

## CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Bi-Valley Medical Clinic, 2100 Capitol Avenue		
OWNER	Ted Caldwell P. O. Box 13666, Sacramento		
PLANS BY			
FILING DATE	May 8, 1981	50 DAY CPC ACTION DATE	REPORT BY: WW:bw
NEGATIVE DEC.	June 1, 1981	EIR	ASSESSOR'S PCL. NO. 06-296-05

APPLICATION:

1. Environmental Determination
2. Special Permit to expand a treatment center to include an outpatient opiate detoxification clinic.

LOCATION: 1708 Q Street

PROJECT INFORMATION:

General Plan Designation:	Residential
Central City Plan Designation:	Residential/Office
Existing Zoning of site:	R-0
Existing land use of site:	Alcoholic Abuse Center
Surrounding Land Use and Zoning:	

North:	Residential and R-5
South:	Heavy Commercial and C-4
East:	Vacant Lot and R-0
West:	Parking Lot and proposed office & R-0

Parking Required:	15 spaces
Parking Provided:	12 spaces
Property Area:	15,680
Square Footage of Building:	5,800
No. of Existing Employees:	13.5
No. of New Employees:	4.5

BACKGROUND:

The subject site which is leased by Sacramento County Health Department consists of a 5,800 sq.ft. office building with 12 parking spaces provided in the rear adjacent to the alley. Fifteen parking spaces are required for the subject office building based on a ratio of 1 space per 400 sq.ft. of gross office space. A 4,200 sq.ft. office was approved in 1980 for the adjacent parcel to the west. Twelve parking spaces are required for the approved office building. The office building has not been constructed yet but the parking area has been developed with 17 spaces. The five spaces located along the south property line are temporary spaces and will have to be removed when the new office is developed.

The subject site and the adjacent two parcels on the west containing the parking lot and proposed office site are under common ownership. According to the owner, he has leased a portion of the spaces on the existing lot to Sacramento County.

Existing Use of Subject Site:

Currently, the subject building is leased by the County of Sacramento which operates an outpatient center dealing with alcohol abuse. This program provides outpatient counseling, medical services, rehabilitation and vocational counseling. The caseload contains a total of approximately 450 persons with about 350 persons coming in an average of once a week, on a scheduled appointment basis.

There is a total of 13.5 full time equivalent staff including therapists, administrators, secretaries, and physicians. The alcohol program is open Monday - Friday, 8:00 a.m. to 7:00 p.m., two days per week; 8:00 a.m. to 9:00 p.m. two days per week and 8:00 a.m. to 5:00 p.m. one day per week, (Friday).

Applicant's Proposal

The special permit request is to establish an outpatient opiate detoxification clinic at the subject location. Sacramento County will contract with Bi-Valley Medical Clinic for the methadone maintenance services and will sublease or share a portion of the subject building space with the alcohol abuse clinic. The outpatient detox clinic would have a caseload capacity of 50 patients, with an average caseload of 30 to 35 at any one time. The program would provide 21 day course of treatment which includes medical intervention; physical examinations with treatment and/or referral for medical problems concurrent with addiction; individual and group counseling; daily medication; referral to long-term follow-up care.

Patients would be seen on a daily basis with the bulk coming between 6:00 A.M. and 10:00 A.M. Counseling services would be provided between 12 noon and 2:30 P.M. The detox clinic would close at 2:30 P.M. Clinic staffing would be 4.5 full time equivalent persons including counselors, nurse, secretary, and doctor.

STAFF EVALUATION: Staff has the following comments and concerns regarding this proposal:

1. The opiate detoxification clinic will add 4.5 full time equivalent persons to an existing staff of 13.5 equivalent persons for a total of 18 full time staff. The subject site provides 12 parking spaces where 15 spaces are required for a 5,800 sq.ft. office building. This is based on the one space per 400 sq.ft. ratio.

The 17 parking spaces (12 legal spaces) located on the adjacent property was approved to serve the yet to be constructed, 4,200 sq.ft. office building. Although, presently leased by the county, the applicant cannot count these spaces to meet the parking requirement of the subject building.

2. The applicant has indicated that ample on-street parking presently exists in the general vicinity of the subject site. However, the subject site is located within the boundaries of the State Capitol residential permit parking area whose boundaries extend east as far as 19th Street and south to Whitney Avenue (the alley between Q and R Streets).

Under this program the on-street spaces in the vicinity of the subject site will be limited to two hours with exemptions granted to only residents living in the area. The preliminary surveys and studies needed to establish the permit program have been completed by the Traffic Engineering Department. Once the program is in effect, long term on-street parking will be eliminated in the vicinity of the subject site.

3. The applicant has indicated that the methadone clients will use a separate entrance off the alley. This procedure will encourage the clients to drive through the alley and park behind the subject building. It should be noted that the Q-R alley between 17th and 18th Street is an unimproved, dirt and gravel alley, wide enough to be used by only one auto at a time. Increased traffic in the alley will create dust, noise and congestion problems for the residences abutting the alley.
4. The half block strip south of Q Street between 17th and 18th Street was rezoned from Light Industrial, M-1, to R-0 under the Central City Plan due to the mix of residential and office uses. It was the intent of the Central City Study Committee, Planning Commission, and City Council to approve office uses in the R-0 zone only when the development is compatible with the residential nature of the area and will not be a disruptive element to the neighborhood. The scale, design, mass, setbacks, landscaping and in particular, the ability to provide adequate off-street parking are important factors for consideration of office use in a R-0 zone. In view of the fact that a deficit of three spaces already exists on the subject site, further expansion of the existing use may create parking problems in the neighborhood, particularly when the residential parking permit program is instituted.
5. According to a Planning Department survey, there are approximately 92 facilities in the Central City providing various forms of counseling, care, housing and other social services for the mentally, physically and emotionally handicapped.

The categories and number of facilities located in the Central City are as follows:

<u>Category</u>	<u>Number of Facilities</u>
Social Service Center - a center where the public can drop in for counseling and information on: health care matters, family relations, human rights and various programs for stressed individuals.	54
Residence for Developmentally Disabled - group home for individuals who, due to a physical or mental handicap, are experiencing difficulty functioning in everyday activities common to the life style of this society.	10
Health Care Facility - a facility where public health care needs are provided such as: hospital, free clinics and disease control centers.	2
Rehabilitation Center - assistance in providing skills for persons with developmental problems or for purpose of providing alternative activities in an effort to discourage anti-social behavior.	14
Drug Abuse Center - provides information and assistance for persons with drug habits.	6
Reentry - a home or service center that provides assistance to ex-offenders by helping these individuals to re-establish themselves as functioning members of the community.	6
Total - Central City	<u>92</u>

There is a concern that the Central City has an over concentration of such facilities.

The following types and numbers of such uses are located within a five-block radius of the subject site: Drug Abuse Centers (5); Residences for Developmentally Disabled (5); Rehabilitation Centers (4); Social Service Centers (10); Reentry House (1); Health Care (1). A map indicating these facilities will be on display at the Commission meeting.

p-9423

June 11, 1981

Item No. 28

June 25, 1981

Item No. 19

The Planning Department has received approximately 200 signatures from concerned residents and merchants in the neighborhood opposing the opiate detox clinic stating that the use is not compatible with the residential neighborhood and the use could increase crime in the area. The Sacramento Health Department has indicated support for the opiate detox program. Also, two letters have been received from citizens who support the program. See attached letters.

STAFF RECOMMENDATION: Staff recommends that:

- \*1. The negative declaration be ratified;
- \*2. The special permit be denied based on the findings of fact which follow:

Findings of Fact for Denial

- a. The project is not based upon sound principles of land use planning in that the subject use is not compatible with other permitted uses in the neighborhood;
- b. The project will be injurious to public health, safety and welfare in that:
  - 1) inadequate off-street parking is provided on the subject site;
  - 2) the subject use will generate greater traffic in the alley thereby creating noise, dust, congestion and traffic hazards for residences abutting the alley;
  - 3) the project would increase the on-street parking demand.
- c. The project does not comply with a sub-goal of the 1980 Central City Plan which states: "Provide for the location of social rehabilitation facilities in such a manner so as not to have a detrimental impact on residential neighborhoods."

The general neighborhood (five block radius) of the project site has an over-concentration of group or public care facilities with 26 such facilities, five of which are related to drug abuse services.

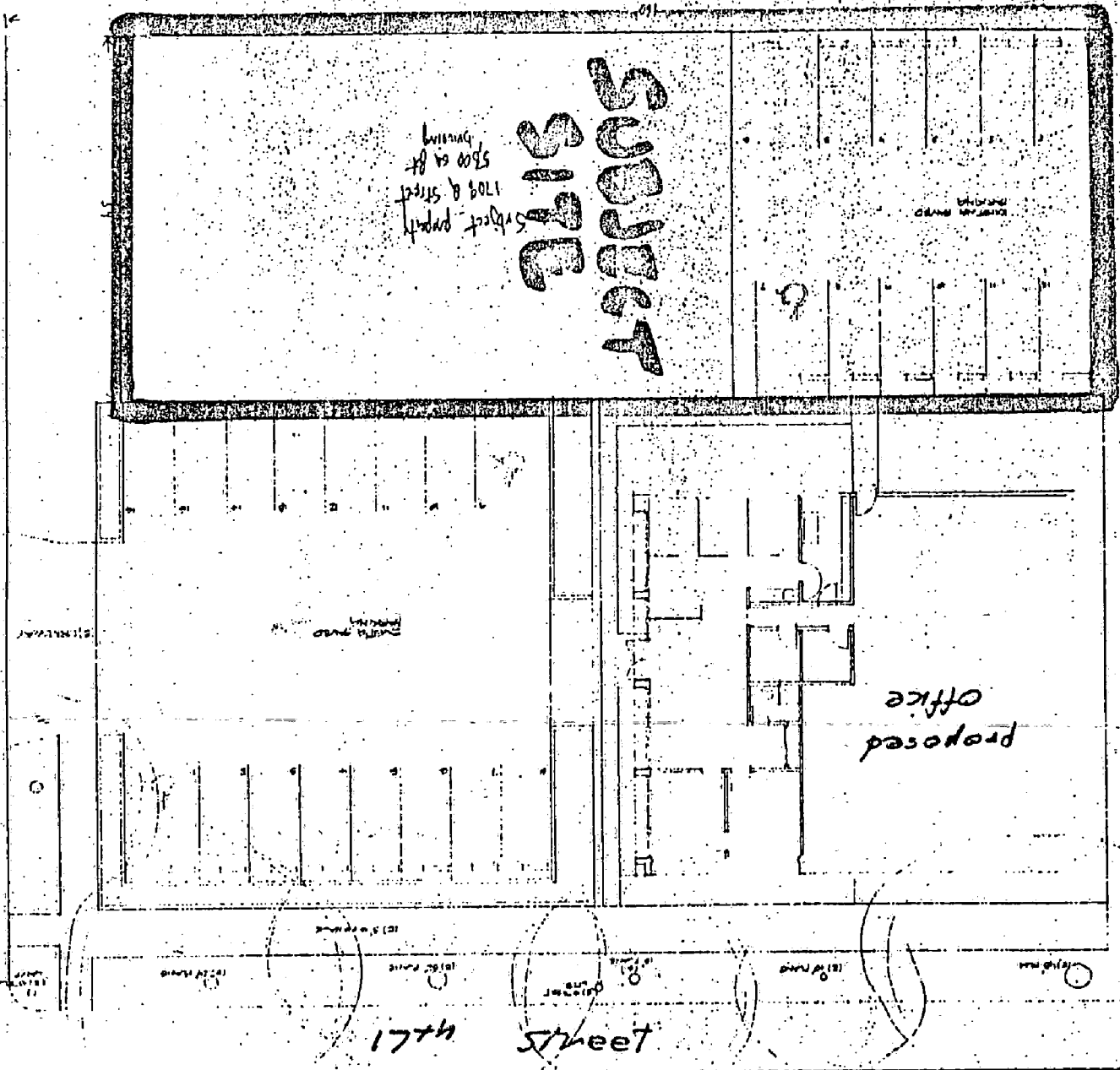
- d. The project does not comply with the objective of the General Plan which states: "Design neighborhood areas to reduce impacts from noise, pollution and physical danger of excessive traffic."

\*Commission Action:

1. Approved Negative Declaration;
2. Approved special permit for 18 months



Dr. M. e. Carlow  
Q Street

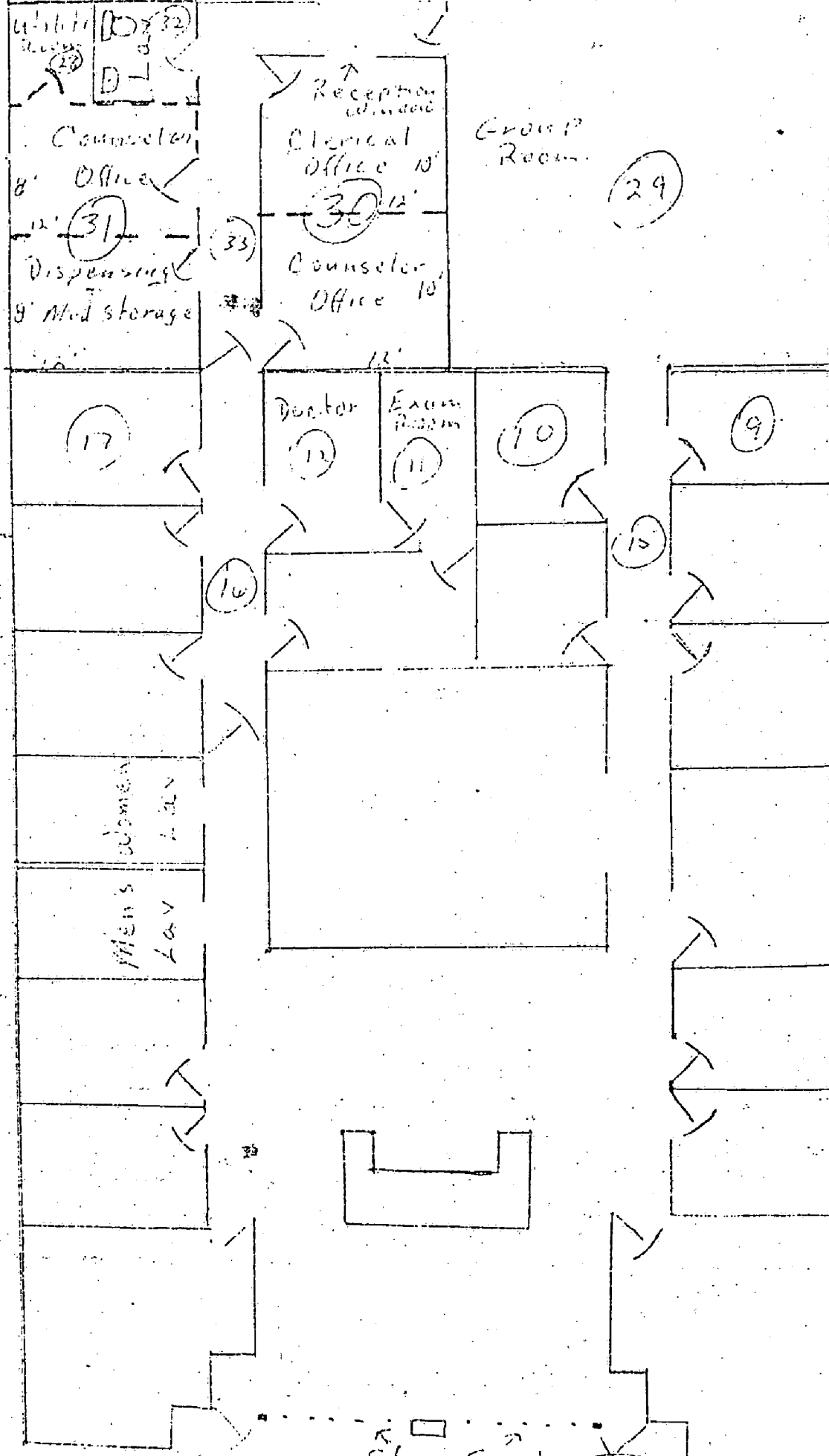


17th Street

ALLEY

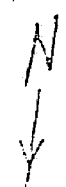
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1/10/19



Unit # 2  
 alley # 2  
 alley

Line = existing walls  
 Line = New Construction



Store Front  
 6 Windows  
 6-35-89