

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Developmental Disabilities Service Org., 2331 St. Marks Way, Sacramento, CA 95864		
OWNER M.F. & S. Investment Co., 3110 Watt Avenue, Sacramento, CA 95821		
PLANS BY McGuire, Eatough & Fong, Inc., 3110 Watt Ave., Sacramento, CA 95821		
FILING DATE February 25, 1993	ENVIR. DET. Exempt 15301	REPORT BY SLY
ASSESSOR'S PCL. NO. 017-0071-005		

- APPLICATION:**
- A. Special Permit to operate a 6,357 square foot non-residential care facility for 100 developmentally disabled adults within an existing 42,088± square foot office building on 1.7± developed acres in the Limited Commercial (C-1) zone.
 - B. Lot Line Adjustment to merge two parcels into one parcel totaling 1.7± acres.

LOCATION: 1250 Sutterville Road

PROPOSAL: The applicant is requesting the necessary entitlements to operate a 6,357 square foot non-residential care facility for 100 developmentally disabled adults to teach the students a variety of visual and performing arts and skills for self-improvement within an existing 42,088 square foot building.

PROJECT INFORMATION:

General Plan Designation: Community Neighborhood Commercial and Offices
Existing Zoning of Site: C-1
Existing Land Use of Site: Commercial building

Surrounding Land Use and Zoning:

North: Sacramento City Zoo, R-1
South: Commercial, C-1
East: Commercial, C-1-R
West: S.P. Railroad, R-1

Parking Required: To be determined by Planning Commission
Parking Provided: 101 for entire site (16 spaces specifically designated for the facility)
Property Dimensions: Irregular
Property Area: 1.7± acres
Square Footage of Building: 42,088 square feet
Height of Building: 28 feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Slumpstone veneer and stucco
Roof Material: Mansard roof

PROJECT EVALUATION: Staff has the following comments:

APPLC. NO. P93-036

MEETING DATE April 8, 1993

ITEM NO.

A. Land Use and Zoning

The subject site is two irregular shaped parcels totaling 1.7± developed acres in the Limited Commercial (C-1) zone. The site is developed with a 42,088 square foot commercial office building that crosses the common property line. The General Plan designates the subject site as Community Neighborhood Commercial and Offices. The surrounding land use and zoning for the subject site are the Sacramento City Zoo, zoned Standard Single Family (R-1) to the north; commercial, zoned (C-1) to the south; commercial, zoned Limited Commercial-Review (C-1-R) to the east; and the Southern Pacific Railroad to the west.

There are no other care facilities within 2000 feet of the site.

B. Applicant's Proposal

The applicant, Developmental Disabilities Service Organization (DDSO), is proposing to operate a non-residential care facility for 100 developmentally disabled adults within a 6,357 square foot portion of an existing 42,088 square foot building. A special permit is required for a non-residential facility located in any zone. The purpose of the facility is to provide a program for adults with developmental disabilities which includes a variety of skills in crafts and self-improvement education. The hours of operation are proposed to be Monday through Friday from 8:00 AM to 5:00 PM. The program will have a maximum staff of 22. The existing building crosses the common property line and the applicant is requesting to merge the two parcels into one parcel to eliminate the common property line.

C. Site Plan Design

The site consists of two large irregularly shaped commercial parcels totaling 1.7± developed acres which has street frontage on Sutterville Road and South Land Park Drive (see Exhibit A). There is an existing two story buildings totaling 42,088 square feet on the site. The applicant proposes to occupy a 6,357 square foot section on the first floor in the northern portion of the building (see Exhibits C-H).

The existing building was constructed across the shared property line. The Zoning Ordinance and the Building Code does not permit structures to cross the common property line. A lot line merger is required to eliminate the common property line and to bring the building into conformance.

D. Parking and Circulation

There is a total of 101 parking spaces for the entire commercial building. There will be 16 parking spaces specifically dedicated for the care facility. The facility will have a maximum of 22 staff members. The allocated parking spaces corresponds to general office parking requirements with a ratio of not less than one space for every 400 square feet of office. There is adequate available parking for staff and visitors. Staff recommends the dedicated parking spaces be painted with a "Reserved for DDSO " marking.

According to information provided by the applicant, all the clients of the facility will be transported by some form of transit system and do not drive to the center. Approximately 25 percent of the clients will use the Regional Transit public transportation system; 25 percent will arrive by Regional Transit Special Line 125; 15 percent will be transported by Paratransit, and 10 percent will be transported by United Cerebral Palsy Association.

E. School Program

The Developmental Disabilities Service Organization is a non-profit organization licensed by the Department of Social Services which provides services for adults with developmental disabilities. The DDSO currently operates at a site located in the northeast area of the county. This proposed location provides a closer location to their clients who live in the south area. The agency has been in operation since 1976. The program provides educational, cultural, vocational, and supportive services to adults with developmental disabilities. Program goals and objectives are determined by consumer needs and desires. Individual objectives and plans are developed for each student. Assessment of these needs is the basis of curriculum development and classes are designed to meet these requirements. The classes include teaching the clients to be as independent as possible in the community. Examples of the type of skills taught include the use of money or banking, mobility, how to shop, survival skills, accessing the community for recreation and leisure activities, and various communication skills. Many of these skills are taught through the use of the arts.

The proposed facility will have a staff of 22 and will operate from 8:00 AM to 5:00 PM, Monday through Friday. The facility will be able to provide services for 100 clients. There will be no evening functions at the facility.

F. Signage

There was no signage proposed with this application. Any signage must meet all the requirements required by the Sign Ordinance and have a sign permit.

G. Staff Summary

Staff supports the approval of the Special Permit to operate a 6,357 square foot non-residential care facility for 100 developmentally disabled adults in a portion of an existing commercial buildings totaling 42,088 square feet in that the use will not significantly impact the adjacent properties, there is not an over concentration of facilities in the area, and the DDSO has operated similar centers in other areas without incident.

H. Agency Comments

The proposed project was reviewed by City Traffic Engineering, Engineering Departments, Building Inspections, the Fire Department, and the Land Park Community Association. The following comments were received:

1. Traffic Engineering staff comments:

- a. Place "Exit Only" sign at east driveway on Sutterville Road.
- b. Eliminate the two parallel parking spaces in the driveway on South Land Park Drive.
- c. New handicap spaces must comply with "Americans with Disabilities Act" (ADA) requirements.

2. Engineering Development staff comments:

- a. Comply with the City's Cross Connection Control Policy.
- b. No buildings, gates, fences, or other permanent structures shall be constructed within five feet of the existing 42 inch or 30 inch water transmission mains adjacent to the subject property.
- c. Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger being recorded:
 1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
 2. File a waiver of Parcel Map.

3. Building Department comments:

The applicant will have to obtain a building permit for tenant improvements.

4. Fire Department staff comments:

The second floor cannot be used at this time for this use.

I. Neighborhood Comments

Staff has received numerous calls from neighbors concerning the nature of the project. Staff explained the project specifically addressing the facility's program, hours of operation, and transportation of the clients. The applicant mailed out an informational letter to surrounding property owners in the area (see Exhibit I). Staff has received several of the letters with comments of support and one in opposition. The call in opposition expressed concern that there would be excessive bus traffic due to all the clients being transported to the facility by some form of bus system.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15301).

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Approve the Special Permit to operate a 6,357 square foot non-residential care facility for 100 developmentally disabled adults within an existing 42,088± square foot office building subject to the conditions and based upon the findings of fact which follow.
- B. Approve the Lot Line Adjustment by adopting the attached resolution.

Conditions:

1. The special permit for the non-residential care facility shall have the following requirements:
 - a. The hours of operation shall be limited to 8:00 AM to 5:00 PM, Monday through Friday;

- b. The number of clients shall not exceed 100 and the number of staff shall not exceed 22;
- c. The clients shall not drive.

Any changes or additions requires a modification of the special permit.

- 2. Any signage shall meet the requirements of the Sign Ordinance and have a sign permit.
- 3. The applicant shall obtain a building permit for a change in use and any tenant improvements.
- 4. All the activities of the facility shall be conducted within the building.
- 5. The applicant shall place an "Exit Only" sign at east driveway on Sutterville Road.
- 6. The applicant shall eliminate the two parallel parking spaces in the driveway on South Land Park Drive and the dedicated parking spaces shall be painted with a "Reserved for DDSO " marking. Submit a revised site plan showing these parking lot changes for Planning staff review and approval prior to the issuance of building permits.
- 7. New handicap spaces must comply with "Americans with Disabilities Act" (ADA) requirements.
- 8. Comply with the City's Cross Connection Control Policy to the satisfaction of the Utilities Department.
- 9. No buildings, gates, fences, or other permanent structures shall be constructed within five feet of the existing 42 inch or 30 inch water transmission mains adjacent to the subject property.
- 10. The second floor cannot be used for a non-residential care facility at this time according to the Fire Code.
- 11. The lot line merger shall be recorded prior to the issuance of a Certificate of Occupancy.

Findings of Fact:

- 1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the use will not significantly impact the surrounding commercial tenants and residential development;
 - b. adequate off-street parking is provided in that the clients all will arrive by transit and only staff will park at the site; and
 - c. there is not an over concentration of care facilities in the area.
- 2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. the project, as conditioned, is compatible with the existing neighborhood; and

- b. adequate on-site parking will be provided.
3. The project is consistent with the General Plan which designates the site as Community Neighborhood Commercial and Offices. A non-residential care facility is permitted in the Limited Commercial (C-1) zone with a special permit.