



REPORT TO PLANNING COMMISSION City of Sacramento

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915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
November 15, 2012

To: Members of the Planning and Design Commission

Subject: 8401 and 8411 Jackson Temporary Residential Shelter. A request to establish a 100 bed temporary residential shelter in existing buildings located on approximately 4.5 acres in the General Commercial Solid Waste Restricted (C-2-SWR) zone (**P12-036**).

A. Environmental Determination: Categorical Exemption (CEQA Guidelines Section 15301, Existing Facilities);

B. Special Permit to operate a temporary residential shelter in the C-2-SWR zone.

Location/Council District:

8401 and 8411 Jackson Road, Sacramento, CA 95826

Assessor's Parcel Number: 079-0310-039

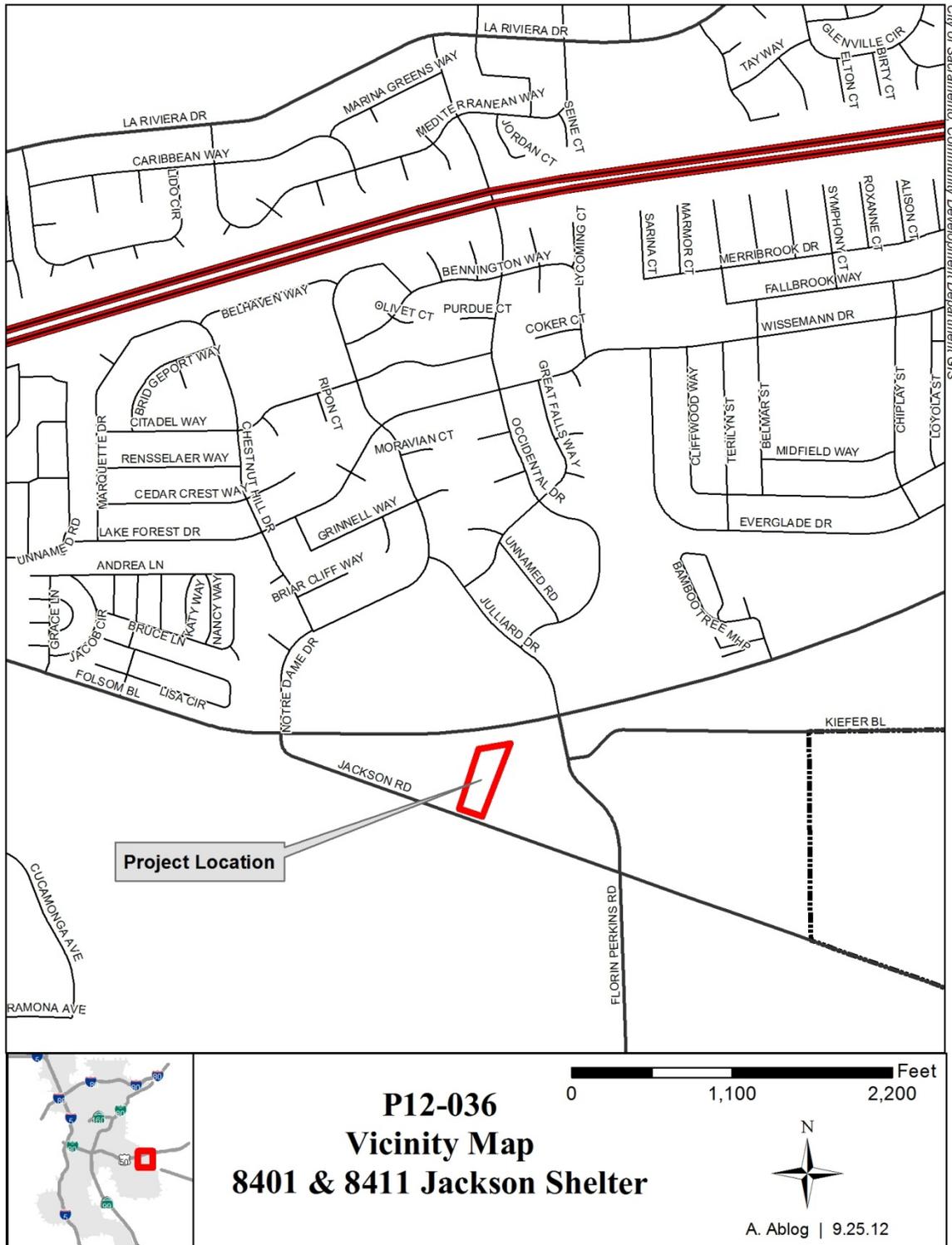
Council District 6

Recommendation: Staff recommends that the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. The Commission has final approval authority over items A and B above, and its decision may be appealed to City Council. **At the time of this report, staff is not aware of any opposition to this request and has deemed this project non-controversial.**

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Owner: Troy Estacio
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Sacramento, CA 95828



Summary: The applicant is requesting a Special Permit in order to establish a temporary residential shelter for women and children. There are two existing buildings on the subject site that will be modified to accommodate the 100 bed facility. The smaller building at 8401 Jackson will house the offices while the larger building to the rear will be modified to accommodate 31 new bedrooms and associated facilities. Minimal exterior modifications are proposed, however, a new outdoor play yard and outdoor plaza will be created for the facility.

Project Information
General Plan designation: Urban Corridor Low
Existing zoning of site: C-2-SWR
Overlay: Solid Waste Restricted
Existing use of site: Vacant office/warehouse
Property area: 4.5 acres

Background Information:

The subject site is a developed 4.5± acre irregularly shaped parcel on the north side of Jackson Road. The subject site is currently occupied by four buildings, two of which will be utilized by the shelter. The two buildings include a 6,000 square foot office building, and a 19,200 square foot warehouse building. To the north of the subject site are the light rail tracks and the Florin-Perkins Road station. To the east is an existing office complex. To the south is Granite Regional Park.

On September 15, 1993, the Planning Commission approved a variance to allow multiple detached signs on the subject property. There have been no other entitlements approved for the site that affect the current application.

Policy Considerations:

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 Update designation of the subject site is Urban Center Low Density provides for a balanced mix of high-density/intensity single-use commercial or residential development including community and neighborhood services. The proposed shelter on the subject site is compatible with this designation.

2030 General Plan Policies

- *The City shall promote the development of high-density urban center that are readily accessible by transit (LU 5.5).*
- *The city shall encourage the retention of existing structures and promote their adaptive reuse and renovation (LU 2.6.4).*

- *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 (LU 8.1.2)*

The proposed project meets the 2030 General Plan goals and policies related to the Urban Center Low land use designation. The proposed temporary residential shelter will utilize an existing building and will provide a community supportive facility that is accessible by transit.

Environmental Considerations:

The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1, Section number 15301 which consists of the operation, repair or minor alteration of existing public or private structures or facilities involving negligible or no expansion of capacity of an existing use beyond that existing at the time of the lead agency's determination.

Project Design:

Land Use

The subject property is in the General Commercial (C-2-SWR) Zone. There is a Solid Waste Restricted overlay on the subject parcel, but it does not affect the current entitlement request. The applicant is proposing to operate a temporary residential shelter for women and children at the subject site. The shelter will be a permanent facility, however, it is defined as a "temporary" residential shelter as it provides a 90-day program focused on reintegrating homeless women with children into the community as self-sufficient and productive citizens. The operators of the proposed shelter have an existing facility on Power Inn Road, but need more room for their operations. They plan to vacate the existing facility and move to the 8401 and 8411 Jackson Road site.

The proposed use is compatible with the surrounding uses which include a mix of office and warehouse uses. The site is also close to a Regional Transit station which would be of benefit to tenants.

Building/Site design

The subject site is currently occupied by four buildings. There are two buildings on the site, one at the east and one at the west, that will not be a part of this project. Of the building that will be utilized for the shelter, a 6,000 square foot office building is at the south end of the site, fronting on Jackson Road. The administrative offices for the shelter will be located in this building. A 19,200 square foot warehouse building is to the rear of the site. This building will be renovated to house the proposed 100 residents in 31 bedrooms. Along with the bedrooms, this building will house a kitchen, dining room,

classroom, exercise area, computer lab, children's and adult's lounges, and a childcare area. There will be no changes to the exterior of the buildings.

New fencing will be installed to create outdoor areas for the facility. A new play yard will be created on the south side of the warehouse building and an outdoor plaza/picnic yard will be created on the east side.

Access, Circulation and Parking:

	Area	Ratio	Required Stalls
Office	16,600 sf	1:400 sf	42
Warehouse	18,800 sf	1:1,000 sf	19
Shelter*	15,300	1/5 beds	20*
Total Requirement			81
Spaces on Site			107

*The parking requirement for shelter is "determined by Planning and Design Commission." Large temporary shelters in industrial zones require a parking ratio of 1 space/5 beds. Since the project site is in a semi-industrial area, this 1:5 parking ratio has been applied to the project.

The subject parcel includes two additional office/warehouse buildings that are not a part of the shelter project. Vehicular access to the site is provided by several driveways along Jackson Road. Parking for all buildings on site is shared between two rows of parking along Jackson Road and a parking lot on the north side of the site. As noted in the table above, the existing parking exceeds the total required parking for all uses on the subject parcel. A new four-foot wide concrete walkway will be constructed to provide a path from the shelter building to Jackson Road.

Special Permit for a Temporary Residential Shelter

As required by Zoning Ordinance Section 17.24.030, the proposed use requires a Special Permit to establish a Temporary Residential shelter. Approval of the Special Permit requires the following findings to be made:

A. Sound Principles of Land Use. A Special Permit shall be granted upon sound principles of land use.

Approval of the Special Permit is appropriate as the size and operations of the facility are compatible with the commercial uses to the east and west. In addition, the site's proximity to the light rail station to the north will give tenants access to regional transit.

B. Not Injurious. 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 approval of the shelter will not be detrimental to the public welfare and will not result in the creation of a public nuisance in that the use will not create a significant traffic impact and will provide all required parking on-site. Additionally, the project plans have been reviewed by all applicable internal and external departments, and has been conditioned comply with development policies and standards.

C. Must Relate to a Plan. 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 use provides a community service in an existing building and is consistent with the General Plan designation of Urban Center Low for the subject site.

Conclusion

Staff believes that granting the Special Permit is appropriate as the proposed shelter is compatible with the surrounding uses. The proposed uses make use of the site in such a manner that resources, such as parking, can be shared with other buildings on the subject parcel. Additionally, the site is located near a regional transit station that will allow tenants to easily access light rail.

Respectfully submitted by:



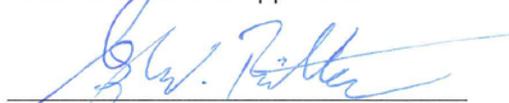
Antonio Ablog
Associate Planner

Approved by:



LINDSEY ALAGOZIAN
Senior Planner

Recommendation Approved:



GREGORY BITTER, AICP
Principal Planner

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Attachment 1 – Recommended Findings and Conditions

Findings of Fact

A. Environmental Determination: Exemption

1. 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 and Design Commission finds that the Project is exempt from review under Section 15301, Existing Facilities, of the California Environmental Quality Act Guidelines, as follows this project consists of operation of a residential shelter in existing structures.

B. The Special Permit to establish a 100 bed temporary residential shelter in existing buildings located on approximately 4.5 acres in the General Commercial Solid Waste Restricted (C-2-SWR) zone approved based on following Findings of Fact:

1. The Special Permit is granted upon sound principles of land use as approval of the Special Permit is appropriate as the size and operations of the facility are compatible with the commercial uses to the east and west. In addition, the site's proximity to the light rail station to the north will give tenants access to regional transit
2. Approval of the shelter will not be detrimental to the public welfare and will not result in the creation of a public nuisance in that in that the use will not create a significant traffic impact and will provide all required parking on-site. Additionally, the project plans have been reviewed by all applicable internal and external departments, and has been conditioned to comply with development policies and standards
3. The proposed use complies with the objectives of the 2030 General Plan in that the proposed use provides a community service in an existing building and is consistent with the General Plan designation of Urban Center Low for the subject site.

Conditions of Approval:

B. The Special Permit to establish a 100 bed temporary residential shelter in existing buildings located on approximately 4.5 acres in the General Commercial Solid Waste Restricted (C-2-SWR) zone is approved subject to the following conditions:

Planning:

- B1. The temporary residential shelter is approved for a maximum resident population of 100 women and children as shown in Exhibits 1A-1C.

- B2. The applicant shall obtain all necessary building permits prior to commencing construction.
- B3. The applicant shall provide copies of the Affidavit of Zoning, approved plans, and conditions of approval included with this report as a coversheet(s) to any building permit submittal.
- B4. Any modification to the project shall be subject to review and approval by Planning staff and may require additional entitlements.

Police:

- B5. Video surveillance shall be provided for the lobby and exterior of the buildings.
- B6. A panic alarm shall be installed in the lobby.

Fire:

- B7. All turning radii for fire access shall be designed as 35' inside and 55' outside. CFC 503.2.4
- B8. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more. CFC 503.2.1
- B9. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. CFC 503.2.3
- B10. Provide the required fire hydrants in accordance with CFC 507 and Appendix C, Section C105.
- B11. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. CFC 501.4
- B12. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 507.4
- B13. Provide appropriate Knox access for site. CFC Section 506

- B14. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.
- B15. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 3,599 square feet. *Required due to change of occupancy.*
- B16. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 50 feet and no closer than 15 feet from a fire hydrant.
- B17. An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. Fire control rooms shall be located within the building at a location approved by the Chief, and shall be provided with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room. CFC 903.8
- B18. Provide a secondary access. The chief is authorized to require two means of access for sites serving 40 or more dwelling units and/or when it is determined by the chief that access by a single road might be impaired by vehicle congestion... CFC 503.1.2.1
- B19. Pedestrian gates shall be provided at both ends of the new fencing surrounding the plaza/picnic area. One shall be installed within 10 feet of the vehicle gate and at the south end of the fencing surrounding the plaza/picnic yard facing the parking lot. Keys to these gates shall be placed in an approved Knox Box.

Sewer:

- B20. The property is currently connected to public sewer. Sewer service shall continue to be provided by SASD infrastructure to the existing sewer service lateral. Required modifications, if any, shall be to the satisfaction of SASD. SASD Design Standards apply to any sewer construction and/or modification.
- B21. Additional sewer impact fee may be required and if required, must be paid before issuance of the permit. Contact PSU at 916-876-6100 for further information on sewer impact fee.

Advisory Notes:

Building:

1. All new work must comply with the applicable requirements of the 2010 California Code of Regulations Title 24, Part 2 (California Building Code), Part 3 (California

Electrical Code), Part 4 (California Mechanical Code), Part 5 (California Plumbing Code), Part 6 (California Energy Code), Part 9 (California Fire Code), and Part 11 (California Green Code).

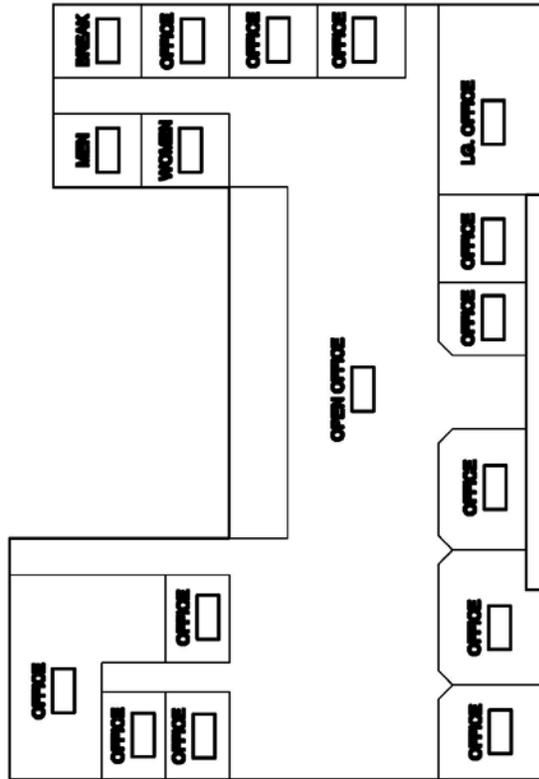
2. With the current sleeping room layout the construction type and automatic fire sprinklers will be required to meet exception #1 of CBC Section 1029.1.

1029.1 General. In addition to the *means of egress* required by this chapter, provisions shall be made for emergency escape and rescue in Group R occupancies. Basements and sleeping rooms below the fourth *story above grade plane* shall have at least one exterior *emergency escape and rescue opening* in accordance with this section. Such openings shall open directly into a *public way* or to a *yard* or *court* that opens to a *public way*.

Exceptions: 1. In Groups R-1 and R-2 occupancies constructed of Type I, Type IIA, Type IIIA or Type IV construction equipped throughout with an approved automatic sprinkler system in accordance with Section [903.3.1.1](#).

3. Restroom and plumbing fixture count shall be provided as per Table 4-1 of the California Plumbing Code.

Exhibit 1B – Floor Plan Administrative Building



(E) FLOOR PLAN - 8401 JACKSON RD. ADMIN BUILDING

SCALE: 1/16"=1'-0"

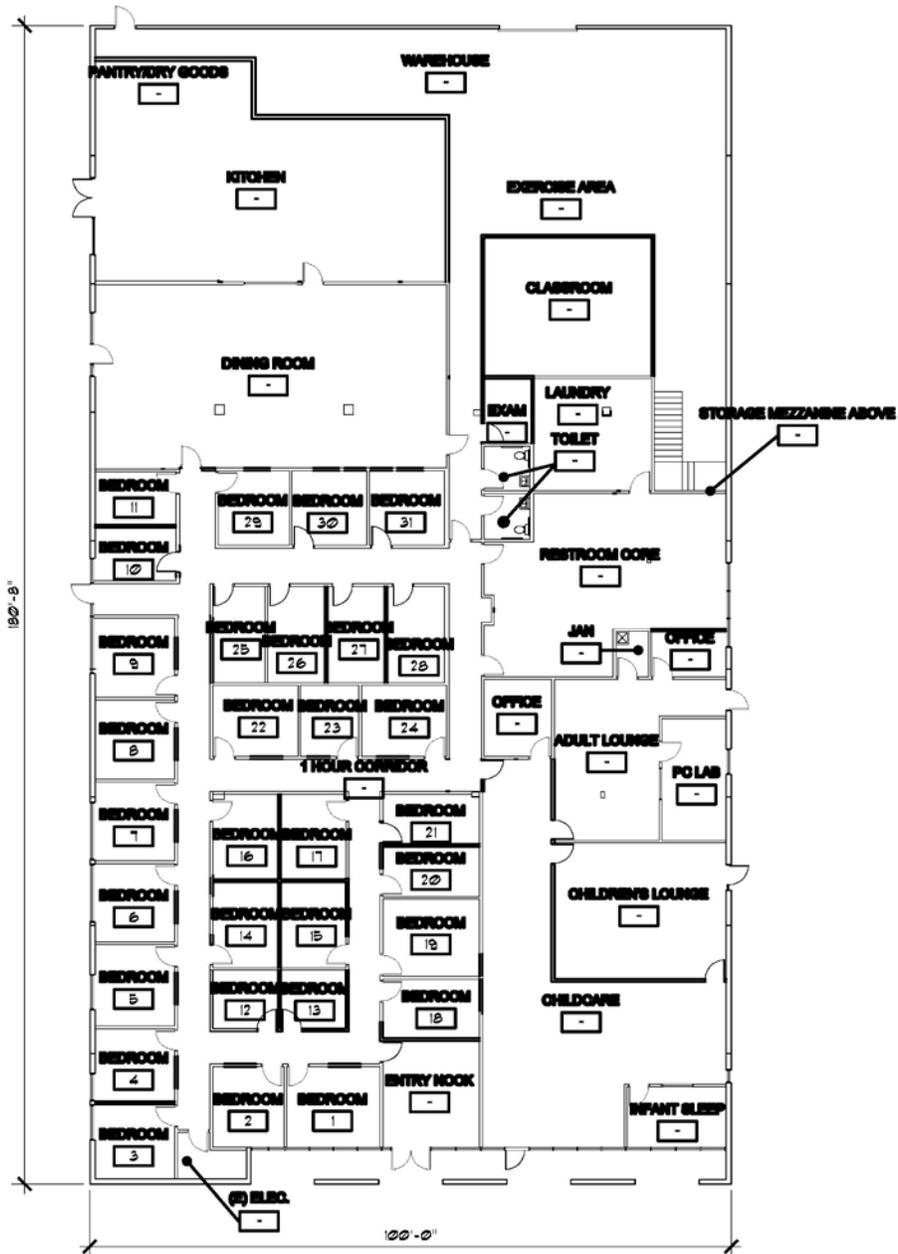
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Exhibit 1C - Floor Plan Shelter Building



FLOOR PLAN - 8411 JACKSON RD. SHELTER BUILDING

SCALE: 1/16"=1'-0"

Attachment 2 - Land Use and Zoning Map

