

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	El Hogar 1129 "D" Street, Sacramento, California 95814		
OWNER	Wheeler Row Properties 1809 19th Street, Sacramento, California 95814		
PLANS BY	Bob McCabe Architect, 1809 19th Street, Sacramento, California 95814		
FILING DATE	8/9/85	ENVIR. DET.	8-19-85
REPORT BY	JP:gv		
ASSESSOR'S-PCL. NO.	002-151-12		

APPLICATION: A. Negative Declaration

B. Special permit to develop a mental health and community services center on 0.14+ developed acres in the office building (OB) zone (2-C-30)

LOCATION: 608-610 Tenth Street

PROPOSAL: The applicant is requesting the necessary entitlements to relocate an existing mental health clinic to an office structure in the OB zone.

PROJECT INFORMATION:

1974 General Plan Designation: Office
1980 Central City Community Plan Designation: Office
1984 Alkali Flat
Redevelopment Plan: Office
Existing Zoning of Site: OB
Existing Land Use and Zoning: Office Building

Surrounding Land Use and Zoning:

North: Vacant residential structure and office; OB
South: Surface parking and office; OB
East: Office; R-0
West: Rear yard of residence and surface parking; OB

Parking Required: To be determined by the Commission
Parking Provided: None
Property Dimensions: 80+ x 80+
Property Area: 0.14 + acres
Square Footage of Building: 3000 + square feet
Height of Building: Two story, 30+ feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Colors: Blue, White, Burgundy
Exterior Building Materials: Wood frame

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BACKGROUND INFORMATION: On August 26, 1982 the Planning Commission approved a variance to waive the fifteen required parking spaces for the two office structures on the subject site (P82-183). The Commission's decision was subsequently appealed to the City Council. On December 14, 1982 the City Council denied the appeal and approved the variance request subject to the owners of the site providing future occupants of the two office buildings with two office buildings with transportation alternatives to mitigate the need for on-site vehicular parking spaces.

APPLC. NO. P85-330 MEETING DATE September 12, 1985 ITEM NO. 19

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

LAND USE AND ZONING:

- A. The subject site is a 0.14 ± acre parcel located in the Office Building (OB) zone. Two 3,000 ± square foot office buildings are located on the parcel. These buildings are converted residential row house structures and are designated as Essential Structures on the City's Official Register (Wheeler Row). As previously noted a variance to waive the required parking spaces was granted for the two office buildings in December of 1982. Surrounding land uses are a fire damaged residential structure and an office building to the north, offices and surface parking to the south, offices and multiple family residential to the east and a two family residence and surface parking to the west. The General Plan, Central City Community Plan and Alkali Flat Redevelopment Plan all designate the site for office uses.

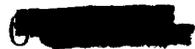
The applicant proposes to relocate the El Hogar Mental Health and Community Service Center to the northern structure on the subject site. Currently El Hogar is located at 1129 "D" Street and provides the following services to clients:

- Individual counseling and therapy
- Counseling and therapy for couples and families
- Group therapy
- Crises intervention
- Psychological evaluation
- Medication evaluation
- Mental health consultation
- Preventative mental health education
- Case aide supportive services

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No physical examinations or drugs are provided on the premises. The primary geographical area served by the clinic is the Central City area. El Hogar is also a bilingual/bicultural facility and is responsible for serving the Hispanic community. Approximately 15 people are served by the facility each day, the majority by appointment. Client visits last approximately one hour. Office hours run from 8:30 a.m. to 5:30 p.m. Monday through Friday, with some evening appointments. El Hogar employs an Executive Director, three full-time counselors, one part-time counselor, two psychiatrist consultants (20 hours per week), one psychologist consultant (8 hours per week) and three clerical staff for a total of 11 employees. On the average there are six staff persons on the premises at one time.

El Hogar is proposing to relocate from its present facility to the subject site as the lease at 1129 "D" Street has expired and the clinic would like to move to a larger office in the Alkali Flat area that can be remodeled to allow for more privacy during counseling sessions. No increase in the number of clients served is anticipated. El Hogar proposes to use both the first and second floor of the 3,000 square foot structure on the northern half of the subject site.



Staff finds that the applicant's proposal is an acceptable land use for the subject site. The subject site is within walking distance to Hispanic residents of the Alkali Flat Redevelopment area, a major targeted client population of the facility. The site is also located on a major bus line and is within one block of several other bus lines. Within 1,000 feet of the subject site (approximately two blocks), there is only one existing care facility, the Salvation Army Adult Rehabilitation Center. The closest facility in the medical/counseling service category is Resources for Independent Living, an adult physically disabled facility located at 1230 "H" Street (Exhibit C).

PARKING:

- B. As previously noted, a variance was granted in 1982 to waive the 15 required parking spaces for the subject site (7.5 per building). As part of the conditions of approval, the owners of the buildings are required to provide transportation alternatives to occupants of the office structures. A previous written agreement indicated that up to six covered on-site bicycle storage lockers and transit passes equal to the difference between 15 and the number of bicycle lockers would be provided for occupants of the two buildings on the subject site. Staff has contacted the owners of the subject site and they are still willing to abide by the terms of this agreement.

The El Hogar facility at 1129 "D" Street currently has seven on-site parking spaces. Staff inspection of the site revealed that approximately six spaces on the average were used. The applicant indicated that the majority of the facility's clients either walked or used public transportation. Two employees car pool together to work and two have expressed a desire to use public transportation if the facility relocates to Tenth Street. The subject site is located on a major bus line and is within one block of several other bus lines. Staff finds that seven parking spaces would have been sufficient for the proposed use and that no further on-site parking should be required as long as the owner provides the required transportation alternatives.

SITE PLAN AND BUILDING DESIGN:

- C. As previously noted the buildings on the subject site were formally residential row houses and are designated as Essential Structures on the City's Official Register. El Hogar proposes no exterior modifications to the subject structure. Some structural changes will occur inside the building to accommodate the office use.

ALKALI FLAT PROJECT AREA COMMITTEE:

- D. On August 14, 1985, by a vote of eight ayes and three abstentions, the Alkali Flat PAC voted to approve the location of the El Hogar facility on the subject site.



CONCLUSION:

- E. Staff finds that the proposed location of the El Hogar facility at the subject site meets the locational criteria for a non-residential care facility. Within 1,000 feet there is not a similar facility that provides counseling services. The site is located in the Alkali Flat Redevelopment Area, a Hispanic Community, and the bicultural facility is within walking distance of the majority of its clients. The site is located on and adjacent to major bus lines and transportation alternatives will be provided in the form of bus passes and bicycle lockers. The two office buildings on the site currently are compatible with the surrounding office and residential structures and no exterior modifications are proposed. Staff, therefore recommends approval of the special permit request, subject to conditions and based upon findings of fact which follow.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse effect of the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends approval of the special permit request, subject to conditions and based upon findings of fact which follow.

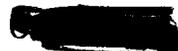
CONDITIONS - SPECIAL PERMIT:

1. Hours of operation shall be 8:30 a.m. to 5:30 p.m. with limited appointments in the evening hours.
2. All counseling activities shall be confined to the interior of the building.
3. Prior to occupancy of the structure by El Hogar a maximum of six covered bicycle storage lockers will be provided on site for use by the two office buildings (three for the use of El Hogar), and the building owners shall make available a minimum of five bus transit passes to El Hogar. The combination of bicycle lockers and bus passes for the El Hogar facility shall equal eight.
4. Plans for the bicycle storage facility shall be submitted to the Planning Director for review and approval.
5. The applicant shall deliver a notice to all property owners within a radius of 1,000 feet giving a description of services provided by El Hogar and a contact person's name and phone number. A copy of the notice and property ownership list shall be placed on file in the Planning Division prior to November 1, 1985.

FINDINGS OF FACT:

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. The clinic serves the needs of residents of the Central City and Alkali Flat Area.

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- b. Transportation alternatives in the form of bus passes and bicycle lockers shall be provided.
 - c. The project is located in an area of mixed office and residential uses.
 - d. The project conforms to the locational criteria for non-residential care facilities.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare nor be injurious to surrounding properties in that:
- a. The site is located adjacent to and within walking distance of several major bus lines.
 - b. All counseling activities will take place within the building.
3. The project is in conformance with the 1974 General Plan, 1980 Central City Plan and 1984 Alkali Flat Redevelopment Plan which designate the site for office uses. Non-residential care facilities are allowed in any zone with the approval of a special permit from the Planning Commission.



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GENERAL NOTES

1. All dimensions are given in feet and inches. Round off to nearest 1/4" or 1/2".

2. All elevations are given in feet above mean sea level.

3. All materials are to be of standard quality unless otherwise specified.

4. All work is to be in accordance with the latest editions of the Building Code of the City of New York.

5. All work is to be in accordance with the latest editions of the Mechanical Code of the City of New York.

6. All work is to be in accordance with the latest editions of the Electrical Code of the City of New York.

7. All work is to be in accordance with the latest editions of the Plumbing Code of the City of New York.

8. All work is to be in accordance with the latest editions of the Fire Code of the City of New York.

9. All work is to be in accordance with the latest editions of the Sanitary Code of the City of New York.

10. All work is to be in accordance with the latest editions of the Health Code of the City of New York.

11. All work is to be in accordance with the latest editions of the Safety Code of the City of New York.

12. All work is to be in accordance with the latest editions of the Environmental Code of the City of New York.

13. All work is to be in accordance with the latest editions of the Zoning Code of the City of New York.

14. All work is to be in accordance with the latest editions of the Landmarks Code of the City of New York.

15. All work is to be in accordance with the latest editions of the Historic Sites Code of the City of New York.

16. All work is to be in accordance with the latest editions of the Cultural Resources Code of the City of New York.

17. All work is to be in accordance with the latest editions of the Archaeological Code of the City of New York.

18. All work is to be in accordance with the latest editions of the Anthropological Code of the City of New York.

19. All work is to be in accordance with the latest editions of the Ethnological Code of the City of New York.

20. All work is to be in accordance with the latest editions of the Linguistic Code of the City of New York.

21. All work is to be in accordance with the latest editions of the Philological Code of the City of New York.

22. All work is to be in accordance with the latest editions of the Papyrological Code of the City of New York.

23. All work is to be in accordance with the latest editions of the Palaeographical Code of the City of New York.

24. All work is to be in accordance with the latest editions of the Epigraphic Code of the City of New York.

25. All work is to be in accordance with the latest editions of the Numismatic Code of the City of New York.

26. All work is to be in accordance with the latest editions of the Philatelic Code of the City of New York.

27. All work is to be in accordance with the latest editions of the Selenographic Code of the City of New York.

28. All work is to be in accordance with the latest editions of the Epitaphic Code of the City of New York.

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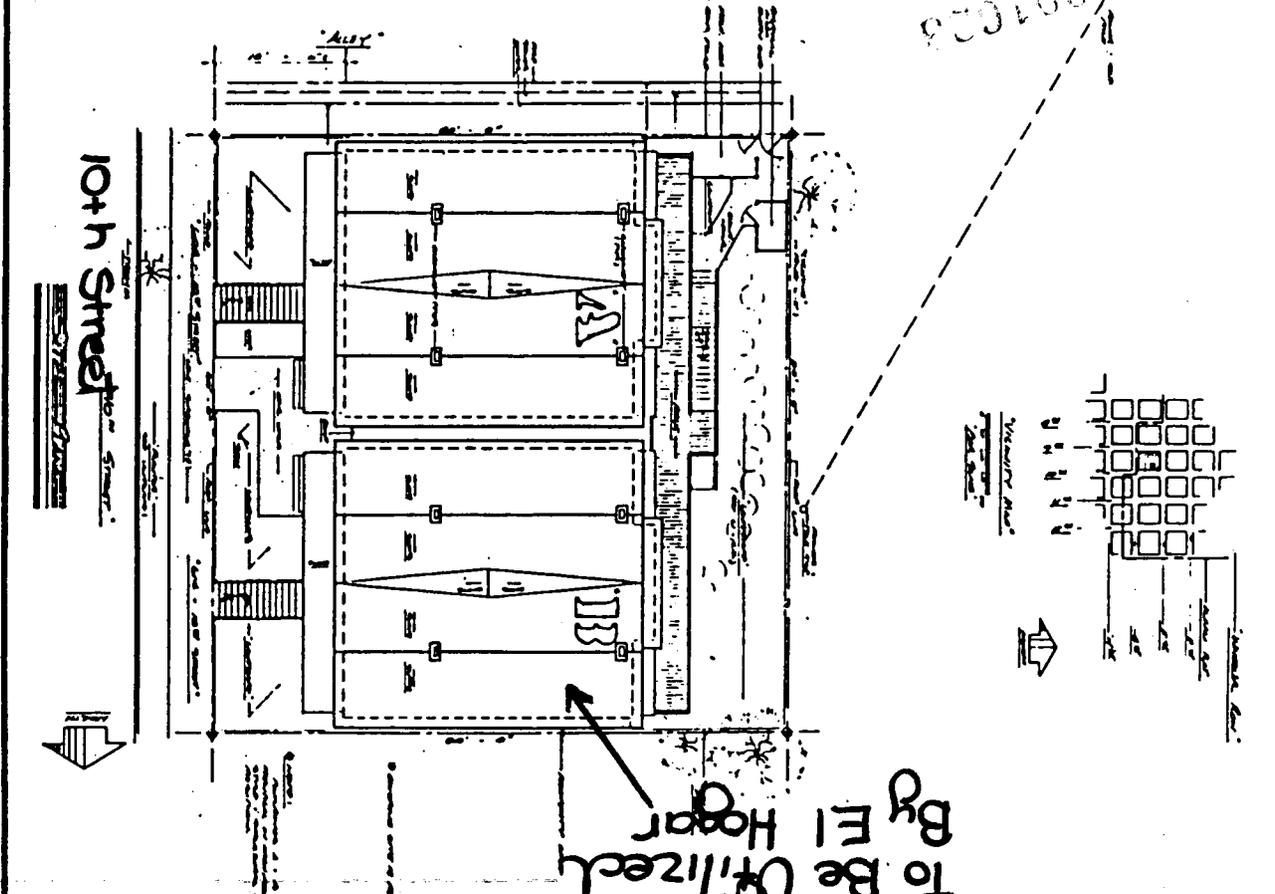
30. All work is to be in accordance with the latest editions of the Epitaphic Code of the City of New York.

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To Be Utilized
By Building "B"

EXHIBIT A
SITE PLAN

SITE PLAN

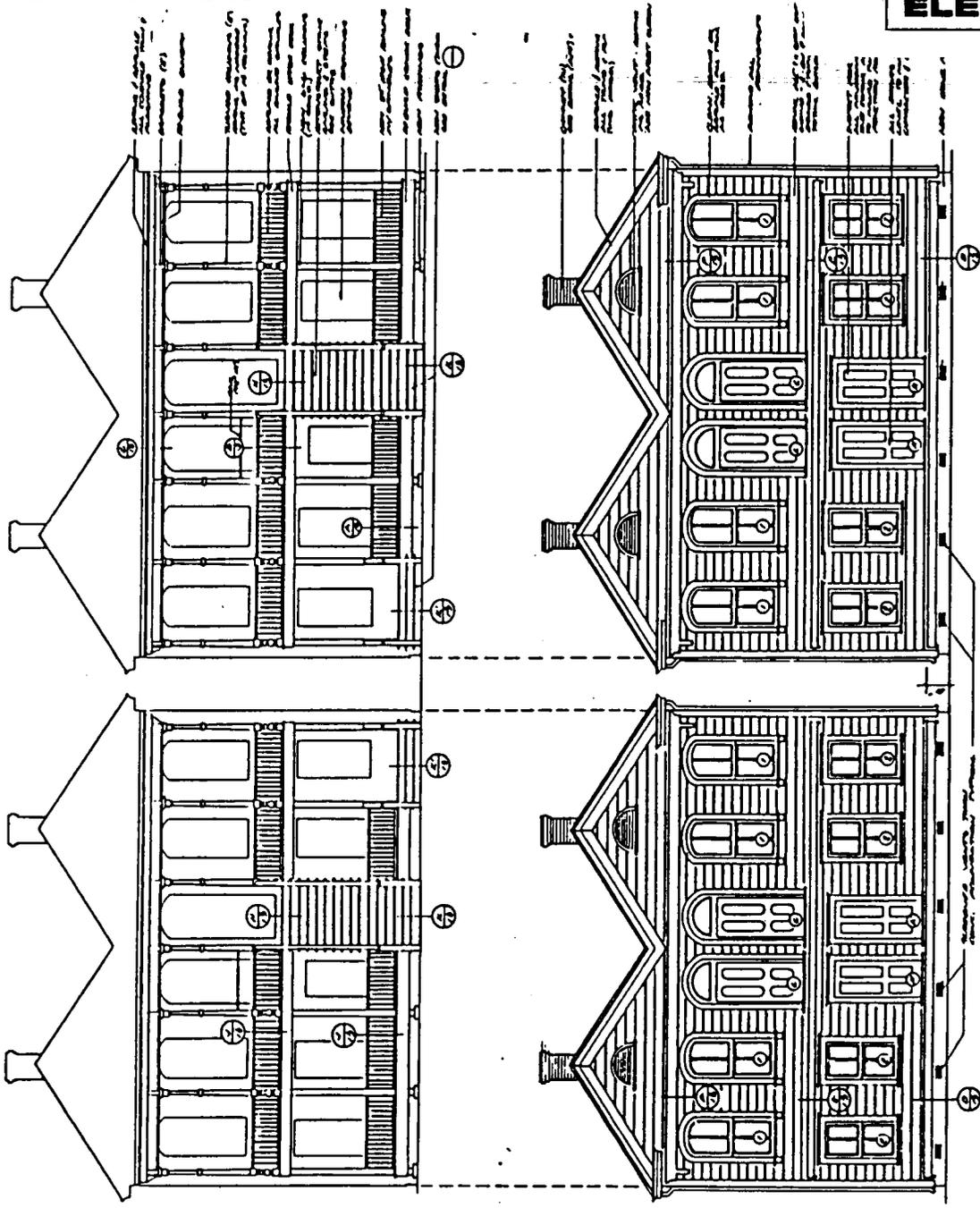
BOB McCABE ARCHITECT

**EXHIBIT B
ELEVATIONS**

BOB McCABE • ARCHITECT
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1111 1/2

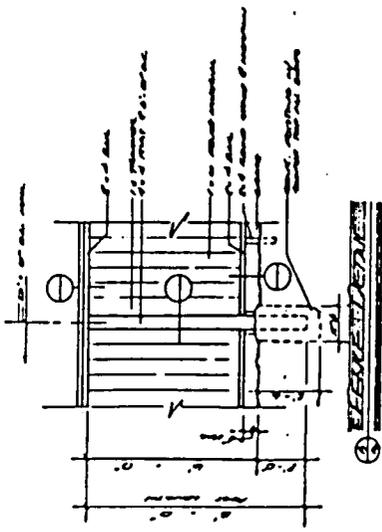
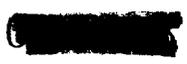
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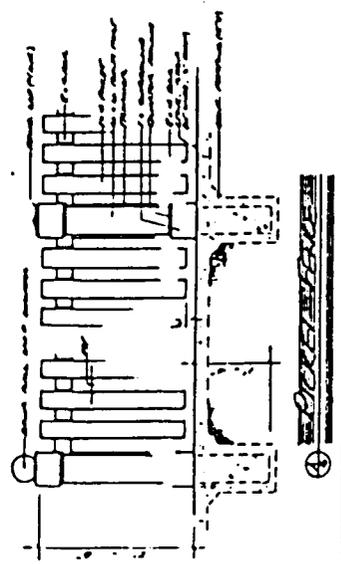


SECTION 13 - JERRY MOORE

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SECTION 14



SECTION 15

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 D

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:

<u>Non-residential Care Facility</u>	<u>Residential Care Facility</u>	<u>Regional Criteria*</u>
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X

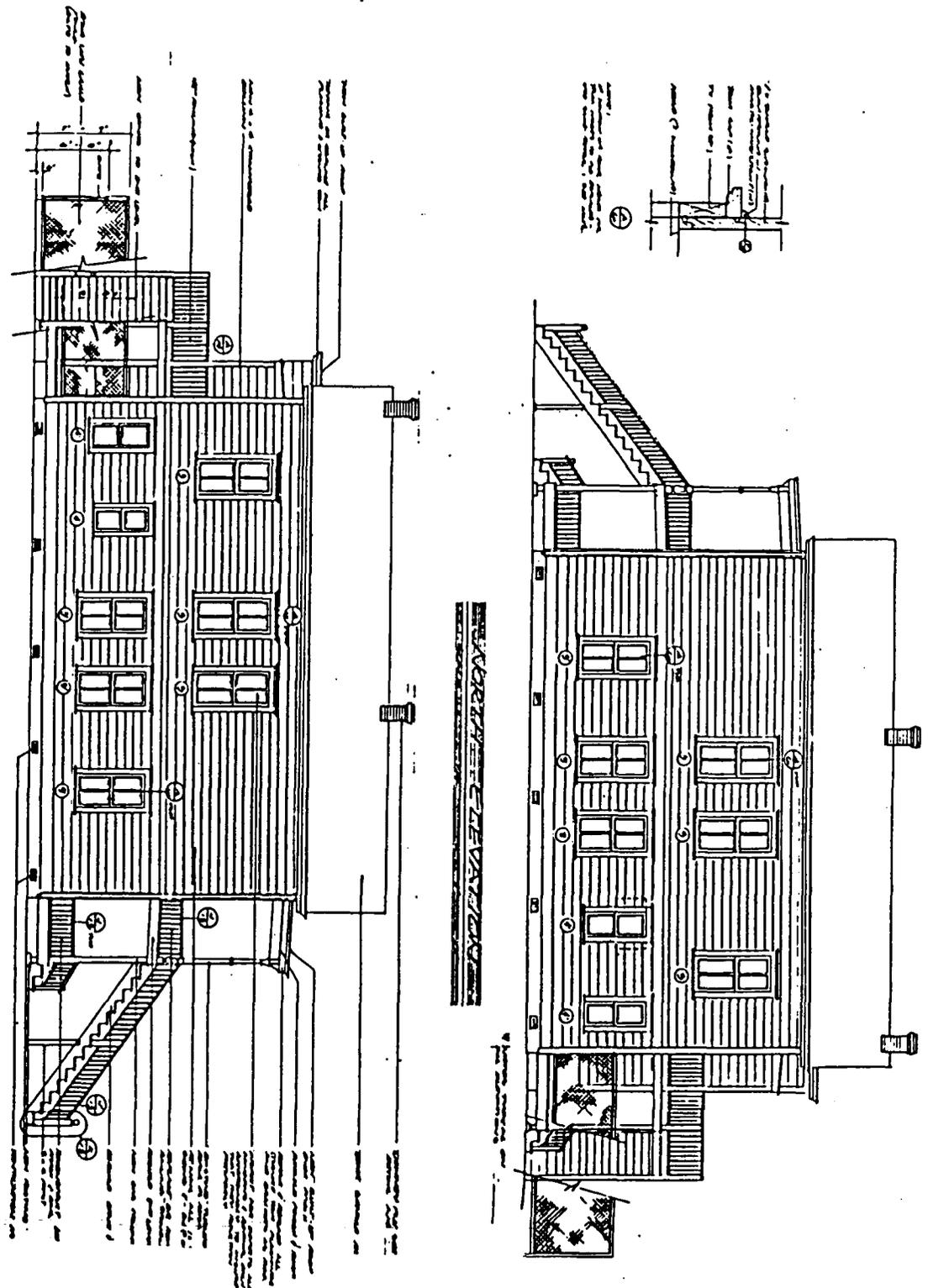
1. Client Access-The proposed facility should be either located within close proximity to where a majority of its' targeted client population resides; or close to major transit routes, bicycle routes, and reasonable freeway access from all parts of the service area.

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* 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.

009100



SOUTH ELEVATION

WEST ELEVATION

5

WHEELER ROW

ELEVATIONS

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 1111 1/2 W. 10th St. • DENVER • CO 80202
 TEL: 333-1011 FAX: 333-1012
 WWW.BOBMCABE.COM

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.

001607



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.

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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

001609