

CITY PLANNING COMMISSION

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

APPLICANT	Visions Unlimited, P.O. Box 22561, Sacramento, CA 95822		
OWNER	August Financial Group, 4401 Atlantic Avenue, #400, Long Beach, CA 90807		
PLANS BY	Design & Engineering Systems, 303 Bradford St., Redwood City, CA 94063		
FILING DATE	10/4/83	50 DAY CPC ACTION DATE	11/10/83
		REPORT BY:	SC:bw
NEGATIVE DEC	10/19/83	EIR	ASSESSOR'S PCL. NO. 041-130-07

APPLICATION: 1. Environmental Determination
 2. Special Permit to locate a non-residential care facility in an existing 16,800± sq. ft. structure in the Light Industrial (M-1(S)) zone.

LOCATION: 6990 Franklin Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to establish a non-residential care facility in an existing structure to provide care to approximately 50 outpatients a day.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
 1965 Southgate Community Plan Designation: Heavy Commercial or Industrial
 Existing Zoning of Site: M-1(S)
 Existing Land Use of Site: Office complex

Surrounding Land Use and Zoning:

North: Industrial; M-1(S)
 South: Commercial; M-1(S)
 East: Residential; RD (County)
 West: Vacant; M-1(S)

Parking Required: To be determined by Planning Commission
 Parking Provided: 17 spaces
 Property Dimensions: Irregular
 Property Area: 16,800 square feet
 Square Footage of Building: 16,800
 Height of Structure: One-story
 Topography: Flat
 Street Improvements/Utilities: Existing
 Exterior Building Colors: Beige/Brown
 Exterior Building Materials: Concrete and Wood

000934

STAFF EVALUATION: Staff has the following comments regarding this request:

1. The subject site is located in an existing office/industrial park in a 16,800 square foot office structure. The site faces a major street on which public transportation is available for the proposed facility. A residential development is located opposite the subject site; however, it is not expected that the proposed use will adversely affect the residential use since it is separated by Franklin Boulevard which is a major street.

2. There are 17 parking spaces within the office park that are allocated to the subject site. The applicant has indicated that no more than 13 staff members will be on site at any one time. The client population is expected to be approximately 50 per day. The hours of operation are proposed to be from:

8 AM - 5 PM: Monday, Wednesday & Friday
8 AM - 8 PM: Tuesday and Thursday
9 AM - 1 PM: Saturday

In addition to the public transportation, the client population will be utilizing paratransit, the County Welfare Department and board and care facilities to transport clients to the site. In light of the alternative transportation available to this site, the 17 on-site parking spaces appear to be adequate to accommodate the needed parking for the proposed care facility.

3. The proposed project involves a counseling program for family and child guidance, an elderly counseling program and a medication monitoring clinic for emotionally disabled individuals who need medication to function outside a hospital setting. The facility will operate as an outpatient clinic to provide service to the south area.
4. The subject site is located in an area that does not appear to have a concentration of human care facilities. (See attached Exhibit A.) Since similar facilities are well dispersed in this area, it is not expected that the proposed project will have an adverse effect on the surrounding neighborhood. This proposal complies with the location criteria for establishing non-residential care facilities.

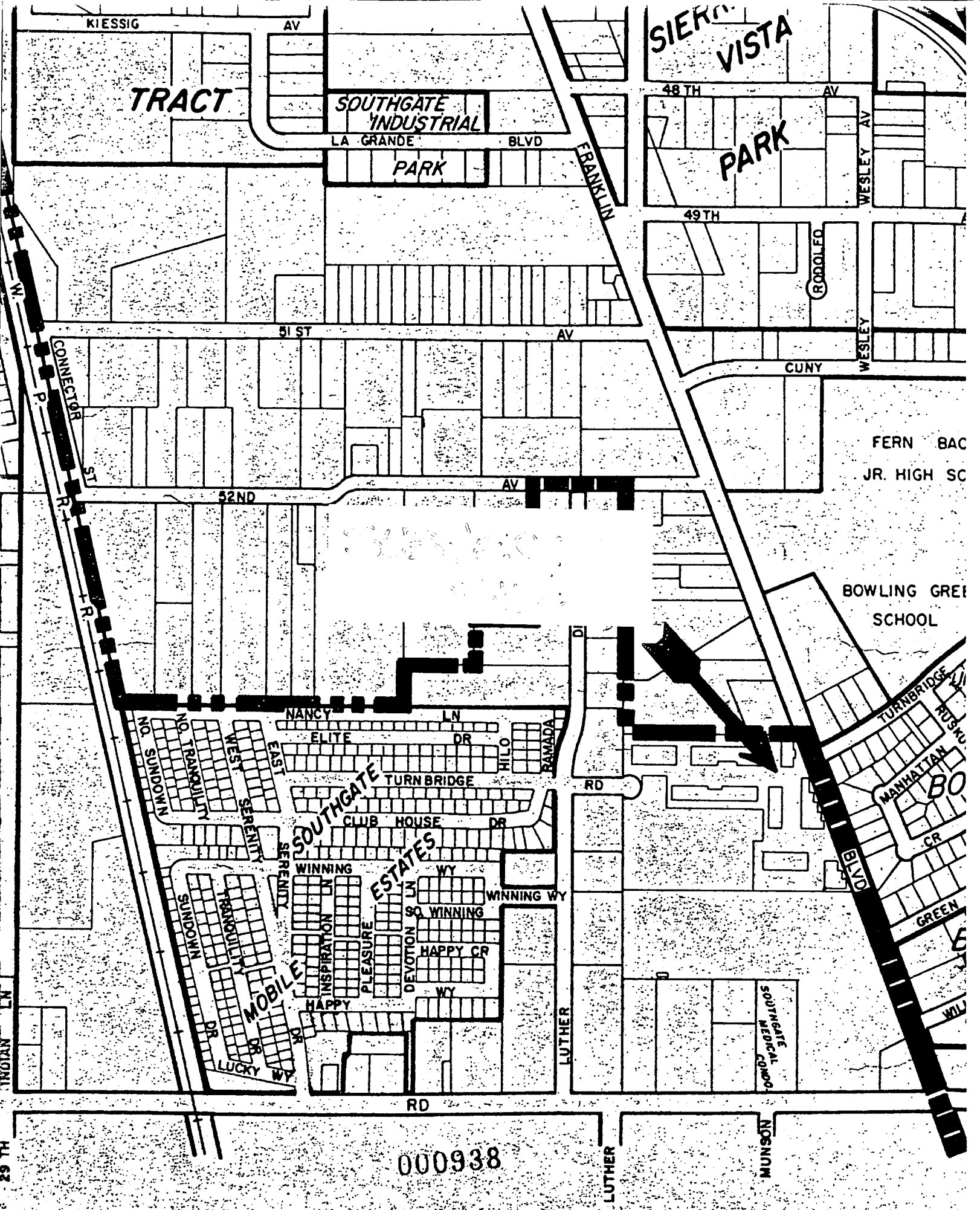
STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration; and
2. Approval of the Special Permit, subject to the following Findings of Fact:
**CPC added conditions listed below*
Findings of Fact - Special Permit
 - a. As proposed, the special permit is granted upon sound principles of land use in that no concentrations of similar uses exist in the neighborhood of the subject site;
 - b. The special permit as proposed is not detrimental to the public health, safety or welfare or result in the creation of a nuisance in that adequate on-site parking is available considering the alternative transportation to be provided to this facility;
 - c. As proposed, the special permit is consistent with the Southgate Community Plan and the General Plan which designate the site for industrial and commercial uses, and the proposed facility is allowed under these designations.

*Conditions

- a. Hours of operation shall be limited to 8AM - 5 PM Monday, Wednesday & Friday; 8AM - 8PM Tuesday & Thursday; 9AM - 1PM Saturday.
- b. Total patients per day shall be limited to 50.
- c. Total staff shall be limited to 13 at one time.
- d. Applicant shall hold an open house and sent out invitations with an emergency telephone number for Sacramento County Health Department and the facility.

000935



TRACT

SOUTHGATE INDUSTRIAL

LA GRANDE BLVD

PARK

SIERRA VISTA

48TH AV

PARK

49TH

RODOLFO

CUNY

FERN BAC

JR. HIGH SC

51 ST

52ND

BOWLING GREEN

SCHOOL

NANCY LN

ELITE DR

TURN BRIDGE

CLUB HOUSE DR

SOUTHGATE

WINNING WY

SERENITY

SERENITY

WINNING LN

INSPIRATION LN

HAPPY WY

PLEASURE LN

DEVOTION LN

HAPPY WY

MOBILE

ESTATES

SO WINNING WY

HAPPY CR

LUCKY WY

WINNING WY

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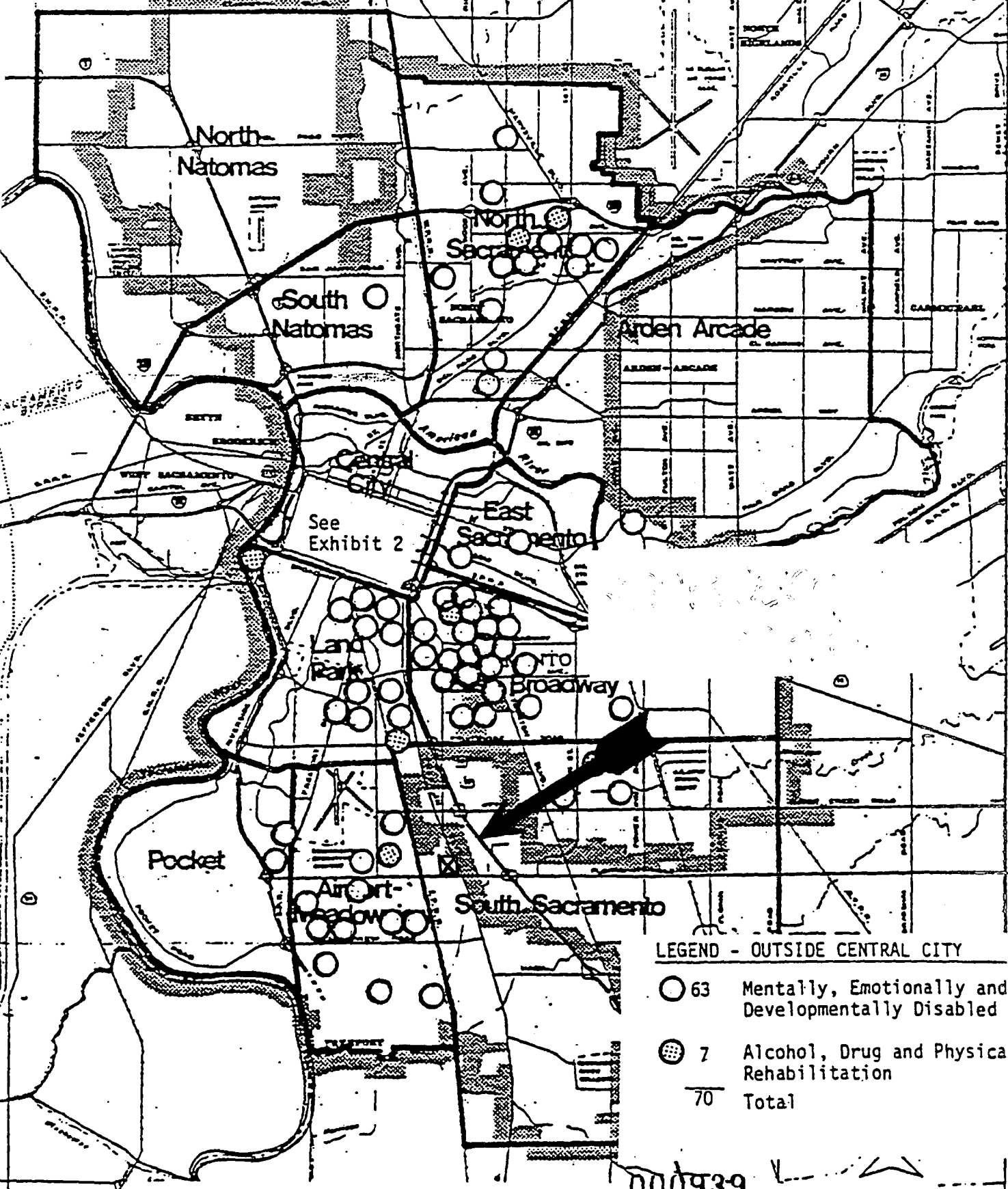
000938

P83-335

11-10-83

No. 16

Sacramento City Community Areas



EXISTING GROUP CARE FACILITIES WITHIN THE CITY

M-612

EXHIBIT "A"

000939

Scale in Miles
 March 1982
MADE BY U.S.G.S. DATA
 FROM THE BUREAU OF THE CENSUS
 COUNTY OF SACRAMENTO DEPARTMENT OF PLANNING

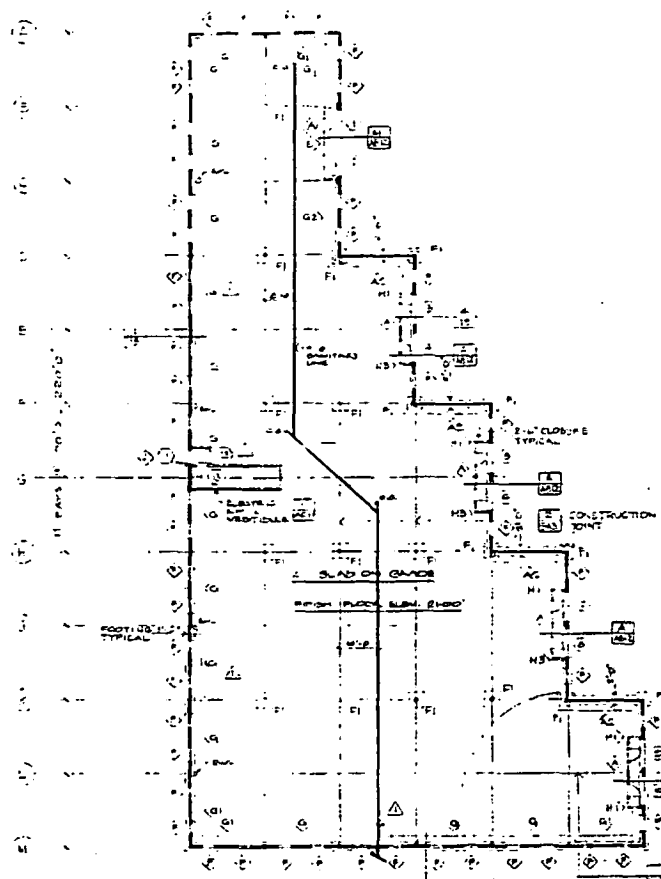
DESIGN AND ENGINEERING SYSTEMS INC.
ARCHITECTS-PLANNERS-ENGINEERS
 303 BRADFORD STREET, REDWOOD CITY, CALIFORNIA 94063 • (415) 364-6153

BOWLING GREEN BUSINESS CENTER
 FRANKLIN BLVD - SACRAMENTO - CALIFORNIA

BUILDING G
 FOUNDATION & FLOOR PLAN
 ROOF FRAMING PLAN
 EXTERIOR ELEVATIONS

REVISIONS
 1. 4. 1977

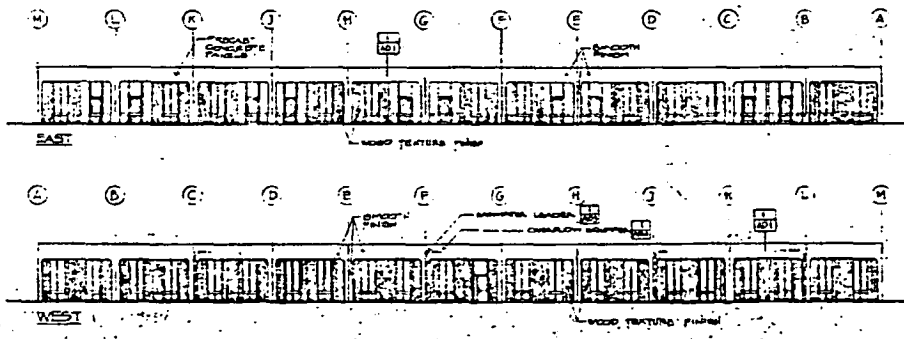
DATE
 11/10/83
BY
 [Signature]



FOUNDATION & FLOOR PLAN - BLDG. G

1. FOR NOTES AND DETAILS NOT SHOWN, SEE FOUNDATION & FLOOR PLAN: SHEET D
2. THE BOTTOM OF ALL FOOTINGS IS 2'-6" BELOW FINISHED FLOOR. NOTES ON SHEET D SHOW FINISHED FLOOR, ALSO SEE SHEET D
3. FOR DOOR SCHEDULE SEE SHEET [57]

000941



ELEVATIONS - BLDG. G

