

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

APPLICANT	Sacto Valley Teen Challenge, c/o Hackard, Taylor, 1435 River Pk Dr, Ste 300, Sacto, CA 95815	
OWNER	Ernest Phinney and Robert Walker, 1730 P Street, Sacramento, CA 95814	
PLANS BY	Hackard, Taylor, and Phillips, 1435 River Park Drive, Suite 300, Sacramento, CA 95815	
FILING DATE	5-2-91	ENVIR. DET. Negative Declaration
ASSESSOR'S PCL. NO.	007-0311-022	REPORT BY CAS

- APPLICATION:
- A. Negative Declaration
  - B. Special Permit to allow a residential care facility to provide training in basic living skills and values to 15 women in an existing duplex to be remodelled into a single residence on 0.15± developed acres in the Multi-Family (R-5) zone

LOCATION: 1613 and 1615 18th Street

PROPOSAL: The applicant is requesting the necessary entitlements to operate a residential care facility that teaches 15 women clients basic living skills in an existing residence on 0.15± developed acres in the Multi-Family (R-5) zone. The existing duplex is proposed to be converted into a single family residence.

PROJECT INFORMATION:

General Plan Designation:	High Density Residential (30 + du/na)
1980 Central City	
Community Plan Designation:	Multi-Family
Existing Zoning of Site:	Multi-Family, R-5
Existing Land Use of Site:	Duplex

Surrounding Land Use and Zoning:		Setbacks	Required	Provided
North:	Residential, R-5	Front:	25' or ave.	21.5'
South:	Commercial, C-1 and C-2	Side(north):	5'	7.5'
East:	Residential, R-5 and C-2	Side(south):	5'	2' (existing)
West:	Residential, R-5	Rear:	5'	5.5'

Parking Required:	To be determined by Planning Commission
Parking Provided:	Existing 3 car garage
Property Dimensions:	Irregular, 121± x 55±
Property Area:	0.15± acres
Square Footage of Building:	4,500 square feet
Height of Building:	Two story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Wood siding
Roof Material:	Composition shingle
Number of Clients:	15 women

Number of Employees: 5 staff  
Hours of Operation: Residential, 24 hours per day

BACKGROUND INFORMATION: In September 1990, the City Council directed Planning staff to review the local criteria used to analyze the appropriateness of a care facility's proposed location in the City. That study is under way. One reason for the review was to acknowledge the large number of care facilities in the Central City, to develop standards to limit facilities where too many exist and to create a list of preferable locations. This Special Permit request was made while the study was in progress.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is 0.15± developed acres in the Multi-Family, R-5 zone. The General Plan designates the subject site as High Density Residential (30+ du/na) and the 1980 Central City Community Plan designates the site as Multi-Family. The surrounding land use and zoning for the subject site is residential, zoned R-5 to the north and west; commercial, zoned C-1 and C-2 to the south; and residential, zoned R-5 and C-2 to the east. The subject site is currently developed with a duplex which the applicant proposes to convert into a 4,500 square foot single family residence.

B. Applicant's Proposal

The applicant, Sacramento Valley Teen Challenge (SVTC), is proposing to operate a residential care facility that teaches 15 women clients basic living skills in an existing residence on 0.15± developed acres in the Multi-Family (R-5) zone. The existing two story, 4,500 square foot duplex is proposed to be converted into a single family residence for the facility (see Exhibits A, B, and C). The residential care facility will provide an environment where 15 young women residents can live with others while they learn practical life skills and Christian values to enable them to meet challenges in their future lives. Two directors, three staff members, three graduate client-aides, and 12 clients will reside at the home. The program includes a very structured living environment based on responsibilities and privileges. A student manual that outlined the program was included with the application.

C. Policy Considerations

The proposed use is consistent with the General Plan and the Central City Community Plan land use designations, High Density Residential (30+ du/na) and Multi-Family, respectively. One of the Community Service goals listed in the Central City Community Plan reads: "Provide for the location of social rehabilitation facilities in such a manner so as not to have a detrimental impact on residential neighborhoods." There may already be a high concentration of care facilities in the Fremont Park neighborhood.

D. Staff Analysis

1. Site Plan:

The subject site, consisting of 0.15± acres in the R-5 zone, is currently developed with a duplex. The applicant intends to convert the duplex into a single residence. The 4,500 square foot residence will consist of six bedrooms and four bathrooms. An existing three car garage will also be retained on the site. A residential care facility is proposed to be located in the residence. The grounds are fully landscaped.

The setbacks required in the R-5 zone are 25 feet in the front, five feet on each side, and five feet in the rear. The front setback can be reduced to the average of the front setbacks of the two closest buildings on the same side of the street. The setbacks on the existing duplex are 21.5 feet in the front, 7.5 feet on the north side, and two feet on the south side. The two foot setback on the south side does not meet the minimum setback requirement. Any further encroachment into the setback area for an addition would require a special permit to enlarge a non-conforming structure. The existing garage is located 5.5 feet from the rear property line and meets the minimum rear yard setback. The garage is located six feet from the south side property line so the 26 foot minimum maneuvering area is met when the setback and the 20 foot wide alley are combined.

According to the Zoning Ordinance; the Planning Commission shall determine the parking required for a residential care facility. The applicant indicates an existing three car garage on the site, however one of the spaces is leased to another use, so two spaces are available for the facility. According to the student manual provided by the applicant, none of the clients are allowed to have vehicles at the home. The five live-in staff may have vehicles and the applicant indicates that the home will have a van for the facility's use. Potential visitors may also drive vehicles to the site. A neighborhood resident has indicated an existing shortage of parking in the area. Planning staff notes that restricted parking consisting of 2 hour zones with preferential "E" permits are located along 18th and P Streets. Planning staff finds that the two car garage and on-street parking adjacent to the residence would not be adequate to meet the proposed parking needs of the facility and may create additional parking congestion in the neighborhood.

2. Building Materials and Design:

The proposed project will require the conversion of a recently renovated home in the Central City from a duplex to a single residence. The existing building materials are horizontal wood siding with a composition shingle roof. The existing color of the residence is light yellow with white trim. The subject site is located in the Central City and is within the boundaries of the Capitol Avenue Preservation Area so is therefore subject to Design Review approval prior to the issuance of any building permits required for the conversion.

3. Client Program:

Sacramento Valley Teen Challenge proposes to operate a non-profit group home for 15 women with five staffmembers for the purpose of teaching the residents to deal with various life problems. The residents are taught basic living skills, such as work ethic, team work, and commitment skills, as well as being exposed to Christian values.

Residents are given a student manual that outlines the rules and regulations under which they must live while residing at the home. Residents are committed to living in the home under its curriculum for an average of one year. The average daily routine of home-related chores, studies, and prayer occupies each resident from 6:30 A.M. to 10 P.M. seven days per week. Visitors and phone calls are strictly restricted.

A curriculum with five levels has been established to reward certain specific achievements with specific resident privileges. Examples of achievements include showing advancement in the curriculum, keeping personal areas neat, expressing a positive attitude, and establishing a positive support system. Examples of privileges include being allowed visitors, being allowed to use stereo headphones, and being allowed to make phone calls.

Two directors and three staff oversee the operation of the home. Also, three graduates of the program may be used as staff aides.

4. Concentration of Other Residential Care Facilities in the Neighborhood:

On March 23, 1982, the City Council adopted a resolution to specify regional and site criteria to be used to evaluate the proposed location of a new care facility. The following regional criteria are used to analyze the appropriateness of a specific location for a residential care facility: close proximity to supportive services (e.g. shopping, medical, and other services); appropriate distribution of like services; and accessible location region-wide. Another criteria is provision of employment opportunities for the clients which does not apply to this facility. The proposed facility is in close proximity to supportive services. However, the proposed facility is in close proximity to other facilities in the area (see Exhibit D).

The site criteria with which a residential facility should be evaluated include: sited within a neighborhood which does not contain a number of similar facilities; provision of adequate parking; structure size adequate to serve proposed facility type and client load; and compatibility of the structure with other buildings in the neighborhood. The SVTC facility structure is compatible with other neighborhood buildings. However, the neighborhood does contain many residential and non-residential care facilities and the facility does not provide adequate parking. Exhibit D indicates the location of the proposed facility and the other residential and non-residential care facilities in the surrounding area. Ten care facilities are located within a radius of 2,000 feet around the subject site.

According to the Sacramento Source Book for Community Planners compiled by the Community Services Planning Council, 617 human service programs are provided in the Central City, including 94 basic needs programs. The Central City is home to the largest concentration of facilities in the City. The next most concentrated community plan area is East Broadway area with 290 programs, including 36 basic needs programs (see Exhibit E).

Staff finds that although the location of this facility in the Central City would be beneficial to the facility in that many services would be in close proximity, other areas of the city with fewer existing facilities could provide the same level of local services.

Staff recommends denial of the Special Permit in that adequate parking is not provided for the facility and a high concentration of similar facilities exists in the Central City and surrounding neighborhood.

D. Agency Comments

The proposed project was reviewed by the City Traffic Engineering, Engineering, Building Inspections, and Police departments, as well as the Sacramento Old City Association, Midtown Business Association, and Fremont Park Neighborhood Association. The following comments were received:

Traffic Engineering staff suggested the following conditions to mitigate the possible parking impacts:

1. Residents of the SVTC program shall not be allowed to have motor vehicles during their stay; and
2. Visiting hours shall be scheduled so as to lessen parking impact in the neighborhood.

Police staff do not support the project in that they find an overconcentration of residential and non-residential care facilities in the Central City. If the Special Permit is approved, Police staff request the conditions outlined in the letter from Hackard, Taylor, and Phillips to the Planning Department, dated July 11, 1991, be made conditions of the Special Permit (see Exhibit F and G).

Building Inspections-Fire staff indicated that the location of this use at the site and any building remodeling would require a building permit and must meet Uniform Building and Fire Codes for the specific care facility use.

No comments have been received from the Sacramento Old City Association or the Midtown Business at the writing of this report. Any correspondence from them will be forwarded to the Planning Commission.

Fremont Park Neighborhood Association and the applicant discussed the special permit request on several occasions. The association voted to endorse the Teen Challenge request for a Special Permit and asks that the permit be approved subject to the conditions outlined below (see Exhibit G and H):

1. Only the staff at the property will be authorized to keep vehicles at the site or on the street.
2. No residents shall have been referred by the criminal justice system.
3. All residents in the program, other than program staff, shall be women.
4. No government funding shall be accepted by the holder of the use permit for the operation of the program at the property.
5. Visitors to the property shall be limited to those allowed by program staff in accordance with the restrictions contained in the student manual of The Alpha Henson Home, incorporated herein by reference.

**ENVIRONMENTAL DETERMINATION:** The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

- A. The applicant agrees to pay such lawful fees, taxes or assessments imposed through the use of development fees, impact fees, fee districts, community facilities districts, assessment districts, or other fair, equitable, and appropriate mechanisms designed to address project impacts on the existing combined stormwater sewer system, and shall execute an agreement satisfactory to the City Attorney and suitable for recordation which obligates the applicant to pay fair, equitable, and appropriate development or related fees, impact fees, or assessments or taxes as and when enacted, imposed, or levied.
- B. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation of construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues.

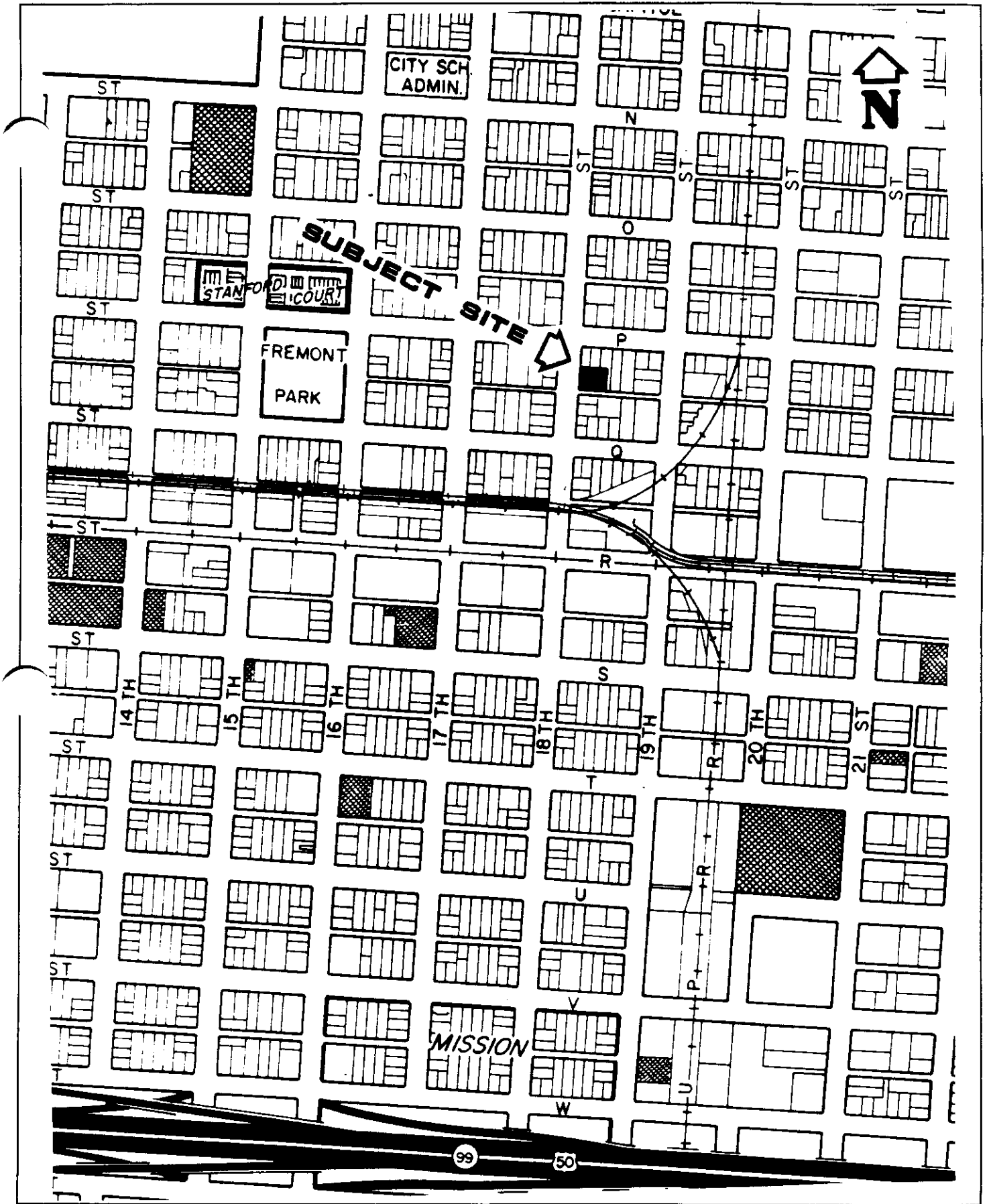
**RECOMMENDATION:** Staff recommends the following actions:

- A. Ratify the Negative Declaration; and
- B. Deny the Special Permit to allow a residential care facility based upon the findings of fact which follow.

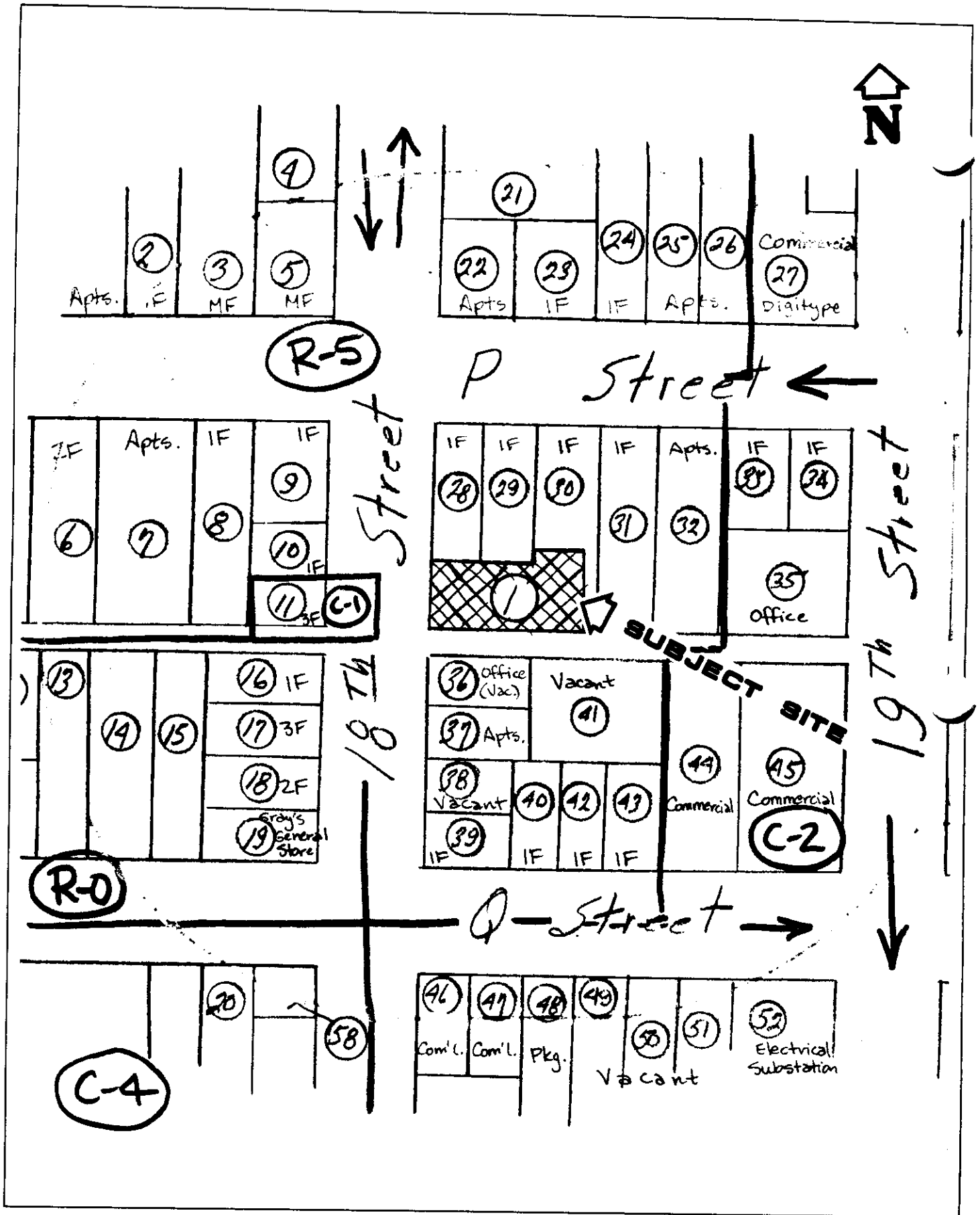
**Findings of Fact:**

1. The proposed project is not based upon sound principles of land use in that the project is an additional care facility in the Central City where there is an overconcentration of such facilities in the neighborhood.

2. The project will be detrimental to the public health, safety, and welfare and result in a nuisance in that:
  - a. adequate parking is not provided on the site and the shortage of parking may create parking congestion in the neighborhood;
  - b. an overconcentration of care facilities are located generally in the Central City Community Plan area and specifically in the area surrounding the subject site; and
  - c. residential neighborhoods exist outside the Central City in which such a facility could be located that could provide an urban environment with supportive services yet not create an overconcentration of facilities.
3. The proposed care facility is inconsistent with the General Plan policy that social rehabilitation facilities shall be located in such a manner so as not to have a detrimental impact on residential neighborhoods.



**VICINITY MAP**

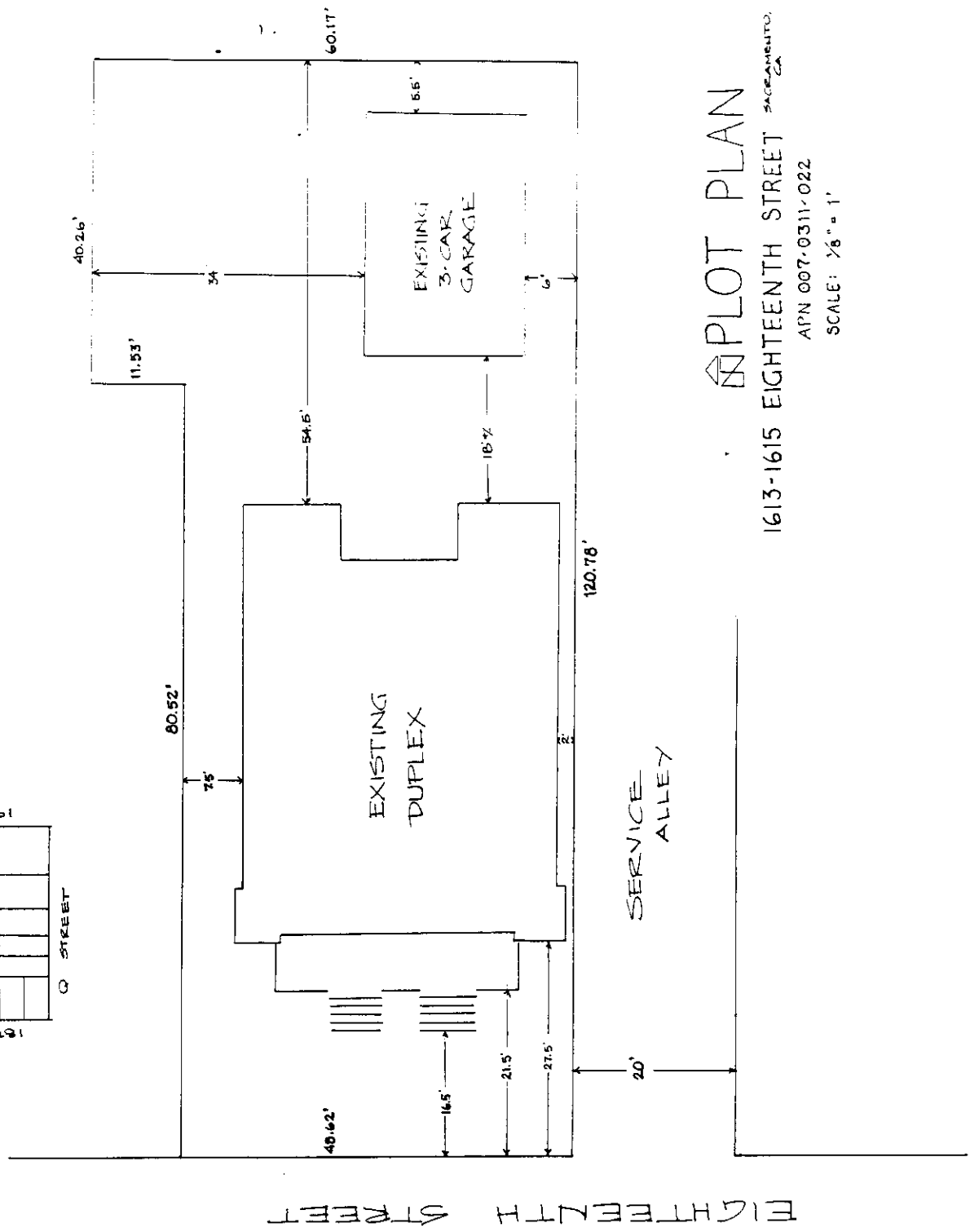
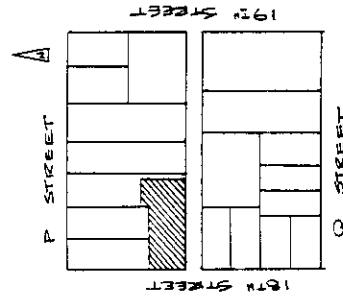


**LAND USE AND ZONING MAP**



**EXHIBIT A**

VICINITY MAP



**PLLOT PLAN**

1613-1615 EIGHTEENTH STREET SACRAMENTO, CA  
 APN 007-0311-022  
 SCALE: 1/8" = 1'



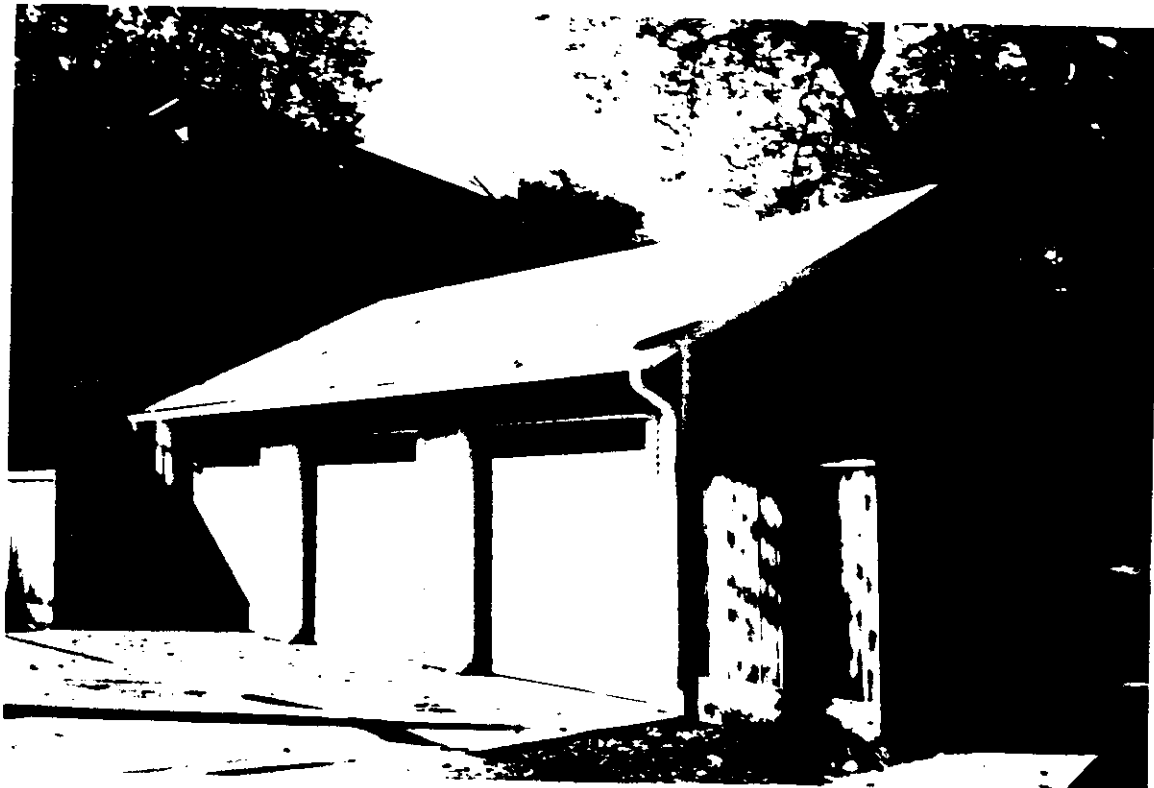
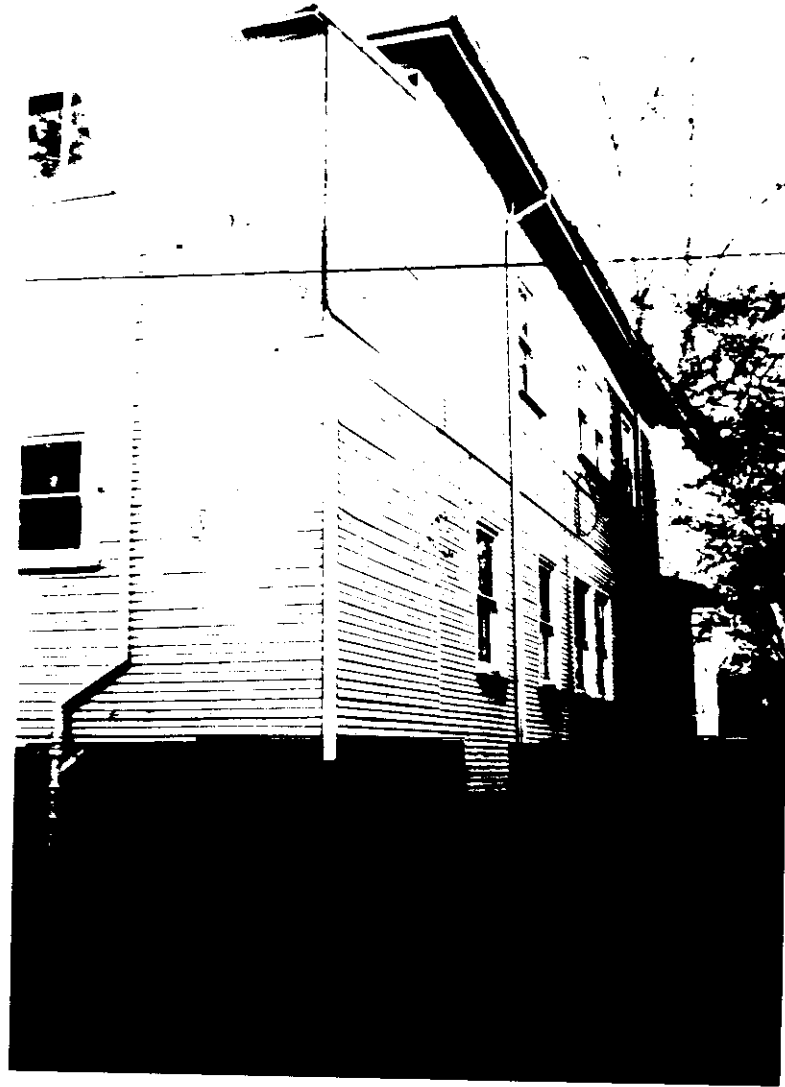
EXHIBIT C



P91-108

July 25, 1991

Item #22



P91-108

July 25, 1991

Item # 22



## EXHIBIT D

## OTHER CARE FACILITIES SURROUNDING THE SUBJECT SITE

<u>Map No.</u>	<u>Facility Name</u>	<u>Address</u>
426	Friends Outside	1910 P Street
468	Sacramento Alcoholism Center	1708 Q Street
514	Trans'l Living & Com Support	1631 P Street
419	Crossrds Employment Svcs	1614 N Street
296	Planned Parenthood	1507 21st Street
302	Sacto Dist Dental Society	1507 21st Street
322	Alcoholics Anonymous	1507 21st Street
79	Garrett's Guest House	3014 Capitol Avenue
418	Crossrds Mental Hlth Rehab Agncy	2021 N Street
329	Bi-Valley Medical Clinic	2100 Capitol Avenue
489	Sacramento Peace Center	1917 16th Street
339	Women's Stress Alternatives	1216 18th Street
335	Sacramento Recovery House	1914 22nd Street
524	Volunteers in Parole	1608 T Street
446	Lutheran Social Services	2001 19th Street
379	St. John's Shelter	1723 L Street
449	Meals ala Car	1701 L Street
387	American Red Cross	2001 21st Street
46	Stanford 22nd St Home	2020 22nd Street
179	Pleasant Ridge Home	2030 23rd Street
427	Golden Empire Health Plng Ctr	2100 21st Street
463	Protection and Advocacy	2131 Capitol Avenue
314	Central Calif Hemophilia Fn	2206 K Street
469	Sacto Area Feminist Legal Svcs	1122 17th Street
534	YWCA	1122 17th Street

EXHIBIT E

HUMAN SERVICE PROGRAMS PROVIDED BY EACH COMMUNITY PLAN AREA <sup>1</sup>

<u>Community Plan Area</u>	<u>Total No. of Programs</u>	<u>No. of Basic Needs Programs</u>
Central City	617	94
East Broadway	290	36
South Sacramento	194	34
East Sacramento	186	19
North Sacramento	185	26
Land Park	114	15
Airport Meadowview	78	9
South Natomas	48	8
Pocket	42	1

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<sup>1</sup>- Source: The Sacramento Source Book for Community Planners Human Services Inventory and Funding Report, 1990, compiled by the Community Services Planning Council

**EXHIBIT F**

DEPARTMENT OF  
POLICE

CITY OF SACRAMENTO  
CALIFORNIA

HALL OF JUSTICE  
815 SIXTH STREET  
SACRAMENTO, CA  
95814-2495

July 15, 1991  
Ref. 7-9

916 495121

JOHN P. KEARNS  
CHIEF OF POLICE

**MEMORANDUM**


**TO:** Carol Shearly, Planner  
City Planning Division

**FROM:** Jerry V. Finney  
Assistant Chief of Police

**SUBJECT:** SPECIAL PERMIT FOR THE SACRAMENTO VALLEY  
TEEN CHALLENGE (P91-108)

It is the position of the Sacramento Police Department that there are too many similar facilities in the central city area. However, we are unable to offer any specific objections to this particular facility. Neither the area field supervisors or the residents who were surveyed offered any major opposition to this project.

We do request that, if this permit is approved, those items discussed in the letter to you from the applicant's attorney be made conditions of approval. I am referring to the letter from the law firm of Hackard, Taylor and Phillips, dated July 11, 1991.

  
JERRY V. FINNEY  
Assistant Chief of Police

JVF:lg

P91-108

July 25, 1991

Item # 22



**HACKARD, TAYLOR & PHILLIPS**

A PROFESSIONAL CORPORATION

**ATTORNEYS**

1435 RIVER PARK DRIVE, SUITE 300

SACRAMENTO, CALIFORNIA 95815

TELEPHONE: (916) 929-5545

TELEFAX: (916) 929-0283

MICHAEL A. HACKARD  
JOHN M. TAYLOR  
GEORGE E. PHILLIPS  
DEMAR HOOPER  
CRAIG M. SANDBERG  
MARCUS J. LO DUCA  
CYNTHIA J. PATTON  
MICHAEL J. RAINVILLE  
M. REED HOPPER  
GEORGE T. KAMMERER  
JONATHAN C. RIESE  
JAMES B. WILEY

July 11, 1991

**HAND DELIVERED**

Ms. Carol Shearly  
City of Sacramento  
Department of Planning and Development  
1231 I Street, Room 200  
Sacramento, California 95814

Re: P91-108 -- Sacramento Valley Teen Challenge  
Requested Conditions of Approval

Dear Ms. Shearly:

On behalf of Sacramento Valley Teen Challenge (SVTC), I would like to request that the following items be included as conditions of approval for the requested use permit:

1. Only the staff at the property will be authorized to keep vehicles at the site or on the street.
2. No residents shall have been referred by the criminal justice system.
3. All residents in the program, other than program staff, shall be women.
4. No government funding shall be accepted by the holder of the use permit for the operation of the program at the property.
5. Visitors to the property shall be limited to those allowed by program staff in accordance with the restrictions contained in the student manual of The Alpha Henson Home, incorporated herein by reference.

P91-108

July 25, 1991

Item # 22

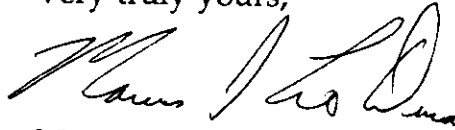
Ms. Carol Shearly  
July 11, 1991  
Page 2

EXHIBIT G-2

With these conditions, SVTC seeks to assure both its neighbors and the City that the strict code of conduct to which SVTC holds not only its staff and students but also visitors to the home would also apply to any subsequent owners of the property should they wish to operate under the special permit which SVTC seeks.

If you have any questions, please do not hesitate to call.

Very truly yours,



Marcus J. Lo Duca

MLD:jee

cc: Ernest Phinney  
Sacramento Valley Teen Challenge

9999.1.CS

P91-108

July 25, 1991

Item #22



Fremont Park  
Neighborhood  
Association

EXHIBIT H

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

JUL 15 1991

RECEIVED

July 11, 1991

Ms. Carol Shearly  
City of Sacramento  
Department of Planning and Development  
1231 "I" Street, Room 200  
Sacramento, CA 95814

Re: P91-108 -- Sacramento Valley Teen Challenge--  
Requested Conditions of Approval

Dear Ms. Shearly:

The Fremont Park Neighborhood Association met on Wednesday, July 10, 1991, to review the Sacramento Valley Teen Challenge request for a special use permit for the property at 1613-15 Eighteenth Street, Sacramento. This was the second meeting at which the Sacramento Valley Teen Challenge met with the neighborhood residents to answer questions and provide information regarding their program.

The Teen Challenge representatives have been responsive to the concerns of the neighborhood regarding such issues as parking, supervision of the program residents, the participants in the program, and other issues. The permit restrictions requested in Marcus Lo Duca's letter to you, dated July 11, 1991, on behalf of the Teen Challenge Program, address the principal concerns of the Association regarding the proposed use of the property as a residence facility for the Teen Challenge Program. We voted to endorse the Teen Challenge request, to send this letter and ask that the use permit for the property at 1613-15 Eighteenth Street be approved subject to the restrictions outlined in Mr. Lo Duca's letter of July 11, 1991.

For the Fremont Park Neighborhood Association:

Name:

Address:

Ken Freedlander 1719 P St #2 Sac, Ca 95814

Emily Freedlander 1719 P. St. #3 SAC CA

John J. Kibler 1725 P St Upper Sac CA

John J. Kibler 1712 P St Sac, Ca 95811

1712 P Street  
Sacramento, CA

,14

916.448.0433

P91-108

July 25, 1991

Item # 22

EXHIBIT N-2

Page 2: Shearly

Name:

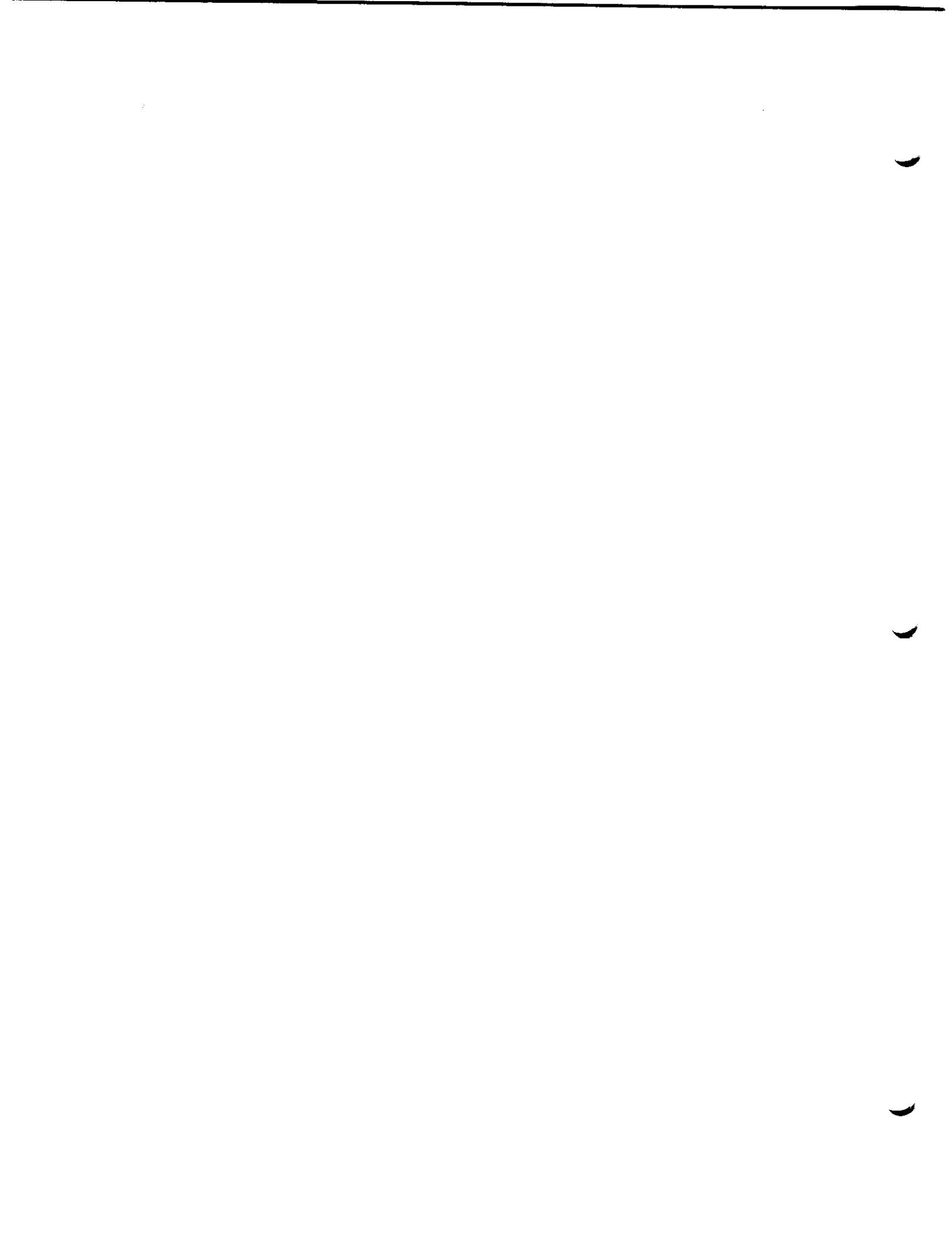
Address:

*James Fitzpatrick* *11611 17<sup>th</sup> St. Suite 95814*  
*St. J. St.* *St. J. St.*  
\_\_\_\_\_  
\_\_\_\_\_

EXHIBIT D

**OTHER CARE FACILITIES SURROUNDING THE SUBJECT SITE**

<u>Map No.</u>	<u>Facility Name</u>	<u>Address</u>	<u>Type</u>
426	Friends Outside	1910 P Street	Legal/C J Svc- Family Support Svcs
468	Sacramento Alcoholism Center	1708 Q Street	Substance Abuse- Fam Spt/Rehab/Emp
514	Trans'l Living & Com Support	1631 P Street	Mental Health Care Svcs
419	Crossrds Employment Svcs	1614 N Street	Mental Health Care- Vocational Trng
296	Planned Parenthood	1507 21st Street	Emp Trng Svcs- Family Planning Svcs
302	Sacto Dist Dental Society	1507 21st Street	Emp Trng Svcs- Specific Health Promo
322	Alcoholics Anonymous	1507 21st Street	Substance Abuse- Counseling
79 R	Garrett's Guest House	3014 Capitol Avenue	Residential Care Facility- Adult Home
418	Crossrds Mental Hlth Rehab Agncy	2021 N Street	Mental Health Care-Socialization Svcs
329	Bi-Valley Medical Clinic	2100 Capitol Avenue	Substance Abuse- Detox/ Counseling
489	Sacramento Peace Center	1917 16th Street	Community Svcs- Group Advocacy
339	Chemical Dependency Center	1216 18th Street	Substance Abuse- Counseling & Educ
335	Sacramento Recovery House	1914 22nd Street	Substance Abuse- Residential Care
524	Volunteers in Parole	1608 T Street	Legal/ CJ Svcs- Delinquency Prev
446	Lutheran Social Services	2001 19th Street	Basic Needs- Emerg Aid/ Food/ Shelter
379 R	St. John's Shelter	1723 L Street	Basic Needs- Cong Meals/Emerg Shelter
449	Meals ala Car	1701 L Street	Basic Needs- Home Delivered Meals
387	American Red Cross	2001 21st Street	Basic Needs-Emerg/Disaster & Safety Ed
46 R	Stanford 22nd St Home	2020 22nd Street	Residential Care Facility- Group Home
179 R	Pleasant Ridge Home	2030 23rd Street	Residential Care Facility- Elder Home
427	Golden Empire Health Plng Ctr	2100 21st Street	Emp Trng Svcs- Specific Health Promo
463	Protection and Advocacy	2131 Capitol Avenue	Mental Health Care- Info & Referral
314	Central Calif Hemophilia Fn	2206 K Street	Emp Trng Svcs- Specific Health Promo
469	Sacto Area Feminist Legal Svcs	1122 17th Street	Legal/ CJ Svcs- Info & Referral
534	YWCA	1122 17th Street	Rec & PE, Social Dev, Basic Needs, Ed



MEMBERS OF THE SACRAMENTO PLANNING COMMISSION

REGARDING USE PERMIT AT AT 1613/15 18th STREET FOR SACRAMENTO VALLEY TEEN CHALLENGE.

WE, THE RESIDENTS AND PROPERTY OWNERS, ARE OPPOSED TO GRANTING A USE PERMIT TO THE SACRAMENTO VALLEY TEEN CHALLENGE FOR THE FOLLOWING REASONS:

(1) The subject property is located within 1/2 block of a large boarding house (1731 P Street) which is occupied with mentally handicap individuals and within 1 block of a large fraternity house. (1701 P Street) Both of these facilities have caused incredible noise, drug and alcohol abuse, and parking problems for the neighborhood. To add yet another agency, regardless of its HOUSE RULES, is to add a heavy burden to a high density area already struggling with few parking spaces, loud noise and drug dealers.

(2) The Use Permit will allow 15 people to live in a property that only has off street parking for 2 to 3 cars. Regardless, of the fact that the proposed residents do not own cars, no consideration has been made for visitor parking. Since the proposed residents don't own cars, it would stand to reason that their friends and family would be coming to see them. Many neighborhood residents have no place to park our cars now, let alone if we have to compete with the fifteen Teen Challenge residents VISITORS for parking.

(3) Please note that the Neighborhood Association voted at a recent meeting - only a few neighbors were present - to approve the Use Permit. Seven people voted for it. Out of the seven votes, 1 vote was Mr. Phinney, the owner of the property, and 1 vote was Gilda Iriate the real estate agent putting the deal together. Two other votes were from tenants in the area not property owners.

THE UNDERSIGNED OPPOSE SACRAMENTO VALLEY TEEN CHALLENGE LOCATING IN OUR NEIGHBORHOOD:

Shearby - Owner 1800 O ST. 972-9170 7-12-91  
Mary Ann Mackey - owner 1513 18th ST 444-8080  
1511 18th ST 443-2406

MORE SIGNATURES NEXT PAGE

Kathleen M. O'Donnell - 1801 P St, Apt #6 - 441-4048

John P. Beck - OWNER 1511-18th 441-1704

S. J. Aguilar 1716 "O" St. 441-7326

Jeri Ditchison, Resident Mgr. 1510-18th 444-7410

S. S. Ki - Supt owner 1520 18th St. 444-8084

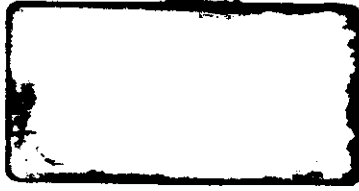
ROBERT SUCHOSKI OWNER 1520 18th St 444-8084

Rellyw Resident 1801 P St #5 427-9805

David tenant 1617 18th St 442 4602

Jim Larson Tenant 1801 P St #6 441-4048

S. Duff Johnson RESIDENT 1801 P ST #1 444-0417





July 24, 1991

Mr. Mike Notestine  
Sacramento Planning Commission  
1231 I Street  
Room 200  
Sacramento, CA 95814

SUBJECT: SPECIAL PERMIT #P91-108 FOR  
SACRAMENTO VALLEY TEEN CHALLENGE

Dear Mike:

During the past six months, I have met with Ernest Phinney and representatives of the Sacramento Valley Teen Challenge (SVTC) at the subject project victorian located at 1615 18th Street. I was impressed with the professionalism of the prospective user group as well as the property owner. I left the meeting feeling that this project could be a definite asset to the neighborhood.

When the notices of the meeting were mailed, I received two, one at my office and one at my home. Both of these locations are within the area that SVTC was canvassing.

Mike, my recommendation to you and the Planning Commission is in favor of the special permit to allow this activity to proceed in my neighborhood.

Thank you for your attention to this matter.

Sincerely,

*Bob McCabe*

**BOB McCABE • ARCHITECT**

1809-19TH STREET • SACRAMENTO • 95814 • 447-4347

P91-108

Mem# 22





LINDA D. DISMUKES

ATTORNEY AT LAW

July 25, 1991

City of Sacramento,  
Planning Staff  
1231 "I" Street  
Sacramento, CA 95814

Re: P#91087, P#89309,  
P#88312, P#86035  
1415 "G" Street

Attn: Joy Patterson

Having just read the staff report and knowing our time is quite limited, I've delineated the major concerns or report errors that should be addressed by staff BEFORE the item referenced is reviewed by the commission:

- 1) Page 2, 1st paragraph: Your sequence of zoning events from R-5 to R-3A is correct. However, the building NEVER became a legally established non-conforming use of 41 units until 1986. I recommend you seek assistance of the City Attorney on this issue.
- 2) Page 3, 1st paragraph: The unverified speculation of the owner has been re-stated as fact by planning staff: "the property will be foreclosed on and left vacant." It is NOT TRUE. P#89309 and P#88312 verified for the commission that a LIMITED CARE FACILITY was likely the most economically viable use for the building. Interestingly, the Redevelopment Agency study is now missing from the files. Further, if the economic climate for senior housing has changed from 1989 to now, in a downward trend, staff should verify it with more than one agency.
- 3) Page 3, 2nd paragraph, parking: 29 parking spaces for 41 units is NOT adequate. From my recollection, the parking became severed from the building through attorney error in bankruptcy court (early 1980s). The "33 space credit" merits investigation because not only because 1) earlier owners failed to merge the two lots, but 2) the NEGOTIATED SETTLEMENT for 41 units anticipated 29 parking spaces for 41 units, 80% of which was senior housing. In fact, earlier comments from Mark Morgan, City parking, are not referred to in the staff report and Mike Melvin, currently on duty for City parking, recalls no request from staff on this current issue as of 9:00 am this morning.
- 4) Page 3, 3rd paragraph, D.: Staff indicated that "evidence has been provided that a senior housing complex at the subject

*Item 13*

Planning Staff  
July 25, 1991

site is not feasible." In reviewing the files, I see no such evidence except the statements of the applicant. I also find the lengthy report and comments that I made missing from your files. In fact, the evidence controverting the applicant statements was highly supportive of a LIMITED CARE FACILITY. I found your files totally void of all references to that evidence and discussion.

5) The only other missing document of significance appears to be the letter from the City Police that was read into the record at an earlier hearing. The neighborhood drug problems are alive and as well as they were when the applicant made this same plea in 1989. There are NO NEW FACTS here. There is, however, in the report, a staff effort to reconstruct the history of the zoning issues for this building in a manner to make the application appear reasonable: it is NOT reasonable.

Any change in the existing zoning or restrictions will be a breach of the agreement that increased the number of units. The zoning restrictions, as they stand, are in the best interests of the community and the economic climate in Sacramento is very good for senior housing. It is quite apparent that the staff report was made either without reference to the earlier applications or with reference to incomplete files with "missing" documents.

I shall ask that the item be continued until these questions and problems are resolved.

Sincerely,



Linda Dismukes Boudier  
Attorney at Law

LDB:ms  
cc.

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July 23, 1991

HAND DELIVERED

Chairman and Members  
City of Sacramento Planning Commission  
1231 I Street, Room 200  
Sacramento, California 95814

Re: P91-108, Sacramento Valley Teen Challenge Request for  
Special Permit, 1613 and 1615-18th Street

Members in Session:

This office represents Sacramento Valley Teen Challenge, applicant for a use permit for the above-referenced property. On behalf of Sacramento Valley Teen Challenge (SVTC), we are submitting the comments below in support of their requested land use entitlement. We believe that the strict code of conduct to which SVTC holds its students and staff will help make SVTC a good neighbor and a benefit to the City of Sacramento.

A. Program Description

At first glance, the very label "residential care facility" evokes images of a clinical program in which substance abusers, criminal justice system referrals and the like come and go, with little or no restrictions on visits or on the behavior of the program participants vis-a-vis the neighborhood in which the facility is situated. While lumped into the same category as these other care facilities, the SVTC program, a primarily educational curriculum, is worlds apart from the stereotypical care facility. In fact, the SVTC is not really a care facility in the widely accepted view at all. SVTC is not a clinical program. SVTC does not take criminal justice referrals. SVTC does not take government funding. SVTC is not an out-patient facility or half-way house. SVTC is an educational program which offers young women an opportunity to learn basic living skills. SVTC students are taught responsibility, self-respect, self-discipline and self-reliance in a supportive, loving and structured

atmosphere. Their participation in the SVTC program is a voluntary commitment to self and to others, all within the framework of Christian values and ethics.

B. Project Background

SVTC has successfully operated without complaint a home such as that proposed here in the City of Lincoln since 1985. Given the success of its Lincoln home, SVTC has sought to establish a second home in an urban environment, with easy access to transit. Searching in various areas of the region, SVTC came upon the property in question, and decided it fit exactly the program's needs. It is important to note that the downtown Sacramento area was not SVTC's initial area searched, nor was it necessarily its preferred location initially. However, given the fact that none of the program's 12 students nor three student interns are allowed to have vehicles on-site (the two directors share the SVTC van), the easy access to transit provided to this location by bus (Routes 3, 7 and 65 run on "P" and "Q" Streets, Routes 61, 62, 63 and 64 run on 19th Street, and Routes 5 and 6 run on 16th Street) and light rail (16th and "R" Street station) proved to be the clincher for SVTC.

The 12 students and three interns in the SVTC program are as City staff has noted subject to a very structured living environment. Short of reviewing each rule in the 18-page SVTC student manual, the following provide an example of the code of conduct which are of great assistance in helping SVTC be a good neighbor:

"Do not leave personal belongings laying around, inside or outside."

"No matter what level [of student classification], you must always ask before going outside."

"Be sensitive to our neighbors. Monitor your volume, both in music and voice."

"You may not have your vehicles here while in the program."

"You are not allowed visitors until you have lived here at least one month. Only approved visitors allowed -- no surprise callers."

"You are responsible to make your visitors aware of the rules of the home."

Given staff comments regarding parking, the restriction on visitors is particularly important. Visitors can be scheduled by SVTC staff so that there will not be adverse impacts on the neighborhood.

C. Parking Issue

City staff has in part based its recommendation of denial on the issue of the presumed parking impacts of the project on the neighborhood. Staff's concerns here are misplaced. The site has an existing three car garage. As the staff report claims, one space is leased to another use, leaving two spaces available for the project. However, the staff report fails to indicate that the two directors of the home will not have a vehicle on-site other than the SVTC van. As to the remaining three non-resident staff members, the one space will be more than adequate given the availability of transit and/or a carpool of the remaining staff members. With regard to the parking impacts from visitors, as noted above, the ability of the SVTC to control arrivals and departures of these visitors should result in little or no impact on the neighborhood.

D. Alternative to the Project -- Existing Zoning

A total of six bedrooms currently exist on the site for the two addresses. Under the existing R-5 zoning, there are few if any limits on the number of individuals who could occupy the two homes other than fire code restrictions. The current owners could rent to one dozen or more college students, for example, each with his or her own vehicle, and neither the City nor the neighborhood could affect this situation. Moreover, short of complaints to the police, neighbors could do very little to reduce the noise made by tenants in such a situation. Also, with no restrictions on visitors, the two homes could indeed result in a parking and traffic "nightmare" for the neighborhood. Any objection to the project must weigh this very real

alternative under existing zoning. We would also note that the following uses are all allowed by right in the R-5 zone: (1) rooming and boarding house; (2) family day care facility; (3) family care facility. It is highly doubtful whether anyone in the neighborhood would support any of these uses, yet they in fact would have no ability to stop these uses on the site. A copy of the Zoning Code's definition of these other uses is attached for your convenience.

E. Neighborhood Support

In light of the strict restrictions which SVTC requires of its students and staff and given the potential alternatives under existing zoning, the Fremont Park Neighborhood Association has come out strongly in favor of the project. In addition, the current owners of the property will continue to reside in the neighborhood right around the corner from the proposed project. No organized neighborhood opposition exists, save one or two individuals who object to, in part, the density allowed on the site under existing zoning, which density is not at issue here. In light of vehement neighborhood opposition to various group care facilities that have been proposed in the downtown and elsewhere in the City (e.g., Bi Valley, The Effort), the presence here of solid neighborhood support points to the fact that the SVTC program is not the typical residential care facility about which staff is concerned and about which staff has gathered statistics. Rather, SVTC is more of a teaching institution than the stereotypical care facility. In fact, absent the live-in nature of the program, the SVTC program could more appropriately be labelled a school.

To help assure that neighborhood and City staff concerns are adequately addressed regardless of whether the program is labelled a school or a care facility, SVTC has offered the following strict conditions as conditions of approval should the Commission grant the requested special permit:

1. Only the staff at the property will be authorized to keep vehicles at the site or on the street.
2. No residents shall have been referred by the criminal justice system.

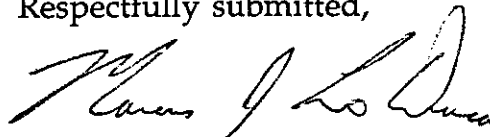


3. All residents in the program other than program staff, shall be women.
4. No government funding shall be accepted by the holder of the use permit for the operation of the program at the property.
5. Visitors to the property shall be limited to those allowed by program staff in accordance with the restrictions contained in the student manual of The Alpha Henson Home, incorporated herein by reference.

As you can see, these restrictions are far more severe than would be seen in any residential care facility in the Central City or elsewhere. By these conditions, and by history of being a good neighbor, SVTC believes that it has distinguished itself and its program from the broad category of residential care facilities with the negative connotations that label carries with it. As such, SVTC can help serve as an example of how a care facility can coexist with its neighbors, regardless of the location of the home.

For the reasons stated above, SVTC requests that the Commission grant the special permit, subject to the strict conditions offered by SVTC.

Respectfully submitted,



Marcus J. Lo Duca

MLD:jee

Attachment

cc: Sacramento Valley Teen Challenge  
Fremont Park Neighborhood Association

9999.650

Family Day Care Facility: A facility which provides primarily non-medical supervision, care, therapy and instruction to six (6) or fewer individuals, excluding members of the resident family or persons employed as facility staff on a less than twenty-four (24) hour a day basis; or a "family day care home for children" within the meaning of Health and Safety Code Section 1597.501(b).

Family Care Facility: A facility which provides primarily non-medical, twenty-four (24) hour a day resident services to six (6) or fewer individuals in need of personal assistance essential for sustaining the activities of daily living, or for the protection of the individual; and which is a residential care facility within the meaning of the Community Care Facilities Act (Health and Safety Code Section 1500 et seq.) or is a home for the mentally disordered or otherwise handicapped, or dependent and neglected children within the meaning of Sections 5115 and 5116 of the Welfare and Institutions Code. Facilities which do not fall under these categories or provide services to more than six (6) individuals, excluding members of the resident family or persons employed as facility staff, shall be deemed Residential Care Facilities.

Rooming and Boarding House: A dwelling, including on-site accessory structures, containing a single dwelling unit in which the house owner or manager resides; and containing not more than five (5) guest rooms; and in which, for compensation, long-term lodging with or without meals is provided. Rooming and Boarding House does not include a Family Care or Residential Care Facility.