

CITY PLANNING COMMISSION

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

APPLICANT	Sutter Memorial Hospital, 52nd & 'F' Street, Sacramento, CA		
OWNER	Marvin & Theda Oates, 3201 'S' Street, Sacramento, CA 95816		
PLANS BY	Sutter Memorial Hospital		
FILING DATE	12-9-82	50 DAY CPC ACTION DATE	REPORT BY: SD:cp
NEGATIVE DEC.	1-3-83	EIR	ASSESSOR'S PCL. NO. 010-063-05

- APPLICATION: 1. Environmental Determination;
2. Special Permit to establish a group care facility (outpatient psychiatric clinic).

LOCATION: 3325 "S" Street

PROPOSAL: The applicant is requesting a Special Permit to continue operation of an ambulatory psychiatric clinic for adult outpatient service, adult patient hospitalization (day treatment only) and children's outpatient services.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1963 Oak Park Community Plan Designation:	Heavy Commercial/Industrial
Existing Zoning of Site:	M-1
Existing Land Use of Site:	Offices and subject clinic
Surrounding Land Use and Zoning:	
North:	Industrial; M-1
South:	Residential; R-1
East :	Farmer's Free Market; M-1
West :	Cal-Trans; M-1
Parking Required:	30 spaces
Parking Provided:	30 spaces
Parking Ratio:	1 for each peak hour employee/ 7 for clients
Property Area:	1.69+ ac.
Square Footage of Building:	8,534 sq. ft.
Topography:	Flat
Street Improvements:	Provided
Utilities:	Provided

BACKGROUND INFORMATION: On July 9, 1981 the Planning Commission approved a Special Permit to operate a psychiatric clinic in the subject building. This approval was subject to the following conditions:

1. The applicant shall provide 30 parking spaces on the vacant area west of the proposed facility. These spaces shall be striped to Zoning Ordinance specifications. A site plan indicating the parking design shall be submitted to staff for approval.

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2. Hours of operation shall be 7:30 a.m. to 5:00 p.m., Monday through Friday, with the exception of occasional schedule appointments between 5 p.m. and 8 p.m.
3. No more than 23 parking spaces shall be occupied by employees at any one time; seven parking spaces shall be plainly signed or lettered "no employee parking" or "patient parking only".
4. The special permit shall expire in 18 months.
5. Sutter Hospital shall mail to all residents between S and T Streets, Alhambra Blvd. and 34th Street the address and phone number to call if problems come forth. Within six weeks Sutter Hospital shall hold a community meeting and indicate details of this program.

Subsequently, this special permit was appealed by a resident in the neighborhood.

On August 25, 1981 the City Council denied the appeal to establish an outpatient psychiatric clinic at the subject site. The special permit was approved for a period of 18 months to allow for reevaluation of the permit at the end of that time. The applicant was instructed to provide neighbors an address and phone number to call if problems arise relating to the facility.

STAFF EVALUATION: Staff has the following comments with regard to the request:

1. On May 11, 1982 a status report was reviewed by the City Council which stated that all conditions of the special permit had been satisfied (See Exhibit B). This included striping of 30 parking spaces in the parking lot and contacting the neighbors with a 'troubleshooter' address and phone number.
2. When the facility opened in June, the neighbors were invited to an open house (See Exhibit C). This was an effort to establish personal contact with the neighbors and explain the nature of the facility.
3. Staff has made recent field surveys of the facility. The number of on-site parking space appears to be adequate and there seems to be no traffic congestion generated by the facility.
4. No complaints have been received by the Planning Department regarding the operation of this facility. In addition, the operators of the clinic (Sutter Hospitals) have indicated they have not received any complaints from the neighborhood.
5. The applicant is proposing no changes in the nature of the operation. Currently, there is a total of 23 employees serving between 56 and 69 clients per day. There will be no expansion of services or additional employees.

6. Staff believes the applicant has attempted to establish a rapport with the surrounding community. Furthermore, the conditions of the original permit have been complied with. Since the facility appears to have created no problems within the community, staff supports the request for a special permit with no time limits.

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 to follow.

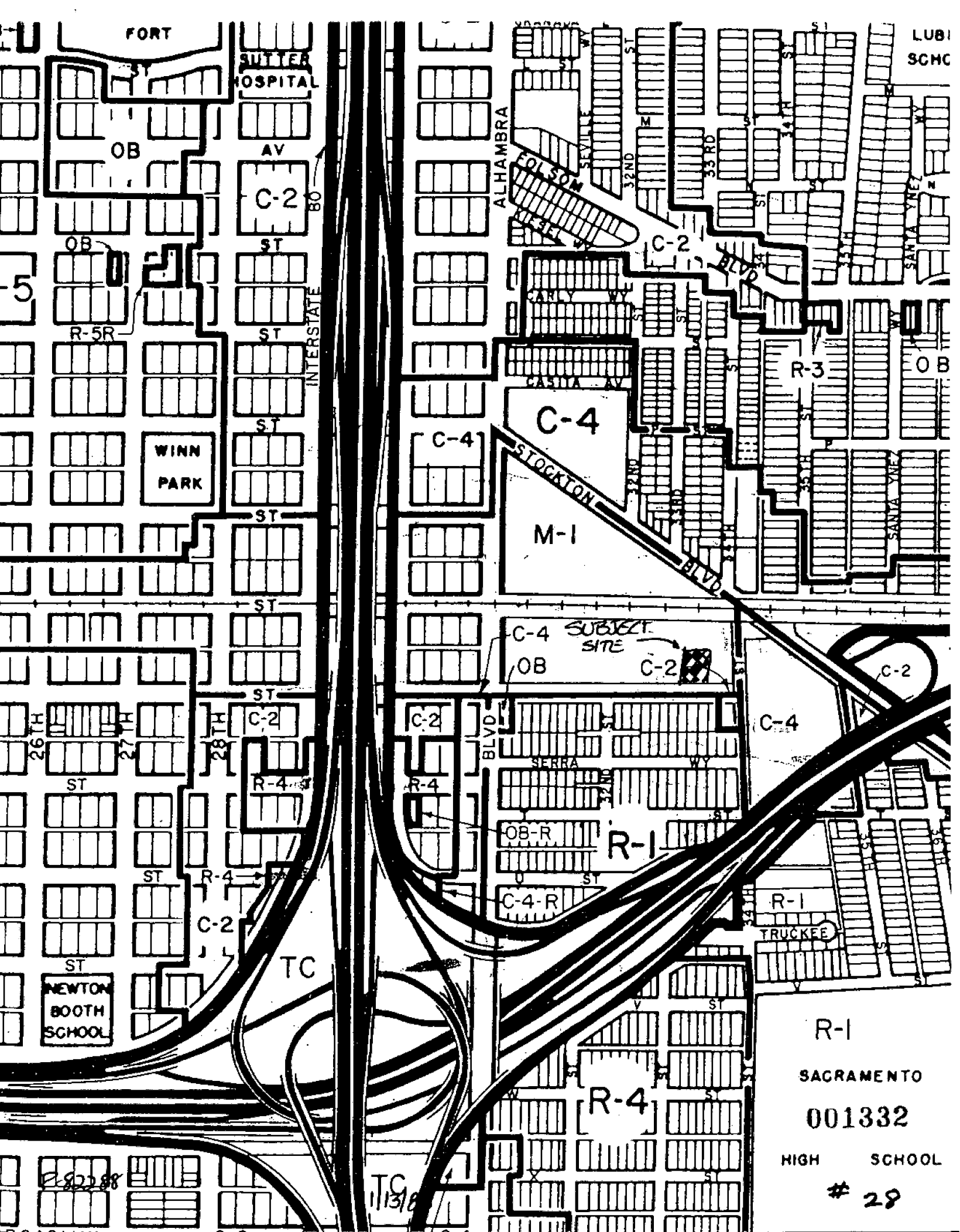
Conditions

- a. Hours of operation shall be 7:30 a.m. to 5:00 p.m., Monday through Friday with the exception of an occasionally scheduled appointment between 5:00 p.m. and 8:00 p.m.
- b. The applicant shall maintain 30 striped parking spaces clearly marked for the facility's use.
- c. There shall be no expansion of services or additional employees.

Findings of Fact

- a. The project is based on sound principles of land use in that the facility is compatible with other uses in the area which consist of office and commercial uses.
- b. The project, as conditioned, will not be injurious to public health, safety and welfare in that:
 - 1) adequate on-site parking is provided;
 - 2) the project will not alter the character of the area which consists of office and heavy commercial uses;
 - 3) the project complies with the 1963 Oak Park Community Plan which designates the site as heavy commercial or industrial.

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LUBI
SCHC

FORT

SUTTER
HOSPITAL

OB

AV

C-2

OB

ST

R-5R

ST

WINN
PARK

ST

ST

ST

ST

26TH

ST

27TH

C-2

R-4

28TH

ST

ST

R-4

C-2

ST

NEWTON
BOOTH
SCHOOL

TC

82288

TC
11316

ALHAMBRA

FOLSOM
THEATRE

C-2

BLVD

CARLY WY

CASIA AV

C-4

STOCKTON
BLVD

M-1

C-4 SUBJECT
SITE

OB

C-2

BLVD

C-2

R-4

SERRA WY

OB-R

R-1

C-4-R

C-4

C-2

R-1

TRUCKEE

R-1

SACRAMENTO

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HIGH SCHOOL

29

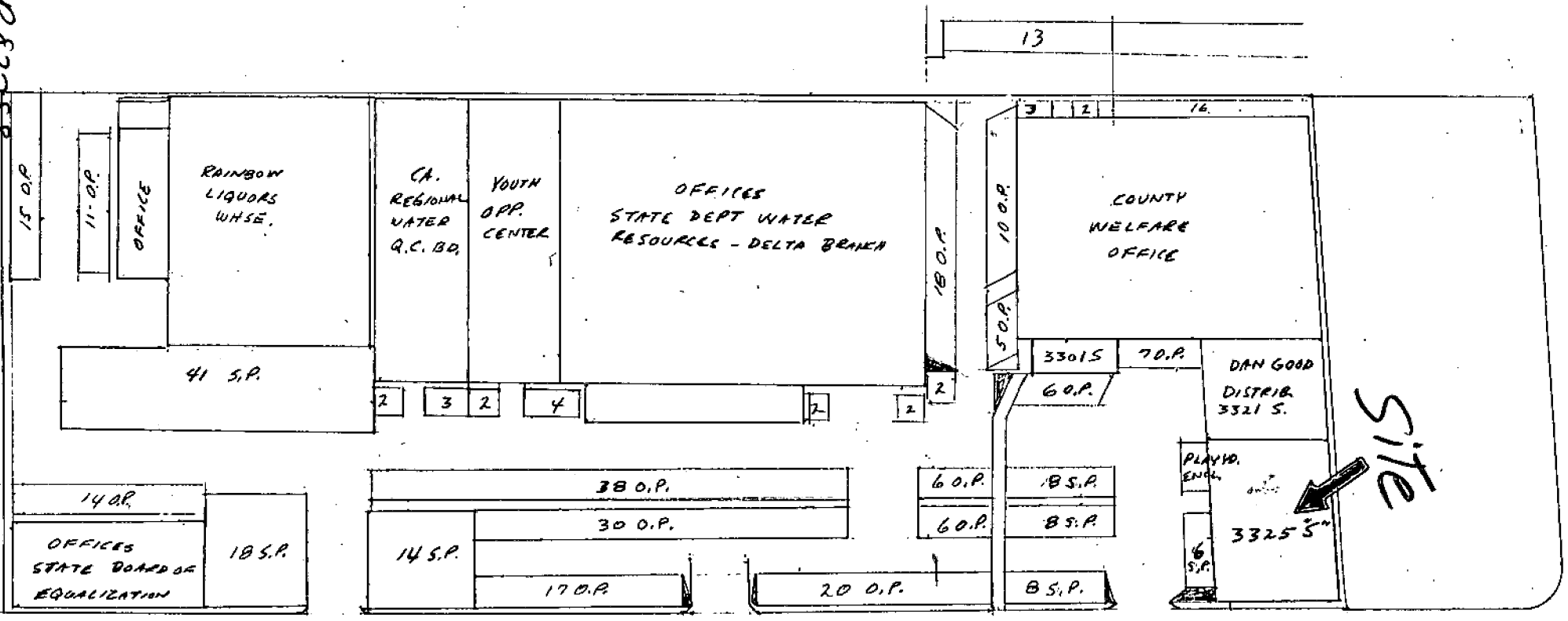
R-4

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ALHAMBRA BLVD

JAN. 13, 1983

#28



JAN. 13, 1983 34TH STREET

"5" STREET

Site

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LEGEND

- O.P. OPEN PARKING SPACES
- S.P. SECURED PARKING

➔ 3325" ST. PROPOSED SUTTER HOSPITALS OCCUPANCY

EXHIBIT 'A'

PLOT PLAN & PARKING
 N. SIDE "5" ST. BETWEEN
 ALHAMBRA AND 34TH ST.

C.E.D. 6-18-81
 R11-30-82

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