

REPORT AMENDED BY CPC 7-26-90
CITY OF SACRAMENTO PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Wellspring Women's Center, 3230 Broadway, Sacramento, California 95817		
OWNER	Mae and Hwasop Hoh, 3228 Broadway, Sacramento, California 95817		
PLANS BY	Wellspring Women's Center, 3230 Broadway, Sacramento, California 95817		
FILING DATE	May 25, 1990	ENVIR. DET.	Negative Declaration
		REPORT BY CG:	
ASSESSOR'S PCL. NO.	010-0308-006		

APPLICATION:

- A. Negative Declaration.
- B. Special Permit to operate a Women's Counseling Center in a 2,250 square foot portion of a 4,880 square foot building on 0.11± acres in the General Commercial (C-2) zone.
- C. Variance to locate 5 required parking spaces off-site.

LOCATION: 3230 Broadway

PROPOSAL: The applicant is requesting the necessary entitlements for the relocation of the Wellspring Women's Center from 3400 Broadway to 3230 Broadway.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial & Offices
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Wellspring Women's Center, massage parlor, two residential units, beauty parlor, and cafe.

Surrounding Land Use and Zoning:

North:	Senior Citizen Housing; R-2A
South:	Multi and Single Family Residential; R-2B
East:	Commercial; C-2
West:	Commercial; C-2

Parking Required:	10 spaces
Parking Credit:	5 spaces
Parking Provided:	5 spaces off-site
Property Dimensions:	40' x 122'
Property Area:	0.11± acres
Square Footage of Building:	4,880 square feet
Square Footage of Lease Space:	2,250 square feet
Building Height:	21 feet, two stories
Exterior Building Materials:	Stucco
Roof Materials:	Composition Tar and Gravel

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Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Hours of Operation:	7:30 am to 11:30 am, Monday to Friday
Number of Employees:	2 employees, 6 volunteers
Number of Fixed Seats:	30

BACKGROUND INFORMATION: On October 8, 1987, the Planning Commission approved a special permit (P87-376) for a non-residential care facility and a variance for off-site parking for the Wellspring Women's Center at 3400 Broadway. The facility operated at the 3400 Broadway site from June, 1987 to December, 1989. The Wellspring Women's Center has operated at 3230 Broadway since October 1989.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.11± acres in the General Commercial (C-2) zone. The site is currently developed with a 4,880 square foot building which contains two residential apartments, a massage parlor, a beauty parlor, a small cafe, and the Wellspring Women's Center. The off-site parking is located across Broadway in the General Commercial (C-2) zone. The General Plan designates the site Community/Neighborhood Commercial and Offices. The surrounding land use and zoning includes senior housing, zoned R-2A, to the north; single and multi family, zoned R-2B, to the south, and commercial, zoned C-2, to the east and west.

B. Applicant's Proposal

The applicant proposes to operate a counseling center at 3230 Broadway. This center has relocated from 3400 Broadway, two blocks away. The center operates from 7:30 am to 11:30 am, Monday through Friday. Service is provided to approximately 200 women and children per day. The relocation is not increasing the hours of operation or numbers of clients served. The applicant also proposes to locate five required parking spaces off site on a lot across Broadway which is owned by Immaculate Conception Church.

C. Wellspring Women's Center Services

The Wellspring Women's Center is operated under the provisions of the Catholic Church as the Sisters of Social Service, a branch of the Benedictine Order. They are tied to the Church of the Immaculate Conception for tax exempt status and insurance purposes. Since the use of a counseling center could not be located on the premises of the Church of Immaculate Conception, the expansion of Catholic social service programs was determined to require a special permit similar to the conversion of the former Arata Bros. Market warehouse into a food bank by the Church of Immaculate Conception.

The facility operates from 7:30 am to 11:30 am, Monday through Friday, and provides service to a client base of up to 200 women and children per day. The counseling center is open exclusively to women and children. In addition to limited individual counseling services, the Center provides refreshments, a safe environment, meeting space, English-As-A-Second-Language classes, and a community gathering place for women in need. Staff recommends the free meals or food be limited to the women and children receiving counseling.

The relocation to 3230 Broadway increased the floor space for the Wellspring Women's Center, however, the number of clients and hours of operation are not increasing. Staff has no objection to the relocation of the Wellspring Women's Center to 3230 Broadway.

D. Locational Criteria

A map containing the names and locations of care facilities within a 1,000 foot radius of the subject site is attached Exhibit E. Utilizing the Locational Criteria for Establishing Non-Residential Care Facilities, the following summary can be made:

1. Client Access - The facility, Wellspring Women's Center, is located within close proximity to the women residents of Oak Park. It is close to major transit routes, bicycle routes and reasonable free access from all parts of the Oak Park area.
2. Supportive Services - The facility is located within an area which is reasonably close to medical, governmental, shopping, welfare, and other services which supports clients and is near transit routes which provide access to such services.
3. Distribution of Services - There is no other facility in the area which provides breakfast for the women and children. There are feeding programs but nothing where the self-worth and dignity of the person is the prime focus.
4. Facility Access - Wellspring Women's Center is located in an accessible location for the neighborhood women of Oak Park.
5. Concentration - Within a 1,000 foot radius from the Wellspring Women's Center, there are six social service facilities. Three are community services, one senior housing facility, a food locker, and one preschool.
6. Neighborhood Disruption - Wellspring Women's Center will not generate excessive noise or extend beyond the boundaries of the facility's site in such a manner as to impose upon the living space of neighbors because the hours are between 7:30 am and 11:30 am.
7. Parking - Adequate parking is provided in a site across Broadway which is easily accessible.
8. Size of Structure - The structure is adequate in size for the proposed facility.

E. Off-Site Parking Variance

The leasing area of the Wellspring Women's Center is 2,250 square feet. The previous use, a furniture reupholstery shop, was required to provide five parking spaces. Since no spaces have been provided, the proposed use may receive a parking credit for these five spaces. The Zoning Ordinance, for care facilities, allows the Planning Commission to determine the parking required. Staff has determined that since only those being counseled are served food at the facility, the parking should be based upon the number of fixed seats as in a restaurant. Thirty seats are provided, therefore, ten parking spaces are required. Five of these spaces can be eliminated due to the parking credit, leaving five spaces to be provided.

The applicant is requesting a variance for this parking to be located off-site, on a parcel across Broadway. Staff has no objection to this request. The parking lot is owned by the Immaculate Conception Church with which the facility is affiliated. The parking lot contains spaces for twelve vehicles. Wellspring Women's Center is allowed use of all twelve spaces, even though only five are required. It is not anticipated that many clients will have vehicles to drive to the facility and it is located on a transit route.

F. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Services, Electrical Engineer, Water & Sewer, Oak Park PAC, and the Oak Park Neighborhood Improvement Association. The following comments were received:

Traffic Engineering

The applicant should provide a location for off-site parking.

Oak Park PAC

The Oak Park PAC has not opposition to the Wellspring Women's Center relocation. Their letter of support is attached Exhibit F.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined the proposed project has no significant adverse effect on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the special permit for the non-residential care facility subject to conditions and based upon findings of fact which follow.
- C. Approve the variance for five required parking spaces to be located off site subject to conditions and based upon findings of fact which follow.

Conditions

- 1. Clients served shall be limited to women and women with children.
- 2. Free meals or food shall only be served to those individuals or families receiving counseling.
- 3. The hours of operation shall be limited to 7:30 am to 11:30 am, Monday through Friday.
- 4. The parking lot shall be posted for the use of Wellspring Women's Center, Monday through Friday, 7:30 am to 11:30 am. The lot shall be posted within one month of Planning Commission action.
- 5. *The applicant shall landscape the perimeter planter of the parking lot per Zoning Ordinance requirements. (CPC added)*

Findings of Fact - Special Permit

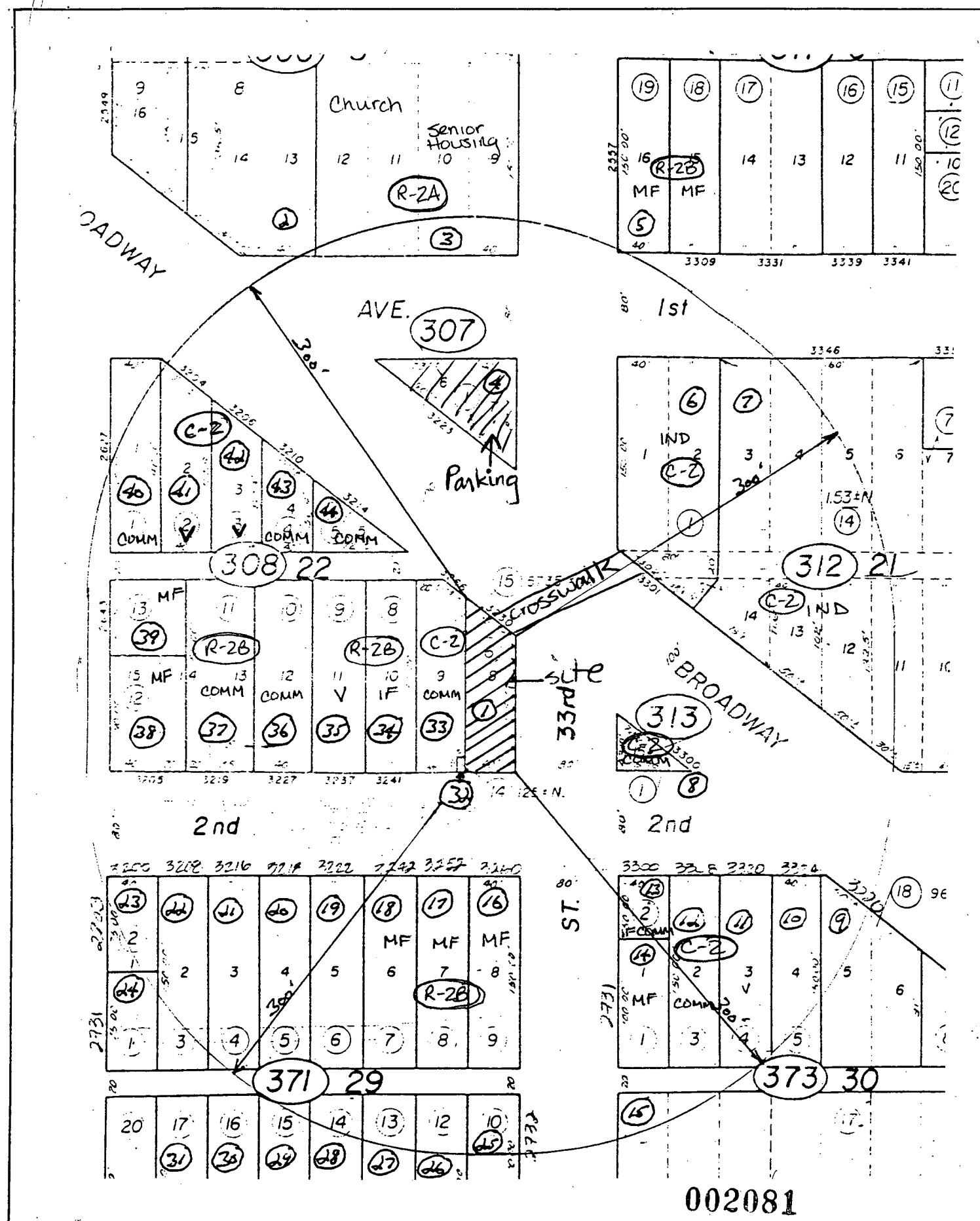
- 1. The project, as conditioned, is based upon sound principles of land use in that it complies with the locational criteria for care facilities, in that:
 - a. it does not represent an over-concentration of similar facilities in the 1,000 foot radius; and
 - b. it will not result in the disruption of the neighborhood significantly.
- 2. The proposed project, as conditioned, will not be injurious to the surrounding property or be detrimental to the public safety or welfare, nor result in the creation of a nuisance in that:
 - a. adequate parking for the project will be provided in an existing parking lot located accross the street from the subject site;
 - b. the parking lot will be posted for the use of Wellspring Women's Center only; and

c. all activities will be located within the building and be limited to the hours of 7:30 am to 11:30 am.

3. The proposed project is consistent with the General Plan which designates the site Community/Neighborhood Commercial and Offices. Non-residential care facilities are allowed in commercial areas subject to special permit approval.

Findings of Fact - Variance

1. Granting the variance does not constitute a special privilege in that other property owners facing similar circumstances would be granted a variance.
2. Granting the variance does not constitute a use variance in that parking lots are allowed in the General Commercial (C-2) zone.
3. The project will not be injurious to the public safety in that adequate crosswalks across Broadway exist to provide access from the off-site parking lot.
4. The project is consistent with the General Plan which designates the site Community/Neighborhood Commercial and Offices. Non-residential care facilities are allowed in commercial areas subject to special permit approval.



LAND USE & ZONING MAP

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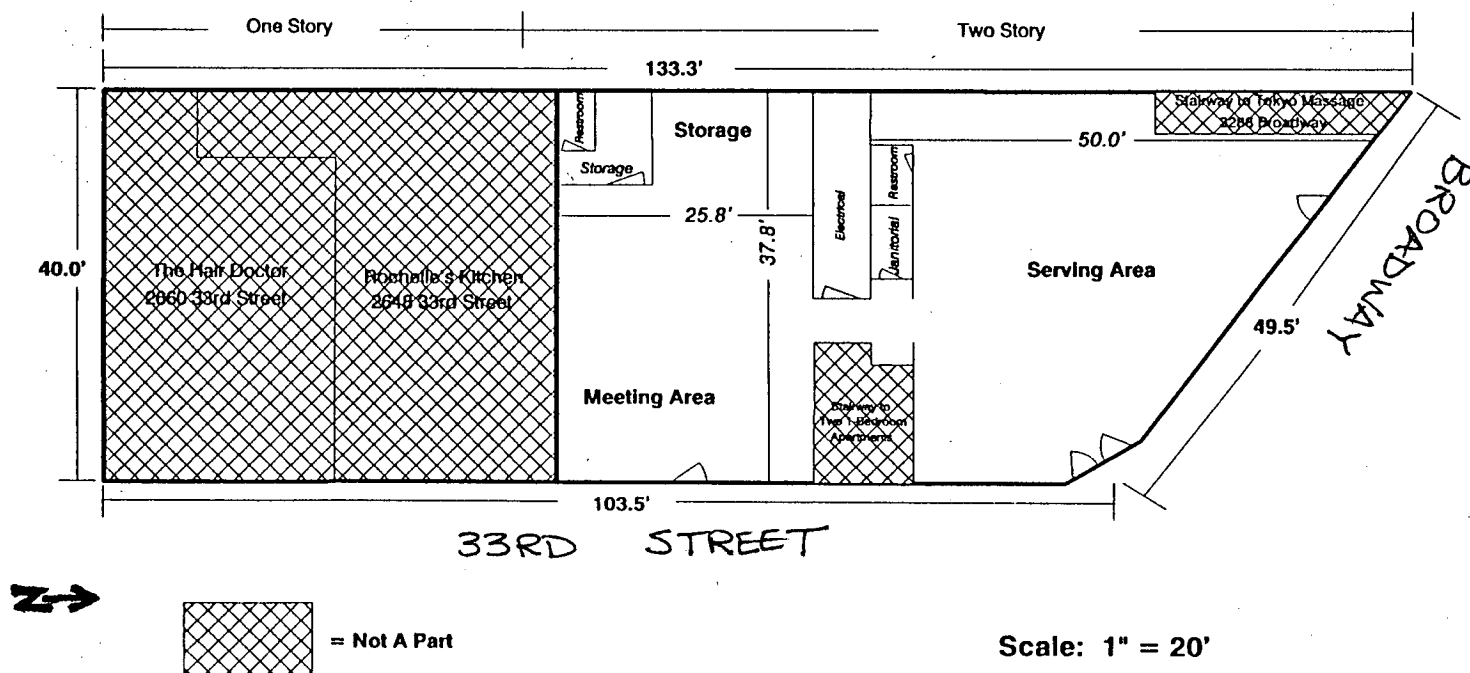
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SITE & FLOOR PLAN

Wellspring Women's Center

3230 Broadway
Sacramento, CA 95817
(916) 454-9688

APN 010-0308-006

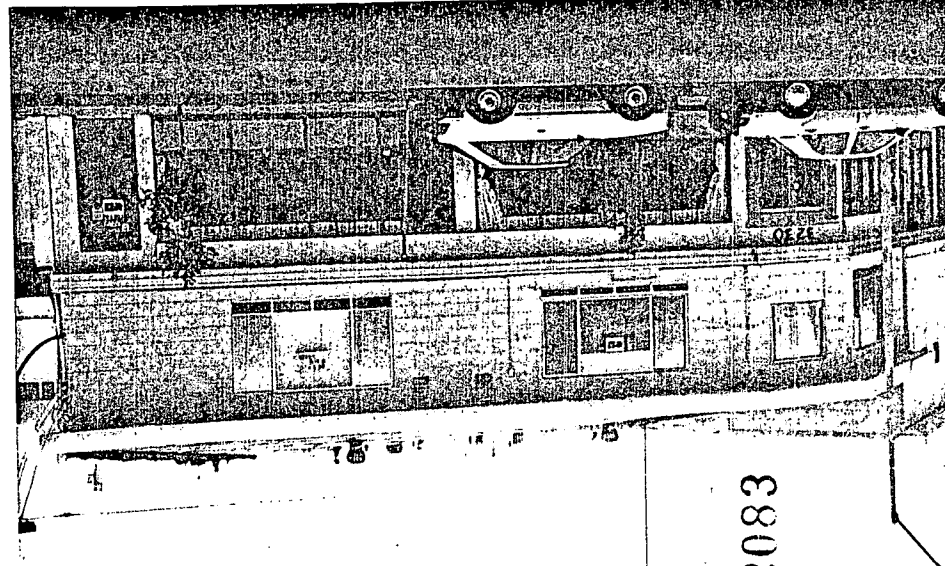
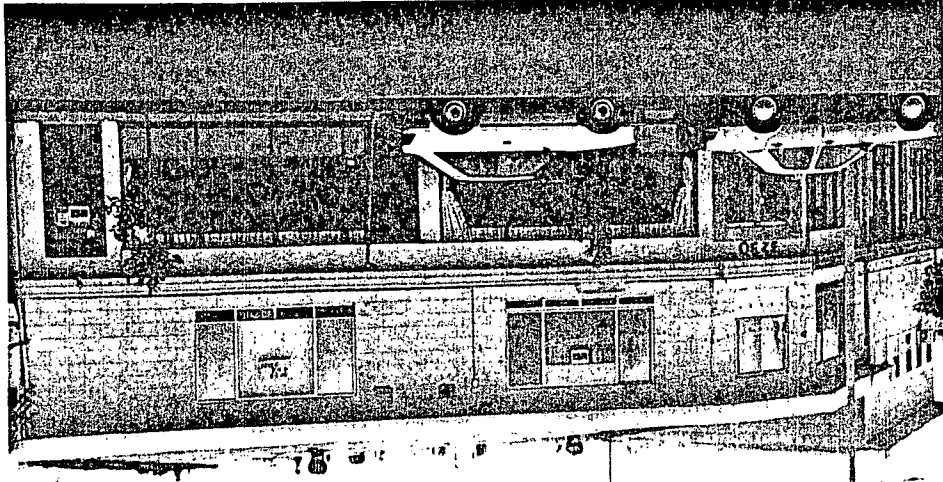


May 1990

EXHIBIT A

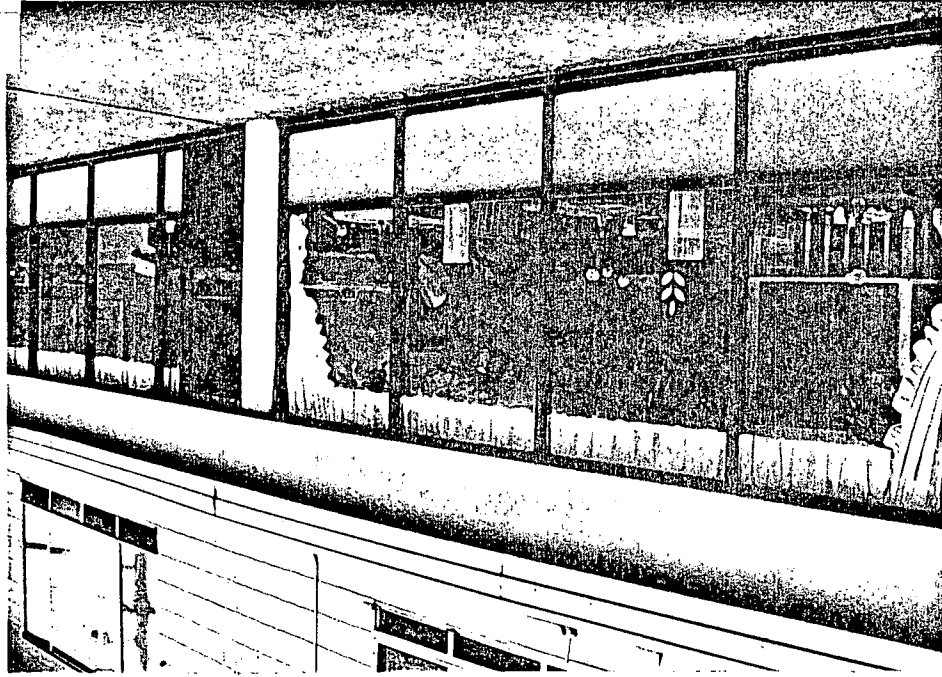
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EXHIBIT B



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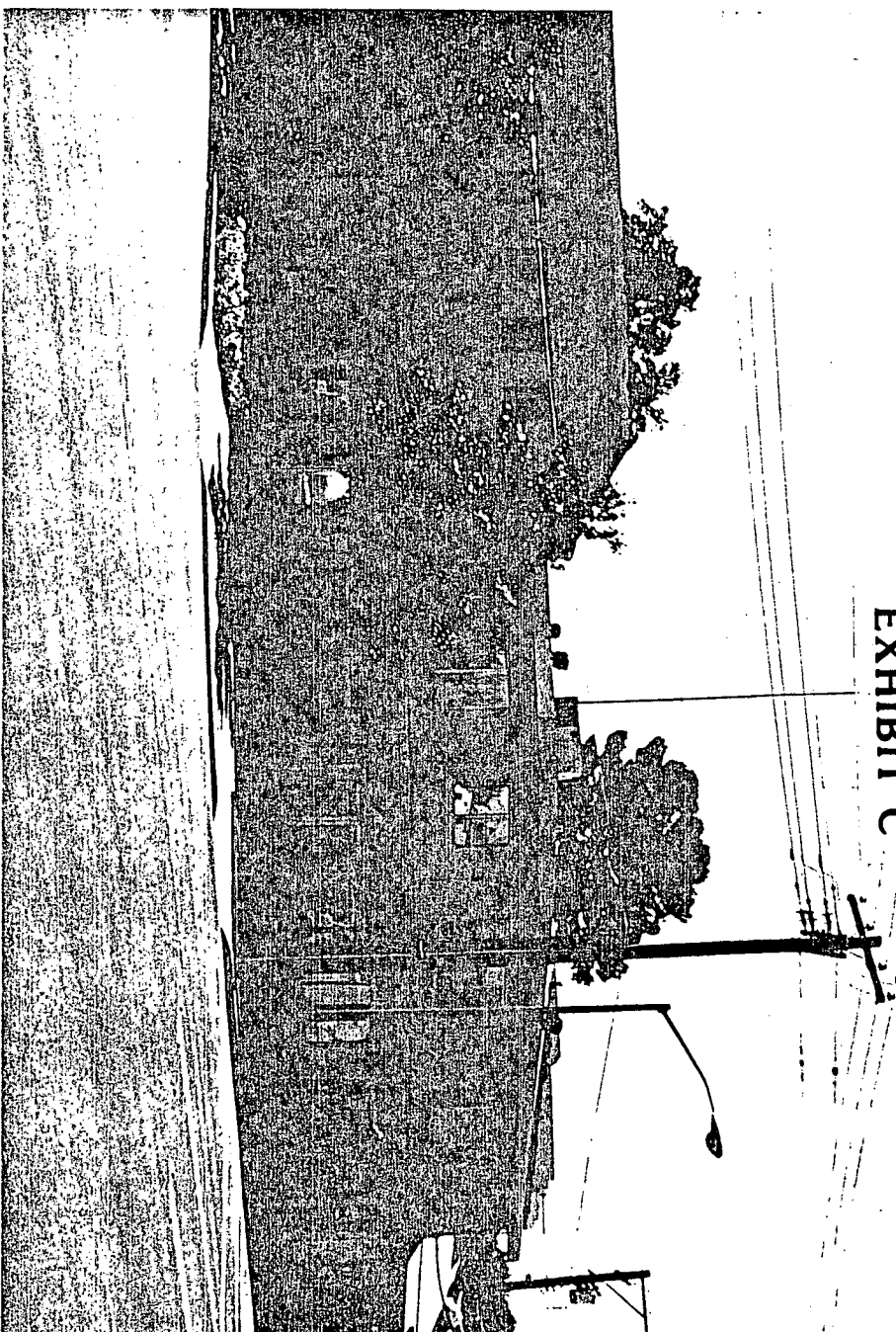
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EXHIBIT C



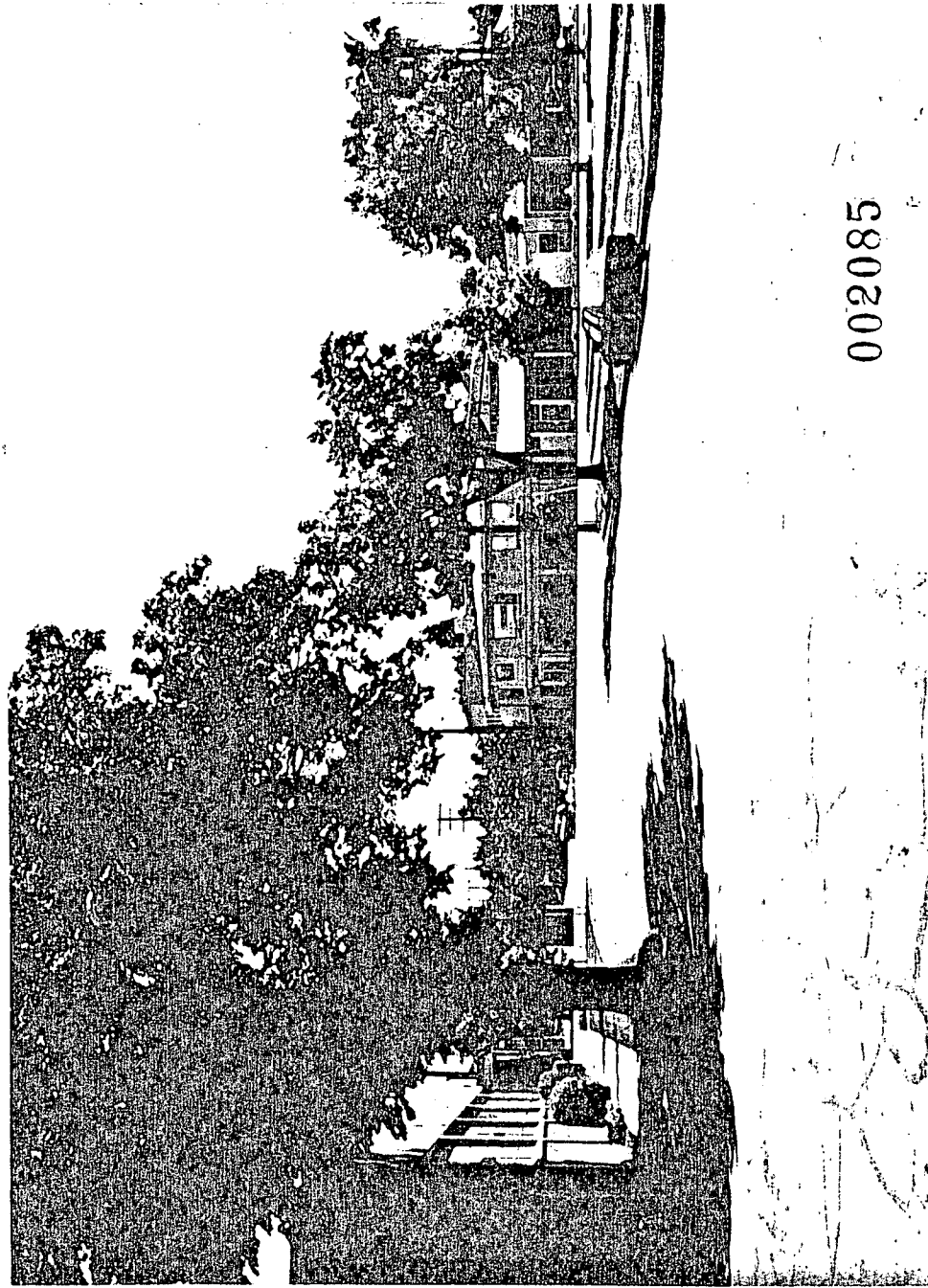
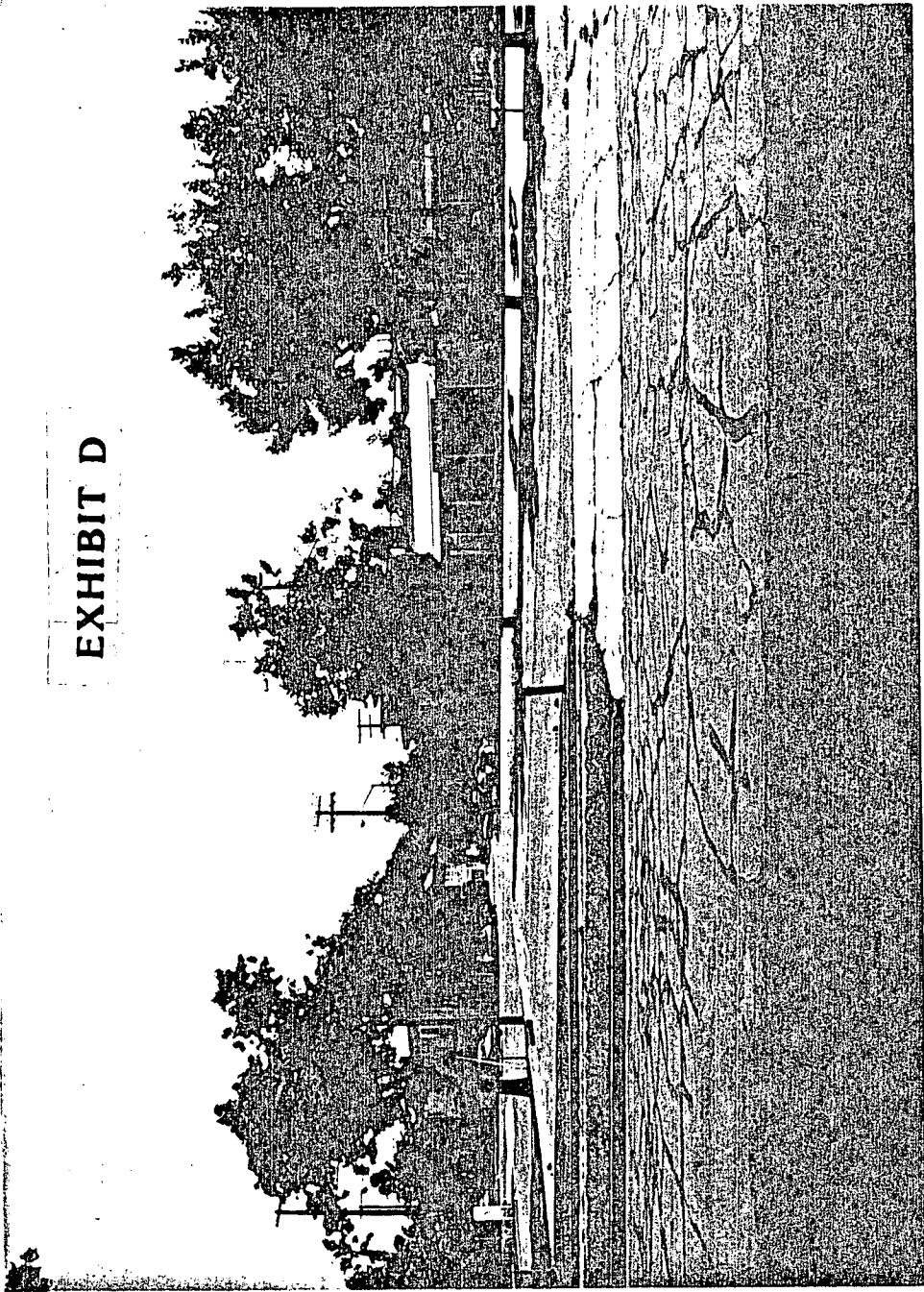
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EXHIBIT D



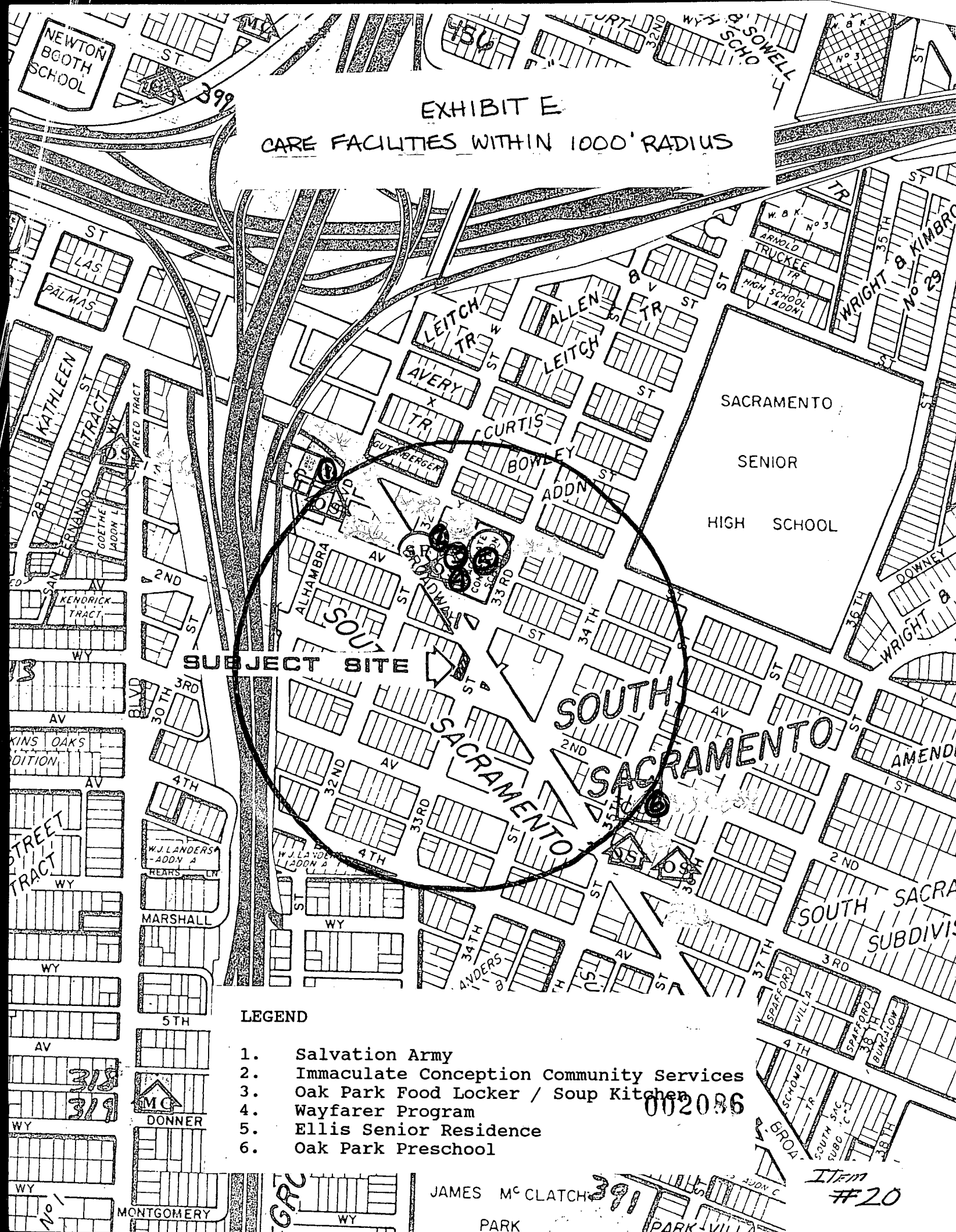
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EXHIBIT E
CARE FACILITIES WITHIN 1000' RADIUS



LEGEND

1. Salvation Army
2. Immaculate Conception Community Services
3. Oak Park Food Locker / Soup Kitchen
4. Wayfarer Program
5. Ellis Senior Residence
6. Oak Park Preschool

JAMES MCCLATCHY

PARK

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EXHIBIT F

OAK PARK PROJECT AREA COMMITTEE, INCORPORATED

3520 FIFTH AVENUE
SACRAMENTO, CA. 95817
457-6525

MEMORANDUM


Date: July 16, 1990
To: City of Sacramento
Planning Commission
From: Derrell Roberts
Chairperson
Oak Park Project Area Committee (PAC)
Subject: Recommendation Regarding Relocation of Wellspring

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The Oak Park PAC supports the relocation of the Wellspring Womens Center and its use at its new location at 3230 Broadway. Our understanding is that this project (#P90242) also requires 5 parking spaces to be located off-site as part of the variance.

The Wellspring Womens Center has been a welcome part of the Oak Park Community and we are more than glad to support its efforts.

Sincerely,



Derrell Roberts
Chairperson

DR:km

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