



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

SPECIAL PERMIT MODIFICATION
(P92-045)

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

Application: Planning Director's Special Permit Modification to establish the Friendship Park on 0.69± vacant acres in the Heavy Industrial (M-2) zone.

Location: 1300 North "C" Street
Assessor's Parcel Number(s): 001-0123-001 & 002

Background Information: On April 14, 1988, the City Planning Commission approved a series of entitlements which legally established existing and proposed land uses and facilities serving the homeless general public (P88-078). The approvals included the establishment of a 150-capacity soup kitchen, a 40-capacity homeless shelter, a children's day-care center, nine (9) low-cost rentals in nine (9) existing cottages for temporary housing, a free hospitality center for the homeless and chronically mental ill for eight clients, a free medical clinic (Mercy Clinic) for the homeless and the indigent poor in two existing cottages, an emergency shelter for women and children with a capacity of 40 beds, a variance to reduce the required back-out maneuvering area from 26 feet to 20 feet for an eight-space parking lot, and a lot line adjustment to merge three developed parcels into one lot.

In February of 1991, the applicant purchased 0.69± acres at 1300 North "C" Street in order to establish an off-street waiting area for guests who come to participate in the Loaves & Fishes programs. The area is intended to accommodate the requirements which were made conditions of approval for P88-078. The area has been named "Friendship Park." The area includes shelters ("gazebos") to protect guests from the sun or rain, playground areas for both adults and children, portable toilets, a refreshment stand, assigned areas for cart storage, bicycle racks, dog kennels, day storage areas, tables, chairs, benches, telephones, a mail drop, bulletin boards, grassy areas, and a service center for guests to report to in order to participate in City approved Loaves & Fishes programs.

The applicant has received the assistance and support of various city entities. The proposed project was heard by the Richards Boulevard PAC Committee, the Redevelopment Commission, and the City Council Joint Committee - all of whom support the effort. In 1991, the City Council

voted to reimburse Loaves & Fishes for the permit fees associated with the construction of the new dining room via a grant from the Sacramento Housing and Redevelopment Agency (SHRA). In addition, the City Department of Parks and Recreation have provided technical assistance to the Loaves & Fishes staff in designing the recreational areas of the proposed project.

The applicant has indicated that the Loaves & Fishes programs and the "Friendship Park" project have been in operation and have received very few complaints from the community and from the City.

The "Friendship Park" site is located directly across the street from the now existing and operating Loaves & Fishes complex. The site is surrounded by Heavy Industrial (M-2) zoned land. The project site formerly served as an automotive wrecking yard.

Applicant's Proposal: The applicant is requesting a Planning Director's Special Permit Modification to legally establish the above mentioned "Friendship Park" land use. The application includes provision for five (5) gazebos, benches, a basketball court, grassy areas, thirty (30) bike lockers, six (6) exterior lights, and a waiting area of approximately 280 square feet.* The hours of operation will be between 7:00 a.m. and 5:00 p.m. The total number of employees will be seven (7), and the anticipated number of employees per shift will be four (4). The total number of guests on-site at any one time is anticipated to not exceed 200. Construction of the site began in July of 1991 and will be completed in March of 1992.

Staff's Analysis: The proposed project is intended to meet the conditions of approval for P88-078 as recommended by the City's staff and approved by the Planning Commission on April 14, 1988. Funding and design assistance for the proposed project have been provided by the City. The Loaves & Fishes programs have been in operation since September, 1983, resulting in very few complaints. Staff therefore has no objection to the request for the special permit modification.

Recommendation: Staff recommends approval of the Planning Director's Special Permit Modification.

Report Prepared By:

Date:

Mike Dale

3-3-92

Mike Dale, Assistant Planner

Recommendation Approved By:

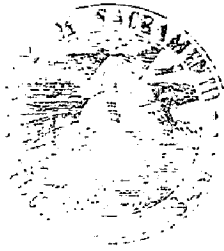
Date:

Gary Stonehouse

3-6-92

Gary Stonehouse, Planning Director

*Permanent Restrooms Will Be Provided - See Site Plan



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February 24, 1992

SPECIAL PERMIT MODIFICATION
(P92-042)

APPLICATION: Planning Director's Special Permit Modification to relocate the on-site loop road and construct two parking areas on the Kaiser South Hospital ground consisting of 42.0± developed acres in the Hospital - Review (H-R) zone.

LOCATION: 6600 Bruceville Road
APN: 117-0170-074 and 075

SUMMARY: The applicant is requesting a modification of the special permit and plan review of additions to Kaiser South Hospital. The previously approved application included construction of an out-patient surgery center and an expansion of the surgery area. The proposed modification is to relocate the on-site loop road and construct two remote parking areas on the site. The special permit (P90-301) for the expansions was approved by the Planning Commission on July 25, 1991.

BACKGROUND INFORMATION: On October 26, 1982, the City Council approved the necessary rezone, plan amendments and special permits (P82-150) to develop a 112 bed hospital and medical offices on the subject site. On January 26, 1984, a special permit (P83-373) was approved adding 64 beds to the hospital. On July 24, 1986, additional medical office space (P86-257) was approved. An interim urgent care facility (P88-469) was approved in February of 1989. On May 24, 1990, the Planning Commission approved a 10,500 square foot urgent care facility (P90-108) and made the previously approved interim urgent care facility permanent. The applicant also included the deletion of 29,500 square foot expansion of the

APPLICATION NO. P92-042

001391

hospital. The 48 bed Psychiatric Hospital (P88-475) was approved by the Planning Commission on July 13, 1989, with subsequent minor modifications approved by the Planning Director in 1991. On July 25, 1991, the Planning Commission approved (P90-301) the development of an out-patient surgery center and an expansion of the surgery area. Although only the two developments were addressed under this review, the applicant had submitted a master plan for the development of the entire campus for environmental consideration.

ANALYSIS: Staff has no objection to the modification of the special permit approval (P90-301) to relocate the on-site loop road and add two remote parking lots. These improvements were indicated on the master plan and need to be completed before the next phase of development can occur. The next phase includes a medical office building which will require special permit and plan review approvals prior to their construction. The applicant anticipates submitting for these approvals within the next few months.

RECOMMENDATION: Staff recommends the Planning Director approve the Special Permit Modification to relocate the loop road and construct two parking areas for Kaiser Hospital subject to conditions and based upon findings of fact which follow.

Conditions

1. The applicant shall obtain Building Permits for the site work necessary to construct the parking areas and relocate the loop road.
2. The parking areas shall meet all minimum requirements of the Zoning Ordinance for dimensions and shading.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the relocation of the loop road and parking areas in that they are compatible and supportive of the surrounding hospital development.
2. The project, as conditioned, will not be detrimental to the public welfare in that the construction will meet all Building Code and Zoning Ordinance requirements.
3. The project is consistent with the General Plan which designates the site Public/Quasi-Public - Misc. and the South Sacramento Community Plan which designates the site Hospital.

Report Prepared By:

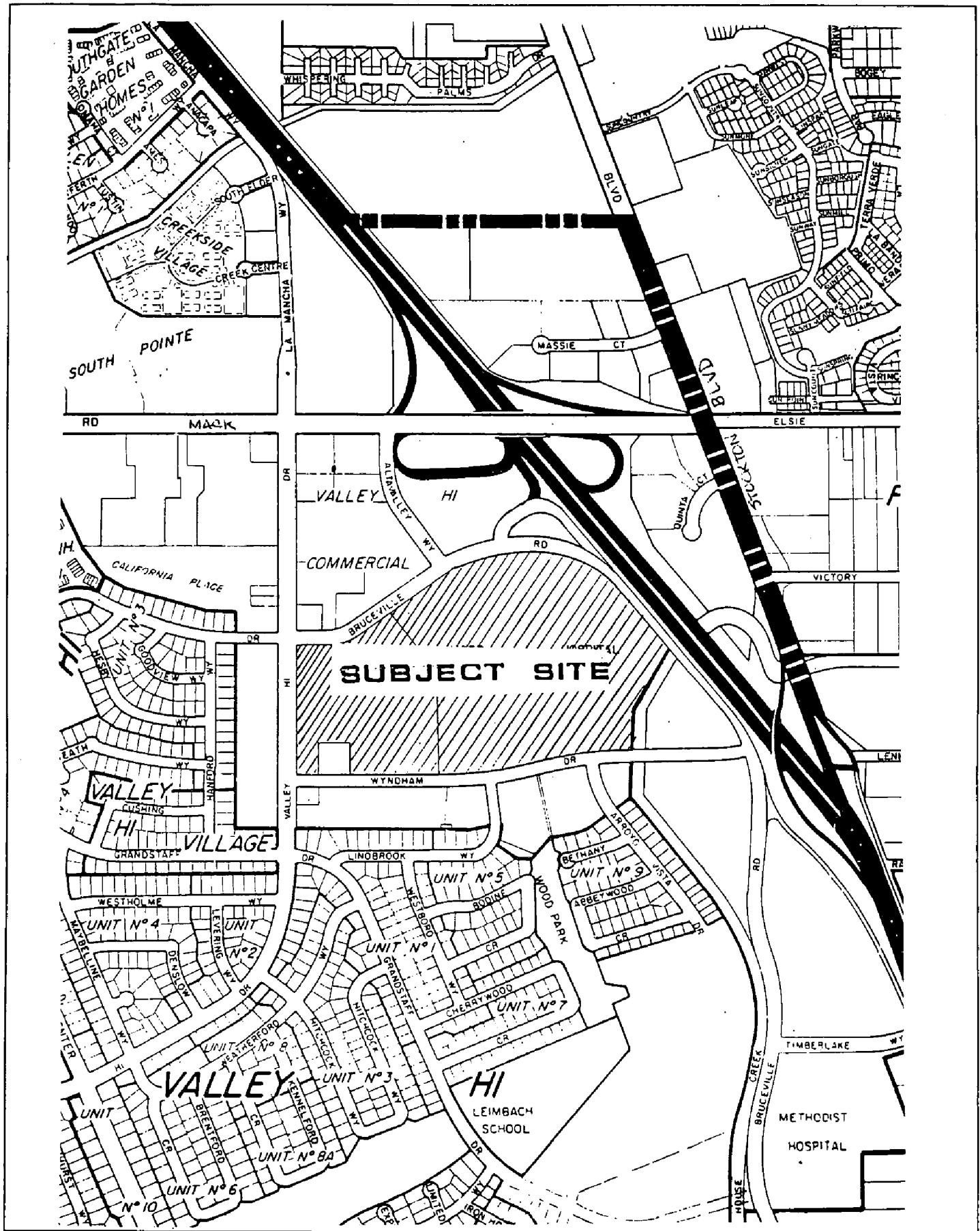
Cindy Gnos
Cindy Gnos, Associate Planner

2-24-92
Date

Recommendation Approved By:

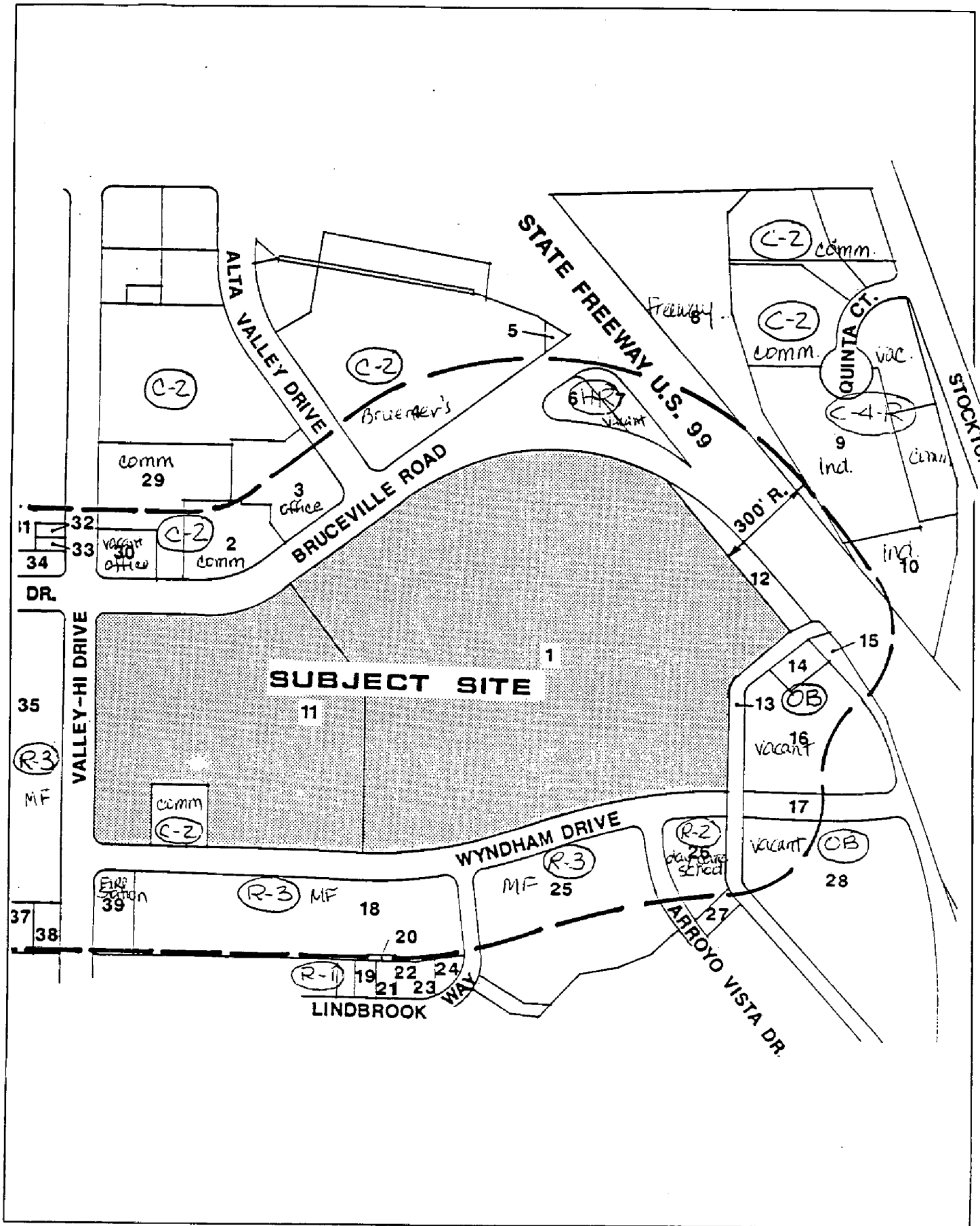
Gary Stonehouse
Gary Stonehouse, Planning Director

3-2-92
Date



VICINITY MAP

001394



LAND USE & ZONING MAP


001395



IF THIS SHEET IS NOT 20 x 40 IN. & NOTED THAT - SCALE ACCORDINGLY


PARKING TABULATION

EXISTING PARKING TOTAL	1,807
REQUIRED PARKING TOTAL	1,870
CITY PARKING REQUIREMENT	1,864
LANDSCAPED STALLS PROVIDED	11
TITLE 24 REQUIREMENT (CAL. PAID)	12



KAISER PERMANENTE
Kaiser Foundation Hospitals

Facilities Development
Post Office Box 12916
Oakland, California 94604

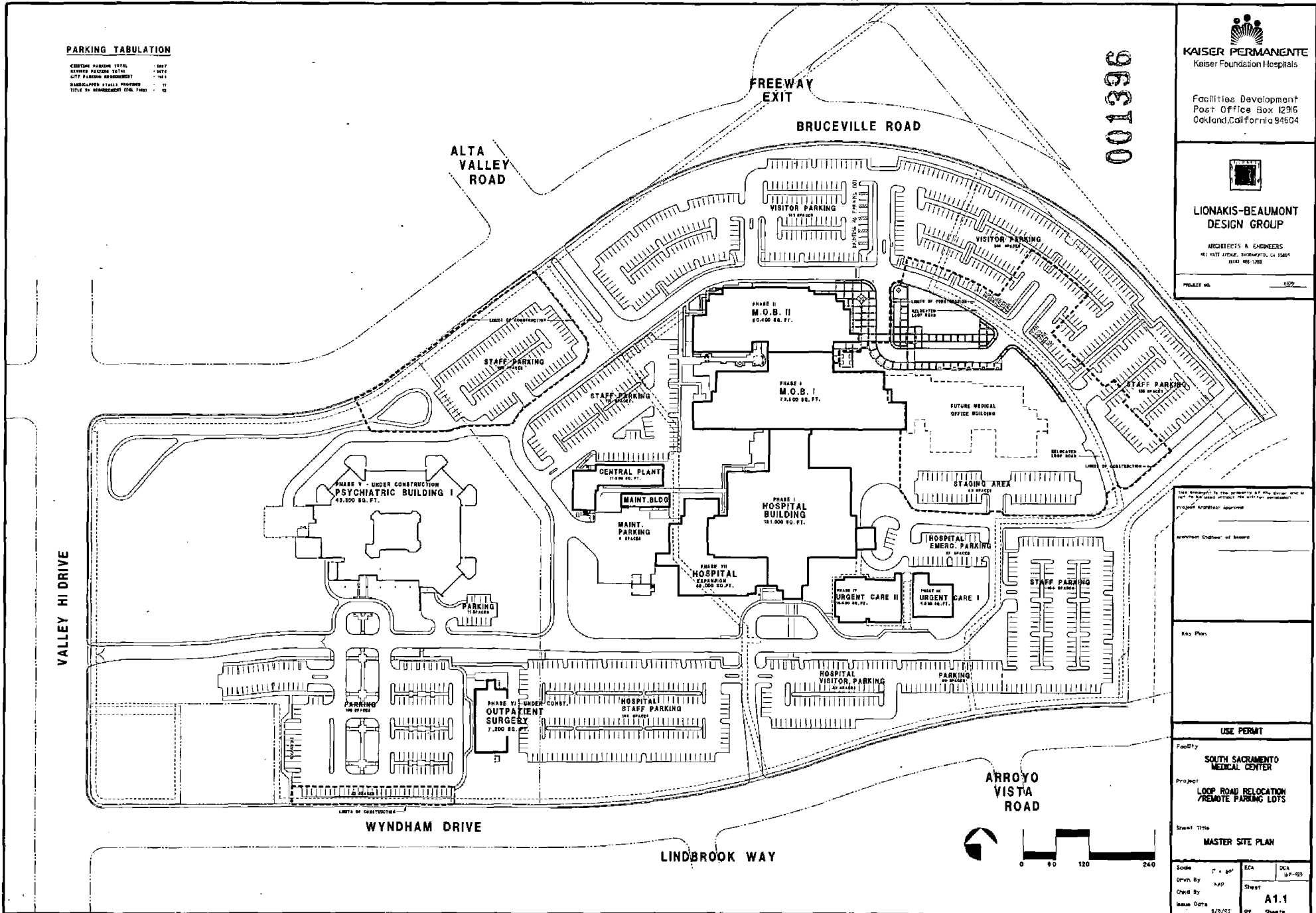


LIONAKIS-BEAUMONT
DESIGN GROUP

ARCHITECTS & ENGINEERS
181 FAYT AVENUE, SACRAMENTO, CA 95804
(916) 485-1300

PROJECT NO. 1529

001396



THIS DRAWING IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

Project Approval: _____

Author: _____

Key Plan: _____

USE PERMIT

Facility: SOUTH SACRAMENTO MEDICAL CENTER

Project: LOOP ROAD RELOCATION / REMOTE PARKING LOTS

Sheet Title: MASTER SITE PLAN

Scale: 1" = 40'	ECA	DLA
Drawn By: LJP	Sheet	
Issue Date: 3/25/02	DT	Sheets

A1.1

