

*Amended by staff on 5/27/93*  
**CITY PLANNING COMMISSION**  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Consumers Self-Help Center, 8912 Volunteer Lane #210, Sacramento, California 95826		
OWNER	Donald and Delories Murchinson, 5200 Finland Way, Sacramento, California 95608		
PLANS BY	Brian Weise, 1800 Fulton Avenue, Sacramento, California 95825		
FILING DATE	April 8, 1993	ENVIR. DET. Exempt 15301(a)(d)(f)	REPORT BY Cindy Gnos
ASSESSOR'S PCL. NO.	013-0137-015		

**APPLICATION:** Special Permit Modification of a non-residential care facility for mentally disabled adults to change operators and increase the number of people served from 20 to 50 on 0.6± developed acres in the Standard Single Family (R-1) zone.

**LOCATION:** 3031 Franklin Boulevard  
(Council District 5)

**PROPOSAL:** The applicant is requesting the necessary entitlements in order to change operators of the non-residential care facility and increase the number of people served.

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential (4-15 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant Building

**Surrounding Land Use and Zoning:**

North:	Commercial and Residential; C-2 and R-4
South:	Residential; R-1
East:	Residential; R-1
West:	Residential; R-1 and C-2

Property Dimensions:	150' x 170'
Property Area:	0.6±
Parking Required:	To Be Determined By CPC
Parking Provided:	6 spaces
Square Footage of Building:	2,200 square feet
Height of Building:	2 stories
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

APPLC. NO. P93-070

MEETING DATE May 27, 1993

ITEM NO. 9

**BACKGROUND INFORMATION:** On May 23, 1985, the Planning Commission approved a Special Permit (P85-182) for the subject site. This special permit was for a non-residential care facility for mentally disabled adults called Crossroads. There were several conditions of approval for this special permit. One condition limited the term of the special permit to run with the lease for the Crossroads facility. Other conditions limited the number of clients served and hours of operation. The applicant is proposing to modify these conditions and allow a similar facility, Consumers Self-Help Center, to operate at the site.

**PROJECT EVALUATION:** Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.6± acres developed with a 2,700 square foot structure and a six-space parking lot. The site is currently zoned Standard Single Family (R-1). The General Plan designates the site Low Density Residential (4-15 du/na). The surrounding land use and zoning includes commercial and residential, zoned R-4 and C-2, to the north; residential, zoned R-1, to the south; residential, zoned R-1, to the east; and residential, zoned R-1 and C-2, to the west.

B. Applicant's Proposal

The applicant is requesting a modification of the originally approved special permit. Consumers Self-Help Center serves psychiatrically disabled persons who live in the community. They help their members develop and maintain the skills needed to successfully live, work and go to school in the community. Consumers Self-Help Center currently serves an average of 50 people a day with up to 35 people in attendance at a time. Most members are on the site from 9 a.m. to 3 p.m. The Center operates six days a week. The hours of operation are from 8:30 a.m. to 4:30 p.m. Monday through Friday, and 9 a.m. to 3 p.m. on Saturday. Occasionally, there are recreational activities for the members such as dances, volleyball, and BBQs. In addition to Consumers Self-Help Center, the Office of Patients' Rights will also use the location as an office. Consumers Self-Help Center was previously a part of the Crossroads Center which was located on the site. It was moved to 4400 Stockton Boulevard as it began an independent organization. Subsequently, Crossroads and been defunded and closed. Consumers Self-Help Center is now the only agency in Sacramento providing these services and it wishes to return to the original location on Franklin Boulevard.

C. Staff Analysis

Staff has no objection to the applicant's requested modification of the special permit. One condition limits the term of the original special permit to run co-terminus with the lease agreement. Staff has no objection to the change in the lease from Crossroads to Consumers Self-Help Center. They serve the same clientele and operate similarly. Staff recommends the condition limiting the term of the special permit to the lease be eliminated.

The conditions which limit the hours and number of clientele also need to be modified. The original special permit limited the hours to 8 a.m. to 5 p.m., Monday through Friday. The hours are still similar, however, the proposed facility also operates on Saturday. Staff has no objection

to allowing the hours to include Saturday. The previous special permit limited to clientele to 20 people. The applicant proposes to serve about 50 a day with 35 on site at any one time. Staff also has no objection to this request. All the clients are either dropped off at the site or use the public transit available along Franklin Boulevard. The increase in clients will not impact the traffic or parking on the site. The applicant indicates that there will be 8.2 full-time employees, with five or six per shift. There are six parking spaces provided on site which is adequate to serve the development. The previous special permit also contained a condition which limited the facility to five special events per year. Staff recommends this condition remain on the special permit.

The facility serves the same clientele and operates similarly as the previous tenant. There also have been no complaints regarding the operation, and no comments from the neighborhood association. All the original conditions of the previous approval regarding site improvements have been satisfied. Staff recommends the Planning Commission approve the project.

**D. Agency Comments**

The proposed project has been reviewed by the Transportation Division, Engineering Development Services, Utility Department, Building Inspections, Fire Department, Police Department, and the Sierra Curtis Neighborhood Association. Staff has spoken with a committee of the Sierra Curtis Neighborhood Association and they have no objections with the proposal. The following comments have been received from 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. This project is located within the service area of the Combined sewer System. It appears that this project does not exceed the levels of increased sanitary or storm flows that we consider to have significant impact upon the Combined Sewer System and therefore, no Impact/Mitigation Agreement is required.
3. The applicant shall comply with the City's Cross Connection Control Policy.

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

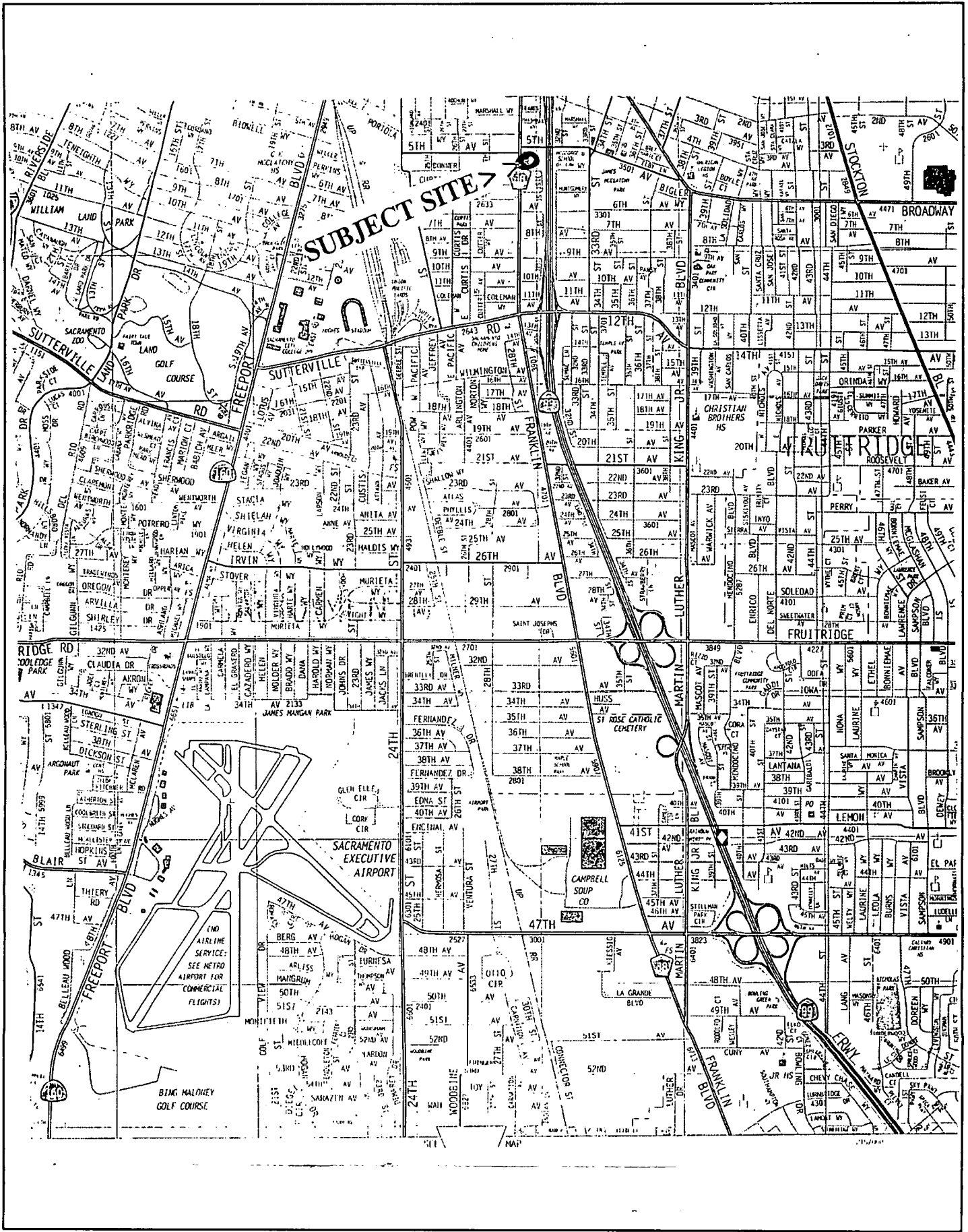
**RECOMMENDATION:** Staff recommends the Planning Commission approve the Special Permit Modification of a non-residential care facility for mentally disabled adults subject to conditions and based upon findings of fact which follow.

Conditions

1. The hours of operation shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday.
2. The number of clientele served shall not exceed 50 a day.
3. There shall be a maximum of five special events held at the site a year.
4. *The care facility shall be allowed to have private social dances once a month (not open to the public). (Amended by Staff 5/27/93).*

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 surrounding residential and commercial uses.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that adequate parking and open space has been provided.
3. The project is consistent with the General Plan which designates the site Low Density Residential (4-15 du/na). A non-residential care facility is an allowed use subject to special permit approval.



VICINITY MAP





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CITY PLANNING DIVISION**

**P93 070**

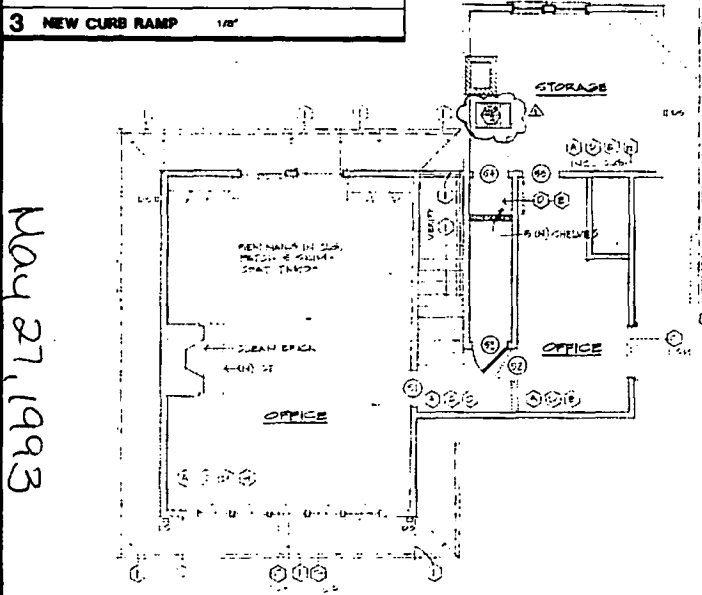
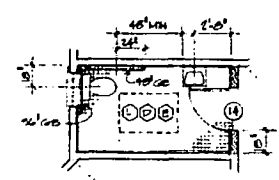
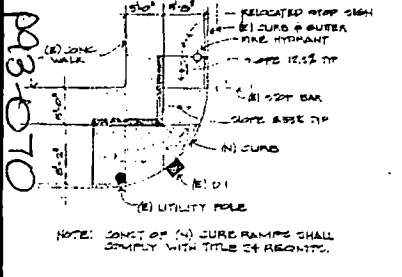


093-070

3 NEW CURB RAMP 1/4"

May 27, 1993

Rem # 9



HVAC EQUIPMENT SCHEDULE & NOTES

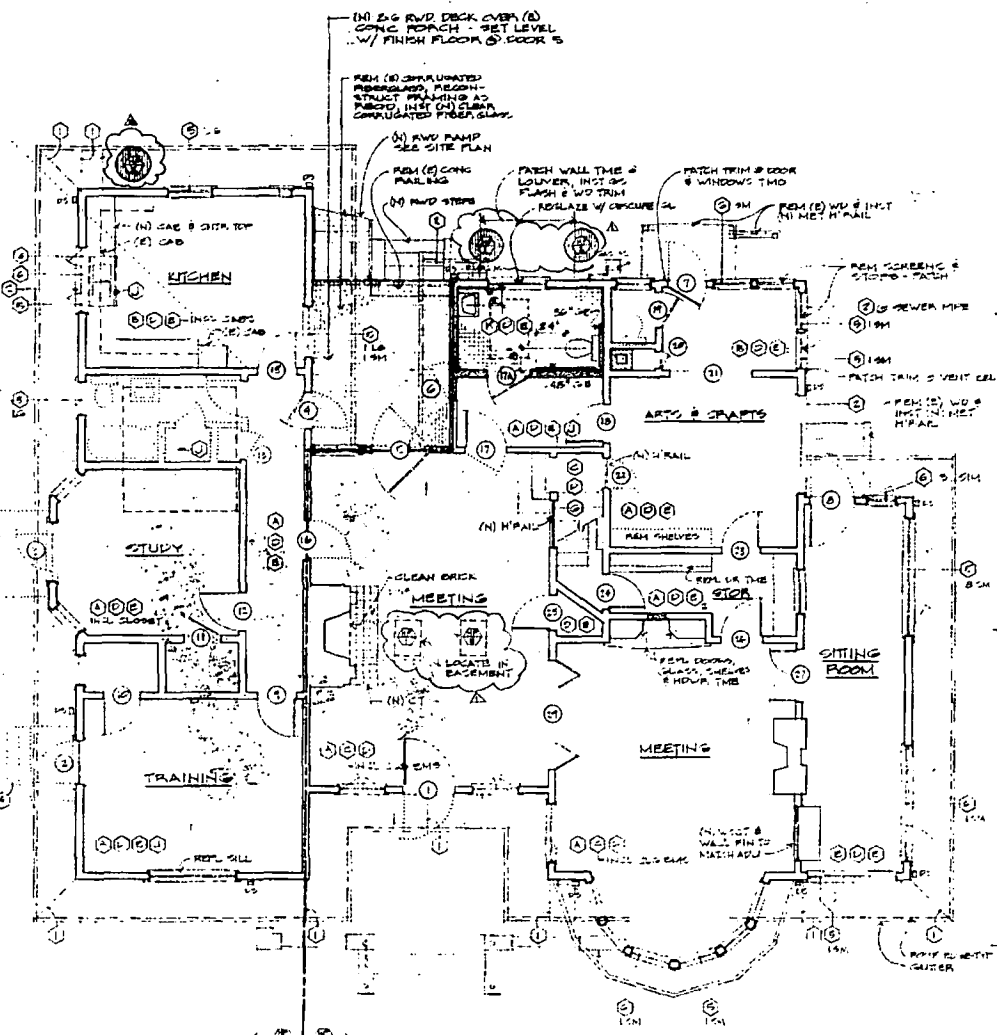
(1) Carrier 400000 split system heat pump. System cooling capacity = 40.0000 BTU/hr. System heating capacity = 40.0000 BTU/hr. Fan PFA = 1.1 205/16/60. Permanent 1" filter and room thermostat. Set min. outside air @ 75 CFM.

(2) Carrier 400000 split system heat pump. System cooling capacity = 40.0000 BTU/hr. System heating capacity = 40.0000 BTU/hr. Fan PFA = 1.1 205/16/60. Permanent 1" filter and room thermostat. Set min. outside air @ 75 CFM.

(3) Carrier 400000 split system heat pump. System cooling capacity = 40.0000 BTU/hr. System heating capacity = 40.0000 BTU/hr. Fan PFA = 1.1 205/16/60. Permanent 1" filter and room thermostat. Set min. outside air @ 75 CFM.

1. Contractor shall design duct systems to fit within existing structural constraints and to provide balanced air distribution system.

2 SECOND FLOOR PLAN 1/4"



1 FIRST FLOOR PLAN 1/4"

NOTES:  
 1. SEE SCOPE OF WORK, SHT. A1 FOR WORK IDENTIFIED BY SYMBOLS

Nielsen & Wiles architects a.i.a.

approved by:

project:  
 S.S.C.I.M.  
 ANNEX RENOVATION  
 Sacramento, California

sheet title:  
 FLOOR PLANS

project no. 85-212  
 date JUL 27 1993  
 revised A.C. WILES  
 A.C. WILES

sheet no.  
 A2

EXHIBIT B

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