

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT: <u>Koll Management Services, 7000 Franklin Blvd., #410, Sacramento, CA 95823</u>		
OWNER: <u>The Koll Company, 3035 Prospect Park Dr., #100 Rancho Cordova, CA 95670</u>		
PLANS BY: <u>MWM Architects, The Keith French Group</u>		
FILING DATE: <u>April 3, 1992</u>	ENVIR. DET.: <u>Neg. Dec.</u>	REPORT BY: <u>Doug Holmen</u>
ASSESSOR'S PCL. NO. <u>041-0130-01 thru 09</u>		

APPLICATION:

- A. Negative Declaration
- B. Special Permit to allow a combined Adult Day Health Center/ Primary Medical Clinic to be located in an existing 8,527 sq. ft. structure on a developed parcel consisting of 12.33 net acres.

LOCATION: 7000 Franklin Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to establish an "all-inclusive care facility for the elderly"

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial or Warehouse
South Sacramento Community
Plan Designation: Heavy Commercial/ Light Industrial
Existing Zoning of Site: Light Industrial- 25 foot setback (M-1(S))
Existing Land Use of Site: Office
Surrounding Land Use and Zoning:

North: Commercial- Mini Storage, M-1(S)
South: Commercial- Auto Dealership, M-1(S)
East: Residential, RD5 (County)
West: Office/ Warehouse buildings, M-1(S)

Parking Required: 22 spaces
Parking Provided: 22 spaces, 2 van spaces
Property Dimensions: 920' x 624'
Property Area: 12.33 acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

BACKGROUND INFORMATION

The Planning Commission approved a Special Permit on August 28, 1986 to establish a non-residential care facility/ school for developmentally disabled adults at the subject location (a different building, however). This facility has since relocated to Power Inn Road and Fruitridge Road. There are two other care facilities located within the business park. Visions unlimited (P83-335 approved 11-10-83 by the Planning Commission) and the Mexican American Recovery Home and Alcoholism Information Center (P86-231 approved 7-10-86 by the Planning Commission). These two facilities offer services to different clientele than the proposed senior care program. The area is not over

APPLC. NO. P92-082

Meeting Date: May 28, 1992

Item No. //

001387

concentrated with similar uses.

PROJECT EVALUATION:

A. Land Use and Zoning:

The subject site is located in an existing office/industrial park containing approximately 200,000 square feet in eleven buildings. The complex is made up of a mix of office, retail, and warehouse uses. There are approximately 45 tenants within the complex. The site fronts Franklin Blvd., however, there is another entrance/exit from Turnbridge Road which is located at the western side of the business park.

The surrounding land uses consist of an automobile dealership to the south, single family residential to the east across Franklin Boulevard, and warehouse/ office uses to the west and north. The residential use across Franklin Boulevard is in the County. The area west of Franklin Boulevard is zoned Light Industrial- 25 foot setback (M-1S). The South Sacramento Community Plan designates the site as Heavy Commercial/ Light Industrial. The General Plan designates the site as Heavy Commercial/ Warehouse.

B. Applicant's Proposal:

The applicant (Sutter Health) has been selected to develop one of fifteen national sites to implement a program for care of the elderly as part of the demonstration project, Program of All-inclusive Care for the Elderly (PACE). Sutter SeniorCare was created to implement this project. Sutter SeniorCare will provide a full range of medical and social services. The 7000 Franklin Boulevard center would house an adult day health center and a primary clinic which would provide primary medical care; skilled nursing; physical, occupational, speech and recreation therapies; personal care; transportation; and meals. In addition, the program would provide in-home care, nursing home care and hospital care in enrollees homes and existing community facilities. A multi-disciplinary care team will be responsible for a comprehensive evaluation, care plans and delivering most of the services either at the center or in enrollees homes.

C. Policy Considerations

The Sacramento Community Plan designates the site as Heavy Commercial/ Warehouse. The South Sacramento Community Plan designates the site as Heavy Commercial/ Light Industrial. There appears to be a trend to convert industrially designated land to other uses, thereby eroding the industrial land bank for the city. Staff will need to monitor this conversion activity in order to identify the level of significance and potential impact on the creation of jobs city-wide.

D. Site Plan Design

The proposed project is located in a developed office/industrial park at 7000 Franklin Boulevard. The complex contains 200,000 square feet in eleven buildings with 45 tenants at present. The grounds are landscaped. A landscaped outdoor area is available at the site which was one of the criteria for site selection required by Title 22 for an adult day health center license. The adult day health center/primary care clinic will be housed in 8,527 square feet of the complex (Exhibit A). No exterior changes are being made.

E. Parking

The proposed use would provide 22 spaces for the 22 employees and an additional two van parking spaces. Services will be provided to the clientele at the center five days a week from 8:00 a.m. to 4:30 p.m. Enrollees will be brought to the center by program provided transportation and will not require parking spaces beyond the spaces provided by the vans. At capacity, 22 employees will be at the center. There are not expected to be many visitors to the center. The entire complex presently has 45 clients employing approximately 492 employees. A parking study which identified the uses, square footages, and parking required determined that

approximately 300 parking stalls would be required. Approximately 50 of those parking spaces would be used after 6:00 p.m. The complex provides 564 parking spaces. Therefore, staff has determined that the complex provides adequate parking for the proposed facility.

F. Non-residential Care Facility Locational Criteria

The proposed project has been reviewed in light of the location criteria for a non-residential care facility.

1. Client Access: Clients would be brought by van to the site.
2. Supportive Services: The site is located near commercial centers on Florin Road.
3. Distribution of Services: The site is not located in a residential area but serves clients which are located throughout South Sacramento where access to care for frail, Medi-Cal elderly is not presently being provided on this scale.
4. Facility Access: Proximity to a transit stop and two major roads; Franklin Boulevard and Florin Road provide adequate access to the site.
5. Concentration: There are two other adult day care programs located in the 7000 Franklin Boulevard complex. They are Visions Unlimited (P83-335) and the Mexican American Recovery Home and Alcoholism Information Center (P86-231). These two programs provide services to different clients than the proposed SeniorCare project. This project would be replacing the Southside Art Center which is moving to Power Inn Road and Fruitridge Road. The area is not over concentrated with similar facilities within one mile.
6. Neighborhood Disruption: The project is not located in a residential area.
7. Parking: Adequate parking for the employees and vans which will bring the clients to the facility will be provided. The complex provides ample parking for visitors.
8. Size of Structure: The 8,527 square foot lease area will provide sufficient space for the proposed tenant.
9. Compatibility of Site Design: The proposed site is not located within a residential area, but within a developed office/industrial park.

The proposal complies with the locational criteria for establishing non-residential adult day care facilities.

Agency Comments

The applicant's proposal has been routed to the City's Transportation Engineer and Engineering Development Divisions. Traffic Engineering asked that a parking study be conducted to determine if adequate on-site parking was being provided. This study was completed and it was found that there is adequate parking in the complex. The Engineering Development Division stated that the applicant must comply with the City's cross-connection control policy pursuant to the California Administrative Code Title 17 to the approval of the Utility Department. The cross-connection control policy is a Utility Department requirement for the design, construction, installation, and maintenance of back flow prevention assemblies to protect the potable (drinking) water system.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project would not have a significant effect on the Environment and has issued a Negative Declaration.

RECOMMENDATION: Staff recommends the following action:

- A. Ratify the Negative Declaration.

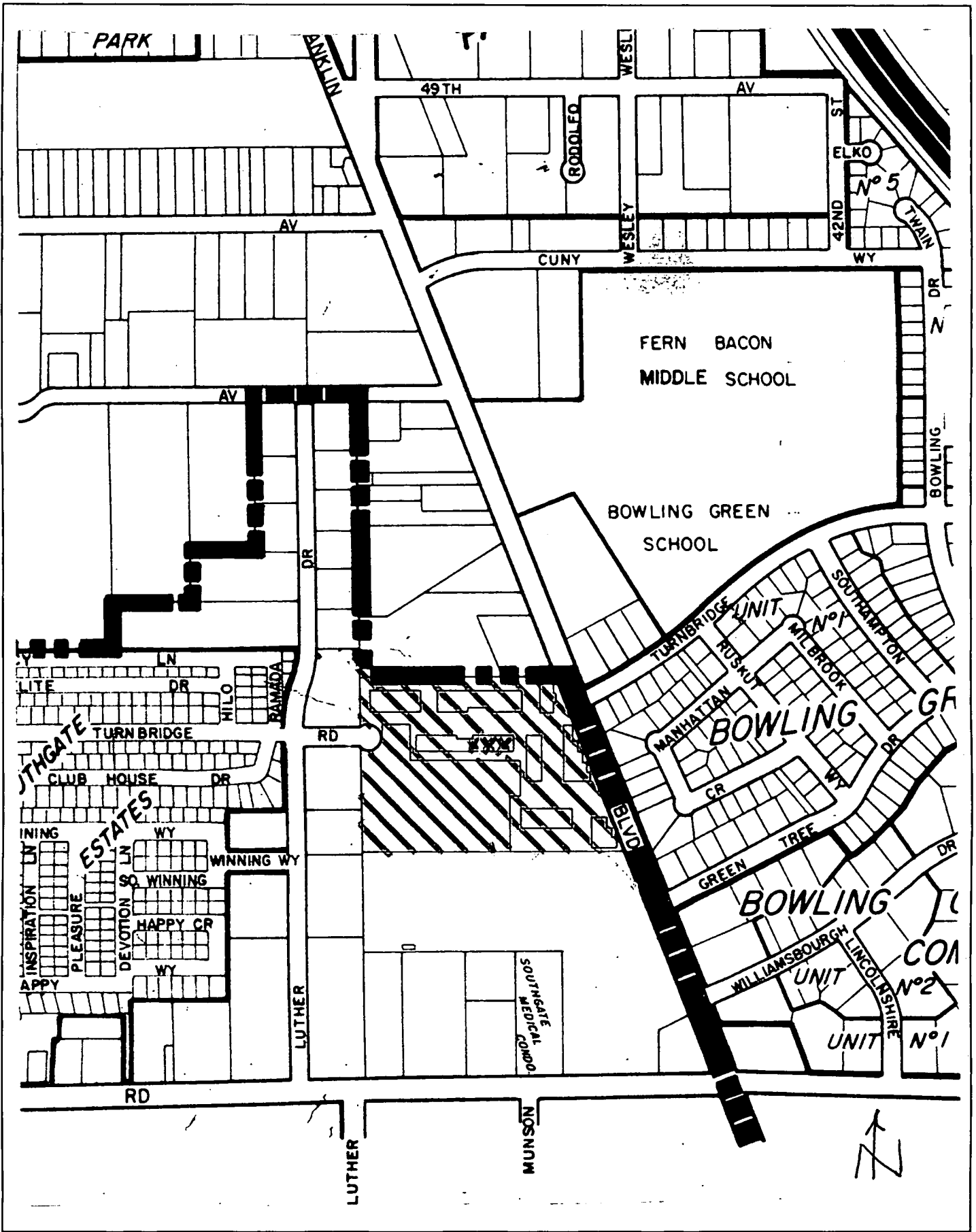
- B. Approve the Special Permit to allow a combined Adult Day Health Center/ Primary Medical Clinic, subject to conditions, and based upon findings of fact which follow.

Conditions

1. The applicant shall comply with the City's cross-connection control policy pursuant to the California Administrative Code Title 17 to the approval of the Utility Department.
2. Hours of operation shall be limited to 8:00 a.m. to 4:30 p.m Monday through Friday.
3. Total clients served per day shall be limited to 70.
4. Total staff shall be limited to 22 at any one time.

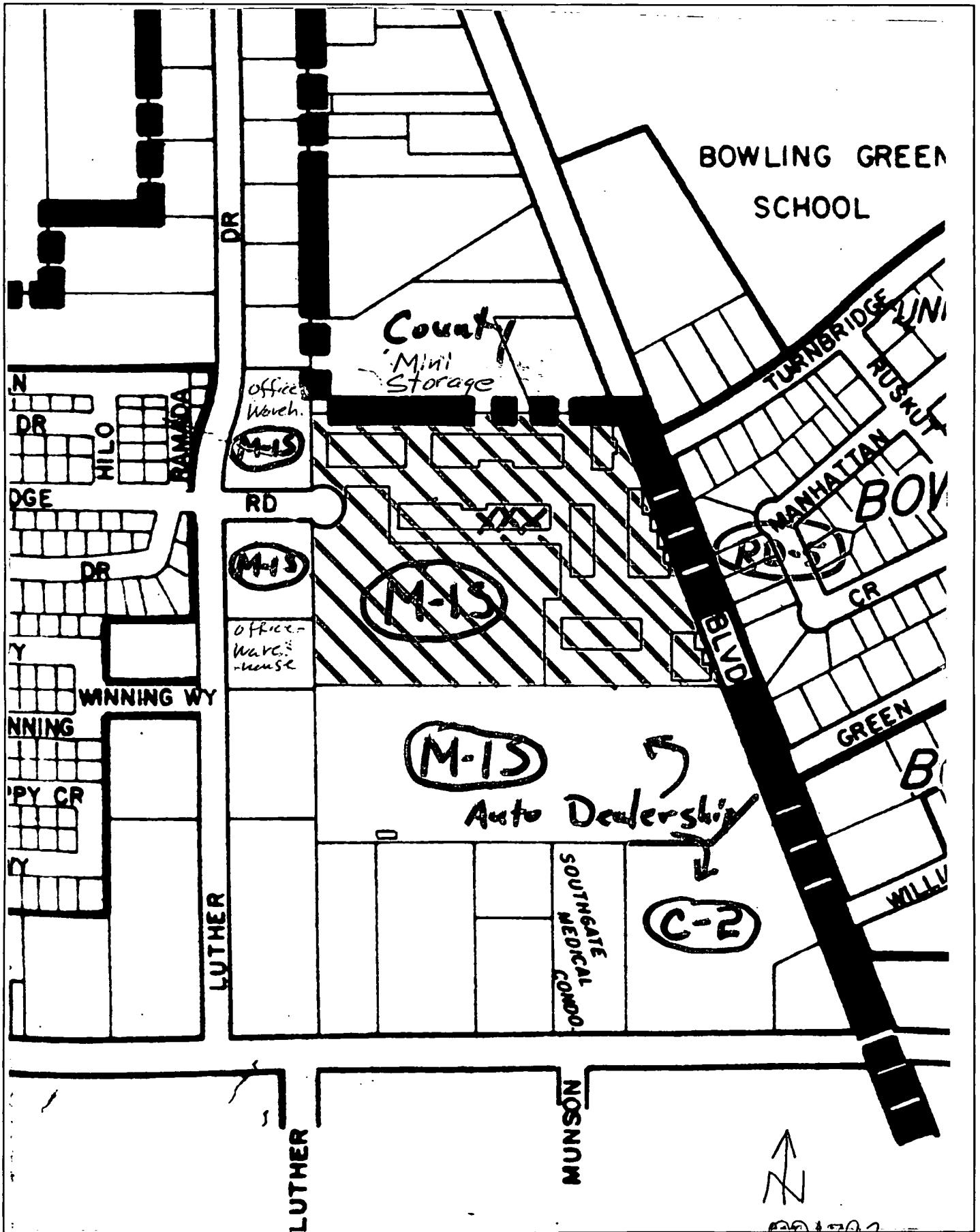
Findings of Fact

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed project complies with the locational criteria for non-residential care facilities.
2. The proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, in that adequate parking, landscaping, and architectural design are provided.
3. The proposed project is consistent with the City's General Plan and the South Sacramento Community plan in that the Plans designate the site for heavy commercial, warehouse, and light industrial uses and the proposed Adult Day Health Center/ Primary Medical Clinic conforms with this plan designation provided a Special Permit is obtained.



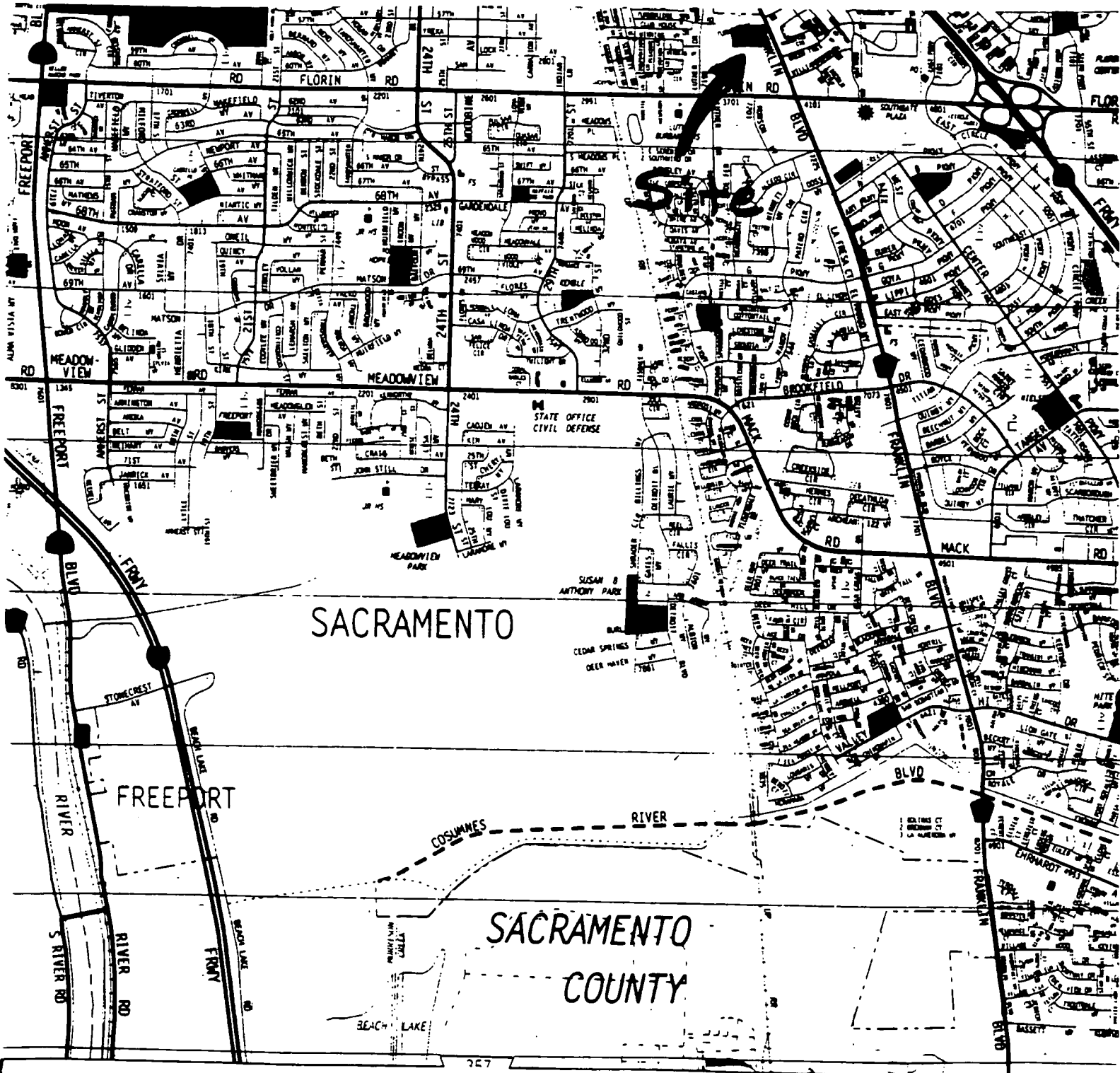
VICINITY MAP

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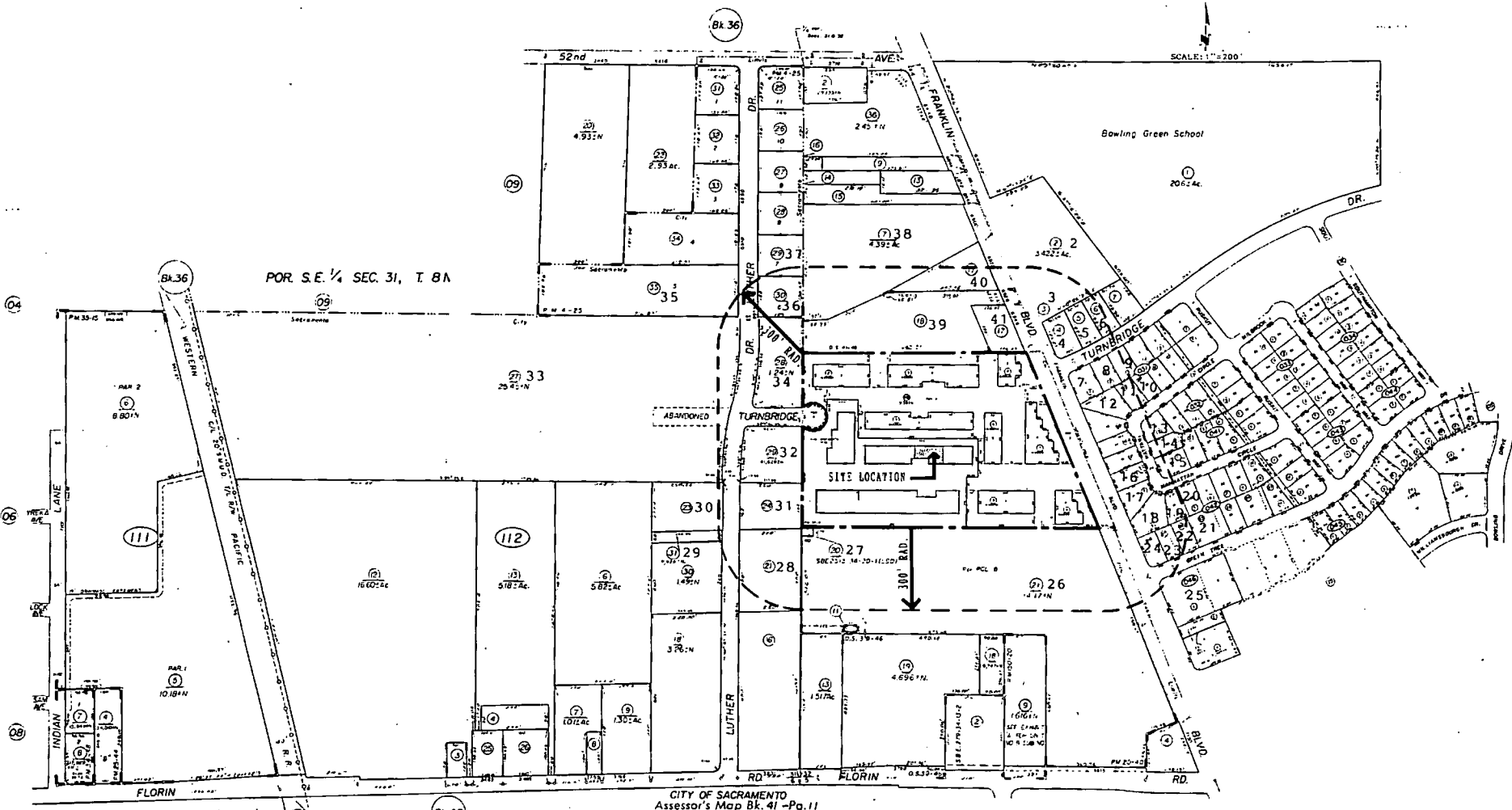


LAND USE & ZONING MAP

ATTACHMENT B
SITE LOCATION MAP



001393



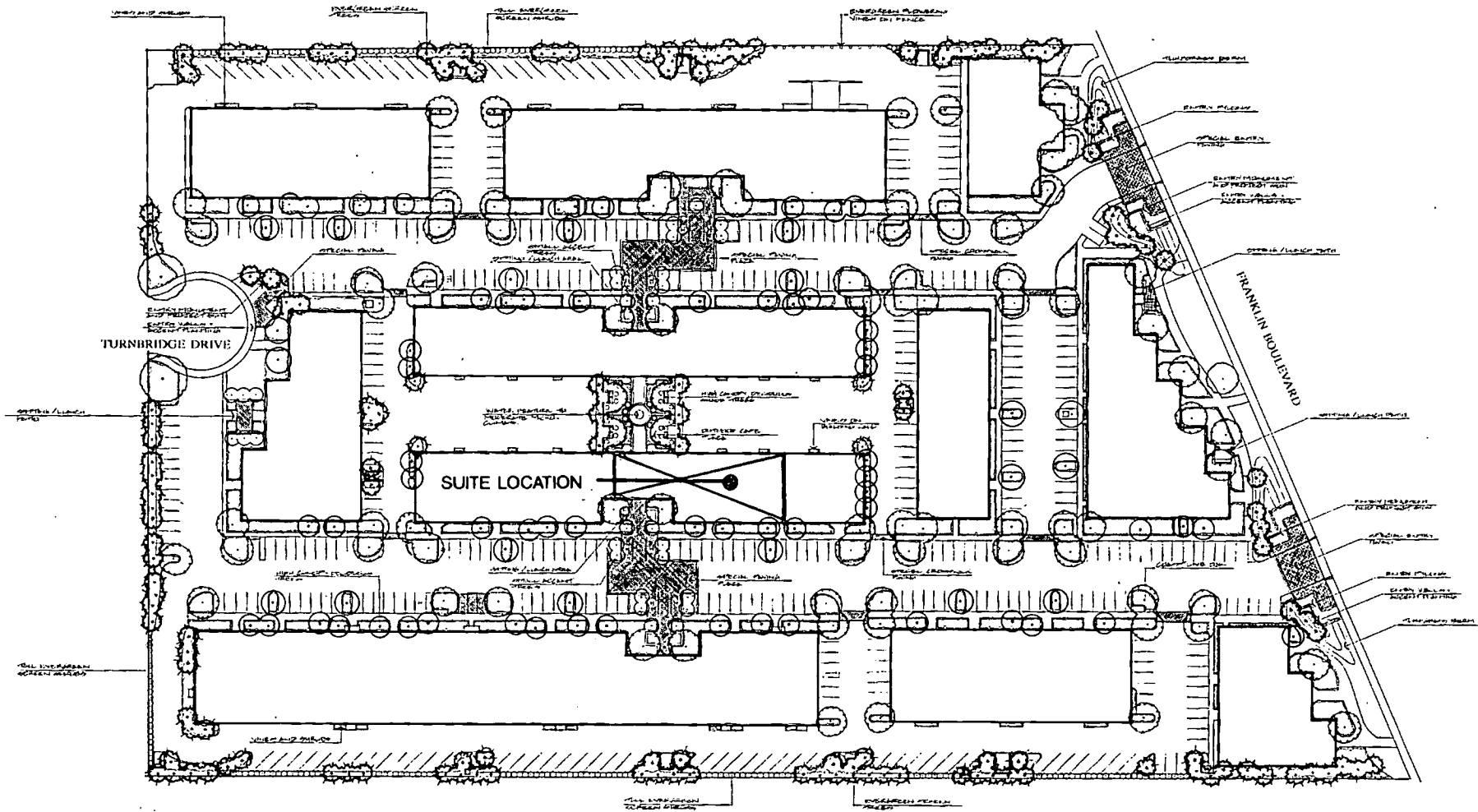
POR. S.E. 1/4 SEC. 31, T. 8N

SCALE: 1"=200'

CITY OF SACRAMENTO
 Assessor's Map Bk. 41 -Pg. 11
 County of Sacramento, Calif.

NOTE—Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

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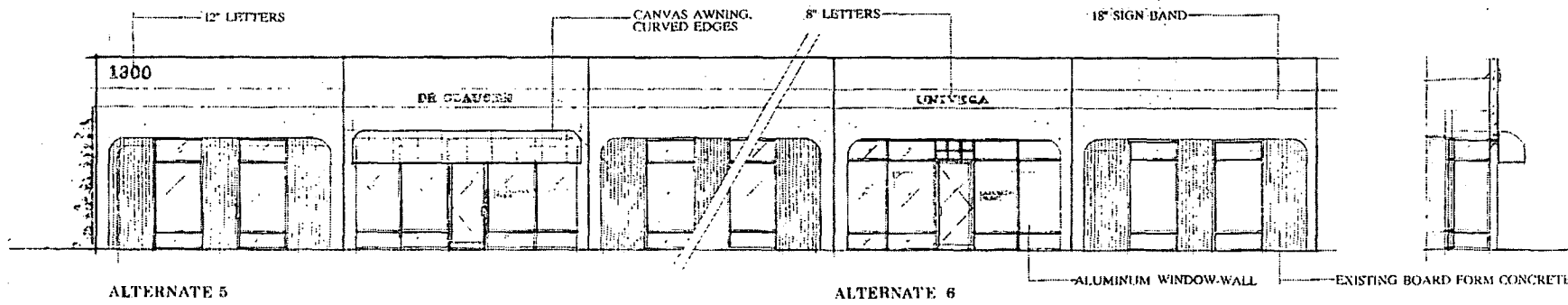


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PHASE II 7000 FRANKLIN
PRELIMINARY LANDSCAPE RENOVATION

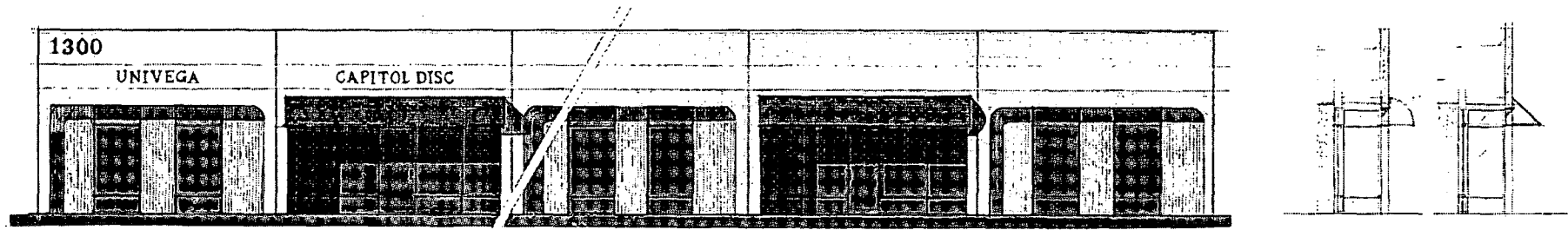
MWM Architects
The Keith French Group
Telephone (818) 874-2322
CA License 1103

EXHIBIT - A
SITE PLAN



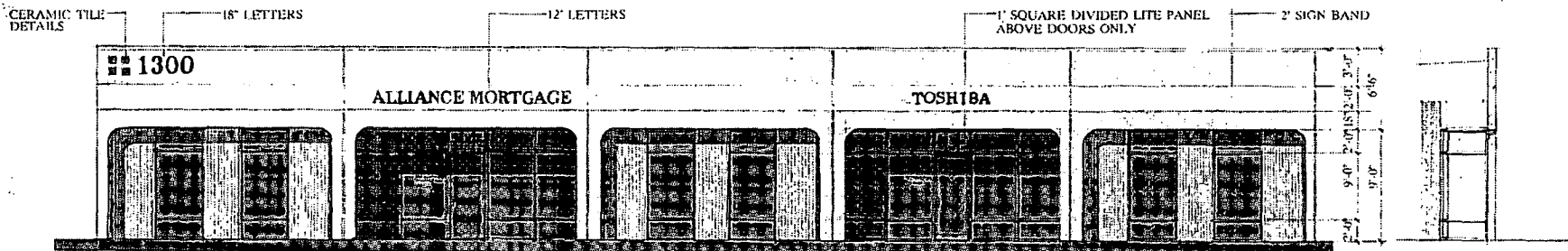
ALTERNATE 5

ALTERNATE 6



ALTERNATE 7

ALTERNATE 8

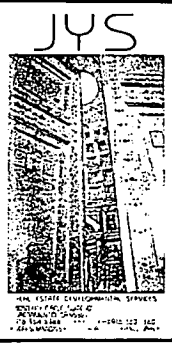


ALTERNATE 9

001398
 7000 FRANKLIN
 The Koll Company

MWM Architects

EXHIBIT - B
 ELEVATIONS



OWNER
KOLL The Koll Company
 2000 Franklin Blvd.
 Suite 101
 Sacramento, CA 95811
 Tel: 916.442.2000
 Fax: 916.442.2002
 A. Don K. Koll
 General Manager

REVISIONS

TENANT'S APPROVAL

CHISE

DATE: 3/18/92

SCALE: 1/4"=1'-0"

JOB NO.: 6173

PROJECT
BUTTER SENIOR SERVICES
 ADULT DAY HEALTH CARE CENTER
 1000 FRANKLIN BLVD.
 BUILDING 1000, SUITE 1020
 SACRAMENTO, CALIF.

SHEET TITLE
FLOOR PLAN

SHEET 1 A2
 OF SHEETS

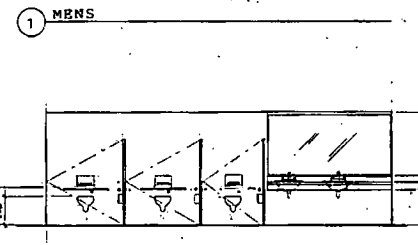
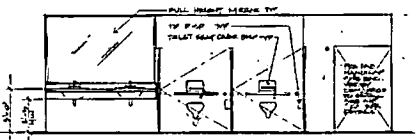
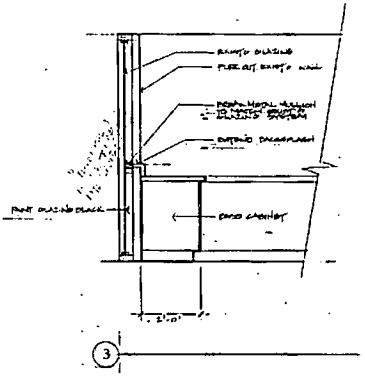
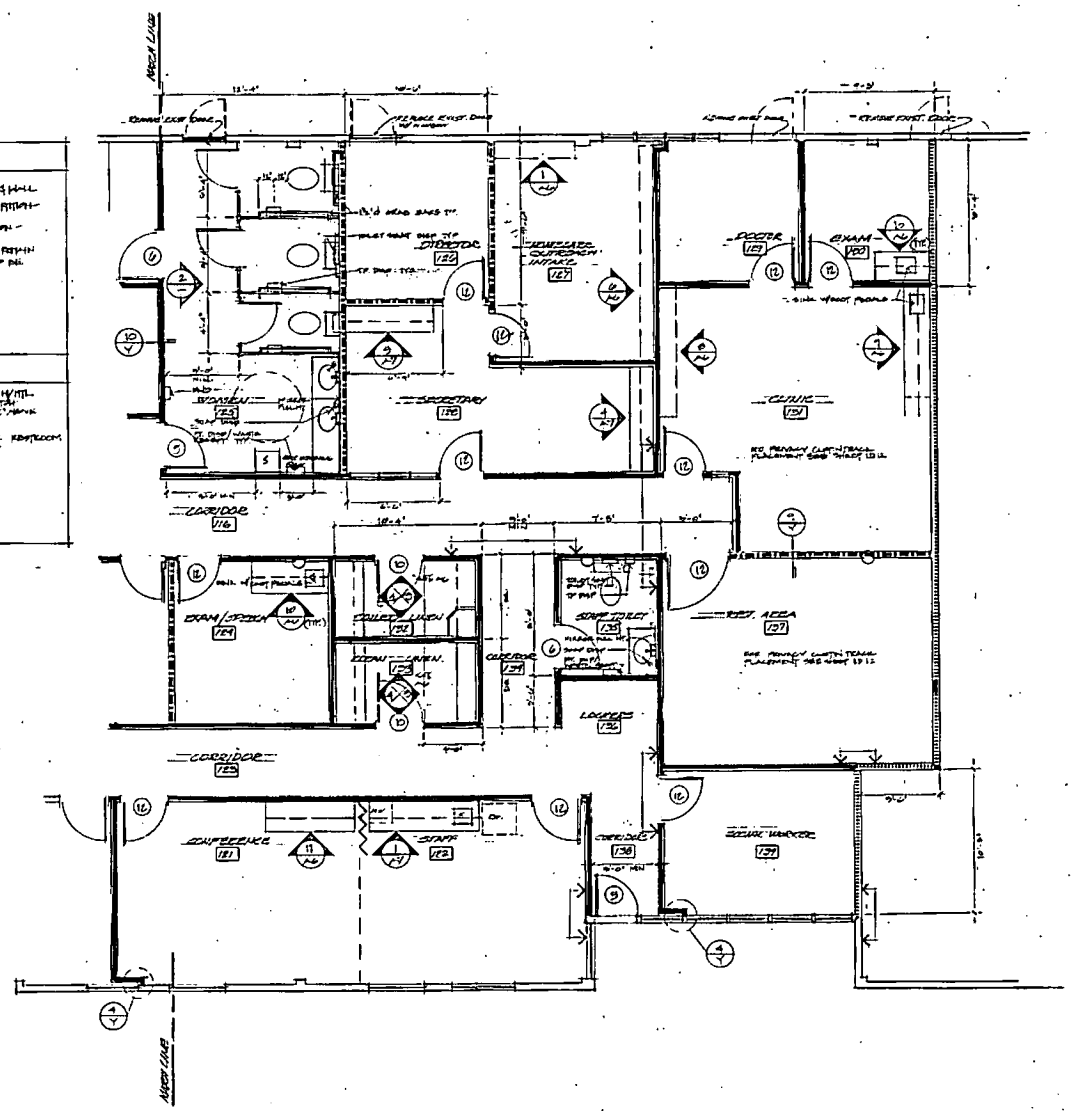
EXHIBIT - C1
 FLOOR PLANS

LEGEND

- FULL HEIGHT PARTITION WALL
- PARTITION WALL WITH GLASS PANELS
- PARTITION WALL WITH GLASS PANELS AND PARTITION
- PARTITION WALL WITH GLASS PANELS AND PARTITION TO BE DEMOLISHED
- PARTITION WALL WITH GLASS PANELS AND PARTITION TO BE DEMOLISHED

NOTES

1. FULL HEIGHT PARTITION WALLS WITH GLASS PANELS SHALL BE DEMOLISHED AND RECONSTRUCTED WITH PARTITION WALLS WITH GLASS PANELS AND PARTITION TO BE DEMOLISHED.
2. CHECK TO SEE IF THE RECONSTRUCTION OF THE PARTITION WALLS IS NECESSARY.

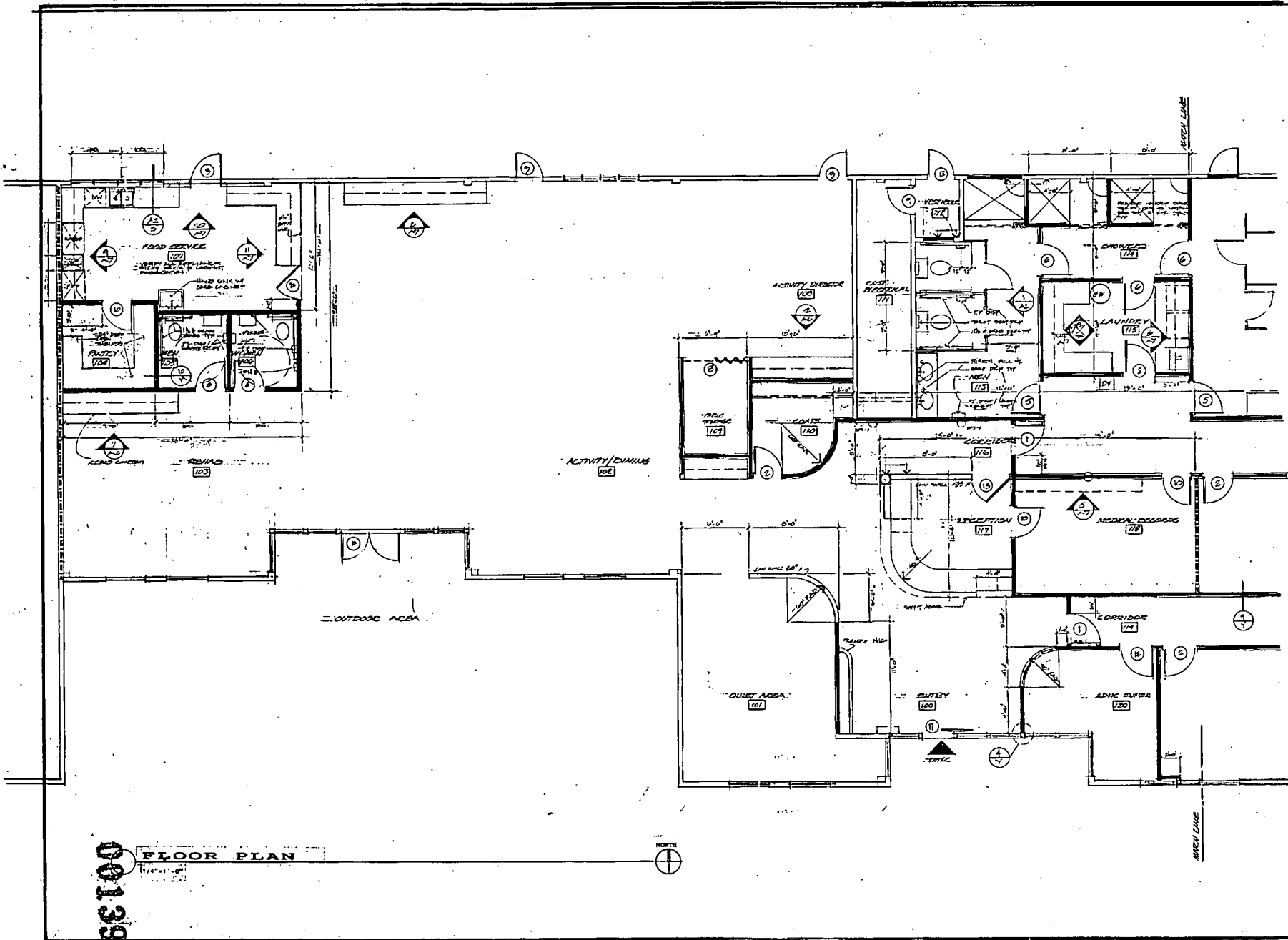


001897

BATHROOM ELEVATIONS

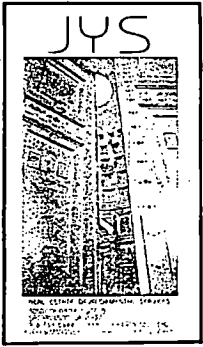
FLOOR PLAN

1/4"=1'-0"



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FLOOR PLAN



KOLL
 The Salt Company
 275 Pacific Boulevard
 Suite 401
 Concord, CA 94520
 Tel: 925-308-1100
 Fax: 925-308-1102
 Alan R. Kohn
 Area Manager

REVISIONS

TENANT'S APPROVAL

CHECK

DATE 3/18/93

SCALE 1/4"=1'-0"

JOB NO. 0173

PROJECT
SUTTER SENIOR SERVICES
 ADULT DAY HEALTH CARE CENTER
 7000 FRANKLIN BLVD.
 BUILDING 1000, SUITE 1020
 SACRAMENTO, CALIF.

SHEET TITLE
FLOOR PLAN

SHEET A 1
 OF SHEETS

EXHIBIT - C2
FLOOR PLANS