



REPORT TO PLANNING COMMISSION City of Sacramento

8

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
May 12, 2011

To: Members of the Planning Commission

Subject: River City Food Bank (P11-020)

A request to establish a non-profit food storage and distribution use in the Residential Mixed Use (RMX-SPD) zone within the R Street Corridor Special Planning District.

- A. Environmental Determination:** Categorical Exemption pursuant to CEQA Guidelines Section 15303, New Construction or Conversion;
- B. Special Permit** to establish a non-profit food storage and distribution use in the Residential Mixed Use (RMX-SPD) zone.

Location

1800 28th Street
Assessor's Parcel Number: 010-0051-003-0000
Council District 4

Recommendation

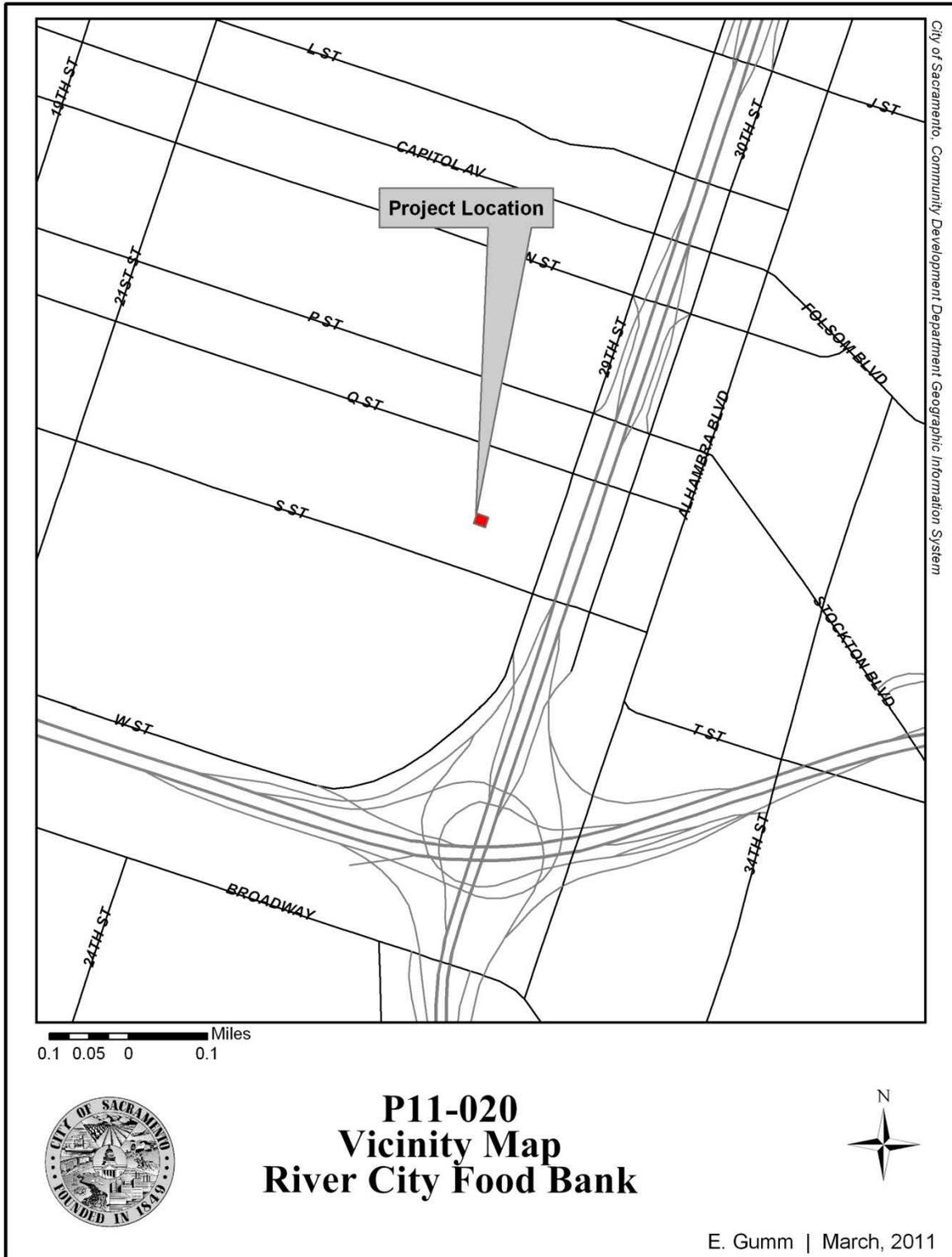
Staff recommends the Planning Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. At the time of the writing the report, **there are no outstanding issues and this item is considered to be non-controversial.** The Planning Commission has final approval authority over items A-B above, and its decision is appealable to City Council.

Contact Elise Gumm, LEED AP, Associate Planner, (916) 808-1927;
Stacia Cosgrove, Senior Planner (916) 808-7110

Applicant CB Richard Ellis, c/o: Tony Whittaker, (916) 425-4474
555 Capitol Mall, Suite 100, Sacramento, CA 95814

Owner Sacramento Hearing Services Center Inc.(916) 996-9773
PO Box 163510, Sacramento, CA 95816

Vicinity Map



Summary

The applicant is requesting entitlements to operate a non-profit food storage and distribution facility within an existing 3,300± square foot, one story building. The site was formerly used by the Sacramento Hearing Services Center as a medical office. The building will be used by the River City Food Bank for its non-profit food distribution program in order to provide nutritious food on an emergency basis for needy families. The proposed project will not modify or renovate the exterior of the existing building. The applicant may reconfigure the interior of the building in the future, however there are no interior changes proposed at this time. Staff is supportive for the proposed project because it is consistent with the applicable General Plan policies and the use is compatible with the surrounding uses.

Table 1: Project Information
General Plan designation: Urban Corridor Low
Existing zoning of site: Residential Mixed Use (RMX-SPD)
Existing use of site: Small Vacant Commercial Building
Property dimensions/area: 0.128± acres; 80'x 69'.(5,560 SF)
Building square footage: 3,300 ± square feet; FAR: 0.59
Building height: One Story

Background Information

The project site contains an existing 3,300 square foot commercial building, which was previously used as a medical office. The site includes five (5) on-site parking spaces.

River City Food Bank was established in 1968 as a simple food closet attached to St. Paul's Episcopal Church. As the operation grew, it became a part of Episcopal Community Services and operated out of Trinity Cathedral at 27th Street & Capitol Avenue before becoming a separate 501(c)(3) non-profit in 1997. The organization's name was changed in 2008 to the River City Food Bank, under which it operates today. It has provided nutritious emergency food to the Sacramento region for over four decades. On October 21, 2010, its facility on 27th Street was destroyed by fire. Since that time, Sutter Medical Center has provided temporary rudimentary space allowing service to continue. The proposed project will allow the River City Food Bank to locate its permanent home within the Midtown core, where is close to its previous location and is within an area of compatible uses. A Special Permit is required for such establishment at the property in the Residential Mixed Use zone.

Public/Neighborhood Outreach and Comments

As part of the application review process staff routed the application package to the Newton Booth Neighborhood Association, the Midtown Business Association, and the Midtown Neighborhood Association (formerly Winn Park) on March 22, 2011. Staff also mailed Planning Commission hearing notices to all property owners within the 500 foot radius on April 29, 2011. City staff has not received any comments or opposition from the Associations or neighbors.

Environmental Considerations

The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that this is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15303, New Construction or Conversion of Small Structures. The project consists of the conversion of an existing structure in an urbanized area not exceeding 10,000 square feet in floor area on a site zoned for such use, not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

Policy Considerations**General Plan**

The 2030 General Plan Update was adopted by City Council on March 3, 2009. The 2030 General Plan's goals, policies, and implementation programs define a roadmap to achieving Sacramento's vision to be the most livable city in America. The 2030 General Plan updated designation of the subject site is Urban Corridor Low. The proposed project is consistent with the applicable goals and policies of the 2030 General Plan.

- Existing Structure Reuse. The City shall encourage the retention of existing structures and promote their adaptive reuse and renovation with green building technologies to retain the structures' embodied energy, increase energy efficiency, make it more energy efficient, and limit the generation of waste. (Policy LU 2.6.4)
- Adequate Community Supporting Uses. The City shall seek to ensure that all manner of public and private community-supportive facilities and services are located throughout the city to provide places that serve the varied needs of the community, provide for community meeting places, and provide community and neighborhood landmark buildings and places. (Policy LU 8.1.2)

Relocating the existing food bank closer to its previous location and in proximity to public transportation will promote the local non-profit community service programs and be consistent with the Policies of the 2030 General Plan that promote Community Supporting Uses in Sacramento region.

R Street Corridor Special Planning District

The R Street corridor provides a transition area between the more intensive central business district, the state mixed-use district to the northwest and residential neighborhoods to the south and northeast. The SPD is intended to establish development standards to implement goals and policies of the R street corridor plan. The proposed project is consistent with the goals of the SPD in that the applicant uses transit stations in the corridor to focus development.

Project Design

Land Use

The project site is zoned Residential Mixed Use, Special Planning District (RMX-SPD). A non-profit food storage and distribution use is a permitted use in the RMX-SPD zone with the approval of a Planning Commission Special Permit.

Special Permit

The proposed project is to establish a non-profit food storage and distribution use (River City Food Bank) in an existing commercial building within the R Street Corridor Special Planning District. Currently the River City Food Bank is located in a temporary space within the Sutter Medical Center in Midtown after its original location was destroyed by fire in 2008. The proposed project will allow its facility to be at a permanent location.

The project site consists of a single existing commercial building with frontage on 28th Street and abutting R Street. The project site is situated within an area of complimentary uses including County Department of Health and Human Services (DHHS) and the Church of the Nazarene. Other surrounding uses are industrial in nature, such as the adjacent DHHS warehouse and ABC Supply, an industrial supply company. The site is also located near light rail and bus lines. The proposed use is compatible and well suited to the surrounding uses and will be convenient to River City Food Bank clients who mainly use public transit.

River City Food Bank provides a secure source of healthy foods to those in need. It receives food deliveries on Tuesdays and Wednesdays and there are four employees and up to eight volunteers that will work at the site. The facility will serve between 75 and 125 families between the hours of 11:30 a.m. and 3:00 p.m. each day. A family or individual receives a three-day (3 meals per day) food supply once each month. All food is grocery (non-prepared food) and is bagged before being handed over to the clients at site. Clients will go through an in-take process before they receive food from the Bank, so the Bank can determine qualification of the families and the number of people receiving the food.

The Food Bank traditionally serves seniors, single parents with children, the medically fragile, the disabled, and those living on fixed incomes. The Food Bank is experiencing an increase in the number of people it serves due to the economic recession. It assisted nearly 40,000 people in 2009 alone. In addition to the core services offered by the River City Food Bank, it provides children at risk of malnutrition and hunger with healthy food each Friday through the BackSnack program. This program takes place off-site but is reliant upon the River City Food Bank. The Food Bank also conducts monthly nutrition and cooking classes in collaboration with CARES, a nonprofit partnership between the County and area's four major hospitals, and the Network for a Healthy California. The nutrition and cooking classes occur off-site but may come on-site to be conducted during normal operating hours for the same population that currently receives assistance from its on-site services. Additionally, River City Food Bank assists DHHS, located across the street from the Project, with administration of

the CalFresh food stamp program. Through its operations, River City Food Bank will continue to assist the City by helping residents meet their basic needs and may, in some cases, provide a vital last defense against homelessness and illness.

Parking

According to the Zoning Code, private school uses do not have an established parking ratio, rather parking is subject to the Planning Commission's determination. The project site provides 5 on-site parking spaces, which staff considers adequate to meet the needs of the proposed use. The project site is located in close proximity to the Regional Transit bus stops and light rail stations. Many clients and volunteers are using public transportation. In addition, clients stop at the site in short increments of time, in order to pick up the bagged food. Only two full-time staff will use the parking throughout the day. Therefore, staff believes the project is not a detriment to the health, safety and welfare of City residents. Rather, by providing its services, River City Food Bank benefits all City residents who wish to live in a healthy and thriving community.

As stated in the City Zoning Ordinance, a special permit is required for the use of non-profit food storage and distribution. In evaluating special permit proposals of this type, the Planning Commission is required to make the following findings:

- A. A special permit shall be granted upon sound principles of land use.

The non-profit food storage and distribution use is permitted in the Residential Mixed Use zone with a Special Permit, and the use is consistent with the General Plan designation and compatible with the adjacent industrial and complimentary uses. The proposal will reuse a vacant building and promote community services to area residents.

- B. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.

The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the business is not anticipated to create any negative impacts to air quality, water quality, and traffic in the neighborhood. Furthermore, the project provides adequate on-site parking and is adjacent to light rail and bus stations. The proposed use will not have a negative impact upon the adjacent properties since it has been safely operating at the same neighborhood for the last 43 years.

- C. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.

The proposed project is consistent with the applicable policies of the General Plan and the R Street Corridor plan. The proposal meets the policies encouraging community-supportive uses at various locations to serve the citizen in need.

Recommendation

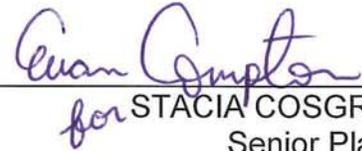
Staff recommends that the Planning Commission approve the proposed project subject to the attached Findings of Facts and Conditions of Approval.

Respectfully submitted by:



ELISE GUMM, LEED AP
Associate Planner

Approved by:



for STACIA COSGROVE
Senior Planner

Recommendation Approved:



GREG BITTER, AICP
Principal Planner

Table of Contents

Staff Report		Page 1
Attachment 1:	Recommended Findings of Fact & Conditions of Approval	Page 8
Exhibit A:	Site Plan	Page 10
Attachment 2:	Vicinity Map	Page 11
Attachment 3:	Land Use and Zoning Map	Page 12

Attachment 1 Recommended Findings of Fact and Conditions of Approval

Findings of Fact**A. Environmental Determination: Exemption**

Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning Commission finds that the Project is exempt from review under Section **15303, New Construction or Conversion of Small Structures** of the California Environmental Quality Act Guidelines as follows:

The project consists of the conversion of an existing structure in an urbanized area not exceeding 10,000 square feet in floor area on a site zoned for such use, not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

B. Planning Commission Special Permit to establish a non-profit food storage and distribution use in the Residential Mixed Use (RMX-SPD) zone is approved subject to the following Findings of Fact:

1. The non-profit food storage and distribution use is permitted in the Residential Mixed Use zone with a Special Permit, and the use is consistent with the General Plan designation and compatible with the adjacent industrial and complimentary uses. The proposal will reuse a vacant building and promote community services to area residents.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the business is not anticipated to create any negative impacts to air quality, water quality, and traffic in the neighborhood. Furthermore, the project provides adequate on-site parking and is adjacent to light rail and bus stations. The proposed use will not have a negative impact upon the adjacent properties since it has been safely operating at the same neighborhood for the last 43 years.
3. The proposed project is consistent with the applicable policies of the General Plan and the R Street Corridor plan. The proposal meets the policies encouraging community-supportive uses at various locations to serve the citizen in need.

Conditions of Approval

- B. Special Permit** to establish a non-profit food storage and distribution use in the Residential Mixed Use (RMX-SPD) zone is **approved** subject to the following Conditions of Approval:

PLANNING

- B1. The applicant shall obtain all necessary building permits prior to commencing any construction on site.
- B2. The project shall provide a minimum five (5) off-street parking spaces.
- B3. The applicant shall obtain sign permits for all signage at the site. All signs shall be consistent with the City Sign Ordinance.
- B4. Any modification to the project shall be subject to review and approval by Planning Staff and may result in a requirement for additional entitlements.

DEVELOPMENT ENGINEERING

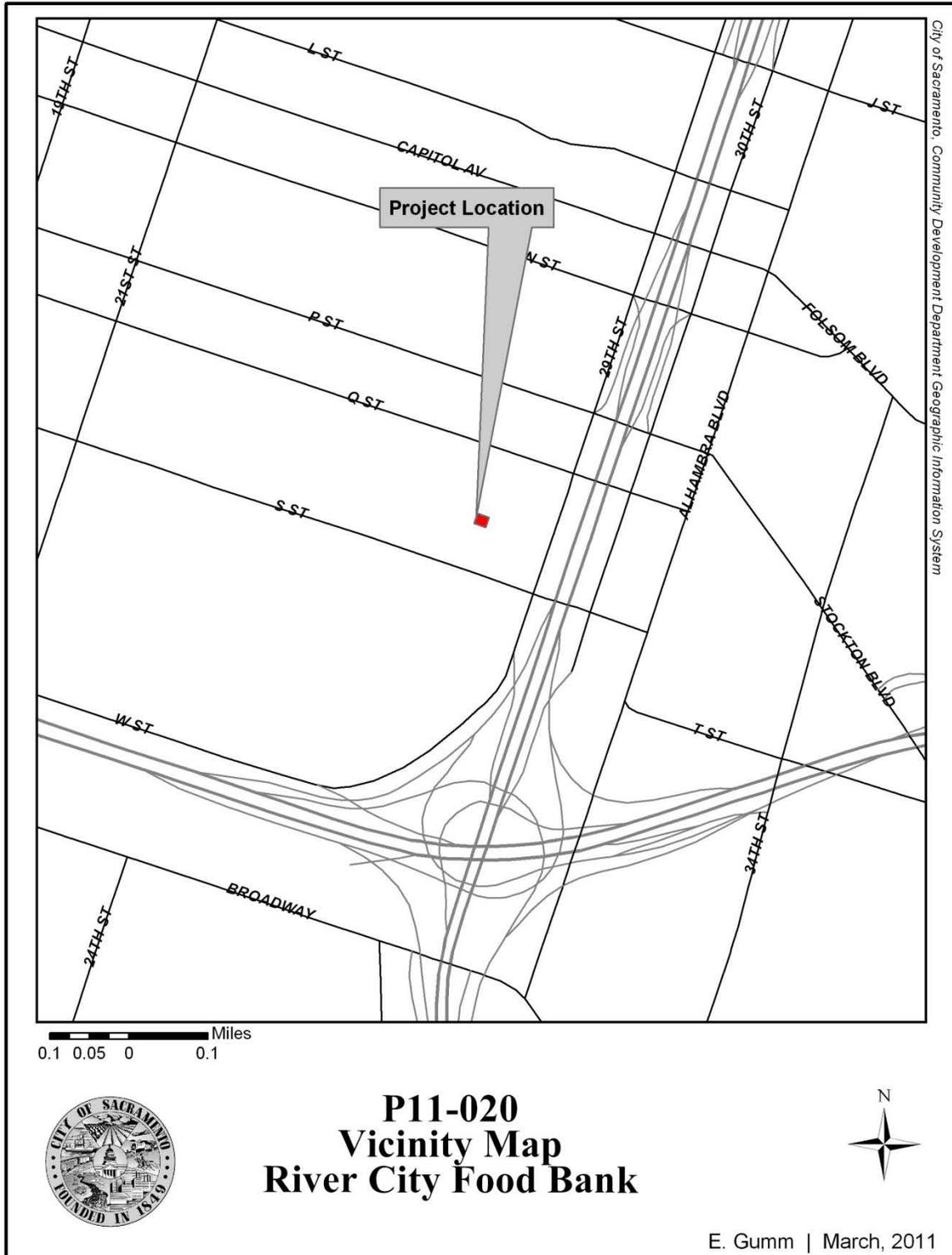
- B5. The applicant shall repair any deteriorated portions of the existing sidewalk fronting the property along 28th Street per City standards and to the satisfaction of the Department of Transportation;

BUILDING

- B6. All work to comply with the 2010 California Building, Electrical, Mechanical, Plumbing, Fire and Energy Code.
- B7. If the occupant load is 50 or more, two exits will be required. Door on the west side of the building cannot be used as a required exit due to its proximity to the property line.
- B8. Accessibility improvements will be required as per California Building Code, section 1134B.
- B9. The minimum number of required plumbing fixtures for men and women must be met as per California Plumbing Code, Table 4-1.

FIRE

- B10. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 508.4
- B11. Provide approved Knox padlocks for existing gates.



Attachment 3 Land Use and Zoning Map

