

# CITY PLANNING COMMISSION

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

APPLICANT Southside Art Center, 9845 Culp Way, Sacramento, CA 95827  
OWNER August Income/Growth Fund, 3545 Long Beach Boulevard #500, Long Beach, CA 90807  
PLANS BY Southside Art Center, 9845 Culp Way, Sacramento, CA 95827  
FILING DATE 7-10-86 ENVIR. DET. Ex 15322 REPORT BY DH:rt  
ASSESSOR'S-PCL. NO. 041-130-010

**APPLICATION:** Special Permit to establish a non-residential care facility/school for developmentally disabled adults in a 4,320 square foot office in the Light Industrial (M-1-S) Zone.

**LOCATION:** 7000 Franklin Boulevard, Suite 1070

**PROPOSAL:** The applicant is requesting the necessary entitlement to establish a non-residential care facility for the developmentally disabled.

**PROJECT INFORMATION:**

1974 General Plan Designation: Industrial and Commercial/Offices  
1986 South Sacramento Community Plan Designation: Office  
Existing Zoning of Site: M-1-(S)  
Existing Land Use of Site: Office/Warehouse

Surrounding Land Use and Zoning:	Setbacks:	Required:	Provided:
North: Industrial; M-1(S)	Front:	25'	25'
South: Commercial; M-1(S)	Side (Int):	0'	0'
East: Residential; R-D (County)	Side (St):	0'	0'
West: Industrial Park; M-1(S)	Rear:	n/a	n/a

Parking Required: To Be Determined  
Parking Provided: 15 spaces  
Property Dimensions: Irregular  
Property Area: 4,320 square feet lease area  
Square Footage of Building: 21,600 square feet  
Height of Building: One Story  
Topography: Flat  
Street Improvements/Utilities: Existing  
Exterior Building Materials: Concrete Tilt-Up, Brown & Earth Tone;  
Wood Trim  
Employees: 8 total number initial; 15 maximum  
Client Capacity: 49 for first phase; maximum of 65 clients per day  
Client Transportation Mode: Bus, Regional Transit, Paratransit  
Hours of Operation: Monday through Thursday 8:00 a.m. to 8:00 p.m.  
Friday 8:00 a.m. to 5:30 p.m.;  
Saturday 10:00 a.m. to 5:00 p.m.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site is located in an existing office/industrial park containing 197,000 square feet of leasable area in eleven buildings. The site fronts Franklin Boulevard with access off a cul-de-sac on the west named Turnbridge Road. Turnbridge provides direct access to the subject site for the center. The 1986 South Sacramento Community Plan designates the site for Heavy Commercial, Light Industrial uses. The zoning is Light Manufacturing (M-1(S)). The Franklin Business Park provides for a mix of heavy commercial and office uses. The applicant proposes to lease 4,320 square feet.

Surrounding land uses include a new and used car dealership to the south; single family residential to the east across Franklin Boulevard, and warehouse/office space to the west and north. The residential development located east across Franklin Boulevard is located in the County. It is not expected that the proposed use will adversely affect the residential use since the subject lease area is located at the western most area of the Franklin Business Park.

B. Proposal:

The applicant proposes to establish a non-residential care facility for a maximum of 65 developmentally disabled adults who reside in the South Sacramento area. The applicant will be conducting day arts and crafts classes for the clients. The principle partners have extensive experience in arts and working with the developmentally disabled. Clients will be bussed or transported to the site. Only employees and visitors will drive personal vehicles to the site. Fifteen parking spaces are proposed for the facility. Staff observes sufficient parking in the area for the proposed use and adjacent uses. Total employees will be fifteen. Refer to Exhibit E regarding rear loading area.

C. Non-residential Care Facility Locational Criteria:

The proposed project has been reviewed in light of the location criteria for a non-residential care facility.

1. Client Access: All clients are bussed or transported to the site.
2. Supportive Services: The site is located near commercial centers on Florin Road.
3. Distribution of Services: The site is not located in a residential area but serves clients of residential care facilities for the developmentally disabled which are located in residential areas of South Sacramento.
4. Facility Access: Proximity to a transit stop and two major roads; Franklin Boulevard and Florin Road provide adequate access to the site.

5. Concentration: Exhibit B and Table 1 list care facilities within one mile of the subject site. Two adult day care programs are located at Franklin Business Park, Visions Unlimited (P83-335 approved 11-10-83 by the Planning Commission) and the Mexican American Recovery Home and Alcoholism Information Center (P86-231 approved 7-10-86 by the Planning Commission). Both of these adult day care center programs provide services to different clients than the Southside Art Center proposes. Refer to Exhibits C and D for further clarification of the proposed program. The area is not over concentrated with similar facilities within one mile.
6. Neighborhood Disruption: The project is not located in a residential area.
7. Parking: Adequate parking for employees and visitors will be provided on the site.
8. Size of Structure: The 4,320 square foot lease area will provide sufficient space for the proposed tenant.
9. Compatibility of Site Design: The proposed site is not located within a residential area but within an existing industrial/office park.

The proposal complies with the locational criteria for establishing non-residential adult day care facilities.

AGENCY COMMENTS: The proposed project was reviewed by the City Traffic Engineer, Fire Department, Building Inspections and Police Departments, with no adverse comments received. An attorney representing Worthington Chevrolet has filed a letter of protest (Exhibit F). Clients will not be dropped off on Franklin Boulevard. Loading and unloading will occur at Turnbridge Drive or at the rear of the proposed lease area.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15322).

RECOMMENDATION: Staff recommends approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow.

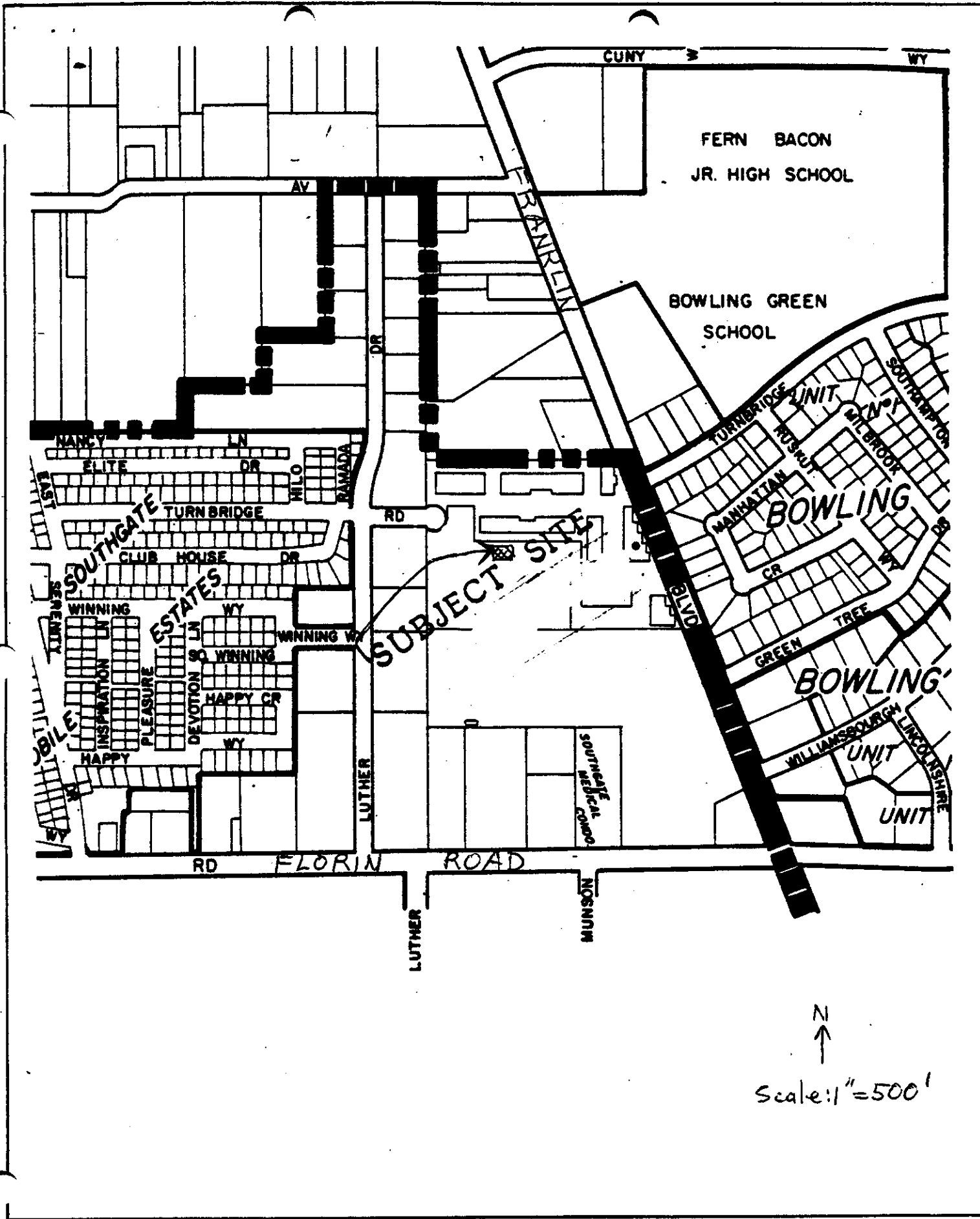
Conditions:

1. Hours of operation shall be limited to 8:00 a.m. to 8:00 p.m., Monday, Tuesday, Wednesday and Thursday; 8:00 a.m. to 5:30 p.m. on Friday; 10:00 a.m. to 5:00 p.m. on Saturday.
2. Total clients served per day shall be limited to 65. Initial number of clients served will be 30.
3. Total staff shall be limited to 15 at any one time, beginning with eight staff members.

4. Applicant shall hold an open house and send out invitations to all businesses and owners within 300 feet of the site, with an emergency telephone number for the facility and the Sacramento County Health Department.
5. After opening at the new site, the applicant shall conduct a parking survey which analyzes the following:
  - a. Office workers' parking spaces for affected surrounding businesses and the applicant during work hours;
  - b. Parking requirements after normal work hours;
  - c. A list of the number of clients who use transit or non-automobile modes of transit to the site. Most clients use Paratransit or private mini-vans. The survey shall be completed within six months of occupying the site.

Findings of Fact - Special Permit:

1. As conditioned, the proposed project is based upon sound principles of land use, in that the project complies with the locational criteria for non-residential care facilities.
2. The proposed project will not be injurious to the public health, safety or welfare nor to surrounding properties, in that adequate on-site parking will be provided with loading and unloading occurring on Turnbridge Drive.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for industrial and commercial uses by the 1986 South Sacramento Community Plan and Southgate Community Plan, and the proposed facility conforms with the plan designation.



**VICINITY MAP**



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

X

Residential  
Care Facility

Regional Criteria\*

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 sited 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

Aug 28 1986

item 2

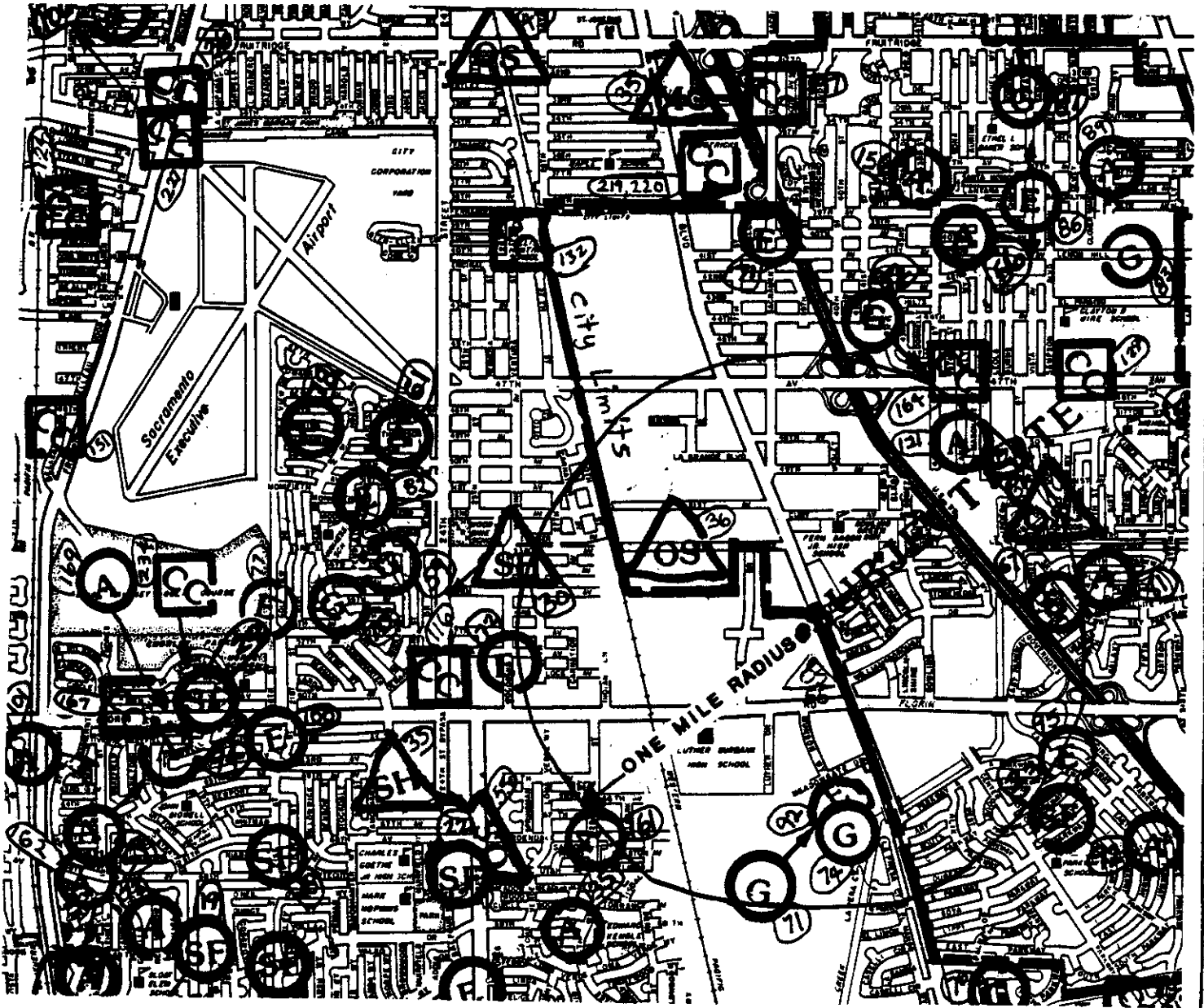
APPLICANT'S RESPONSE TO  
LOCATIONAL CRITERIA

1. Client Access: The proposed facility located at 7000 Franklin Blvd. will serve adults with developmental disabilities who reside primarily in the south Sacramento area. At the present time there are no adult activity centers in the south area, which means clients are either transported long distances to other programs or they spend all day at home.

The facility's proposed location is very accessible to Paratransit and Regional Transit's major transportation routes. The facility also is close to freeway access from all parts of the served area.

2. Supportive Services: The proposed facility site is located reasonably close to medical facilities (U.C.D. Medical Center), governmental (Social Security, Regional Center), all easily accessible by existing transportation, shopping (Florin Mall and many other shopping areas for clients located very near).
3. Employment Opportunities: Not required for non-residential care facility; however, we will be developing small cottage industries within facility to provide clients with the opportunity to earn income.
4. Distribution of Services: At this time there are no other adult activity centers in the south area of Sacramento. Alta California Regional Center and the Department of Developmental Services have determined that there is a genuine need in the south Sacramento area for an adult activity center. There are a moderate number of clients residing in south area residential care facilities with no daily program. Other clients have been released from state hospitals and are awaiting day programs, so there is no duplication of services from the south area.
5. The proposed facility site offers excellent accessibility. It is centrally located in the south area of Sacramento. The location provides clients with the opportunity to gain community acceptance rather than placing the program in an obscure location. This is a unique program for the south area, however funding sources indicate we couldn't have found a better location for meeting their needs and the needs of the clients.
6. Concentration: Please see attached list of residential care facilities located in the south area. The Southside Art Center represents the only adult activity center in the south area of Sacramento. It is a non-residential care facility.
7. Neighborhood Disruption: There are no activities in the program which will cause excessive noise. The music activities are the only "noisy" activities, but we have planned to soundproof the music room to avoid any problems which might disturb others.

8. Parking: All of our clients are transported by bus to the program on either Paratransit or Regional Transit. There are eight staff members for our current number of clients (30). There is adequate parking in the front of the suite (#850). Additional parking is available in the cul-de-sac at the west end of the facility. A handicapped parking space for visitors will also be provided. There should be no need for parking in residential areas and no traffic problems should be created.
  
9. Size of Structure: The proposed structure has 3200 square feet of usable space. According to the Department of Developmental Service's guidelines, almost 60 clients could utilize the space provided in this facility. We feel that 40 to 50 clients could eventually utilize our program, so this provides space for some growth. Needless to say, the structure's interior has been designed to accommodate wheelchair accessibility throughout. The interior design provides clients with a lounge for eating, socializing and recreation. In addition, there is an outdoor space with grass, trees, etc. at the front of the facility provided for clients.
  
10. The Southside Art Center pays a monthly fee to August Management Corporation for exterior maintenance which keeps all of the structures in the area looking compatible. Signs and all exterior advertizing must be approved by August Management Corporation which follow the local rules and regulations.



Scale: 1" = 2,000'

FACILITY MAP

TABLE I

Other Services - Care Facilities Within One Mile

Key No

- OS 55. Visions Unlimited, 7000 Franklin Boulevard, Suite 200  
Outpatient mental health clinic; ages 6-Adult; 50 clients
- OS 36. Fruitridge Senior Services, 3115-52nd Avenue
- OS 32. Developmental Living Center, No. 2, 6518 Lang Avenue  
Amb. ages 18-61; Capacity 6

Elderly Care Facilities

Capacity

- 72. Community Group Home, 7099 Woodbine; amb. 8; non-amb. over 62 8
- 92. Meadowgate Lodge, 7349 Alcedo Circle; amb. over 62 6
- 95. Parkway Guest Home, 4450 'A' Parkway; amb. over 62 6
- Total 20

Adult Care Facility

- 161. Sowell Manor, 7400-29th Street; D.D. ages 18-50 6

Group Home

- 71. Mandy Street Group Home, 7434 Mandy St.; amb. 6 to 18 6
- 74. Patero Circle Group Home, 7394 Patero Circle; amb. 6 to 18 6
- 67. Kenmore, Inc., 4906 Spica Parkway; amb. ages 0-18 6
- Total 18

## SOUTHSIDE ARTS CENTER

## OBJECTIVES AND PROGRAM CURRICULUM

PROGRAM CURRICULUM:

Program curriculum is divided into two areas: (1) life skills training and (2) visual and performing art classes. Goals in life skills classes include increased attention span, program mobility training, grooming, feeding and restroom skills, language comprehension, following verbal directives. Students attend for a one-hour class period of intense work on individual needs. Life skills training classes utilize a more traditional design to teaching basic skills to severely and profoundly disabled students.

Our experience shows that the arts are extremely successful and adaptable for students with a wide range of abilities including students with special needs. Because the arts have virtually no right or wrong, everyone experiences success.

Visual art classes are structured so that each student works on individual projects, at their own pace, within their own personal abilities so that all abilities are served.

The music classes are structured so that every student's task is adapted to their abilities. Students learn to work together because every task contributes to the success of the entire musical performance.

In addition, other adaptations may take the form of using less complicated musical instruments, developing specialized equipment or adjusting the curriculum to meet the students' needs. Adaptations remain an ongoing evolution of change as the student's skills improve. As the students adapt to the program, we expect to see dramatic growth and change in behavior and skill levels.

A fine arts program will provide students with:

- immediate success
- access to the community
- normalization
- self-expression
- socialization
- self-discipline
- increased self-esteem
- a vehicle for nonverbal communication
- a non-threatening learning environment
- alternatives for structuring behavior
- adaptability
- opportunities for making choices, taking charge and showcasing talents
- prevocational skill training
- stepping stones to independence and maturity

OBJECTIVES:

1. A Day Activity Center which utilizes the fine arts as a modality to serve a minimum of 30 adults with developmental disabilities (18 and older) with a wide range of abilities and skills.
2. The program will be used as a model program which will serve as a source for further program development.
3. The program will integrate students into the community by highlighting their strengths and talents.
4. The instructional staff will be trained primarily in the fine arts or special education.
5. The program will provide a counseling component to assist students in the generalization of artistic and behavioral skills.

In order to assure the maximum opportunity for a successful transition for clients leaving the state hospitals and coming into the community, the program staff will utilize the following format:

Every client in program will have a client coordinator. The client coordinator is an instructor whose responsibilities include working closely with the student, care home, Regional Center counselor and other Center staff members to maximize communication.

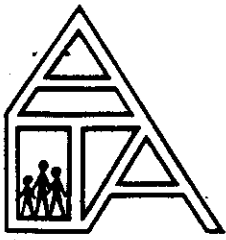
This communication helps to assure program continuity with all other aspects of the student's placement. In addition, student behavior management programs can be developed between care homes, Regional Center counselors and program to ensure maximum success in modifying inappropriate student behavior. We also find that care homes and Regional Center counselors enjoy hearing about student successes as well.

The techniques of behavior management preferred by staff members include reality therapy, behavior contracts, behavior modification, student group meetings for peer review and one-on-one counseling.



P-86-273  
EXHIBIT D

CITY PLANNING DIVISION



A PROGRAM FOR THE  
DEVELOPMENTALLY DISABLED

# Alta California Regional Center

2031 Howe Avenue, Suite 100 • Sacramento, CA 95825

JUL 18 1986

RECEIVED

July 16, 1986

Mr. Dan Hendrycks  
Current Planning Division  
1231 I Street  
Sacramento, CA 95814

RE: P86273

Dear Mr. Hendrycks:

This letter is to clarify the relationship of Alta California Regional Center to the proposed Southside Art Center to be located at 7000 Franklin Boulevard, Sacramento, CA 95823. This center is making application to the city of Sacramento for a Use Permit. When established, this center will serve clients of Alta California Regional Center who are mentally retarded and need a day activity program. The clients will attend the center Monday through Friday for 6 hours.

Alta California Regional Center will be the funding agency for these clients. We are a contracting agency of the state of California and receive money to purchase services for developmentally disabled clients. Day activity programs are one of the services we purchase. Alta California Regional Center has been in existence for 17 years and we expect our funding source from the state of California to continue.

We trust the city will not have a problem in granting the Use Permit in order that this day program can be established. Please call me if you have any questions.

Sincerely,

Anne Kitt  
Resource Developer

AK/jb

cc: Robin Rhoades

P-86-273

Aug. 28, 1986

item 2

AUGUST MANAGEMENT, INC.

August 19, 1986

CITY PLANNING DEPARTMENT

AUG 20 1986

RECEIVED

City of Sacramento  
Planning Department  
1231 I Street  
Sacramento, California

Attn: Dan Hendrycks

Dear Dan,

Pursuant to our request of continuance for the Southside Art Center conditional use permit, enclosed please find a site plan of Franklin Business Center which identifies the transfer from building #800 (suite #'s 840 & 850) to building #1000 (suite #1070) with respective square footage from 3,200 sf to 4,320 sf. Building 1000's total square footage is ±21,600. The adjoining suite's #1090 & #1000 are unoccupied. There are 41 available parking spaces located on the south side of building #1000. Southside Art Center's maximum requirement for employee, client and/or visitor parking is approximately 15 spaces at any given time. The majority of their students will be bussed to the west end of F.B.C., via Turnbridge Drive. From there, they will be escorted to the Center by staff members. Those students who are unable to walk to the Center will be transported directly to the Centers rear loading/unloading entrance, via bus. There is adequate space to accommodate such means of transporting and loading & unloading at the Center. We do not anticipate any parking or transportation problems at the new location.

Should you need additional information and/or have any further questions, please feel free to call.

Your assistance in this matter is, greatly, appreciated.

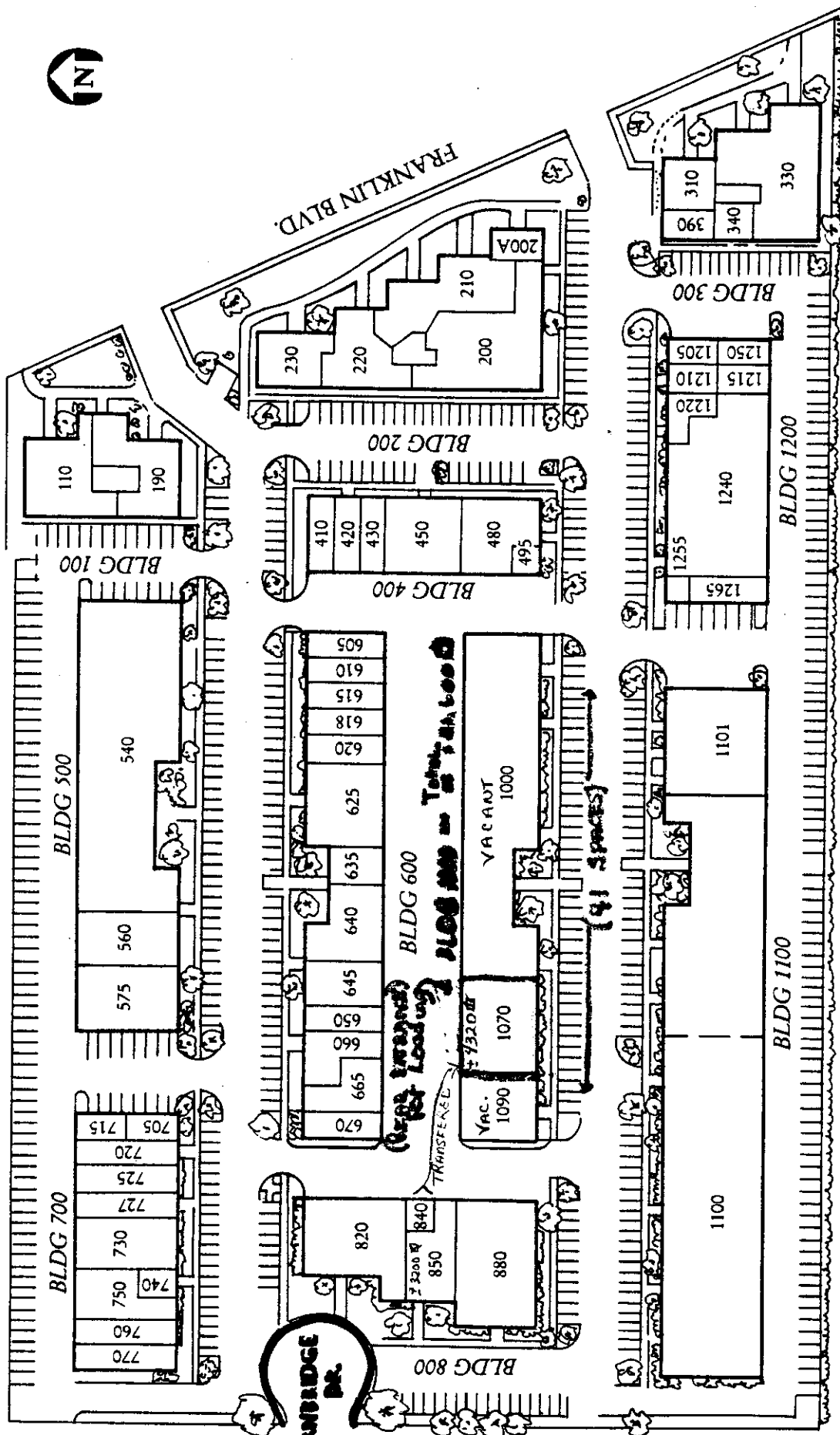
Cordially,

Deborah Payne  
Administrative  
Assistant

cc: Nikki Philips, Tess Alvey, Robin Rhoades, file

# FRANKLIN BUSINESS CENTER

7000 Franklin Boulevard, Sacramento, CA 95823



PLOT PLAN NOT TO SCALE

For further information please contact  
 our leasing department,  
 August Management, Inc.

3545 Long Beach Blvd.  
 P.O. Box 22630  
 Long Beach, CA 90801-5630

(213) 424-6131  
 (800) 352-3718 California only  
 (800) 821-3332 Continental USA

Student Drop Off Point

P-86-273

98-82-8

atom 7

3815 FLORIN ROAD  
SACRAMENTO, CA 95823

OFFICE OF

LAWRENCE W. MILES, JR.  
GENERAL COUNSEL TO CAL WORTHINGTON

CITY PLANNING DIVISION

TELEPHONE  
(916) 393-7119

AUG 19 1986

August 18, 1986

City of Sacramento  
Department of Planning and Development  
1231 "I" Street  
Sacramento, California 95814

RECEIVED

RE: Opposition to P86-273: Special Permit to Establish  
A Non-Residential Care Facility/School on Franklin  
Boulevard

Dear Commission Members:

I represent Cal Worthington and Worthington Chevrolet, located at the Corner of Franklin and Florin Road. Mr. Worthington has asked me to oppose the above permit.

We have reviewed this matter with the Planning Department and the applicant, specifically Ms Robin Rhoades. We are aware that this facility is sponsored by the Alta California Regional Center. We are further aware that the facility will start with 30 developmentally disabled students, and have a limit of 65 students. Ms Rhoades has informed us that the students will be bussed by mini-van either directly to the facility, or to the corner of Franklin Boulevard, where they will be met by a teacher's aid.

Dispite the limitations and supervisions outlined above, Mr. Worthington nonetheless has serious concerns about the location of the school. As you know, Franklin Boulevard is one of the busiest streets in Sacramento, and the intersection of Franklin Boulevard and Florin Road is extremely busy and dangerous. There are substantial dealerships on Florin Road that generate a significant amount of traffic. The sponsor seeks to place an educational facility in the midst of a highly commercial/industrial area. We are concerned about our sales representatives or customers accidently striking either the stopped mini-van or a student who might inadvertently wander from the facility. Although Ms Rhoades feels strongly that the presence of immediate supervision will avoid any such problems, we remain concerned about the potential for accidents.

We regret having to oppose a program that has such worthwhile aspirations, but we are forced to conclude that the proposed location is simply inappropriate.

Thank you for anticipated consideration.

Kindest regards,

  
Lawrence W. Miles, Jr.

cc: Mr. Cal Worthington