



# CITY OF SACRAMENTO

34

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

August 12, 1980

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: San Carlos Group Care Facility  
Item No. 34A & B on August 12 Agenda

LOCATION: 2830 Stockton Boulevard

### SUMMARY

The Planning Department is processing an emergency Amendment of the Zoning Ordinance to exempt certain group care facilities from review of Special Permit by the Planning Commission (M-488) and a Special Permit (P-9139) to operate a group care facility in a C-2 Zone. These entitlements are necessary to allow the San Carlos Motel at 2830 Stockton Boulevard to be rehabilitated into a group care facility to house 43 mentally disabled persons and were to be heard by the City Council at tonight's meeting.

The Environmental Coordinator filed Negative Declarations on the Ordinance and Special Permit. An appeal of the Negative Declaration on the Special Permit was filed on August 11, 1980. Consequently, the City Council must conduct a public hearing on the appeal prior to acting on the Special Permit request.

Staff has tentatively scheduled the Negative Declaration appeal hearing for August 26, 1980, and proposes to have the Special Permit advertised for that meeting. This scheduling will provide the Council with the option of considering the appeal and Special Permit at the same meeting. The Council can act on the Zoning Ordinance Amendment this evening; however, the staff recommends the Zoning Ordinance Amendment also be continued so the Council can consider this item along with the appeal and Special Permit on August 26.

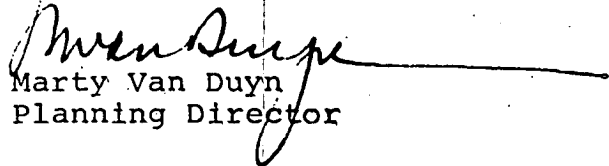
Office of the City Clerk

*Cont 40*  
*8-26-80*  
AUG 12 1980

RECOMMENDATION

The Planning Department recommends the appeal of the Special Permit's Negative Declaration, the Amendment of the Zoning Ordinance, and the Special Permit be scheduled for the Council's consideration on August 26, 1980, to allow sufficient time for staff to provide the necessary reports and notify all interested persons.

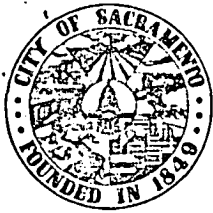
Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:CC:jm  
M-488  
P-9139

August 12, 1980  
District No. 5



# CITY OF SACRAMENTO

34 A&B

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

August 8, 1980

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Ratify Negative Declarations on the Ordinance and Special Permit
  2. Amendment of Zoning Ordinance to exempt certain group care facilities from review of Special Permit by the Planning Commission (M-488)
  3. Special Permit to operate a group care facility for mental health patients in the C-2 Zone (P-9139)

LOCATION: 2830 Stockton Boulevard

### SUMMARY

This is a proposal to amend the current Zoning Ordinance and a request for Special Permit approval in order to convert a vacant 23-unit motel complex known as San Carlos Motel into a mental health facility. The motel contains 9,800 square feet and is located on a C-2 General Commercial Zone. The facility will house 43 mentally disabled individuals. The staff recommends approval of the request subject to conditions.

### BACKGROUND INFORMATION

The current Zoning Ordinance requires that a special permit be approved by the City Planning Commission for any mental health facility in the C-2 Zone. The special permit procedure normally requires a minimum of 45 days and an additional 30 days if the decision of the Planning Commission is appealed to the City Council.

The purpose of this ordinance amendment is to modify the review process in order to allow the City Council to consider the special permit; this will exempt the care facility from review by the Planning Commission.

This review process is necessary because the State of California is in the process of phasing out certain mental health services which provide housing for mentally disabled persons, and the County of Sacramento must assume the responsibility of providing these services to the public

by January 1, 1981. The County of Sacramento wishes to meet this obligation by working with the Sacramento Housing and Redevelopment Agency and by contracting with private organizations to operate group care facilities to provide the services. The private organizations, however, must comply with the City's special permit requirement before establishing such a group care facility.

Therefore, it is necessary to process the required special permit as soon as possible in order to allow time to complete necessary improvements and obtain State licensing. The motel complex is a one-story U-shaped building with two stories on the east, and the center courtyard has a U-shaped driveway with adequate area for parking around the center perimeter. The courtyard also contains a fenced-in swimming pool. The existing structure consists of 22 motel-type units (four of the units have kitchenettes which will be converted into sleeping areas), an office and manager's apartment, laundry and nine-vehicle garage. The garage will be converted to a central kitchen facility and lounge area. The existing complex is approximately 9,800 square feet. However, the total livable area after rehabilitation will be 7,365 square feet.

This facility will operate 24 hours per day and seven days per week, and will have 25 employees. The anticipated number of employees per shift are: seven for 7:00 a.m. to 6:00 p.m.; four for 6:00 p.m. to 11:00 p.m.; and two for 11:00 p.m. to 7:00 a.m.

Staff believes that the site is suitable for the facility because it is located within a commercial zone and along a major street. Also, it is located in close proximity to the Sacramento Medical Center in the event patients require emergency or additional medical treatment. Furthermore, the facility is compatible with surrounding land uses and consistent with the policies of the 1974 General Plan.

The only concerns staff has is regarding sufficient parking and security. The applicant has indicated that perimeter fencing and lighting will be provided around the complex. Staff suggests that a minimum of 12 parking spaces be required on site. This will allow spaces for employees and visitors.

#### RECOMMENDATION

Staff recommends:

1. Ratification of the Negative Declarations on the Ordinance and Special Permit;
2. Approval of the Ordinance amendment;
3. Approval of the Special Permit subject to the following conditions and findings of fact:

Special Permit Conditions


- a. Security fencing shall be provided around the perimeter of the site.
- b. Security lighting shall be provided and directed away from adjacent properties.
- c. A minimum of 12 off-street parking spaces shall be provided.
- d. Landscaping shall be provided along the front of the site. Landscaping plans shall be submitted and subject to the Planning Director's approval.

Findings of Fact

- a. The proposal is based on sound principles of land use in that:
  - i. the site is located along a major street which provides adequate access;
  - ii. the facility is compatible with surrounding land uses;
  - iii. adequate off-street parking will be provided;
  - iv. the facility is in close proximity to a major medical facility.
- b. The project will not be injurious to the general public in that:
 

Security fencing will be provided along the perimeter of the site.
- c. The project is consistent with the policies of the 1974 General Plan which encourages the establishment of medical type facilities.

Respectfully submitted.



Marty Van Duyn  
Planning Director

RECOMMENDATION APPROVED:

Walter J. Slipe  
Walter J. Slipe, City Manager

MVD:HY:jm  
Attachments  
M-488  
P-9139

August 12, 1980  
District No. 5

AN ORDINANCE EXEMPTING CERTAIN GROUP CARE FACILITIES FROM PROVISIONS OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, RELATING TO SPECIAL PERMITS AND DECLARING SAID ORDINANCE TO BE AN EMERGENCY MEASURE TO TAKE EFFECT IMMEDIATELY  
(M-488)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1. Exemption.

The City Council hereby finds that a special permit is necessary to establish a group care facility in any zone in the City of Sacramento. Under the provisions of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, a special permit may be granted at the discretion of the City Planning Commission after notice and a hearing, and the decision of the City Planning Commission is appealable to the City Council.

The City Council further finds that the State of California is in the process of phasing out certain mental health services which provide housing for mentally disabled persons, and the County of Sacramento must assume the responsibility of providing these services to the public effective January 1, 1981. The County of Sacramento wishes to meet this obligation by working with the Sacramento Housing and Redevelopment Agency and by contracting with private organizations to operate group care facilities to provide the services. The private organizations, however, must comply with the City's special permit requirement before establishing such a group care facility.

The City further finds that it is in the interest of the public health, safety and welfare that the County meet its obligation to provide mental health services to the public by January 1, 1981, and it is therefore necessary to process the required special permits as expeditiously as possible to give time to complete necessary improvements and obtain state licensing.

The City Council hereby exempts from the provisions of Section 15 of the Comprehensive Zoning Ordinance, which require special permit applications to contain certain information and to be considered at a hearing before the City Planning Commission, applications for special permits for group care facilities which meet all the following criteria: the application is for a group care facility to provide housing for mentally disabled persons; the applicant is the County of Sacramento or the Sacramento Housing and Redevelopment Agency, and the application is filed before August 1, 1980. In lieu of the provisions of Section 15 of the Comprehensive Zoning Ordinance, the procedures set forth in this ordinance shall be followed.

SECTION 2. Application.

An application for a special permit for a group care facility under this ordinance shall be filed before August 1, 1980 and shall contain the information specified by the Planning Director. No application fee shall be required.

SECTION 3. Hearing Before the City Council.

(a) At least one public hearing shall be held by the City Council on an application for a special permit for a group care facility under this ordinance. The procedural requirements for said hearing and the contents of the notice required by this ordinance shall be governed by Section 18 of the Comprehensive Zoning Ordinance.

(b) Notice of the hearing shall be given as described in Section 15-C-3-c of the Comprehensive Zoning Ordinance.

(c) At the close of the hearing, the City Council may, in its discretion, grant the special permit with such conditions as may be necessary to carry out the intent and purpose of the Comprehensive Zoning Ordinance or to protect the public health, safety or welfare. The City Council shall have the same authority as the City Planning Commission if the Commission had conducted the hearing or considered the special permit.

SECTION 4. All Other Provisions Apply.

All provisions of Section 15 of the Comprehensive Zoning Ordinance which do not conflict with the provisions of this ordinance shall apply to any special permit approved under this ordinance. These provisions include the provisions of Section 15-A, SPECIAL PERMITS - QUALIFICATIONS; Section 15-D, TIME LIMITS IMPOSED ON SPECIAL PERMITS, Section 15-E, DEVIATION - PRIOR APPROVAL REQUIREMENTS, and Section 15-F, MODIFICATION OR REVOCATION OF A SPECIAL PERMIT.

SECTION 5. Waiver.

The provisions of Sections 13-A-8 and 9 of the Comprehensive Zoning Ordinance of the City of Sacramento relating to hearings before the City Planning Commission shall not apply to this ordinance.

SECTION 6. Emergency.

This ordinance is hereby declared an emergency measure to take effect immediately. The facts constituting the emergency are the need to expedite the procedure for obtaining a special permit for a group care facility for the purposes set out in this ordinance and the need to

conduct a hearing on those special permit applications so that the County of Sacramento may meet its obligation to provide the needed mental health services by January 1, 1981.

ENACTED:

EFFECTIVE:

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MAYOR

ATTEST:

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CITY CLERK

M-488







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SACRAMENTO CITY COUNCIL  
PUBLIC NOTICE

RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO

AUG 6 11 25 AM '80

Notice is hereby given that the Sacramento City Council is scheduled to consider the following projects on AUGUST 12, 1980, at 7:30 p.m. in the Council Chamber of City Hall, second floor, 915 I Street, Sacramento, CA. The Environmental Coordinator has determined that the projects will not have significant adverse impact on the environment and has filed a Negative Declaration. The last day to appeal this determination is AUGUST 11, 1980. Such appeal should be filed with the Sacramento City Planning Department by the above date. A copy of the Negative Declaration may be reviewed/obtained at the Sacramento City Planning Department, 725 J Street, Sacramento, CA 95814. The projects scheduled are:

- P-9139 Special Permit to operate group care facility for mental health patients in a 9,800 square foot, 23-unit motel complex known as San Carlos Motel on a 0.7 acre site in a General Commercial C-2 Zone. Loc: 2830 Stockton Boulevard APN: 014-123-32

*we favor the ~~Building~~ complex  
 at 2830 Stockton being built,  
 now. George R. Gott property owner  
 Rita & Gott of 3 houses  
 in the area*

SACRAMENTO CITY COUNCIL

BY: LORRAINE MAGANA  
CITY CLERK

AD NO. \_\_\_\_\_

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AUG 8 - 1980 34

City Planning Commission

Sacto Ca.

Aug 5 - 1980

City Planning Commission

To whom it may concern; -

I would like to voice my opinion in person but I am not able to be there Aug 11. But I am against putting mental patients in the San Carlos Motel as we have enough problems here in the neighborhood as it is.

I live alone as I am a widow + I am scared to death at night as it is. There is quite a few people here that live alone. I have lived here for 32 years in this one house. So I am against it all the way.

is Ever

Mavis M. Pulvino

4337- 3rd Ave

Sacto. Ca. 95817

RECEIVED

AUG 8 - 1980

City Planning Commission

Aug 6<sup>th</sup>, 1980

34

To Sacramento City Planning Commission,

We received a letter about the proposed mental

health facility - the former San Carlos mental at

2830 Mission Blvd - and wish to protest getting

approval of this matter at this location. This is

a known area that is starting to recover as

Mr + Mrs Smith are being strict and new

businesses coming in. We own the Big St. Dicks

Shop next door and have been there 21 years and

do not want to have mentally ill people wandering

around our business. A mental facility should not

be around a business or residential area.

Sincerely,

Mr + Mrs Louis Shannon

Big St Dicks Shop

2862 Stockton Blvd

Sacramento, Calif 95817

RECEIVED

AUG 8 - 1980

34

City Planning Commission

Sacto. Ca.

Aug 5 - 1980

To the City Planning Commission.

To whom it may concern:-

I deeply object to the San Carlos Motel being used to house mental patients.

I am 93 years old and my property joins the San Carlos Motel.

I live alone and most of the people are elderly or women live alone in the neighborhood.

I don't see how the property of San Carlos Motel can be properly secured in leaving or entering of the patients.

I am not able to attend the meeting of Aug 11 but I want my opinion voiced at the meeting.

As Ever

Lena M. Ferretta

4348 - 3rd Ave.  
Sacto. Ca.