

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>Robert Lee McCullough, 3556 Martin Luther King Jr Blvd, Sacramento, CA 95817</u>		
OWNER <u>Bajesh P. Sharma, 6346 25th Street, Sacramento, CA 95822</u>		
PLANS BY <u>Moore/Tonaki Architects, 7806 Uplands Way, Ste. A, Citrus Heights, CA 95610</u>		
FILING DATE <u>March 2, 1993</u>	ENVIR DET <u>Exempt 15305</u>	REPORT BY <u>SLY</u>
ASSESSOR'S PCL. NO. <u>036-0106-036</u>		

APPLICATION: Special Permit to operate a 4,800 square foot residential care facility in four existing residential units for 22 developmentally disabled adults on 0.37± developed acres in the Multi-Family (R-3) zone.

LOCATION: 2401, 2403, 2405, 2407 51st Avenue
Council District 5

PROPOSAL: The applicant is requesting the necessary entitlements to operate a 4,800 square foot residential care facility in four existing residential units for 22 developmentally disabled adults.

PROJECT INFORMATION:

General Plan Designation: Medium Density Residential (16-29 du/na)
Airport Meadowview
Community Plan Designation: Residential (11-21 du/na)
Existing Zoning of Site: R-3
Existing Land Use of Site: Four-plex

Surrounding Land Use and Zoning:	Setbacks:	Required:	Provided:
North: Single Family, R-3	Front:	25'	25'
South: Vacant, R-3	Side(East):	5'	5'
East: Single Family, R-1	Side (West):	25'	28'
West: Single Family, R-1	Rear:	5'	5'

Parking Required: To be determined by Planning Commission
Parking Provided: 8 spaces
Property Dimensions: 96 feet X 170 feet
Property Area: 0.37± acres
Square Footage of Buildings: 4,800 square feet
Height of Building: 14 feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Stucco
Roof Material: Asphalt shingles

APPLC. NO. P93-045

MEETING DATE May 27, 1993

ITEM NO. 8

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 96 foot by 170 foot corner parcel totaling 0.37± acres in the Multi-Family (R-3) zone. The site is developed with a 4,800 square foot four-plex. The General Plan designates the subject site as Medium Density Residential (16-29 du/na) and the Airport Meadowview Community Plan designates the site as Residential (11-21 du/na). The surrounding land use and zoning for the site are single family residential, zoned (R-3) to the north; vacant, zoned (R-3) to the south; and single family, zoned Standard Single Family (R-1) to the east and west.

There is not an over concentration of care facilities within 1000 feet of the site (see Exhibit D). There is one adult elderly residential care facility with six or fewer adults within the 1000 foot radius. The proposed care facility will not significantly impact the existing area.

B. Applicant's Proposal

The applicant is proposing to operate a residential care facility for 22 developmentally disabled adults in four existing residential units totaling 4,800 square feet. A residential care facility that serves more than six clients located in any zone requires a special permit. The purpose of the facility is to provide 24 hour, seven days a week personalized and group instruction in daily living skills to those with learning/developmental disabilities in a home-like environment.

C. Policy Considerations

The proposal is consistent with the General Plan and the Airport Meadowview Community Plan which designate the site as Medium Density Residential (16-29 du/ac) and Residential (11-21 du/na) respectively. The use is permitted in the (R-3) zone with a special permit. The project is also consistent with specific goals and policies of the General Plan which include supporting providing accessibility and housing opportunities for special need groups.

D. Site Plan Design

The site consists of one 96 foot by 170 foot corner parcel totaling 0.37± acres. The site is bounded by 24th Street to the west and 51st Avenue to the south. There is an existing single story 4,800 square foot four-plex that is newly constructed. Each unit is approximately 1,000 square feet in size. Each unit has three bedrooms and two baths with a fenced off patio and yard area. There are four 10 by 20 foot enclosed garages. The buildings meet all required setbacks.

There is a six foot wood fence around the west, south, and east sides. The Zoning Ordinance requires a six foot masonry wall to separate residential uses and non-residential units. A care facility is considered a non-residential use. A wall is not required when the adjacent residential use is separated by an alley. There is a six foot masonry wall along the east property line that extends from the front setback to the end of the uncovered parking area. Staff recommends the decorative masonry wall be extended from the parking area along the entire east property line

to provide additional buffering for the adjacent single family residence to the east.

The existing four-plex is finished in stucco with a composition shingled roof. The building is painted light brown with dark brown trim. The zoning of the site permitted the building to be built as a four-plex without any planning review of the site design (see Exhibit B). The site is not in a design review area. The Special Permit entitlement allows for more discretion in requiring enhancements and improvements for the overall site design and appearance. The west elevation along 24th Street is the fence and the front elevation along 51st Avenue is the side of the garage and the entire concrete parking and maneuvering area. All the mechanical equipment is located on the roof unscreened. Staff recommends all the mechanical/air conditioning units located on the roof be screened from the street view. Additionally, staff recommends the applicant make a formal application with the Design Review Staff to provide additional embellishments for the front elevation and west fence area to include additional landscaping.

E. Parking and Circulation

There are four enclosed single car garages and four parking spaces for the residences in front of the garage. There will be four staff members on-site at all times. The clients cannot legally drive. The clients will rely on the bus system for transportation. The site is located for easy access to the public transit system. There will be adequate parking on the site to accommodate visitors.

F. Facility Program

The facility is designed to provide training in independent living, personal hygiene, dressing skills, appropriate eating skills, and social skills. The facility also trains their clients skills to assist with their integration into the community. The majority of the clients work in the community and live in the facility. The Center is licensed by the State Department of Social Services. The facility is staffed by a minimum of four employees at all times. The clients live at the facility 24 hours a day, seven days a week.

Staff supports the approval of the Special Permit to operate a 4,800 square foot residential care facility in four existing residential units for 22 developmentally disabled adults in that the use will not significantly impact the adjacent properties, there is not an over concentration of facilities in the area, and adequate landscaping and parking will be provided.

G. Agency Comments

The proposed project was reviewed by City Traffic Engineering, Engineering Departments, Building Inspections, the Fire Department, and the Police Department. The following comments were received:

1. Traffic Engineering staff comments:

- a. The two northern most parking spaces (one on each side of the aisle) do not have adequate back out room. Ten feet of back-out maneuvering area must be provided past the last parking stall.

- b. Handicap parking spaces that meet the Americans With Disabilities Act (ADA) may be required.
- c. The fence must be designed to provide adequate visibility.

2. Engineering Department staff comments:

- a. On site grading, paving, and drainage shall be approved by Public Works prior to the issuance of a Building Permit.
- b. Notice: Property to be developed in accordance with this special permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100.

3. Building Department comments:

The applicant will have to obtain a building permits for the change in use.

4. Fire Department comments:

- a. The applicant shall obtain a building permit for a "change in use" for these structures, from one occupancy type to another.
- b. If the applicant wants to consider these as four separate buildings with a maximum of six clients each, then separate building client supervision is required for each building.
- c. If the applicant wants to consider these as four separate buildings, then a maximum of six clients will be allowed at all times. Therefore, clients from one building could not be temporarily moved to another building due to a supervision situation and increase the client load above six.

5. Police Department comments:

- a. At least one staff person on duty for each building on a 24 hour basis.
- b. No clients may be accepted that have a history of violent or other criminal behavior.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15305).

RECOMMENDATION: Staff recommends the Planning Commission approve the Special Permit to operate a 4,800 square foot residential care facility in four existing residential units for 22

developmentally disabled adults subject to the conditions and based upon the findings of fact which follow.

Conditions:

1. The special permit for the residential care facility shall have the following requirements:
 - a. The number of clients shall not exceed 22;
 - b. At least one staff person on duty for each building on a 24 hour basis;
 - c. No clients may be accepted that have a history of violent or other criminal behavior;
and
 - d. The clients shall not drive.

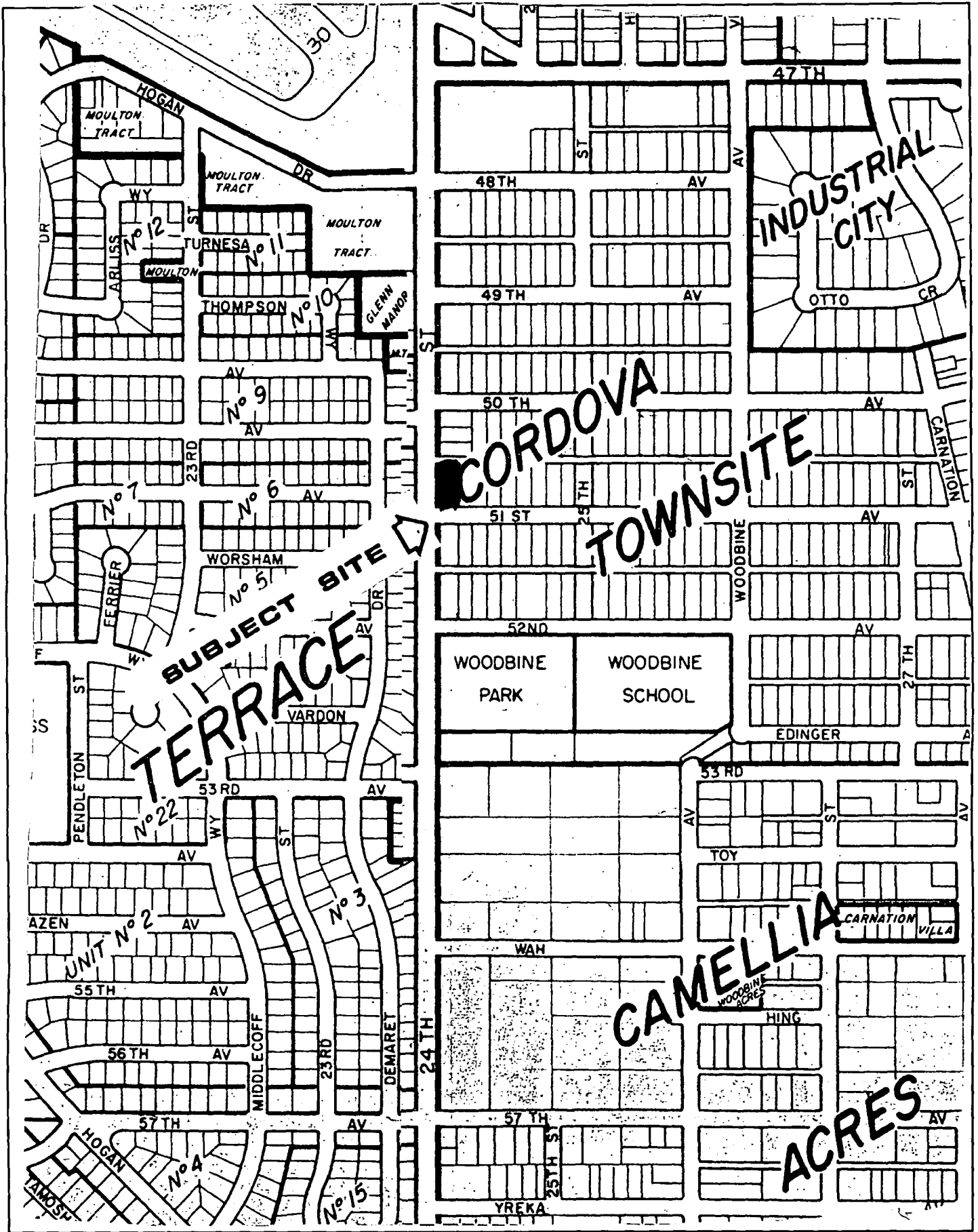
Any changes or additions requires a modification of the special permit.

2. The decorative masonry wall shall be extended from the parking area along the entire east property line and shall be indicated on a revised site plan to be submitted for planning staff review and approval prior to the issuance of building permits.
3. The applicant shall obtain a building permit for the change in use.
4. The existing structure shall be brought up to Building Code as specified for the change in use to the satisfaction of the Fire Department and Building Permits Division.
5. The applicant shall make a formal application with the Design Review Staff for review and approval prior to issuance of building permits.
6. There shall be a maximum of six clients allowed at all times per building. Therefore, clients from one building can not be temporarily moved to another building due to a supervision situation and increase the client load above six.
7. All the mechanical/air conditioning units located on the roof shall be screened from the street view and be installed prior to the issuance of a certificate of occupancy.
8. Any signage shall meet the requirements of the Sign Ordinance and have a sign permit.
9. The northern most parking space shall be eliminated and painted to indicated no parking allowed. The eliminated space shall be indicated on a revised site plan to be submitted for planning staff review and approval prior to the issuance of building permits.

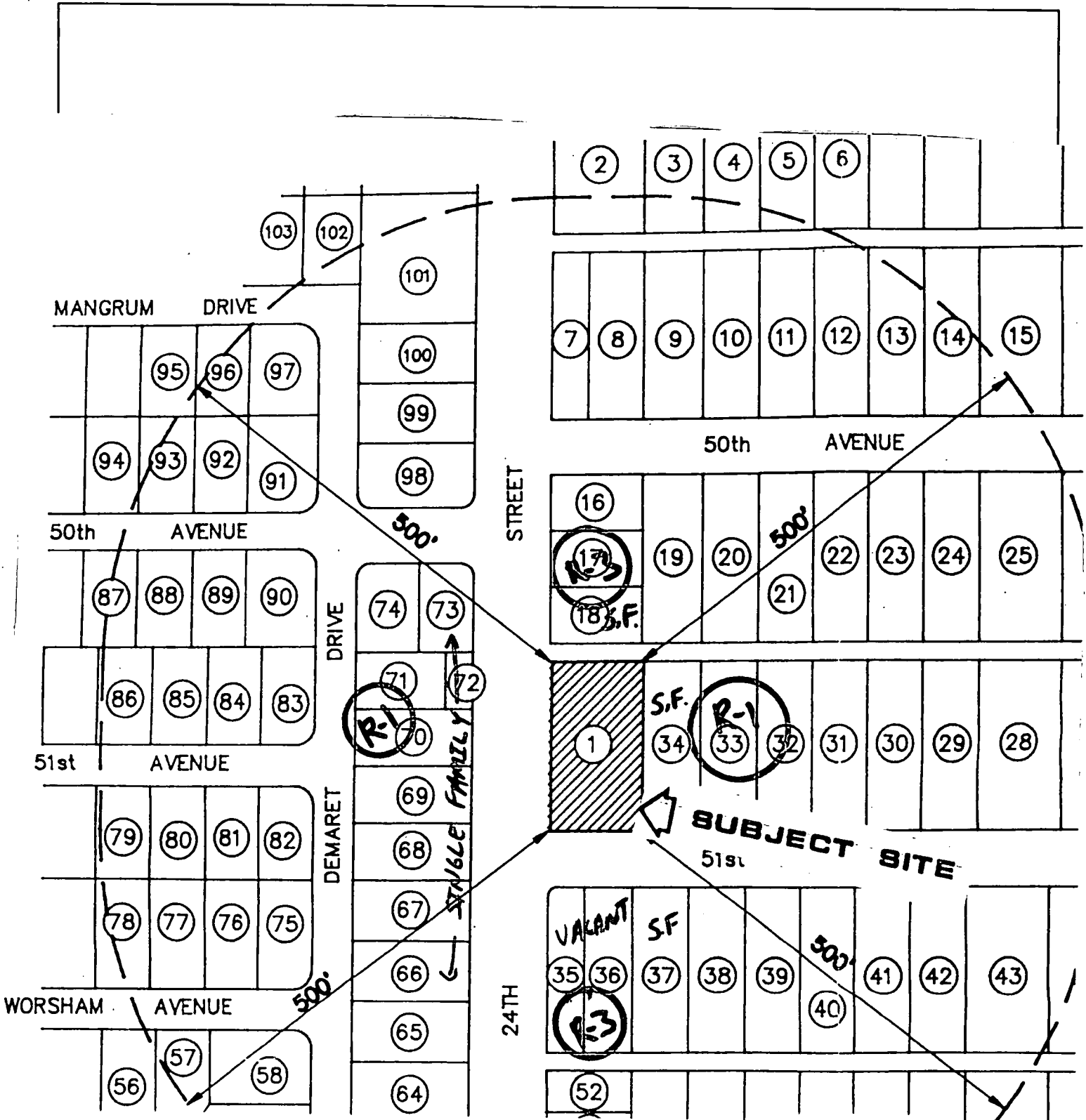
Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:

- a. the use will not significantly impact the surrounding residential development;
 - b. adequate off-street parking is provided in that the clients do not drive and there is adequate parking for staff and visitors; and
 - c. there is not an over concentration of care facilities in the area; and
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
- a. the project, as conditioned, is compatible with the existing neighborhood; and
 - b. adequate on-site parking will be provided.
3. The project is consistent with the General Plan and the Airport Meadowview Community Plan which designate the site as Medium Density Residential (16-29 du/na) and Residential (11-21 du/na) respectively. A residential care facility is permitted in any zone with a special permit.



VICINITY MAP



LAND USE & ZONING MAP