



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
Mike Dale, Assistant Planner

3-3-92

Recommendation Approved By:

Date:

Gary Stonehouse
Gary Stonehouse, Planning Director

3-6-92

*Permanent Restrooms Will Be Provided - See Site Plan

