

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

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|---------------|--|------------------------|---|
| APPLICANT | Sacramento Concilio - P.O.B. 161629, Sacramento, CA 95816 | | |
| OWNER | Cook & Oates, A Calif. Gen'l. Partnership - 8401 Jackson Rd., Sacto. 95826 | | |
| PLANS BY | Leo McGlade - 2444 Glendale Lane, Sacramento, CA | | |
| FILING DATE | 9-30-83 | 50 DAY CPC ACTION DATE | REPORT BY: RL:sg |
| NEGATIVE DEC. | 10-17-83 | EIR | ASSESSOR'S PCL. NO. 002-092-15,16,17,27 |

- APPLICATION:
1. Environmental Determination
 2. Special Permit for 5,000 square foot non-residential care facility (Section 2) (P83-330)

LOCATION: 1512 C Street

PROPOSAL: The applicant proposes to establish an additional facility for the Sacramento Concilio, with provision of communications services, job training program, senior nutrition program, emergency survival services, and senior and handicapped transportation services.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1980 Central City Community Plan Designation: Industrial
Existing Zoning of Site: M-1
Existing Land Use of Site: Washington Barrio Education Center in portion of building

Surrounding Land Use and Zoning:

North: John Muir Park; M-1
South: Auto repair, vacant, residential; R-3A, C-4
East: Vacant; M-1
West: Sacramento County Capital Health Center; M-1

Parking Required: To be determined by the Planning Commission
Property Dimensions: 80' x 160'
Property Area: 12,800 sq. ft.,
Square Footage of Building: 8,000 sq. ft., - square footage of lease space 5,000 sq. ft.
Street Improvements: C Street and public alley existing
Utilities: Existing

APPLICANT'S STATEMENT OF INTENT:

The Sacramento Concilio, a non-profit community-based organization, has been the major provider of human social services in the Sacramento area for the Hispanic population since 1967. The agency provides services to approximately 20,000 individuals annually through its funded programs. These include:

- 1) Communications Department
Three (3) television public service programs
- 2) New Careers - Job training program serving economically disadvantaged clients within Sacramento County. Components include ESL, WEX, and a Summer Youth Program.

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- 2 -
- 3) La Casita - Provides a daily, nutritious, ethnic meal to persons 60 years of age or older. Other activities include nutrition and health education, supportive services, home delivered meals, and recreational and cultural activities.
 - 4) Emergency Survival Services - Program offers bilingual emergency services to families and individuals. These life-sustaining services include: food, clothing, shelter, transportation, information and referrals.
 - 5) Senior Transportation - Transportation services to senior citizens and handicapped individuals. These include: nutrition sites, medical and dental appointments, welfare and SSI, shopping trips and social and recreational activities.

The above programs are funded by United Way, Area 4 on Aging, S.E.T.A., Para-Transit, and Sacramento County. The number of staff that would be located at the proposed site is twenty (20). Of these twenty (20) persons, two (2) are van drivers and would be transporting clients and two (2) are outreach workers and their responsibilities are largely done in the neighborhood. In addition, there is a Public Information Officer whose duties also are accomplished in the field. The Elderly Nutrition Program operated by Concilio would be within walking distance at the proposed site of many of the clients we serve daily. Others are transported by Para-Transit and by a Concilio van to the nutrition site.

There is also a parking lot adjacent to the site that has 34 spaces and is used by no more than 5-7 cars daily.

By taking all of the above into consideration, we have determined that the parking spaces essential would number fifteen (15). The agency hours of operation would be from 8:30 A.M. to 5:30 P.M.

STAFF EVALUATION: Staff has the following comments:

1. Staff has no objection to the proposed use in that it will be located adjacent to other public service facilities. The Washington Barrio Education Center utilizes a portion of the same building. In addition, the County Capital Health Center is located on the adjacent westerly parcel at the corner of 15th and C Streets
2. The parking required for the proposed use is by determination of the Planning Commission. The parcel has 12 parking spaces served through the public alley. A 34 space parking lot is located across the alley. Six of these spaces are reserved for the Health Center in accordance with a variance approved in 1972 (P-5179) for off-site parking. Staff notes that only 17 of the Health Centers' 20 on-site spaces are shown on the site Plan.

It is staff's opinion that there is adequate parking across the alley to serve the needs of the Concilio, the Washington Barrio Education Center and the Capital Health Center, as well.

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In the applicant's determination that 15 parking spaces is adequate for the proposed use no consideration for guest parking needs is made. Furthermore, the rationale for providing 15 spaces for 20 employees may not be applicable in the future. For these reasons, staff suggests that 20 spaces be allocated for the Concilio for the 20 employees. The 12 spaces at the immediate rear of the site would be available for the Washington Barrio Education Center and the visitors to the Concilio.

3. Staff notes that the parking lot across the alley is not developed as shown on the site plan. The landscape planter along the D Street frontage is not landscaped.
4. Fencing at the side property lines abutting the on-site parking are heavily damaged and in need of repair or replacement.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit subject to conditions and based on the findings of fact that follow:

Conditions

- a. The parking lot across the public alley shall be available for the use of employees and visitors of the Sacramento Concilio and Washington Barrio Education Center. Twenty spaces shall be reserved for the Concilio.
- b. Planters on the D Street frontage of the off-site parking lot shall be relandscaped with drought resistant landscape materials. A detailed landscape and irrigation plan shall be submitted for staff review and approval prior to issuance of building permits for interior modifications or occupancy if no interior changes are proposed.
- c. Fencing on the subject site shall be repaired or replaced to the satisfaction of the Planning Director.

Findings of Fact

- a. The proposed project is based on sound principles of land use in that it is located in close proximity to its targeted client population and adjacent to existing public service facilities.
- b. The proposed project will not be detrimental to public health, safety or welfare, or result in creation of nuisance in that it is compatible with surrounding land uses.
- c. The proposed project complies with the objectives of the 1974 General Plan and 1980 Central City Plan in that it provides a public service in the neighborhood it is intended to serve.

Statement of Intent - Continued

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