

P04-119 – University of Sacramento

REQUEST: A. Environmental Determination: Exempt 15301
B. Special Permit to operate a school in the General Commercial (C-2) zone.

LOCATION: 1531 I Street
APN: 006-0061-012
Council District 3
Sacramento City School District

APPLICANT:	Barry Sugarman University of Sacramento 915 L St., #C404 Sacramento, CA 95814
OWNER:	Schools Excess Liability Fund 1531 I Street, Ste. 300 Sacramento, CA 95814
APPLICATION FILED:	June 16, 2004
STAFF CONTACT:	Mark Kraft, (916) 808-8116

SUMMARY/ RECOMMENDATION:

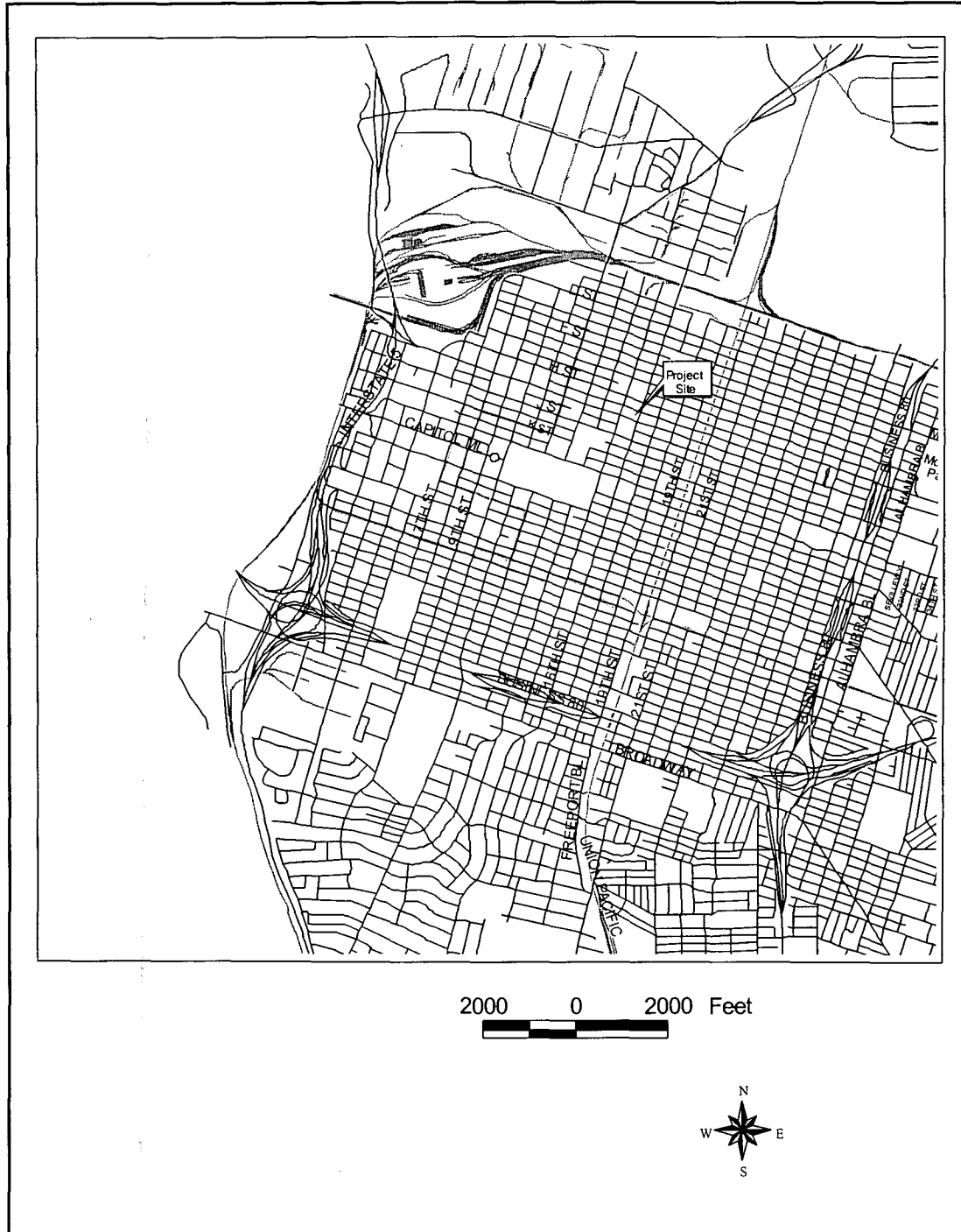
The applicant is requesting entitlements operate a private university on the second floor of an existing three story office building in the General Commercial (C-2) zone. The project requires a Special Permit to operate the school.

Staff recommends approval of the project, subject to conditions. This recommendation is based upon the project's consistency with existing General Plan and Central City Community Plan land use designations and policies. Staff has no issues with this project, nor has staff received any public comments regarding the project.

PROJECT INFORMATION:

General Plan Designation:	Commercial Mixed Use
Central City Community Plan Designation:	Multi-Use
Existing Land Use:	Retail/Office
Existing Zoning of Site:	C-3(SPD)

Vicinity Map
P04-119-University of Sacramento



Surrounding Land Use and Zoning:

North: Governor's Mansion; C-2
 South: Memorial Auditorium: C-3(SPD)
 East: Surface Parking: C-2
 West: Parking lot, Office: C-2

Setbacks:	Required	Proposed (Existing)
Front :	7.5'	3.5'
Street Side:	5'	3.5'
Interior Side:	0'	0'
Rear:	0'	70'

Property Dimensions:	80' x160'
Property Area:	.29+ net acres
Square Footage of Building:	7,200sf (existing)
Square footage of Use:	4,611 sf
Height of Building (Existing)	39' (Existing)
Height Limit	45'
Lot Coverage	50% (Existing)
Exterior Building Materials:	Stucco
Roof Material:	Tar-Seal
Parking required:	Determined by PC
Parking provided (on-site):	28 spaces
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division

BACKGROUND INFORMATION:

The applicant is to use the second floor of an existing office building for a private university. Tenant improvements to the space would provide two classrooms, as well as office and library space. The University of Sacramento proposes to offer evening and weekend courses which will be held in the two classrooms and will enroll no more than 24 students each. The University will offer four courses per semester, and the times for the courses shall be 5:00pm to 9:00pm Monday through Thursday and 9:00am to 1:00pm on Saturday. The hours of operation for the office shall be 8:00am to 5:00pm Monday through Friday.

STAFF EVALUATION: Staff has the following comments:

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 General 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.

B. Zoning

Existing 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. 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 2 students. However, staff also takes into account demand and use characteristics of the site.

The on-site parking will be shared by the office uses during business hours, and use by the school during evenings and weekends. The University of Sacramento anticipates six staff and faculty members will be on site Monday through Friday 8:00am-5:00pm, two faculty members and up to 48 students would occupy the building from 5:00pm-9:00pm Monday through Thursday and 9:00am-1:00pm on Saturday. Therefore the office hours and class hours do not overlap. During the peak hours of operation (when classes are in session) the two instructors and 48 students would generate a requirement of 25 parking spaces, when using County standards. The facility has 28 parking spaces which will be available to students during the evening and weekend hours. The facility therefore has sufficient parking to accommodate the use. The site is also well served by transit with the 30, 31, 32, 61, and 62 lines providing service within one block of the project site. The site is also four blocks from a light rail station.

Height and Area Regulations/Building Site Design

The project is utilizing existing facilities and proposes no changes to the building exterior or the site. It is therefore not subject to design review nor analysis of compliances with height the area regulations.

PROJECT REVIEW PROCESS:A. Environmental Determination

The Environmental Services Manager has determined that the project, as proposed, is exempt from environmental review pursuant to CEQA Section 15301.

B. Public/Neighborhood/Business Association Comments

The proposed project application was routed to the Mansion Flats Neighborhood Association. Landowners within a 500-foot radius of the project site were also notified of the project proposal. No concerns regarding the project have been expressed as of the writing of this report.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. Comments have been incorporated as conditions in the attached Notice of Decision.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny all of the entitlements. 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:

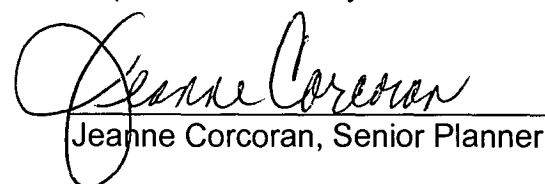
- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt Pursuant to CEQA Section 15301.
- C. Special Permit to operate a school in the General Commercial (C-2) zone.

Report Prepared By,



Mark Kraft, Associate Planner

Report Reviewed By,



Jeanne Corcoran, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A-D	Site Plans, Floor Plans, Elevations
Attachment 2	Land Use & Zoning Map

Attachment 2
Land Use and Zoning
P04-119-University of Sacramento

