Findings of Fact

- a. The special permit, as conditioned, is based upon sound principles of land use in that it provides for needed off-street parking for the existing school and both phases of the proposed lecture hall;

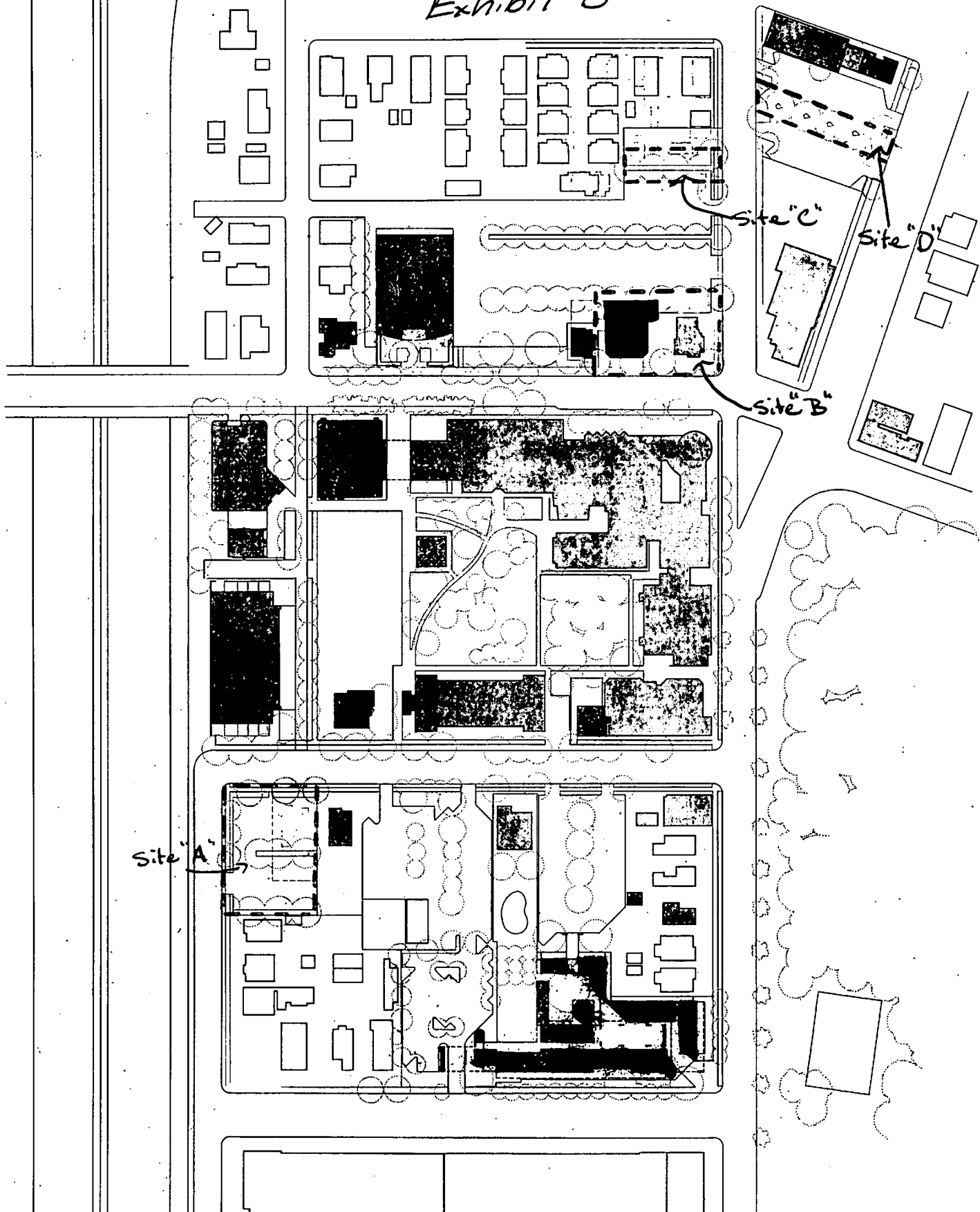
- b. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare in that adequate landscaping is provided and masonry walls will be installed between existing residences and the proposed lot;
- c. The special permit, as conditioned, is consistent with the General Plan Public Facilities and Service Element Goal to: "Achieve economy and efficiency in the provision of services and facilities, and to "Design public facilities in such a manner that they enhance the appearance of the communities in which they are located."

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Project Sites - Exhibit A

Exhibit "B"



**UNIVERSITY of the PACIFIC MCGEORGE SCHOOL of LAW**

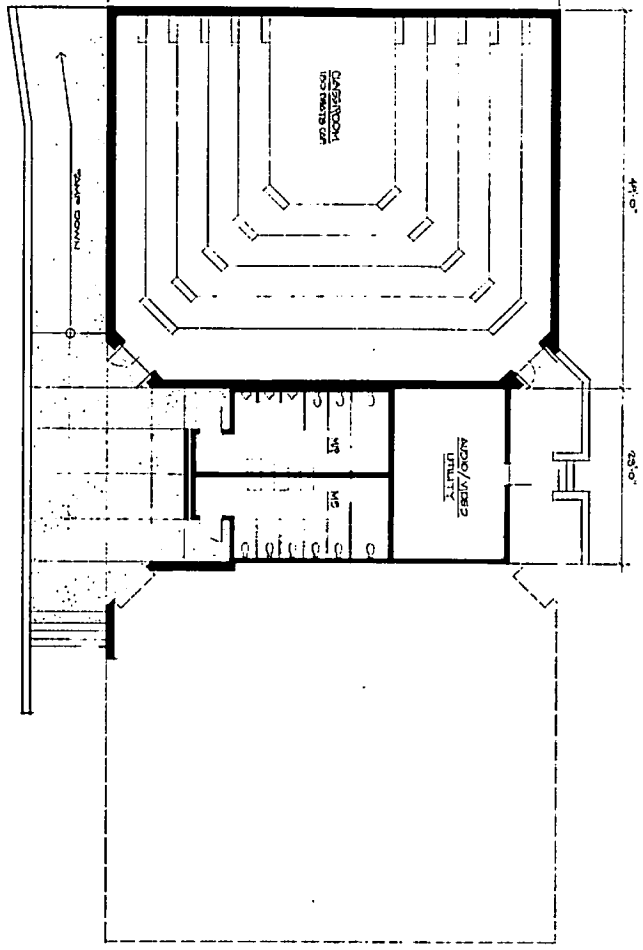
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DRAWN 18 APRIL 1983

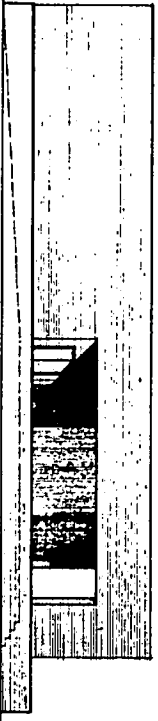
master plan



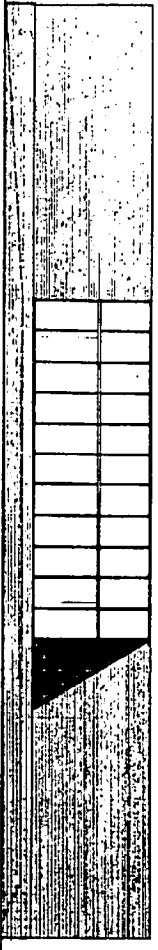
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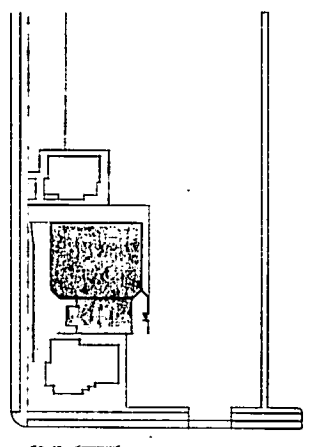
PROPOSED INITIAL FLOOR PLAN  
SCALE: 1/8" = 1'-0"



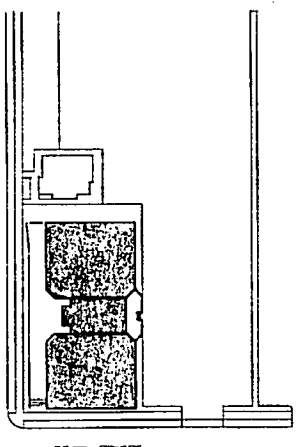
INITIAL SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



FINAL SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



INITIAL SITE PLAN  
SCALE: 1/8" = 1'-0"



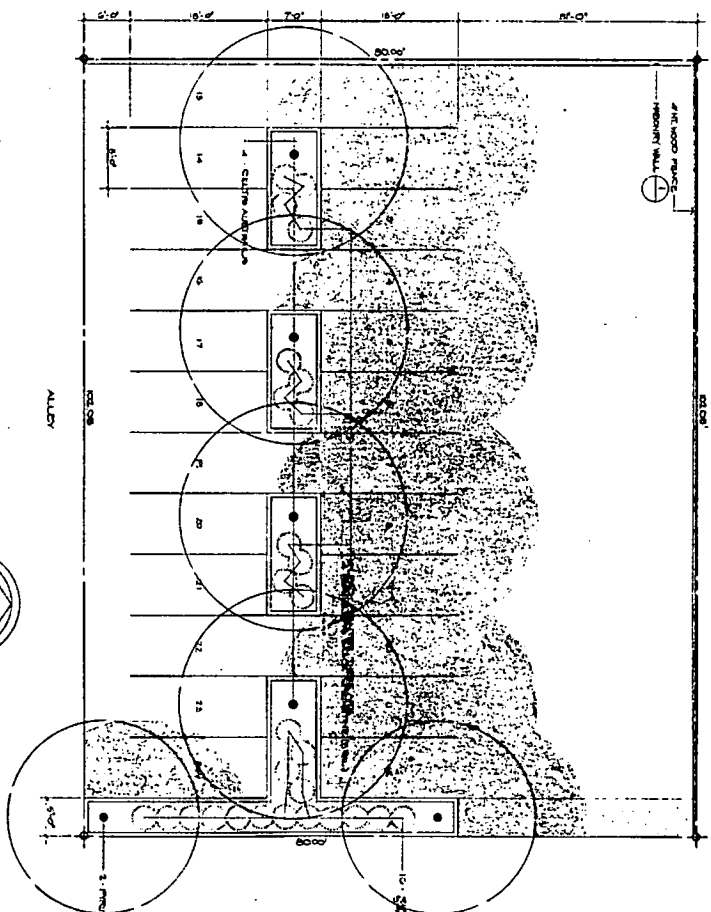
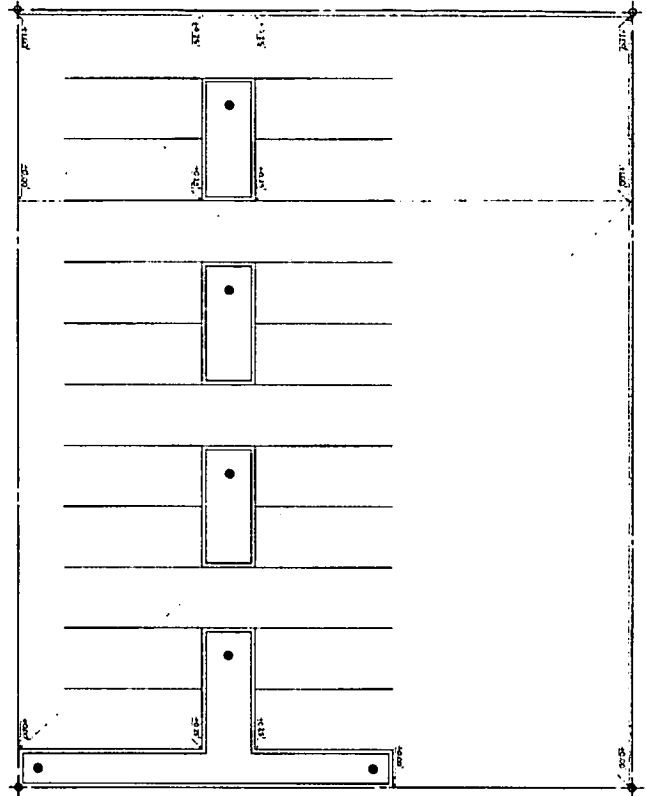
FINAL SITE PLAN  
SCALE: 1/8" = 1'-0"

Exhibit C II

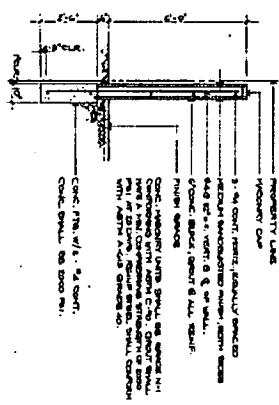
PRELIMINARY

DATE 11/15/83 11/15/83 11/15/83	ARCHITECT <b>sooky lee architect &amp; associates</b> architecture urban design & environmental planning twenty twenty-two sixteenth street sacramento california 95818 916 4463366	OWNER <b>CLASSROOM</b> <b>McGEORGE SCHOOL OF LAW</b> 3200 FIFTH AVENUE SACRAMENTO, CA.	
	<small>THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS SIGNED AND SEALED BY THE ARCHITECT OR ENGINEER AND THE OWNER.</small>		

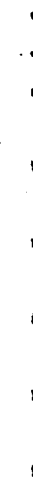
030677



⊕ MASONRY WALL & PROPERTY LINE  
SCALE: 1/8" = 1'-0"



PARKING PLAN  
SCALE: 1/8" = 1'-0"



PARKING LOT SHADING  
PROPOSED LOT AREA  
EXISTING LOT AREA  
PROPOSED DRIVEWAY  
EXISTING DRIVEWAY  
PROPOSED DRIVEWAY  
EXISTING DRIVEWAY  
PROPOSED DRIVEWAY  
EXISTING DRIVEWAY

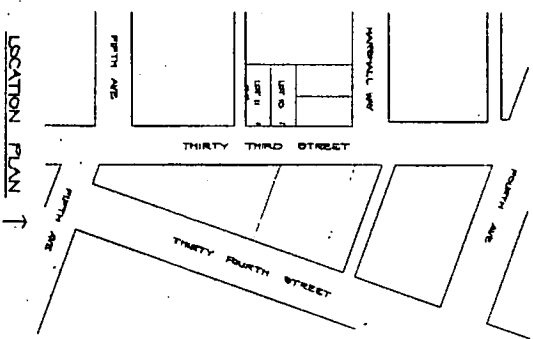


Exhibit D' - (SITE C)

ARCHITECT SOOKY LEE ARCHITECT & ASSOCIATES ARCHITECTURE URBAN DESIGN & ENVIRONMENTAL PLANNING TWENTY TWENTY-FOUR SIXTEENTH STREET SACRAMENTO CALIFORNIA 95818 916 4463368	PROPOSED PARKING LOT McGEORGE SCHOOL OF LAW, UOP 33RD ST. BETWEEN MARSHAL WAY & 37TH AVE SACRAMENTO, CA.	

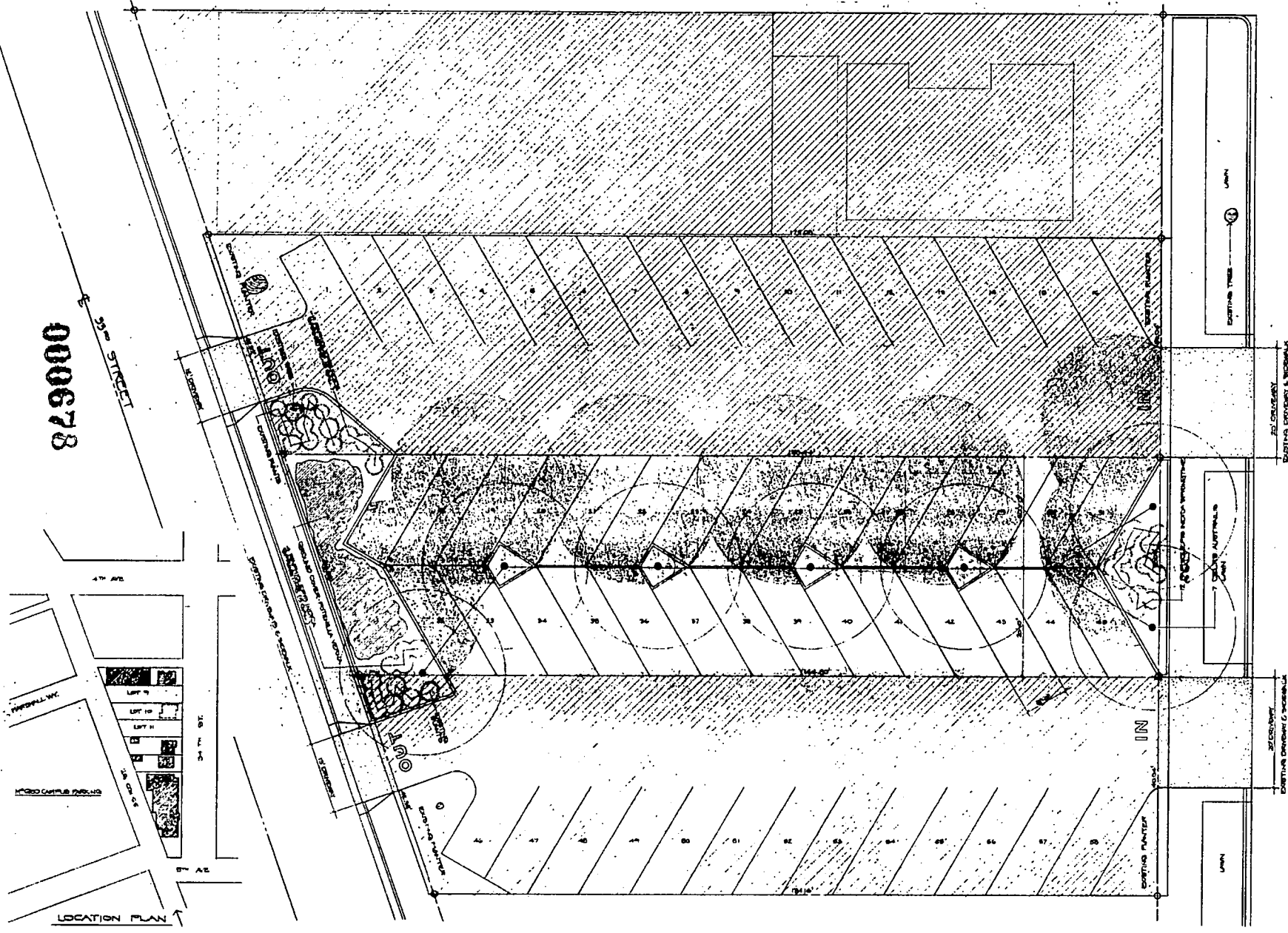


P83-134

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No. 24

000678



# PARKING PLAN



Exhibit 'E' (Site 'D')

PARKING LOT SHADING  
 PARKING LOT AREA  
 PAVED AREA  
 GRADED AREA OF PARKING  
 SPACE OF PAVED AREA

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5

**sooky lee architect & associates**  
 architecture urban design & environmental planning  
 twenty twenty-two sidewalk street - sacramento california 95815 916 4483388

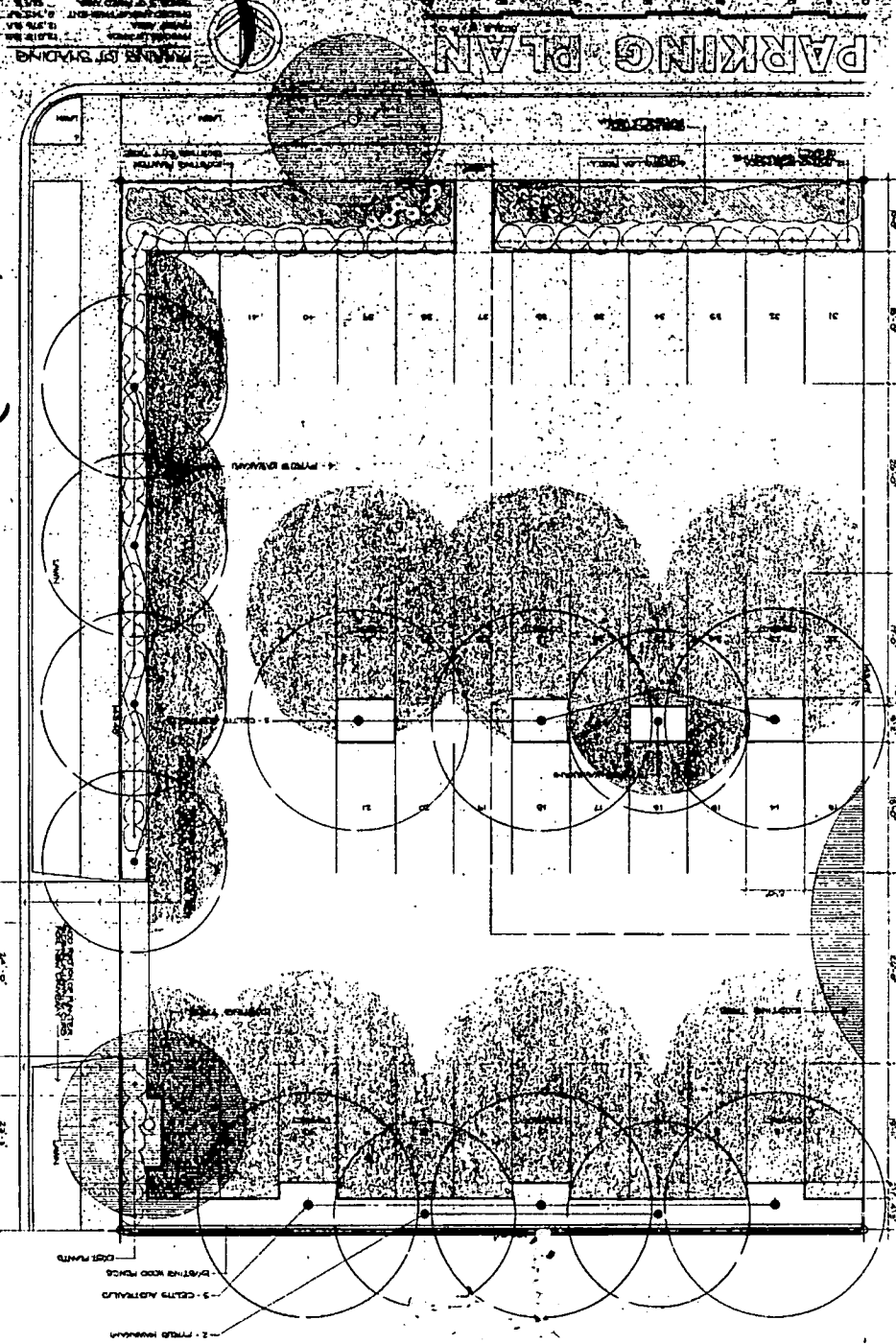
**PROPOSED PARKING LOT**  
**McGEORGE SCHOOL OF LAW, UOP**  
 147th ST. BETWEEN 47th ST. & 57th AVE. SACRAMENTO, CA.



SOOKY LEE ARCHITECT & ASSOCIATES  
 ARCHITECTS  
 32 AND B CONNER WAY  
 SAKRAMENTO, CA

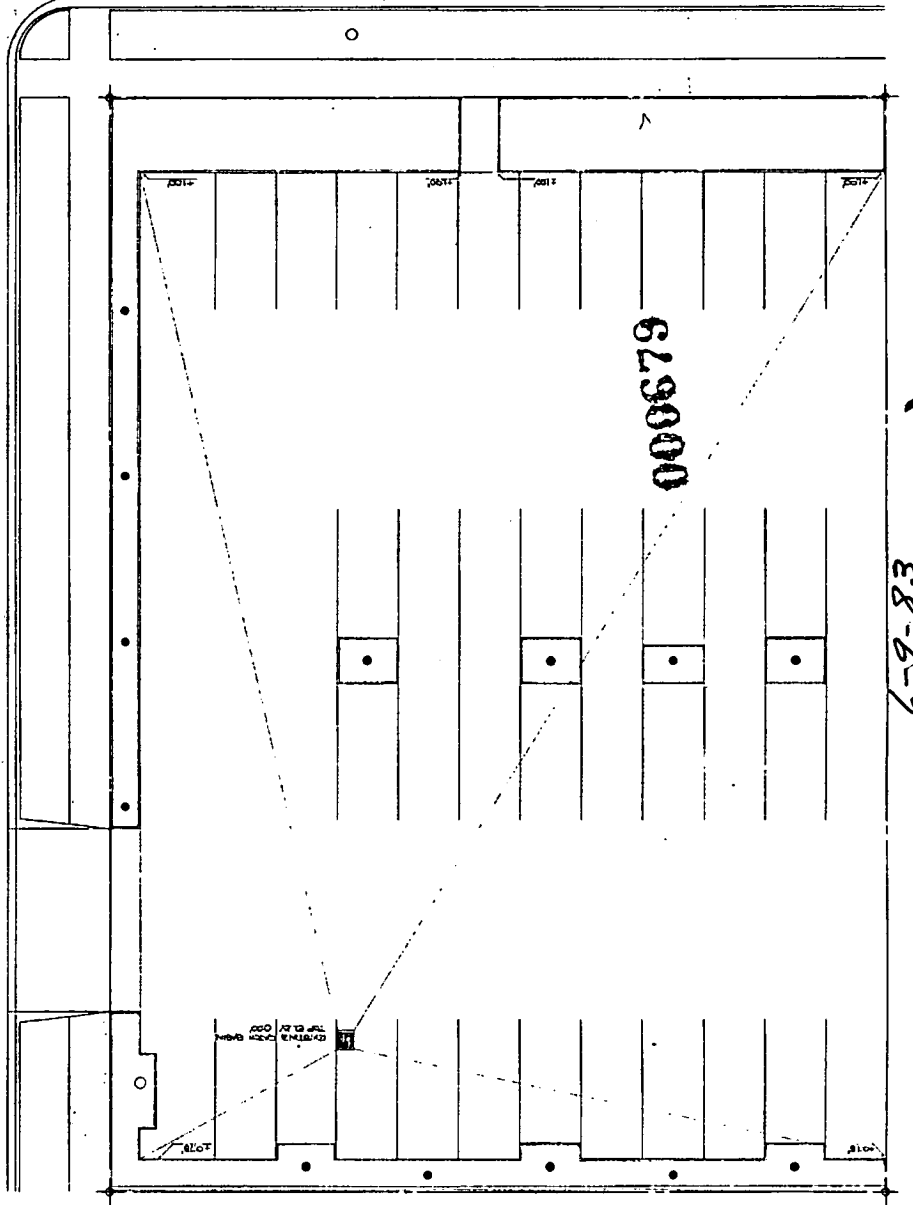
THIRTY SECOND STREET  
 Exhibit "A" - (Site A)

PROPOSED PARKING LOT  
 MEGORGE SCHOOL OF LAW, UOP  
 SAKRAMENTO, CA



31 spaces

IRRIGATION PLAN



P83+135

6-9-83

No. 24