

CITY PLANNING COMMISSION

1231 I STREET, ROOM 200, SACRAMENTO, CALIFORNIA 95814

APPLICANT United Christian Centers of Greater Sacramento, P.O. Box 8107, Sacto, CA 95818
OWNER United Christian Centers of Greater Sacramento, P.O. Box 8107, Sacto, CA 95818
PLANS BY United Christian Centers of Greater Sacramento, P.O. Box 8107, Sacto, CA 95818
FILING DATE 6-12-85 **60 DAY CPC ACTION DATE** _____ **REPORT BY:** DH:lc
NEGATIVE DEC Ex. 15301 EIR **ASSESSOR'S PCL NO.** 004-022-12.18

APPLICATION: Special Permit to operate an outpatient medical clinic (non-residential care facility) for 75 adults.

LOCATION: 3400 Elvas Avenue at corner of Elvas and C Street

PROPOSAL: The applicant is requesting the necessary entitlements to re-establish an adult day health care facility employing 8 and serving a total of 75 clients each day in an existing office building.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial/Office
1963 East Sacramento Community
Plan Designation: Shopping;Offices/Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Office Building and Parking Lot

Surrounding Land Use and Zoning:

		<u>Required</u>	<u>Setbacks</u>	<u>Provided</u>
North: Residential; R-2				55'
South: Residential; R-1	Front:	25'		15'
East: Manufacturing; C-2	Side: (alley)	5'		0
West: Abandoned Gas Station;	Side: (Wyman)	0		36'
Restaurant; Linen	Rear:	0		
Service				

Parking Required: To be determined by Commission
Parking Provided: 22 spaces
Property Dimensions: Irregular
Property Area: 0.57 ± acres
Square Footage of Building: 6,840 square feet
Height of Building: one story, 15 feet
Significant Features of Site: Developed parking lot
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Colors: Red brick, orange paint
Exterior Building Materials: Concrete Block
Roof Materials: Rolled Asphalt and Tar

PROJECT BACKGROUND:

The project site, 3400 Elvas Avenue, was originally developed in 1962 as a repair facility for Addressograph Multigraph for repairing business machines. In 1973 the business machine repair facility moved out.

From 1974 to 1981, an adult health care facility identified as the Sacramento Inner-City Health Corporation occupied the building. Remodeling to the building occurred in 1974 to accommodate the medical services being provided.

The United Christian Centers of Greater Sacramento purchased the property in December of 1984 with the purpose of re-establishing the adult health care facility formerly occupying the site.

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

A. Land Use and Zoning:

The subject site consists of one parcel which covers 0.572 + acres in the General Commercial (C-2) Zone. The City General Plan identifies the area as commercial office and the 1963 East Sacramento Community Plan identifies the site for Shopping/Offices/Commercial. The proposed adult health care facility is allowed in the General Commercial (C-2) Zone subject to granting of a special permit. An existing 6,840 square foot office building occupies the site. The parcel to the east is vacant and developed as a paved parking lot. It will remain as a parking lot to be used jointly by the facility and Wyman Fabrics, who are to the east. Wyman Fabrics was the former owner of the parking lot and have historically allowed patrons of the previous health clinic to park on the site.

Surrounding land uses along Elvas Avenue include single family residential to the north and south; Wyman Fabrics to the east with single family to the east of Wyman Fabrics; and industrial land uses, including a commercial linen service, mobile truck food catering company, a small hamburger stand, pipe wholesale supply and an automobile body repair service which are located to the west across Elvas Avenue.

The applicant is requesting a special permit to locate an adult health care facility (non-residential care facility) to serve a maximum of 75 adults during a 5-day work week between the hours of 8:00 a.m. and 5:30 p.m. A total of 17 employees are expected to work at the facility when fully operational. The applicant has indicated that only eight employees will be necessary for the start-up and initial operation of the center. The center will provide transportation for approximately 93 percent of their clients through the use of vans. They are providing for approximately 7 percent of their 75-client need with parking spaces onsite. (Refer to letter of June 27, 1985 from Joan B. Lee, Exhibit C).

The applicant proposes to improve the parking lot on the parcel occupied by the building as per the attached site plan. The adjacent parcel will be improved at a future date.

Staff has compiled a map showing various types of care facilities within a 1000-foot radius and a one-mile radius. No adult health care facilities offering a program similar to the applicant's lies within the radius map. (Refer to Facility Location Map).

Staff has also reviewed the proposed project for compliance with the locational criteria established on March 13, 1982 by the City Council for non-residential care facilities and have determined that the proposed care facility substantially complies with the criteria. (See Exhibit B).

B. Site Plan Design:

The submitted site plan indicates a total of 22 parking spaces. The applicant proposes to provide three additional handicapped stalls to accommodate the anticipated need onsite. The existing parking lot is void of landscaping except for junipers running along the Elvas Avenue frontage. The applicant proposes to revise the parking lot by adding considerable landscaping onsite and shade the parking area. A turn-around drop off area is proposed in the front of the building facilitate the loading and unloading of the shuttle vans. Parking space requirements for health care facilities are determined on an individual basis by the commission.

A trash enclosure is proposed along the Elvas Avenue frontage. Staff is requesting that it be relocated to the southern triangle area of the lot, due south of the office building. This will improve the visual appearance of the front setback area of the site. (Refer to Exhibit A.)

The applicant is also requesting authority to occupy the premises upon the effective date of the Special Permit with the provision to install the parking, landscaping, and irrigation within three months or prior to September 15, 1985. Staff supports the request to allow deferment of improvements since the substantial improvement to this corner lot will enhance and beautify the corner.

C. Parking and Circulation

As previously discussed, parking is proposed to be provided by 22 parking spaces and one bicycle rack. Two separate driveways are proposed into the property. The western most driveway provides access to the eight-employee parking space lot.

The eastern driveway off Elvas Avenue will provide access to the turning area, the four handicapped stalls, five compact and five full size parking stalls. The City Traffic Engineer was consulted in the layout of the circulation and some of his comments are incorporated into the design of the parking lot. Staff supports the proposed parking lot design based upon the overall improvement resulting to the site and satisfaction with the intent and purpose of the shading ordinance.

D. Building Elevations

The applicant provided photographs of the existing building, however, they were not suitable for reproduction in this report. Since no exterior modifications are proposed, the red concrete block with aluminum frame windowed building will remain unaffected by the project. Also, no interior improvements are planned.

E. This project was transmitted to the East Sacramento Improvement Association for review and comment. Staff will present comments at the meeting.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15301).

STAFF RECOMMENDATION: Staff recommends the following actions.

- A. Approval of the special permit to re-establish and operate an adult outpatient medical clinic (non-residential care facility) subject to conditions and based upon findings of fact which follow:

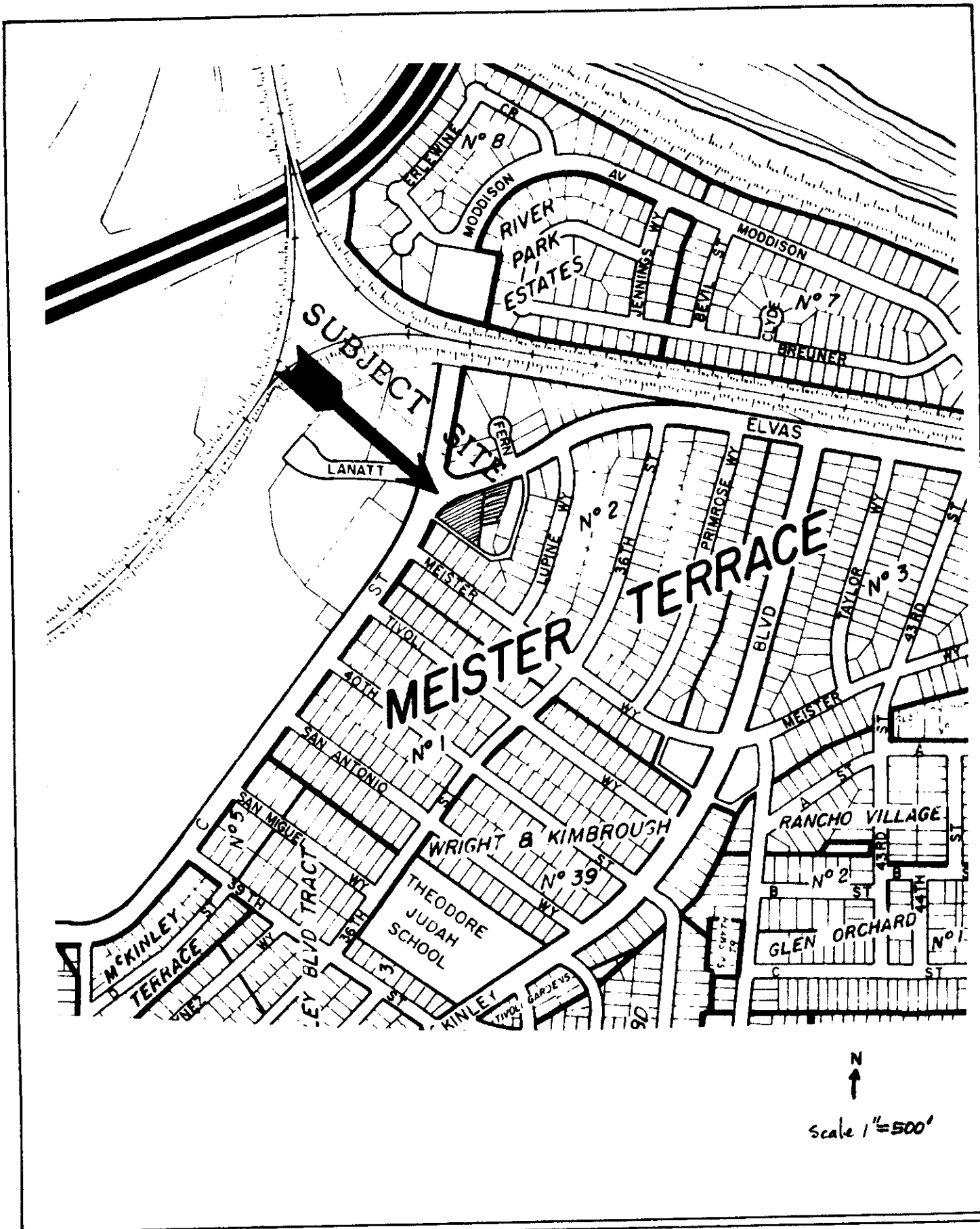
Conditions - Special Permit

1. The adult care facility shall be limited to a maximum of 75 clients and operate from 8:00 a.m. to 5:30 p.m. Monday through Friday.
2. The applicant shall revise the parking lot to show revisions as per the attached Exhibit A.
3. The trash enclosure shall be relocated to the southern triangle of the property.
4. The trash enclosure shall be six feet high, constructed of solid masonry or concrete block and have solid metal gates six feet in height to screen the dumpster bins.
5. A new special permit and parking facility permit will be required at the time the Wyman parcel located to the east is improved to accommodate increased parking for the clinic.
6. The applicant shall obtain a parking facilities permit for the proposed parking lot.

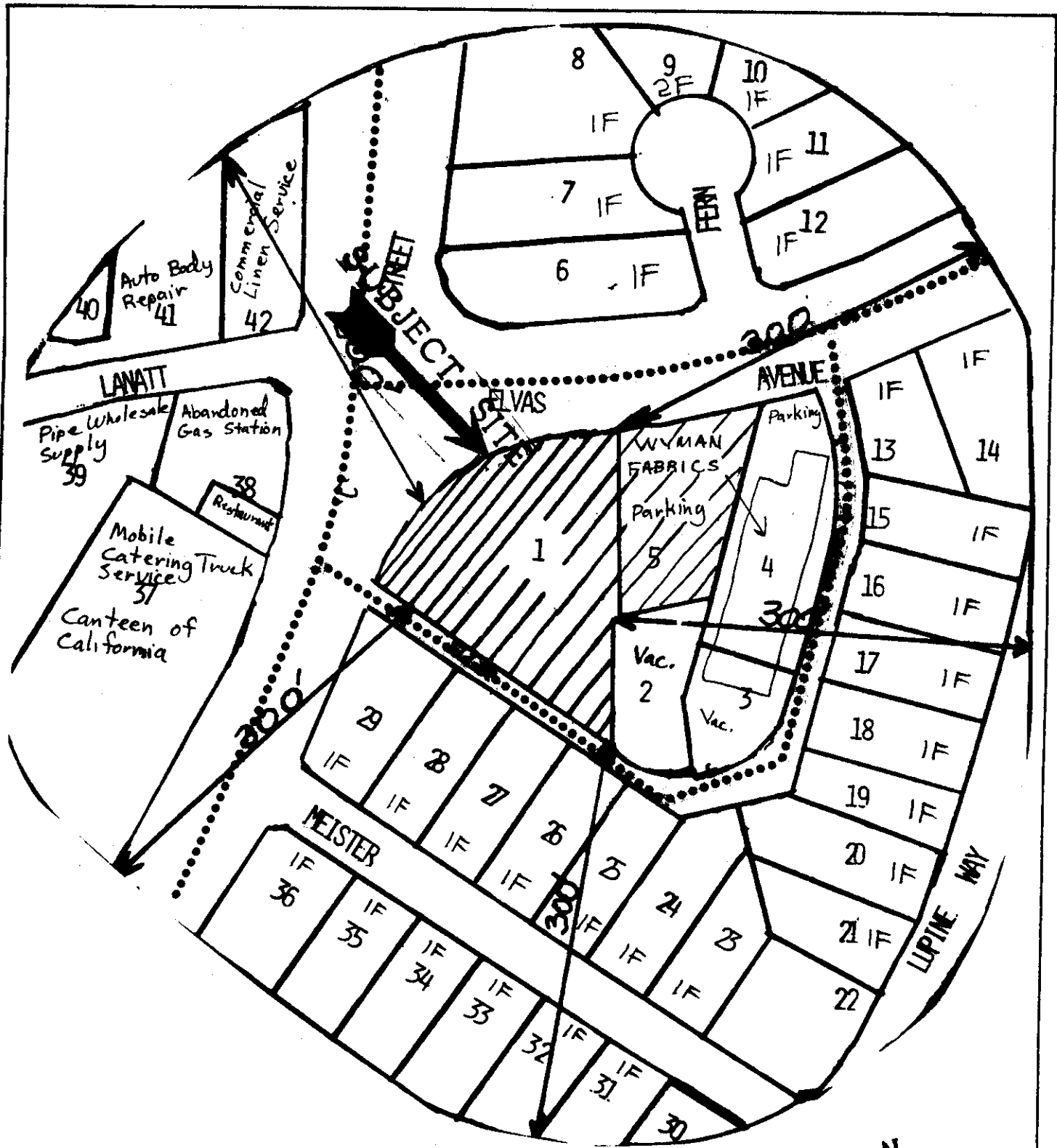
FINDINGS OF FACT - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. The proposed adult day care health clinic is compatible with the commercial and residential uses in the area;
 - b. The project is located on a major street and will not significantly increase traffic congestion in the area since clients will be transported by a van shuttle service;
 - c. The health care facility will provide a needed service to the surrounding community;
 - d. The health care facility substantially complies with the locational criteria adopted by the City regarding non-residential care facilities.
2. The project, as conditioned, will not be detrimental to the public health, safety, nor result in the creation of a nuisance in that:
 - a. Adequate on-site parking and landscaping are proposed;
 - b. Hours of operation are compatible with adjacent business hours of operation;
 - c. The proposed use historically occurred at the site from 1974 to 1981 without significantly altering the characteristics of the single family residential neighborhood.

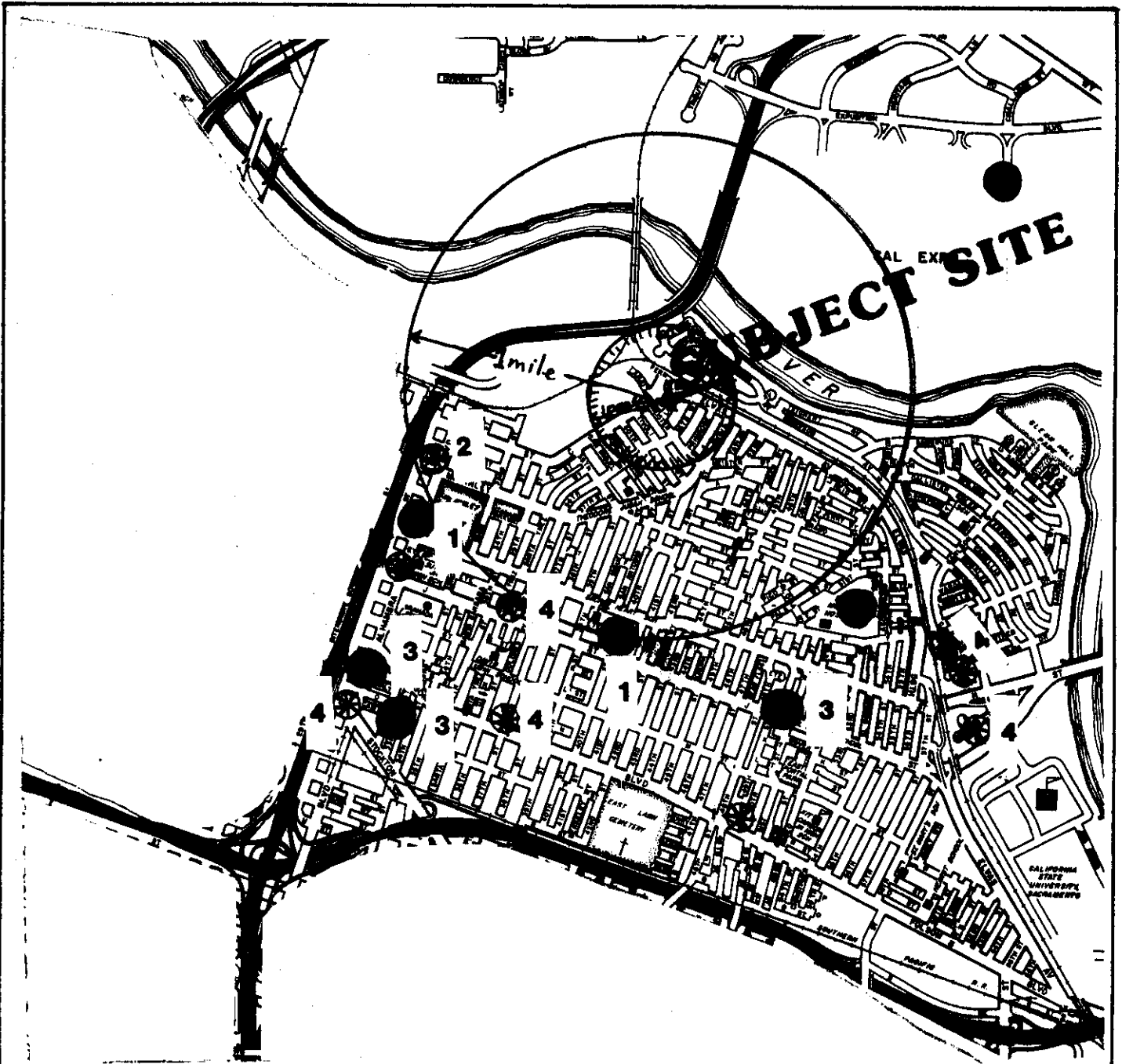
3. The project is consistent with the 1974 City General Plan and 1963 East Sacramento Community Plan which designate the area for shopping/commercial and office. Non-residential outpatient health clinics are allowed in any zone subject to securing a special permit from the Planning Commission.



VICINITY MAP



LAND USE & ZONING MAP



LEGEND

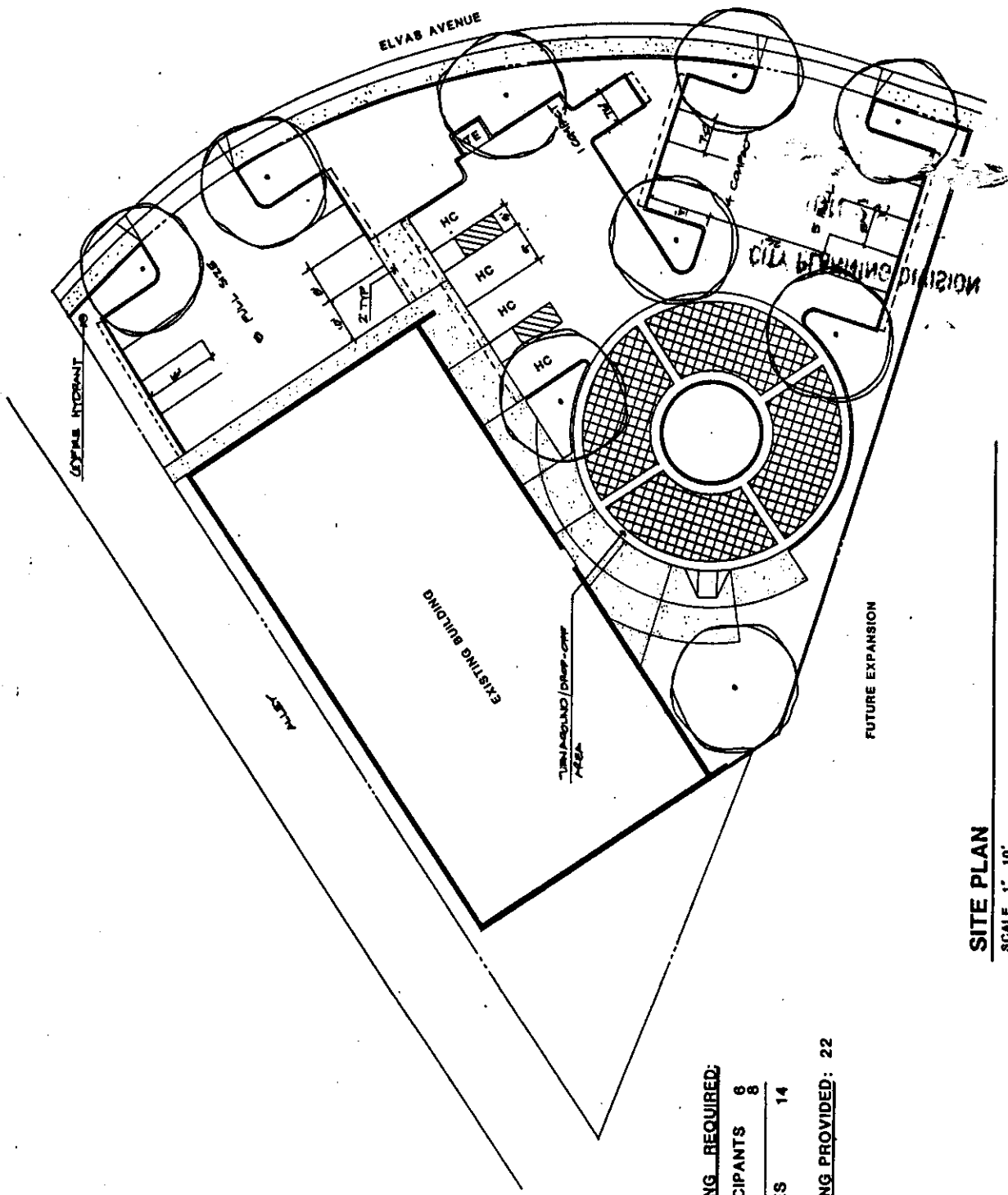
- 1** HEALTH CARE FACILITY
- 2** RE-ENTRY - EX-OFFENDERS
- 3** RESIDENCE: DD, MD, ED, & PD
- 4** SOCIAL SERVICE CENTER

Source: 1980 Survey of Social Services
by City Planning Department

N
↑
Scale 1" = 2,600'

FACILITY LOCATION MAP

SITE PLAN



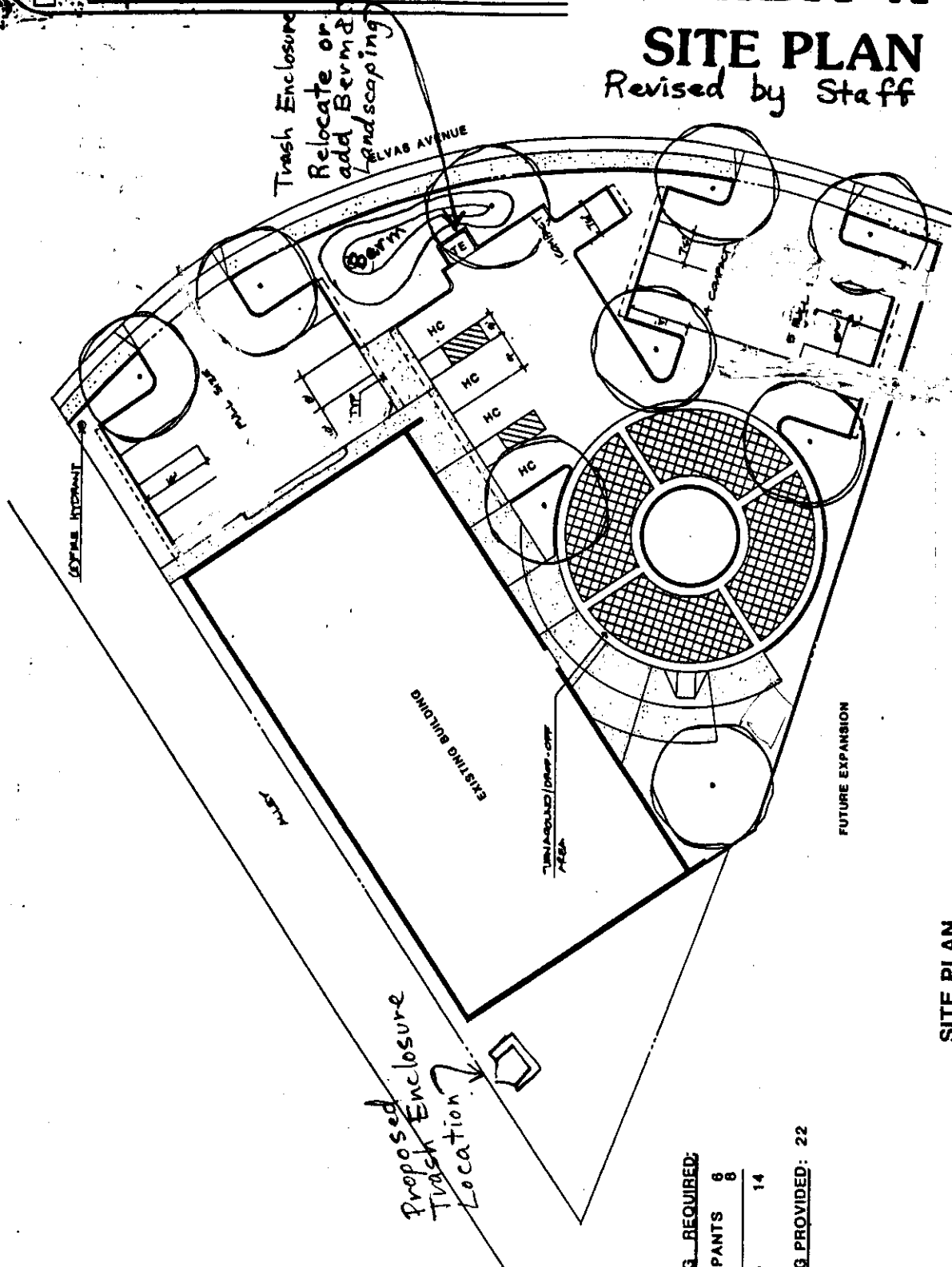
PARKING REQUIRED:	
PARTICIPANTS	6
STAFF	8
SPACES	14
PARKING PROVIDED:	22

SITE PLAN
SCALE 1" 10'

EXHIBIT A

SITE PLAN

Revised by Staff



Trash Enclosure
 Relocate or
 add Berm
 Landscaping

Proposed
 Trash Enclosure
 Location

PARKING REQUIRED:	
PARTICIPANTS	6
STAFF	8
SPACES	14
PARKING PROVIDED: 22	

SITE PLAN
 SCALE 1" = 10'

Applicant: Please submit responses to these criteria as part of your Special Permit application. If a particular criteria is not applicable, please indicate that and the reason why.

EXHIBIT B

RESOLUTION NO. 3

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

March 23, 1982

LOCATIONAL CRITERIA FOR ESTABLISHING
NON-RESIDENTIAL CARE OR RESIDENTIAL
CARE FACILITIES (M-612)

WHEREAS, the following listing represents criteria which the City of Sacramento encourages Non-residential Care and Residential Care Facility operators to consider in selecting their proposed site. City Planning Department staff will utilize this criteria listing in evaluating the merits of an operator's application for a Special Permit; and

WHEREAS, in addition to this listing of criteria, the City also strongly suggests that an operator meet with the City Planning Department staff to jointly evaluate their preliminary listing of potential sites for the purpose of identifying the opportunities and constraints of each potential location. It is also strongly suggested that an operator explain the type of programs and activities proposed to residents and businesspersons located within a two block radius of the proposed facility site prior to formal submittal of the Special Permit application. Such an explanation may be through written materials, direct contacts, and/or neighborhood meetings;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the following locational criteria will be applicable to proposals for establishing new Non-residential or Residential Care Facilities:

Non-residential
Care Facility

Residential
Care Facility

Regional Criteria*

X

1. Client Access-The proposed facility should be either located within close proximity to where a majority of its' targeted client population resides; or close to major transit routes, bicycle routes, and reasonable freeway access from all parts of the service area.

* Where conflicts between conformance with regional versus site criteria occur, site criteria shall be controlling. A region is generally defined as the boundaries of a Community Planning Area.

Non-residential
Care Facility

Residential
Care Facility

Regional Criteria*

X

X

2. Supportive Services-The proposed facility should be located within an area which is reasonably close to medical, governmental, shopping, and other services which support clients or near transit routes which provide access to such services.

X

3. Employment Opportunities-The proposed facility should be located within an area that can provide job opportunities for clients.

X

X

4. Distribution of Services-When siting within a residential area, the proposed facility should be located in an area where the same type of service is not already offered.

X

X

5. Facility Access-The proposed facility should be located in an accessible location if it provides a unique type of service for the region.

Non-residential
Care Facility

Residential
Care Facility

Site Criteria

X

X

6. Concentration-The proposed facility should not be sited within a residential neighborhood which already contains a number of Non-residential Care or Residential Care facilities.

* Where conflicts between conformance with regional versus site criteria occur, site criteria shall be controlling. A region is generally defined as the boundaries of a Community Planning Area.

Non-residential
Care Facility

Residential
Care Facility

Site Criteria

X

7. Neighborhood Disruption-Within residential areas, activities which generate excessive noise or which extend beyond the boundaries of the facility's site in such a manner as to impose upon the living space of neighbors should be avoided.

X

X

8. Parking-Adequate off-street parking should be provided for staff, clients, and visitors based on the type of service, the number of clients served per day, the scheduling of services, the level of staff required, and the number of non-client visitors anticipated. Within residential areas, facilities should not create traffic or parking problems that could result in a nuisance.

X

X

9. Size of Structure-The proposed structure should be capable of accommodating the anticipated number of clients given the type of services and operating schedule proposed. The structure should be accessible for the handicapped. Within residential areas, the size of new or remodeled facilities should be compatible with adjacent structures. Adequate outdoor areas for client use should be provided on the facility grounds.

Non-residential
Care Facility

X

Residential
Care Facility

X

Site Criteria

10. Compatibility of Site Design-
Within residential areas, the exterior of a facility should be preserved in its' appearance as a residential structure to conform with the surrounding neighborhood. The placement of off-street parking, exterior lighting, signage (including size), and landscaping should also be compatible with adjacent structures.

MAYOR

ATTEST:

CITY CLERK

M-612

EXHIBIT C



The Key to
A Fulfilling
Life

Rosenwald C. Robertson

Adult Day Health Care Center

3400 Elvas Avenue

Telephone 916-452-2529

Sacramento, California 95819

June 27, 1985

Dan Hendrycks
Planner
Planning Department
927 10th Street
Suite 300
Sacramento, CA 95814

Dear Mr. Hendrycks:

United Christian Centers herewith submit a parking lot plan (in duplicate, plus one reduction copy) in connection with its request for a Special Use Permit for the Robertson Adult Day Health Care Center, 3400 Elvas Avenue, Sacramento, CA 95819.

We understand the hearing on our application will be July 11.

We additionally request a 3-month extension on implementation of improvements to the parking lot plans, until September 15, 1985, so as to allow time to secure contracts on the project and to complete work.

For your information, we contacted other Adult Day Health Care Centers and found there are approximately 7% of our clients who may need a parking space. At a maximum of 75 clients, we are allowing 6 spaces. Additionally we will plan a bike rack on the front right of sidewalk and allow 8 employee reserved spaces on the northwest side of the building.

Sincerely,

Joan B. Lee
Joan B. Lee
Project Director
Robertson Adult Day Health
Care Center

CITY PLANNING DIVISION

JUN 28 1985

RECEIVED

JBL/rj

Enclosures

United Christian Centers of the Greater Sacramento Area

Vernon J. Freeman, Executive Director

July 11, 1985

item 17



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P-85-261