



where it is presently located. Neighborhood groups and Business Organizations in North Sacramento and in the immediate vicinity where the facility wishes to locate welcome the facility as a neighbor. The one issue that has been raised is from the Solid Waste Division of the Department of Public Works which has requested the applicant to devise a waste recycling plan. The applicant has stated that this will be done. The applicant will also implement a "Good Neighbor Policy". **Staff therefore recommends approval of the requested entitlement subject to conditions.**

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
Community Plan Designation:	Industrial
Existing Land Use of Site:	Office/ Business Park
Existing Zoning of Site:	M-1(PC)

Surrounding Land Use and Zoning:

North: Warehousing, industrial; M-1(PC)  
 South: Levee, American River Parkway Corridor  
 East: Office, commercial; M-1(PC)  
 West: vacant open space; M-1(PC)

Property Dimensions:	irregular
Property Area:	2± net acres
Square Footage of Building:	32,064 square feet; 9,156 square feet for proposed use
Height of Building:	18 feet, 1 story
Exterior Building Materials:	concrete
Parking Provided:	132 spaces for building, 36 spaces assigned to proposed use
Parking Required:	20 spaces
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlement requested, the applicant will also need to obtain a license to operate from the State Community Care Licensing Division of the Department of Social Services and a building permit for interior modifications from the Building Division.

BACKGROUND INFORMATION: On December 5, 1985, the City Planning Commission approved a special permit (P85-449) for the United Cerebral Palsy Association of Greater Sacramento to operate a non-residential day-care facility with offices for 30 developmentally disabled adults in the C-2 zone located at 3001 E Street. According to the Executive Director, the adult day-care facility has outgrown its present location which

contains 6600 square feet. The McKinley Elvas Neighborhood Alliance (in whose geographic area the facility is presently located) has stated in a letter to the City that the "United Cerebral Palsy Association has been a 'good neighbor' business for the many years it has been located at 3001 E Street." The Alliance further states in its letter: " We have not on any occasion received any complaints from our members or the general public about the way they conduct their business."

The proposed facility at 191 Lathrop Way would consist of 9,156 square feet in a concrete building that contains a total of 32,000 square feet of office area. The previous tenent of the 9,156 square foot suite was Dover Elevator Company. The suite is part of a "business park" which consists of a similar building for a total square footage of 64,000 square feet. There is a landscaped parking area between the two buildings. The owner of the two buildings received a Special Permit in August, 1987 (P87-301) to allow 100 percent office space for the two buildings. The owner of the "business park" has written a letter of support for the United Cerebral Palsy facility to be located there (see Attachment 4).

The United Cerebral Palsy Association has outgrown its current location. They need the additional space to continue to provide services to persons with disabilities in the greater Sacramento area. They do not currently have adequate on-site parking or updated accessible restrooms which the new facility will have. To update the restrooms at the current location would take a portion of the already inadequate office space. A portion of the proposed facility would be used for offices for services and administrative oversight which include: respite, independent living services, supportive living services, information and referral services, accounting department, development department, executive offices for the director, the associate director and secretarial support. Another portion of the building will be dedicated to the program which provides independent living skills training Monday through Friday from 10 a.m. to 4 p.m. for 32 adults with developmental disabilities. The 32 adults will be transported to the program daily utilizing specialized transportation services also provided by the United Cerebral Palsy Association. There will be 4 to 5 small buses delivering program participants in the morning and then returning in the afternoon to pick them up. There will be a staffing ratio of 1 staff to 4 participants.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The proposed facility would be consistent with the General Plan and Community Plan designations, and with the American River Parkway Plan. The proposed facility is part of an office complex consisting of approximately 62,000 square feet. The location is unique in that the area is designated as Light Industrial in the General Plan and the Community Plan and the Zoning Ordinance. The plans, however, support labor intensive office for the proposed site because the proposed project site is adjacent to the American River Parkway. Labor intensive office is compatible with the sensitive environment found in the Parkway.

- Goal A for the INDUSTRIAL/ MANUFACTURING AREAS of the Sacramento General Plan states: "Continue to identify and attempt to minimize potential adverse impacts from increased industrial development." Policy 2 under Goal A states: "Prohibit industrial uses within the American River Parkway. Also, Prevent incompatible industrial development adjacent to the American and Sacramento River Parkways."
- An Objective in the Industrial Land Use section of The North Sacramento Community Plan states: "Infill existing industrial sites in the Woodlake-Arden area. Improve vehicular traffic access within and to the area. Continue to protect significant environmental resources." The Proposed Industrial and Labor Intensive Areas map in the Community Plan designates the area around the proposed facility location as Labor Intensive Office, Commercial, and Light Industrial Area.
- The American River Parkway Plan states: "Certain lands within the Sacramento City limits which are adjacent to the American River Parkway are regulated by the City's Comprehensive Zoning Ordinance (American River Parkway Corridor (PC) Combining Zone). This zone likewise contains special development standards and use permit requirements, and prohibits certain uses that would otherwise be permitted in the base zones with which the (PC) zone is combined.
- In August, 1987, a Special Permit was approved by the City Planning Commission to allow 100% office in the two structures containing 62,000 square feet of which the proposed facility will use 9156 square feet.

The proposed project is in conformance with the Sacramento General Plan, the North Sacramento Community Plan, the American River Parkway Plan, and the Special Permit issued by the Planning Commission in 1987 to allow 100% office at the proposed facility location.

B. Site Plan Design/Zoning Requirements

The proposed facility would be located in a Suite containing 9156 square feet in an existing office building containing 32,000 square feet. The larger building is one half of an office park which contains a total of 62,000 square feet. The office park received a Special Permit to be 100 percent office in August, 1987 (P87-301). The proposed facility meets all zoning requirements. The proposed facility operator would comply with the latest recycling requirements. The Executive Director has signed a contract with Weyerhaeuser Paper Savers to recycle all office paper. In response to a memorandum addressed to the staff planner dated May 23, 1997 from the Solid Waste Planning Superintendent in the City's Department of Public Works, the applicant should coordinate with the Solid Waste Division to develop a plan to recycle cardboard, glass containers, cans, other recyclable material.

The proposed facility would be required to provide a minimum of 20 parking stalls. The Suite in which the facility would be located has 36 parking stalls assigned to it. Therefore, adequate parking is being provided.

The proposed sign will be in character with the signage on the other suites within the business park. It will be a painted sign measuring 32 inches long and 30 inches in height. The sign is in conformance with the sign ordinance.

#### PROJECT REVIEW PROCESS:

##### A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301.(a)).

##### B. Public/Neighborhood/Business Association Comments

The application for the proposed facility was sent to the following neighborhood groups: North Sacramento Congress of Neighborhoods; North Sacramento Redevelopment Project Area Committee; Neighbors Aware Communities, Inc.; Woodlake Improvement Club; Del Paso Heights Improvement Association; Heights Residents Working Together; and Sacramento County Alliance of Neighborhoods (SCAN). In addition, the applicant sent personal letters to each of the above groups stating her willingness to meet with them to discuss the proposed facility. Letters were received from Neighbors Aware Communities, Inc.; the Woodlake Improvement Club, and the North Sacramento Land Company who owns the subject property. The letters support the United Cerebral Palsy Association locating to the proposed site. A letter was received from the McKinley Elvas Neighborhood Alliance stating how the United Cerebral Palsy Association has been a "good neighbor" and that the Alliance never received any complaints about the facility when it was located at 3001 E Street for the past twelve years.

Staff, the Executive Director, and the Chairman of the Board of Directors for the United Cerebral Palsy Association met with the North Sacramento Redevelopment Project Area Committee on June 9, 1997 to discuss the project. The "PAC" voted unanimously (two abstentions due to conflict of interest) to locate the facility at 191 Lathrop Way.

##### C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following comment was received:

- Solid Waste Division of the Department of Public Works

A project of this nature generates approximately 1.5 lbs of solid waste per 100 sq. ft. of office space per day. A good recycling plan developed at the front end of the project approval process will translate into significant disposal cost avoidance.

Staff referred these comments to the United Cerebral Palsy Association. The Executive Director responded with a written contract between the Association and Weyerhaeuser Paper Savers to recycle the office paper.

**PROJECT APPROVAL PROCESS:** Of the entitlements below, Planning Commission has the authority to approve or deny the Special Permit. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

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

- A. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) with the Environmental Determination that the project is **Exempt** from further environmental review pursuant to CEQA.
- B. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) approving the **Special Permit** to allow a non-residential day-care facility and offices for 32 developmentally disabled adults with a staff of nine in an existing 9,156 square foot suite within an existing 32,000 square foot building in the M-1(PC) zone.

Report Prepared By,

  
Doug Hofmen  
Associate Planner

Report Reviewed By,

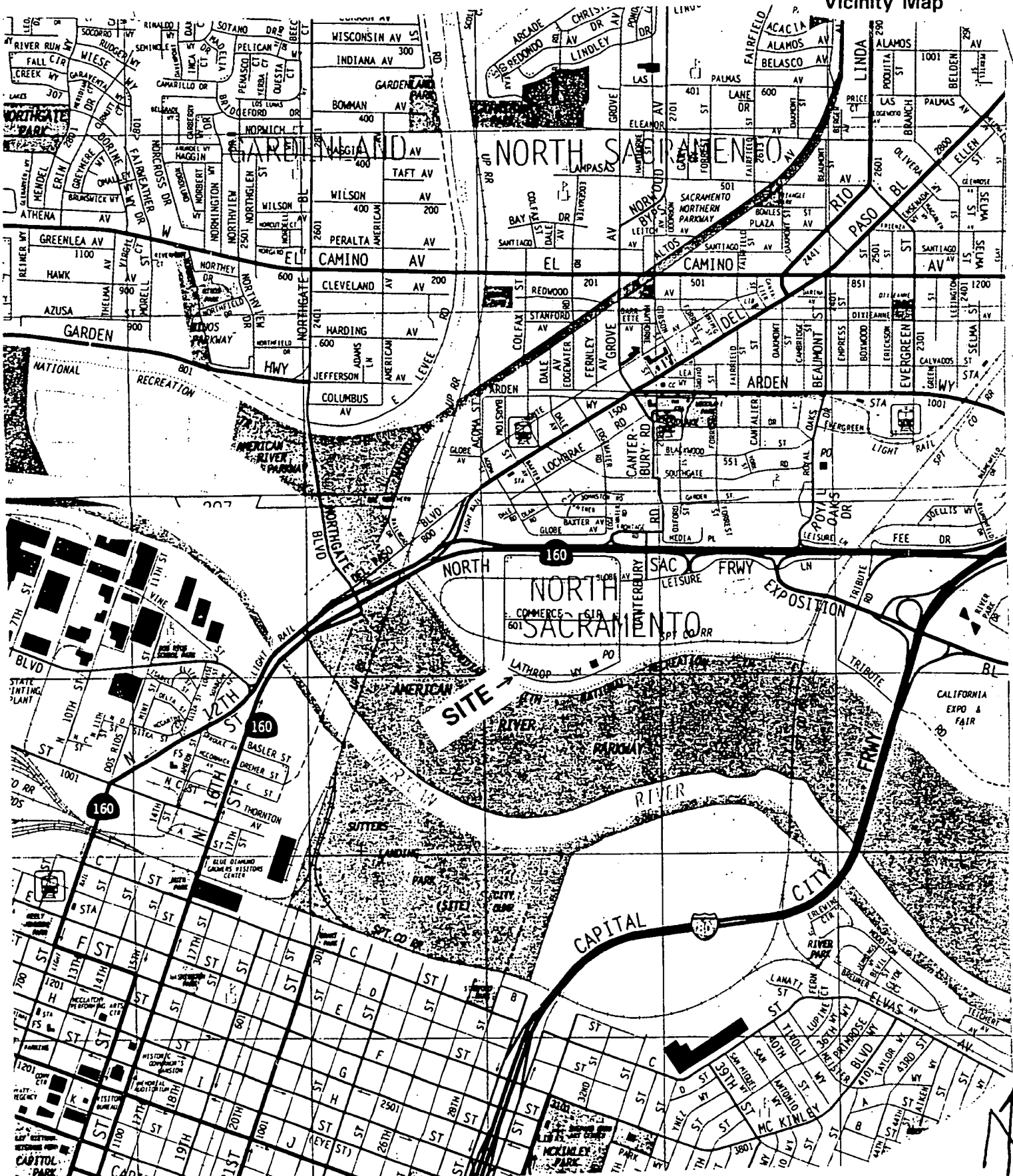
  
Scot Mende  
Senior Planner

Attachments

Attachment 1	Vicinity Map
Attachment 2	Land Use & Zoning Map
Attachment 3	Notice of Decision & Findings of Fact
Exhibit 3A	Site Plan
Exhibit 3B	Floor Plan
Exhibit 3C	Elevations
Attachment 4	Letters of support

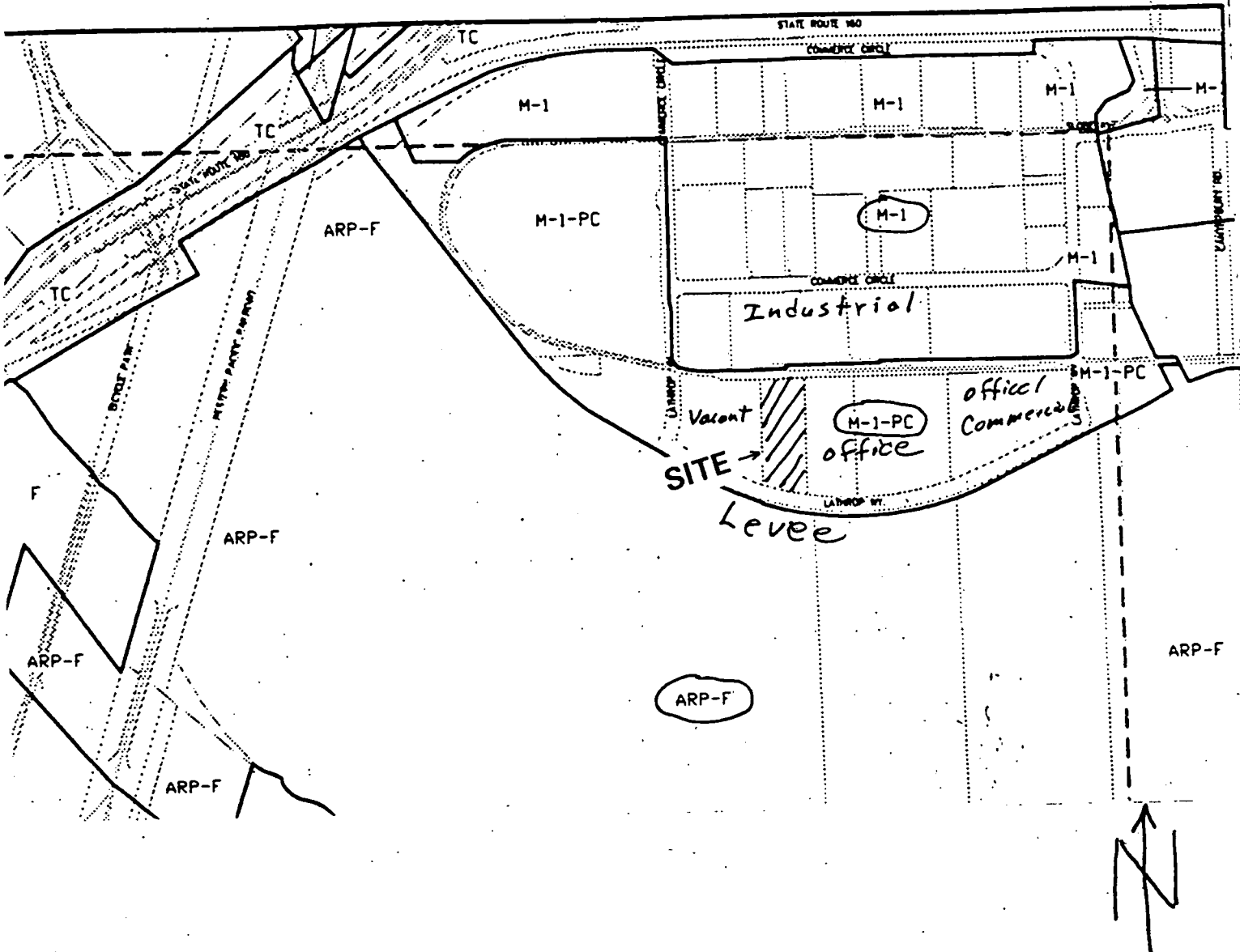
P97-046.SR

Attachment 1  
Vicinity Map





Attachment 2  
Land Use and Zoning Map



**Attachment 4  
Letters of Approval**

# McKinley Elvas Neighborhood Alliance

Preserving The Valuable Qualities Of Our Neighborhood



ITEM#8  
Pg. 18

May 26, 1997

To whom this may concern:

We are a neighborhood association of homeowners, renters and small businesses in the McKinley Park neighborhood of East Sacramento.

The administrative office of United Cerebral Palsy Association has been a "good neighbor" business for the many years it has been located on 3001 E Street. We have not on any occasion received any complaints from our members or the general public about the way they conduct their business.

Sincerely,

Cecily Hastings  
Board Member

Attachment



ITEM #8  
Pg. 19

June 9, 1997

Jo Gates, Executive Director  
United Cerebral Palsy Association  
3001 E Street  
Sacramento, CA 95816-3807

Dear Ms. Gates:

Thank you for your informative letter. We reviewed your application for use permit and had the Woodlake Improvement Club secretary, Ms. Assad call you about the neighborhood concerns. After reviewing her conversation with you about the facility purposes and accommodations, the neighborhood unanimously felt that the project would be a welcome addition to the North Sacramento Community. Also, your communication alleviated our concerns about security for the project and that of the neighborhood.

I commend the efforts made by the United Cerebral Palsy Association (UCPA) of Greater Sacramento on behalf of those adults, who are developmental and physically disabled. Hopefully we can all be good neighbors for a long time.

Sincerely,

A handwritten signature in cursive script that reads "Gary R. Miller".

Gary R. Miller,  
President of the Woodlake Improvement Club

ITEM # 8  
Pg. 20

RECEIVED

MAY 27 1997

PLANNING SERVICES

EARLY PROJECT NOTIFICATION  
TO  
NEIGHBORHOOD ASSOCIATIONS

DATE: May 20, 1997

PROJECT NUMBER: P97-046

TO: Neighbors Aware Communities, Inc.  
NEIGHBORHOOD ASSOCIATION

2633 Gary Way Sacramento, CA 95815  
ADDRESS

FROM: CITY OF SACRAMENTO DEPARTMENT OF PLANNING & DEVELOPMENT  
DEVELOPMENT SERVICES DIVISION, North AREA PLANNING TEAM  
1231 I STREET, ROOM #300, SACRAMENTO, CA 95814

PROJECT MANAGER: Doug Holmen

PROJECT LOCATION: 191 Lathrop Way, Suite N, Sacramento, CA
ASSESSOR'S PARCEL NUMBER: 275-0300-017
APPLICANT'S NAME: United Cerebral Palsy Association of Greater Sacramento, Inc.
APPLICANT'S PHONE NUMBER: 441- 0400

PROJECT DESCRIPTION: Special Permit to allow a non-residential day-care facility and offices for 32 developmentally disabled adults with a staff of nine in an M-1 P zone.

YOUR COMMENTS: *We have no objections to the above mentioned project. We think it is a worthy project. It's a very good location.*

*Sincerely,*  
*Clara Speen - President - Neighbors aware*

NOTE: PLEASE RETURN YOUR COMMENTS TO THE PLANNING DIVISION WITHIN 30 DAYS. IF THIS IS NOT ENOUGH TIME FOR YOUR ORGANIZATION TO RESPOND, PLEASE NOTIFY THE PROJECT MANAGER. YOU CAN CALL THE PROJECT MANAGER AT 264-5381 APPROXIMATELY 15 DAYS AFTER RECEIPT OF THIS NOTICE TO DETERMINE THE HEARING PROCESS THAT THIS PROJECT IS SUBJECT TO.

NORTH SACRAMENTO LAND CO.

*Since 1910*

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ROBERT J. SLOBE  
VICE PRESIDENT

TELEPHONE (916) 925-2721  
FAX (916) 925-2307  
400 SLOBE AVENUE AT COMMERCE CIRCLE  
SACRAMENTO CALIFORNIA 95815

May 23, 1997

Mr. Doug Holmen  
Associate Planner  
City of Sacramento  
1231 I Street Ste300  
Sacramento, CA 95814

RECEIVED  
MAY 27 1997  
PLANNING SERVICES

Dear Doug,

We are supportive of UCP's occupancy of 191 Commerce Circle. It is the kind of social service which not only acceptable to our company but, we believe, the community as well. As you already know, we are opposed to additional drug rehab facilities, food closets, and "vouchering" types of operations in North Sacramento and will continue to oppose them.

Thanks in advance.

Sincerely,



Robert J. Slobe  
Vice-President