

# CITY PLANNING COMMISSION

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

APPLICANT	James Kaufman, 2115 'J' Street, #17, Sacramento, CA 95816				
OWNER	Occupant, 1325 Florin Road, Sacramento, CA 95831				
PLANS BY	James Kaufman, 2115 'J' Street, #17, Sacramento, CA 95816				
FILING DATE	12-30-82	50 DAY CPC ACTION DATE	2-10-83	REPORT BY	SC:bw
NEGATIVE DEC.	1-31-83	EIR		ASSESSOR'S PCL. NO.	263-171-17

- APPLICATION:
1. Negative Declaration
  - ✓ 2. Special Permit to establish a 24-bed dormitory on .4± acres developed with a care facility in the Light Density Multiple Family (R-3) zone
  3. Variance to waive four of eight required parking spaces for a 24-bed dormitory

LOCATION: 2623 Altos Avenue

PROPOSAL: The applicant is requesting the entitlements necessary to establish a dormitory in the Light Density Multiple Family (R-3) zone in an existing care facility structure.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Woodlake/Noralto Community Plan Designation:	Multiple Family Residential
Existing Zoning of Site:	R-3
Existing Land Use of Site:	Dormitory for men
Draft North Sacramento Community Plan:	Residential (4-12 units per acre)
<u>Surrounding Land Use and Zoning:</u>	
North:	Residential; R-3
South:	Residential; R-3
East:	Residential, RR; R-3
West:	Residential; R-3
Parking Required:	8 spaces (1:3 occupants)
Parking Provided:	4 spaces
Property Dimensions:	Irregular
Property Area:	.4± acres
Square Footage of Lot:	17,424
Significant Feature of Site:	Existing dormitory for men
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Materials:	Stucco

BACKGROUND INFORMATION: This request involves an existing structure which has been used for the past year or more as a boarding house for single men. The applicant is requesting a special permit to allow the use to continue as a boarding house or dormitory. The application for this permit was prompted by staff requests due to complaints received from neighboring residents regarding objectionable behavior by the single men residing in this facility.

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Prior to April of 1972 the subject site was used as a church. On April 25, 1972 a special permit was approved for a halfway house for persons with emotional and mental disorders. The permit was granted, subject to conditions that adequate parking and landscaping be provided. The special permit was issued for a one-year period and renewed each year. However, in March of 1977, a new permit was issued to expand the facility by seven persons to house 24 individuals.

The subject facility was vacated and remained vacant for over one year prior to the present use. In 1981 the facility was purchased by the present owner and was subsequently used as a single mens boarding house; however, no special permits have been granted to this owner for the present use.

STAFF EVALUATION: Staff has the following concerns and comments regarding this request.

1. Staff has contacted City Police for any records of crime reports related to the proposed dormitory facility. Based on the Police Department data, there have been no specific crimes sited that relate to the use of this facility as a boarding house for single men over the last year.
2. Staff inspected the facility and found the accommodations to be clean and well managed. The management indicated that there were 19 residents in the 24-bed facility and the ages of the men ranged from 35 to 70 years.
3. The site plan indicated that there are four off-street parking spaces for the staff and residents. Site review indicated five on-site spaces were available. At the present time, there are only two residents who own an automobile; however, staff has concern over the limited parking since it is possible that future boarders may place greater demand for parking due to personal auto usage or visitors. Since the site was previously used as a church, parking was provided along the side of the rear wing of the structure. Staff believes this area could be resurfaced to provide additional parking.
4. Landscaping on the site is minimal, and staff believes that additional landscaping will enhance the appearance of the facility and provide a better environment for the residents who apparently use the yard area during warmer months. The landscaping should consist of a variety of shrubs and trees.
5. The facility was inspected by the City Fire Department and Building Division and certain code deficiencies exist that must be corrected if the boarding house use is continued. The following code violations were found based on review of the facility as a residential hotel:
  - a. Provide compliance with UBC Tab. 33-A for access by means of a ramp for handicapped;
  - b. Provide landings not more than one-half inch lower than the threshold of doorway, Sec. 3303 & Title 24;
  - c. Provide exit doors to have minimum 32-inch clear opening; double leaf door does not comply;
  - d. Provide landings where doors open over them with a length not less than five feet, Sec. 3303;

- e. Provide corridor width serving exits to be minimum 44 inches, Sec. 3304;
- f. Laundry facility should not serve as exiting means;
- g. Provide water closet compartments and showers to comply with UBC, Sec. 1711:
  - 1) must have hard, non-absorbent surface on floors and up walls five inches;
  - 2) walls to be similarly finished to height of four feet.
- h. Laundry shall be vented to outside, UBC. Sec. 1205;
- i. Every sleeping room shall have one openable window or exterior door for emergency egress or rescue: A number of sleeping rooms do not comply with UBC, Sec. 1204;
- j. Provide smoke detectors per Sec. 1210 - Existing detectors not working;
- k. Provide fire alarm per sec. 2-1216 Title 24, existing alarm system not working;
  - 1. Existing sprinkler system and alarm system require service;
- m. Commercial hood required for stove;
- n. 1) 2A 10BC portable fire extinguisher required for every 75 feet travel distance;
- o. 1) 20BL portable fire extinguisher required in kitchen.

STAFF RECOMMENDATION: Staff recommends the following actions:

- 1. Approval of the special permit to establish a 24-bed dormitory in a residential zone, subject to the following conditions and based on Findings of Fact to follow.
- 2. Denial of the variance to waive four of eight required parking spaces, based on Findings of Fact to follow.

Conditions - Special Permit

- a. The applicant shall correct all code deficiencies noted by the City Fire Department and City Building Division prior to issuance of a Certificate of Occupancy by the Building Division;
- b. The special permit shall expire in one year at which time the request shall be reviewed by staff to determine whether parking problems result from the use, and if the neighborhood has been subjected to disruptive influences by residents of the facility;
- c. The applicant shall submit a landscape and irrigation plan for staff review and approval prior to issuance of a Certificate of Occupancy. Landscaping shall consist of a variety of shrubs and trees;

- d. Emergency telephone numbers of resident managers shall be posted on the front of the building to ensure that area residents have access to management in the event of disturbances.

Findings of Fact - Special Permit

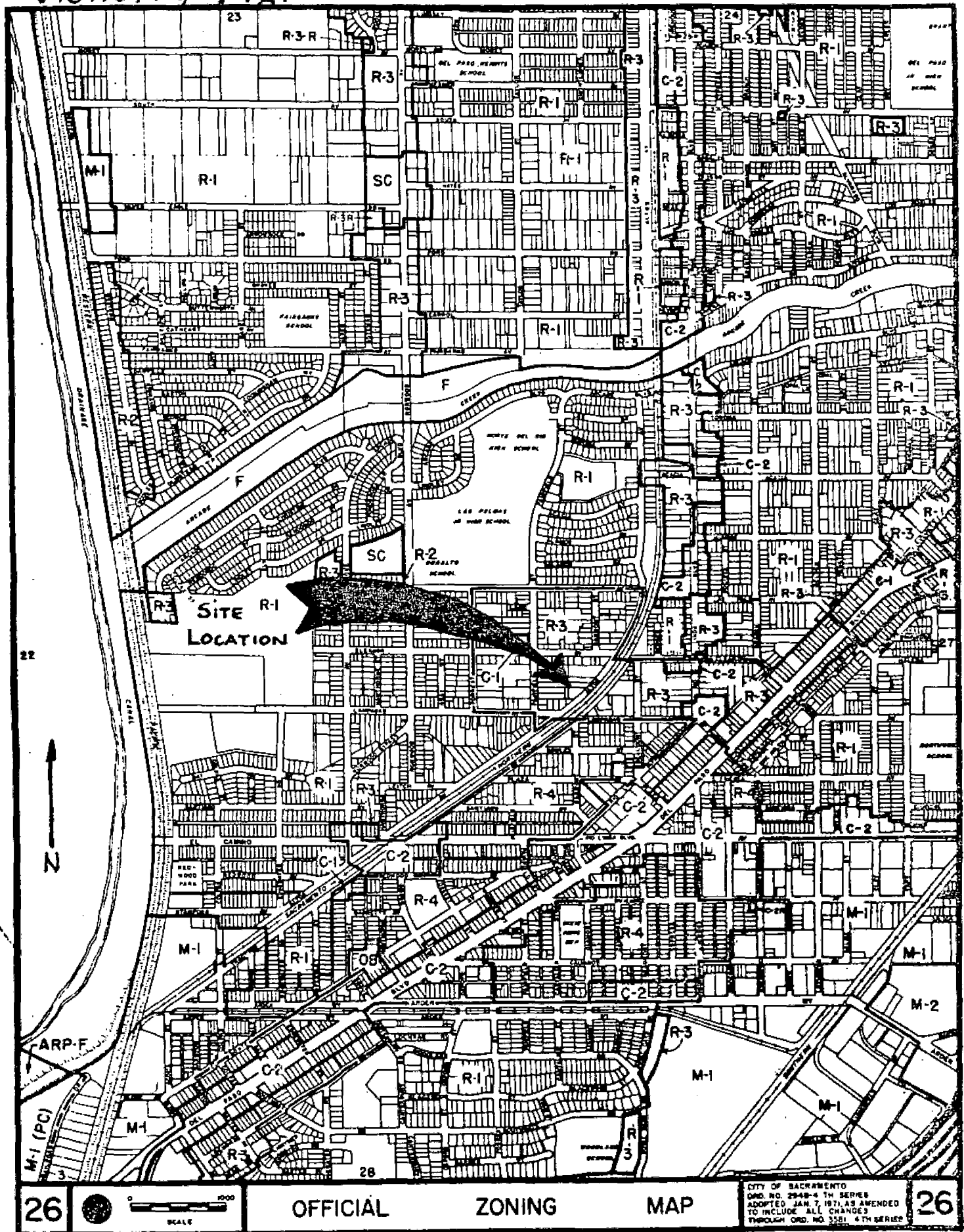
- a. The special permit as conditioned is based upon sound principles of land use in that the site is designated for residential use and the proposed facility will be used as a dormitory to provide housing for single men;
- b. The special permit as conditioned will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that the facility will be upgraded to meet required code, and future use of this facility will be subject to review by the Commission to ensure the compatibility of this use with the neighboring residential uses;
- c. The special permit for this use complies with the objectives of the 1974 General Plan and the 1965 Woodlake/Noralto Plan which designates the site for multiple family use.

Findings of Fact - Variance

The variance as conditioned constitutes a special privilege extended to one property owner in that adequate space is available on the site to provide parking.

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VICINITY MAP



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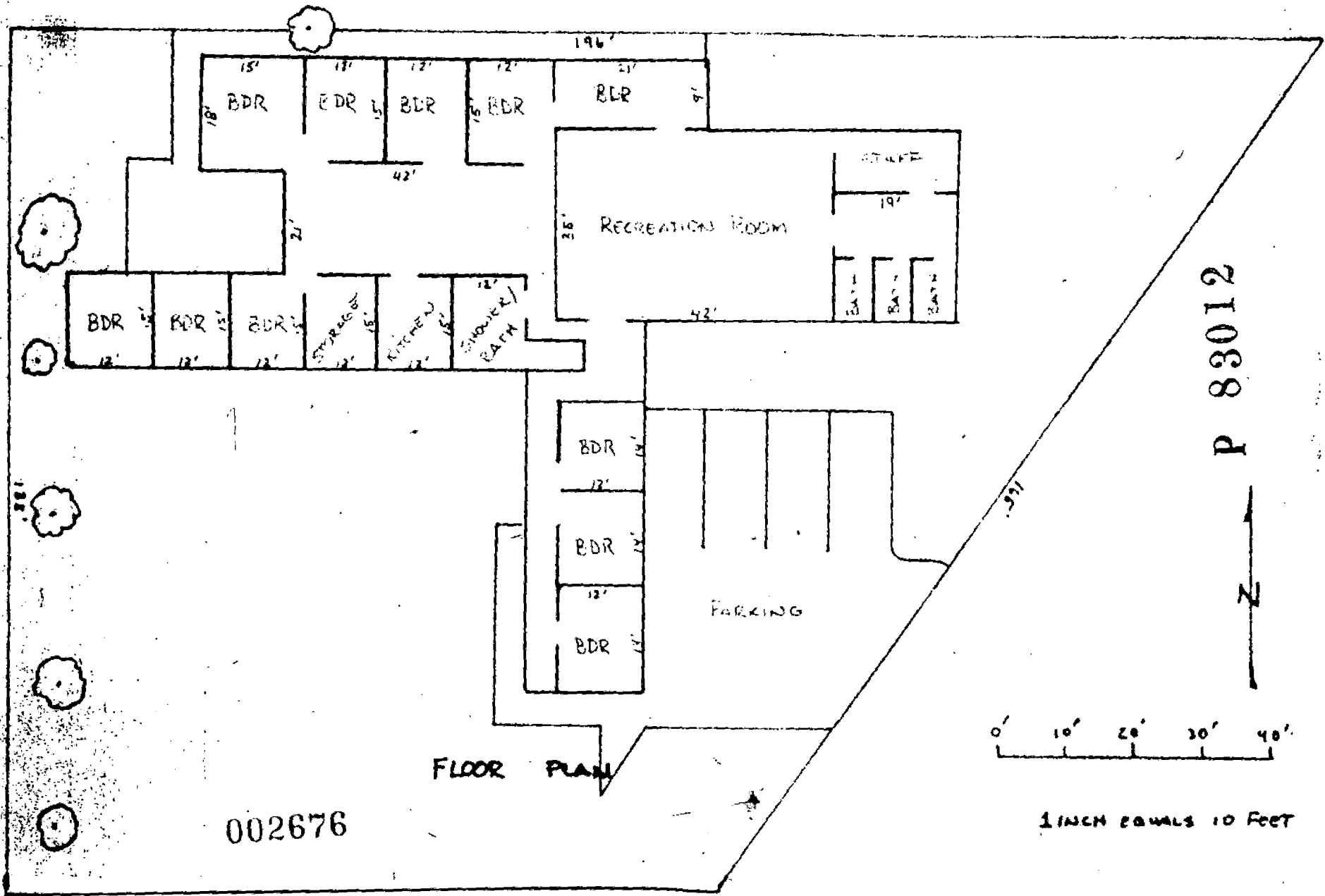


OFFICIAL ZONING MAP

CITY OF SACRAMENTO  
 ORD. NO. 2948-4 TH SERIES  
 ADOPTED JAN. 7, 1971, AS AMENDED  
 TO INCLUDE ALL CHANGES  
 THROUGH ORD. NO. 3251, 4 TH SERIES

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2-10-83



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FLOOR PLAN

P 83012



1 INCH EQUALS 10 FEET

PLCT PLAN

No. 11