

CITY PLANNING COMMISSION

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

APPLICANT	Health for All, Inc., 2210-16th Street, Sacramento, CA		
OWNER	Chapman, Lawrence E. and Ann M., 11400 Green Road, Wilton, CA 95693		
PLANS BY			
FILING DATE	12-23-82	50 DAY CPC ACTION DATE	REPORT BY:GM:bw
NEGATIVE DEC	1-17-83	EIR	ASSESSOR'S PCL. NO. 009-072-05

APPLICATION: 1. Negative Declaration
2. Special Permit to establish a non-residential care facility in an existing vacant commercial building on 0.29± acres in the General Commercial, C-2 zone.

LOCATION: 910 'S' Street

PROJECT INFORMATION:

1974 General Plan Designation: Commercial/Office
1980 Central City Community Plan Designation: General Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Existing Commercial Building


Surrounding Land Use and Zoning:

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

Parking Required: To be determined by Commission
Parking Provided: 14 spaces
Property Dimensions: 80' x 160'
Property Area: 12,800 square feet
Square Footage of Building: 7,360
Height of Building: 19 feet
Street Improvements/Utilities: Existing

BACKGROUND INFORMATION: The subject site is a 80' x 160' lot recently developed with a 7,360 square foot commercial building with 14 parking spaces, located at the rear of the site adjacent to the alley. Surrounding land uses include an auto repair garage to the west, a single family house to the east, tire wholesale warehouse across 'S' Street to the north and apartment structures across the alley to the south. The subject site and entire block is zoned General Commercial (C-2).

The applicant proposes to lease half of the structure (3,680 sq. ft.) for the health care center. The other half is utilized as an appliance wholesale warehouse by the building owner.

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

1. Health for All, Inc., is a non-profit health service organization which provides health screening and adult day health care and counseling services. The staff includes primarily para-professionals with six full-time employees, four part-time employees and two volunteer students. A limited number of licensed professionals are retained on a contract basis and provide medical and therapy services on a limited schedule.

The applicant has indicated that no more than eight to nine staff persons are on the premises at any one time.

The center provides essentially two health related services which are health screening and adult day health care. The hours the center will be open are as follows:

Health Screening Hours: Wednesday and Thursday: 4 - 8 P.M.
Saturday: 9 A.M. - 1 P.M.

Adult Day Health Care Hours: Tuesday - Saturday: 10 A.M. - 4 P.M.

2. The Health Screening Clinic involves primarily a comprehensive physical examination (vision and hearing testing, dental assessment, lab tests, etc.), referral and health counseling services. On the average approximately seven to ten persons per day (Wednesday and Thursday evenings and Saturday) are examined by staff and a family nurse practitioner. According to the applicant, the majority (75%) of the patients do not drive to the center but are transported to and from the center by a van operated by the center.
3. The Adult Day Health Care service involves social and limited medical service to the elderly and disabled residents of the Central City. The target population is elderly persons living in the downtown area who require health related support services in order to maintain independent living rather than institutionalization into nursing homes. The center coordinates a health maintenance plan with the patients' private physician in providing physical therapy, counseling and socialization programs to assist the elderly maintain a life at their own residence. On the average, approximately 30 persons per day (Tuesday - Saturday) will utilize the center's services. According to the applicant all of the patients of this program will be transported to and from the center by Para-Transit bus service.
4. Health for All, Inc. proposes to utilize 10 of the 14 on-site parking spaces. The remainder will be retained by the wholesale appliance store. Based upon the Zoning Ordinance, the wholesale warehouse would be required to provide four spaces based on a ratio of one space per 1,000 square feet. Staff feels that 10 spaces for the health center is adequate, based upon the number of staff and the utilization of Para-Transit and van service by the patients.
5. Staff supports the applicant's request in that the center is located in the General Commercial (C-2) zone, the structure is an existing vacant commercial building and adequate parking is provided for both tenants of the building. In addition, the center will provide a centrally located, valuable health service for the elderly resident of the Central City who desires and is capable of sustaining an independent life style.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit, based upon the Findings of Fact which follow:

Findings of Fact

- a. The project is based upon sound principles of land use in that:
 - 1) the subject site is an existing vacant commercial building in the C-2 zone;
 - 2) the project will provide a needed health service to the elderly residents of the Central City in a central location and accessible by public transit.

- b. The proposed project will not be detrimental to the public health, safety and welfare or result in the creation of a nuisance in that:
 - 1) adequate off-street parking is provided;
 - 2) the project is compatible with adjacent commercial and residential uses.

- c. The proposed project is consistent with the 1980 Central City Plan which states:
 - "Provide adequate community services and facilities within convenient access to serve the general and specialized needs of all residents,"

 - "Continue to maintain and improve the existing level of public services....and public health facilities."

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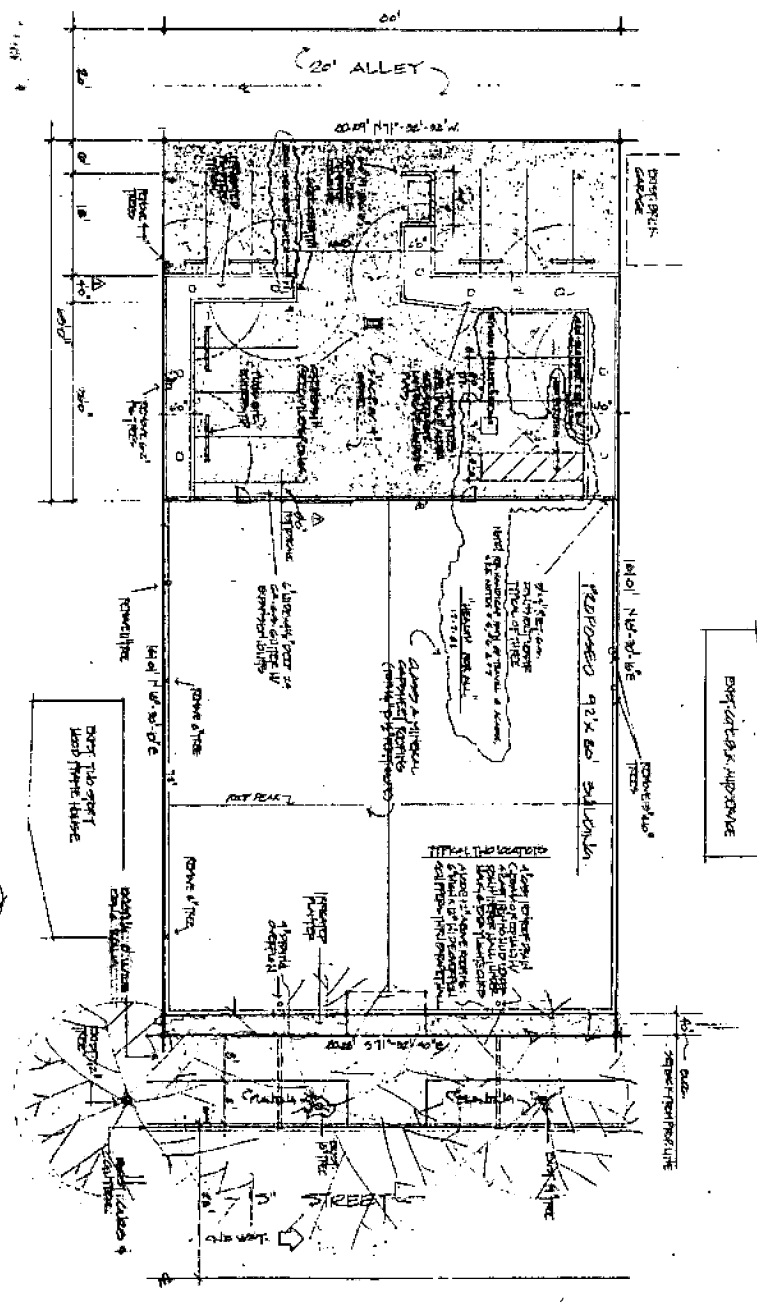


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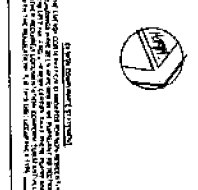
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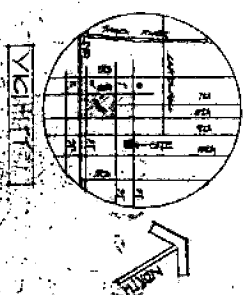
SITE PLAN



- EXHIBIT A**
- 1. ALL BUILDING SHALL BE CONSTRUCTED ON A 10' SIDE YARD SETBACK FROM THE FRONT YARD LINE.
 - 2. ALL BUILDING SHALL BE CONSTRUCTED ON A 10' SIDE YARD SETBACK FROM THE REAR YARD LINE.
 - 3. ALL BUILDING SHALL BE CONSTRUCTED ON A 10' SIDE YARD SETBACK FROM THE SIDE YARD LINE.
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 - 5. ALL BUILDING SHALL BE CONSTRUCTED ON A 10' SIDE YARD SETBACK FROM THE REAR YARD LINE.
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 - 10. ALL BUILDING SHALL BE CONSTRUCTED ON A 10' SIDE YARD SETBACK FROM THE FRONT YARD LINE.
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 - 12. ALL BUILDING SHALL BE CONSTRUCTED ON A 10' SIDE YARD SETBACK FROM THE SIDE YARD LINE.

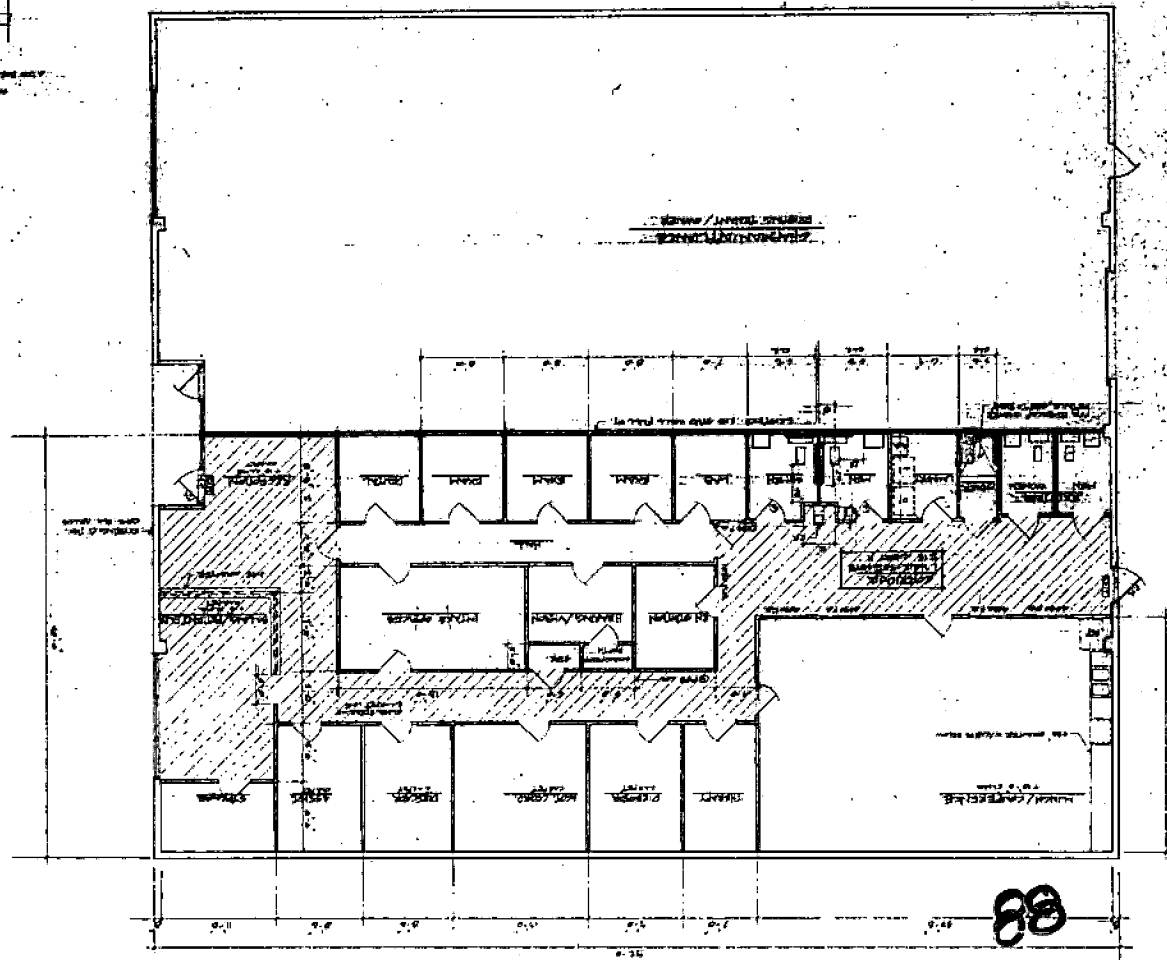
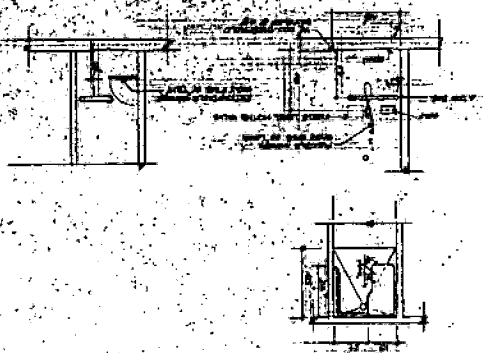


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FLOOR PLAN
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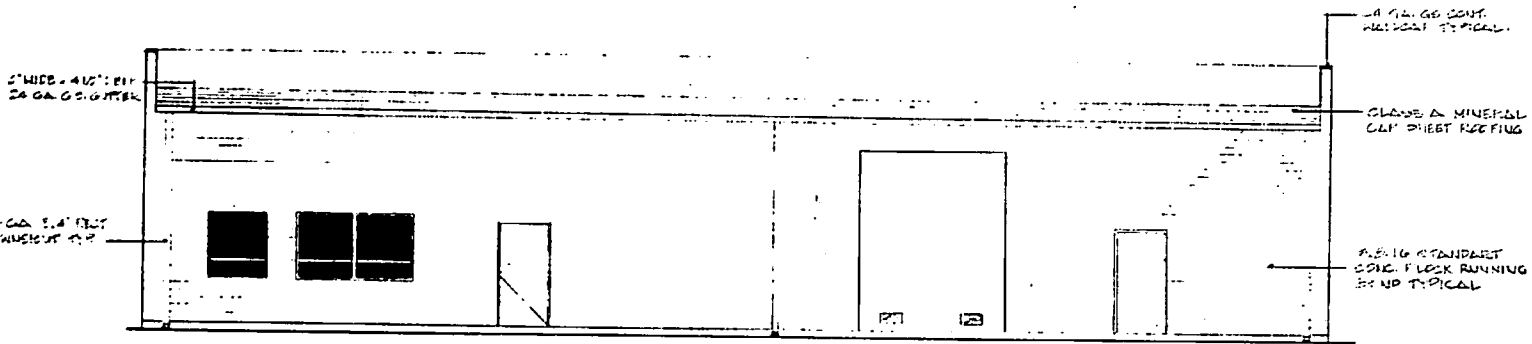
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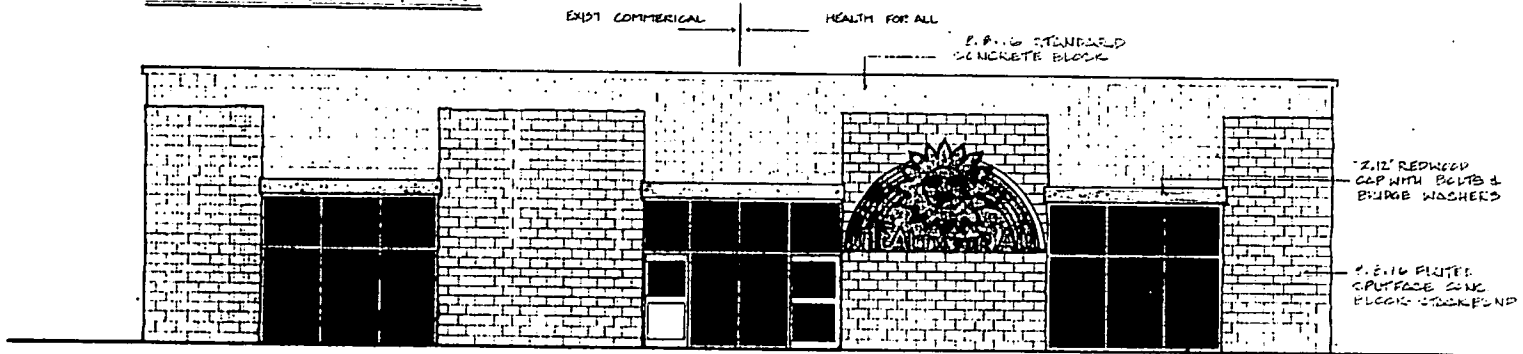
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SOUTH ELEVATION



NORTH ELEVATION



LOGO DESIGN

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COMMUNITY DESIGN CENTER

P. WONG
L. SHEN
G. LANDESTADT

HEALTH FOR ALL

ELEVATION