

P98-113: United Cerebral Palsy Association of Greater Sacramento, Inc.

- REQUEST: A. **Environmental Determination:** Categorical Exemption Section 15301 (interior alterations to existing buildings) California Environmental Quality Act.
- B. **Special Permit** to allow a non-residential day-care facility and offices for 32 developmentally disabled adults with a staff of ten in an existing 4,320± square foot suite within an existing 32,064± square foot building in the M-1(PC) zone.

LOCATION: 201 Lathrop Way, Suite H

APN: 275-0300-018
North Sacramento Community Plan area
North Sacramento and Grant Joint Union High School Districts
Council District 2

APPLICANT:	United Cerebral Palsy Association of Greater Sacramento, Inc. Contact: Ms. Jo Gates, Executive Director Phone: (916) 565-7700
OWNER:	Dos Robles 400 Slobe Avenue Sacramento, CA 95815
APPLICATION FILED:	October 7, 1998
STAFF CONTACT:	Doug Holmen, 264-8267

SUMMARY: The applicant is seeking the Special Permit to relocate a day-care facility for 32 clients to the above location from an existing location at 2730 C Street. No physical expansion or exterior modification of the facility is proposed. A Special Permit is required for a social service facility which has more than six clients.

RECOMMENDATION: The facility is proposed to go into an office/ business park which was changed from a heavy commercial, warehouse complex by Special Permit in 1987 (P87-301). The facility has been a good neighbor in the midtown neighborhood 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 applicant will implement a "Good Neighbor Program". **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: Office, commercial; M-1(PC)

Property Dimensions:	irregular
Property Area:	2.90± gross acres
Square Footage of Building:	32,064 square feet; 4,320 square feet for proposed use
Height of Building:	18 feet, 1 story
Exterior Building Materials:	concrete
Parking Provided:	128 spaces for building, 36 spaces assigned to proposed use
Parking Required:	18 spaces
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division
Sign Permit	Building Division

License

State Community Care Licensing
Division of the Department of Social
Services

BACKGROUND INFORMATION: On March 26, 1987, the City Planning Commission approved a special permit (P87-101) for the United Cerebral Palsy Association of Greater Sacramento to operate a non-residential day-care facility with offices for 57 developmentally disabled adults and 16 staff in the OB-SPD zone located at 2730 C Street. The decision was appealed to the City Council and the City Council upheld the City Planning Commission decision on May 12, 1987. According to the Executive Director, the adult day-care facility has outgrown its present location. The Association was given a Special Permit in 1997 to move a portion of the facility located at 3001 E Street to the business park at 191 Lathrop Way. The Association has been fulfilling its "Good Neighbor" obligations as requested by the Planning Division by holding "open house" meetings with the neighboring businesses every four months. The "open house" events have been successful and there have been no complaints by the neighboring businesses.

The proposed relocation of this particular program from its location at 2730 C Street to 201 Lathrop Way would relieve the midtown of one more social service program comprising of 32 clients and 10 staff. The Association moved one program consisting of 28 clients and a staff of four from this location to Tribute Road last summer.

The proposed facility at 201 Lathrop Way would consist of 4,320 square feet in a concrete building that contains a total of 32,064 square feet of office area. 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.

The facility would continue to provide programs in 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 4,320 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.

The relocation of the Cerebral Palsy Association programs would be consistent with several newly adopted policies for the siting of social service facilities. Those policies are:

- Promote decentralization of social services as a means to improve accessibility and to reduce impacts.

The proposed project would promote decentralization of social services by its moving out of the Central City area.

- Pursue equitable distribution for those services that do not need to be close to where clients reside.

This type of facility serves the region and therefore does not need to be near other types of facilities.

- Promote the use of the "Good Neighbor Guidelines and Process" early in the planning process for new facilities and also consideration by existing facilities.

The management of the United Cerebral Palsy Association is committed to working with the surrounding neighbors to correct any problems and address any issues that may arise from the facility location. The Association has had a flawless track record with the surrounding neighborhoods on C and E Streets in the Central City where it ran its programs for over ten years, and at the 191 Lathrop location in North Sacramento and Tribute Road location in the Point West area.

B. Site Plan Design/Zoning Requirements

The proposed facility would be located in a Suite containing 4,320 square feet in an existing office building containing 32,064 square feet. The office 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 would be required to provide a minimum of 18 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 North Sacramento Redevelopment Project Area Committee and the Woodlake Improvement Club Staff and the Executive Director of the United Cerebral Palsy Association met with the North Sacramento Redevelopment Project Area Committee on November 9, 1998 to discuss the project. The "PAC" voted unanimously to locate the facility at 201 Lathrop Way.

C. Summary of Agency Comments

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

- Building Division

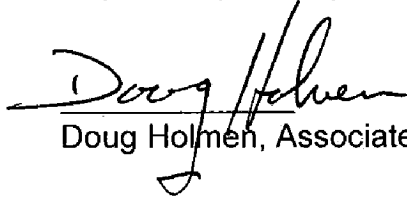
Occupancy group for day-care facility will be classified as B occupancy for occupant load of less than 50 in the activity room. Since occupancy group will be same as the existing building, no special building upgrade will be required. However, the accessible parking stalls, path of travel, primary entrance, restrooms and new facility for day care use shall meet accessibility requirements.

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:

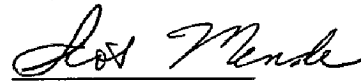
- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is **Exempt** pursuant to CEQA Section 15301 (a);
- B. Adopt the attached Notice of Decision and Findings of Fact **approving the Special Permit** to allow a non-residential day-care facility and offices for 32 developmentally disabled adults with a staff of ten in an existing 4,320± square foot suite within an existing 32,064± square foot building in the M-1-PC zone.

Report Prepared By,



Doug Holmen, Associate Planner

Report Reviewed By,



Scot Mende, Senior Planner

Attachments

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

Attachment 1

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
United Cerebral Palsy Association of Greater Sacramento
@ 201 Lathrop Way**

**Sacramento, California in the
Light Industrial (American River Parkway Corridor) (M-1PC) Zone
APN: 275-0300-018
(P98-113)**

At the regular meeting of January 21, 1999, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination (Exemption)
- B. Approved the Special Permit to locate a non residential social service facility for 32 disabled clients and ten staff in an existing facility containing approximately 4,320 square feet on 2.90 developed acres in the Light Industrial American River Parkway Corridor (M-1PC) zone.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is **Exempt** from environmental review pursuant to Section 15301 (a) of the California Environmental Quality Act Guidelines.
- B. Special Permit: The Special Permit to locate a non residential social service facility for 32 disabled clients and ten staff in an existing facility containing approximately 4,320 square feet on 2.90 developed acres in the Light Industrial

American River Parkway Corridor (M-1PC) zone is **approved** subject to the following findings of fact:

1. The Special Permit, as conditioned, is granted upon sound principles of land use in that:
 - a. Non-Residential Day Care Facilities are permitted uses in the M-1 PC zone subject to the granting of a Special Permit by the City Planning Commission; and
 - b. Sufficient parking is available for employees, and visitors.
2. The Special Permit, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance in that:
 - a. The facility is regulated by the State of California;
 - b. The clients who are mentally and physically challenged will have a helping staff at a ratio of one staff for every four clients which will allow for individual attention; and
 - c. A "Good Neighbor Policy" will be implemented.
3. The Special Permit, as conditioned, is consistent with the General Plan in that:
 - a. The project meets the policies of the Commerce and Industry Land Use Element;
 - b. The project will provide the learning of living skills for a special need group; and
 - c. The facility will be compatible with the surrounding operations.

CONDITIONS OF APPROVAL

- B. The Special Permit to allow a non-residential day-care facility and offices for 32 developmentally disabled adults with a staff of ten in an existing 4,320± square foot suite within an existing 32,064 square foot building in the M-1PC zone is

hereby approved subject to the following conditions:

- B1. The size and appearance of the project shall conform to the attached Exhibits 1A, and 1B.
- B2. Any/all modification(s) to the facility shall meet applicable City building and zoning regulations.
- B3. Prepare a "Good Neighbor Policy" which will include the following:
- a. The following business practices shall be adhered to:
 - All service occurs inside the building.
 - Adequate waiting space is provided inside.
 - Adequate and accessible bathrooms are provided inside.
 - Trash receptacles are readily available in and outside.
 - Service activities do not rely on using the public right of ways.
 - Building and site are regularly cleaned and maintained.
 - Site is adequately lighted.
 - b. Within 1 month of project approval, or by no later than April 15, 1999, the facility operator shall conduct a "get acquainted" meeting with the occupants of the "office park" within which the facility would be located. The meeting shall occur at the subject site to introduce the facility operations to the neighbors and to provide emergency phone number(s) of contact person(s).
 - c. For the next 12 months following project approval, the facility operator shall hold community meetings once every six months. (The facility operator may cooperate with an existing neighborhood organization to arrange and notice these meetings.) The meetings shall be conducted to receive community comments and concerns and to implement solutions. The facility operator shall notify the Planning Director of the meeting date, time, and place, at least two weeks prior to the meeting date. An attendee list and meeting minutes shall be submitted to the Planning Director or designee within one week following the quarterly meeting.

- d. After the 12 month period, the facility operator shall meet with community organizations, neighborhood representatives, and/or individual property owners/occupants, as requested, on a case-by-case basis.

CHAIRPERSON

ATTEST:

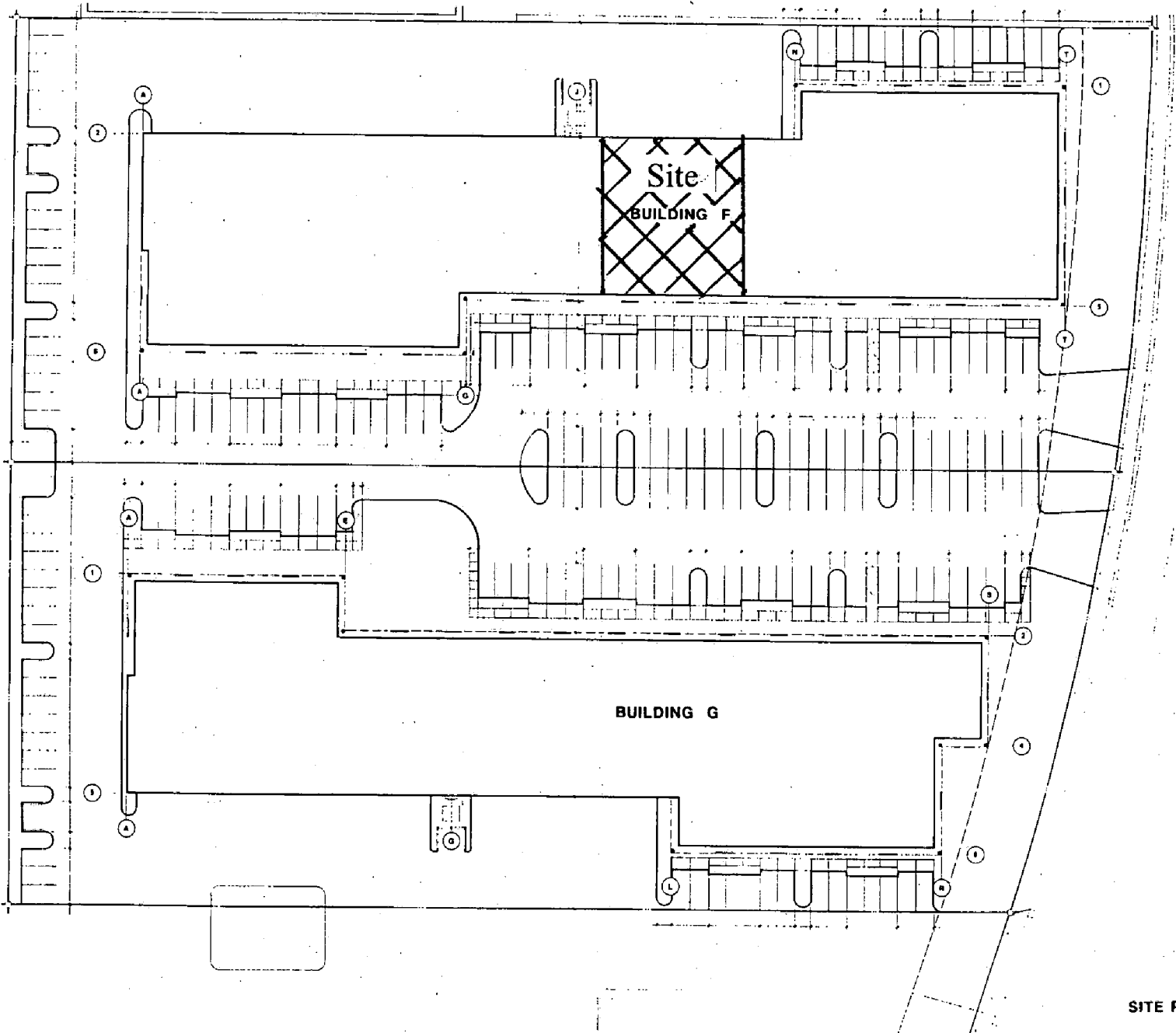
SECRETARY TO CITY PLANNING COMMISSION

January 21, 1999 (P98-113)

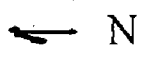
Attachments

Exhibit 1A	Site Plan
Exhibit 1B	Floor Plan

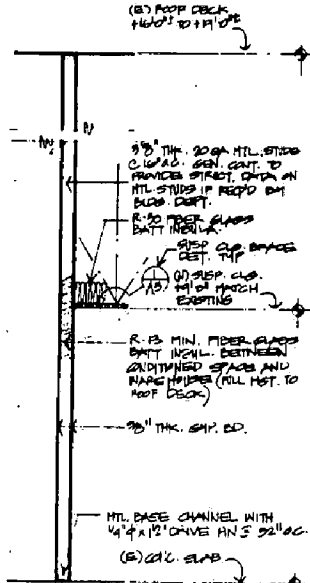
Exhibit 1A
Site Plan



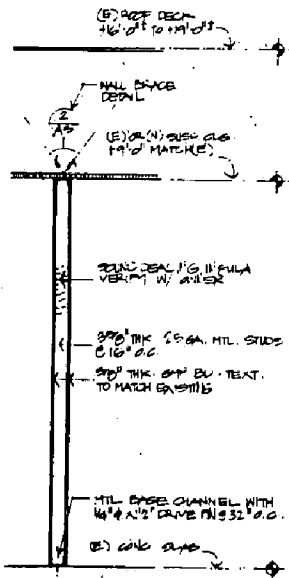
SITE PLAN



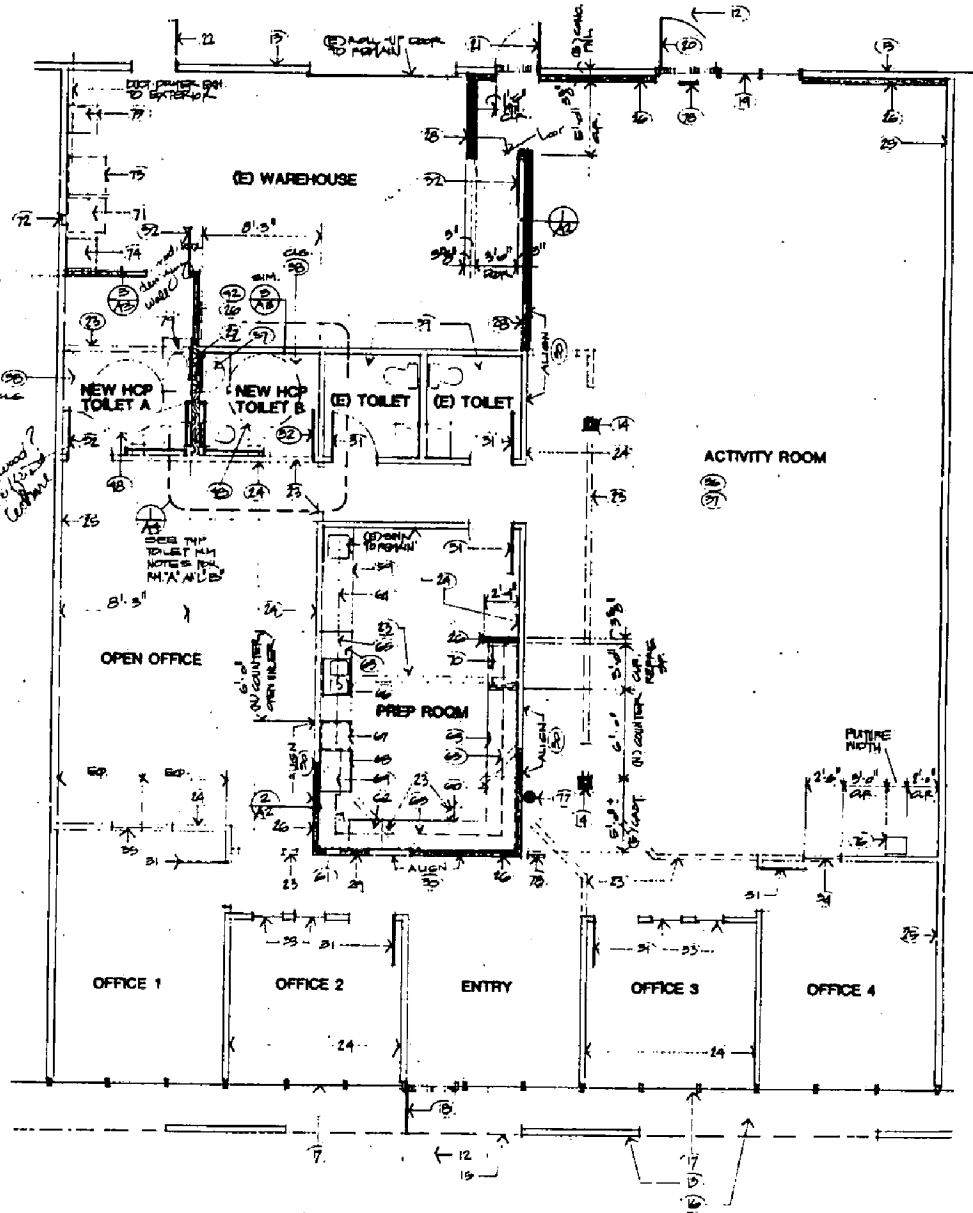
**Exhibit 1B
Floor Plan**



1 FULL HGT. WALL
1/4" = 1'-0"

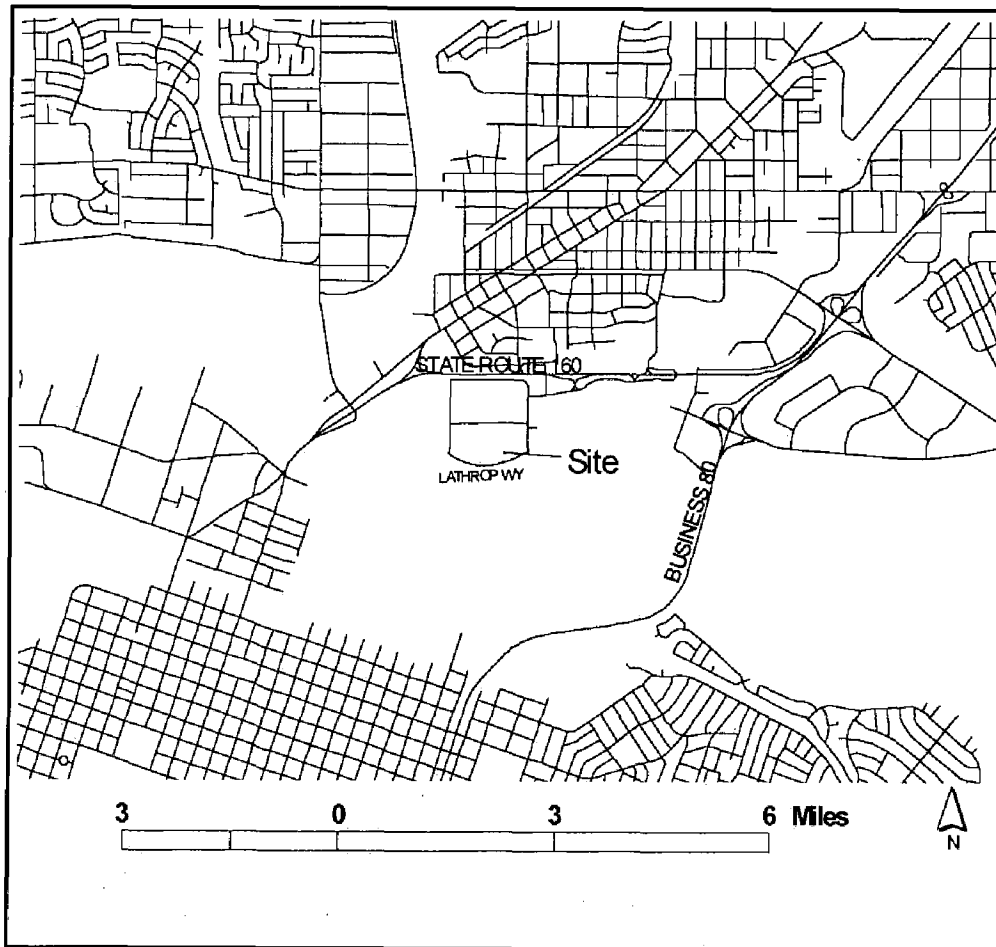


2 TYP. INT. WALL
1/4" = 1'-0"



FLOOR PLAN
1/4" = 1'-0"

**Attachment 2
Vicinity Map**



Attachment 3
Land use and Zoning Map

