

CITY PLANNING COMMISSION

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

APPLICANT: <u>Visions Unlimited, Inc., P.O. Box 22561, Sacramento, CA 95822</u>
OWNER: <u>The Koll Company, 3035 Prospect Drive, #100, Rancho Cordova, CA 95670</u>
PLANS BY: <u>MWM Architects, The Keith French Group</u>
FILING DATE: <u>9-18-92</u> ENVIR. DET.: <u>Cat. Ex. 15301(e)(1)</u> REPORT BY: <u>Mike Dale</u>
ASSESSOR'S PCL. NO.: <u>041-0130-004, 007</u>

APPLICATION: Special Permit Modification to expand an existing non-residential care facility from 8,118 square feet to 10,757 square feet in an existing 199,360 square foot business park located on 13.18± developed acres in the Light Industrial (M-1(S)) zone.

LOCATION: 7000 Franklin Boulevard, Suites 110 and 200
(City Council District 8)

PROPOSAL: The applicant wishes to occupy Suite 110 (2,639 square feet) in addition to its current location in Suite 200 (8,118 square feet) under its current special permit.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
Community Plan Designation:	Heavy Commercial/Light Industrial
Existing Zoning of Site:	Light Industrial (M-1S)
Existing Land Use of Site:	Office, Retail, Warehouse

Surrounding Land Use and Zoning:

North:	Commercial - Mini-Storage: (County)
South:	Commercial - Auto Dealership: M-1(S)
East:	Residential: (County)
West:	Office/Warehouse Buildings: M-1(S)

Parking Required:	13
Parking To Be Provided:	13
Total Number of Employees:	13 Per Shift
Clients On-Site At One Time:	25-35
Operating Hours:	T,W,Th,F - 10AM to 2PM
Property Dimensions:	Irregular
Property Area:	13.18± total acres
Project Site Square Footage:	Suite 110: 2,639 Suite 200: 8,118
Street Improvements & Utilities:	Existing

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BACKGROUND INFORMATION: The subject site contains 11 buildings constructed in 1975 as the Bowling Green Business Park. A total of 199,360 square feet of office and warehouse area and 564 parking spaces was constructed at that time. Under the M-1(S) zone, any office use over 25% of the gross floor area of any building requires a special permit. On November 16, 1989, the Planning Commission approved, subject to conditions, a special permit to allow a maximum of 75% leasable office area in the complex (P89-365).

The business park is presently supporting three non-residential care facilities. On November 10, 1983, the Planning Commission approved, subject to conditions, a Special Permit to allow "Visions Unlimited" to occupy Suite 200 in the business park (P83-335). On October 9, 1986, the Planning Commission approved, subject to conditions, a special permit to add 1,000 square feet to the use, to increase the allowable number of employees from thirteen to eighteen, and to increase the hours of operation to 8:00 AM to 7:00 PM (P86-350). Staff notes that "Visions Unlimited" is currently leasing a total of 8,118 square feet in Suites 200 and 200A in the business park. The project has been providing outpatient counseling services to families, children, and the elderly, in addition to medication monitoring for emotionally disabled persons who need medication to function outside a hospital setting. The current application is to modify this Special Permit to allow the utilization of an additional 2,639 square feet. The additional square footage will be located in a separate location in Suite 110. Staff notes that Suite 110 is currently being leased by "Visions Unlimited" for its "Age Concerns" program.

On July 10, 1986, the Planning Commission approved, subject to conditions, a Special permit to allow the "Mexican American Recovery Home and Alcoholism Information Center" to occupy 2,500 square feet in Suite 210 of the business park (P86-231). This program provides a alcoholism treatment facility in addition to drinking driver education and rehabilitation, outpatient counseling, youth education and awareness, and information and referral services.

On May 28, 1992, the Planning Commission approved, subject to conditions, a Special Permit to allow "Sutter Senior Care" to occupy 8,527 square feet in Suite 1020 of the business park (P92-082). This facility provides a wide range of medical and counseling services including: primary medical care; skilled nursing; physical, occupational, speech and recreational therapies; personal care; transportation; and meals. In addition, the program provides in-home care, nursing home care, and hospital care for enrollees in homes and existing community facilities. A multi-disciplinary care team provides comprehensive evaluations, care plans, and delivers most of the services either at the center or in the enrollees homes.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is located on 13.18± developed acres in the Light Industrial (M-1(S)) zone. The site is developed with 199,360 square feet of office/warehouse space and 564 parking spaces. The business park, located at 7000 Franklin Boulevard, is located west of Franklin Boulevard and north of Florin Road. Suites 110 and 200 are located at the front of the development facing Franklin Boulevard (see Exhibit A - Site Plan). The park is bordered by residential development in the County opposite Franklin Boulevard, an auto dealership in the M-1(S) zone to the south, a muffler shop and mini-storage in the County to the north, and commercial uses in the M-1(S) zone to the west. The General Plan designates the site as Heavy Commercial or Warehouse. The South Sacramento Community Plan designates the site as Heavy Commercial/Light Industrial.

The subject site is located within an existing office/industrial park made up of a mix of office, retail, and warehouse uses. Approximately 45 tenants are located in the complex. Two access points are provided along Franklin Boulevard, and one additional entry point is located off of Turnbridge Drive to the west.

B. Applicant's Proposal

The applicant, Visions Unlimited, Inc., is currently leasing 8,118 square feet in Suites 200 and 200A in the 7000 Franklin Boulevard business park. The applicant is also leasing 2,639 square feet in Suite 110, but wishes to formally establish this use through a modification of its current special permit. The additional square footage will be used by the applicant's "Age Concerns" program which is designed to provide non-residential mental health care to seniors. The program has been operating under "Visions Unlimited" but will be transferred to Suite 110. The "Age Concerns" program will operate independently from "Visions Unlimited." No exterior changes to the building are proposed.

The applicant anticipates no more than 25-35 clients and/or visitors on site at any one time and not more than 13 employees. Clients will be transported to the site by two vans which are stored off-site. The clients will not be free to leave the premises except upon closing. Upon closing, clients will be escorted to the vans and transported from the premises. The program will operate Tuesdays, Wednesdays, Thursdays, and Fridays between 10:00 AM and 2:00 PM.

C. Parking

The business park is equipped with 564 parking spaces. The Koll Company (site owner) does not allocate parking for its tenants. Rather, the Koll Company ensures that adequate parking is available for its tenants based on the anticipated demand for parking and the total number of spaces available in the complex. The Koll Company has provided a list of tenants (dated May 11, 1992) which indicates that 492 persons are employed within the complex. This list takes into account the existence of "Visions Unlimited" which employs 28 persons and "Age Concerns" which employs 10 persons. A parking study, which was conducted and documented for "Sutter Senior Care" (P92-082), determined that approximately 300 total parking spaces would be needed based on the types and sizes of uses within the complex. The study noted that approximately 50 of those spaces would be used after 6:00 PM. Parking for a care facility is to be determined by the Planning Commission as part of the Special Permit. Based on the results of the parking study, staff believes that sufficient parking is available for the proposed project.

D. Staff Evaluation

The business park is presently supporting three non-residential care facilities. These include Visions Unlimited, Mexican American Recovery Home and Alcoholism Information Center, and Sutter Senior Care. The site currently contains 115,917 square feet of office (58.08%), 15,436 square feet of warehouse (7.73%), and 68,237 square feet of vacant space (34.19%).

In March, 1982, the City Council adopted locational criteria for establishing non-residential and residential care facilities. The proposal meets these criteria as follows:

1. Client Access: Clients must have readily available access to the project site. Clients have

been, and will continue to be, brought to the project site by van.

2. Supportive Services: The proposed facility must be located in close proximity to services which will help meet the needs of the facility. The project site is located near commercial centers on Florin Road.
3. Distribution of Services: The project, when located in a residential area, must not provide services which already exist in the area. Though the project will not be located in a residential area, the project will still serve clients which are located throughout South Sacramento where access to care for frail, Medi-Cal elderly is not presently being provided on this scale.
4. Facility Access: The facility must be located in an accessible area. Proximity to a transit stop and two major roads, Franklin Boulevard and Florin Road, provide adequate access to the site.
5. Concentration: The project, when located in a residential area, must not provide a repetition of services. Even though the project is not located in a residential area, the project will still not pose a concentration of similar services in the business park in that the proposed project ("Age Concerns") is designed to serve only the ambulatory elderly who have mental disabilities which severely affect their state of health and ability to function outside of a hospital setting. Also, "Age Concerns" was formerly housed in its parent organization, "Visions Unlimited." "Visions Unlimited" meets the psychological needs of the non-elderly, families, and children and will operate independently of the subject program. The "Mexican American Recovery Home and Alcoholism Information Center" provides an alcohol recovery program involving education, rehabilitation, and referral; and "Sutter Senior Care" provides services exclusively to the non-ambulatory elderly whose health is generally poorer than the clients of "Age Concerns." The applicant has stated that "Sutter Senior Care" often refers its patients to "Age Concerns" since the services provided differ so significantly.

Staff believes that all four of the non-residential care facilities offer services that are different from each other and that of the proposed project. In addition, the subject program was originally housed and operated within Suite 200 where "Visions Unlimited" is currently located. Staff therefore does not believe that the proposed project will result in an over-concentration of similar facilities.

6. Neighborhood Disruption. Even though the project is not located in a residential setting, the project will still not generate excessive noise beyond the boundaries of the facility's location.
7. Parking. The adopted criteria state that adequate off-street parking should be provided for staff, clients, and visitors. Clients will be brought to the facility by two vans. As demonstrated above (Parking), the complex provides ample parking for tenants and visitors.
8. Size of Structure. The adopted criteria state that the proposed facility should be large enough to accommodate the anticipated number of clients. The proposed addition of 2,639 square feet (for a total of 11,166 square feet) is intended to provide sufficient

space for the tenant.

9. Compatibility of Site Design: Though the project is not located in a residential setting, the project site will be surrounded with landscaping, signage, exterior lighting, and will conform to the surrounding commercial uses.

Staff does not believe that the proposal will disrupt the local neighborhood, impact on-street parking, or over-crowd the existing facility in that the program will operate on the other side of a major street (Franklin Boulevard), clients will not be allowed to leave the premises except upon closing time, all clients will be transported to and from the facility via private van, and sufficient parking will be provided for staff and visitors (if any).

The proposal supports the following General Plan goals and policies:

1. Support a balanced system of quality medical facilities (Sec. 7-29, Goal A).
2. Evaluate medical facility proposals considering capacity, convenience to population served, impacts on adjoining uses, medical needs of the area, and proximity to existing and proposed transit services (Sec. 7-29, Policy 3).

Franklin Boulevard presently supports a regional public transit route.

E. Agency Comments

The applicant's proposal has been routed to the City's Department of Public Works (Transportation and Development Services sections), Building Inspections Division, the City Police, and the South Sacramento Area Community Planning Advisory Council. The following comments were received:

Engineering Development Services:

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. Property to be utilized 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.

ENVIRONMENTAL DETERMINATION: The Environmental Services Coordinator has found the project categorically exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301(e)(1)).

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

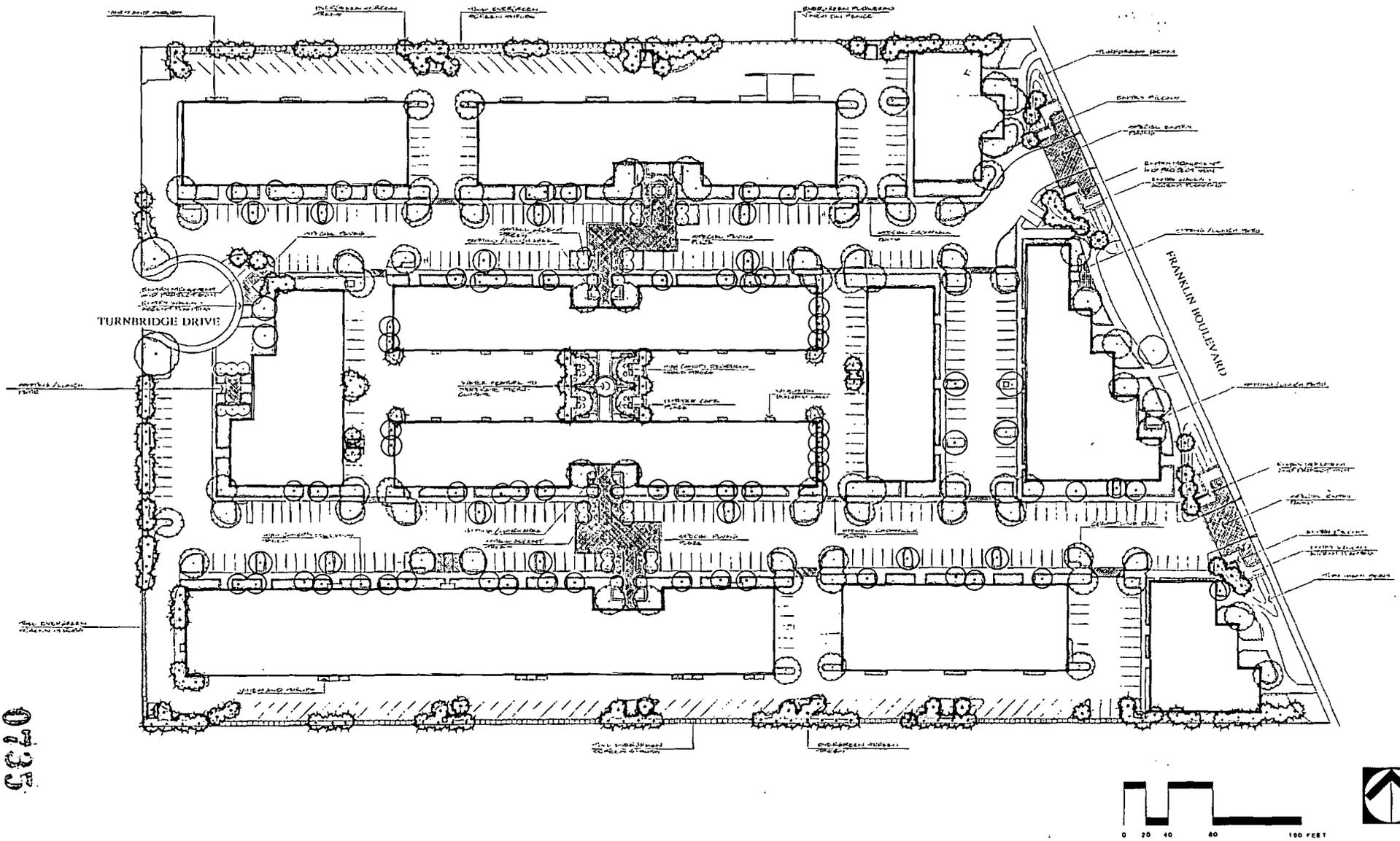
Conditions:

1. Within 30 days of approval of this special permit, 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. Hours of operation shall be limited to 10:00 AM to 2:00 PM Tuesday through Friday.
3. Total number of clients/visitors on-site at any one time shall not exceed 35.
4. Total staff shall not exceed 13 at any one time.
5. All clients shall be transported to and from the site by vans.

Findings of Fact:

1. The special permit modification, as conditioned, is based upon sound principles of land use planning in that:
 - a) the proposal does not constitute an increase in the number of non-residential care uses in the area in that the subject program is being transferred from Suite 200 to Suite 110;
 - b) adequate parking is being provided for staff and visitors (if any); and
 - c) the proposal meets the criteria for establishing a non-residential care facility.
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) clients will not be free to leave or roam the premises, but are escorted to and from the premises;
 - b) clients will be transported to and from the facility via van;
 - c) the site is separated from local residential development by a major road (Franklin Boulevard); and
 - d) the facility will be closed after 2:00 p.m.
3. The project is consistent with the General Plan which designates the site for Heavy Commercial or Warehouse and the South Sacramento Community Plan which designates the site for Heavy Commercial/Light Industrial. Non-residential care facilities are allowed in these areas subject to approval of a special permit.

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PHASE II 7000 FRANKLIN
PRELIMINARY LANDSCAPE RENOVATION

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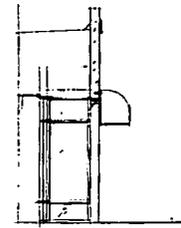
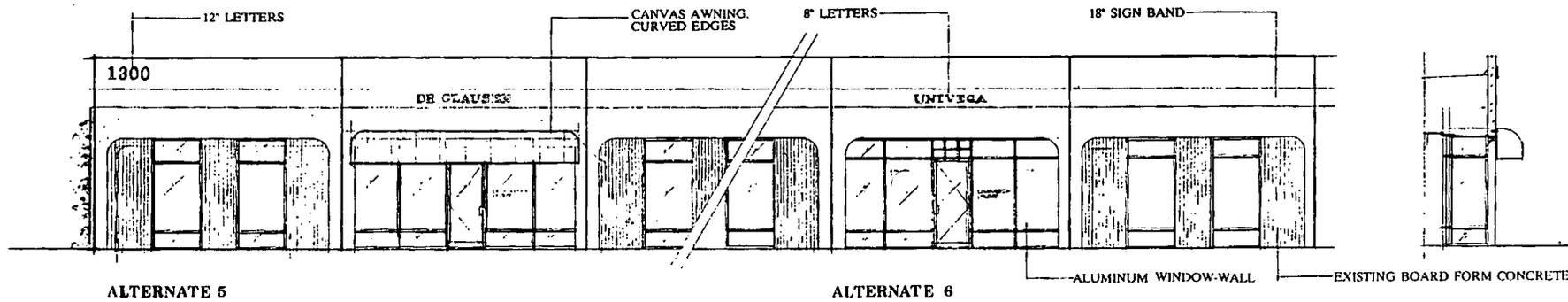
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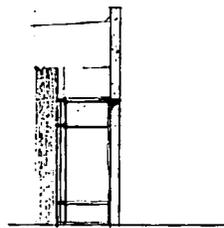
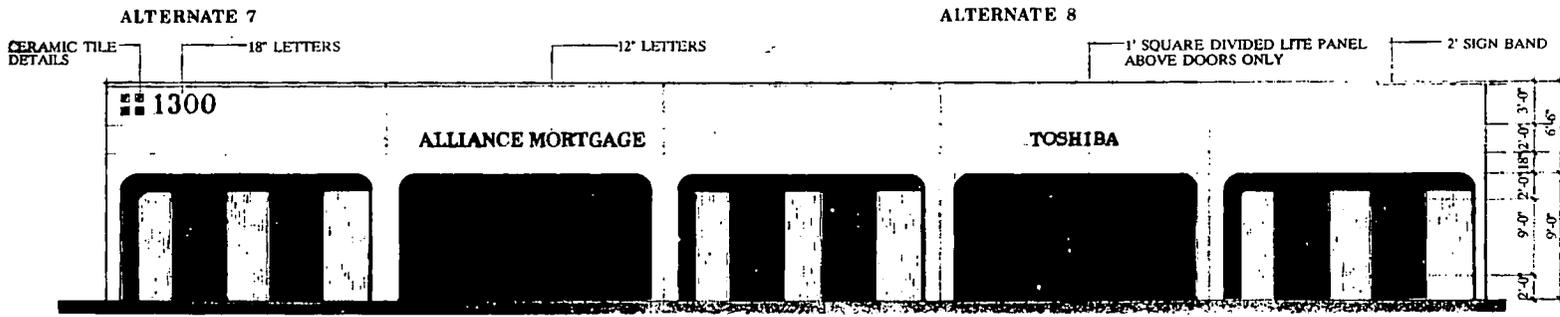
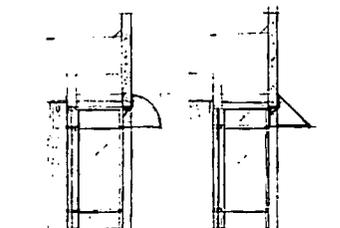
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The Koll Company

MWM Architects

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