

CITY PLANNING COMMISSION

1231 I STREET, ROOM 200, SACRAMENTO, CALIFORNIA 95814

APPLICANT	Dr. Claire Lawrence, The Aquarian Effort, Inc., P.O. Box 162397, Sacto., CA		
OWNER	Thomas Raley, 500 W. Capitol Ave., Broderick, CA 95605		
PLANS BY	Dr. Claire Lawrence, The Aquarian Effort, Inc., P.O. Box 162397, Sacto., CA		
FILING DATE	6-7-85	50 DAY CPC ACTION DATE	REPORT BY: JP:gp
NEGATIVE DEC.	Ex. 15301	EIR	ASSESSOR'S PCL NO 007-246-10; 007-244-11

APPLICATION: Special Permit to operate an outpatient medical clinic and counseling center (non-residential care facility) in the General Commercial (C-2) zone (Sec. 2-C-30)

LOCATION: NE corner 20th and P Streets (proposed facility); W side 20th Street, 80 feet N of P Street (parking lot)

PROPOSAL: The applicant is requesting the necessary entitlement to locate the administrative offices of the Aquarian Effort, Inc. and an outpatient medical clinic and counseling center in an existing 11,895+ square foot building.

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:	Vacant mortuary building

Surrounding Land Use and Zoning:

Building

North: Vacant Warehouse, parking lot, offices; C-2
South: Multi-Family Residential; C-2
East: Office, Multi-Family Residential; C-2
West: Parking Lot Site, Electric Distributor, Multi-Family; C-2

Parking Lot

North: Single Family, Bar, parking lot; C-2
South: Electrical Distributor, Multi-Family Residential, Commercial; C-2, C-4
East: Subject Building; C-2
West: Railroad tracks, Veterinarian; C-2

Parking Required:	To be determined by Commission
Parking Provided:	24 spaces
Property Dimensions:	Building Site: 80' x 160' Parking Lot: 80' x 80'
Property Area:	Building Site: 0.3+ acres Parking Lot: 0.14 acres
Square Footage of Building:	11,895+ square feet
Height of Building:	Two stories
Exterior Building Colors:	Brown, tan and white
Exterior Building Materials:	Stucco and wood

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site is a 0.3 + acre parcel located in the General Commercial (C-2) zone. A two-story 11,895 + square foot building is located on the parcel. Originally constructed as a mortuary, the building is presently vacant. Prior uses of the building include a warehouse/maintenance facility for a grocery store and the Prison Ministries Center. Surrounding land uses include a vacant warehouse/office, surface parking and offices to the north; offices, surface parking and multi-family residential to the south; offices and multi-family residential to the east; and commercial and multi-family uses to the west (see Land Use map). The 1974 General Plan and 1980 Central City Community Plan designate the site for commercial/office and general commercial uses respectively

The applicant proposes to relocate three existing programs of the Aquarian Effort to the subject site. These programs are:

1. The Crisis, Intake and Counseling Center:

This provides outpatient counseling for persons with drug use/abuse problems, intervention services for at-risk persons, and drug abuse education and information. Individual, group and family counseling sessions are held as appropriate. The counseling center presently operates from 9:00 am to 9:00 pm, Monday through Friday, employs eight people and sees approximately 30 people a day. The facility is currently located at 1304 O Street.

2. The Outpatient Medical Clinic:

Provides medical services which includes prenatal care, family planning and contraceptive services, pediatric services, venereal disease diagnosis and treatment, health screening, general medical services, referrals as needed, periodic medical care, and chronic medical care services. The clinic is open five nights a week from 5:00 p.m. to 10:00 p.m. (doors close at 9:00 p.m.) and its five employees see approximately 25 to 30 people a night. The clinic is presently located at 1304 O Street.

3. Administrative Offices:

Consists of the Executive Director, the Assistant Director, Executive Secretary and the Bookkeeper. This office provides supervision and administrative support to subordinate operating agencies. The office is currently located at 2015 J Street and is open 9:00 a.m. to 5:00 p.m. Monday through Friday.

The purpose of this move is to provide additional needed space for the counseling center and medical clinic and consolidate the three functions of the Aquarian Effort into one providing for more efficient management and monetary savings. The Aquarian Effort proposes to utilize approximately 60% of the square footage of the building on the subject parcel. The counseling center would utilize 2,032 + square feet, the medical clinic 2,816 + square feet, administrative offices 1,200 + square feet and storage 1,197 + square feet. The Aquarian

Effort has not designated a use for the 4,650 + feet of floor area on the second floor at present. A possibility is to rent the area out for private offices. To inform the community of their proposed relocation, the applicant has sent a letter to property owners within 300 feet of the subject site and left the letter on buildings in the surrounding neighborhood (Exhibit D).

Staff finds that the applicant's proposal is an acceptable land use for the subject site. According to Planning Division records and those of the State Department of Social Services, within a two block radius (1000 feet) of the site there is one existing care facility, the Bi-Valley Methadone Program. The Aquarian Effort, however, provides a different type of rehabilitation service to a different clientele than this facility. The site is accessible to clients by being located adjacent to a major bus line on P Street and is within reasonable walking distance from buslines on 19th and 21st Streets. Moreover, the medical clinic specifically attempts to serve the needs of individuals living in the downtown area. The structure is large enough to contain all activities inside and should not disrupt the surrounding neighborhood. The structure is large enough to accommodate three existing functions of the Aquarian Effort, is handicapped, accessible, and will provide an area for further expansion if required. Staff recommends that any proposed uses for the second floor area be reviewed by the Planning Director, and if a major modification, by the Planning Commission. Residential uses shall be prohibited throughout the entire building.

Staff has also utilized the locational criteria for establishing non-residential care facilities in evaluating the merits of the proposed facility at 20th and P Streets. Staff has determined that the proposed location complies with the adopted locational criteria. The criteria relative to this proposal includes:

- a.) Client Access (close to transit routes)
- b.) Supportive Services (close to medical, shopping and other services)
- c.) Facility Access
- d.) Neighborhood Disruption (police indicate no past or future crime problem)
- e.) Parking (Parking is provided across the street.)
- f.) Size of Structure (Structure is adequate in size.) See attached Exhibit E, "Locational Criteria".

B. Building Design

The former two-story mortuary building is constructed out of stucco and wood and painted brown, tan and white. No exterior modifications to the structure are proposed. Exhibit B indicates the proposed floor plan for the first floor while Exhibit C indicates the existing floor plan for the second floor. As previously noted, the applicant at this time does not have any proposed use for the second floor of the structure.

C. Parking

Parking for the building is located on a 6400 + square foot parcel to the west directly across 20th Street. Twenty-four (24) parking spaces are existing in this paved parking lot. These spaces would be used by the administration and counseling center during the day and the counseling center and medical clinic after 6:00 p.m. Staff has determined that this parking facility should provide adequate parking for the proposed uses. Another parking evaluation, however,

will need to be undertaken if the applicant proposes to rent the second floor out for office or other uses in the future. Staff also recommends that the parking lot be posted that it is for the exclusive use of occupants/clients of the subject building and that the lease agreement containing wording that the parking lot provides required parking for the building.

- D. This proposal was transmitted to the City Police Department for review and comment. The police indicated that the existing counseling center-outpatient medical clinic at 1304 O Street has not created any crime problems in that area. In addition, the police department analyzed the proposed site at 20th and P Streets and indicate they do not foresee any crime problems in the future for this area due to the Aquarian Effort facility.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines. (CEQA Section 15301)

STAFF RECOMMENDATION: Staff recommends approval of the special permit request, subject to conditions, and based upon findings of fact which follow.

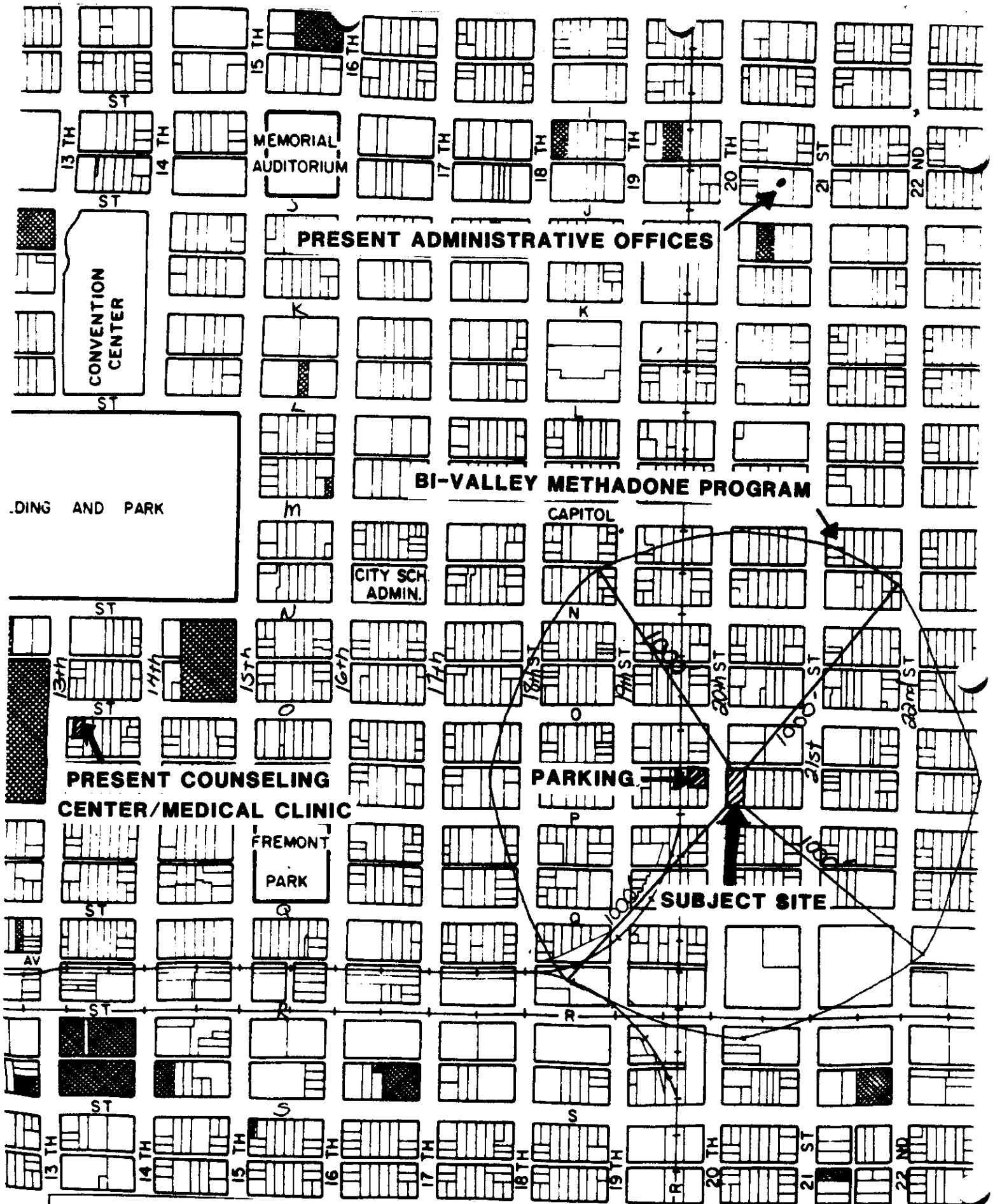
CONDITIONS:

- A. Any proposed uses for the second floor of the subject building shall require the review and approval of the Planning Director. If the Planning Director determines the proposed use to be a major modification, the review and approval of the Planning Commission shall be required.
- B. No residential uses shall be allowed in the subject building.
- C. Aquarian Effort activities shall be confined to the interior of the building and in the existing enclosed courtyard.
- D. The parking lot shall be posted with a notice indicating that it is for the exclusive use of occupants/clients of the subject building prior to issuance of building permits and that no loitering is permitted.
- E. The lease/sales agreement for the subject building shall contain wording that the adjacent parking facility is the required parking for the building and cannot be leased or sold, subject to the review and approval of the City Attorney and Planning Director prior to Issuance of building permits.
- F. The applicant shall deliver a notice to all property owners within a radius of 1,000 feet giving a description of services to be provided, as well as a staff person's name and phone number for neighbors to call for any complaints or problems. A copy of the notice and property ownership list shall be placed on file in the Planning Division prior to October 1, 1985.
- G. The applicant shall comply with all requirements of the City Fire Department, City Building Division and State Department of Social Services.
- H. Hours of operation for the Counseling Center shall be from 9:00 a.m. to 9:00 p.m. Monday through Friday. The outpatient medical clinic shall operate from 5:00 p.m. to 10:00 p.m., Monday through Friday.

- I. Lights shall be installed in the parking lot. A lighting plan shall be reviewed and approved by the City Electrical Engineer and Planning Director prior to issuance of the occupancy permit.

FINDINGS OF FACT:

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. Adequate parking is provided;
 - b. The facility serves a need of residents in the downtown area;
 - c. The project consolidates three existing programs of the Aquarian Effort located in two structures into one building;
 - d. The project is located in an area of mixed commercial, residential and office uses.
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. The site is located adjacent to and within walking distance of several major bus lines;
 - b. All activities shall be contained within the subject building and enclosed courtyard area;
 - c. The facility is large enough to adequately provide the intended counseling and medical services and to accommodate any proposed expansions.
3. The project is in conformance with the 1974 General Plan and 1980 Central City Plan which designate the site for commercial/office and general commercial uses respectively. Non-residential care facilities are allowed in any zone with an approved special permit.
4. The project conforms to the location criteria for non-residential care facilities.



PRESENT ADMINISTRATIVE OFFICES

BI-VALLEY METHADONE PROGRAM

CAPITOL

CITY SCH ADMIN.

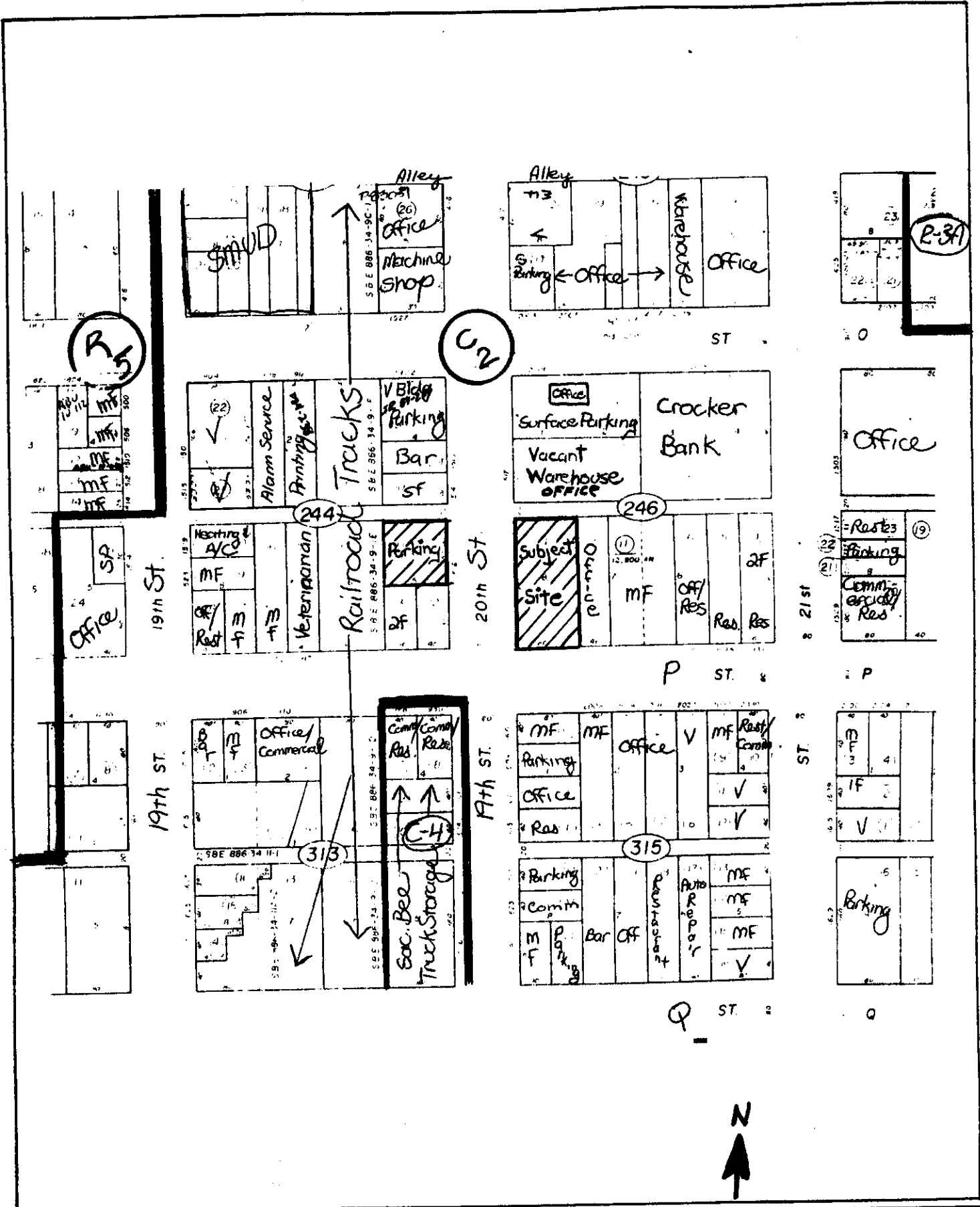
PRESENT COUNSELING CENTER/MEDICAL CLINIC

PARKING

FREMONT PARK

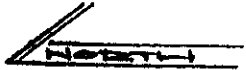
SUBJECT SITE

VICINITY MAP

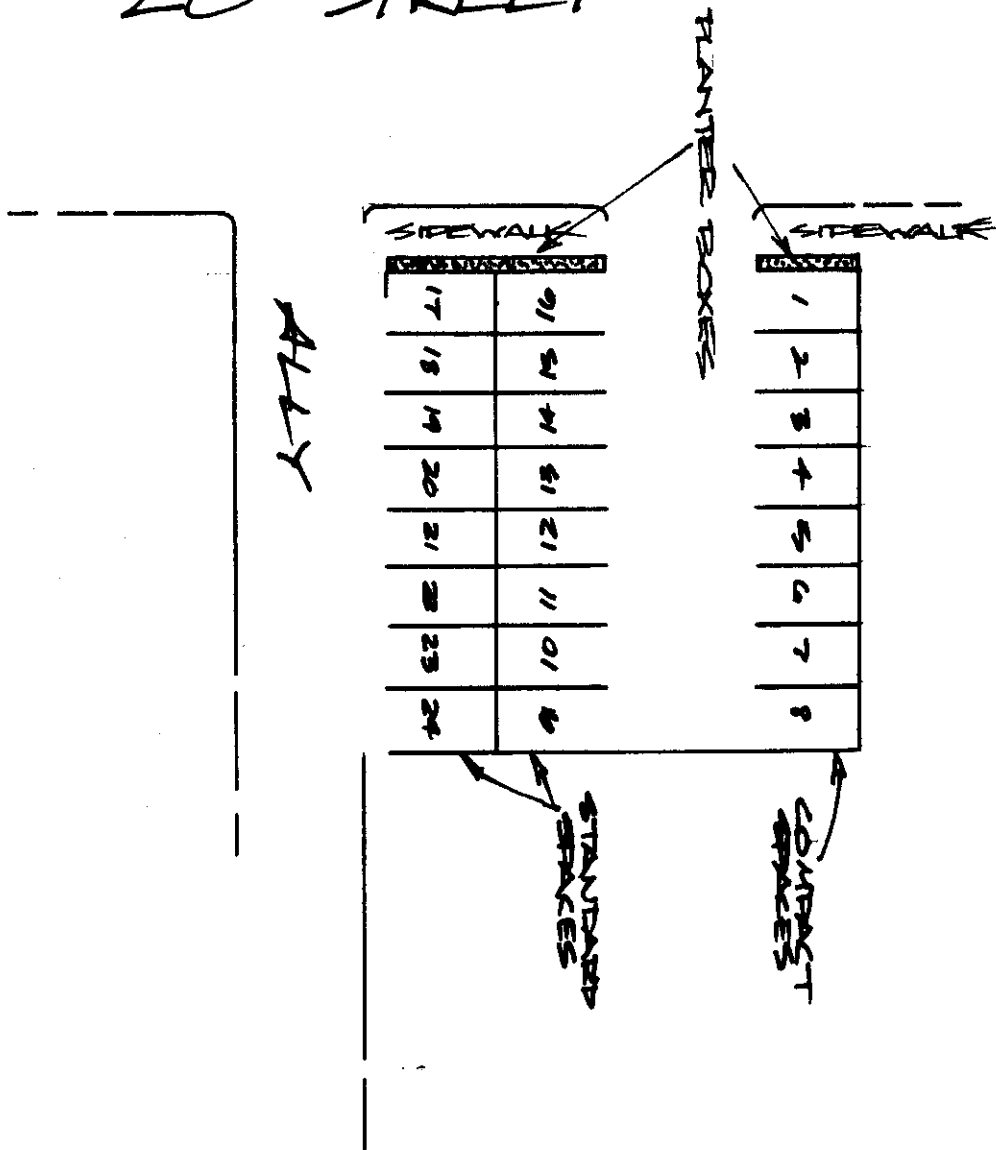


LAND USE & ZONING MAP

AQUARIAN EFFORT
SITE



20TH STREET



PARKING LOT
20TH E "D"

SCALE
1" = 30 FT.

EXHIBIT A

SUBJECT BUILDING

2001 "P" STREET

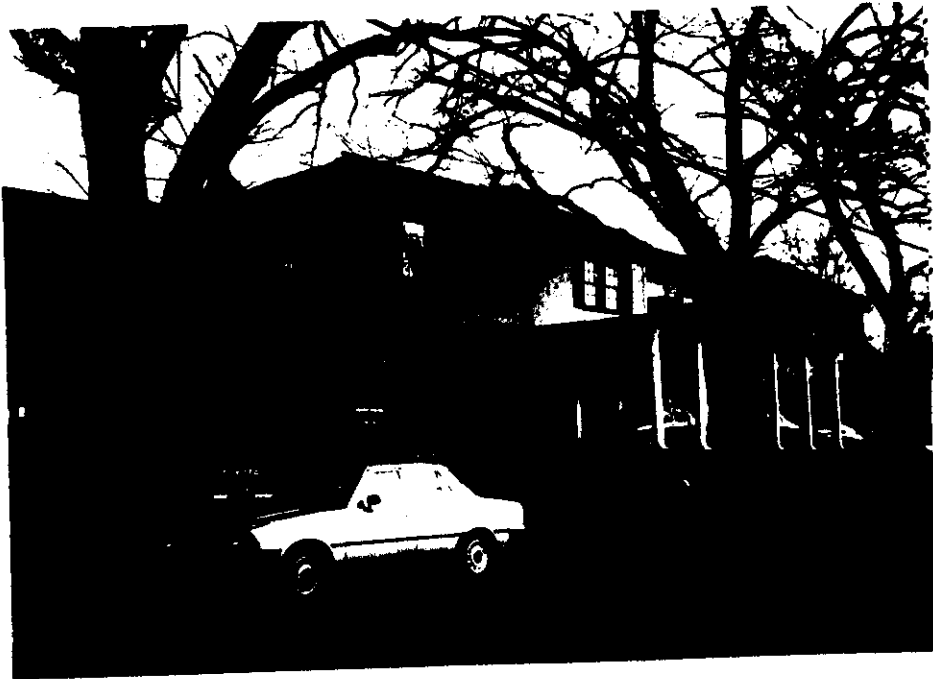
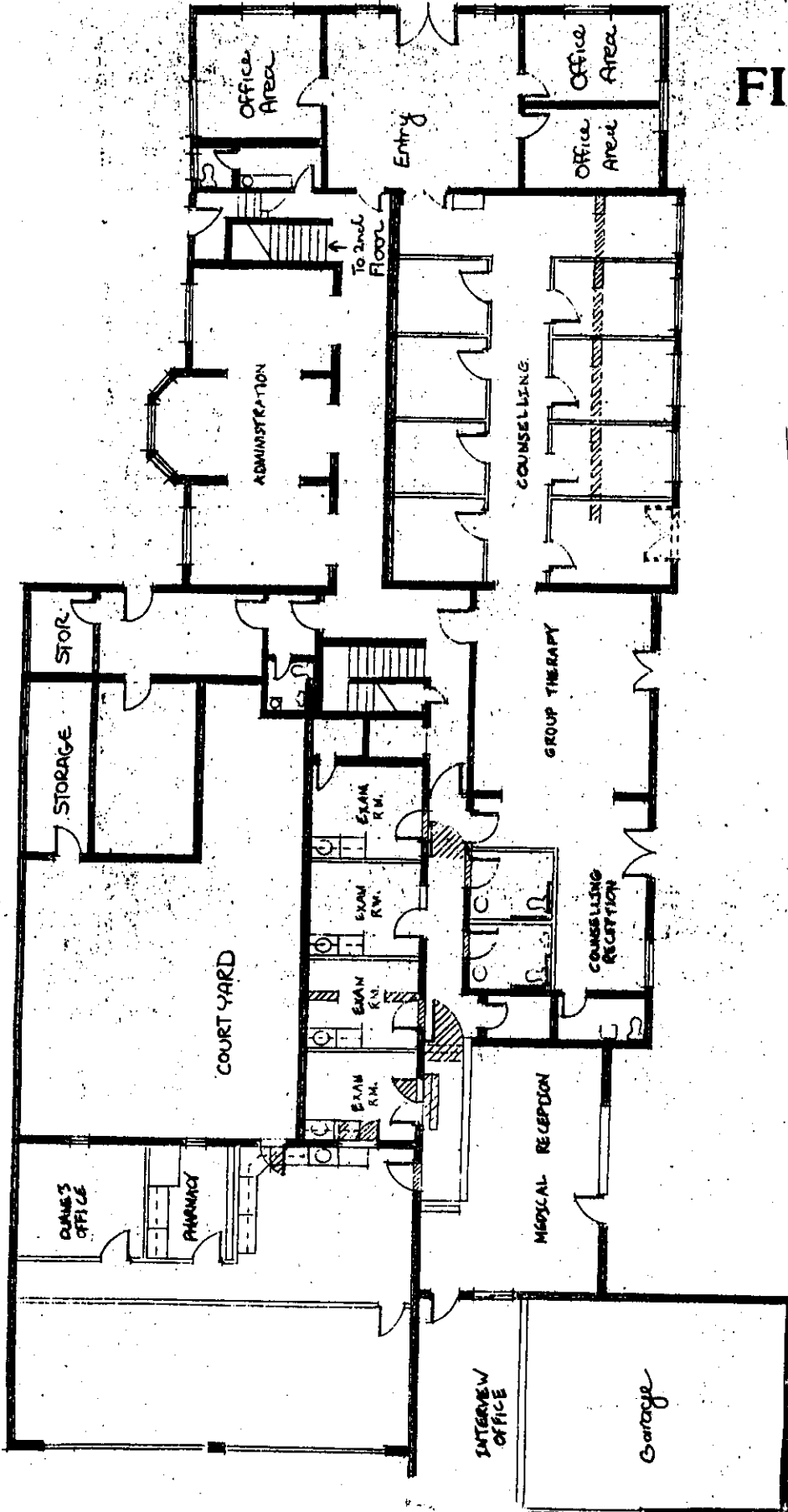
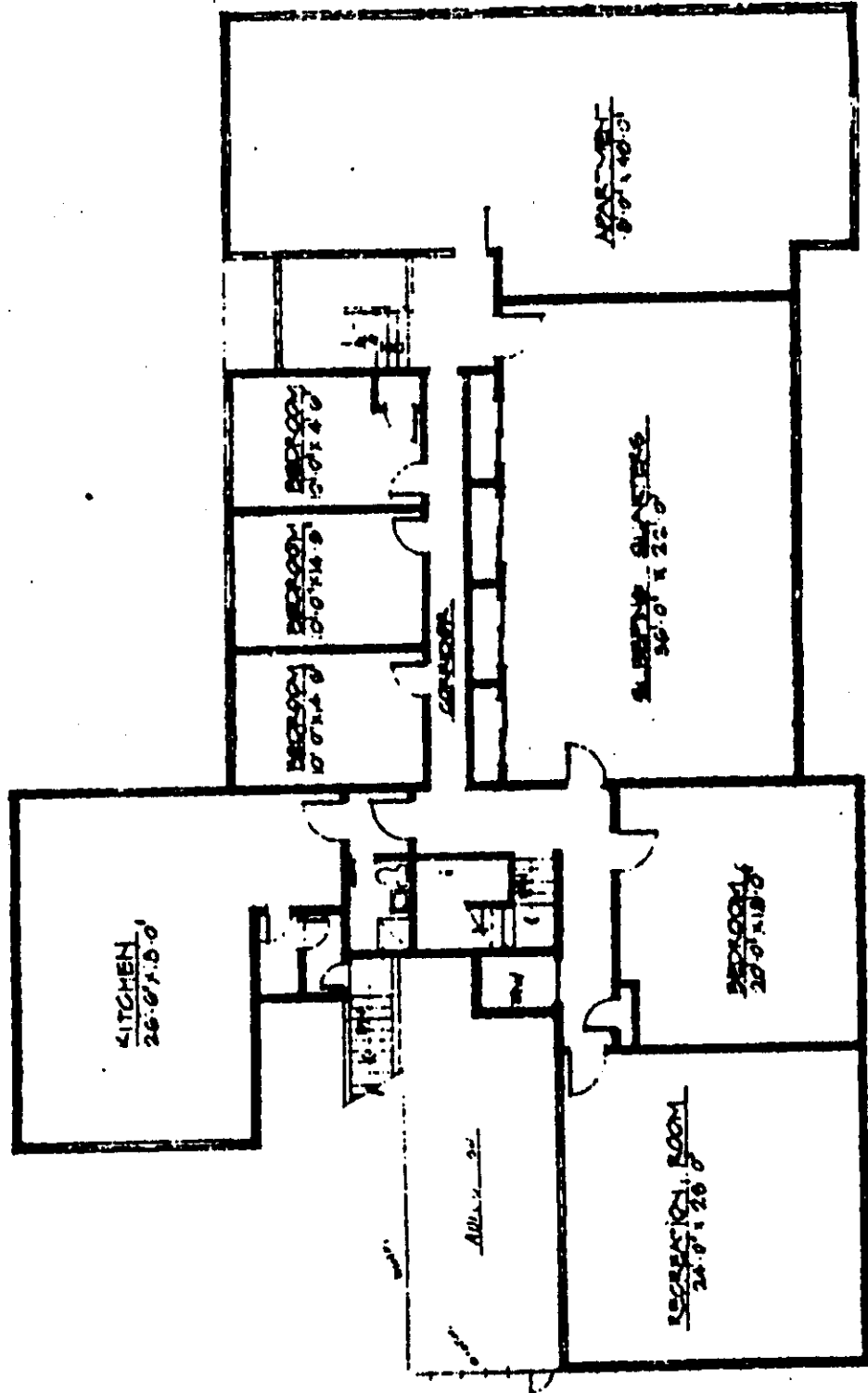


EXHIBIT B FIRST FLOOR



Telephones

EXHIBIT C SECOND FLOOR



SECOND FLOOR PLAN - 4450 24 FT.
1" SCALE

THE AQUARIAN EFFORT

Mailing Address: P.O. Box 162397
Sacramento, California 95816
(916) 444-6297

June 21, 1985

EXHIBIT D

Subject: Letter of Introduction

To: Neighbors (in the vicinity of)
2001 "P" Street
Sacramento, Ca.

Dear Sir/Madame:

1. This is a letter of introduction, and also to inform you of our anticipated occupancy of the building located at 2001 "P" Street in the near future.
2. First, let me tell you a little about the Aquarian Effort. This organization was incorporated in January 1970. During the last fifteen years, this program has grown from a small crisis intervention and counseling service, staffed entirely by para-professionals, to a respected program providing a number of treatment modalities staffed by trained and experienced professionals and para-professionals. The single purpose of the Aquarian Effort throughout this period has been to provide a broadbased treatment program designed to reduce drug dependence, improve physical health, improve the capacity for economic self-support and strengthen the psychological functioning of those who seek assistance. Our principal program services are outpatient, residential, and detoxification. Long term residential treatment continues to be provided from two separate facilities. These program services are supported and supplemented by a Free Legal Clinic, Free Medical Clinic and a Vocational/Educational Service.
3. Next, we propose to relocate three (3) agencies of The Aquarian Effort into the facility located at 2001 "P" Street. These agencies are the main administration office located at 2015 "J" Street, Suite 32, and the outpatient counseling center and outpatient medical clinic located at 1304 "O" Street. Additional information on these agencies are as follows:
 - a. Administration consists of the Executive Director, The Assistant (to the) Director, Executive Secretary and the Bookkeeper. This agency provides supervision and administrative support to subordinate operating agencies.
 - b. Crisis, Intake and Counseling Center provides outpatient



A realistic approach
to Community Service

PREVENTION
Drug Awareness
Speakers Bureau
Educational Teams
Institutional Liaison
Community Organization
Mature Citizen's

TREATMENT
Crisis Lines
Intake Center
Legal Assistance
Medical Clinic
Aftercare
Evaluation

REHABILITATION
Counseling
Heroin Detoxification
Residential Program
Career Development
Women's Services

counseling for persons with a drug use/abuse problem, intervention services for at-risk persons, and drug abuse education and information. In addition, persons receiving services at Crisis, Intake and Counseling Center can either be direct treatment clients or persons receiving intervention/prevention services. For those direct treatment clients a individual plan is developed according to his/her needs. Individual, group and family counseling sessions are held as appropriate. For non-clients seeking intervention services or information, we provide services as necessary or refer to other agencies.

- c. Outpatient Medical Clinic is intended to provide primary care in downtown Sacramento, an area that has been determined to be medically underserved. The Clinic, which operates 5 nights per week, provides services that include venereal disease diagnosis and treatment, family planning and contraceptive services, prenatal care, pediatric services, health screening, general medical services, referrals as needed, periodic medical care, and chronic medical care services.

4. As the Executive Director it is my responsibility to be sensitive and responsive to the needs/concerns of the community, and more specifically to those of our immediate neighbors. Therefore, I intend to personally visit as many of our new neighbors as time permits. For those who prefer that I do so by appointment, and those who wish to see me and feel that I may have missed them in my visits, should contact me or my secretary at 444-6297.

5. Once we have occupied the building at 2001 "P" Street, I will again be in contact with our neighbors, to inform you of our operating hours, and policies/procedures for receiving complaints, recommendations and suggestions. In closing let me say that I am looking forward to becoming a member of this community, and I hope our relation will be fruitful.

Sincerely,

Elaine Claire Lawrence, Ph.D.

Elaine Claire Lawrence, Ph.D.
Executive Director
The Aquarian Effort, Inc.

ECL:sdd

EXHIBIT E

Applicant: Please submit responses to these criteria as part of your Special Permit application. If a particular criteria is not applicable, please indicate that and the reason why.

RESOLUTION NO. 3

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

March 23, 1982

LOCATIONAL CRITERIA FOR ESTABLISHING NON-RESIDENTIAL CARE OR RESIDENTIAL CARE FACILITIES (M-612)

WHEREAS, the following listing represents criteria which the City of Sacramento encourages Non-residential Care and Residential Care Facility operators to consider in selecting their proposed site. City Planning Department staff will utilize this criteria listing in evaluating the merits of an operator's application for a Special Permit; and

WHEREAS, in addition to this listing of criteria, the City also strongly suggests that an operator meet with the City Planning Department staff to jointly evaluate their preliminary listing of potential sites for the purpose of identifying the opportunities and constraints of each potential location. It is also strongly suggested that an operator explain the type of programs and activities proposed to residents and businesspersons located within a two block radius of the proposed facility site prior to formal submittal of the Special Permit application. Such an explanation may be through written materials, direct contacts, and/or neighborhood meetings;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the following locational criteria will be applicable to proposals for establishing new Non-residential or Residential Care Facilities:

Non-residential
Care Facility

Residential
Care Facility

Regional Criteria*

X

1. Client Access-The proposed facility should be either located within close proximity to where a majority of its' targeted client population resides; or close to major transit routes, bicycle routes, and reasonable freeway access from all parts of the service area.

* Where conflicts between conformance with regional versus site criteria occur, site criteria shall be controlling. A region is generally defined as the boundaries of a Community Planning Area.

Non-residential
Care Facility

Residential
Care Facility

Regional Criteria*

X

X

2. Supportive Services-The proposed facility should be located within an area which is reasonably close to medical, governmental, shopping, and other services which support clients or near transit routes which provide access to such services.

X

3. Employment Opportunities-The proposed facility should be located within an area that can provide job opportunities for clients.

X

X

4. Distribution of Services-When siting within a residential area, the proposed facility should be located in an area where the same type of service is not already offered.

X

X

5. Facility Access-The proposed facility should be located in an accessible location if it provides a unique type of service for the region.

Non-residential
Care Facility

Residential
Care Facility

Site Criteria

X

X

6. Concentration-The proposed facility should not be sited within a residential neighborhood which already contains a number of Non-residential Care or Residential Care facilities.

* Where conflicts between conformance with regional versus site criteria occur, site criteria shall be controlling. A region is generally defined as the boundaries of a Community Planning Area.

Non-residential
Care Facility

Residential
Care Facility

Site Criteria

X

7. Neighborhood Disruption-Within residential areas, activities which generate excessive noise or which extend beyond the boundaries of the facility's site in such a manner as to impose upon the living space of neighbors should be avoided.

X

X

8. Parking-Adequate off-street parking should be provided for staff, clients, and visitors based on the type of service, the number of clients served per day, the scheduling of services, the level of staff required, and the number of non-client visitors anticipated. Within residential areas, facilities should not create traffic or parking problems that could result in a nuisance.

X

X

9. Size of Structure-The proposed structure should be capable of accommodating the anticipated number of clients given the type of services and operating schedule proposed. The structure should be accessible for the handicapped. Within residential areas, the size of new or remodeled facilities should be compatible with adjacent structures. Adequate outdoor areas for client use should be provided on the facility grounds.

Non-residential
Care Facility

X

Residential
Care Facility

X

Site Criteria

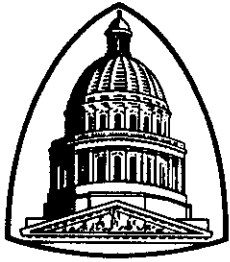
10. Compatibility of Site Design-
Within residential areas, the exterior of a facility should be preserved in its' appearance as a residential structure to conform with the surrounding neighborhood. The placement of off-street parking, exterior lighting, signage (including size), and landscaping should also be compatible with adjacent structures.

MAYOR

ATTEST:

CITY CLERK

M-612



Sacramento Builders' Exchange, Inc.

1331 T STREET • P. O. BOX 1462 • SACRAMENTO, CALIFORNIA 95807
TELEPHONE 916/442-8991

June 18, 1985

Dr. Elaine Claire Lawrence, Ph.D
Executive Director
The Aquarian Effort, Inc.
P. O. Box 162397
Sacramento, Ca 95816

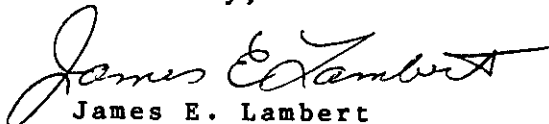
Dear Dr. Lawrence:

Thank you for the opportunity to learn about the Aquarian Effort and its future planning. It is apparent that the services you are providing and hope to provide in the future will be a benefit to the community.

At the Board of Directors' meeting June 13, 1985, the Board directed me to give your program as much support as possible to help you achieve your goals and objectives. The Sacramento Builders' Exchange represents primarily the commercial and industrial construction industry of the Greater Sacramento area. Our membership is composed of architects, engineers, general contractors, subcontractors, suppliers, factory representatives and others involved in construction. It is our intent to work with our members to provide the Aquarian Effort, Inc. with material & labor needed to upgrade the facility at 2001 "P" Street.

In closing, we thank you for giving us the opportunity to work with the Aquarian Effort and hope our combined effort will be of value to our community.

Sincerely,


James E. Lambert
Executive Vice-President

JEL/MM



"SERVING THE CONSTRUCTION INDUSTRY OVER 80 YEARS"

7-11-85

P85-258

No. 16