

SACRAMENTO CITY PLANNING COMMISSION

February 28, 1967

CAMPUS COMMONS STUDENT HOUSING COMPLEX

The attached letter requests the renewal of Special Permit P-2556 issued on February 23, 1966, for the Planned Unit Development of the first stage of the student housing complex in the Campus Commons development. The applicants have revised the previously approved design, and have requested that the Special Permit renewal be based on the revised plans. The revised plans are in conformance with the schematic land use design previously approved for the Campus Commons development. The main features of the revised design are as follows:

- 1: The boundaries of this first development phase have been revised to include the commercial area adjacent to the pedestrian bridge, and to exclude the easterly apartment area and the Student Commons Building.
- 2: The number of residents in this first stage is reduced from 951 to 586 students.
- 3: The student commons building will not be developed in this first stage. The 8000 square foot commercial building adjacent to the pedestrian bridge will be temporarily used as a 300 seat dining facility serving the residents of this development. This temporary dining facility will revert to commercial usage when the student commons building is built.

RECOMMENDATIONS

It is recommended that this Special Permit P-2556 be extended for a one-year period subject to the following conditions:

- 1: The off-street parking requirements for the temporary dining facility are waived until such time as this building is converted to regular commercial use. All required parking shall be provided at that time. This temporary waiver is recommended on the condition that such facility is a private dining hall for resident students of the adjoining dormitory facilities only. Additional commercial development within this project must provide all required parking facilities.
- 2: Further subject to Planning Staff review and approval of detailed site development plans.
- 3: Succeeding stages of the Scope development are to be submitted to the Commission for approval.

CAMPUS COMMONS STUDENT HOUSING PROJECT

PARKING SUMMARY

A. MAXIMUM DEVELOPMENT WITHIN PLANNED UNIT DEVELOPMENT BOUNDARIES

<u>USE</u>	<u>Parking Required</u>	<u>Spaces Provided</u>
Commercial Building "M"-5600 Sq. Ft.	22	
Commercial Building "N"-4200 Sq. Ft.	17	
Commercial Building "P"-8000 Sq. Ft.	32	
Dormitories: 586 Students	195	
11 Student Assistants	11	
2 Advisors	2	
Parking Area "A"		130
<u>Parking Area "B"</u>		<u>163</u>
Totals	<u>279</u>	<u>293</u>

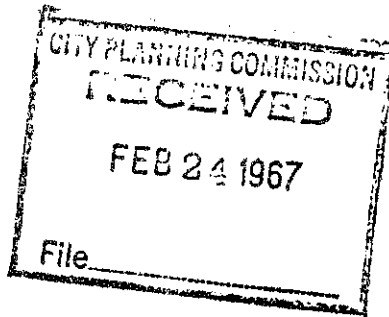
NOTE: Parking requirements are computed as one space for each 250 Sq. Ft. of Commercial floor area, and one space for each three students.

B. PROPOSED FIRST STAGE DEVELOPMENT

	<u>Parking Spaces</u>	
	<u>Required</u>	<u>Provided</u>
Commercial Building "P" - 8000 Sq. Ft.		
Temporary 300 seat private dining hall	0	
Dormitories: 586 Students	195	
11 Student Assistants	11	
2 Advisors	2	
Parking Area "A"		130
<u>One-half of Parking Area "B"</u>		<u>81</u>
Totals	<u>208</u>	<u>211</u>

NOTE: Waiver of parking requirements for Commercial Building "P" is based on the condition that the temporary private dining facilities will be restricted to residents of the adjoining dormitories. All parking requirements shall be provided when these dining facilities are opened to non-residents, or if its use is changed to commercial uses.

February 23, 1967



City Planning Commission
City Hall
9th & I Streets
Sacramento, California

Re: CAMPUS COMMONS STUDENT HOUSING

Gentlemen:

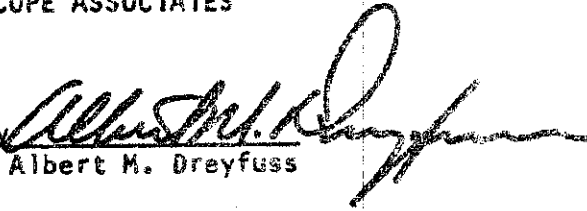
This letter is to clarify our intent as to the use of the Dining Commons Facility in our Planned Unit Development - Phase I.

In Phase I, the Dining Commons Facility facing the plaza is to be used as a Dining Room for the students housed by SCOPE, in the Phase I dormitory housing group only. As such we understand that no additional parking spaces will be required for the building.

When additional housing groups are added in the future, a permanent Commons Facility will be built to serve all the students housed by SCOPE, and the temporary facility provided in Phase I will be converted to commercial use. At this future time, SCOPE will provide parking for the commercial use building, as required by Code.

Very truly yours,

SCOPE ASSOCIATES

By 
 Albert M. Dreyfuss

AMD:mrk

Albert M. Dreyfuss AIA
Merle D. Gilliland AIA

Leonard D. Blackford AIA
James J. Macfee AIA

Edward C. Patton AIA
Stanley M. Silva AIA

M. Dewitt Grow
Carl M. Smith AIA

Ronald H. Matsuoka
Ellen Aasletten AIA

January 27 1967

Sacramento City Planning Commission
Room 108 City Hall
Sacramento, California

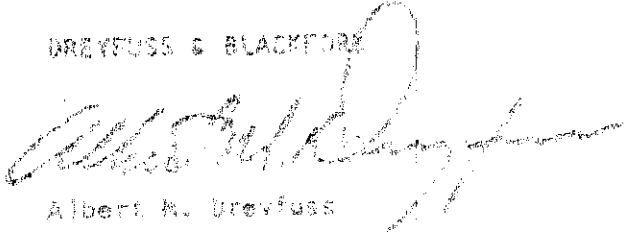
Gentlemen:

We respectfully request the renewal of the Special Permit granted to Scopel Associates for the Planned Unit Development, P.U.D. #92556, issued February 23, 1966. The permit expires February 23, 1967.

We also request that the renewal be granted in accordance with the submitted Revised Planned Unit Development drawings.

Very truly yours,

DREYFUSS & BLACKFORD



Albert N. Dreyfuss

ANE:mrk

Albert N. Dreyfuss AIA
Leonard B. Blackford AIA

Leonard B. Blackford AIA
James F. Wenzel AIA

Edward J. Ingles AIA
Richard J. Nissen AIA

Dr. Howard L. ...
... ..

Donald H. Marshall
... ..