



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

PLANNING DIRECTOR'S SPECIAL PERMIT MODIFICATION

APPLICATION: Planning Director's Special Permit Modification to provide an entrepreneurial garden nursery project in conjunction with the homeless shelters and transitional housing residents. (P92-217)

LOCATION: Property adjacent to 470 Bannon Street
(APN: 001-0061-025)

OWNER: Sacramento Housing & Redevelopment Agency
630 I Street, Sacramento, CA

APPLICANT: Volunteers of America
530 Bercut Dr., Ste L, Sacramento, CA 95814

BACKGROUND INFORMATION: On September 27, 1966, the Planning Commission approved a Special Permit to construct a rehabilitation center for men (P2772). On December 17, 1987, the Planning Commission approved a Special Permit to establish a temporary (18 months) trailer for emergency support services for homeless mentally ill adults at an existing homeless shelter (P88-004). On July 26, 1990, the Planning Commission approved a Special Permit Modification an expansion and the continue operation of a trailer for emergency support services for homeless mentally ill adults at the existing homeless shelter (P90-204).

APPLICANT'S PROPOSAL: The applicant has been using the vacant property to the west of the VOA Residence Program (470 Bannon Street) for an entrepreneurial garden nursery program, which is overseen by the VOA work project coordinator.

This project has been in existence since August 1991, when approved by the Sacramento Housing and Redevelopment Agency. The proposal was never reviewed by the City's Planning Division. In July or August of 1992, the applicant applied for a building permit to locate a power pole on the site. At this time, the applicant was informed that a Planning Director's Special Permit Modification was necessary.

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P92-217

The program provides formal training on gardening techniques for willing participants. Training includes identifying, pruning, watering, and fertilizing a variety of plants, trees and shrubs; controlling pests; and managing nursery operations as well as care instructions for delivery of plants to the community and providing explanations in the proper methods of planting and caring for the plants.

It is the intention of this project to allocated 75% of all plants at no charge to very low income neighborhoods for beautification plans. The remaining 25% will be sold to general contractors. The income from the 25% will keep the program self supporting after initial cost outlays. Any income earned beyond what is necessary to sustain the nursery will be utilized for future expansion or other entrepreneurial projects.

The garden nursery works in concert with the Neighborhood Development Division of SHRA to distribute the free plants to neighborhoods. Each month a different locale is identified to receive plants. SHRA staff requested the participation of the local Project Area and Redevelopment Area Committees to choose target areas for receipt of the plants. The work project coordinator, homeless clients and any volunteer nursery staff will transport the plants to the designated neighborhoods and assist the community members with planting.

Staff Analysis: The propose project utilizes the site west of the Volunteers of America homeless shelter (470 Bannon Street). The land has been cleared and leveled, removing overgrown, undesirable trees, log frame lean-tos built for cover when the site was a campground, and new fencing installed along the North B street frontage and the northern property line where the fence had been damaged. The trees were assessed by the City Arborist as to which should remain and which would be removed. The site plan indicates the trees to remain.

Water access has been supplied to the site and gravel laid for easy maintenance. Two structures are existing on the site, structure B the Nursery Green House and structure C the Nursery Canopy. Structure A is a trailer which will be located on the site for storage. The nursery is opened from 7 A.M. to 5 P.M., Monday through Friday.

Parking for the site is the existing parking area of the care facility (16 spaces). Staff does not foresee a problem using this parking area, since the residents and employees of the shelter will be the employees of the nursery. Further, the nursery is not open to the public, therefore no client parking impact is expected.

Staff has no objections to this request, since a nursery is allowed in the M-2 zone and the nursery will provide training for participants as well as providing the residents of the shelter a way to meet the required work project chores hours.

RECOMMENDATION: Staff recommends the Planning Director approve the special permit modification to allow the nursery in conjunction with the homeless shelter subject to the following conditions.

Conditions

1. The nursery shall be run in conjunction with the Volunteers of America homeless program.
2. All buildings shall comply with building codes.
3. Should the nursery be open to the public additional parking shall be provided.

Findings of Fact

1. The project is based upon sound principles of land use in that it does not represent an over-concentration of similar facilities in the area since it is an expansion of an existing facility which will provide training for the residents of the facility.
2. The project, as conditioned, will not be injurious to the surrounding property or be detrimental to the public health, safety or welfare and result in the creation of a nuisance in that no additional itinerant persons will be added to the area.
3. The project is consistent with the General Plan which designates the site as Heavy Commercial or Warehouse and a care facility is allowed subject to a special permit.

Report Prepared By:

Jeanne Corcoran
Jeanne Corcoran, Assistant Planner

8/17/92
Date

Report Approve By:

Gary L. Stonehouse
Gary Stonehouse, Planning Director

8-18-92
Date

VOLUNTEERS OF AMERICA

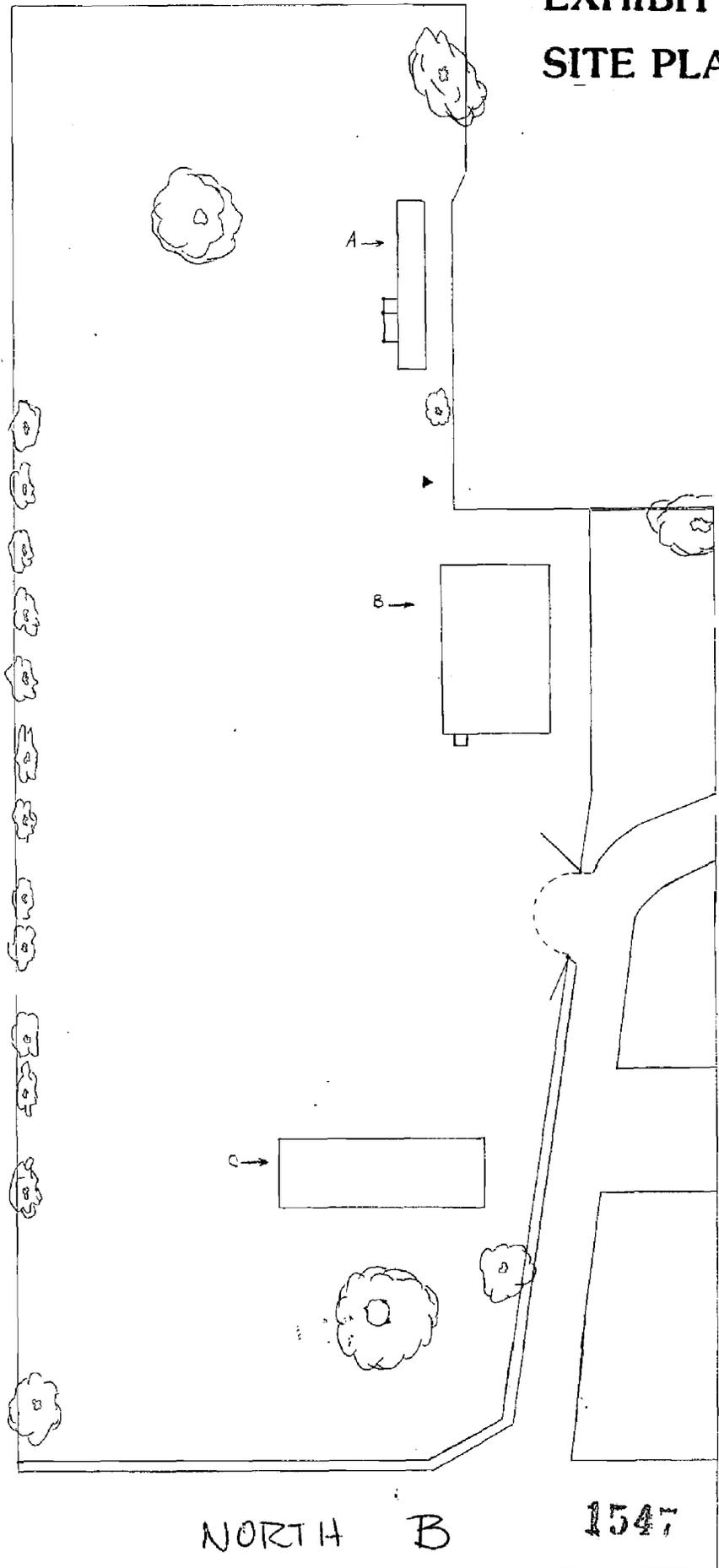
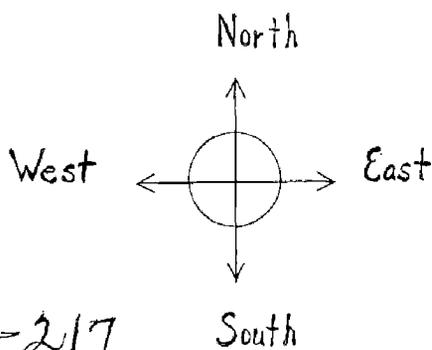
EXHIBIT A SITE PLAN

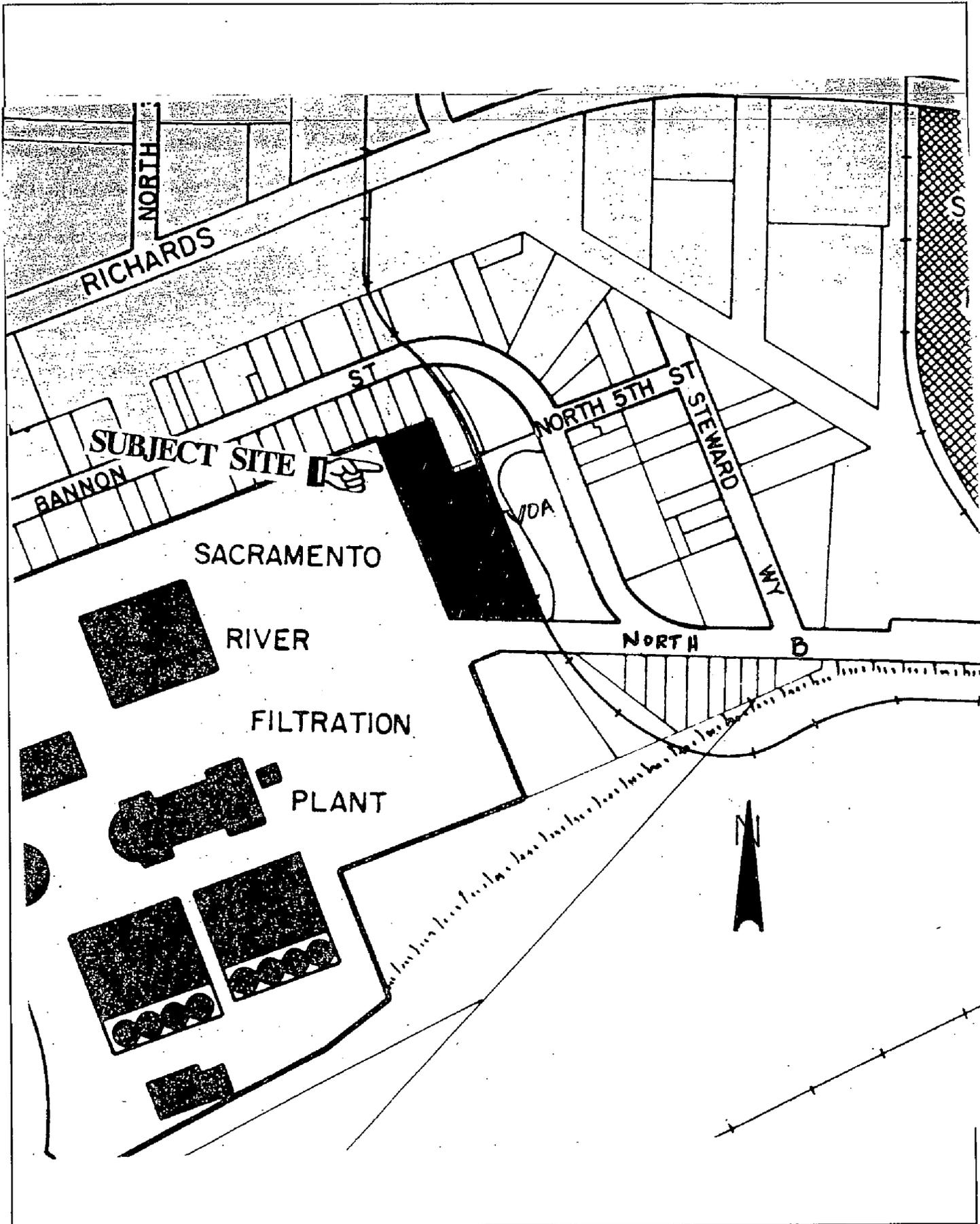
Community Nursery
470 BANNON Street
Sacramento, California
95814

P.M.T.

- ▶ Power Pole
- A - Mobile Trailer
- B - Nursery Green House
- C - Nursery Canopy

1/2 inch = 10 feet





VICINITY MAP

1546



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