

# CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

|              |  |                        |                                |
|--------------|--|------------------------|--------------------------------|
| APPLICANT    | Michael Tabor, 2632-27th Street, Sacramento, CA 95818  |                        |                                |
| OWNER        | Gary Miller, 725 San Pedro Street, Fairfield, CA 94533 |                        |                                |
| PLANS BY     | Michael Tabor, 2632-27th Street, Sacramento, CA 94533  |                        |                                |
| FILING DATE  | 6/22/84  | 50 DAY CPC ACTION DATE | REPORT BY: SC:bw               |
| NEGATIVE DEC | 7/3/84   | EIR                    | ASSESSOR'S PCL. NO. 010-355-04 |

APPLICATION: A. Negative Declaration  
B. Special Permit to operate a residential care facility in the Medium Density (R-4) zone (Sec. 2-B(8))

LOCATION: 2632-27th Street

PROPOSAL: The applicant is requesting the necessary entitlements to operate a residential care facility to house 12 mentally and/or developmentally disabled individuals.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1963 Oak Park Community Plan Designation: Medium Density Multi-family  
Existing Zoning of Site: R-4  
Existing Land Use of Site: Boarding House  
Surrounding Land Use and Zoning:  
North: Single Family; R-4  
South: Multi-family; R-4  
East: Single & Multi-Family; R-4  
West: Residential & DMV; R-4

Parking Required: To be determined by Commission  
Parking Provided: Three spaces  
Property Dimensions: 40' x 160'  
Property Area: 0.1+ acres  
Square Footage of Building: 3,000  
Height of Structure: 16 feet  
Significant Feature of Site: Existing residential structure  
Topography: Flat  
Street Improvements/Utilities: Existing  
Exterior Building Colors: Yellow & White  
Exterior Building Materials: Wood

PROJECT EVALUATION: Staff has the following concerns:

1. The subject site is located in the Oak Park Community Plan area on the southeast side of the State Department of Motor Vehicles. The neighborhood in which the site is located is developed with single and multiple family uses. The site was used as a board and care facility in recent years and the applicant is now requesting to convert the facility into

a residential care home for developmentally and mentally disabled individuals. Staff is concerned that the applicant's proposal would be detrimental to the surrounding neighborhood since there is a concentration of care facilities in this vicinity. In February of 1984 the Planning Commission denied a request to establish a care facility for mentally and developmentally disabled individuals in the same area as the subject site. The denial of this facility was based upon concern over the concentration of these uses in this area.

- B. At the present time there are approximately 22 care facilities within one mile of the subject site. These uses include residential care homes for disabled individuals along with drug and alcohol rehabilitation facilities, re-entry homes and social service centers. The site criteria used to evaluate whether or not a care facility should be located in a certain area requires that such uses not be concentrated and that neighborhood disruption will not result from the use. Based on the number and type of facilities located in the area, this site does not meet the established criteria for allowing a residential care facility for mentally and developmentally disabled individuals. (See attached Exhibit A).
- C. As proposed, the facility is to provide care and shelter for 12 individuals with accommodations for an on-site manager. The site also provides limited outdoor open space for the residents of this facility since the site is fully developed with the existing structure and parking spaces. In light of the number of persons proposed at the facility, it is expected that disruptions will result for neighboring residents especially when considering the lack of outdoor open space on the site.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse affect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends that the Commission deny the project by:

- A. Ratification of the Negative Declaration; and
- B. Denial of the Special Permit, based upon the following Findings of Fact.

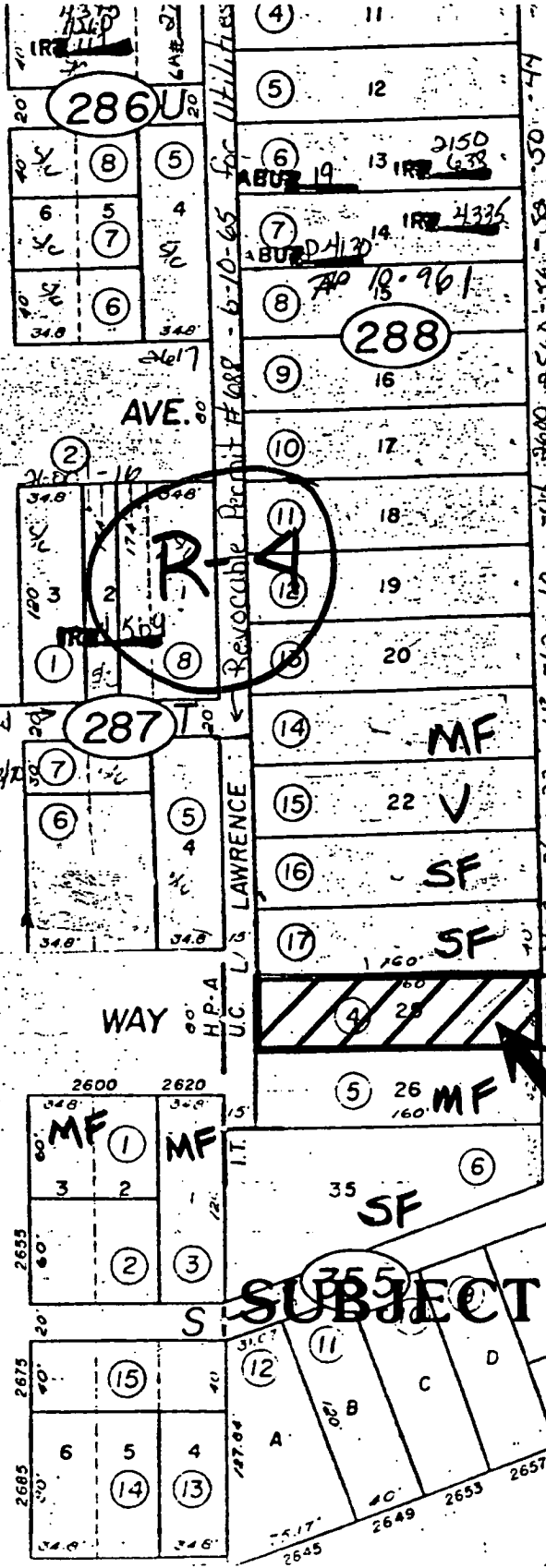
Findings of Fact: Special Permit

1. As proposed the special permit is not based upon sound principles of land use in that there is already a concentration of these uses in the area of the subject site.
2. The proposed project will result in the creation of a nuisance for adjacent residents, in that adequate on-site open spaces are not provided for the care facility, and therefore could significantly impact the surrounding neighborhood.
3. The proposal is not consistent with the locational criteria to establish residential care facilities.

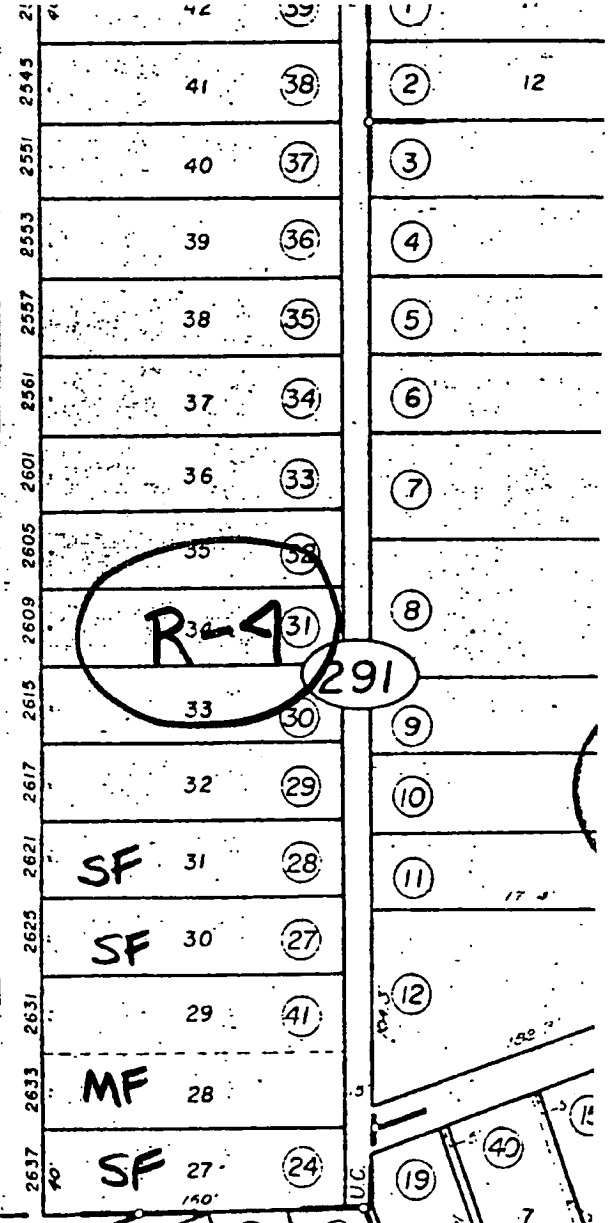
ABANDONED ORCHARD (TU-6071014-6067)

26th

ST.

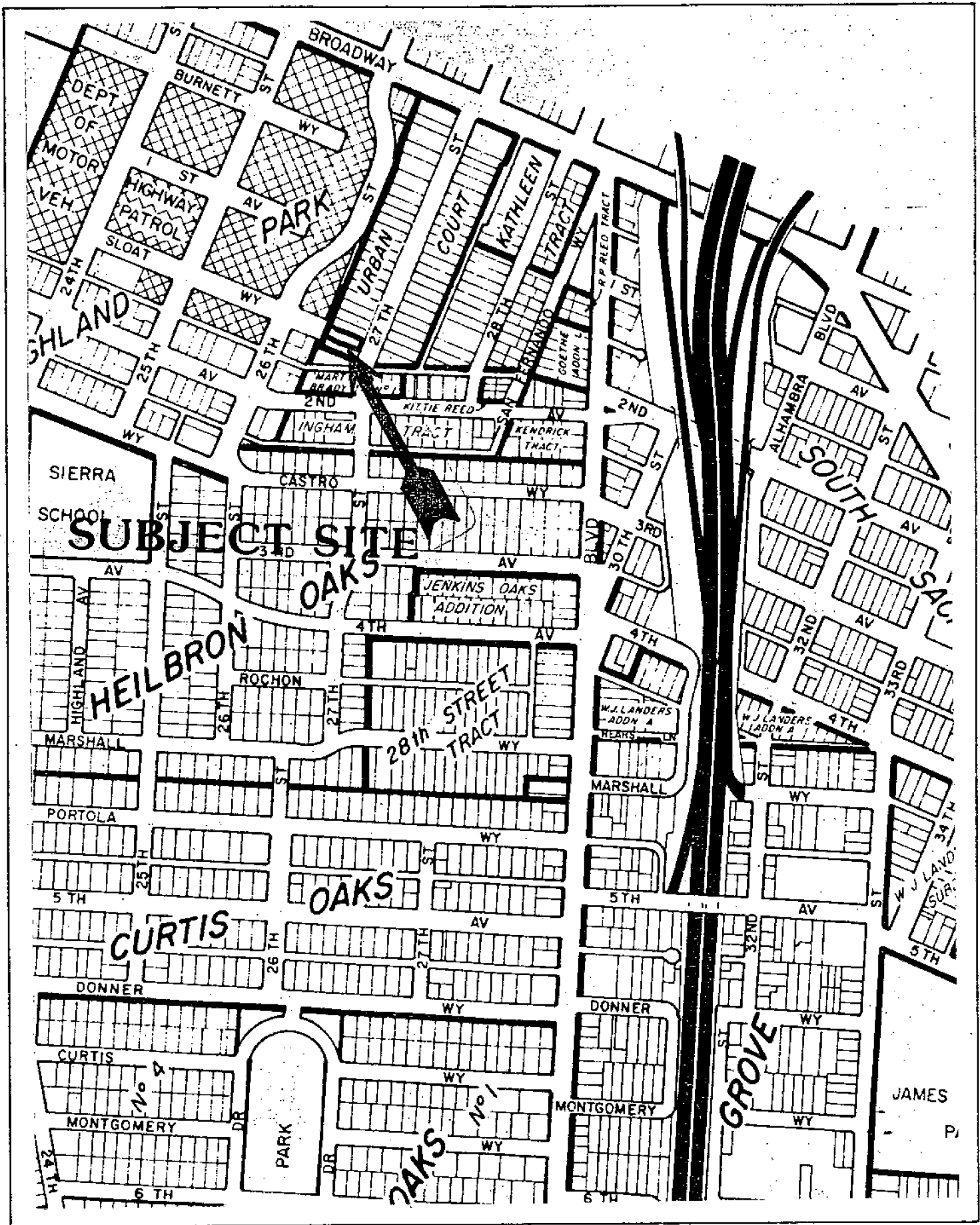


27th ST



SUBJECT SITE

# LAND USE & ZONING MAP



VICINITY MAP

EXHIBIT A



# CONCENTRATION MAP

## 1 MILE RADIUS

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P84-051

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