



CITY OF SACRAMENTO

24

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

CITY MANAGER'S OFFICE
RECEIVED
MAY 5 1982
FILED
By the City Council
Office of the City Clerk

MARTY VAN DUYN
PLANNING DIRECTOR

May 5, 1982

City Council
Sacramento, California

MAY 11 1982

Honorable Members in Session:

SUBJECT: Progress report regarding a special permit granted by the City Council to allow a group care (psychiatric clinic) in an existing structure located in the M-1 zone (P-9467)

LOCATION: 3325 "S" Street

SUMMARY:

This is a status report for a psychiatric clinic that was approved by the City Council on an appeal. The facility has been in operation for four months and no complaints have been received. It appears that the facility is operating as proposed with no problems. All conditions of the special permit have been satisfied.

BACKGROUND INFORMATION:

On August 25, 1981, the City Council granted a special permit to allow a psychiatric clinic in the above referenced location. At that time, the Council requested staff to report back in approximately four months with a status report on the general operation of the facility.

In January 1982, the applicant indicated that the remodeling of the structure was not complete and, therefore, the use was not established. The City Council continued the status report for an additional four months. Staff made a field investigation of this facility and found that the parking stalls have been designated for patient parking as required by the special permit. The parking area appears to be adequate for the needs of the facility. In addition, no complaints have been received by this Department regarding the operation of the facility.

RECOMMENDATION:

No Council action is required for this item.

FOR TRANSMITTAL TO CITY COUNCIL:

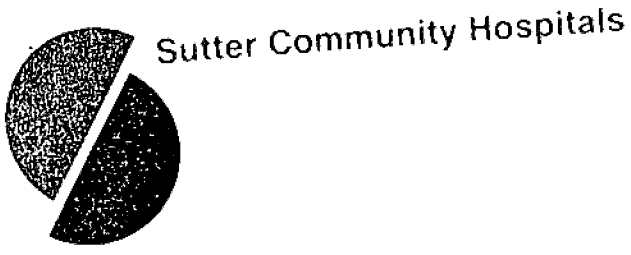
Respectfully submitted,

For Walter J. Slipes, Jr.
Walter J. Slipes, City Manager

Marty Van Duyn
Marty Van Duyn
Planning Director

Attachment

May 11, 1982
District No. 5



Sutter Community Hospitals

APR 22 1982

PLANNING
R-9467

April 19, 1982

Cliff Carstens
City Planning Office
927 10th Street
Sacramento, CA 95814

Dear Mr. Carstens:

The purpose of this letter is to provide you with an update regarding the Sutter Counseling Center located at 3325 S Street.

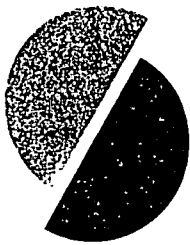
As you will recall, Sutter Memorial Hospital requested a special use permit to operate an outpatient mental health clinic at the S Street location and the permit was approved with certain conditions.

In previous correspondence to you (please note additional copies enclosed) dated September 25, 1981, October 26, 1981, and December 28, 1981 we have documented our compliance with the conditions noted in the special use permit.

The Sutter Counseling Center became operational on January 4, 1982. We received one telephone call prior to the opening of the Counseling Center from a resident who suggested that we install exterior lighting on the building as a safety factor for our staff. We are currently evaluating lighting available for such a purpose. Since the move on January 4, we have received no other phone calls or other contacts from residents of the area regarding complaints or concerns about the clinic's operation. It would be appreciated if you would convey to us any complaints or concerns which may have been relayed to you.

As a matter of interest, it should be noted that prior to the January 4 opening of the clinic, other facilities within the same block became operational as office buildings. This has increased the number of cars parked in the open lot. We have, however, not experienced any problems in maintaining the separate parking for clinic staff and patients.

- Sutter Community Hospitals
2020 I Street, Suite D
Sacramento, CA 95814
- Sutter General Hospital
Sacramento, 91645-5867
- Sutter Memorial Hospital
2820 L Street
Sacramento, CA 95815
- Sutter Community
52nd and F Streets
Sacramento, 91645-2222
- Sutter Health Center
91645-3333
- Sutter Renal Dialysis Center
52nd and F Streets
Sacramento, CA 95819
- Neuroscience Center
of Northern California
91645-3333
- The Perinatal Center
2820 L Street
Sacramento, CA 95816
- Radiation Oncology Center
52nd and F Streets
Sacramento, CA 95819
- Cardiology Diagnostic Center
52nd and F Streets
Sacramento, CA 95819
- Sutter Hospitals' Auxiliary
1219 28th Street
Sacramento, CA 95816
- Medical Research Foundation
52nd and F Streets
Sacramento, CA 95819
- Sutter Research Foundation
52nd and F Streets
Sacramento, CA 95819
- Central Billing Office
3330 Folsom Blvd.
Sacramento, CA 95816
- Biomedical Engineering Center
4471 D Street
Sacramento, CA 95819
- Sutter/VNA Hospices Care
52nd and F Streets
Sacramento, CA 95819
- Sutter/VNA Hospices Care
52nd and F Streets
Sacramento, CA 95819



Cliff Carstens
April 19, 1982
Page 2

24

I would be happy to discuss further details regarding the clinic's operation with you at any time.

Regards,

V.S. Stenberg
Assistant Administrator
Patient Services

VSS:jl

Enclosures

CITY PLANNING COMMISSION

24

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Sutter Ambulatory Care Corporation, 2020 "I" Street, Sacramento, CA		
OWNER	Marvin L. & Theda Oates, 3201 "S" Street, Sacramento, CA 95816		
PLANS BY	6-12-81		
FILING DATE	50 DAY CPC ACTION DATE	REPORT BY: SD:bw	
NEGATIVE DEC. EXEMPT 15101	EIR	ASSESSOR'S PCL. NO. 010-063-05	

- APPLICATION:
1. Environmental Determination
 2. Special Permit to operate a group care facility (psychiatric clinic) in an existing structure located in the Light Industrial, M-1 zone

LOCATION: 3325 "S" Street

PROPOSAL: The applicant is requesting a special permit to operate an ambulatory psychiatric clinic for adult outpatient service, adult patient hospitalization (day treatment only) and children's outpatient service in an existing 8,560+ square foot warehouse.

PROJECT INFORMATION

1974 General Plan Designation:	Industrial
1963 Oak Park Plan Designation:	Heavy Commercial or Industrial
Existing Zoning of Site:	M-1
Existing Land Use of Site:	Offices

Surrounding Land Use and Zoning:

North:	Industrial; M-1
South:	Residential; R-1
East:	CalTrans; M-1
West:	Office; M-1

Parking Ratio:	To be determined by Commission
Parking Proposed:	28
Property Area:	1.69+ acres
Square Footage of Building	8,534 square feet
Topography:	Flat
Street Improvements:	Provided
Utilities:	Provided

BACKGROUND INFORMATION: The subject site is located in a portion of an existing industrial complex. Surrounding uses include a CalTrans storage facility to the east, offices and a welding shop to the west, warehousing and railroad to the north, and residential to the south. A County Welfare office, distributing firm and an appliance repair shop currently occupy other existing structures on the subject site.

APPLICANT'S PROPOSAL: The applicant proposes to convert a portion (8,539 square feet) of an existing warehouse-type structure into an ambulatory psychiatric care facility. This request is made, in part, to comply with conditions outlined in the Sutter Memorial Hospital Master Plan (P-6751) which recommends a reduction in outpatient services at that site.



The outpatient facility is currently operating at the site of Sutter Memorial Hospital, 52nd and F Streets. Hours of operation are 7:30 a.m. to 5:00 p.m., with an occasional early evening appointment for a child. The facility operates daily, Monday through Friday, with no service provided on the weekend. Currently, the facility serves 56 to 69 persons per day. Due to funding constraints, the applicant anticipates no expansion of services. The applicant proposes to operate the same hours and serve 56 to 69 persons per day at the new site. This total includes approximately 15 children.

STAFF EVALUATION: Staff has the following concerns and comments with regard to this project:

1. The subject site is located in a predominantly office-industrial area. The proposed clinic use is compatible with surrounding uses. "S" Street, which is an 80-foot wide, west-directed, one-way street, provides a separation between the subject site and the residential area to the south.
2. The applicant has indicated that the clinic employees consist of nurses, psychiatrists, psychologists, clerical (8) and therapists. The peak staffing period occurs on Wednesdays, with a total of 23 employees. The remaining weekdays the clinic has 18 to 20 employees.

The clinic serves 56 to 69 persons per day. Fifteen of these persons are children. The maximum per hour, excluding children, would be seven clients. Based on the past operation of the clinic, the majority of these clients use public transportation or are dropped off and picked up.

Staff believes that, based on clients per hour, a total of seven parking spaces should be provided for clients and a total of 23 spaces be provided for employees. Therefore, the proposed clinic should provide a total of 30 parking spaces.

3. Staff inspected the site and found the area west of the proposed office building to be surfaced but not striped. In addition, the site was inspected on three different days, and it was found there was adequate on-site parking available to accommodate over 30 parking spaces. Also, there was available on-street parking. The County Welfare office provides parking along the side and rear of its building. The other two businesses provide parking to the west side of the structure. The unused area should be striped to the requirements of the Zoning Ordinance to accommodate 28 vehicles. (See Exhibit A.)
4. The subject site is located approximately two blocks east of the Central City boundary. According to a recent Planning Department survey, there are approximately 92 facilities in the Central City providing various forms of counseling, care, housing and other social services for the mentally, physically and emotionally handicapped. It appears the subject site is not located in an area of over-concentration of health facilities.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission approve the special permit subject to the following conditions and based on findings of fact.

*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.
- 2. Hours of operation shall be 7:30 a.m. to 5:00 p.m., Monday through Friday. *(CPC added: with the exception of occasional schedule appointments between 5 P.M. and 8 P.M.)*
- 3. ~~The maximum number of employees shall be limited to 23. (deleted by CPC)~~

Findings of Fact for Approval

- 1. The project is based on sound principles of land use in that the proposed facility is compatible with other uses permitted in the M-1 zone.
- 2. The project, as conditioned, will not be injurious to public health, safety and welfare in that:
 - a. adequate off-street parking will be provided on the site;
 - b. the site is located near major bus lines;
 - c. the proposal will not alter the character of the area.
- 3. The project complies with the 1963 Oak Park Community Plan which designates the site as heavy commercial or industrial.

*The Planning Commission added:

- 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 & T Sts., Alhambra Blvd. & 34th St. 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

SUTTER
 COUNSELING CENTER
 PARKING PLAN FOR
 3325 S STREET
 R 12-10-81
 R 10-29-81
 C.E. DENBEN 10-6-81

- NOTES
- 1- ALL SPACES TO BE DEFINED WITH WHITE LINES
 - 2- ALL SPACES 9'-0" WIDE X 18'-0" LONG EXCEPT COMPACT SPACES ARE 7'-6" X 16'-0"
 - 3- PROVIDE PRECAST WHEEL BUMPER BLOCKS ADJACENT TO BUILDING AS SHOWN
 - 4- SPACES MARKED "SCC-D" ARE FOR CLIENTS ONLY - SPACES MARKED "SCC" ARE FOR EMPLOYEES ONLY
 - 5- STIPPLED SPACE IS FOR SCC VEH PARKING

12-14-81
 9967
 1981

