

P98-061 - CPCSА TRADE SCHOOL

REQUEST: A. Special Permit to waive 34 parking spaces for a trade school in the C-2 and R-3A zones.

LOCATION: 1911 F Street
APN 003-0124-031
Council District 3

APPLICANT:	California Plumbing Contractors Safety Assoc. c/o Steve Lehtonen 2210 K Street, Ste. 105 Sacramento, CA 95816 Phone:(916) 448-1182
OWNER:	Peace Officers Research Association of California 1911 F Street Sacramento, CA 95814
APPLIC. FILED:	May 29, 1998
STAFF CONTACT:	Mark Kraft, 264-8116

SUMMARY:

The applicant is requesting entitlements to operate a plumbing apprenticeship school in an existing 10,500 square foot office building in the General Commercial (C-2) zone. Establishment of the use would require waiving 34 required off-street parking spaces.

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 zoning designations, and the availability of on-street parking within walking distance of the facility.

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 and R-3A

Surrounding Land Use and Zoning:

North: Commercial/Residential R-3A;C-4
South: Commercial/Residential C-2;R-3A
East: Commercial; C-2
West: Residential; R-3A

OTHER APPROVALS REQUIRED: Building Permits for tenant improvements.

BACKGROUND INFORMATION:

The project site is occupied by an existing 10,500 square foot office building, and 11 existing parking spaces. The building was originally developed, in 1960, as approximately 50% office and 50% warehouse. Most recently, however, the building has been 100% office, and has been occupied by offices of the Police Officers Research Association of California. The applicant (California Plumbing Contractors Safety Association) proposes to occupy the building with a plumbing apprenticeship school. Classes are proposed to be held from 6:00pm to 9:00pm, on Monday and Wednesday evenings. Four classrooms are proposed, with 10-15 students per classroom. If expansion of the program were to occur, the applicant would propose to hold classes on Tuesday and Thursday evenings, as well. During business hours, the use would employ seven people. The use would occupy 5,000 square feet of classroom space, 2,500 square feet of administrative space, and 3,000 square feet of storage space.

STAFF EVALUATION:

A. Policy Considerations

The proposed project consistent with the current General Plan designation of Community Neighborhood Commercial\Offices and the Central City Community Plan designation of Commercial. 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 policy:

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 evening hours 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.

The General Plan and Central City Community Plan contain policy which encourages the provision of adequate off-street parking to minimize impacts to on-street parking in residential areas. However, parking surveys, conducted by staff, indicate that sufficient on-street parking in the area is available to accommodate the proposed use.

Zoning Considerations

Zoning

The proposed project is located in the General Commercial (C-2) zone. The proposed use is defined by the Zoning Ordinance as a trade school, and is allowed, by right, under existing zoning. The entitlement requested for the project pertains to the required parking for the proposed use, and not to the use itself. A portion of the site, which provides

access to the site from 19th Street, is zoned R-3A. This portion of the site, however, has been utilized for access and parking since the original construction of the building and is therefore an existing non-conforming use for which no change is proposed.

Parking

The City's Zoning Ordinance does not prescribe a parking requirement for trade schools. On April 28, 1998, however, the Zoning Ordinance Interpretation Committee held a meeting on this issue. The Committee recognized that on November 17, 1993, the Zoning Interpretation Committee recommended that the Zoning Ordinance should be amended to allow for institutions, such as schools, to have a ratio of 1 parking space per 3 people, based on building occupancy. This determination is similar to the current requirement that the County of Sacramento has for institutional uses. The present Zoning Interpretation Committee determined that the 1 to 3 parking ratio, based upon building code occupancy, was still appropriate for trade schools, and that if a particular trade school could justify a reason for having fewer parking spaces, it could be reviewed and evaluated under the Special Permit process (a request for a parking waiver).

Based on this determination, the parking requirement for the proposed trade school is 45 spaces. The existing site currently provides 11 spaces. Therefore, a waiver of 34 spaces is required. The existing building cannot receive a parking credit, per the Zoning Ordinance, because the parking available on the site was sufficient for the original use of the building.

Staff conducted two parking surveys to determine the availability of on-street parking in the area. The surveys were conducted on Thursday, June 25, and on Monday June 29, from 6:30 to 8:00pm. The surveys covered an area within a two and one-half block walking distance from the project site. The survey found that 285 and 316 spaces respectively, were available during this time period. The 34 space waiver, therefore, would constitute only 11-12% of the existing on-street parking in the area. Within one and one-half block area, 77 and 93 parking spaces were available. The 34 space waiver would constitute 37-44% of the available spaces if all students parked within this area. (See Parking Survey Maps, Attachment D)

Given the availability of sufficient on-street parking during the proposed hours of operation, staff supports the proposed parking waiver. The relatively minor overall impact to the supply of on street parking is off-set by the benefit of providing an educational resource in the Central City, the reuse of an existing building, and the provision of constructive evening activity in the neighborhood. The residential permit parking program in the area consists of 2 hour parking restrictions on F and G Streets, and on numbered streets within the two and one-half block area. No restrictions exist north of F Street. These restrictions would not effect the ability of students of the proposed facility to park on-street, as the restrictions end at 6pm, and the proposed class hours are 6-9pm.

Residential neighbors of the project do have the ability to petition the City for increased parking restrictions (i.e. no parking without a permit until 7pm) if on-street parking becomes a problem in the area.

Staff's support of the project notwithstanding, staff recommended that the applicant explore the possibility of obtaining off-street parking, from a nearby business or businesses which are closed during evening hours. Staff made this request to address neighborhood concerns and to improve the overall availability of off-street parking in the immediate area. The applicant has researched available parking in the area, and has reached a preliminary understanding (see attached letter) with Stafford, King and Wiese, at 622 20th Street, for possible use of 26 spaces at that location. The applicant has not finalized this agreement for two reasons: 1) they would prefer to utilize on-street parking, given the sufficient availability of parking in the area, and 2) neighbors have indicated that they would oppose the project even with the provision of nearby off-street parking, as there is no guarantee that this parking will be used. Although staff favors an agreement which would provide off-street parking, staff is not currently proposing this as a condition of the Special Permit.

If the Planning Commission elects to approve the project with a condition that off-street parking be provided, staff has proposed the following condition(s), which may be added to the Notice of Decision:

- 1) Prior to occupancy of the building, the applicant shall obtain a ten year agreement (lease), to provide at least 26 parking spaces within a two and one-half block walking radius of the project site, for use after the hour of 5pm on the days when classes are conducted.
- 2) The applicant shall provide students with a map of the site, and shall post the site as parking for CPCSA students, and shall provide information to students that this site should be used for parking, rather than on-street parking.

PROJECT REVIEW PROCESS

A. Environmental Determination

The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. No mitigation measures are required as conditions of approval for this project.

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, the Boulevard Park Neighborhood Association, and the Washington Park Neighborhood Association. Land owners within a 500 foot radius of the project site were also notified of the project proposal. Staff received 3 letters of comment. The Central City Alliance of Neighborhoods/Neighborhood Association Advisory Group expressed general opposition to the granting of parking waivers for businesses. Two letters from individuals were also received. One letter expressed opposition to the use as well as the parking impact, while another expressed support for the project on condition of improved maintenance of the site relative to the current owners. Staff has also received numerous phone calls, with a mixture of support and opposition. Some neighbors supported the use, citing the benefits of nighttime activity at the site, while others were opposed chiefly on the issue of parking. The Washington Park Neighborhood Association has not submitted a letter, but has indicated, by phone, that the Association is opposed to the project, even with the provision of off-site, off-street parking, on the grounds that, even if off-site parking were provided, there is no guarantee that it would be used. Staff attempted to facilitate a meeting between the applicant and the neighbors, through the Washington Park Neighborhood Association. Staff was informed, however, that neighbors were not interested in meeting, due to the fact that the opposition was based upon the parking impact, not the use, and that no amount of discussion of the details of the proposed use would alleviate the opposition. (Letters are included as attachment D)

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

Repair or replace any existing deteriorated, curb, gutter and sidewalk to the satisfaction of the Department of Public Works.

The project should comply with ADA requirements

Police

The applicant should make every effort to secure off-street parking spaces. Minimal problems for law enforcement. Anticipate an increase in auto burglaries for attendees.

PROJECT APPROVAL PROCESS:


The Planning Commission has the authority to approve or deny item A. 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 and Findings of Fact approving the Special Permit to waive 34 parking spaces for a trade school in the C-2 and R-3A zones.

Report Prepared By,



Mark Kraft
Associate Planner

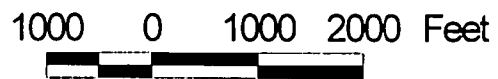
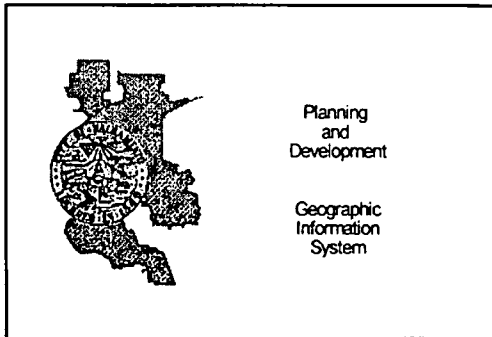
Report Reviewed By,



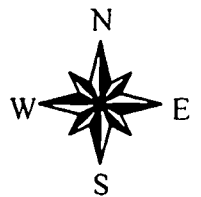
Steve Peterson
Senior Planner

Attachments

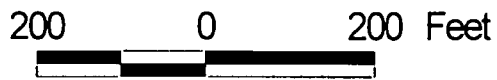
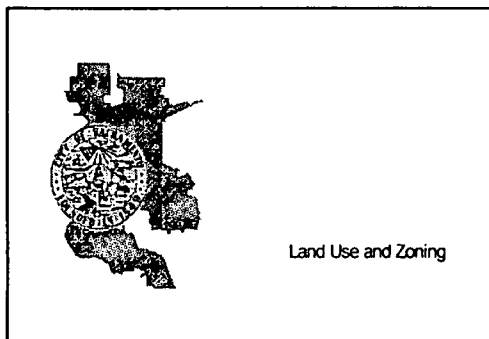
Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Notice of Decision
Exhibit C-1	Site Plans
Attachment D	Parking Survey Data
Attachment E	Neighborhood\ Property Owner Letters
Attachment F	Correspondence from the applicant to Stafford, King and Wiese



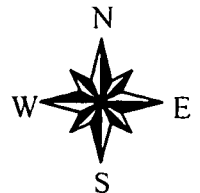
P98-061 CPCSA Trade School



Attachment B



P98-061- CPCSA Trade School



ATTACHMENT C
NOTICE OF DECISION AND FINDINGS OF FACT FOR
(CPCSA Trade School), LOCATED ON 1911 F Street ,
SACRAMENTO, CALIFORNIA IN THE
(C-2) ZONE. (P98-061)

At the regular meeting of October 22, 1998 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 Special Permit to waive 34 parking spaces for a trade school in the C-2 and R-3A zones.

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

FINDINGS OF FACT

- A. The Special Permit to waive 34 parking spaces for a trade school in the C-2 and R-3A zones 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

- A. The Special Permit to waive 34 parking spaces for a trade school in the C-2 and R-3A zones is hereby approved subject to the following conditions of approval:
- A1. The applicant shall repair or replace any existing deteriorated curb, gutter and sidewalk, adjacent to the property, to the satisfaction of the Department of Public Works.
- A2. The applicant shall comply with ADA requirements,
- A3. The applicant shall keep the on site parking lot lighted between dusk and dawn.
- A4. The applicant shall keep the trash bin locked when not in use
- A5. Areas designed for landscaping, at the front of the building and the entrance to the parking lot, shall be planted and maintained.
- A6. The applicant shall follow a "Good Neighbor Policy", namely:
- 1) Provide a contact name and telephone number, to surrounding property owners and residents to be used in case of nuisance problems associated with the project site.
 - 2) Commit to attending meetings of the surrounding property owners, and/or neighborhood association as requested.
 - 3) Maintain the landscaping on the property in good condition
 - 4) Maintain the structure free of graffiti.
 - 5) Patrol the property, at least once per day to remove litter on the project site.
 - 6) Provide information to students encouraging parking in front of commercial rather than residential uses in the area.
 - 7) Support any neighborhood attempt to initiate or amend the residential permit parking program to further restrict on-street parking in the area.

CHAIRPERSONATTEST:

P98-061

October 22, 1998

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SECRETARY TO CITY PLANNING COMMISSION

DATE _____

(P98-061)

PORAC BUILDING

It is important that employees become familiar with the locations listed below and the main hallways in the building.

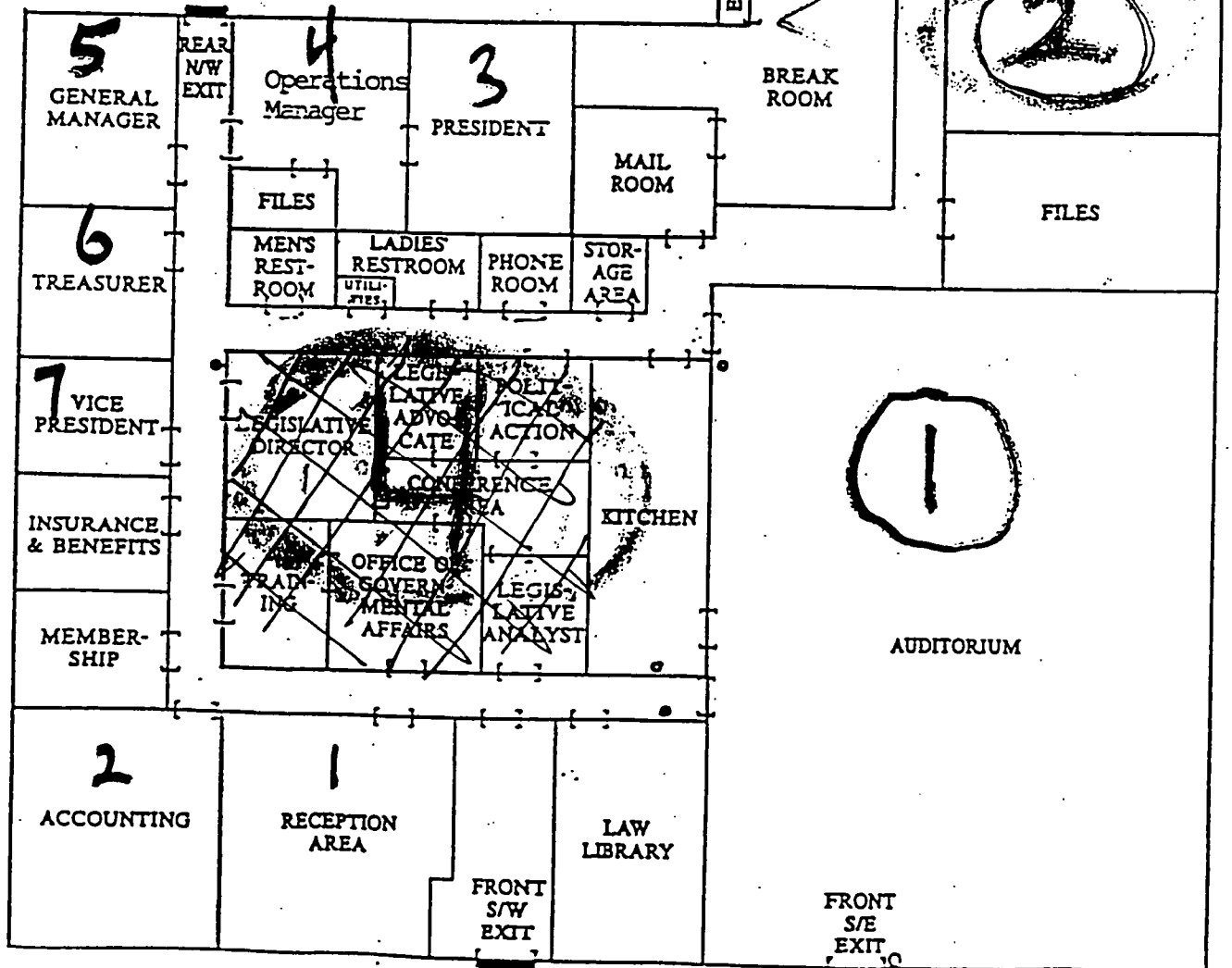
Also review and memorize the locations chosen to gather at in case of an emergency.

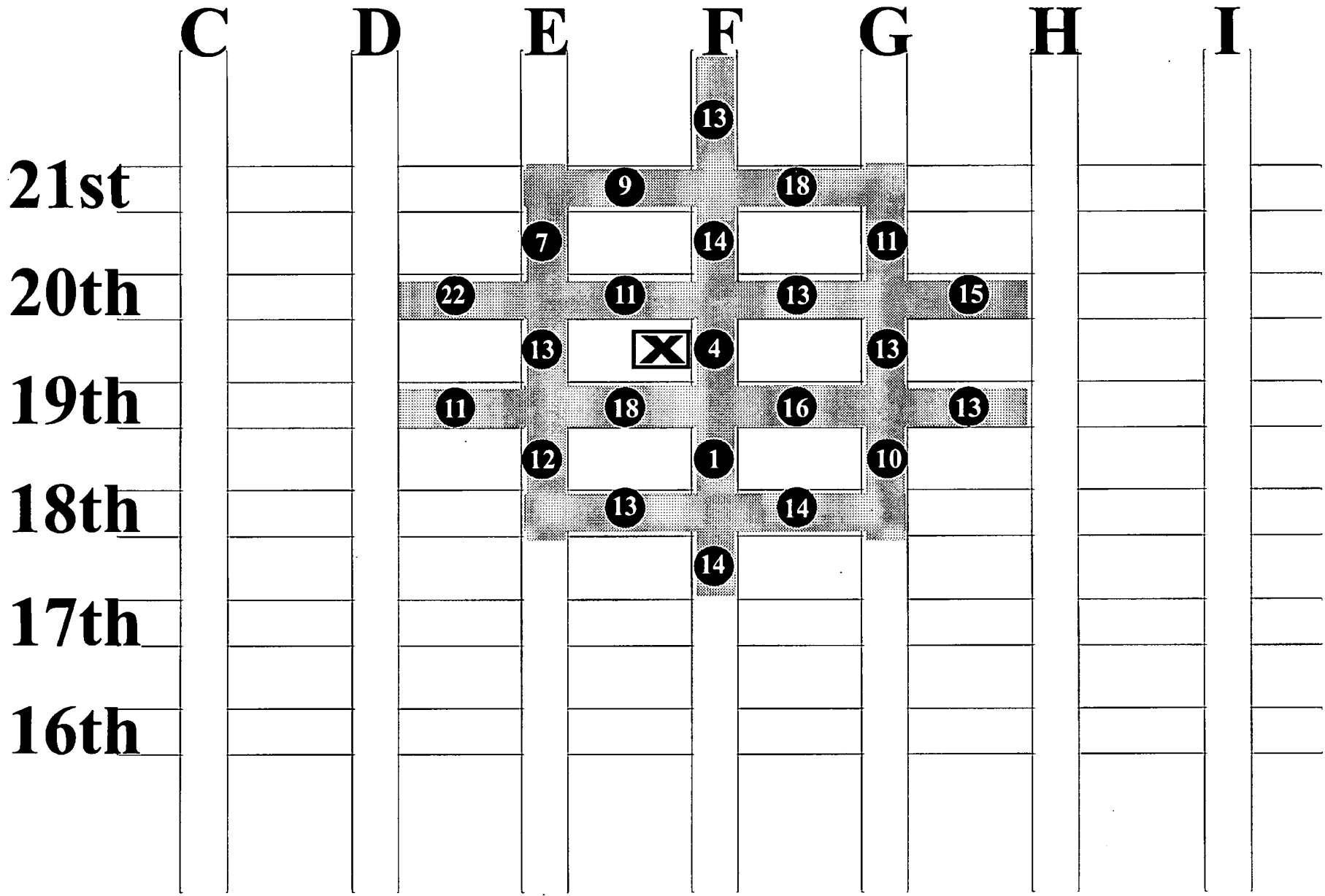
- | | | |
|--------------------------|----------------|------------------|
| EXITS | FRONT S/W EXIT | FRONT S/E EXIT |
| | REAR N/W EXIT | REAR N/E EXIT |
| FIRE EXTINGUISHERS | | EMERGENCY LIGHTS |
| LAW LIBRARY HALL AREA | | AUDITORIUM |
| VICE PRESIDENT HALL AREA | | BREAK ROOM |
| COMPUTER HALL AREA | | RESTROOMS |
| PUBCO RECEPTION AREA | | MEN'S |
| REAR N/E EXIT AREA | | LADIES |
| AUDITORIUM | | |
| KITCHEN | | |

LOCATIONS TO GATHER AT IN CASE OF AN EMERGENCY:

Should the emergency occur in the front area of the building, then all employees should gather at the rear N/W area of the parking lot.

Should the emergency occur in the rear area of the building, then all employees should gather at the front S/W area of the street sidewalk.

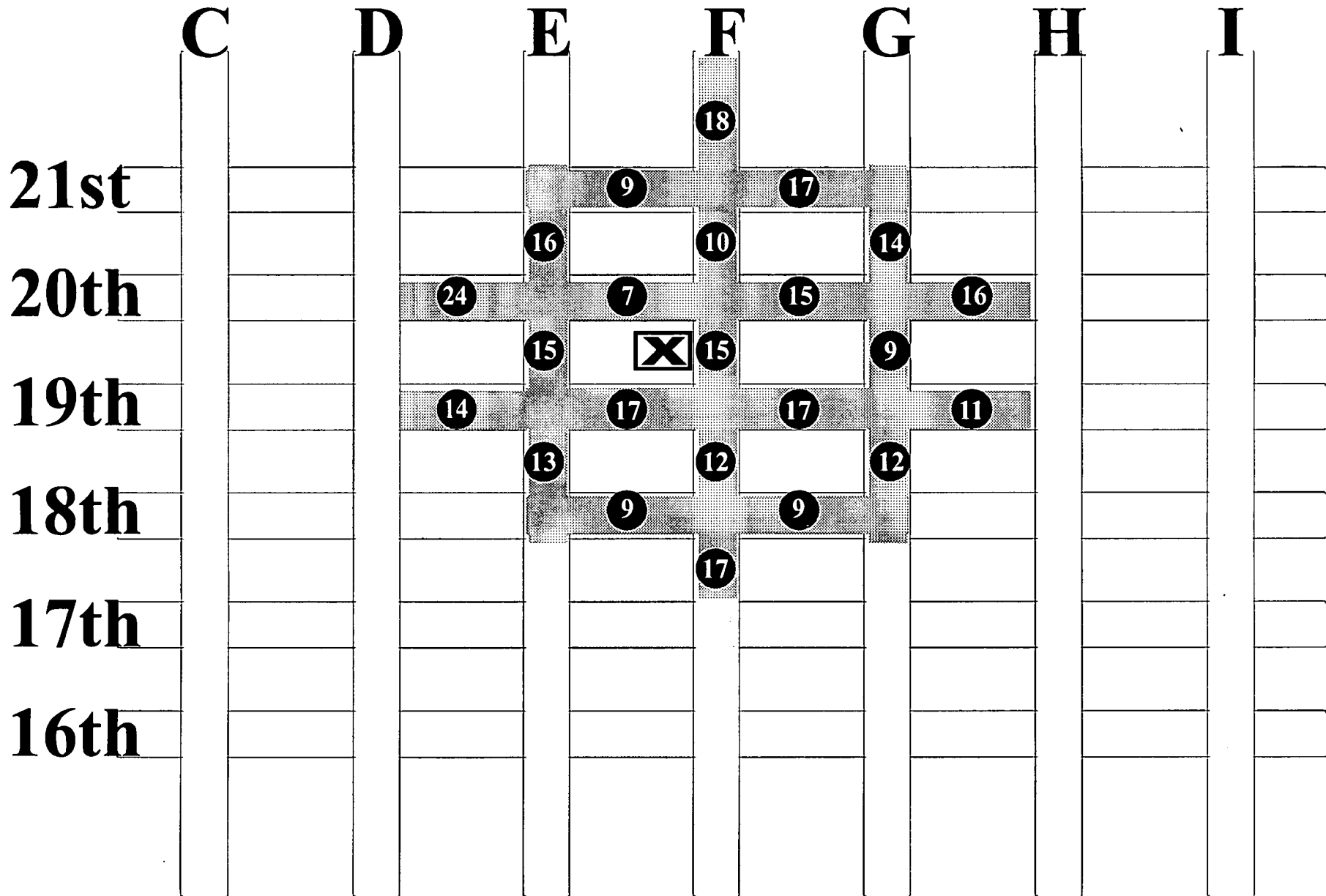




Attachment D

X Study Site
P98-061 CPCSA Trade School
Parking Survey - Thursday June 25, 1998 - 6:30 to 8:00 P.M.
On Street Parking Spaces Available
Total: 285 Spaces Available

1944



Attachment D

X Study Site
P98-061 CPCS Trade School
Parking Survey - Monday June 29, 1998 - 6:30 to 8:00 P.M.
On Street Parking Spaces Available
Total: 316 Spaces Available

ATTACHMENT E

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THADDEUS C. TRZYNA
P.O. BOX 189040
SACRAMENTO, CALIFORNIA 95818

916-442-2472

BY FAX Page 1 of 2
August 26, 1998

City Planning Division
1231 I Street
Sacramento, CA 95814

Attn.: Mr. Mark Kraft
Ref: P98-061

Gentlepersons:

I am submitting comments on the proposed project as the owner of property at 517 19th Street, immediately adjacent to the property in question. I will not be able to attend the hearing tomorrow because I will be in the Bay Area on business.

With the conditions noted below, I support the proposed project. The building at 1911 F Street is an unusual one. If the proposed use is not approved, it could take many months or years before another appropriate occupant is found. We do not need a large vacant structure in this fragile neighborhood.

I do not believe that parking is a serious issue. There is plenty of street parking within a short walk.

On the other hand, there are other issues affecting the immediate neighborhood that the Planning Commission should take into account in considering this proposal: The building at 1911 F Street has been a magnet for transients and graffiti artists; the present occupants have failed to maintain planting in areas designed for landscaping; and traffic into the parking lot subjects neighbors to clouds of dust along the unpaved east-west alley between E and F.

Therefore, I would ask that the proposed use be permitted with the following conditions:

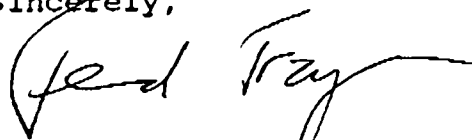
1. Parking lot security lights must be kept lit at night.
2. Graffiti and litter must be removed promptly.
3. The trash bin must be kept locked.

4. Transients must be discouraged from sleeping on the property.

5. Areas designed for landscaping, at the front of the building and at the entrance to the parking lot on 19th Street, must be planted and cared for.

Finally, I would ask the Planning Commission to request the Street Department to look into paving the east-west alley between E and F to eliminate the dust problem. This alley gets a great deal more use than most alleys because it is used as the main entrance to the parking lot for 1911 F Street.

Sincerely,



THADDEUS C. TRZYWA

ATTACHMENT E

8/26/98

City of Sacramento

Planning

ATTN: MARK KRAFT

1231 I St

Sacramento, CA 95814

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MR. KRAFT -

Since it has not been possible to reach you by phone, I would like to take this opportunity to reiterate my input on the project P 98-061, CPCS A TRADE School at 1911 F St. As stated to your voice mail, I know nothing about this trade school, but it is not a welcome addition to our 'quiet' neighborhood. With "TRAFFIC CALMING", traffic has already increased 40% on F St alone. There already is a shortage of parking, and I object to your waiving parking requirement for the project. Who ARE these students? Do we want them in our neighborhood? I don't. These schools belong in high rises or industrial parks, not neighborhoods. The site is better suited to neighborhood community center, architect office, gallery, insurance, etc. Please call for questions (916) 327-2765 day 448-8811 hm

GREG POPP JOY
2016 F St
SACRAMENTO, CA 95814

ATTACHMENT E

EARLY PROJECT NOTIFICATION RECEIPT

Association Name CCAN/NAAL Phone # 443-5543

Association Contact DALE LOOY Phone # 443-5543

Please Check and Return By: 04/09/08

We have reviewed this application and: Have no comments

Will need until _____ (date) to complete our review of this project

Our comments are below or attached:

ALL BUSINESSES SPRING & VANDERS NEED
TO STOP RELYING ON ON-STREET PARKING - AS
RESIDENTIAL DENSITY EMERGES & NEIGHBORING
BUSINESSES CHAIRS USES PARKING GRADUALLY
INCREASES & ILLEGAL LOU SPRING UP.
HISTORY SHOWS THAT THE BUSINESSES RELYING ON
OFF-STREET PARKING THEY ARE THE FIRST TO
COMPLAIN ABOUT ^{LOSS OF} ~~THE~~ THEY SEE AS A RIGHT FOR
~~OFF~~ STREET PARKING

Project Manager Mall Kraft

Phone # 264-8116 File# ~~264-8116~~ PG 8-061

Plumbing-Heating-Cooling Contractors of California

2210 K Street, Suite 101
Sacramento, CA 95816
(916) 446-7422
FAX (916) 443-4124



PHCC of California

July 6, 1998

Mr. Brian Wiese
Stafford, King & Wiese
622 20th Street
Sacramento, CA 95814

VIA FACSIMILE 443-0719

Dear Mr. Wiese:

It was a pleasure making your acquaintance today, and I appreciate your willingness to meet on such short notice.

As I indicated to you today, our parent association has applied to the City of Sacramento for a special parking permit in conjunction with our purchase of the "PORAC" building at 1911 F Street; said permit, if approved, would allow us to use up to 34 on-street parking places for our apprenticeship students. The proposed usage would be limited to the hours of 6:00 p.m. to 9:30 p.m., Monday through Thursday evenings, during the school year. The City Planning Staff has conducted a local parking survey, and the results appear to be very positive.

We are confident that the permit, coupled with the on-site parking spaces, will be sufficient for our program, and that our activities will not limit the available parking for local residents. Our Board of Directors, however, would feel more comfort with our building purchase if there were more than one option available regarding parking. You have indicated to me that your firm may be willing to discuss a possible sub-lease of your available parking spaces, since our apprenticeship program activities do not conflict with the normal business hours of your company. It is my understanding that your company utilizes approximately 24-26 parking spaces on the property you own or lease.

Hopefully, we will finalize our building purchase soon, and we look forward moving over to your "neighborhood". In the event that the parking issue is not resolved, or, if we need more parking in the future, I will be in touch with you.

I am sending along the information you requested; thanks again!

Sincerely,

Stephen J. Lehtonen
Executive Vice President