

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	W.E.A.V.E., Inc., 1606 'H' Street, Sacramento, CA 95814		
OWNER	W.E.A.V.E., Inc. Contact Gail Jones, Executive Director; 448-2321		
PLANS BY	Stonham & Becker, 2740 Arden Way, Sacramento, CA 95826		
FILING DATE	1/6/84	60 DAY CPC ACTION DATE	REPORT BY:SD:bw
NEGATIVE DEC.	2/27/84	EIR	ASSESSOR'S PCL. NO. 263-151-23

APPLICATION: 1. Environmental Determination
2. Special Permit to establish a residential care facility (Sec. 2-B-8)

LOCATION: South side of Eleanor, 140± feet west of Grove Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 4,900± square foot residential care facility to house W.E.A.V.E. (Women Escaping a Violent Environment).

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Woodlake/Norauto Community Plan Designation:	Light Density Residential
Proposed North Sacramento Community Plan Designation:	Residential; 4-8 du/ac and 7-15 du/ac
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Vacant; R-1
South:	Vacant; R-1
East:	Single Family; R-1
West:	PG&E Storage Facility; R-1
Parking Required:	Determined by Commission
Parking Provided:	15 spaces
Property Dimensions:	Irregular
Property Area:	2.2± acres
Square Footage of Building:	4,900±
Topography:	Flat to sloping
Street Improvements/Utilities:	To be provided
Exterior Building Colors:	Beige and brown
Exterior Building Materials:	Stucco with wood trim and composition roof
Height of Structure:	18 feet; one-story

BACKGROUND INFORMATION: On December 15, 1982, the City Council approved a tentative map request which created the subject site (P82-230). Subdivision Modifications relating to Parkland Dedication requirements, and installation of standard subdivision improvements were also approved.

STAFF EVALUATION: Staff has the following comments:

1. W.E.A.V.E, which is an abbreviation for Women Escaping a Violent Environment, is a non-profit organization established in 1977 to give assistance to families experiencing violence in the home.

WEAVE provides a broad range of services to meet the needs of all family members. These services are designed with the goal of putting a stop to family violence, i.e., break the cycle of abuse that is being passed on from one generation to another. WEAVE provides the following services:

- a 24-hour telephone hot line which provides crisis intervention; counseling and referral services;
 - shelter, counseling and advocacy for battered women and their children;
 - a children's program offering child abuse/neglect assessment and intervention; tutoring activities; arts, crafts and recreation; positive parenting groups and family counseling.
 - emergency transportation, food and clothing;
 - individual and group Positive Anger Control Counseling for the abuser;
 - individual and group counseling for non-sheltered battered women;
 - community education.
2. The applicant proposes to establish a 4,900± square foot residential care facility on the subject site. This facility is to provide temporary shelter for women and children who must remove themselves from the home to avoid physical abuse. There will be five bedrooms with a total of 30 beds for residents. There are facilities for ordinary living, such as kitchen, laundry, living and dining areas. There is also a general office and consultation area. The most common length of residence in the shelter is one to 15 days (85% of the 1982 clients). The average family stay is eight days. The average family size is a mother and two children (29% of the 1982 clients). While in residence, the women receive paraprofessional counseling to deal with the abuse, returning to the relationship, or permanently leaving the relationship. Counseling is provided only for the residents of the facility. The shelter must maintain anonymity; therefore, the abusive spouse receives no counseling at the subject site. This is done at the WEAVE central office at 1606 'H' Street. In addition, there are no signs advertising the facility.
 3. The subject is surrounded by residential uses on the last and vacant residentially zoned property on the north and south. A PG&E natural gas storage facility is adjacent to the west. Johnston Park is located northeast of the site. The site itself is 2± acres in size. The applicant has situated the facility and recreational area on the site, well away from the existing residences to the east. A radial parking area provides an additional buffer. Staff consulted with PG&E representatives regarding proximity to their natural gas storage facility. The utility representative stated that the WEAVE facility is compatible with theirs and it presents no conflicts with California Public Utilities Commission, General Order 94-B and 112-D. Therefore, staff finds the facility compatible with surrounding land uses.
 4. The applicant proposes 15 on-site parking spaces. The facility can shelter up to 12 adult clients. The women do not always have their own transportation. In addition, a maximum of five employees would be on-site at one time. Client visitors will be minimal to maintain anonymity. Therefore, 15 parking spaces would be adequate to serve the care facility.

5. There are no similar facilities located within the vicinity of the site. In addition, the proposed facility is not located in an area that has an over-concentration of care facilities. Due to the site design, the facility will not cause disruption to the neighborhood. There is adequate parking. The facility is designed specifically to suite the needs of the WEAVE organization. The proposed facility will be located away from the existing residences to the east. In addition, the structure is oriented toward Johnston Park. Therefore, the proposal complies with the Locational Criteria for Establishing Non-Residential and Residential Care Facilities.
6. As previously mentioned, the tentative map which created the subject site was approved with subdivision modifications. The City Engineer requests placement of a sidewalk on Eleanor Avenue. The Traffic Engineer also requests dedication of a corner radius for the 40-foot right-of-way easement intersection at Eleanor. (See site plan.) The Planning and Community Services Departments have determined that .0144 acres of land are required for Parkland Dedication purposes and that fees are to be charged in-lieu of the required dedication. The applicant shall submit an appraisal of the subject site. Said appraisal shall be dated and submitted to the City Real Estate Supervisor not more than 90 days prior to issuance of building permits. A sewer and drainage study will be required prior to issuance of building permits. This study should be reviewed and approved by the City Engineer. Any improvements should be completed prior to issuance of building permits.
7. WEAVE currently has shelter facilities located in the County. In the past, one shelter was located within the City limits. Neither the County Sheriff nor the City Police reported any record of violent incidences related to WEAVE shelter facilities.
8. The applicant has no specific plans for the eastern portion of the property. In order to avoid an unsightly fire hazard, staff suggests this area be planted with grass and irrigation be installed; and then regularly watered and mowed. The applicant should be aware that any future expansion of the facility will require a new special permit.
9. Due to the irregular shape of the parking area, 50 percent surfaced area shading may not be possible with the present plans. Detailed landscaping, irrigation and shading plans should be reviewed and approved by the Planning staff prior to issuance of building permits.
10. The proposed recreation area adjacent to the proposed structure should be surrounded by a cyclone fence with redwood slats. This should be indicated on building permit plans.

STAFF RECOMMENDATION: Staff recommends:

1. Ratification of the Negative Declaration;
2. Approval of the special permit, subject to conditions and based upon Findings of Fact which follow.

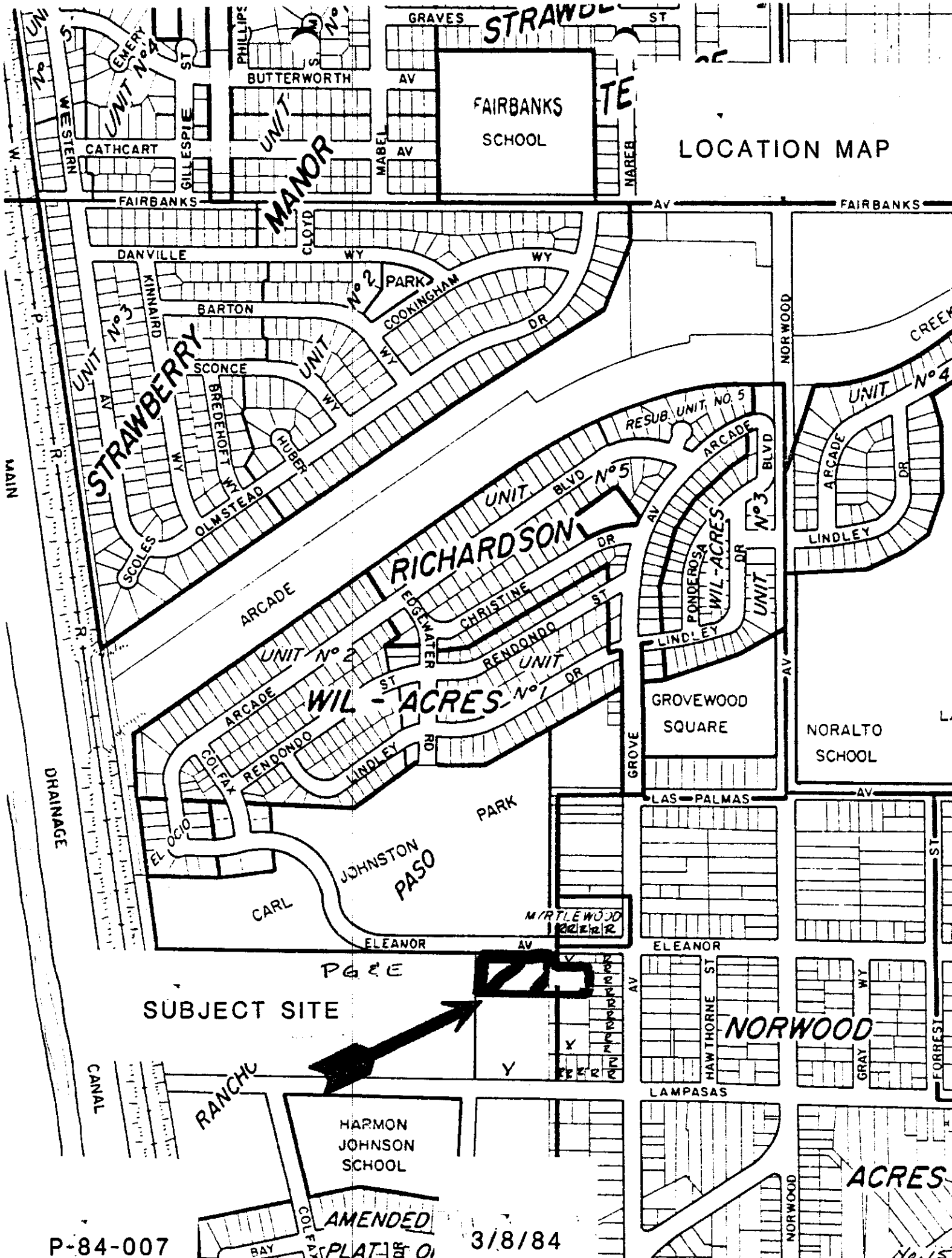
Conditions of Approval

- a. The facility shall shelter no more than 12 adult clients at any one time;
- b. Counseling shall be restricted to clients in residence;
- c. Applicant shall submit detailed landscaping, irrigation and shading plans for Planning staff approval prior to issuance of building permits. Plans shall indicate planting of grass on the unused portion of the site to the east;
- d. Applicant shall indicate cyclone fencing with redwood slats surrounding the recreation area on the building permit plans.

Findings of Fact

- a. The project, as conditioned, is based upon sound principles of land use in that:
 - 1) there is not another similar facility within the vicinity of the subject site;
 - 2) it is compatible with surrounding land uses which consist of vacant sites, residential uses and a PG&E facility.
- b. The project, as conditioned, will not be detrimental to public health, safety or welfare or result in the creation of a nuisance in that:
 - 1) adequate off-street parking is provided;
 - 2) adequate landscaping and surfaced area shading are provided;
 - 3) the facility provides sufficient buffer for the adjacent residential uses to the east;
 - 4) the facility will not alter the character of the neighborhood.
- c. The proposal is consistent with the locational criteria for establishing residential care facilities;
- d. The project, as conditioned, is consistent with the 1974 General Plan and the 1965 Woodlake/Noralto Community Plan which designate the site for residential uses.

LOCATION MAP



SUBJECT SITE

PG 8 E

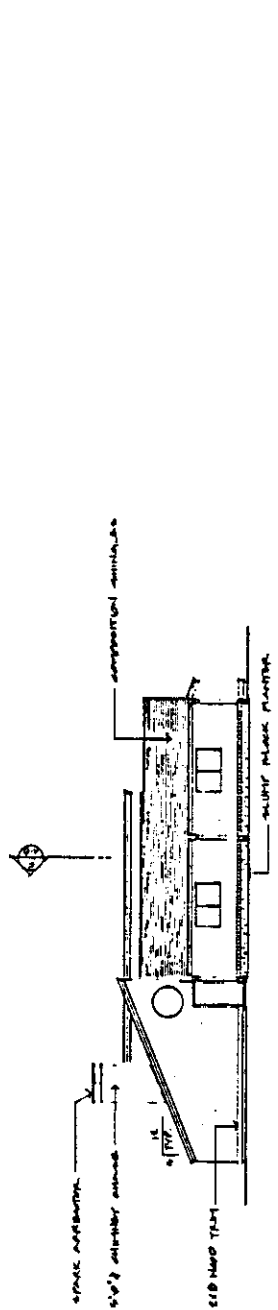
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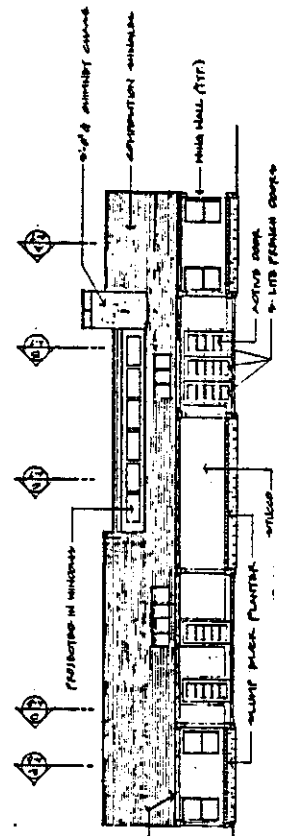
EXTERIOR ELEVATIONS
 WEAVE
 "WORK ESCAPES A VOLUNTARY EMPLOYMENT"

REVISION
 DATE
 BY
 SHEET
 OF SHEETS

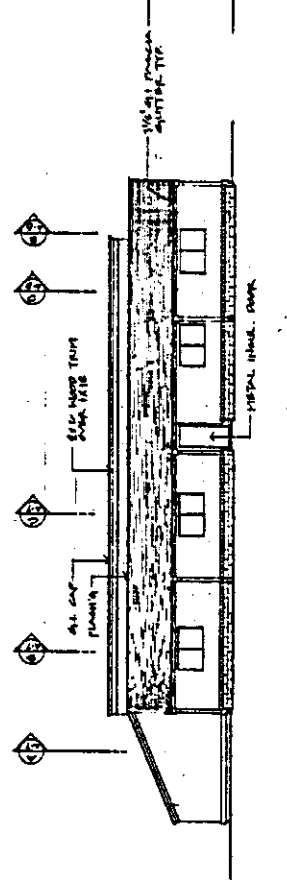
ELEVATIONS



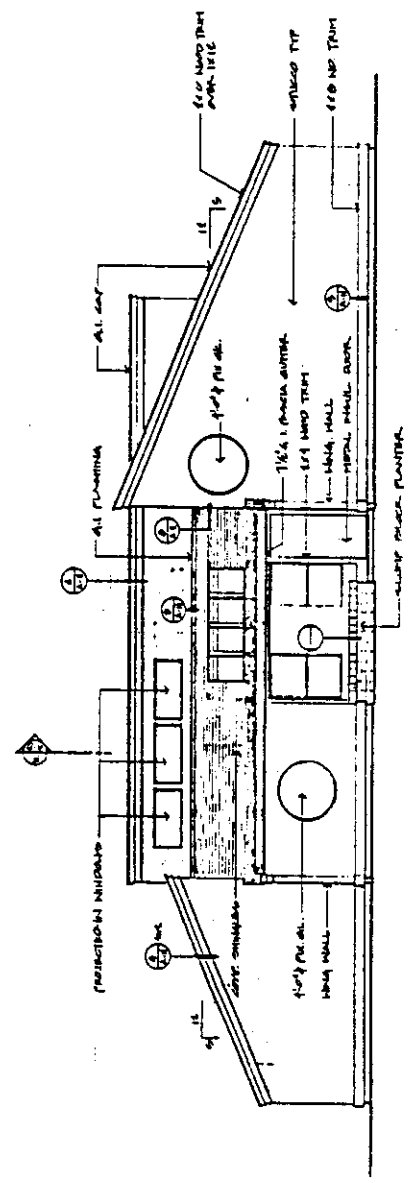
WEST ELEVATION
 SCALE 1/8"=1'-0"



NORTH ELEVATION
 SCALE 1/8"=1'-0"



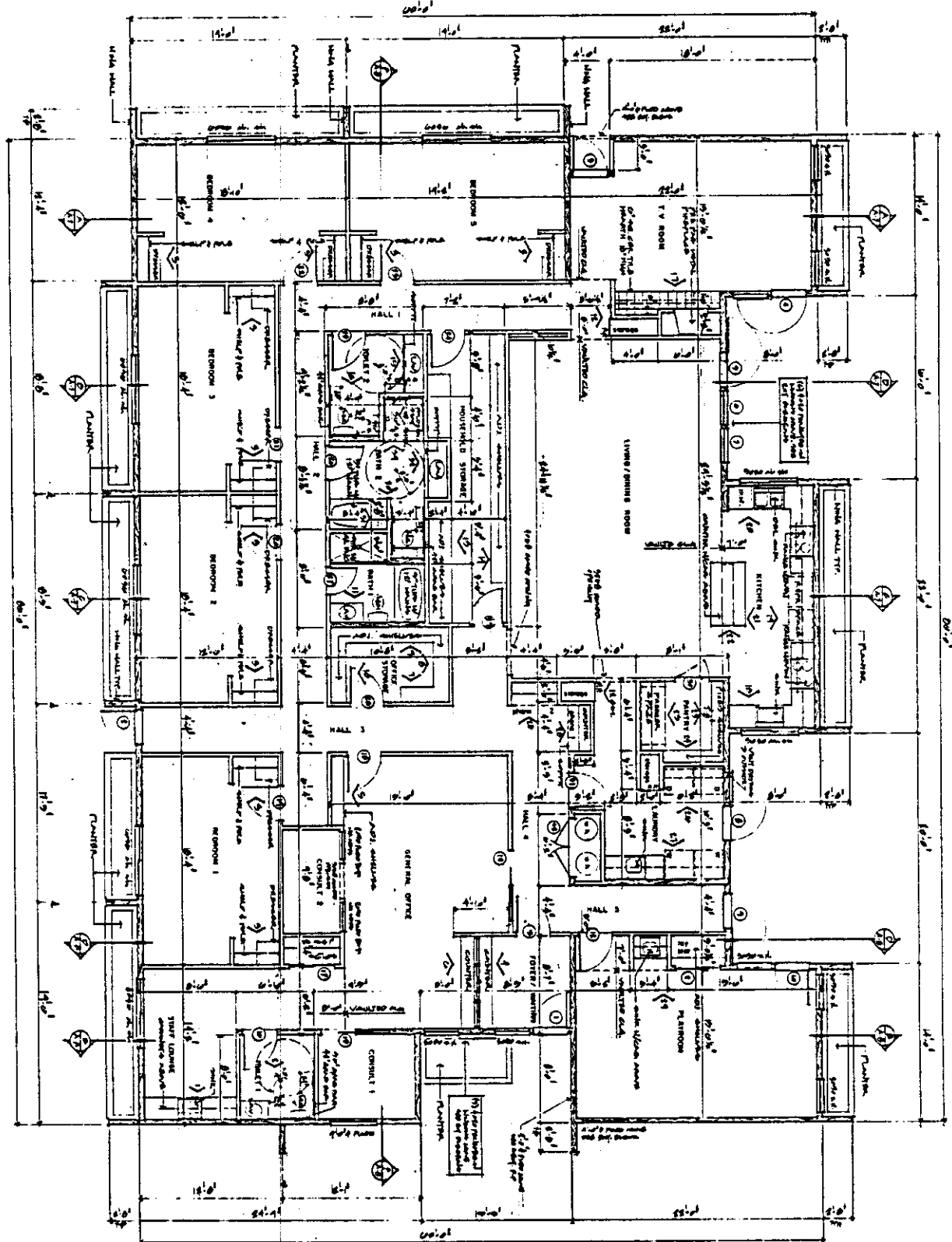
SOUTH ELEVATION
 SCALE 1/8"=1'-0"



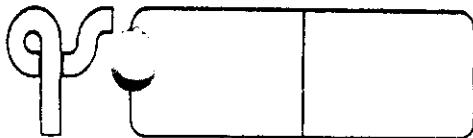
EAST ELEVATION
 SCALE 1/8"=1'-0"

FLOOR PLAN

FLOOR PLAN
SCALE 1/8" = 1'-0"



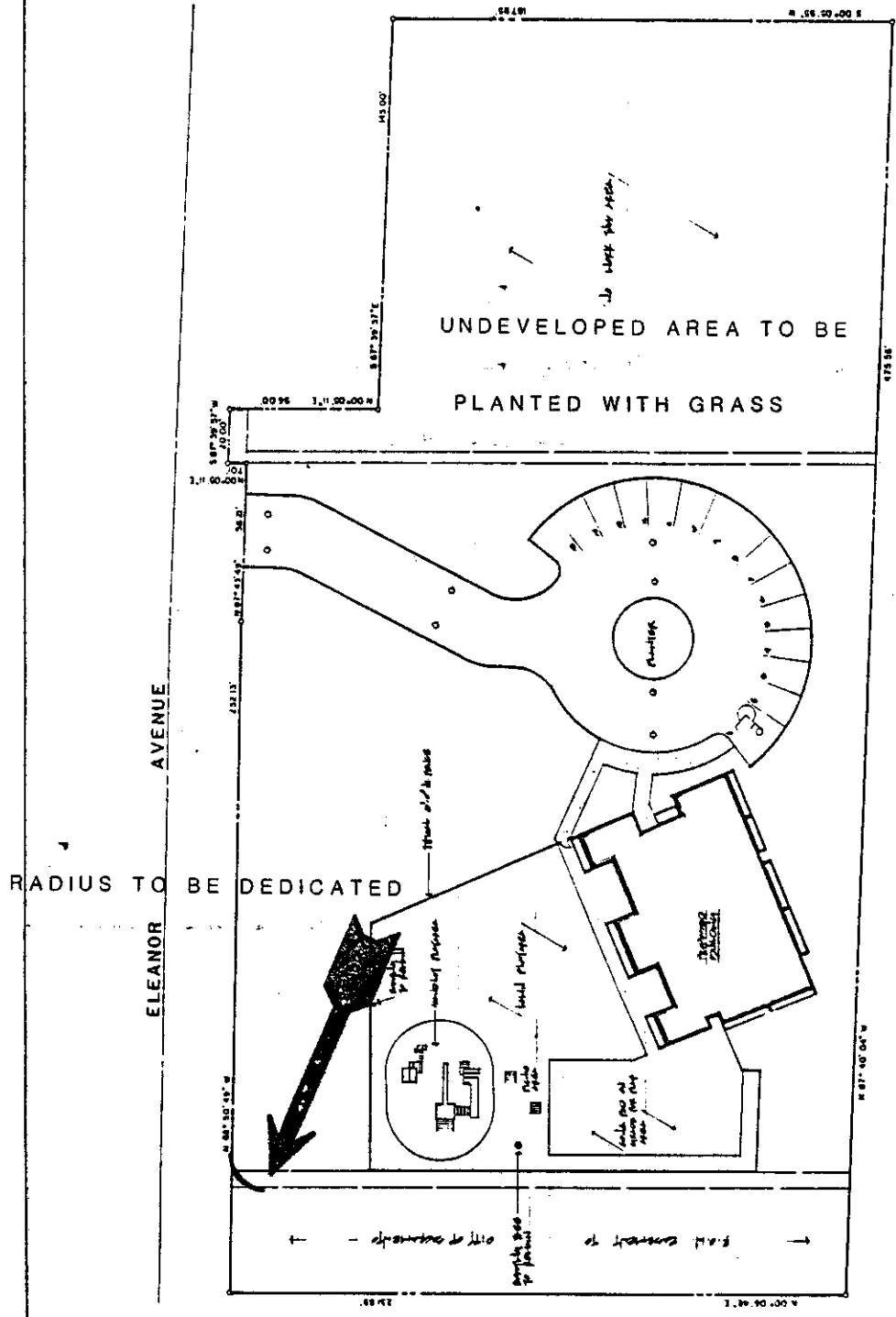
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SITE PLAN
WEAVE

REVISION
JOB NO. 82-040
FILE
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3 SHEETS

SITE PLAN

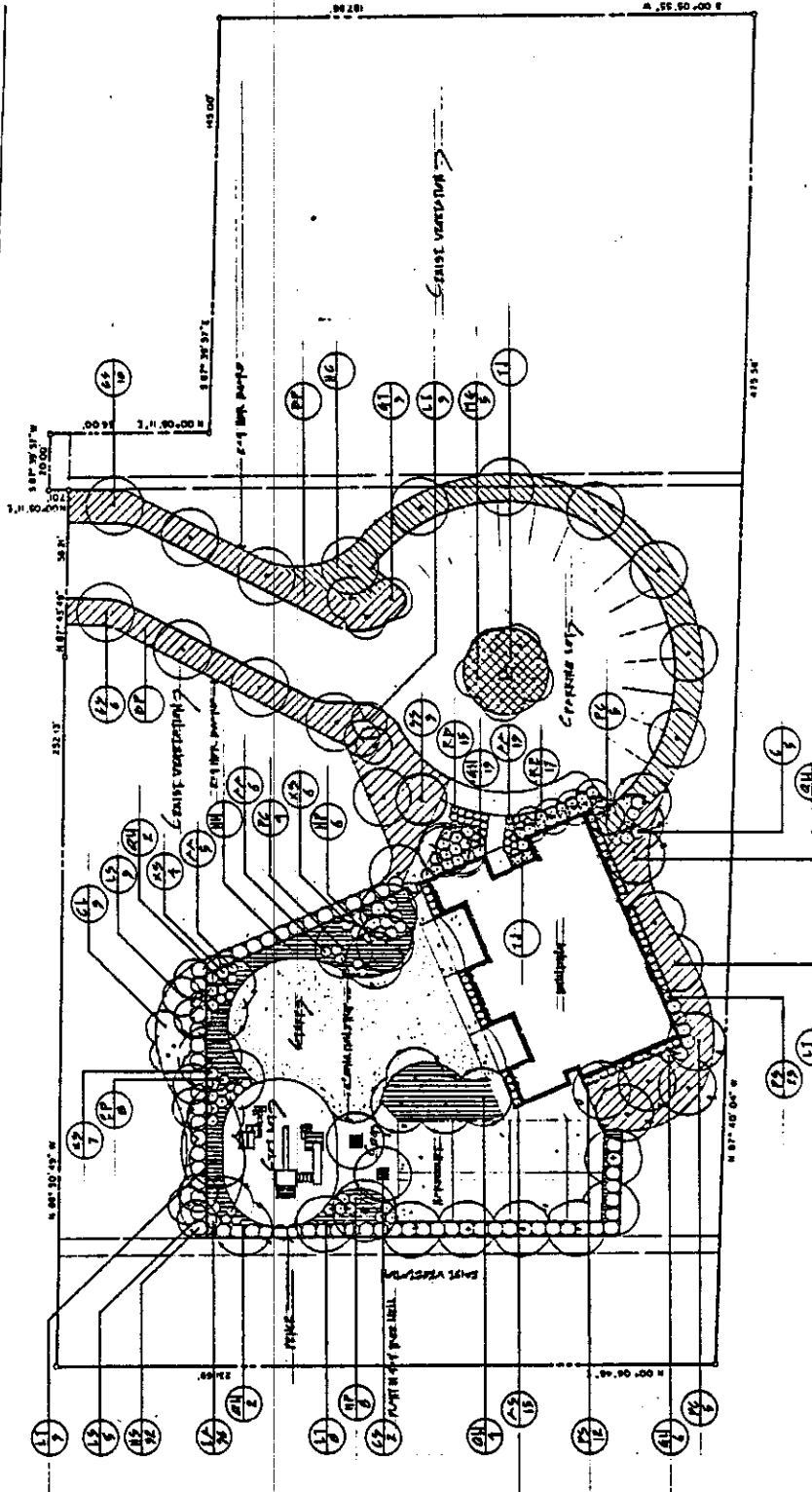




LANDSCAPING PLAN



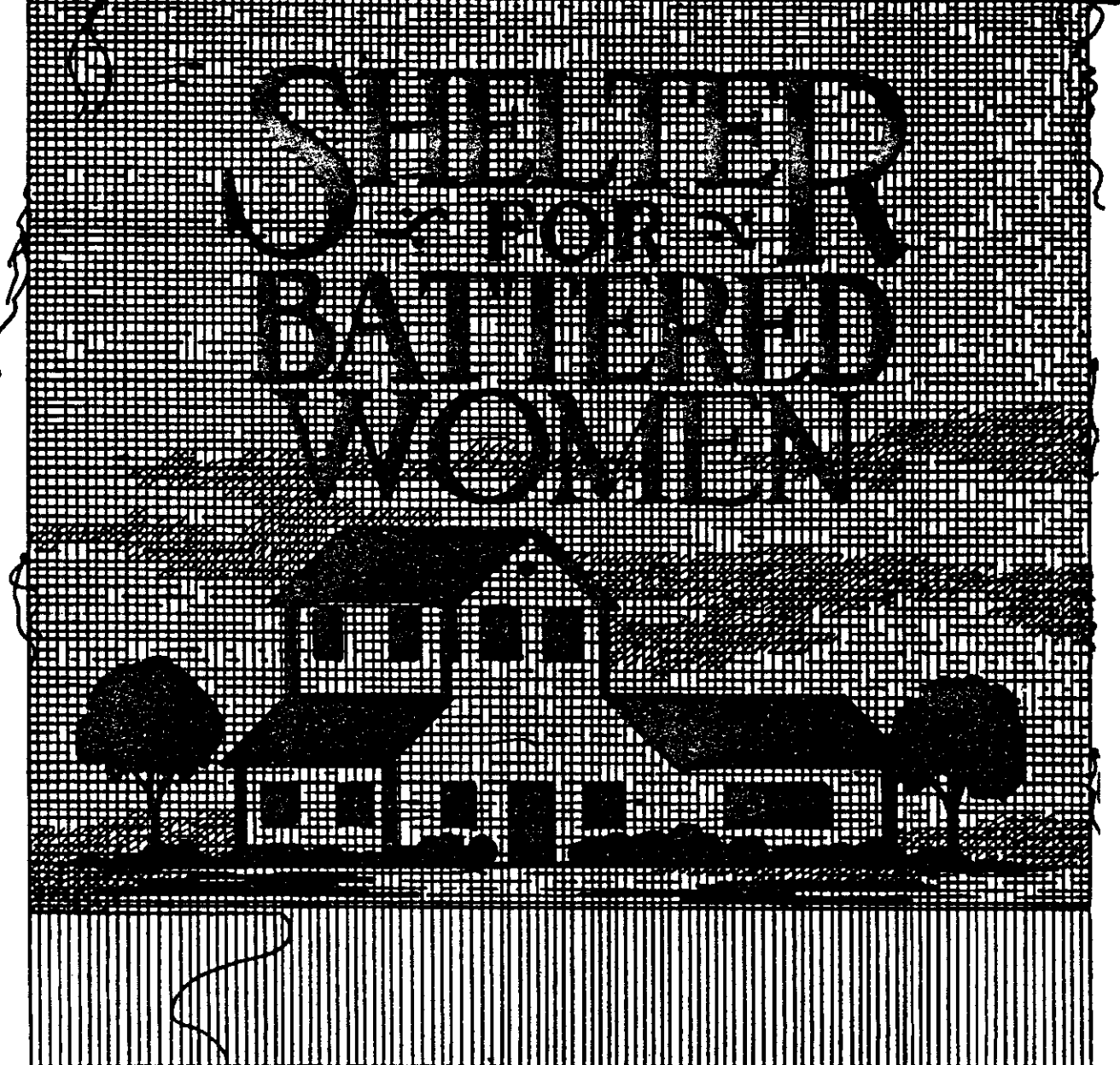
ELEANOR AVENUE



NO.	DATE	DESCRIPTION	BY	CHECKED
1	11/15/83	PRELIMINARY LAYOUT	STB	STB
2	12/15/83	FINAL LAYOUT	STB	STB
3	1/15/84	REVISIONS	STB	STB
4	2/15/84	REVISIONS	STB	STB
5	3/15/84	REVISIONS	STB	STB
6	4/15/84	REVISIONS	STB	STB
7	5/15/84	REVISIONS	STB	STB
8	6/15/84	REVISIONS	STB	STB
9	7/15/84	REVISIONS	STB	STB
10	8/15/84	REVISIONS	STB	STB
11	9/15/84	REVISIONS	STB	STB
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94	8/15/91	REVISIONS	STB	STB
95	9/15/91	REVISIONS	STB	STB
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97	11/15/91	REVISIONS	STB	STB
98	12/15/91	REVISIONS	STB	STB
99	1/15/92	REVISIONS	STB	STB
100	2/15/92	REVISIONS	STB	STB

WEAVE

Women Escaping A Violent Environment



Jan., 1984 — *Prepared & Written by Gail Jones, Executive Director*

The proposed shelter will include:

- 5 bedrooms (capacity 30)
- 3 bathrooms
- kitchen, dining and living rooms
- laundry area
- office space
- staff lounge and private bathroom
- a children's activity room
- a counseling room and crisis line room
- outside recreation area, playground and patio

The donated parcel of land is big enough so that two facilities could be situated on the property. The construction site has been layed out with this in mind as a future possibility. The population of the county and the current demand for services indicate the need for an additional shelter.

The Service Area

The geographical area for WEAVE services is Sacramento County. Limited out of county intakes and transfers are made to assist women in relocating away from the abuser. Transfers are reciprocal and of benefit to all concerned.

The Population

Family violence is cross cultural. As the chart below shows, the WEAVE resident shelter population is similar in minority representation as is the population of Sacramento County.

<u>Sacramento County</u> <u>Population: 783,381*</u>		<u>Shelter Population</u> <u>100 residents studied**</u>
American Indian	8,927 or 1%	3 or 3%
Asian Pacific	39,156 or 5%	5 or 5%
Caucasian	632,777 or 80%	64 or 64%
Hispanic	74,139 or 9½%	14 or 14%
Black	58,951 or 7½%	14 or 14%

* Federal Census of 1980, as reported in the Sacramento Bee

** WEAVE Shelter residents from December 1980, through July of 1981. (This population was picked for convenience; 100 cases representing consecutive client intakes.)

Moving is expensive! The last move cost approximately \$2,000. In addition to actual moving costs, the rent increases with each move. Our rent is now \$1,250, three times what it was in 1980. Financial costs aside, the greatest problem with moving is the interruption of services. One unavoidable move necessitated a two month shelter closing due to problems in locating a new place.

Inspired by the community shelter building project in Austin, Texas (featured on 60 Minutes in January, 1981), WEAVE began to investigate the possibilities of a new shelter facility built and donated by volunteers. The idea and commitment to task has mushroomed. Local construction companies, trade persons, business and professional men and women have made a decision to support the project and make it happen.

At a time when money is shrinking, funding literally being taken away (CETA Title VI, by presidential mandate), and a ceiling being placed on local funding, the shelter project is a boon to the program. An ideal shelter facility will make taking care of business easier, will be of comfort to residents and staff, and will, if donated, relieve a tight budget.

PROGRESS TO DATE, JANUARY, 1984:

Since the WEAVE building project was begun in January of 1980, much has been accomplished. To date the following contributions have been made:

- 2.5 acres of land valued at \$56,000;
- complete architectural, landscape and engineering plans; with blueprints the value is estimated to be \$23,000;
- two contractors have offered to supervise the job;
- a firm will be providing a computer cost estimate and building schedule.

Our "special permit" (use permit) was filed in January, 1984. The scheduled date for ground breaking is May 1st. If all goes well, we hope to have Thanksgiving, 1984 in the new shelter.

At this point we do not know how the actual building materials and labor will be acquired. We do not have money in the bank. Applications for grants have been made. If these do not provide what is needed we will be continuing to ask the community for donations to complete the project.

FAMILY VIOLENCE, THE FACTS

A battered woman is one who has suffered serious or repeated physical or mental abuse from the man with whom she lives. The F.B.I. estimates that battery to women such as this has at least three times as many victims as rape and that it is the single most unreported crime in the United States today.

INCIDENCE

- It is estimated that between one third and one half of all women (FBI, 1975) at some time in their life will be the victim of family violence.
- The violence often begins during pregnancy. (Gelles, 1975)
- The typical pattern is that the violence will become more frequent and more severe. (Walker, 1979)

EFFECTS ON THE CHILDREN

- Sixty-eight percent of battering men, and fifty percent of battered women come from violent homes (San Francisco Family Violence Project, 1980).
- In one-half of spouse abusing families, the children are battered as well (Women's Educational Action League, 1979).
- Children who witness family violence become the victims or perpetrators of violence as adults (LEAA, 1979).

CRIMINAL JUSTICE

- In Sacramento one fourth to one third of police deaths occur during responses to domestic disturbance calls (Sacramento District Attorney's Office, California Senate Subcommittee on Administrative Justice, 1978).
- In 1981 There were 3,140 homicides in California, of these 10.6% were spouses and 6.5% were parents or children (California Bureau of Criminal Statistics).

MEDICAL AND ECONOMIC COST

- Twenty percent of all hospital emergency room visits by women are attributed to wife beating (McGrant, "Crisis of Domestic Order, " 1979).
- Abuse related absenteeism results in an estimated economic loss to the country of three to five million dollars per year, plus another \$100 million in medical bills (Porter, S., November 1975, San Francisco Chronical),

In Sacramento, Women Escaping A Violent Environment, Inc. (WEAVE) provides services to families experiencing violence in the home. WEAVE receives approximately 600 calls per month; an average of 125 calls per month are from women who believe they must flee their homes and "hide out" to avoid life threatening physical abuse. After extensive assessment of need and exploring of alternatives approximately 22 of these 125 women gain entry into the shelter. For others

supportive counseling and practical problem solving are offered to help them through the immediate crisis.

WEAVE, A SOCIAL SERVICE AGENCY

WEAVE is a private, non-profit corporation established in 1977 to give assistance to families experiencing violence in the home. The organization was founded by a group of women who were themselves victims of family violence.

WEAVE provides a broad range of services to meet the needs of all family members. These services are designed with the goal of putting a stop to family violence, i.e., break the cycle of abuse that is being passed on from one generation to another. WEAVE provides the following services:

- a 24 hour telephone hot line which provides crisis intervention; counseling and referral services;
- shelter, counseling and advocacy for battered women and their children;
- a children's program offering child abuse/neglect assessment and intervention; tutoring activities; arts, crafts and recreation; positive parenting groups and family counseling.
- emergency transportation, food and clothing;
- individual and group Positive Anger Control Counseling for the abuser;
- individual and group counseling for non-sheltered battered women;
- community education.

We endeavor to help families find a peaceful way to co-exist or separate.

THE WEAVE BUILDING PROJECT

THE NEED FOR A NEW SHELTER

Since WEAVE first opened its doors in March of 1978, a variety of rented homes have been utilized as a shelter facility. The first shelter was an aged Victorian in the downtown area. It proved inadequate in many ways. The second shelter location was rural, well hidden with plenty of outside play room for the children. While the second location was much better than the first, it was also inadequate in several ways: cramped living and office space, no private counseling area, little storage space for donated items, and the garage only making do for the children's program area.

The WEAVE shelter is currently in its fourth location. The facility has four bedrooms and provides sleeping space for twenty-two women and children.