

PROJECT BACKGROUND: The applicant established a residential care facility for four adult mentally ill disabled clients approximately eight years ago at 1114 Sycamore Avenue. On February 13, 1987, the City's Design Review Coordinator approved a request for a 1,400 sq. ft. addition onto an existing 1,000 sq. ft. single family dwelling. The remodel occurred to the rear of the original three bedroom, one bath house. The addition was reviewed only as a residential remodel, not the expansion of a residential care facility for more than six clients.

The applicant subsequently discussed with Planning staff, in October 1988, the necessary procedures to expand the current facility from 4 to 10 clients. The applicant was referred to the City Fire Marshall's office for clarification of what would be necessary to convert the addition into a facility for 10 clients and wrote the memo dated October 13, 1988 (Exhibit A).

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site contains an existing single family dwelling licensed by the State for four ambulatory disabled clients ages 18 to 61. The applicant resides next door at 1118 South Avenue and has a caretaker live with the clients at 1114 South Avenue. A driveway which allows parking of three vehicles in tandem is provided. Clients do not drive and the caretaker parks his car at the applicant's adjacent property. The site is zoned Residential Single Family (R-1) zone and is designated for Low Density Residential 4 to 7 du/net acre on the 1984 North Sacramento Community Plan and Del Paso Heights Redevelopment Area Plan and Residential 4-15 du/acre on the 1988 City General Plan. The site measures 42 feet in width and 251 feet in depth. Surrounding land uses are single family to the north, east and west and vacant to the south. Residential care facilities with seven or more clients require Planning Commission special permit approval and compliance with the locational criteria for care facilities.

B. Project Description:

The applicant is requesting special permit to expand an existing residential care facility from four to seven ambulatory mentally ill adults ages 18 to 61. The three additional clients would be located in 1,299 sq. ft. addition consisting of five bedrooms, two bathrooms, kitchen, dining and living rooms. Clients are not allowed to drive.

C. Locational Criteria Evaluation:

The applicant responded to the locational criteria as listed in Exhibit B as follows:

1. Supportive Services - Clients are close to medical facilities located on Marysville Boulevard and Norwood Avenue. Bus service is available on Rio Linda Boulevard and Grand Avenue.
2. Employment Opportunities - Clients do not hold regular jobs.
3. Distribution of Services - The applicant has stated to her knowledge no duplicate services are provided within one mile of the site.
4. Facility Access - Not Applicable
5. Parking - Adequate parking is provided since no clients are allowed to drive. The caretaker has one space assigned and adequate parking is available for visitors or repairmen.
6. Size of Structure - The additional 1,299 sq. ft. is adequate for three additional clients. The large yard area located at the rear of the lot is adequate for seven clients.
7. Compatibility of the Site Design - the addition is compatible with the existing older dwelling. Clients are provided transportation to the doctor by the operator. Transit to day programs is not provided so clients must rely upon Regional Transit or other means of transportation.

C. Staff Evaluation:

Staff has compiled a listing of residential care facilities within a one mile radius. Five adult residential care facilities containing a licensed capacity of 29 clients exist within one mile; one elderly care facility, five other service programs and two child care centers. Staff is unable to ascertain whether the adult residential care facilities are for developmentally or mentally disabled individuals (refer to Table 1).

Regarding the remaining locational criteria, the staff has reviewed the applicant's responses and find them adequate. The major issue is whether the structure can be brought up to building code requirements as per the Fire Marshall's letter of October 13, 1988.

D. Agency Comments:

The project was reviewed by the City Engineering, Traffic Engineering, Fire Marshall and Police Departments. Comments were originally received from the Fire Marshall's office and are included as Exhibit A. The following additional comments were received:

City Engineer: Public improvements shall be to City standards and may require upgrading at time of building permit issuance.

City Traffic Engineer: Bring any substandard improvements up to City standards.

City Police:

1. Applicant shall not admit clients prone to violence
2. Night curfew shall not be later than 9:00 p.m.

ENVIRONMENTAL DETERMINATION: The City Environmental Review Coordinator has determined the project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301 e).

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

Approve the special permit subject to conditions and based on findings of fact which follow:

Conditions - Special Permit

1. The applicant shall comply with all building code requirements for the conversion of a single family residential dwelling into a residential care facility for seven clients.
2. Building permits shall be required for any improvements. Prior to issuance of building permits, the City Engineer shall approve any improvements required along South Avenue, if necessary.
3. Total capacity shall be limited to seven clients. Any increase will require Planning Commission approval.
4. Applicant not admit clients prone to violence.
5. Night curfew shall not be later than 9:00 p.m.

Findings of Fact - Special Permit

1. The project is based upon sound principles of land use in that it complies with the locational criteria for care facilities in that:
 - a. it does not represent an over-concentration of similar facilities in the one mile radius since it is an expansion of an existing facility; and
 - b. it will not result in the disruption of the neighborhood.

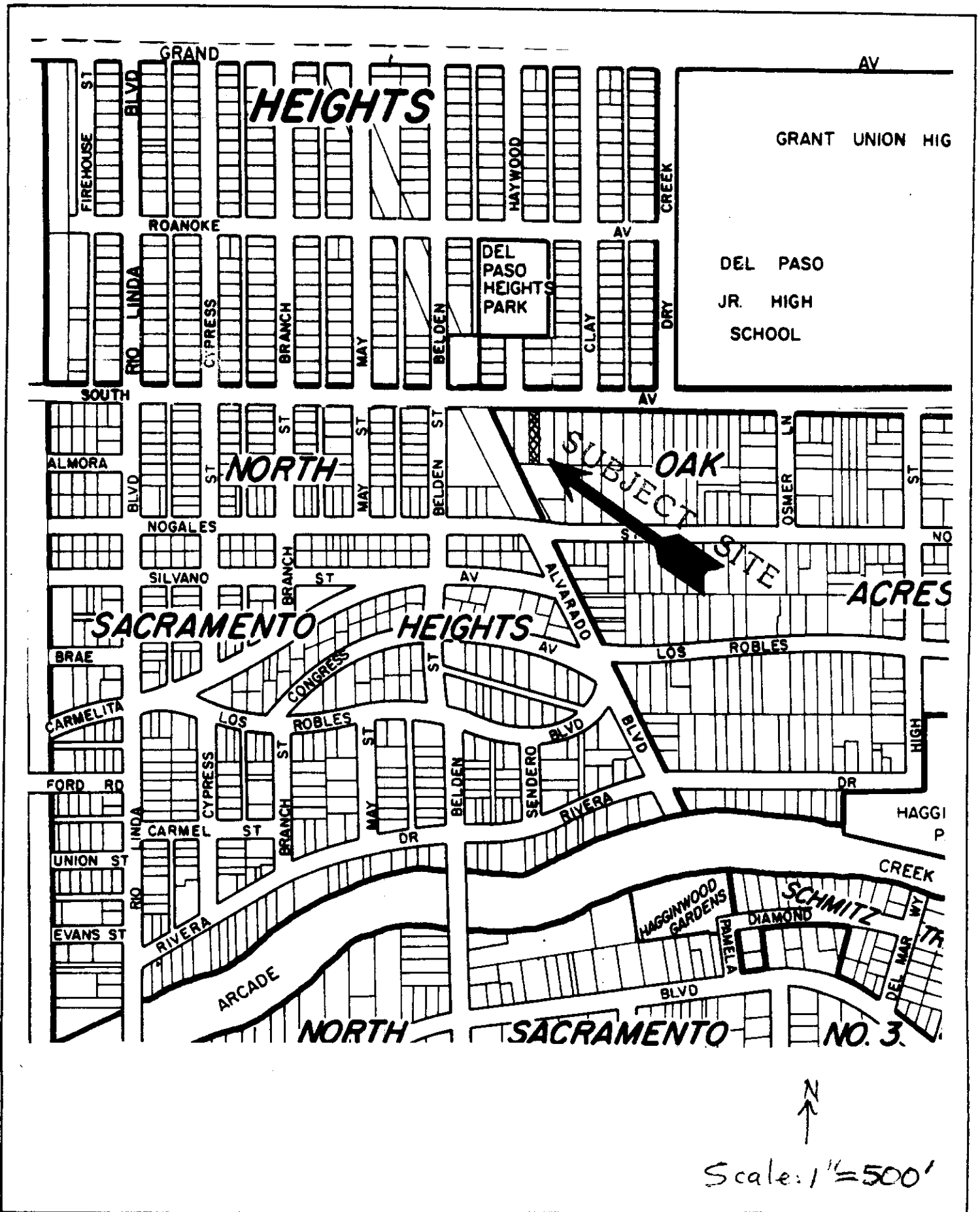
2. The proposed project, as conditioned, will not be injurious to the surrounding property or be detrimental to the public health, safety or welfare and result in the creation of a nuisance in that:
 - a. adequate yard area and landscaping will be provided for seven clients;
 - b. past activities of four clients have not resulted in neighborhood problems; and
 - c. adequate services are provided for the clients.
3. The proposed project is consistent with the 1984 North Sacramento Community Plan and 1988 General Plan in that the site is designated for Low Density Residential uses and residential care facilities are allowed in residential areas subject to showing compliance with the locational criteria.

TABLE 1

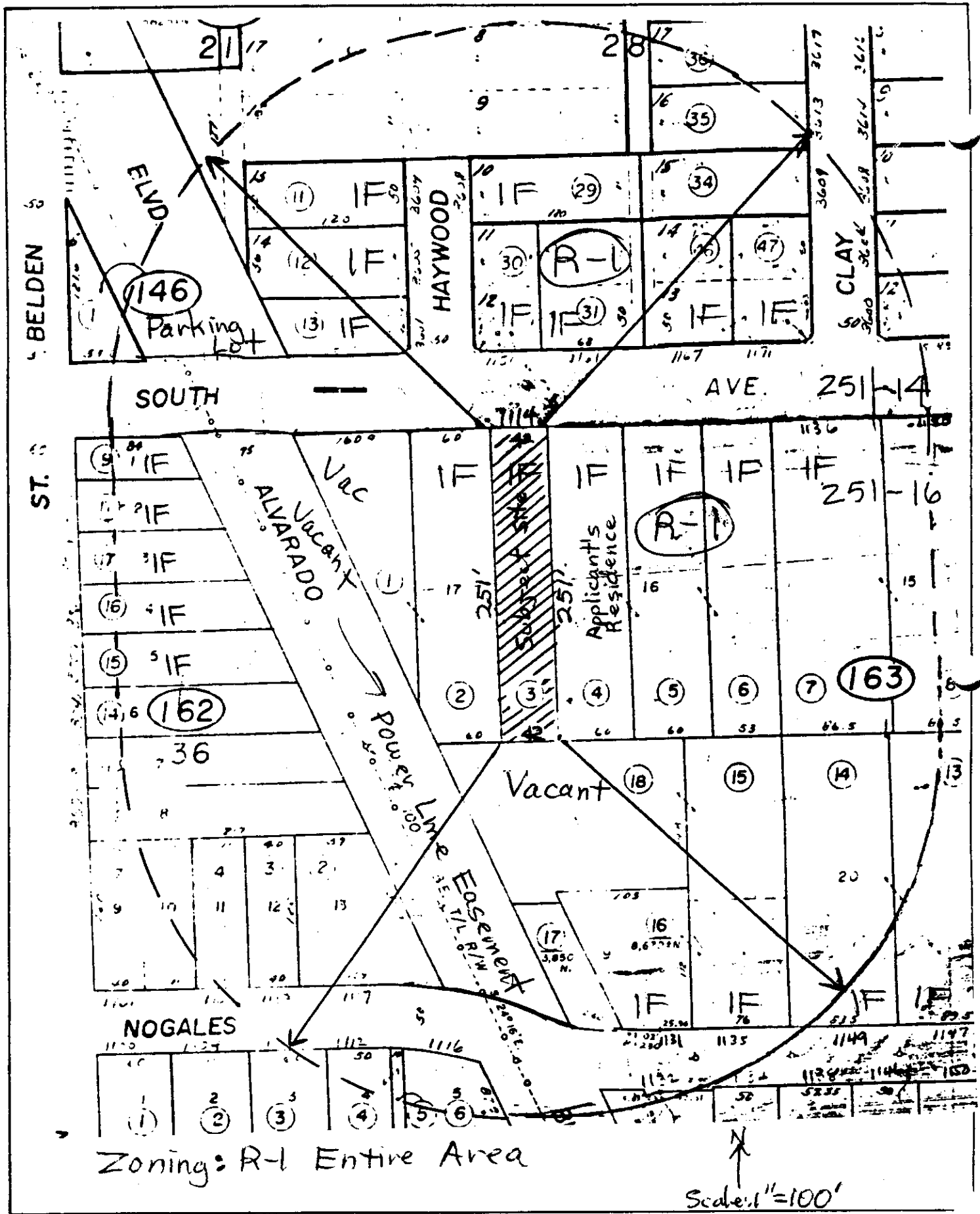
RESIDENTIAL CARE FACILITIES

WITHIN ONE - MILE OF 1114 SOUTH AVENUE

<u>ADULT RESIDENTIAL CARE FACILITY:</u>				CAPACITY
#71	Duquette's Chateau	3211 Diggs Park River Dr.	Ages 18-63	10
#77	Erby's Family Care	3111 Del Paso Blvd.	Ages 18-61	4
#105	Lochbrae 1010	1010 Lochbrae	DD.	6
#109	Magnolia Sm. Fam. Home	1415 North Avenue	Ages 18-61	6
#145	Vanessa Brown's Res. Care Fac.	3705 Dry Creek Road	Ages 18-61	3
<u>ELDERLY CARE FACILITY:</u>				
#186	Schuller's Care Home	1241 Arcade Blvd.,	62 & over	6
<u>OTHER SERVICES:</u>				
388	Arms of Mercy Feeding Program	1640 South Avenue		
433	Del Paso Heights Food Locker	810 Grand Avenue		
454	Omni Programs	811 Grand Avenue		
455	Opportunities for Handicapped Inc.	3340 Marysville Blvd.		
491	Sac. Retinitis Pigmentosa Soc.	1070 Sonoma Avenue		
<u>CHILD CARE CENTER:</u>				
231	Good Neighbors Child Development	701 Morey Avenue	32	
269	SETA - Headstart, North Avenue	1281 North Avenue	80	



VICINITY MAP



Zoning: R-1 Entire Area

Scale: 1" = 100'

LAND USE & ZONING MAP

MEMORANDUM

EXHIBIT A

SACRAMENTO FIRE DEPARTMENT

To : D. Hendrycks - Planner

Date : 10-13-88

Ref. No:

From : D. Cohen - Inspector

CITY OF SACRAMENTO
CITY PLANNING DIVISION

OCT 14 1988

Subject: 1114 South Ave

RECEIVED

MRS PITTMAN CAME IN TODAY AS PER YOUR REQUEST. SHE ADVISED ME THAT SHE WANTS A LICENSE FOR 10 AMBULATORY ADULTS AGES 18 TO 64. THIS IS CLASSIFIED AS AN I-2 OCCUPANCY AND MUST HAVE A FIRE RETARDANT ROOF, FIRE ALARM SYSTEM AND FIRE SPRINKLER SYSTEM. IN ADDITION, THE CONSTRUCTION OF THE BUILDING MUST BE TYPE II 1 HOUR.

MRS PITTMAN'S BUILDING WAS CONSTRUCTED AS A RESIDENCE AND CAN NOT COMPLY WITH THESE REQUIREMENTS WITHOUT A LOT OF EXPENSE. SHE SHOULD BE ADVISED TO LOOK INTO THE ADDITIONAL COSTS INVOLVED AND DETERMINE IF SHE SHOULD APPLY FOR A LICENSE FOR 10 OR A LICENSE FOR 6 OR LESS WHICH SHE COULD HAVE WITHOUT MAJOR CHANGES OR COSTS.

EXHIBIT B LOCATIONAL CRITERIA

Applicant: Please submit responses to these criteria as part of your Special Permit application. If a particular criteria is not applicable, please indicate that and the reason why.

RESOLUTION NO. 3

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

March 23, 1982

LOCATIONAL CRITERIA FOR ESTABLISHING NON-RESIDENTIAL CARE OR RESIDENTIAL CARE FACILITIES (M-612)

WHEREAS, the following listing represents criteria which the City of Sacramento encourages Non-residential Care and Residential Care Facility operators to consider in selecting their proposed site. City Planning Department staff will utilize this criteria listing in evaluating the merits of an operator's application for a Special Permit; and

WHEREAS, in addition to this listing of criteria, the City also strongly suggests that an operator meet with the City Planning Department staff to jointly evaluate their preliminary listing of potential sites for the purpose of identifying the opportunities and constraints of each potential location. It is also strongly suggested that an operator explain the type of programs and activities proposed to residents and businesspersons located within a two block radius of the proposed facility site prior to formal submittal of the Special Permit application. Such an explanation may be through written materials, direct contacts, and/or neighborhood meetings;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the following locational criteria will be applicable to proposals for establishing new Non-residential or Residential Care Facilities:

Non-residential
Care Facility

Residential
Care Facility

Regional Criteria*

X

1. Client Access-The proposed facility should be either located within close proximity to where a majority of its' targeted client population resides; or close to major transit routes, bicycle routes, and reasonable freeway access from all parts of the service area.

* Where conflicts between conformance with regional versus site criteria occur, site criteria shall be controlling. A region is generally defined as the boundaries of a Community Planning Area.

Non-residential
Care Facility

Residential
Care Facility

Regional Criteria*

X

X

2. Supportive Services-The proposed facility should be located within an area which is reasonably close to medical, governmental, shopping, and other services which support clients or near transit routes which provide access to such services.

X

3. Employment Opportunities-The proposed facility should be located within an area that can provide job opportunities for clients.

X

X

4. Distribution of Services-When siting within a residential area, the proposed facility should be located in an area where the same type of service is not already offered.

X

X

5. Facility Access-The proposed facility should be located in an accessible location if it provides a unique type of service for the region.

Non-residential
Care Facility

Residential
Care Facility

Site Criteria

X

X

6. Concentration-The proposed facility should not be sited within a residential neighborhood which already contains a number of Non-residential Care or Residential Care facilities.

* Where conflicts between conformance with regional versus site criteria occur, site criteria shall be controlling. A region is generally defined as the boundaries of a Community Planning Area.

Non-residential
Care Facility

Residential
Care Facility

Site Criteria

X

7. Neighborhood Disruption-Within residential areas, activities which generate excessive noise or which extend beyond the boundaries of the facility's site in such a manner as to impose upon the living space of neighbors should be avoided.

X

X

8. Parking-Adequate off-street parking should be provided for staff, clients, and visitors based on the type of service, the number of clients served per day, the scheduling of services, the level of staff required, and the number of non-client visitors anticipated. Within residential areas, facilities should not create traffic or parking problems that could result in a nuisance.

X

X

9. Size of Structure-The proposed structure should be capable of accommodating the anticipated number of clients given the type of services and operating schedule proposed. The structure should be accessible for the handicapped. Within residential areas, the size of new or remodeled facilities should be compatible with adjacent structures. Adequate outdoor areas for client use should be provided on the facility grounds.

Non-residential
Care Facility

X

Residential
Care Facility

X

Site Criteria

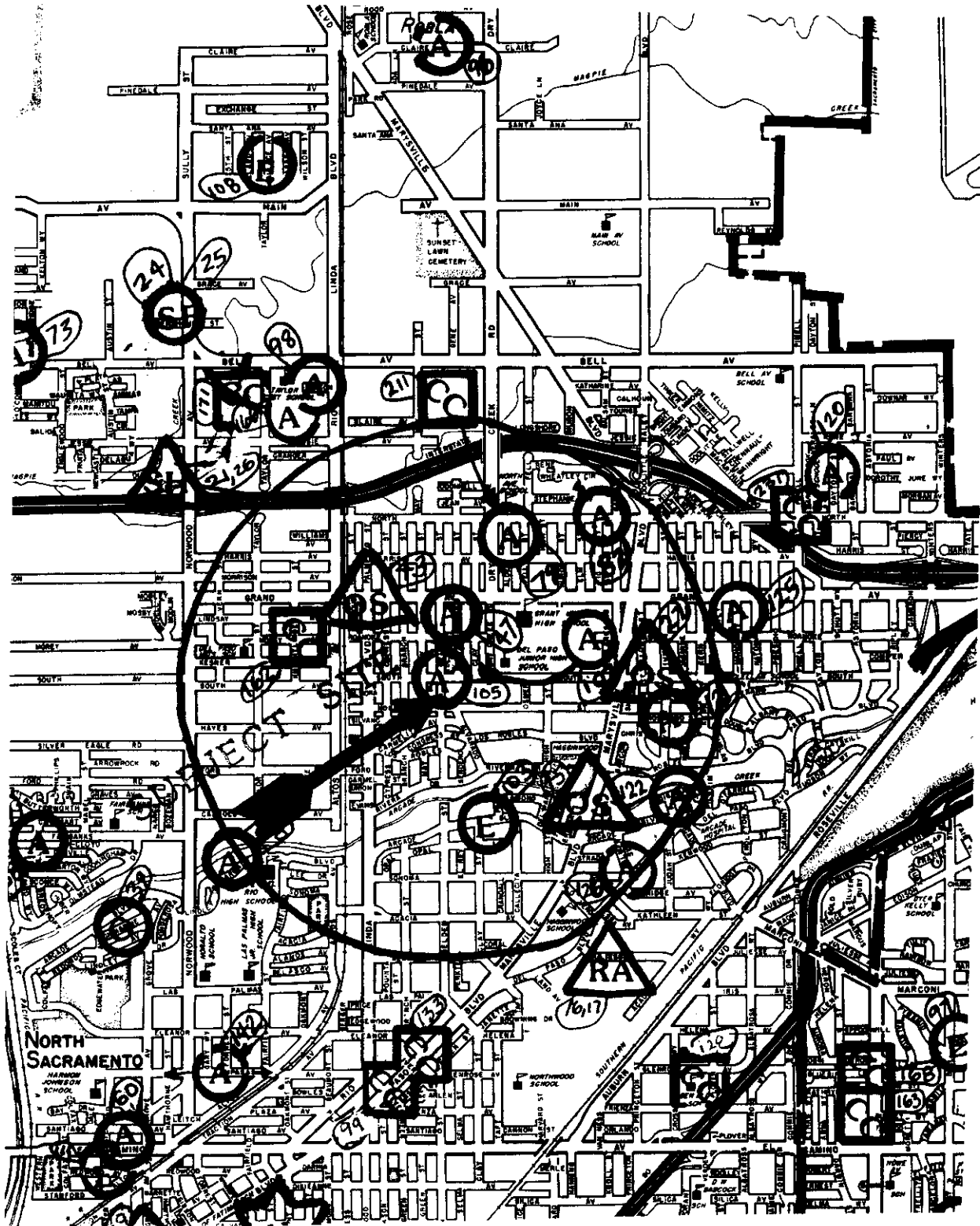
10. Compatibility of Site Design-
Within residential areas, the exterior of a facility should be preserved in its' appearance as a residential structure to conform with the surrounding neighborhood. The placement of off-street parking, exterior lighting, signage (including size), and landscaping should also be compatible with adjacent structures.

MAYOR

ATTEST:

CITY CLERK

M-612



One-Mile Radius

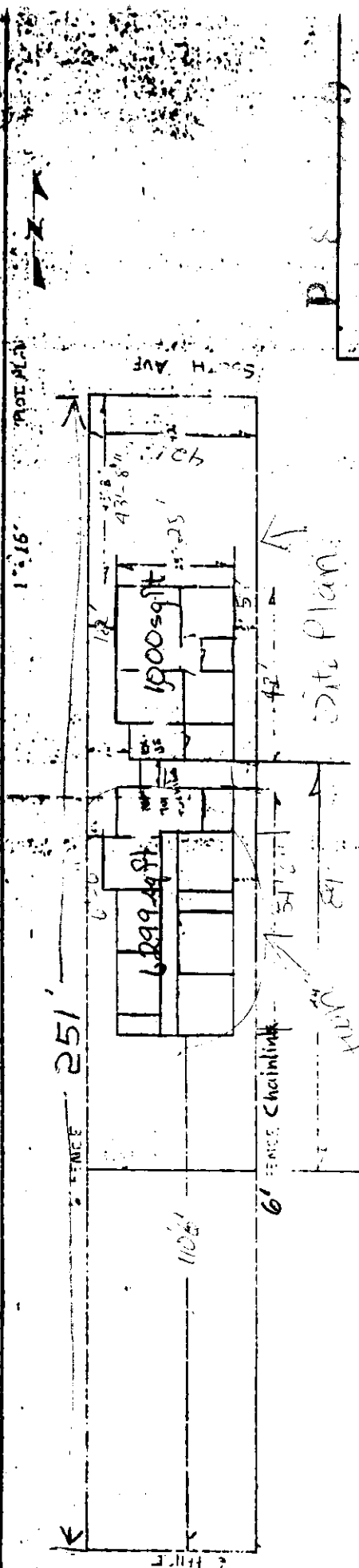
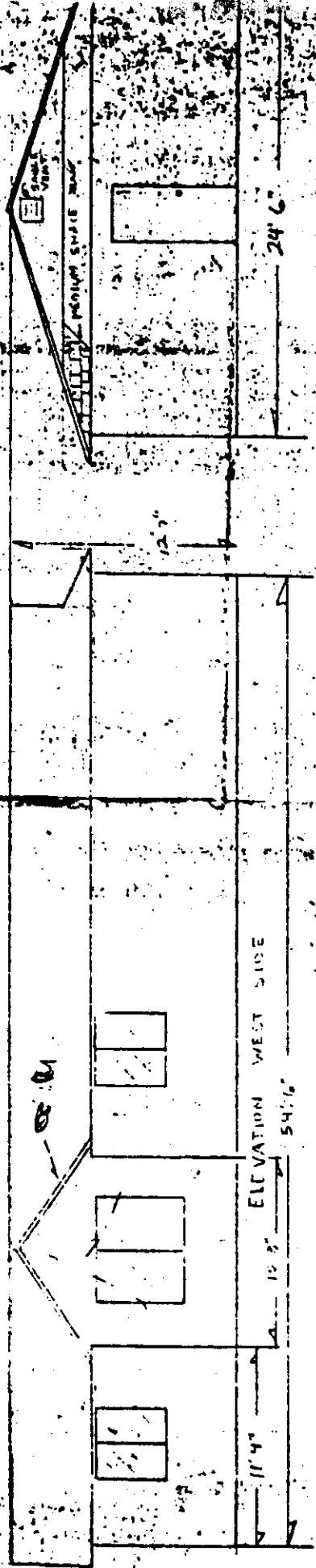
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↑
Scale: 1" = 2,500 ft.

CARE FACILITY MAP

P-89-029

2-9-89

item 24



P. 2

DATE	
SCALE	
PROJECT	
NO.	

251'

6' FENCE

6' FENCE Chainlink

Site Plan

Natural

ELEVATION WEST SIDE

SCALE - 1/4" = 1'

1" = 16'

24' 6"

SOUTH AVE

NORTH AVE

43'-8"

1900 sqft

6299 sqft

110'

57'

42'

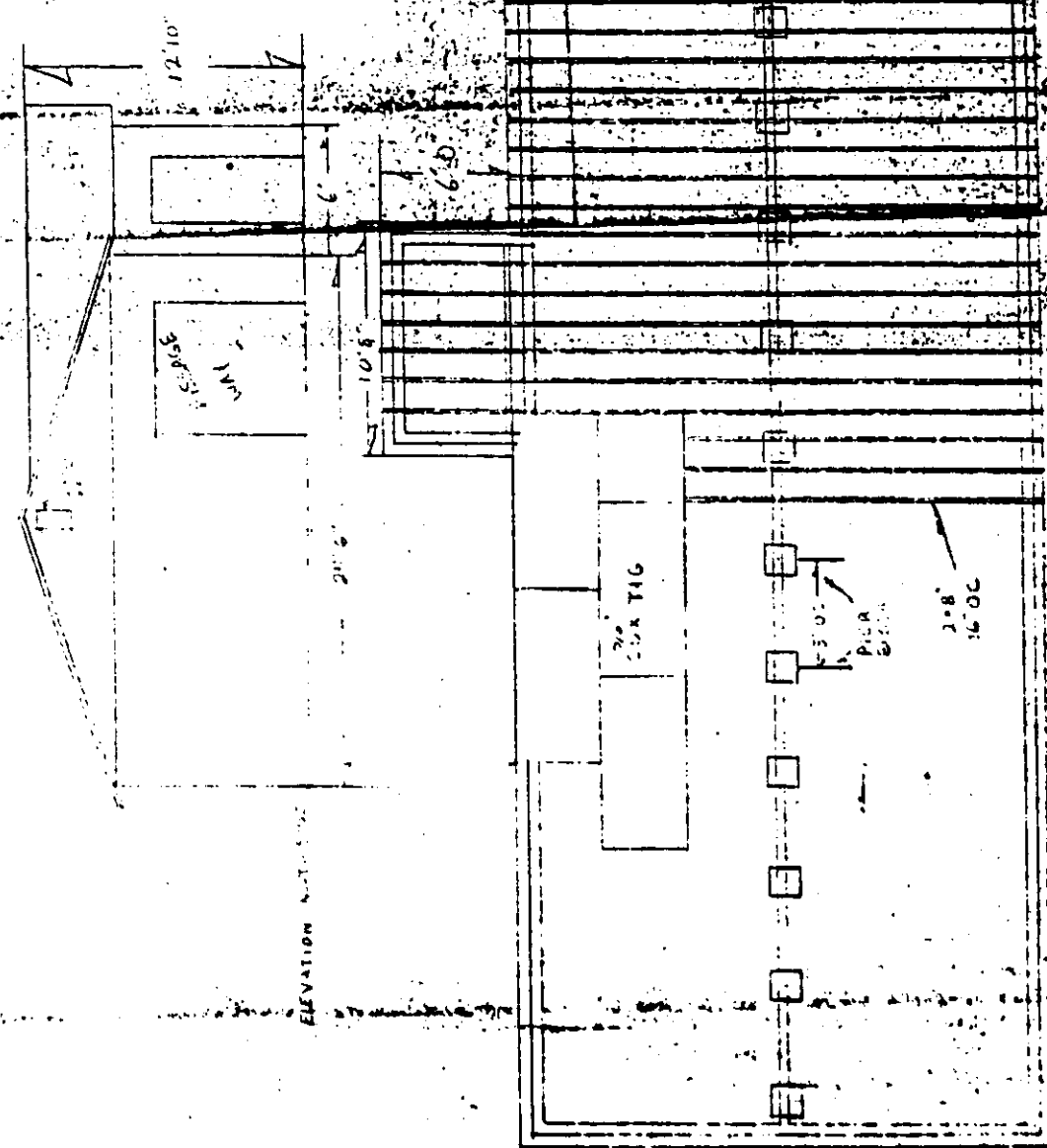
3' 5"

6'

102'

43'-8"

NO.	DATE	BY	CHK



P-89-029

2-9-89

item 1



CITY OF SACRAMENTO

CITY OF SACRAMENTO
CITY PLANNING DIVISION

FEB 01 1989

RECEIVED

DEPARTMENT OF POLICE
HALL OF JUSTICE
813 6TH STREET

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5121

JOHN P. KEARNS
CHIEF OF POLICE

February 1, 1989

Ref. 2-2

MEMORANDUM

TO: WILL WEITMAN, SENIOR PLANNER
CITY PLANNING DIVISION

FROM: JERRY V. FINNEY, ASSISTANT CHIEF
SACRAMENTO POLICE DEPARTMENT

SUBJECT: SPECIAL PERMIT TO EXPAND THE BOARD AND CARE FACILITY AT
1114 SOUTH AVENUE

During the course of this investigation, the applicant told this department that she does not accept clients prone to violence and has imposed a 9:00 p.m. curfew for her clients. If these two items are made conditions for approval, we have no objections to this request.

It should also be noted that only one of the six neighbors contacted objected to this proposal. That resident is quoted as saying that the residents "walk up and down the street and disturb other people".

JERRY V. FINNEY, ASSISTANT CHIEF
SACRAMENTO POLICE DEPARTMENT

JVF:mw

P-89-029

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Tom 21