

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Norman/Gladys Mangabet - 1002 Lochbrae Road, Sacramento, CA 95815
OWNER	Norman/Gladys Mangabet - 1002 Lochbrae Road, Sacramento, CA 95815
PLANS BY	Norman/Gladys Mangabet - 1002 Lochbrae Road, Sacramento, CA 95815
FILING DATE	7-28-87
ENVIR. DET.	Neg. Dec. 8-8-89
REPORT BY	PW:sg
ASSESSOR'S PCL. NO.	275-0212-001.002

APPLICATION:

- A. Negative Declaration
- B. Special Permit to allow the operation of a 12-client residential facility for the elderly in the Standard Single Family (R-1) zone

LOCATION: 1002 Lochbrae

PROPOSAL: The applicant is requesting the necessary entitlements to operate a 12-client residential facility for the elderly.

PROJECT INFORMATION:

General Plan Designation:	Low density residential
1984 North Sacramento Community Plan Designation:	Residential 4-8 du/na
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Two single family homes

Surrounding Land Use and Zoning:

North:	Apartments; R-3
South:	Mobile home park; R-3
East:	Residential; R-1
West:	Residential; R-2

Parking Required:	Determined by Commission
Parking Provided:	4 spaces
Property Dimensions:	100' x 150'
Property Area:	.34+ acres
Square Footage of Building:	2,560 sq. ft. for the combined facility; 520 sq. ft. for the office
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Stucco
Roof Material:	Composition
Hours of Operation:	24 hours
Number of Employees:	4 per shift
Capacity:	12 elderly clients; 62 years or older

BACKGROUND INFORMATION: In July of 1988, an application was submitted to establish a 16-client residential care facility for mentally disabled adults. Due to neighborhood

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APPLC. NO. P89-287 MEETING DATE October 26, 1989 ITEM NO. 10

opposition and the rundown condition of the structures, staff was leading to a recommendation of denial for the special permit. The request for the use of the site for a 16 capacity care facility was withdrawn November 2, 1988, before action could be taken.

The subject application, as originally submitted was for a 12 client care facility for ambulatory mentally disabled adults. After discussions with planning staff and the surrounding neighborhood, the applicant revised the application to a 12-client residential facility for the elderly.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two lots totaling 0.34+ acres in the Standard Single Family (R-1) zone. The General Plan and 1984 North Sacramento Community Plan designate the site for low density residential uses. Two single family homes attached by a patio cover occupy the site. Surrounding land uses include apartments to the north and south zoned R-3, single family zoned R-1 to the east and duplexes zoned R-2 to the west. The site is approximately two blocks south of the commercial area of Del Paso Boulevard.

B. Applicant's Proposal

The applicant is requesting a special permit to operate a 12-client residential facility for the elderly. The facility will have eight bedrooms in two separate structures attached by a common covered patio. The floor plan further indicates shared lavatories, a common dining room, recreation room and kitchen. A detached office for staff that includes a laundry room is located at the end of the patio area. The facility will be managed by a staff of four, who will live at the site. The facility will operate 24 hours a day, seven days a week. The facility will comply with the State of California's provisions for a residential facility for the elderly. These provisions include the requirement that 75 percent of the residents are at least 62 years of age and that the residents have no severe health or mental problems other than the normal aging process. This facility is not a convalescent facility nor will residents having alcohol, drug or mental problems be allowed to stay at the facility.

C. Evaluation

Staff supports the request for a special permit to operate a 12 client residential facility for the elderly. Based on the submitted site plan and a field inspection, the subject site has adequate outdoor recreation area which includes both a large lawn area and covered patio. Parking for four vehicles is provided from Lochbrae and Globe Avenue. The site includes fencing and extensive landscaping to provide privacy for the rear yard recreation area.

The facility will operate as a 24 hour residential home for seniors. The applicant will receive a license from the State to operate a residential facility for the elderly and is required to meet all provisions of this license. The clients will be referred from social case workers, hospitals, State agencies and

private requests. The facility will offer alternative programs such as field trips and arts/crafts workshops. The clients will have no major physical or mental constraints other than the normal aging process.

The applicant conducted an open house for the neighborhood on September 27, 1989 to present the proposal and solicit comment. Planning staff attended the open house and listened to the comments from the neighborhood. The neighborhood indicated no objection to the facility provided it was clearly reserved for seniors only. Planning staff has also received a favorable position to the facility from the Police Department and the Woodlake Improvement Association.

Staff finds that the proposed residential facility for seniors substantially complies with the City's Locational Criteria for Care Facilities. The facility map, indicates that no similar type of facility is located within one mile of the subject site. The applicant is providing adequate interior and exterior space, parking and landscaping for the proposed senior home. Staff, therefore, recommends approval of the special permit.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have adverse environmental impacts and has filed a negative declaration.

STAFF RECOMMENDATION: Staff recommends the Commission take the following action:

- A. Ratify the Negative Declaration; and
- B. Approve the Special Permit to establish a residential facility for the elderly, subject to conditions and based upon findings of fact which follow.

Conditions

1. The maximum capacity of the elderly facility shall be 12 clients.
2. The proposed facility shall meet all requirements of the State regulations for residential facilities for the elderly.
3. Any proposed sign shall meet Sign Ordinance requirements for non-residential uses in residential zones and require a sign permit.
4. The facility shall meet all requirements of the Building and Fire Divisions.
5. *The applicant shall submit a copy of the State license to Planning staff for review and approval prior to occupancy of the facility.
(staff added)*

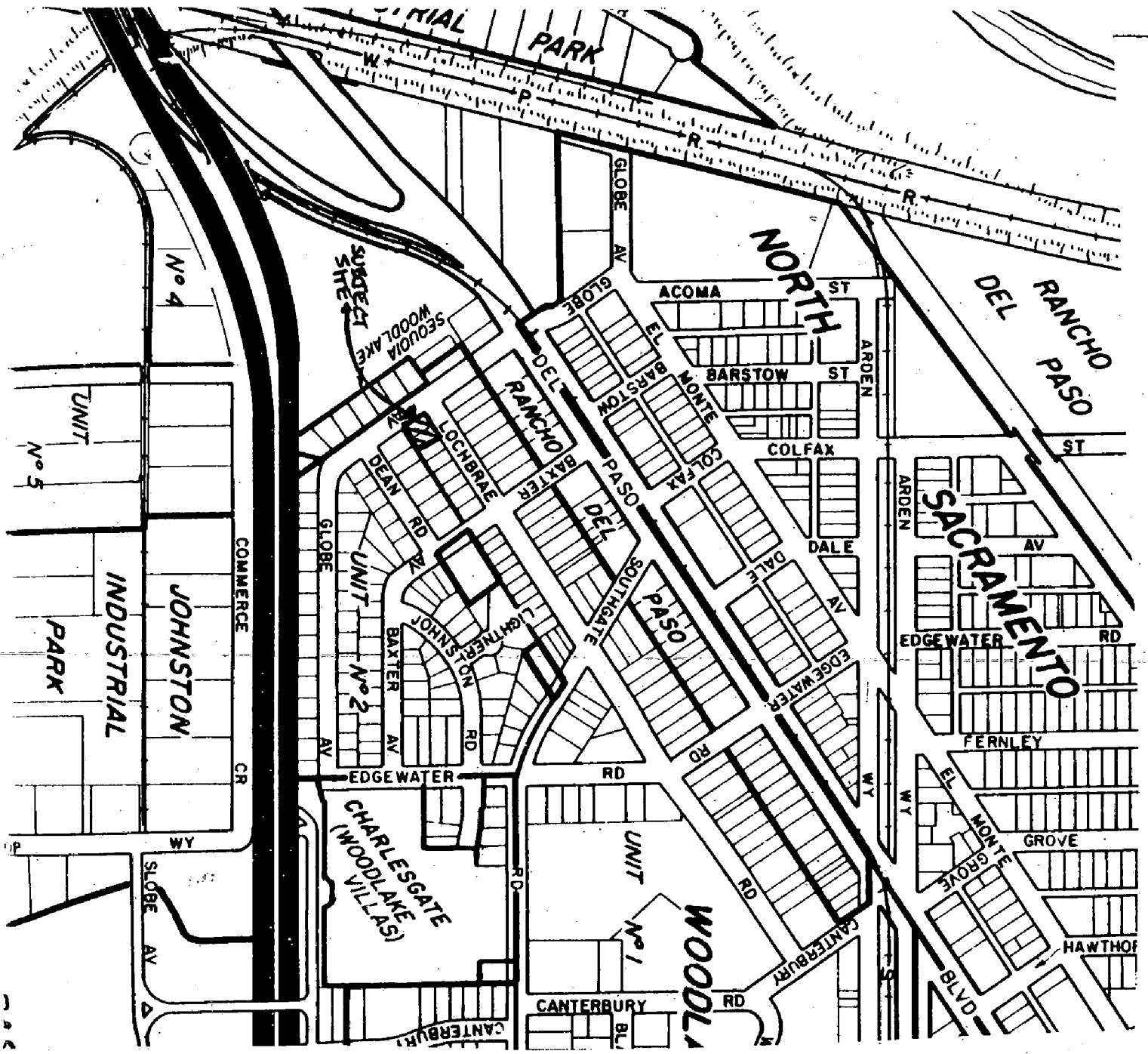
Findings of Fact

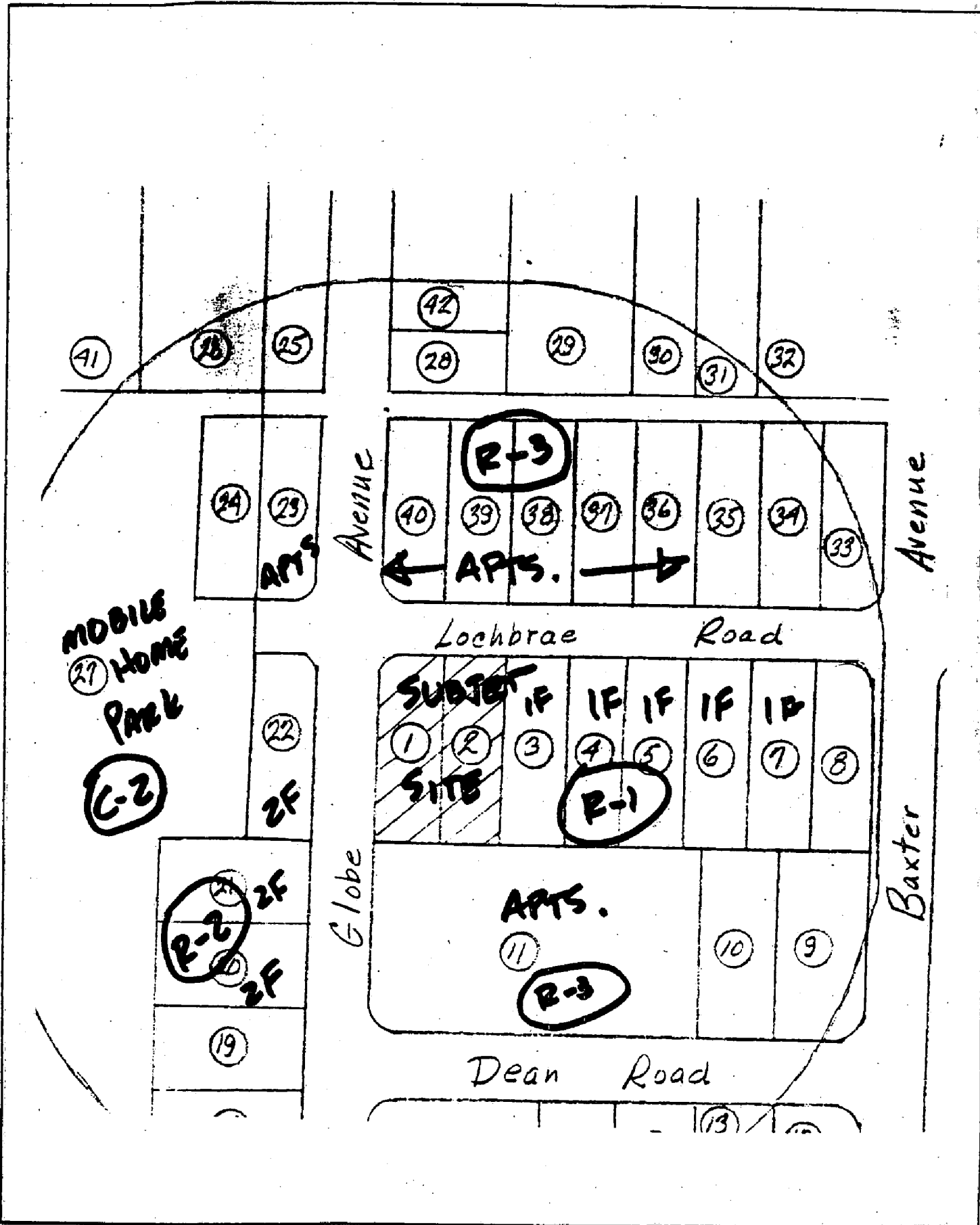
1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the proposed facility for the elderly is compatible with the surrounding neighborhood which is comprised primarily of residential uses;
 - b. the project will not significantly increase traffic congestion in the area; and
 - c. the facility will provide a needed service to the surrounding community.

2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
 - a. the proposed facility for the elderly would not significantly alter the characteristics of the residential neighborhood; and
 - b. the elderly clients have no major physical or mental problems and will pose no threat to the surrounding residents.

3. The project is consistent with the General Plan and 1984 North Sacramento Community Plan which designate the site for low density residential uses in that care facilities are allowed with special permit approval.

VICINITY MAP





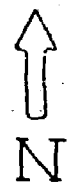
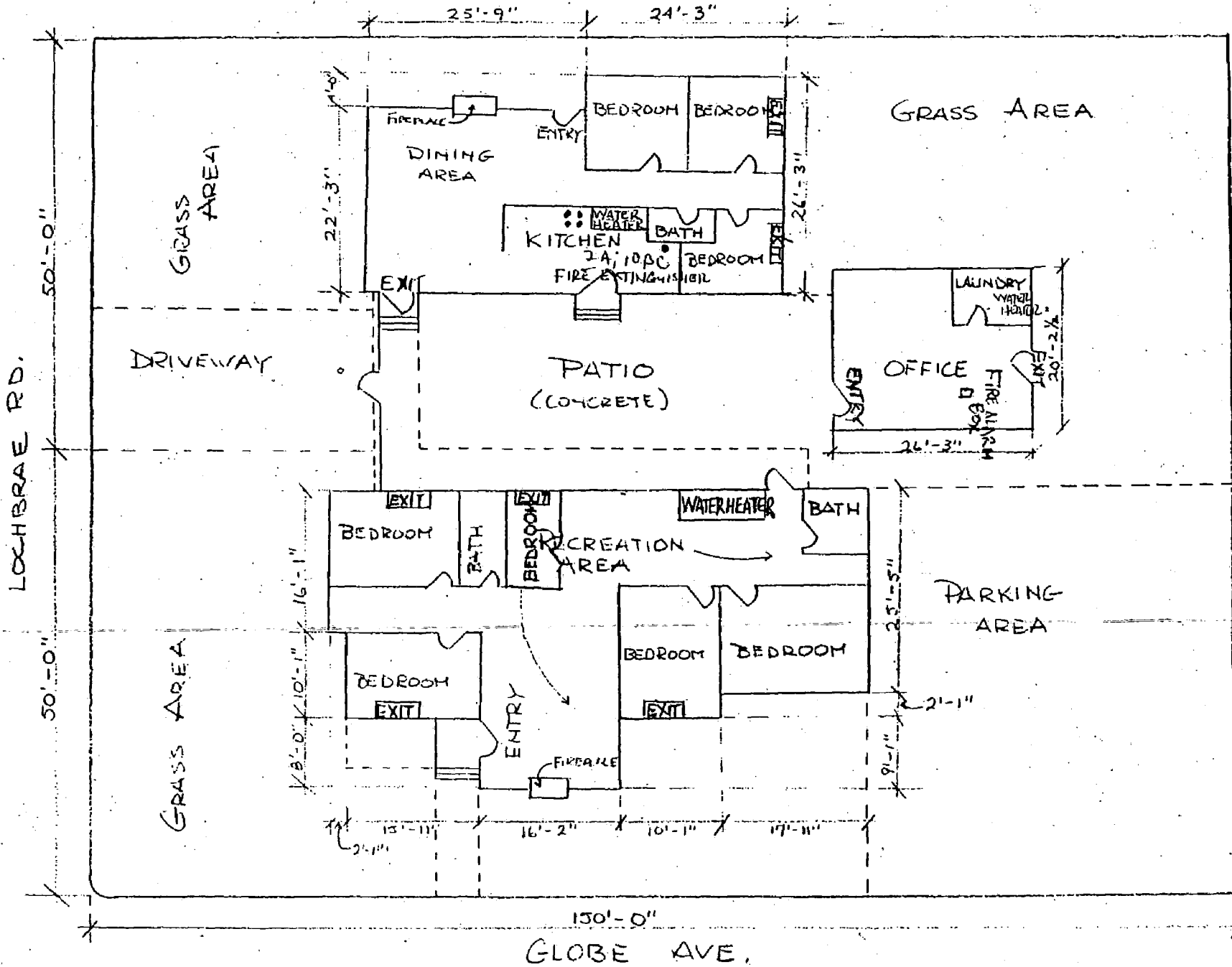
VICINITY - LAND USE - ZONING

EXISTING BLDG AT 1002 & 1006 LOCHBRAE RD.

PA-287

581-76 + 16

01/10/10



SITE PLAN / FLOOR PLAN

282687

SITE PLAN & FLOOR PLAN

SCALE: 1/4" = 1'-0"