

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT: Chemical Dependency Center For Women, 1507 21st St., Ste. 100, Sac., CA 95814

OWNER: Midtown Enterprises, 1919 21st Street, Suite 204, Sacramento, CA 95814

PLANS BY: Jon N. Westphal, Architect, 5749 El Camino, Carmichael, CA 95608

FILING DATE: 6-16-92 **ENVIR. DET.:** Cat. Ex. 15301(a),15305(a) **REPORT BY:** Mike Dale

ASSESSOR'S PCL. NO.: 007-0252-028

APPLICATION: **Special Permit Modification** to allow the expansion of an existing non-residential care facility from 2,900 square feet to 4,400 square feet on 0.58± developed acres in the General Commercial (C-2) zone.

LOCATION: 1507 21st Street
(City Council District #3)

PROPOSAL: The applicant is requesting the necessary entitlements to expand operations of an existing non-residential care facility within the same 60,000 square foot office building.

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial/Office
Community Plan Designation: General Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Office Building (60,000 Square Feet)

Surrounding Land Use and Zoning:

North: O Street, Vacant Lot; C-2 & R-3A
South: 20-Foot Wide Paved Alley, Commercial; C-2
East: Residential; R-3A
West: 21st Street, Bank; C-2

Parking Required (@ 1/400): 11 spaces
~~Parking Provided:~~ ~~8 spaces~~
Parking To Be Provided: *11 spaces*
Property Dimensions: 160' x 160'
Property Area: 0.58± acres (25,600 square feet)
Height of Building: 3-Stories
Street Improvements & Utilities: Existing
Exterior Building Materials: Concrete

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is located on 0.58± developed acres (25,600 square feet) in the General

Commercial (C-2) zone. The site is developed with a 60,000 square foot office building and 125 parking spaces located to the rear of the building. The lot is located west of 21st Street and south of O Street. The property is bordered by multi-family structures in the R-3A zone to the east, and general commercial land uses in the C-2 zone to the north, south, and west. The General Plan designation for the lot is Community/Neighborhood Commercial & Offices, and the Central City Community Plan designation is General Commercial.

B. Background Information

The organization, previously known as Women's Stress Alternatives, Inc., has been in existence in Sacramento since 1978, and was originally located at 1322 27th Street. In 1979, the organization moved its operations to 1216 18th Street. In 1988, the organization was granted a special permit by the City Planning Commission to relocate to 1507 21st Street (P88-397).

Chemical Dependency Center is an outpatient drug-free treatment and counseling center providing services especially for women. Male clients are also accepted, however. Services include information and referral services, education about drug use and abuse, off-site workshops that address women in crises, and intervention activities that target high risk women, single women, single parenting women, minority women, pregnant women, elderly women, and disabled women. The organization is licensed by the State Department of Alcohol and Drug Program and the County of Sacramento's Alcoholism and Drug Program Division to operate a non-medical drug counseling corner.

Clients are referred to the Chemical Dependency Center from a variety of sources including case workers, child protection organizations, court referrals, self-referrals, and persons off the street. The Center receives fifteen new clients per month, on average, but discharges approximately the same number per month. Following an initial interview, the Center finds a suitable program for the new client based on the client's history of chemical dependency and/or other personal needs. At the facility, personal counseling occurs continuously on a daily basis, and group sessions occur two to three times weekly. The Center will discharge a client based on the achievement of both objective and subjective criteria including level of participation, degree of commitment to remain drug-free, and the availability of family and community support. The fee schedule for services is based on a "sliding-scale", but on average a nominal fee of three to five dollars per month is charged. Funds are also received from private sources and foundations, but the bulk of funding originates from the County.

The special permit granted in 1988 was generally supported by local residential and commercial organizations. The Midtown Business Association voted to support the permit with a stipulation that no new non-residential care facilities or special services be located at the former site (at 1216 18th Street. The Sacramento Old City Association expressed concern that the proposal might result in an over concentration of social-service facilities in the Midtown area but did not oppose the project since the proposal would not result in an increase of such facilities.

C. Applicant's Proposal

The applicant wishes to lease an additional 1,500 square feet of office space at its present location. The additional square footage will be located on the first floor, adjacent to the existing use, and will include a conference room, playroom, break area, and four offices (see Exhibit A - Site Plan). Eleven off-street parking spaces will be allocated specifically for the proposed use.

The parking spaces will be located directly behind the facility. The application indicates the employment of seventeen (17) full-time and nine (9) part-time employees.

The Center anticipates no more than 20-25 clients on an active day. Individual and group appointments will be staggered throughout the day so that no more than 10-15 clients are in the office at any one time. As a result of additional funding, the Center will be capable of increasing its client base from 65 to 100 clients per month. The Center is not proposing to increase the frequency or duration of its operations. The Center will operate between normal business hours (9:00 a.m. and 5:00 p.m.) with occasional evening group meetings which will not extend beyond 10:00 p.m.

No alcoholic beverages or non-prescription drugs are permitted on the premises at any time, and no one under the influence of alcohol is permitted on the site. The organization does not dispense medications or methadone.

D. Neighborhood Response

Midtown Building Management: The management of the Midtown Building has stated that the Center has been an "excellent" tenant since its occupation began in March, 1989. No adverse impacts, either upon other tenants of the building or the surrounding neighborhood, have occurred as a result of the Center's tenancy. The management also contends that many of the Center's clients use public transportation to get to the building - including bus service which is located one-half block away and light-rail which is located three and one-half blocks away (see Exhibit B - Building Management Letter).

Both the **Sacramento Old City Association** and the **Midtown Business Association** were routed copies of the proposal. Staff followed up with phone-calls but no comments were received from the organizations. The applicant has spoken with both organizations and contends that neither organization is concerned with the proposed expansion of the facility.

Neighborhood Petition: Tenants and neighbors of the subject site have signed a petition indicating support for the project. The petition was organized by the Center, and eighteen signatures were obtained between June 6 and June 15, 1992 (see Exhibit C - Petition).

E. Staff Evaluation

The Center is requesting a special permit modification to increase its allowed square footage from 2,900 square feet to 4,400 square feet. The Center is simultaneously seeking permission to increase its operations from no more than 65 clients per month to no more than 100 clients per month. The increased client-base is understood to be the result of increased funding made available to the Center from the County. The desired additional square footage is anticipated to accommodate the anticipated growth in services provided by the Center.

In March, 1982, the City Council adopted locational criteria for establishing non-residential and residential care facilities. The criteria primarily address the establishment of **new** facilities. However, three of the criteria may still apply to the proposed project; these are:

1. Neighborhood Disruption. The adopted criteria state that the proposed non-residential care facility should not generate excessive noise or activities in such a manner as to

impose upon the living space of neighbors. The local residential and commercial community has either indicated unawareness of, or expressed support for, the facilities programs.

2. Parking. The adopted criteria state that adequate off-street parking should be provided for staff, clients, and visitors. Based on an approved parking ratio of one space per 400 square feet of office space, adequate off-street parking will be provided for staff. Non-client visitors are not anticipated. As mentioned previously, many of the clients utilize mass transit.
3. Size of Structure. The adopted criteria state that the proposed facility should be large enough to accommodate the anticipated number of clients. The proposal to increase the square footage from 2,900 to 4,400 square feet is intended to accommodate additional clients and staff.

Staff does not believe that the proposal will disrupt the local neighborhood, impact on-street parking, or over-crowd the existing facility. The organization has been in operation since 1978, and neither the organization nor the Police Department have received complaints regarding the facility's programs.

E. Agency Comments

The proposed project was reviewed by the City's Engineering Transportation Division, Engineering Development Division, Building Division, and Police Department. The following comments were received.

Engineering Development:

1. Applicant shall comply with the City's cross connection control policy pursuant to California Administration Code Title 17 to the approval of the Utility Department.
2. The project is located within an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to upgrade the combination system.
3. 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 at the City of Sacramento Public Works Department, Development Services Division, Room 100, 927 10th Street.

Police Department:

The Police Department has not received calls for service from the Chemical Dependency Center For Women and is therefore not opposed to the proposed expansion of the facility.

ENVIRONMENTAL DETERMINATION: The project is found to be categorically exempt from further environmental review pursuant to sections 15301(a) and 15305(a) of the California Environmental Quality Act Guidelines.

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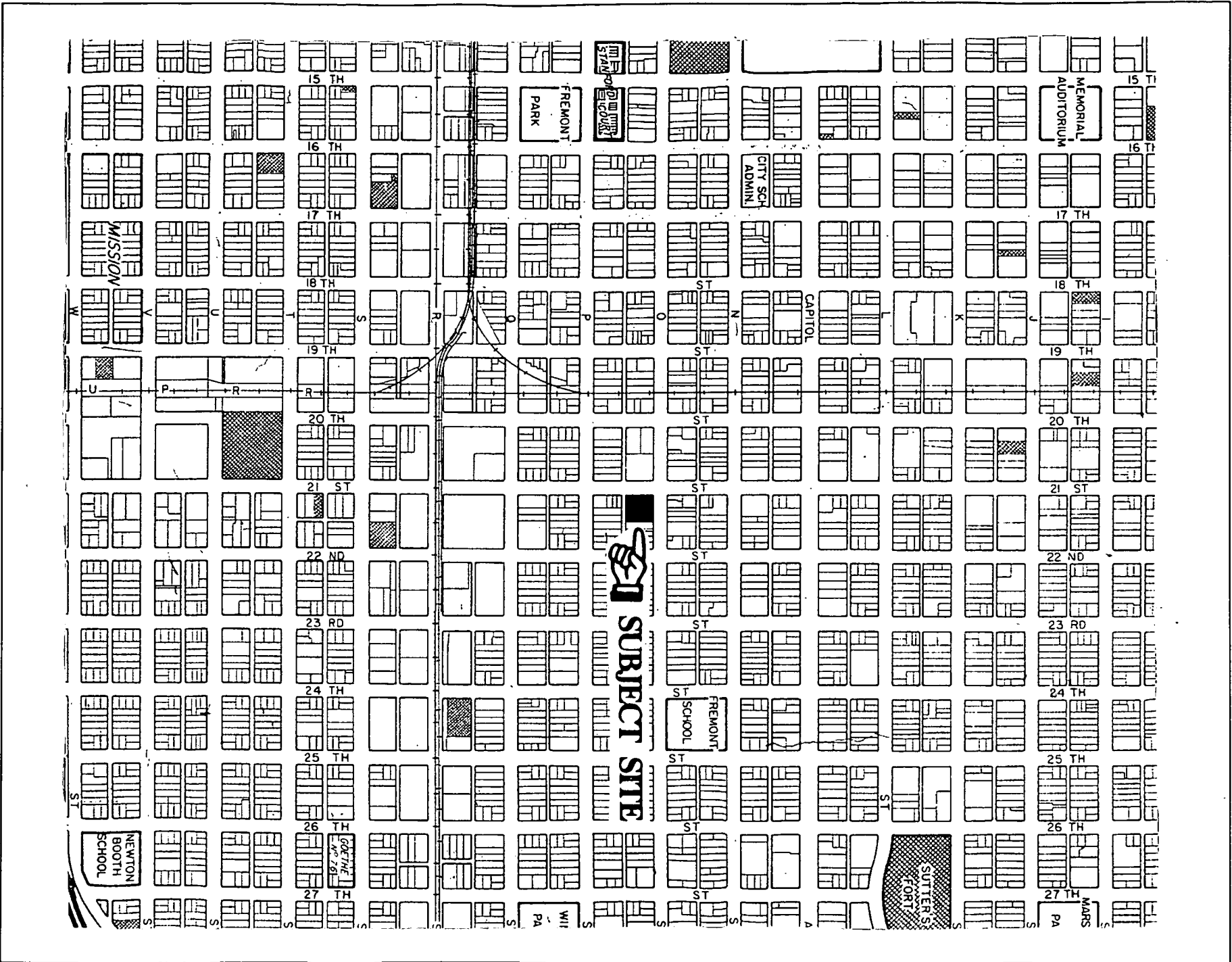
RECOMMENDATION: Staff recommends approval of the special permit modification subject to the following Conditions and based on Findings of Fact which follow.

Conditions:

1. The applicant shall comply with the City's cross connection control policy pursuant to California Administration Code Title 17 to the approval of the Utility Department.
2. The applicant shall provide a minimum of eleven (11) parking spaces.
3. The facility shall serve a maximum of 100 clients per month who are enrolled in the program.
4. The use shall be reviewed and approved by the Planning Director if the client number increases or the type of service changes.
5. The facility shall not operate after 10:00 p.m. under any circumstances.
6. *Group meetings shall be limited to no more than ten (10) clients during regular office hours.* ~~Group meetings shall be held only after 5:00 p.m. Intake group meetings shall be held between 3:30 and 5:00 p.m. and shall only allow up to a maximum of 10 people.~~ All other types of group meetings shall only be held after 5:00 p.m.

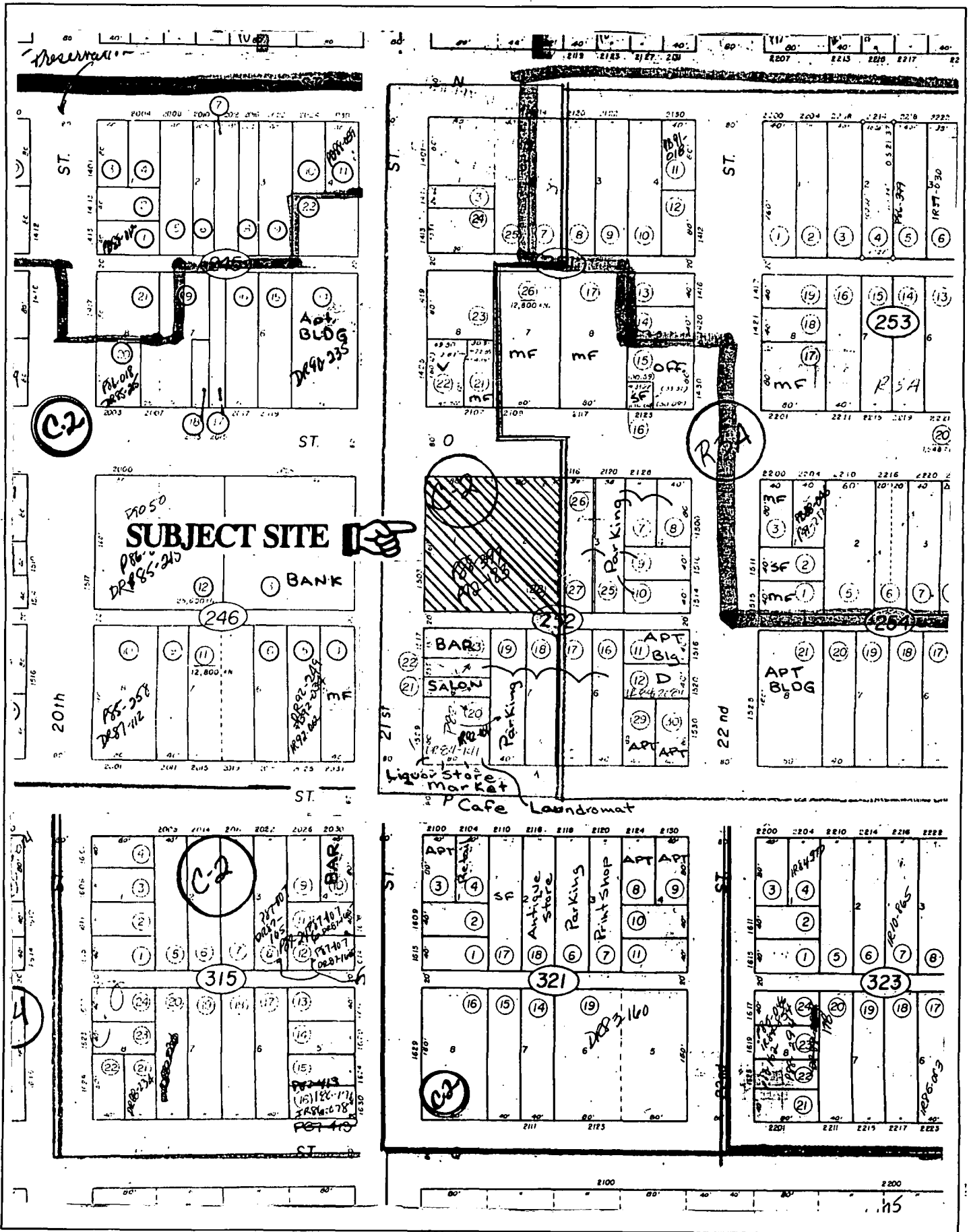
Findings of Fact:

1. The special permit, as conditioned, is based upon sound principles of land use planning in that:
 - a) the expansion of the facility will accommodate the anticipated demand for services.
 - b) the expansion of square footage will not result in an increase in the number of existing facilities in the Midtown area; and
 - c) adequate parking is being provided.
2. The project, as conditioned, will not be detrimental to the public health, safety, or welfare nor be injurious to surrounding properties in that:
 - a) adequate staff for counseling clients is provided; and
 - b) the facility will be closed after 10:00 p.m.
3. The project is consistent with the General Plan which designates the site for Community/ Neighborhood Commercial & Offices and the 1980 Central City Plan which designates the site for General Commercial.

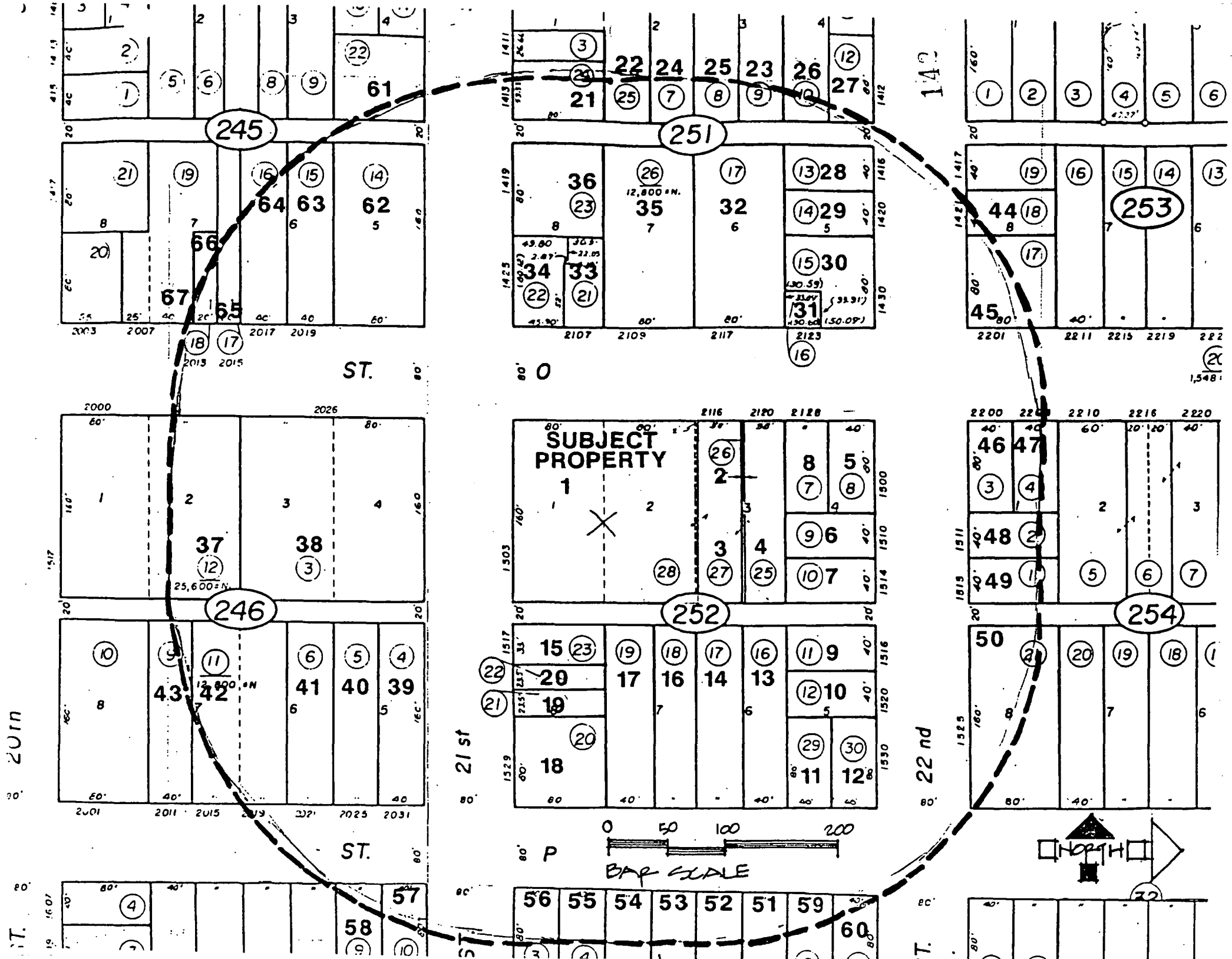


VICINITY MAP

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LAND USE AND ZONING MAP



EXTERIOR ELEVATIONS

1507 21ST ST

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NORTH VIEW



SOUTH VIEW
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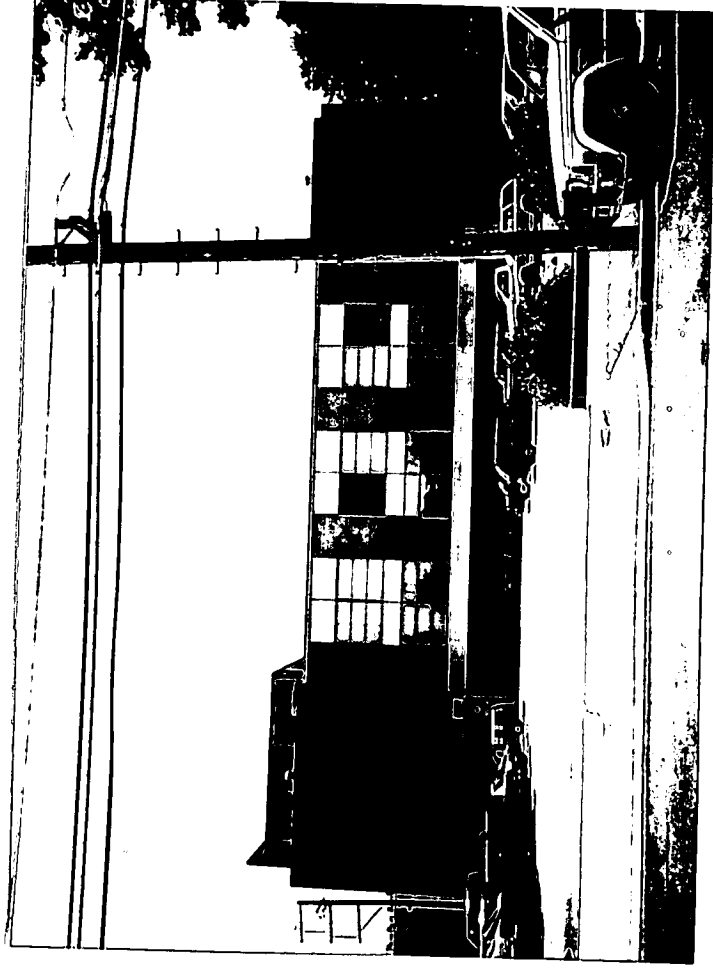
EXTERIOR ELEVATIONS

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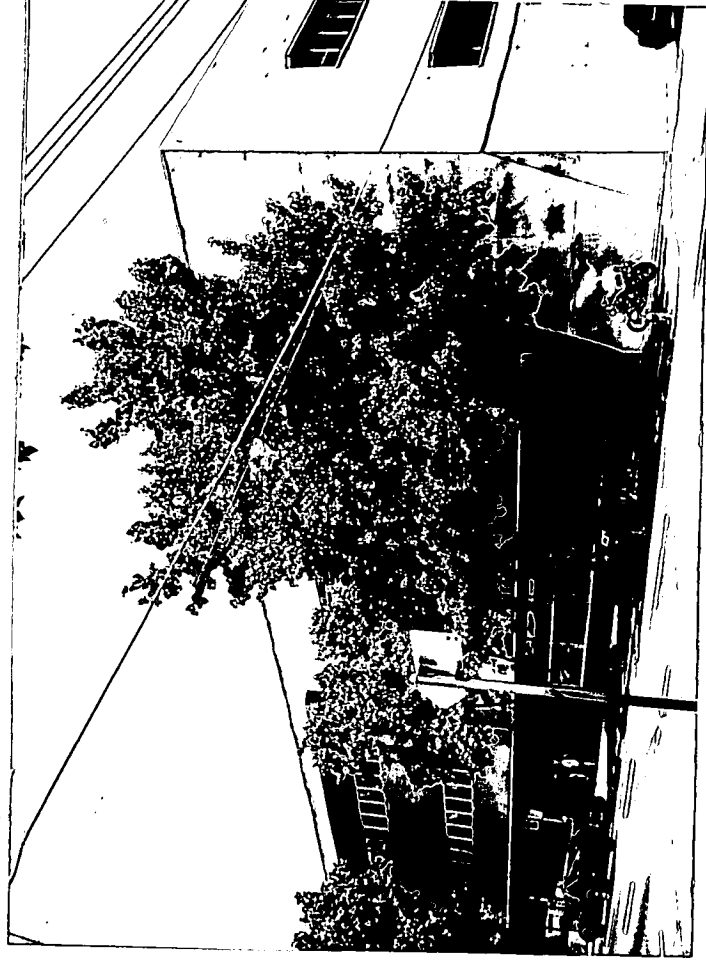
1507 21ST ST

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EAST VIEW



WEST VIEW



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JUN 16 1992

**CITY OF SACRAMENTO
CITY PLANNING DIVISION**

P92 188



APPLICATION AND ENVIRONMENTAL QUESTIONNAIRE
(COMPLETE FIVE COPIES)

This document will assist the Planning Division in evaluating the proposed project and its potential environmental impacts. Complete and accurate information is required for environmental review and will minimize future requests for additional information. Please contact Environmental Services Division, 1231 I Street, Room 300, Sacramento, CA 95814 (916) 449-2037 if there are any questions concerning environmental issues. Contact the Current Planning Section, Room 200, at the address listed above, (916) 449-5604 for zoning interpretations.

SUBDIVISION NAME OR PROPOSED COMMON NAME FOR PROJECT: _____

PROPERTY OWNER'S NAME: Midtown Enterprises, A General Partnership
Mailing Address: c/o Dorothy Smith, 1919 21st St, Ste 204, Sacramento Zip Code 95814
Telephone: Business (916) 451-0226 Home () _____

APPLICANT'S/AGENT'S NAME: Chemical Dependency Center for Women
Mailing Address: 1507 21st Street, Ste 100, Sacramento, CA Zip Code 95814
Telephone: Business (916) 448-2951 Home () _____
Contact Person's Name: Sheryl Howell Phone (916) 448-2951

PROJECT SITE INFORMATION **LEGAL DESCRIPTION MUST BE ATTACHED**
Property Address or Location 1507 21st St, Suite 100, Sacramento, CA 95814
Property Assessor Parcel Number(s) 007-0252-028
Property Dimensions: 160 x 160
Property Area: Square Footage (gross) 25,600 (net) _____
Acreage (gross) _____ (net) _____
Land Use: Undeveloped/Vacant _____ Developed (give bldg. sq. ft.) 60,000
Existing Zoning of Project Site: C-2 Proposed Zoning: _____

DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:

	ZONE	EXISTING LAND USE (i.e., residential, commercial, industrial)
North	<u>C-2 R-3A</u>	<u>Commercial and Multi-Residential</u>
South	<u>C-2</u>	<u>Commercial and Multi-Residential</u>
East	<u>C-2 R-3A</u>	<u>Commercial and Multi-Residential</u>
West	<u>C-2</u>	<u>Commercial and Multi-Residential</u> <i>verified</i>

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P No.: P 92 188 Date Rec'd: 6-16-92 By: CL

General Plan Design: _____ Rezone _____
 Amend To: _____ Tent. Map _____
 Com. Plan Area: _____ Spec. Permit Mod
 Existing Design: _____ Variance _____
 Amend To: _____ Sub. Mod. _____
 Other Plan Design: _____ LLA _____
 Amend To: _____ Other _____

Environmental Determination: Exempt: _____; Neg. Dec _____; EIR _____;
By: _____, Date _____