

CITY PLANNING COMMISSION

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

APPLICANT	Charles Massie, 8401 Jackson Road, Sacramento, CA 95826		
OWNER	Harry Wong, 8401 Jackson Road, Sacramento, CA 95826		
PLANS BY	Leo McGlade & Associates, 3417 Arden Way, Suite A, Sacramento, CA 95825		
FILING DATE	6-10-83	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC.	7-1-83	EIR	ASSESSOR'S PCL. NO. 009-241-07

APPLICATION: 1. Environmental Determination
2. Special Permit to establish a non-residential care facility for health and educational services on 0.6± acres in the General Commercial (C-2) zone.

LOCATION: Northeast corner of 8th Street and Broadway

PROPOSAL: The applicant is requesting the necessary entitlements to locate 6,280 square foot medical/dental/educational office use in an existing 11,000± square foot office building.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices
1980 Central City Community Plan Designation: General Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Vacant office building

Surrounding Land Use and Zoning:

North: Retail/Wholesale; C-2
South: Multi-Family; R-3
East: Retail; C-2
West: Park and fire station; R-4

Parking Required: To be determined
Parking Provided: 30 spaces
Property Dimensions: 160' x 160'
Property Area: 25,600 square feet
Square Footage of Building: 11,000±
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: Earth tones
Exterior Building Materials: Wood and masonry

000602

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

1. The subject site is a 160' x 160' corner lot in the General Commercial (C-2) zone. On the parcel is a vacant 11,000 square foot office building. The applicant proposes to lease 6,280 square feet of the building to the Sacramento Urban Indian Health Project, Incorporated (SUIHPI) (Exhibit A). The SUIHPI provides medical, dental, educational and cultural services to approximately 2,300 American Indians in the Sacramento area (Exhibit B). The project would use approximately 3,151.5 square feet for the medical and dental clinic, 1,922.5 square feet in office space and 1,206 square feet as an education/cultural center for students K through 12th grades. (Exhibit C). Operating hours will be 8:00 a.m. to 5:30 p.m., with some evening meetings.

APPLC. NO. P83-193

MEETING DATE July 14, 1983

CPC ITEM NO. 24

1. (cont'd.)

The SUIHPI wishes to relocate from its present location at 26th Street and Capitol Avenue due to increasing rent costs and lack of space for the educational center. In addition, the organization is now in two buildings and would like to consolidate their activities into one site.

2. Thirty parking spaces can be provided on-site for the 11,000 square foot office building. (Exhibit A.) Twelve spaces are required for the vacant 4,720 square feet of office space to the east (ratio 1:400). The 18 remaining spaces are for the SUIHPI's use. Employee and client numbers and transportation characteristics for the SUIHPI are as follows:

Employees

22 part-time and full-time employees.
Average of 20 employees per shift.
 6 participate in 2 carpools
 2 ride bicycles to work
 2 use public transportation

Clients

- 25% of all clients (90 per month) use the bus system.
- SUIHPI encourages the use of public transportation and provides an average of \$18 per month in bus tokens to clients. A bus stop is located next to the center on Broadway.
- 25% of all clients (90 per month) receive transportation assistance from SUIHPI employees.
- 6% of all clients live in the housing project immediately to the south of the subject site and do not need transportation assistance.
- All students who use the education center are transported by van or car pools.
- The remaining clients use their own cars for transportation.

SUIHPI Vehicles

The organization owns two vans.

3. Staff has estimated that approximately 15 parking spaces will be used by SUIHPI employees and organization-owned vehicles daily, leaving nine spaces for use by clients and other visitors to the center. Staff believes that, due to the number of clients that use public transportation, are transported to the center by the SUIPHI, or live within walking distance to the center, the nine remaining spaces should be adequate for the proposed use. In addition, there is on-street parking available on 8th Street and the south side of Broadway. Staff suggests, however, that parking for the SUIHPI and the adjacent office use be clearly marked by the applicant. Although a portion of the parking lot is paved, staff also recommends that landscape and irrigation plans be required for the entire parking area.

4. The proposal was routed to City Traffic Engineering for review. The following comments were received:
 - a. Additional traffic should not be put into the unimproved alley. Access to the alley from the parking area should be closed, or the full length of the alley be improved;
 - b. Construct a new driveway on Broadway. Permit will be required;
 - c. Repair and/or replace sidewalks to the satisfaction of the sidewalk inspector.
5. Staff has no objection to the proposed medical and education center at the subject site. The center will be located in a General Commercial (C-2) zone, in an existing vacant commercial office building with adequate on-site parking. The use will also be compatible with existing adjacent commercial and residential uses. In addition, the SUIHPI provides a valuable service in a central location to American Indians in the Sacramento area.

STAFF RECOMMENDATION: Staff recommends the following:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit, subject to conditions and based on Findings of Fact which follow.

Conditions

- a. Driveways and parking area shall be redesigned to the satisfaction of Traffic Engineering Department;
- b. Parking spaces for SUIHPI and the adjacent office use shall be clearly identified;
- c. Detailed landscape and irrigation plans shall be submitted for staff review and approval.

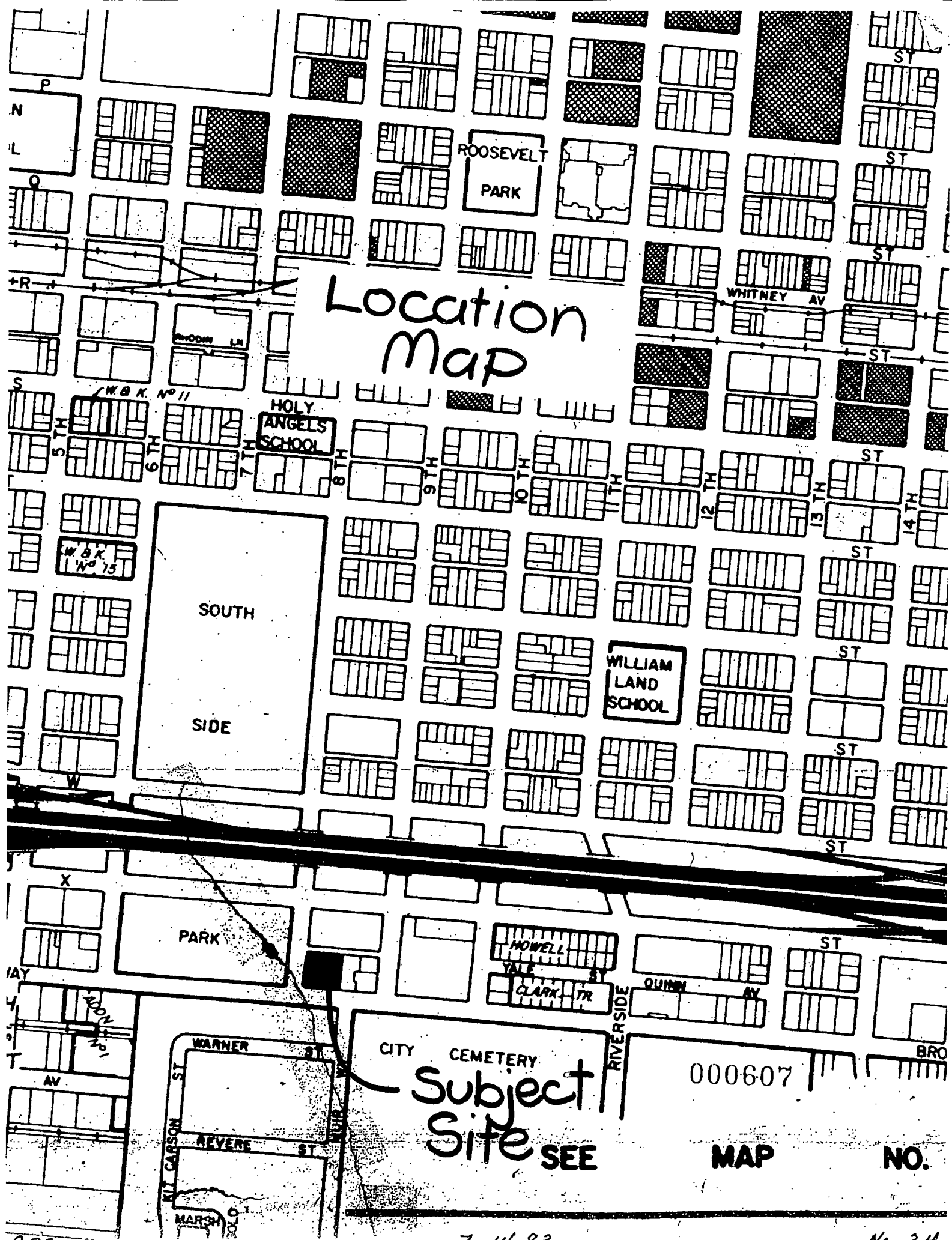
Findings of Fact

- a. The project is based upon sound principles of land use in that:
 - 1) the subject site is an existing vacant commercial office building in the C-2 zone;
 - 2) the project will provide a needed health service to the Sacramento Indian population 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,"

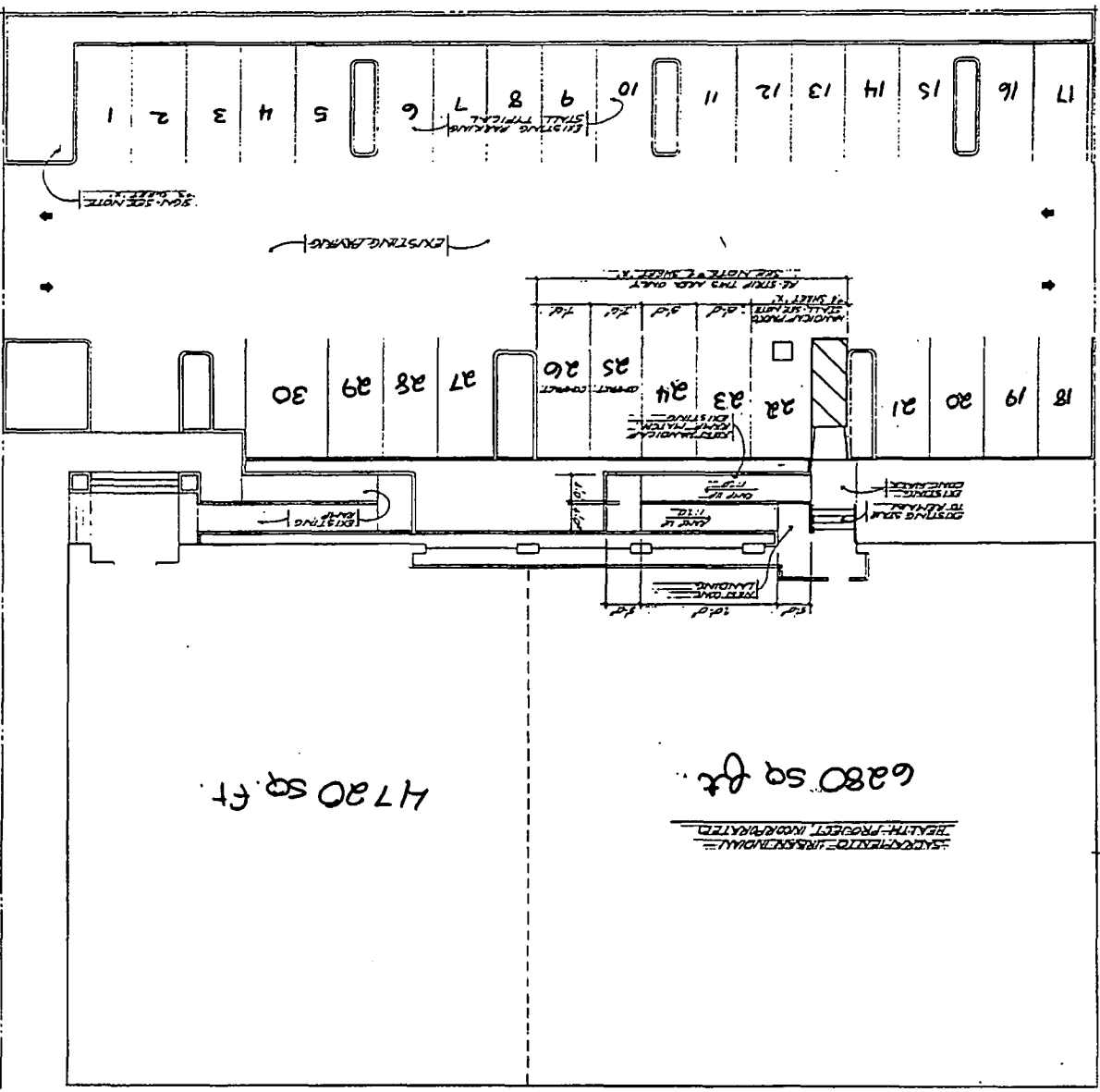
"Continue to maintain and improve the existing level of public services... and public health facilities."

Location Map



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ALLEY



11,000 ± sq. ft.

4720 sq. ft.

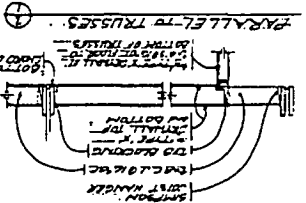
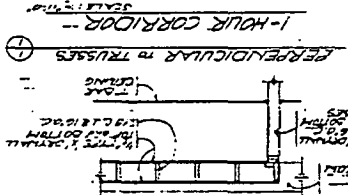
6280 sq. ft.

Bus Stop

BROADWAY

6TH STREET

Exhibit A



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PROPOSED URBAN CLINIC FOR
 SARAMENDI URBAN ADULT
 HEALTH PROJECT, INDORPALITO

PLOT PLAN

M
 Leo McClade & Associates
 1111 West 1st St., Suite 200, San Francisco, CA 94104
 (415) 398-1111

DATE

83-1-53

Who We Are

The Sacramento Urban Indian Health Project, Inc. (SUIHPI) is a private not-for-profit corporation providing health and health-related services.

SUIHPI's goals are to provide quality health care at a reasonable cost and to educate American Indians in preventative health care practices.

SUIHPI was incorporated in 1972 to address the unmet health needs of American Indians living within a 50-mile radius of the City of Sacramento. SUIHPI is governed by a seven member Board of Directors elected by SUIHPI's members. All voting members are Indians who are eighteen or more years of age and live within a 15-mile radius of the City of Sacramento.

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No. 24

Dental Clinic

The SUIHPI Dental Clinic provides a full range of dental care and dental disease prevention services. A full time dentist and dental assistants carry out these programs with the aid of a dental hygienist and support staff.

The Dental Clinic emphasizes quick, friendly, and understanding care.

Children are given a special welcome in the Dental Clinic's pleasant surroundings.

The staff is sensitive to the needs of the young patient. At SUIHPI we are convinced that young children form early dental habits that will last them for the rest of their lives.

Therefore, the child's first experience with the Dental Clinic must be positive and pleasant.

Screening programs, educational talks, and films on dental care and dental services are available.

Referral, laboratory, and x-ray services are provided.

A quick call to our dental office will answer any other questions.

Appointments can be made to insure an early visit to see the SUIHPI dentist or dental hygienist.



Medical Clinic

SUIHPI's Medical Clinic offers the services of a full time Physician and Family Nurse Practitioner. All Medical Clinic personnel emphasize health education and quality care for the American Indian community.

Management of simple or complicated medical problems, family planning, weight control, nutritional counseling, and routine physical examinations for people of all ages are as convenient as one phone call. Laboratory and x-ray services, and referral to specialty consultants, if appropriate, are also available.

For service and further information — Give us a call or drop in. Appointments are preferred but not absolutely required.



Health Education and Assistance

The Health Education and Assistance Team (HEAT) is here to assist you in obtaining all your health care needs.



Our Community Health Workers work closely with Medical Clinic and Dental Clinic personnel to aid clients in understanding and maintaining

treatment for existing conditions. Our Community Health Workers provide health care visits

Community Health Workers are able to identify resources and refer clients to appropriate agencies where they may obtain health-related services.

The HEAT component is also available to provide one-to-one and small group health education presentations to aid clients in preventing illnesses. Community Health Workers are often present at community functions to provide such health screening services as blood pressure measurement and diabetes testing information.

Because SUIHPI's Medical Clinic and Dental Clinic are licensed community clinics, charges are determined by a sliding fee scale based on the patient's ability to pay. SUIHPI also offers a supplemental co-payment system for American Indians.



Exhibit B



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DENTAL CLINIC
Suite 413
8:00 a.m. - 5:00 p.m.

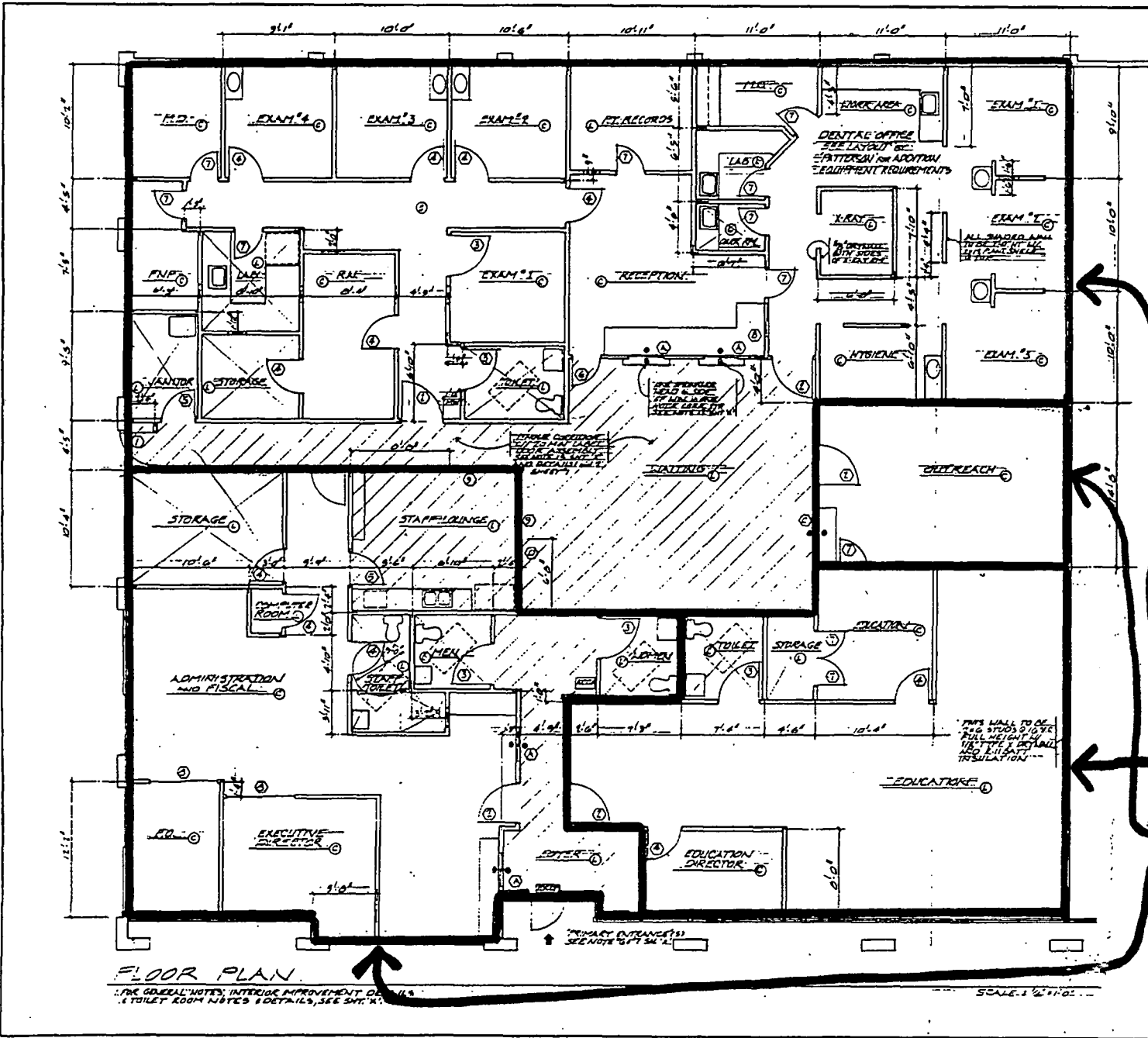
MEDICAL CLINIC
Suite #404
8:30 a.m. - 5:30 p.m.

HEALTH EDUCATION ASSISTANCE TEAM
Suite 404N
8:00 a.m. - 5:30 p.m.

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No. 24



DOOR SCHEDULE

NO.	SIZE	TYPE	REMARKS
1	3'-0" x 7'-0"	MC SWD	LAB DOOR
2	3'-0" x 7'-0"	MC SWD	LAB DOOR
3	3'-0" x 7'-0"	MC SWD	LAB DOOR
4	3'-0" x 7'-0"	MC SWD	LAB DOOR
5	3'-0" x 7'-0"	MC SWD	LAB DOOR
6	3'-0" x 7'-0"	MC SWD	LAB DOOR
7	3'-0" x 7'-0"	MC SWD	LAB DOOR
8	3'-0" x 7'-0"	MC SWD	LAB DOOR
9	3'-0" x 7'-0"	MC SWD	LAB DOOR
10	3'-0" x 7'-0"	MC SWD	LAB DOOR

WINDOW SCHEDULE

NO.	SIZE	TYPE	REMARKS
A	3'-0" x 3'-0"	MC SWD	SLIDER
B	3'-0" x 3'-0"	MC SWD	SLIDER
C	3'-0" x 3'-0"	MC SWD	FIXED
D	3'-0" x 3'-0"	MC SWD	FIXED

GENERAL NOTES

- 1. ALL WALLS TO BE 2" x 4" STUDS @ 16" O.C.
- 2. ALL INTERIOR WALLS TO BE 5/8" GYP. BOARD.
- 3. ALL INTERIOR DOORS TO BE 1 3/4" x 6 1/2" x 2 1/4" S.S. SLIDERS.
- 4. ALL INTERIOR DOORS TO BE 1 3/4" x 6 1/2" x 2 1/4" S.S. SLIDERS.
- 5. ALL INTERIOR DOORS TO BE 1 3/4" x 6 1/2" x 2 1/4" S.S. SLIDERS.
- 6. ALL INTERIOR DOORS TO BE 1 3/4" x 6 1/2" x 2 1/4" S.S. SLIDERS.
- 7. ALL INTERIOR DOORS TO BE 1 3/4" x 6 1/2" x 2 1/4" S.S. SLIDERS.
- 8. ALL INTERIOR DOORS TO BE 1 3/4" x 6 1/2" x 2 1/4" S.S. SLIDERS.
- 9. ALL INTERIOR DOORS TO BE 1 3/4" x 6 1/2" x 2 1/4" S.S. SLIDERS.
- 10. ALL INTERIOR DOORS TO BE 1 3/4" x 6 1/2" x 2 1/4" S.S. SLIDERS.

Medical
3151.5 sq.ft.

Education
1206 sq.ft.

Office
1922.5 sq.ft.

Exhibit C

000610

Exhibit D

ARCHITECTS

SCALE

2 1/2" = 1'-0" EXCEPT AS NOTED

DATE

BY

NO. 100-1000

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CALIFORNIA ARCHITECTS

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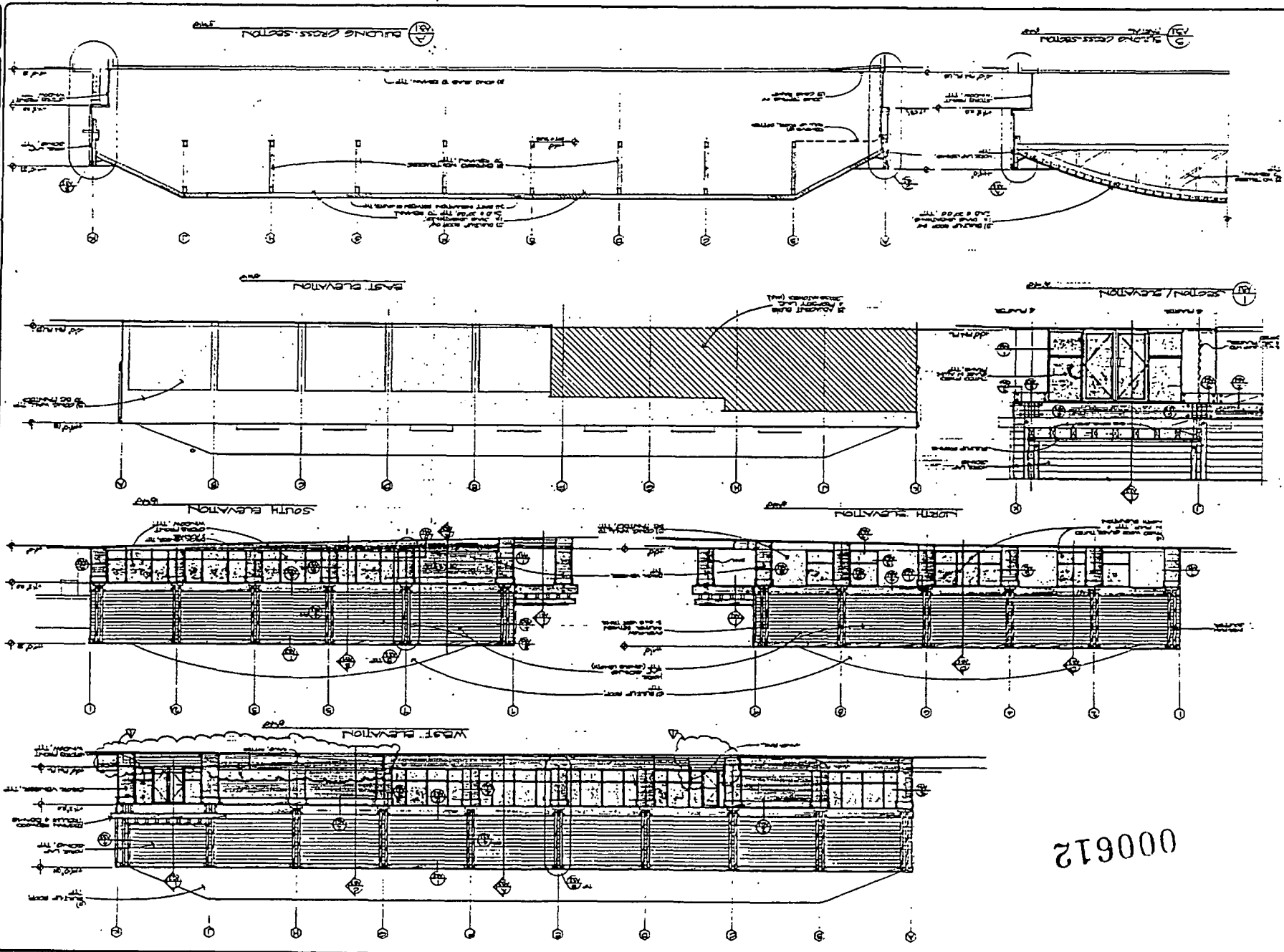
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