

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Mercy Hospital of Sacramento, 4001 'J' St., Sacramento, CA 95819		
OWNER	Stanford Settlement House, 450 W. El Camino Ave., Sacramento, CA 95833		
PLANS BY	Vitiello-Niia, Inc., 1931 'H' St., Sacramento, CA 95814		
FILING DATE	1-9-84	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	EX 15303(c)	EIR	ASSESSOR'S PCL. NO. 274-131-06

APPLICATION: Special Permit to expand a neighborhood social center with an outpatient medical care clinic.

LOCATION: 450 West El Camino Avenue

PROPOSAL: The applicant is requesting the necessary entitlement to expand an existing neighborhood social center with an outpatient primary health care clinic.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1978 South Natomas Community
Plan Designation: Residential (4-21 du/ac., 7 average)
Existing Zoning of Site: R-2A
Existing Land Use of Site: Stanford Settlement

Surrounding Land Use and Zoning:

North: Residential; R-2A
South: Residential; R-2A
East: Residential; R-2A
West: Residential; R-2A

Parking Required: To be determined by CPC
Parking Provided: 41 spaces
Property Dimensions: 142' x 330'
Property Area: 1.1± acres
Square Footage of Building: 1,440 proposed
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: Dust ivory
Exterior Building Materials: Wood siding
Height of Structure: 13 feet
Hours of Operation: 8 AM to 5 PM Monday and Wednesday
Number of Employees: 4

BACKGROUND INFORMATION: On May 27, 1975 the Planning Commission approved a special permit to establish the Stanford Settlement in the old Gardenland School (P-6456). The neighborhood social center provides an adult community center, counseling and nutrition programs, child care services, senior citizens' activities, mental health services and a delinquency prevention program. Subsequently, two requests have been approved to expand the facility by adding a mobile unit and a covered patio (P-8521, 3/8/79 and P-9148, 9/11/80). Finally, a Planning Director's Variance was approved to waive the six-foot high masonry wall required around the center (P-9199, 11/19/80).

002542

APPLC. NO. P84-008

MEETING DATE February 9, 1984

CPC ITEM NO. 19-34

9-13-84

STAFF EVALUATION: Staff has the following comments:

1. The applicant is requesting to expand the facility by adding a primary care outpatient clinic located in a 24' x 60' mobile unit. Services will include general health checkups, treatment for minor ailments, such as flu and colds, pediatric care and family medicine. There will be a station where blood can be drawn and sent to Mercy Hospital. Currently, the site has a monthly blood pressure clinic for the elderly and a well-baby clinic.

The applicant estimates that approximately 20 people will be served per day. Hours of operation are to be from 8 AM to 5 PM on Monday and Wednesday. These hours will not conflict with other activities on site. The clinic will not provide emergency medical services. Therefore, no ambulances will be directed to the site.

The applicant states, "the medical services will be geared to supporting the mission of the Stanford Settlement." Given the nature of the existing facility, the requested medical clinic is a logical extension of services offered by Stanford Settlement. In addition, the requested facility is compatible with the surrounding residential land uses in that it will provide a neighborhood oriented service which is needed in the area. The senior citizens' center, currently located on the site, is also a modular unit which is compatible with the proposed unit. Staff supports the requested special permit.

2. There are currently 41 parking spaces on site. No additional spaces are proposed. The applicant indicates that many of the patients will walk or use Stanford Settlement transportation (van-bus). Staff has observed the site several times and found parking spaces readily available. The new medical care unit will only operate two days a week. The additional patients will not impact the on-street parking demand significantly; therefore, the existing 41 parking spaces are sufficient.

STAFF RECOMMENDATION: Staff recommends approval of the special permit, subject to a condition and based upon Findings of Fact which follow.

Condition:

Hours of operation shall be limited to 8 AM to 5 PM on Monday and Wednesday.

Findings of Fact

- a. Granting the request is based upon sound principles of land use in that:
 - 1) it is a logical extension of existing services already offered on the site;
 - 2) it provides a needed neighborhood oriented service.
- b. The project, as conditioned, will not be injurious to surrounding property in that:
 - 1) hours of operation are limited to 8 AM to 5 PM on Monday and Wednesday;
 - 2) hours of operation will not conflict with other activities occurring on site;

- 3) adequate on-site parking is provided.
- c. Granting the request is in compliance with the Zoning Ordinance which allows the expansion of neighborhood social centers, subject to special permit approval.

002544

P84-008

February 9, 1984

Item No. 19-34

9-13-84

September 13, 1984

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: Modification of Special Permit to Extend an Outpatient Primary Care Health Clinic's Hours (P84-008)

BACKGROUND INFORMATION: On May 27, 1975, the Planning Commission approved a special permit to establish the Stanford Settlement in the old Gardenland School (P6456). The neighborhood social center provides an adult community center, counseling and nutrition programs, child care services, senior citizens' activities, mental health services and a delinquency prevention program. Subsequently, four requests have been approved to expand the facility by adding a mobile unit and a covered patio (P8521, March 8, 1979 and P9148, September 11, 1980). A Planning Director's Variance was approved to waive the six-foot high masonry wall required around the center (P9199, November 19, 1980). Most recently, a Special Permit was approved to allow a medical care clinic addition to this neighborhood center (P84-259, August 9, 1984).

STAFF EVALUATION: Staff has the following comments:

- A. The applicant is requesting the modification of the condition placed on the Special Permit (P84-008) on February 9, 1984, that "hours of operation shall be limited to 8:00 a.m. to 5:00 p.m. Monday and Wednesday. This condition was based on the applicants original request to operate only 8:00 a.m. to 5:00 p.m. on Monday and Wednesday. Mercy Hospital, who operates this clinic, has requested to extend the clinic hours to seven (7) days a week 8:00 a.m. to 5:00 p.m. However, it would be rare to open on Sundays. This change in clinic hours would be more convenient for people in the neighborhood.
- B. Staff has no objection to this request in that on a daily basis, there will be no significant increase in the number of patients, the number of staff nor the need for parking spaces. The attached original staff report discussed the uses of the site.
- C. The South Natomas Community Council has reviewed this modification and has no objections.

STAFF RECOMMENDATION: Staff recommends the following action:

Approval of the modification of the Special Permit subject to conditions and based on Findings of Fact which follow: (P84-008 February 9, 1984).

Condition

Hours of operation shall be seven days a week from 8:00 a.m. to 5:00 p.m.

Findings of Fact

1. Granting the request is based upon sound principles of land use in that:
 - a) it is a logical extension of existing services already offered on the site;
 - b) it provides a needed neighborhood oriented service.
2. The project, as conditioned, will not be injurious to surrounding property in that:
 - a) the extended hours and days of operation will be more convenient for the neighborhood;
 - b) hours of operation will not conflict with other activities occurring on site;
 - c) adequate on-site parking is provided.
3. Granting the request is in compliance with the Zoning Ordinance which allows the expansion of neighborhood social centers, subject to special permit approval.

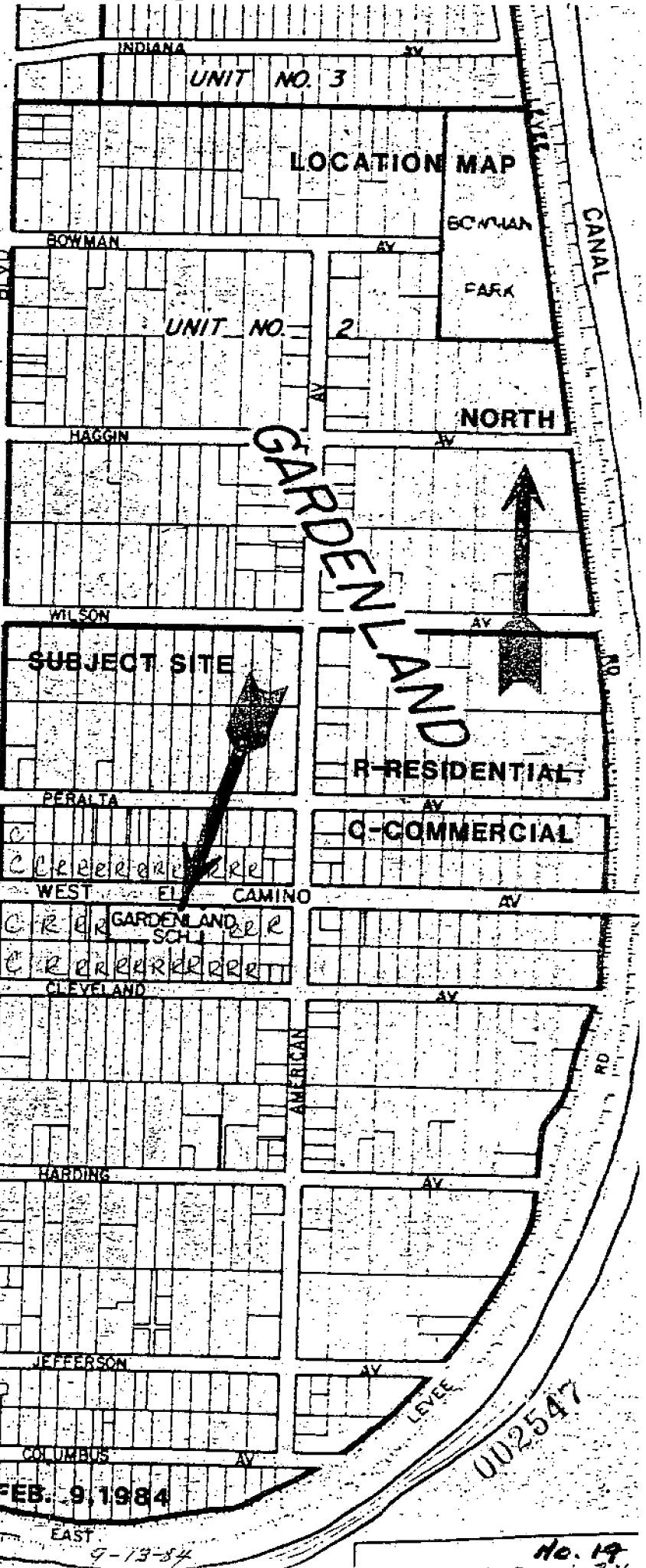
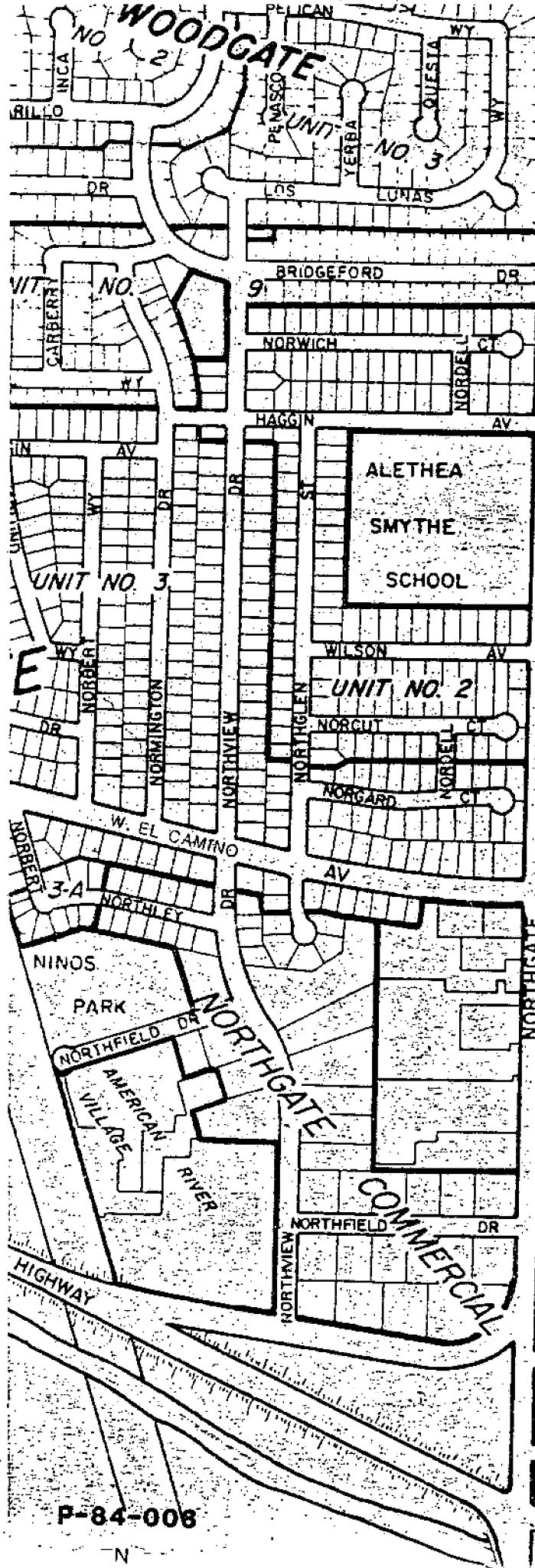
Respectfully submitted,



Will Weitman
Senior Planner

PB:lr
Attachments

002541



P-84-008

FEB. 9, 1984

9-13-84

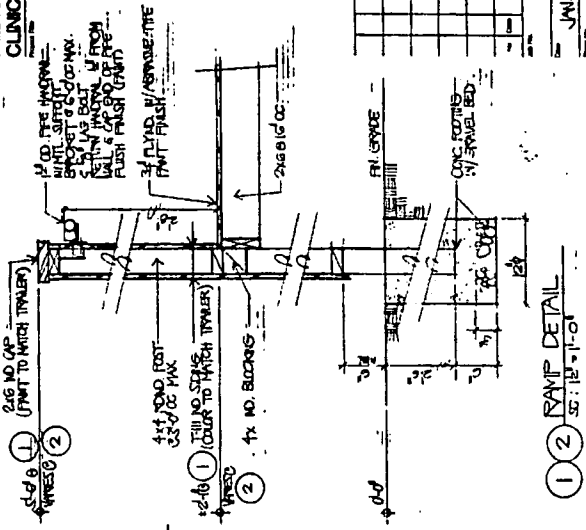
002547

No. 19

34

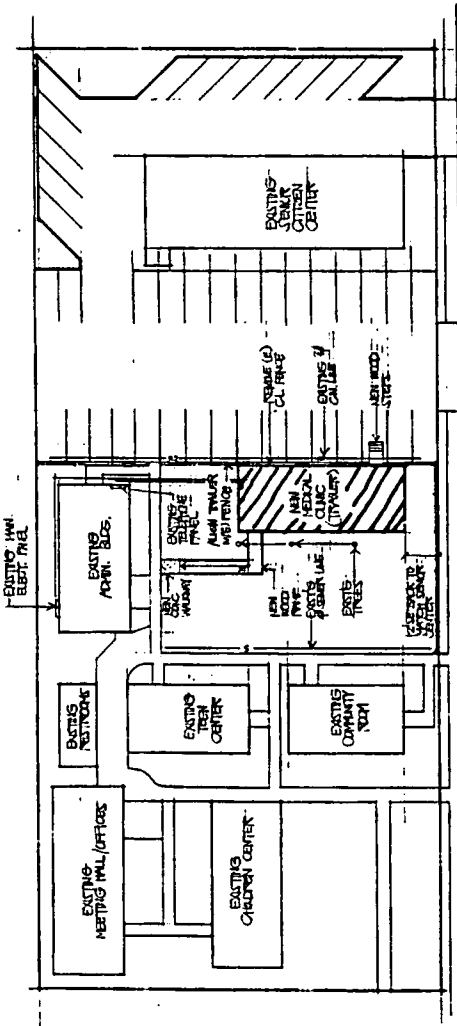


STANFORD SETTLEMENT MEDICAL CLINIC



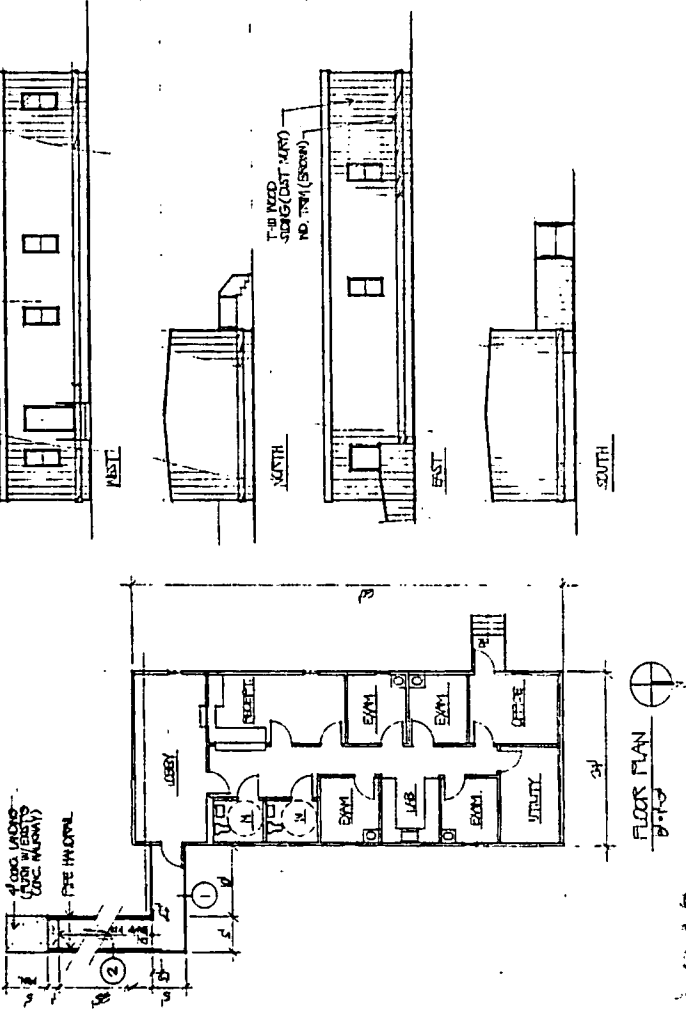
SITE PLAN

A1



WEST EL CAMINO AVE.

SITE PLAN SCALE: 1" = 20'-0"



FLOOR PLAN SCALE: 1" = 20'-0"

9-13-84

FEB. 9, 1984

WILL Whitman

449-5604

CITY PLANNING COMMISSION

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002537

APPLIC. NO. P84-008

MEETING DATE February 9, 1984

CPC ITEM NO. 19

STAFF EVALUATION: Staff has the following comments:

1. The applicant is requesting to expand the facility by adding a primary care outpatient clinic located in a 24' x 60' mobile unit. Services will include general health checkups, treatment for minor ailments, such as flu and colds, pediatric care and family medicine. There will be a station where blood can be drawn and sent to Mercy Hospital. Currently, the site has a monthly blood pressure clinic for the elderly and a well-baby clinic.

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STAFF RECOMMENDATION: Staff recommends approval of the special permit, subject to a condition and based upon Findings of Fact which follow.

Condition:

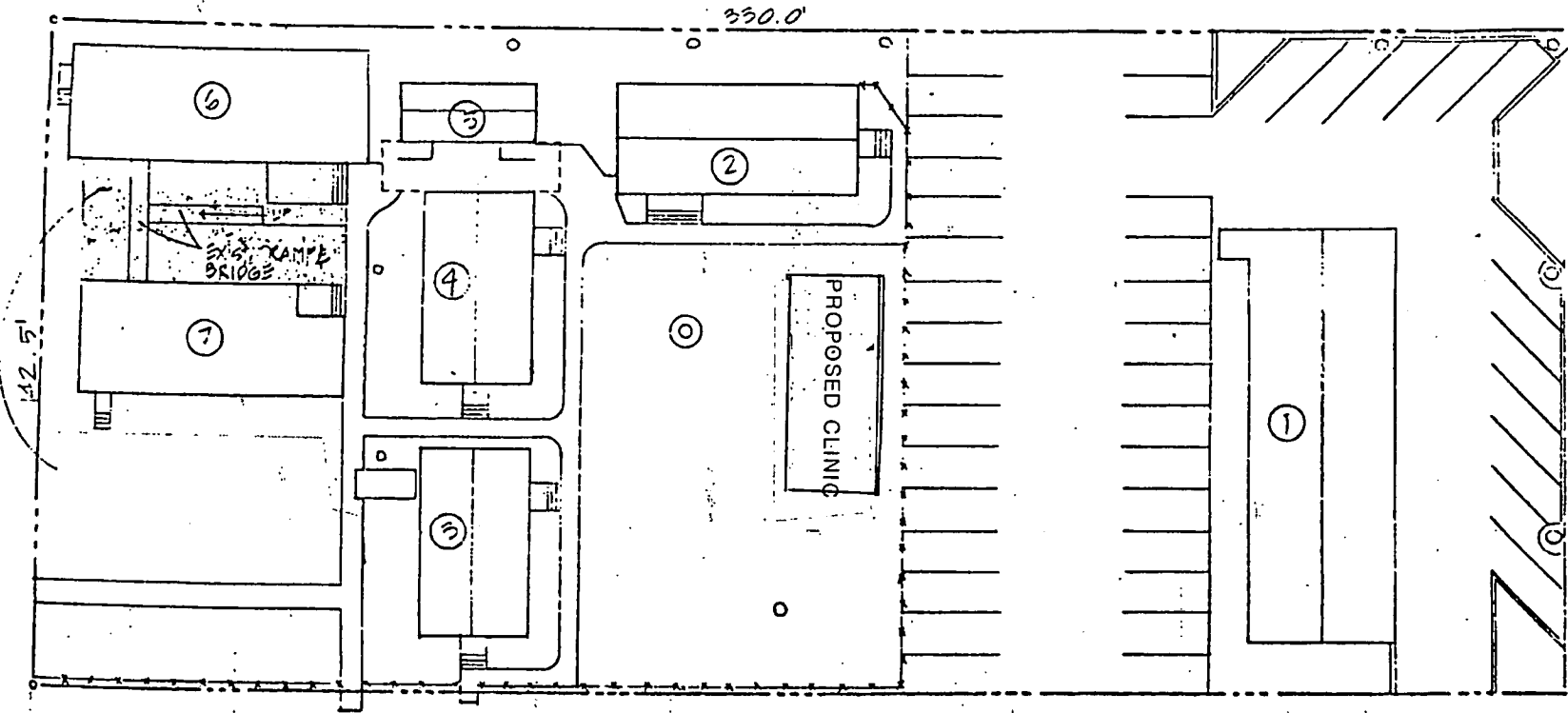
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Findings of Fact

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002539



W. EL CAMINO AVE.

330'-0"


142.5'
 N
 SITE PLAN
 (EXISTING CONDITIONS)

STANFORD SETTLEMENT
 450 W. EL CAMINO AVE
 SACRAMENTO, CALIFORNIA

EXISTING STRUCTURES

- ① SENIOR CENTER & COVERED PORCH
- ② ADMIN. BUILD
- ③ COMMUNITY ROOM
- ④ TEEN CENTER
- ⑤ RESTROOMS
- ⑥ BUSINESS OFFICE, KITCHEN, MEETING HALL
- ⑦ CHILDREN'S CENTER

002549

STANDARD	1
TITLE	STANFORD SETTLEMENT MEETING HALL ADDITION
REVISIONS	Appr Date
NOTE	Not for construction Write proper application with Project Manager
 CARISSIMI - ROHRER - ASSOCIATES Architects and Planners, Inc.	