

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

APPLICANT	Serene Community Homes Inc., 7000 Franklin Boulevard, #520, Sacramento, California 95823				
OWNER	Franklin Business Center Associates, 220 Sansome Street, San Francisco, California 94104				
PLANS BY	Design and Engineering Systems, Inc., 303 Bradford Street, Redwood City California 94063				
FILING DATE	May 18, 1993	ENVIR. DET.	Exempt 15301	REPORT BY	Cindy Gos
ASSESSOR'S PCL. NO.	041-0130-001, 005, 010				

APPLICATION: Special Permit to operate two special education facilities out of a 7,439 square foot tenant space on 13.18± developed acres in the Light Industrial (M-1S) zone consisting of:

- A. Serene Community School with a maximum enrollment of 50 students, operating from 9:00 a.m. to 2:00 p.m., Monday through Friday; and
- B. Saint Michael College with a maximum enrollment of 20 students, operating from 4:00 p.m. to 10:00 p.m., Monday through Friday and 10:00 a.m. to 5:00 p.m. on Saturday.

LOCATION: 7000 Franklin Boulevard, Suite 510
(Council District 8)

PROPOSAL: The applicant is requesting the necessary entitlements in order to operate two special education facilities in an existing tenant space in a business park.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
South Sacramento Community Plan Designation:	Heavy Commercial/Light Industrial
Existing Zoning of Site:	M-1S
Existing Land Use of Site:	Business Park

Surrounding Land Use and Zoning:

North:	Commercial - Mini-Storage; County
South:	Commercial - Auto Dealership; M-1S
East:	Residential; County
West:	Office/Warehouse Buildings; M-1S

Property Dimensions:	Irregular
Property Area:	13.18± acres

APPLC. NO. P93-092

MEETING DATE July 8, 1993

ITEM NO. 9

Parking Required:	To Be Determined by CPC
Parking Provided:	564 spaces
Total Square Footage of Development:	199,360 square feet
Square Footage of Suite 510:	7,439 square feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Height of Building:	16 feet, 1 story
Exterior Building Materials:	Concrete
Roof Materials:	Built-up

BACKGROUND INFORMATION: The subject site contains 11 buildings constructed in 1975 as the Bowling Green Business Park. A total of 199,360 square feet of office and warehouse area and 564 parking spaces was constructed at that time. Under the M-1S zone, any office use over 25 percent of the gross floor area of any building requires a special permit. On November 16, 1989, the Planning Commission approved a special permit to allow a maximum of 75 percent leasable office area in the complex (P89-365).

The business park is presently supporting three non-residential care facilities. On November 10, 1983, the Planning Commission approved a special permit to allow "Visions Unlimited" to occupy Suite 200 in the business park (P83-335). On October 9, 1986, the Planning Commission approved a special permit to add 1,000 square feet to the use, to increase the allowable number of employees from thirteen to eighteen, and to increase the hours of operation to 8:00 a.m. to 7:00 p.m. (P86-350) for "Visions Unlimited". On November 12, 1992, the Planning Commission approved an additional special permit for "Visions Unlimited" to allow the utilization of an additional 2,639 square feet (P92-257). "Visions Unlimited" has been providing outpatient counseling services to families, children, and the elderly, in addition to medication monitoring for emotionally disabled persons who need medication to function outside a hospital setting.

On July 10, 1986, the Planning Commission approved a special permit to allow the "Mexican American Recovery Home and Alcoholism Information Center" to occupy 2,500 square feet in Suite 21 of the business park (P86-231). This program provides a alcoholism treatment facility in addition to drinking driver education and rehabilitation, outpatient counseling, youth education and awareness, and information and referral services.

On May 28, 1992, the Planning Commission approved a special permit to allow "Sutter Senior Care" to occupy 8,527 square feet in Suite 1020 of the business park (P92-082). This facility provides a wide range of medical and counseling services including: primary medical care; skilled nursing; physical, occupational, speech and recreational therapies; personal care; transportation; and meals.. In addition, the program provides in-home care, nursing home care, and hospital care for enrollees in homes and existing community facilities. A multi-disciplinary care team provides comprehensive evaluations, care plans, and delivers most of the services either at the center or in the enrollees homes.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 13.18± acres developed with 11 buildings, totaling 199,360 square feet. The site is zoned Light Industrial (M-1S). The General Plan designates the site as Heavy Commercial or Warehouse. The South Sacramento Community Plan designates the site Heavy Commercial/Light Industrial. The surrounding land use and zoning includes a muffler shop and mini-storage, in the County, to the north; an auto dealership, zoned M-1S, to the south; residential, in the County, to the east; and commercial uses, zoned M-1S, to the west.

B. Applicant's Proposal

The applicant, Serene Community Homes, is leasing 7,439 square feet of space in Suite 510 in the 7000 Franklin Boulevard business park. The Serene Community School is a combination of regular and special education. The maximum enrollment is 50 students. The ages of the students range from 6 to 22 and are at the site from 9 a.m. to 2 p.m. It is a self-contained class with all the activities indoors. The students arrive at the site via buses from the school district or are dropped off by private cars. Parking is only required by staff.

Saint Michael College is a religious college for adults. The maximum enrollment for the college is 20 students. The classes will be held on evenings and Saturdays. The proposed hours of operation will be 4:00 p.m. to 10:00 p.m., Monday through Friday, and Saturdays from 10:00 a.m. to 5:00 p.m. The students of Saint Michael College will drive themselves to the site.

C. Policy Considerations

The site is designated Heavy Commercial or Warehouse by the General Plan and Heavy Commercial/Light Industrial by the South Sacramento Community Plan. Facilities such as the proposed schools are allowed by Special Permit, therefore, the proposal is consistent with the plan designations. It should be noted, however, that the proposed use takes away from the available industrial space. There are several other non-industrial uses in the business park already which have eliminated the industrial nature of development. The issue, however, should still be raised as a question on future conversion from industrial uses.

D. Staff Analysis

The business park is presently supporting three non-residential care facilities. These include Visions Unlimited, Mexican American Recovery Home and Alcoholism Information Center, and Sutter Senior Care. In March 1982, the City Council adopted locational criteria for establishing non-residential and residential care facilities. The proposal meets these criteria.

The business park contains 564 parking spaces. The owner of the site does not allocate parking for each tenant, rather ensures that adequate parking is available for its tenants based on the anticipated demand for parking and the total number of spaces available in the complex. As part of the special permit in 1992 (P92-082), a parking study was conducted. The study determined

that approximately 300 total parking spaces would be needed based upon the types and sizes of uses within the complex. The study noted that approximately 50 of those spaces would be used after 6:00 p.m. Parking for a care facility is determined by Planning Commission as part of the Special Permit. There is a maximum of 10 staff for the Serene Community School which will use parking spaces, and Saint Michael College will be using the parking lot after peak hours. Based on the results of the previous parking study, there is sufficient parking available for the proposed project.

E. Agency Comments

The proposed project has been reviewed by the City Transportation Division, Engineering Development Services, Utility Department, Building Inspections, Fire and Police Departments, and the Sacramento Municipal Utility District. The following comments have been received:

Engineering Development Services

1. Notice: Property to be developed in accordance with this special permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
2. Project is located within County Sanitation District No. 1 for Sewer.
3. Project is located within Fruitridge Vista Water District for Water.

Building Inspections

A Building Permit is required for the change of use.

Fire Department

1. The developer should meet with the Building Division because schools in existing office buildings present certain problems.
2. A Building Permit shall be obtained for the change in use as well as any change in space.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301).

RECOMMENDATION: Staff recommends the Planning Commission approve the special permits for:

- A. Serene Community School with a maximum enrollment of 50 students, operating from 9:00 a.m.

to 2:00 p.m., Monday through Friday, subject to conditions and based upon findings of fact which follow; and

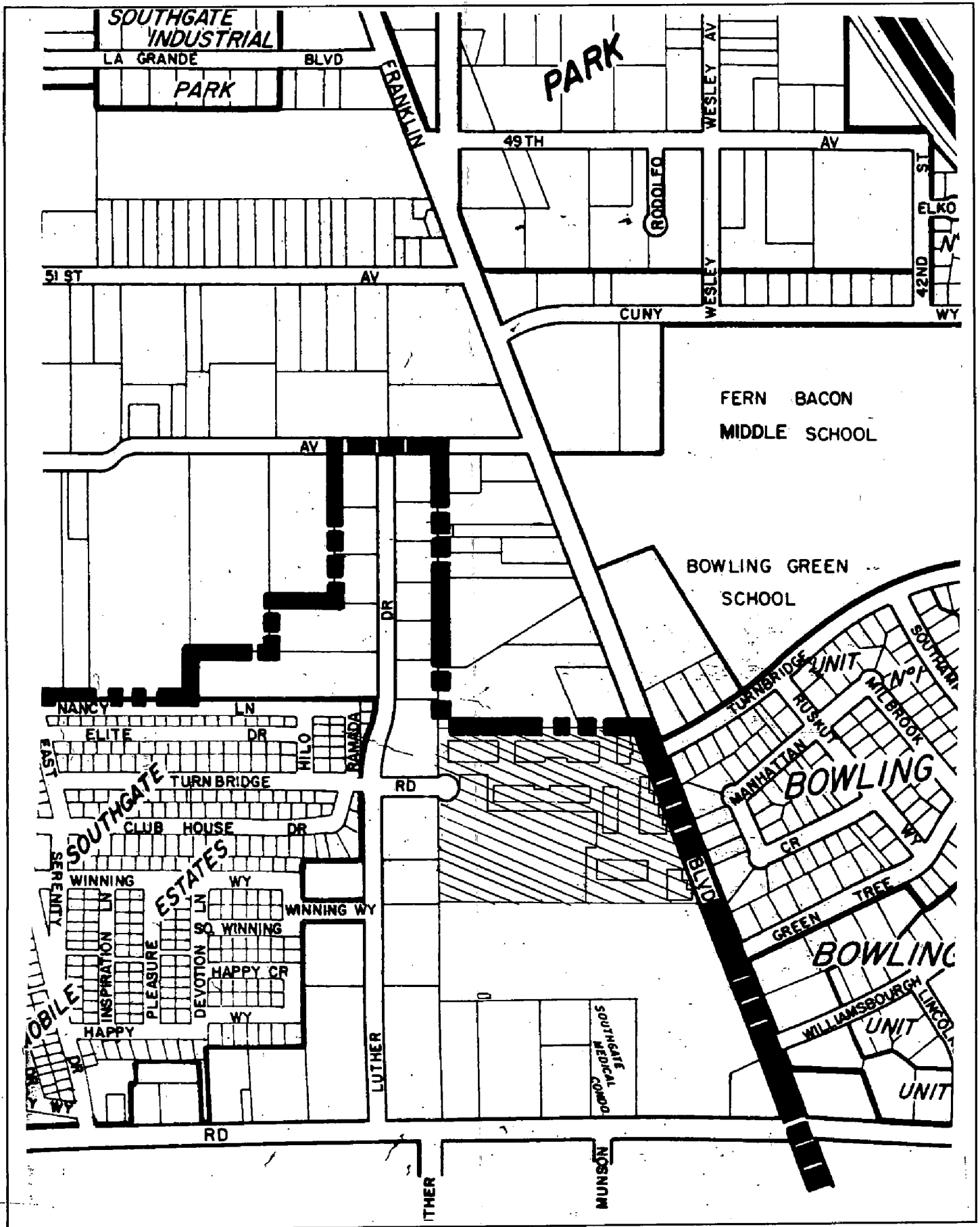
- B. Saint Michael College with a maximum enrollment of 20 students, operating from 4:00 p.m. to 10:00 p.m., Monday through Friday and 10:00 a.m. to 5:00 p.m. on Saturday, subject to conditions and based upon findings of fact which follow.

Conditions

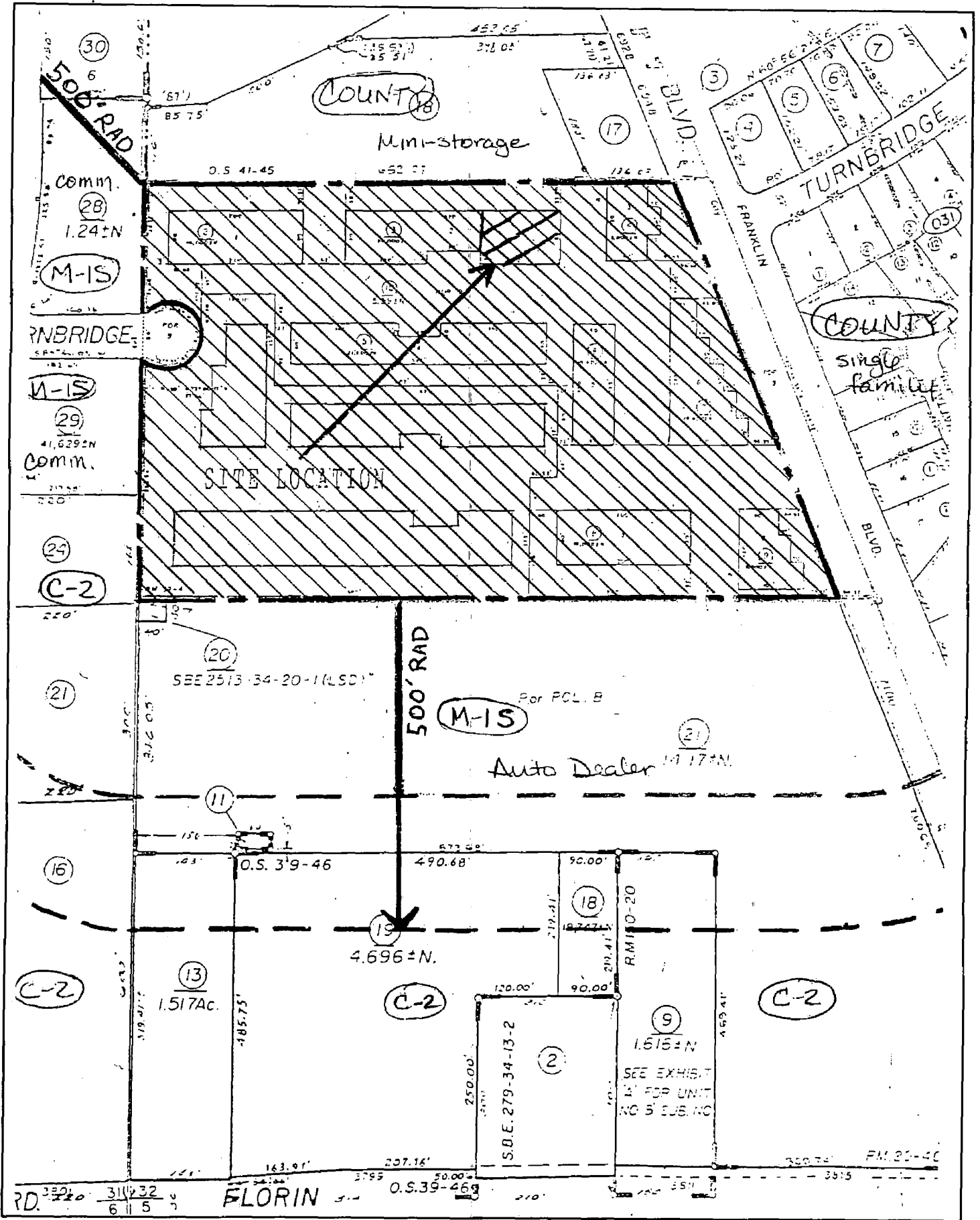
1. Serene Community School shall adhere to the following conditions:
 - a. the maximum enrollment shall not exceed 50 students;
 - b. the hours of operation shall be limited to 9:00 a.m. to 2:00 p.m. Monday through Friday; and
 - c. all students shall be dropped off at the site by automobiles or buses.
2. Saint Michael College shall adhere to the following conditions:
 - a. the maximum enrollment shall not exceed 20 students; and
 - b. the hours of operation shall be limited to 10:00 a.m. to 5:00 p.m. Monday through Friday, and 10:00 a.m. to 5:00 p.m. on Saturday.
3. The applicant shall obtain a Building Permit for the change of use prior to occupancy of the site.

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that the proposed non-residential care facility is compatible with the business park which contains a combination of office, warehouse and other care facilities.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. adequate parking has been provided;
 - b. clients will be transported by private automobile or bus; and
 - c. the proposal meets the criteria for establishing a non-residential care facility.
3. The project is consistent with the General Plan and South Sacramento Community Plan which both designate the site Heavy Commercial or Warehouse, and Heavy Commercial/Light Industrial, respectively. Non-residential care facilities are allowed subject to special permit approval.



VICINITY MAP



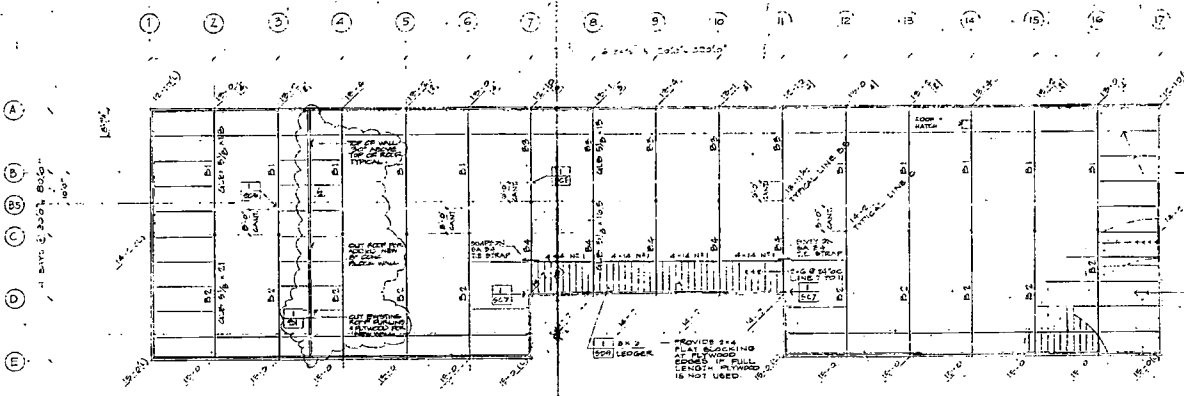
LAND USE & ZONING MAP

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PA3-092

July 8, 1993

14m #9



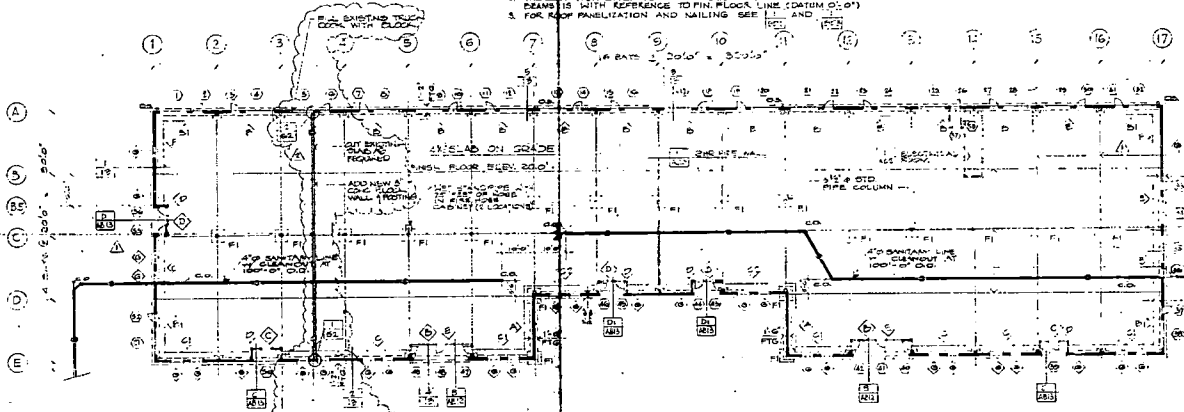
ROOF FRAMING PLAN - BLDG. B

1. FOR NOTES AND DETAILS NOT SHOWN, SEE ROOF FRAMING PLAN: SHEET 5.
2. THE ELEVATION GIVEN TO TOP OF OLD-LAM BEAMS IS WITH REFERENCE TO FIN FLOOR LINE (DATUM 01.00').
3. FOR ROOF PANELIZATION AND NAILING SEE 1 AND 2.

TYPICAL RAFTER
2x4 @ 12\"/>

2x4 @ 12\"/>

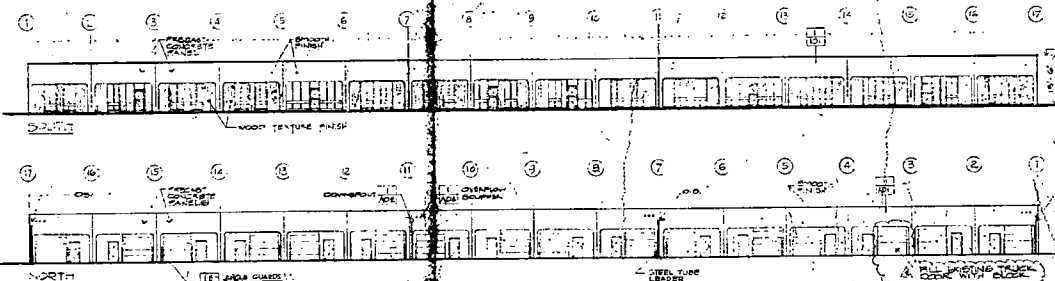
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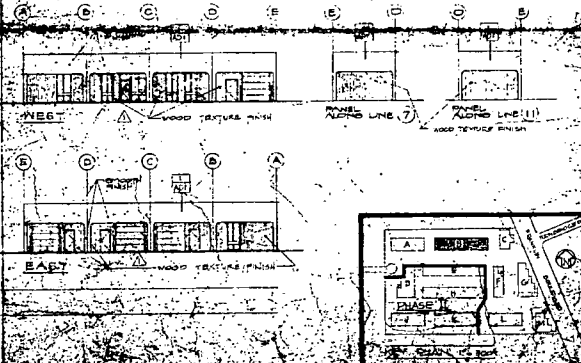
FOUNDATION & FLOOR PLAN - BLDG. B

1. FOR NOTES AND DETAILS NOT SHOWN, SEE FOUNDATION & FLOOR PLAN: SHEET 5.
2. THE BOTTOM OF ALL EXTERIOR FOOTINGS IS 2'-0\"/>

CONTRACTION JOINT.
PROVIDE ADDITIONAL CONTRACTION JOINTS AS REQUIRED SO THAT NO L-shaped panels occur.



EXTERIOR ELEVATIONS - BLDG. B



DESIGN AND ENGINEERING SYSTEMS INC.
ARCHITECTS PLANNERS ENGINEERS
383 BRADFORD STREET, REDWOOD CITY, CALIFORNIA 94063 • (415) 334-8400

BOVING GREEN BUSINESS PARK
FRANKLIN BLVD. SACRAMENTO - CALIFORNIA

BLDG. B
FOUNDATION & FLOOR PLAN
DRAWING PLAN
DATE: 7/8/93