

CITY PLANNING COMMISSION

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

APPLICANT Grant Holloway, 7041 Wilshire Circle, Sacramento, CA 95822
OWNER Grant Holloway, 7041 Wilshire Circle, Sacramento, CA 95822
PLANS BY _____
FILING DATE 10-9-86 **ENVIR. DET.** Ex. 15301 **REPORT BY** CV:ds
ASSESSOR'S PCL. NO. 010-0311-019

- APPLICATION:**
- A. Special Permit to locate a 24-hour residential care facility for twelve developmentally disabled or mentally ill adults in a vacant 3,840 square foot structure.
 - B. Variance to waive the required six foot high solid masonry wall along the east property line.

LOCATION: Northeast corner of 33rd Street and First Avenue (2575 33rd Street)

PROPOSAL: The applicant is requesting the necessary entitlements to locate a 24-hour care facility for ambulatory adults who are developmentally disabled or mentally ill.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1985 Oak Park Community Plan Designation:	Residential; 11-21 d.u. per acre
Existing Zoning of Site:	R-2B
Existing Land Use of Site:	Vacant building, five-unit apartment building

Surrounding Land Use and Zoning:	Setbacks:	Required	Existing
North: Single family; R-2A	Front:	25'+	14'+
South: Welding school, church Fellowship Hall; C-2	Side(Int):	5'+	5'+
East: Apartment; R-2B	Side(St):	12.5'+	2'+
West: Senior citizen residence; R-2A	Rear:	15'+	3'+

Parking Required:	To be determined by Planning Commission
Parking Provided:	5 spaces
Property Dimensions:	40' x 150'
Property Area:	0.13+ acres
Square Footage of Building:	3,840 sq. ft.
Height of Building:	Two story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Stucco
Roof Material:	Asphalt shingle
Client Capacity:	Twelve
Staff:	Two
Hours and Days of Operation:	24 hours, 7 days per week

APPLC. NO. P86-394 **MEETING DATE** December 4, 1986 **ITEM NO** 6

BACKGROUND INFORMATION: The applicant purchased the three buildings on the subject site in 1971 as a nine-unit apartment complex. In January 1973, the property was leased to the American Indian Substance Abuse Program until February 1985. Although required, staff could find no special permit issued for this use. Since that time, the two apartment buildings located at 2557 and 2565 33rd Street have been rented. The building at 2575 33rd Street has remained vacant since 1985. (See Site Plan for location of buildings.)

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/Zoning:

The subject site consists of three buildings (2557, 2565, and 2575 33rd Street). Two of these buildings, 2557 and 2565, share a common wall, while the third building, 2575 is connected to the 2565 building only at a portion of the second story. Surrounding land uses include single family residential to the north, welding school and church fellowship hall to the south, apartments to the east and senior citizen residence to the west. The 1985 Oak Park Redevelopment Plan designates the site for residential uses.

B. Proposal:

The applicant proposes to locate a residential care facility in an existing building located at 2575 33rd Street. The existing ground floor plan indicates a dining area, staff room, kitchen, recreation, conference and office. The proposed floor plan submitted for the ground floor will include three bedrooms, dining area, recreation and living room and bathrooms. Floor plans submitted for the upper floor show eight bedrooms and two bathrooms. This building will also have a new roof and the existing balcony will be replaced and enlarged on the east elevation. The stairway on the east elevation will be replaced.

According to the applicant, the proposed facility will accommodate 12 clients on a 24-hour, seven day per week basis. There will be a total of two staff people to provide the necessary supervision. At least one of these staff people will live on the subject site in one of the bedrooms at 2575 33rd Street. A two-bedroom unit located on the subject site at 2557 will be available as a rental unit for the second staff person.

The primary purpose of staff will be to structure the living arrangement for each client. They will also provide support in case of emergencies.

The remaining four studio apartments located at 2565 33rd Street will be as rental units for clients once they leave the residential care facility and are essentially on their own. It is also possible that individuals from outside the area who are referred by social workers and who are independent may also rent these units.

All clients will go to a work center or work in some type of program during the week. These work centers, some of which offer arts and crafts therapy, are listed in Exhibit A.

The applicant indicates that clients for the proposed residential care facility will range in age from 18-61 and will be ambulatory. Seventy (70) percent to 80 percent of the clients will be developmentally disabled. Developmentally disabled is defined as a person with a disability associated with mental retardation, cerebral palsy, epilepsy or other neurologically handicapping condition.

There will be two levels of mentally retarded people at the proposed care facility: mildly retarded or moderately retarded. Mild retardation is defined as individuals who can achieve the necessary social and vocational skills to live independently, although they may need assistance in times of stress. Moderate retardation is defined as people who can learn simple communication skills, although they may not progress far in reading or arithmetic skills. As adults, they can conduct simple tasks in a work environment that is supportive.

The remaining 20-30 percent of the clients will be mentally ill. Typically, these individuals have had nervous breakdowns, chronic alcoholic problems or have had more severe mental illnesses which have improved so they can function in a more independent living environment.

Some of the clients will be on medication prescribed by a doctor. None of the clients will drive. The proposed residential care facility will not be locked, therefore, clients will be free to come and go as they desire subject to supervision by staff. Also, health care professionals will come to the proposed residential care facility on a regular basis to evaluate clients.

The applicant intends to use a small (approximate 12' x 12') area as an outdoor area for clients. This grass area will include an outdoor table and chairs and will be located directly behind the building located at 2565 33rd Street. See Site Plan.

C. Locational Criteria Evaluation:

The project site was evaluated for compliance with non-residential care location criteria adopted by City Council in 1982. See Exhibit B.

1. Supportive Services

The proposed facility is located less than 15 blocks from a major medical facility, U.C. Davis Medical Center on Stockton Boulevard. Other health care facilities are also provided in the area. See Exhibit C.

2. Employment Opportunities

The proposed facility is less than five miles from a number of vocational employment centers. See Exhibit A.

3. Distribution of Services

Staff finds there are a total of eight similar residential care facilities located within the immediate neighborhood bounded by Highway 50, Route 99, 12th Avenue and Stockton Boulevard. See Facility Map and Table One. A residential care facility is a facility providing primarily non-medical resident services to seven or more individuals in need or personal assistance essential for sustaining the activities of daily living, or for the protection of the individual, excluding members of the resident family or persons employed as facility staff on a 24-hour a day basis. Residential care facilities include the following types:

Small Family Home

"Small Family Home" means any residential facility in the licensee's family residence providing 24-hour a day care for six or fewer children who are mentally disordered, developmentally disabled or physically handicapped and who require special care and supervision as a result of such disabilities.

Group Care

"Group Home" means a facility which provides 24-hour nonmedical care and supervision to children, provides services specified in this chapter to a specific client group, and maintains a structured environment, with such services provided at least in part by staff employed by the licensee. Since small family and foster family homes, by definition, care for six or fewer children only, any facility providing 24-hour care for seven or more children must be licensed as a group home.

Adult Home

"Adult Residential Facility" means any facility of any capacity which provides 24-hour a day nonmedical care and supervision to adults except elderly persons.

Elderly Home

"Elderly Person" means any person who is 62 years of age or older.

4. Facility Access

The project site has adequate access and public transportation is available. See Exhibit D.

5. Concentration

The following numbers include all types of care facilities located within a one-mile radius of the subject site. This information is based upon data collected in 1985 from two sources:

- o The State Department of Social Services, Community Care Facilities Information System Directory Report
- o Community Services Directory, published by Community Services Planning Council (1984)

<u>Type of Facility</u>	<u>Number of Facilities</u>	<u>Number of Clients</u>
Adult Home	5	60
Group Home	2	12
Child Care (day care centers)	8	-
Alcohol or Chemical Dependency Treatment Center	1	-
Medical and Counseling Services	7	-
Specialized Housing Facility	3	-
Special Social (or other) Services	3	-
Elderly Care	3	15
Hospitals	<u>1</u>	<u>-</u>
	33	87

See Table 2.

In addition, just beyond the one-mile radius, are five facilities for the developmentally disabled or mentally ill. See applicant's Exhibit E.

The concentration of too many of all types of care facilities can negatively impact the residential neighborhood. The concentration of too many intensive care facilities (excludes child day care, small group home, elderly housing, etc.) can also negatively impact a neighborhood. Staff finds a total of 33 care facilities of all types within a one-mile radius of the subject site and 20 care facilities of all types within the immediate neighborhood. Staff finds a heavy concentration of all types of care facilities within both a one-mile radius and the immediate neighborhood.

6. Neighborhood Disruption

No significant increase in noise is anticipated in the area as a result of the proposed care facility. The applicant has operated two other similar care facilities at 2841 69th Avenue (since 1979) and 3524 12th Avenue (since 1983). Staff talked to neighbors at both of these locations and no problems with these care facilities were reported. In addition, the supervisor of the community care licensing program for the State has indicated to staff there have been no problems with either of these two facilities.

7. Parking

There are five existing enclosed garages on-site. None of the 12 proposed clients will have cars. There are four studio apartments which will be rented out therefore requiring four parking spaces. In addition, there is a two-bedroom apartment on-site which will be rented out to one staff member. Assuming both staff people drive, this would require an additional two parking spaces for a total of six on-site parking spaces needed at a minimum. This number does not provide for any on-site visitor parking spaces.

Staff conducted a survey of available on-street parking spaces within an area bounded by Y Street, 32nd Street, 35th Street, and 2nd Avenue. The results are as follows:

<u>Date</u>	<u>Time</u>	<u>Total On-Street Parking Available</u>
10/29	11:00 a.m.	117 spaces
10/31	10:30 a.m.	145 spaces
11/4	3:30 p.m.	117 spaces

Staff recognizes these numbers may be significantly reduced during the evening hours or during peak attendance periods for the church located to the west of the subject site.

Staff finds on-site parking limited but acceptable. There are two parking spaces available for staff and three for the studio apartment residents. Visitors would have to park on the street.

8. Size of Structure

The proposed care facility is a two-story structure with a total of 3,840 square feet. There will be eight bedrooms upstairs for 10 clients. There will be three bedrooms downstairs for two clients and one staff. See floor plans and Exhibit F for a complete description.

The applicant indicates there is a minimum 72 square feet requirement for bedroom space per client. The applicant indicates they are providing at least 108 square feet of bedroom space per client. Staff discussed the square footage requirement for the 12 proposed clients with the community care licensing program supervisor for the State Social Services Department. He indicated the State guidelines do not specify a minimum square footage, only

that the living area for the clients is adequate. This is determined at the time the State inspects a facility, following approval by the local jurisdiction.

The applicant is providing a small outdoor grass area, approximately 12' x 12'. This area will include tables and chairs for the clients and is located directly behind the 2565 33rd Street building. Staff inspected this area and it is very small and does not provide an adequate useable outdoor area. This area is located within 10 feet of an apartment building located to the east. Staff does not find this area meets the outdoor area requirement for client use as contained in the Locational Criteria requirement 9. See Exhibit B.

9. Compatibility of Site Design

The subject site is located in the Oak Park Design Review District. The proposed rehabilitation of the exterior of the three buildings on the subject site requires the review and approval of Design Review Staff. The exterior changes proposed include new gutters and roof, painting, replace and expand the stairs and balcony on east elevation for 2575 33rd Street building.

D. Variance - Masonry Wall:

The applicant requests a variance to waive the masonry wall requirement along the east property line. There is a two-story apartment building located adjacent to and east of the subject site. A fence, less than six feet high, is located along the east property line. This fence is not in good condition. The west building wall of the apartment building is located within five feet of the subject site's east property line. Staff finds that replacing the existing fence with a six foot high wood fence will be satisfactory in this situation.

E. Letters of Recommendation:

The applicant has submitted a total of seven letters of recommendation regarding Mrs. Dorothy Newson who will also be the administrator of the proposed care facility. See Exhibits G through M.

F. Agency Comments:

This proposal was reviewed by Police Department, Oak Park Neighborhood Improvement Association, Redevelopment Agency and the Fire Department and the following comments were received:

Redevelopment Agency: While we do not find this use to be inconsistent with the Oak Park Redevelopment Plan, we are concerned this proposal receive adequate review by representatives of the Oak Park Community. There is a perception Oak Park has become the home of an inordinate proportion of similar facilities which other communities will not allow to locate within their boundaries.

The Oak Park PAC has been given information concerning this project proposal. Staff has not received any written comments from them concerning this proposal. The Oak Park PAC will meet on November 26 to discuss this proposal. This proposal has been informally discussed among PAC members who do not support this proposal because they feel there are an excess number of existing care facilities in the Oak Park area.

Police: The police have no objections providing the applicant takes steps to minimize the incidents of walk-aways. We are not so concerned with calls for service as we are with the fact this is a bad neighborhood for a developmentally disabled person to be wandering around unescorted.

Conclusion

Staff found a total of eight residential care facilities located within the immediate neighborhood. Within a one mile radius staff documented a total of 33 facilities (all types).

The concentration of too many of all types of care facilities can negatively impact a residential neighborhood. The concentration of too many intensive care facilities (excluding child day care, small group homes, elderly housing etc.) can also negatively impact a neighborhood. Staff found a total of 20 care facilities of all types within the immediate neighborhood.

Based upon the above, staff concludes there is a heavy concentration of all types of care facilities within both a one-mile radius and the immediate neighborhood. Therefore, staff recommends denial of this proposal.

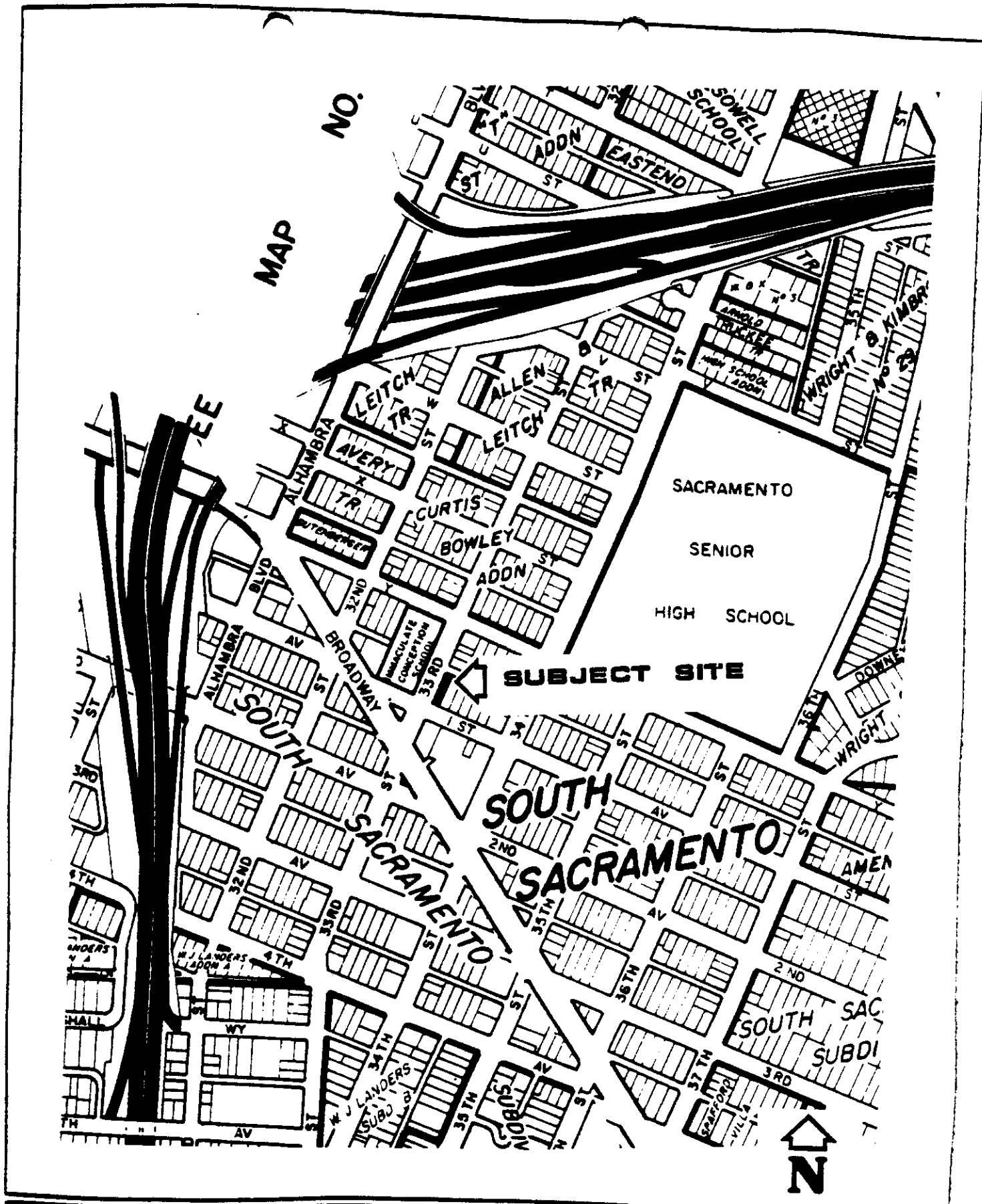
ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15301).

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Denial of the Special Permit, based upon the following Findings of Fact;
- B. Denial of the Variance, based upon the following Findings of Fact.

Findings of Fact - Denial - Special Permit/Variance

1. The project is not based upon sound principles of land use in that it will result in an over concentration of all types of care facilities within a one-mile radius of the subject site.
2. Granting the Special Permit would result in the creation of a nuisance because there already exists an over concentration of intensive care facilities within the immediate neighborhood.
3. Staff finds there are eight existing residential care facilities offering similar services as proposed by the applicant.



MAP NO.

VICINITY MAP

P86-394

12-4-86

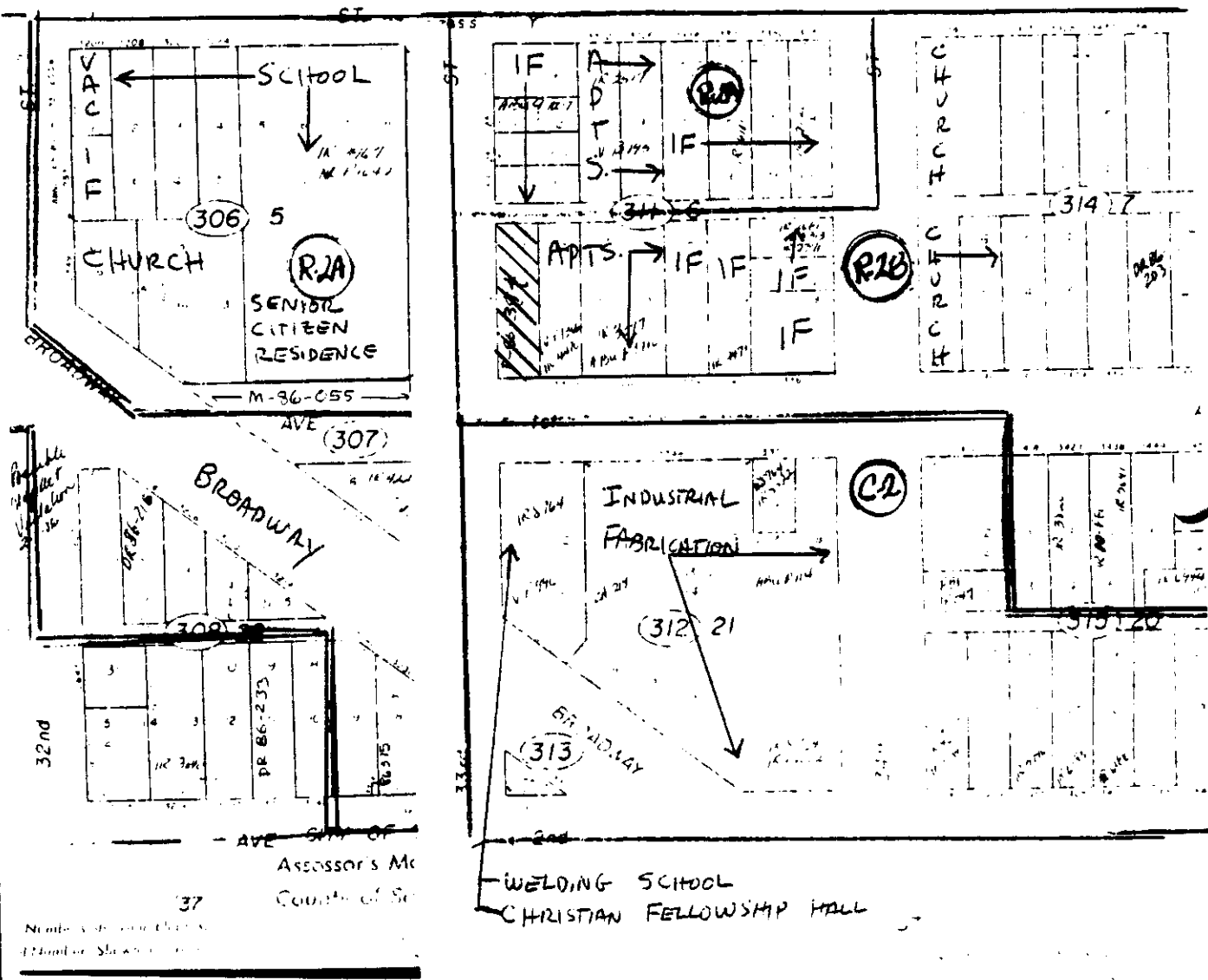
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POR. OAK PARK & SOUTH SACRAMENTO

26

26

01



LAND USE & ZONING MAP



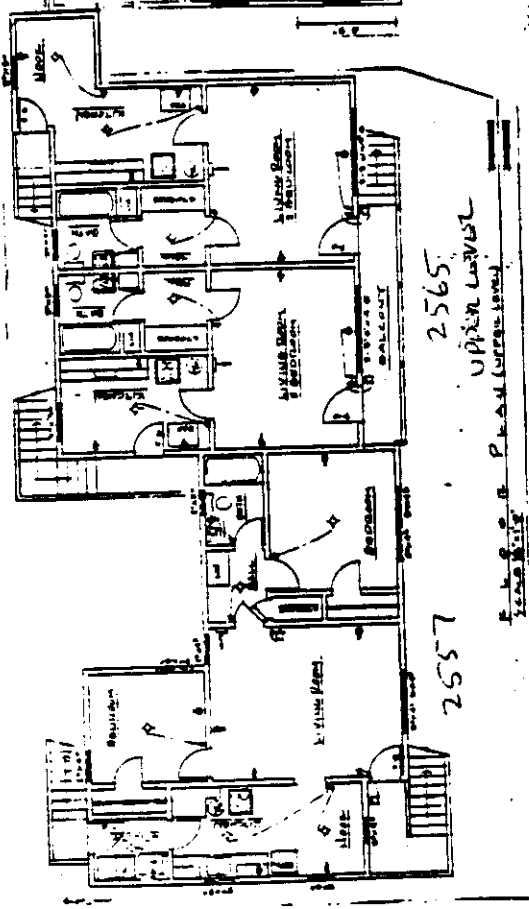
PR 86-394

12-4-86

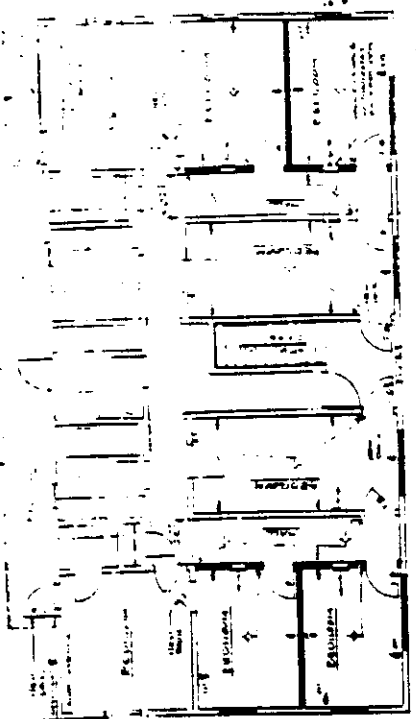
#16

FLOOR PLANS

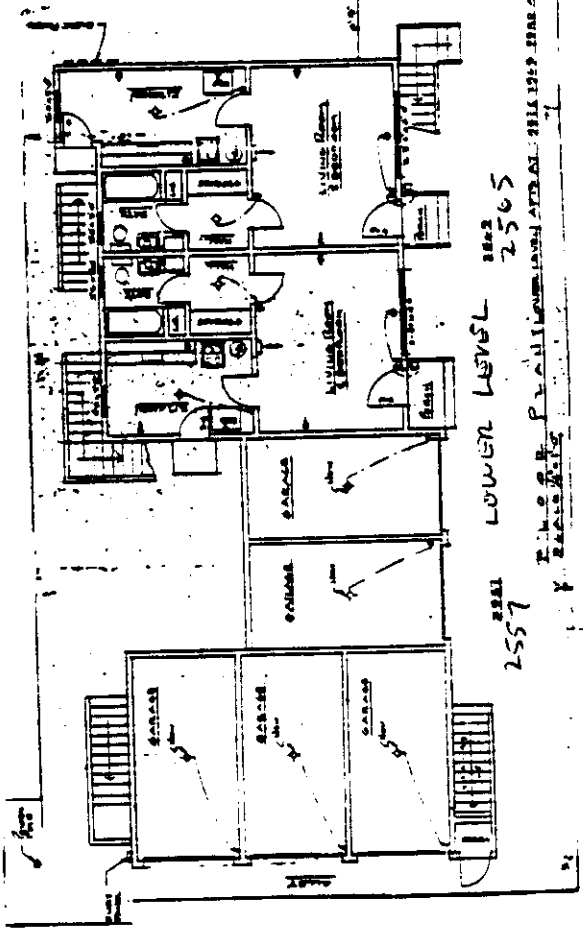
- 1. All work to be done in accordance with the specifications and drawings.
- 2. All work to be done in accordance with the specifications and drawings.
- 3. All work to be done in accordance with the specifications and drawings.
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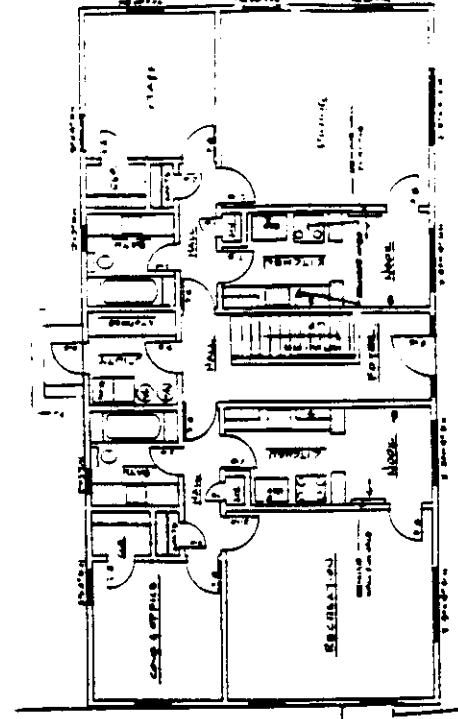
2557
UPPER LEVEL
PLAN



2575
UPPER LEVEL
PLAN



2557
LOWER LEVEL
PLAN



2575
LOWER LEVEL
PLAN

1086-394

12-4-86

#16

BUILDING DIAGRAM AND DIMENSIONS

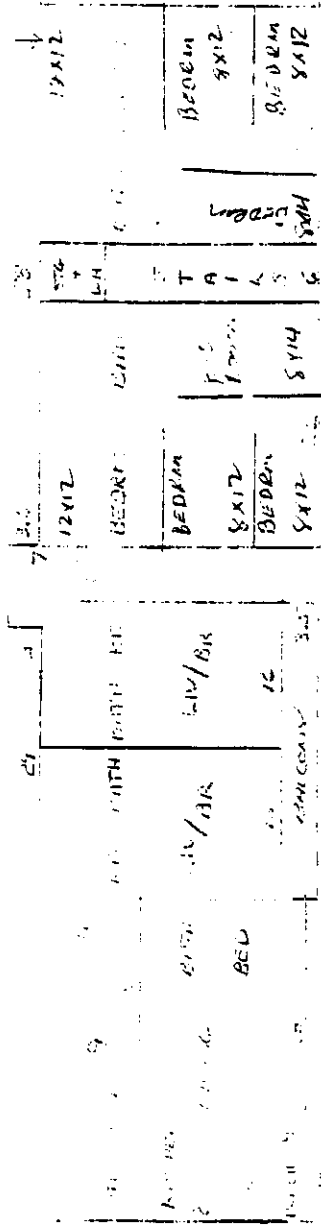
BUILDING OR UNIT AREA CALCULATIONS

APPRAISER:

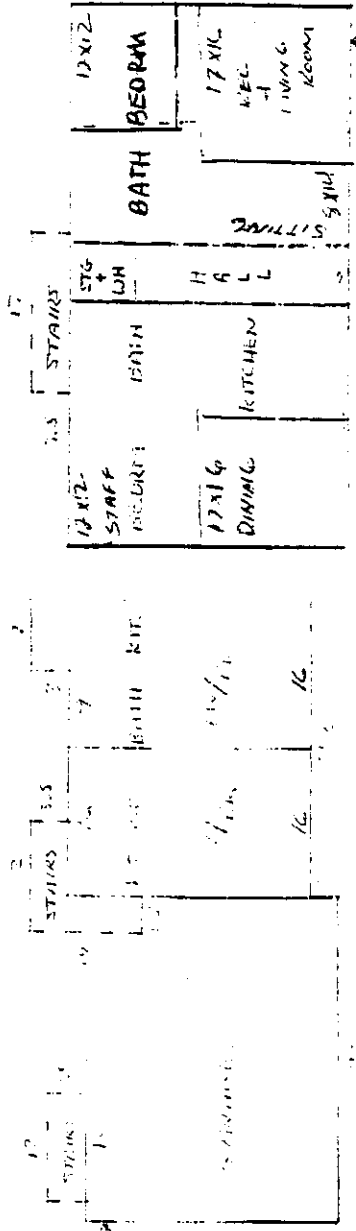
TO

FLOOR PLANS

PROPERTY ADDRESS:



2575
PROPOSED FLOOR PLAN



2575
PROPOSED FLOOR PLAN

2575

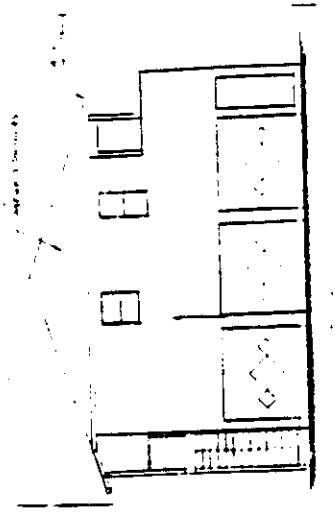
2565

2557

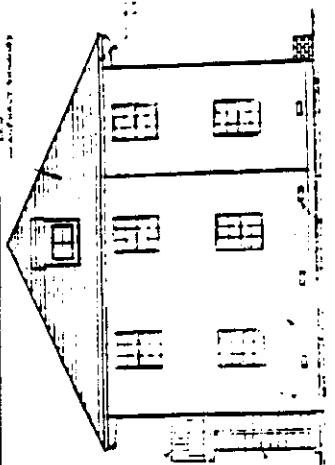
FRONT EAST LINE

ELEVATIONS

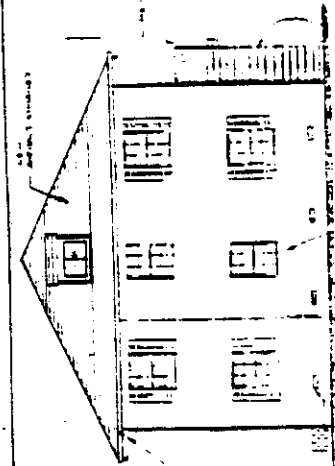
W. ALLEN 10000 2nd St. 7 1951
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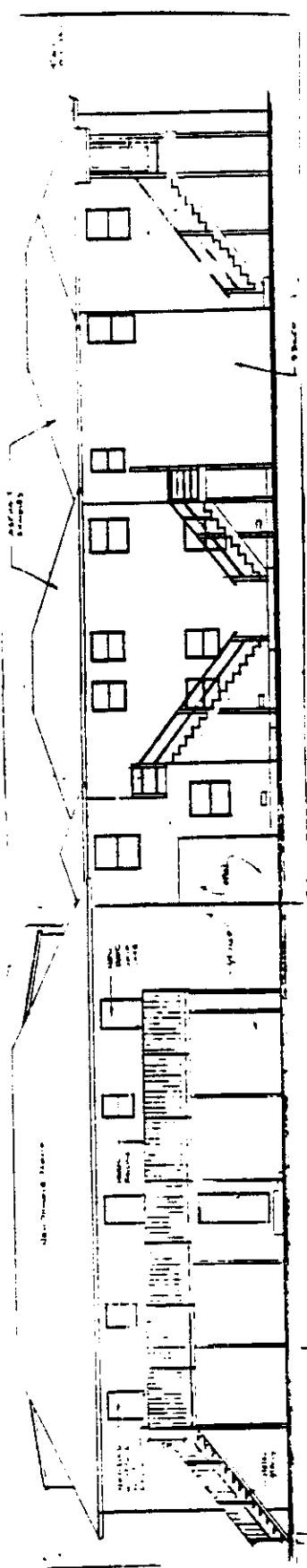
WEST SIDE ELEVATION



SOUTH SIDE ELEVATION

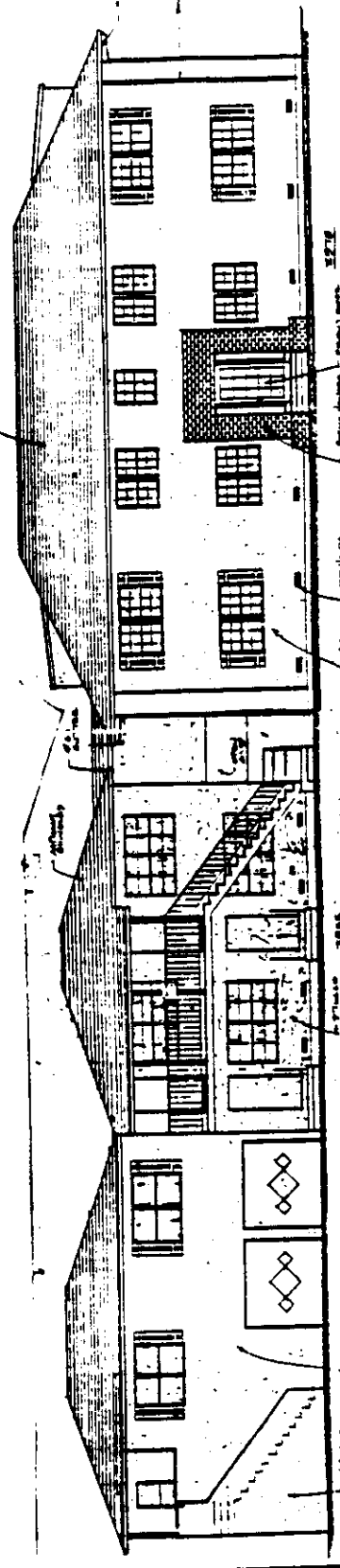


EAST SIDE ELEVATION



REAR SIDE ELEVATION

NOTE: ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 ALL WALLS TO BE CONCRETE BLOCK WITH 1/2\"/>



FRONT SIDE ELEVATION

FRONT SIDE ELEVATION

FRONT SIDE ELEVATION

2572

2565

2557

Immediate neighborhood boundary

one mile radius



FACILITY MAP-ONE MILE RADIUS/IMMEDIATE NEIGHBORHOOD

P86-394

12-4-86

#6

Table 1

Residential Care Facilities - Immediate Neighborhood

(Area defined by Highway 50, Route 99, 12th Avenue, and Stockton Boulevard)

<u>Key</u>	<u>Address</u>	<u>Administrator</u>	<u>Number of Clients</u>	<u>Type of Facility</u>
9	3409 12th Avenue	Thelman Starks	5	Elderly
10	2949 43rd Street	Odessa Sweet	4	Elderly
11	3894 7th Avenue	Odessa Sweet	6	Elderly
13	4306 T Street	Ma Bondane	6	Group Home
14	3619 38th Street	Bertha Morris	2	Adult Home
15	4116 3rd Avenue	H. E. Scott	2	Adult Home
17	3101 1/2 42nd Street	Margarette Williams	6	Adult Home
18	2830 Stockton Blvd.		40	Adult Home

Table 2 - Care Facilities Within One Mile

Care Centers (Non-Residential)

Child/Infant Day Care

<u>Key</u>	<u>Address</u>	<u>Administrator</u>	<u>Number of Clients</u>	<u>Type of Facility</u>
1	3801 Broadway	Lynn Pichinino	50	
2	2416 Sloat Way	Kelly Willard	54	
3	2415 First Avenue	Loretta Benson	54	
4	3600 Fifth Avenue	James Coleman	44	
5	2791 24th Street	Fayette Solem	43	
6	3500 2nd Avenue	Leona Dixon	30	
7	3947 4th Avenue	Charles Townsel	40	
8	2751 Stockton Blvd.	May Vkita	87	

Care Facilities (Residential)

Elderly

9	3409 12th Avenue	Thelman Starks	5	
10	2949 43rd Street	Odessa Sweet	4	
11	3894 7th Avenue	Odessa Sweet	6	

Group Home

12	2625 4th Avenue	Patricia Vega	6	
13	4306 T Street	Ma Bondane	6	
14	3619 38th Street	Bertha Morris	2	
15	4116 3rd Avenue	H. E. Scott	2	
16	2845 2nd Avenue	Amanda, Benni Eason	10	Mentally Disabled Only

Agencies - Special Facilities

Alcohol or Chemical Dependency Treatment

19 4049 Miller Way

Medical and/or Counseling Services

20	1409 32nd Street			Substance Abuse
21	2111 28th Street			
22	3720 Folsom Blvd.			
23	3515 Broadway			
24	2999 Franklin Blvd.			
25	3325 S Street			
26	2404 X Street			Pregnancy/Hot Line/Life Center

Table 2 - Care Facilities Within One Mile

Specialized Housing Facility

<u>Key</u>	<u>Address</u>	<u>Administrator</u>	<u>Number of Clients</u>	<u>Type of Facility</u>
27	2600 Stockton Blvd.			Convalescent
28	3500 Folsom Blvd.			Hospital
29	2120 Stockton Blvd.			Skilled Nursing Facility

Special Social (or other) Services

30 2814 Franklin Blvd.
31 2500 Franklin Blvd.
32 3301 33rd Street

Hospitals

33 1625 Stockton Blvd.

Medical Center

The proposed facility is less than 5 miles from all employment centers.

The Short Center
2331 St. Mark Way
Sacramento, CA
(916) 455-2618

Catch bus #51 from Broadway & 2nd Avenue, Ride to Downtown, Transfer to bus #20 at 9th & K Street.

Easter Seals
3205 Hurley Way
Sacramento, CA
(916) 485-7611

Catch bus #51 from Broadway & 2nd Avenue, Ride to Florin mall transfer to bus # 82.

Red Cross
2001 21st Street
Sacramento, CA 95817
(916) 452-6541

Catch bus #51 from Broadway & 2nd Avenue. Ride to Broadway & 21st Street transfer to bus #62.

National Guards
2829 Watt Avenue
Sacramento, CA
(916) 482-5225

From Alhambra & Broadway catch bus # 68 to Florin Mall transfer to bus #80 to Watt Avenue, Bus stop 1 block from National Guards.

Goodwill Industries
7000 Franklin Blvd.
Sacramento, CA
(916) 422-5174

Catch Bus # 67 from Alhambra & Broadway to Franklin Boulevard. Bus stop is at door step.

O-FI
3340 Maryville Boulevard
Sacramento, CA
(916)925-3522

Catch Bus #51 from Broadway & 2nd Avenue, Ride to Downtown, transfer to bus #34.

Sacramento Vocational Services
6950 21st Avenue
(916) 381-1300

Catch Bus # 51 from Broadway & 2nd Avenue, Ride to 21st Street, bus stops in front of building.

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

MEDICAL SERVICES

SUPPORTIVE SERVICES

The proposed facility is less than 15 blocks from the major medical building.
The proposed facility is less than 1 mile from the Major Highways, 99, 80 & 50.

University of California Davis Medical Center
2315 Stockton Boulevard
Sacramento, CA
(916) 454-2011

Dr Drake (Physicist)
2720 Capital Avenue
Sacramento, CA
(916) 447-2851

Planned Parenthood
1507 21st Street
Sacramento, CA
(916)446-0930

Dr. Frank Harper
3609 Mission Avenue, Suite D
Carmichael, CA
(916) 481-6474

Adult Protective Services
1725 28th Street
Sacramento, CA
(916) 440-7319

Dr. Eugene Spencer (Denist)
2650 21st Street
Sacramento, CA
(916) 452-3485

Sacramento Mental Health
2150 Stockton Boulevard
Sacramento, CA
(916) 732-3637

Oak Park Counseling Center
3415 Sacramento Boulevard
Sacramento, CA
(916) 732-3815

Visions Mental Health
7000 Franklin Boulevards, Suite 200
Dacramento, CA
(916) 393-2203

U C D Outpatient Mental Services
2252 45th Street
Sacramento, CA
(916) 453-3650

CaseManagement Service
1900 K Street, Suite 110
Sacramento, CA 95814
(916) 440-7512

TRANSIT ROUTES

<u>ROUTE NO:</u>	<u>ROUTE DESCRIPTION:</u>
50	FLORIN MALL LIMITED: Florin Mall, Fruitridge Manor, Medical Center, Downtown.
51	BROADWAY-FRUITRIDGE ROAD: Florin Mall, Glen Elder, Army Depot, Oak Park, Downtown.
53	BROADWAY-21st AVENUE: Colonial Village, Oak Park, Downtown.
62	FREEPORT BLVD: Florin Road, Southgate, City College, Downtown.
63	24th STREET-SOUTH 21st STREET: Meadowview Road, City College, DMV, Downtown.
64	24th STREET: Meadowview, Kaiser South, City College, DMV, Downtown.
67	FRANKLIN-SACRAMENTO BLVD: Florin Mall, Southgate, Sacto Blvd, Downtown.
68	FRANKLIN-44th STREET: 44th Street, Florin Mall, Downtown.
82	FLORIN MALL-ARC via HURLEY WAY: Greenhaven, Meadowview, Florin Mall, SMUD, Hurley Way, Kaiser Hospital, Country Club
80	WATT AVENUE-GREENBACK LANE: Sunrise Mall, Citrus Heights, North Highlands, McClellan, AFB, Country Club.
86	NORTH SACRAMENTO CITY COLLEGE: City College, Oak Park, Medical Center, Arden Fair.

FREEWAY ACCESS

The Facility is less than 1 mile from Highway 99.

The Facility is located 1/4 of a mile from Highway 80.

Highway 50 is a mile from the facility.

APPLICANT'S EXHIBIT E

SITE CRITERIA-DEVELOPMENTALLY DISABLED CONCENTRATION AND MENTALLY ILL

There is a distance of 1.1 to 1.3 miles of all facilities listed in the Zip code area of 95817 the proposed property.

ETHEL'S DAUGHTERS
3981 8th Avenue
Sacramento, CA 95817
Ollie Hill & Margaret Wilson
(916) 457-0573

GATEWAY FOUNDATION INC.
4049 Miller Way
Sacramento, CA 95817
(916) 451-9312

H & N CARE HOME #1
3524 12th Avenue
Sacramento, CA 95817
Dorothy Newson
(916) 739-5040

MANNA HOME FOR ADULTS
3101 1/2 42nd Street
Sacramento, CA 95817
Margarette Williams
(916) 739-5025

TURNING POINT
2530 Stockton Blvd.
Sacramento, CA 95817
Heather Lane
(916) 739-6401

086-394

12-4-86

46

EXHIBIT F₂

SIZE OF UNITS

There will be 8 bedrooms upstairs and 2 bedrooms downstairs plus 1 bedroom for the staff.

<u>Clients</u>	<u>Upstairs</u>
4	2 bedrooms $12 \times 12 = 144 \times 2 = 288$ Square feet.
4	4 bedrooms $8 \times 12 = 96 \times 4 = 384$ Square feet.
2	2 bedrooms $8 \times 14 = 112 \times 2 = 224$ Square feet.
	2 baths $8 \times 7 = 56 \times 2 = 112$ Square feet.
	1 utility area $7 \times 7 = 49$ Square feet.

Total Bedrooms space for clients: 1296 Square feet = 108 Square feet per client and staff. Minimum for each client is 72 Square feet.

<u>Clients</u>	<u>Downstairs</u>
2	2 bedrooms $12 \times 12 = 144 \times 2 = 288$
	1 Diningroom $17 \times 16 = 272$ Square feet.
	1 Livingroom $17 \times 6 = 272$ Square feet.
	1 Kitchen $8 \times 17 = 136$ Square feet.
	1 Sittingroom or bedroom $8 \times 17 = 136$ Square feet. - FOR STAFF
	2 Baths $8 \times 7 = 56 \times 2 = 112$ Square feet.
	1 Utility room $7 \times 7 = 49$ Square feet.

Total Space for eating, recreation and lounging and meetings is 816 Square feet.

Total working and living space in units for this project up and downstairs is:

$$58 \times 30 \times 2 = 3840$$

We have a lawn area in back of 245 1/2 3rd Street, that will be used for the facility.

EXHIBIT G

P. W. - 7/12

October 23, 1980

To Whom It May Concern:

I have known Mrs. Dorothy Newsome since July, 1980. She is an excellent Administrator of Community Care Facilities. She holds both integrity and compassion in dealing with Clients and Staff. Of my personal knowledge of her running H & N Care Home located at 2153 Meadowview Rd. she makes an example that a lot of care providers should follow. She provides a better than adequate environment for her Clients at the facility. My Mother, Margaret L. Gross has been a resident at her facility since July, 1980 and she has provided an excellent environment for her. I would recommend Mrs. Newsome because of my personal knowledge of her excellent capabilities as a Community Care Facilities Administrator.

Bill Nelson
7449 Henrietta Dr.
Sacramento, CA, 95822

916 421-0768

Bill Nelson

D86-394

12-4-86

#6

EXHIBIT H

P 86-394

October 29, 1986

HOLLIS SMALL FAMILY HOME
#10 HAVEN COURT
SACRAMENTO, CALIF.

TO WHOM IT MAY CONCERN:

I am currently running a State Licensed Home for children. I had the pleasure to visit the care homes of Ms. Dorothy Newson, and was very impressed.

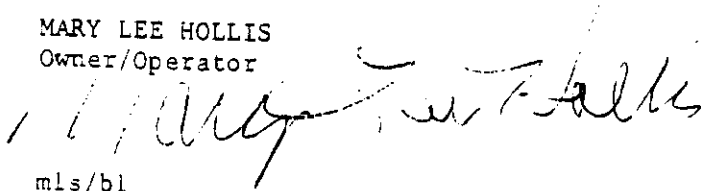
I found her homes to be clean comfortable and very well maintained. I met some of her residents, and they appeared to be very happy with their living conditions.

I truly believe that Mrs. Newson serves a client that would be homeless, or even yet, perhaps be institutionalized.

I also feel that she is filling a NECESSARY void.

Very respectfully yours,

MARY LEE HOLLIS
Owner/Operator



mls/bl

P 86-394

10-4-86

#6

EXHIBIT I

P86

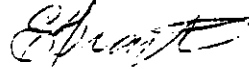
NCERN:

this letter on behalf of Ms. D. Newson who runs
tally ill in and around the Oak Park area. There
that provide shelter for the mentally ill, but Ms.
as the best this area has to offer. She is start-
in the Oak Park area. Ms. Newson has the gift and
through racial and age barriers; she is particularly
nicating with her clients in gaining their trust.

nding she has submitted an application to operate
t is my hope that you would give this matter your
tion.

very much.

Sincerely,



Edward Grant
Community Health Worker
Oak Park Community Counseling Cent
3415 Sacramento Blvd, Ste C
Sacramento, CA 95817

(916) 732-3815

12-4-86

EXHIBIT I

P86-394

October 28, 1986

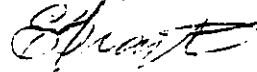
TO WHOM IT MAY CONCERN:

I am writing this letter on behalf of Ms. D. Newson who runs homes for the mentally ill in and around the Oak Park area. There are other places that provide shelter for the mentally ill, but Ms. Newson, by far, has the best this area has to offer. She is starting another home in the Oak Park area. Ms. Newson has the gift and talent to break through racial and age barriers; she is particularly skillful in communicating with her clients in gaining their trust.

It is my understanding she has submitted an application to operate this new home. It is my hope that you would give this matter your careful consideration.

I thank you very much.

Sincerely,



Edward Grant
Community Health Worker
Oak Park Community Counseling Center
3415 Sacramento Blvd, Ste C
Sacramento, CA 95817

(916) 732-3815

P86-394

12-4-86

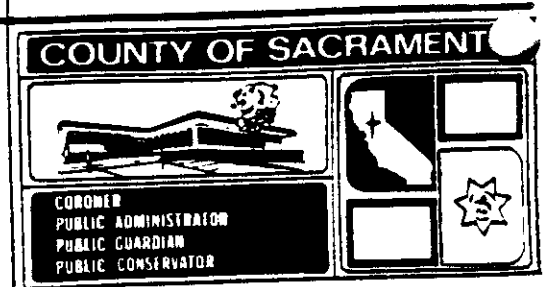
#16

EXHIBIT J

P 00 - 394

4400 V Street • Sacramento, California 95817

C. R. SIMMONS • Coroner • Public Administrator • Public Guardian • Public Conservator



November 3, 1986

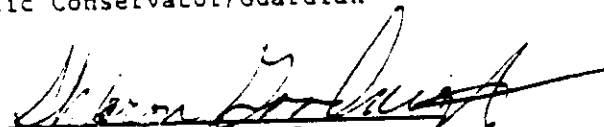
To Whom It May Concern:

A conservatee, male, age 29 was placed at the Dorothy Newsome, 12 Avenue Board and Care Home on 10/24/85. Care and supervision were excellent. The conservatee was encouraged to assume increasing responsibility for himself and to set goals of independence. A full spectrum of service was offered to help him achieve community re-entry, including counseling, help in getting medical and dental care and rewards for appropriate behavior.

On 7/1/86 conservatee was able to leave board and care and conservatorship was terminated. We feel the level of functioning he achieved was directly related to the program in the care home.

Yours truly,

C. R. SIMMONS,
Public Conservator/Guardian

By: 
Sharon Goodnight, Deputy
Public Conservator/Guardian

SG/pf

P86-394

12-4-86

#6

EXHIBIT K P86-394



COUNTY OF SACRAMENTO

HEALTH DEPARTMENT
RONALD L. USHER, DIRECTOR

MENTAL HEALTH DIVISION

CASE MANAGEMENT SERVICES
2029 H Street, Suite 200
Sacramento, CA 95814
(916) 440-7512

October 28, 1986

TO WHOM IT MAY CONCERN:

Over the past several years it has been my privilege to place many mentally ill consumers in care homes owned and operated by Mrs. Dorothy Newson. She has not only been prompt in complying with licensing regulations, but has also proven very tactful in her association with these consumers. She has accepted many difficult clients and encouraged them to accept a realm of responsibility that has assisted them in graduating to independent living or at least into a less restrictive living arrangement. She is a very competent and reliable care provider.

Sincerely,

Jeanne George

Jeanne George

JG:pm

P86-394

12-4-86

#6



Crossroads
2410 1st St. N.E.

Washington, D.C. 20002
202-546-1234

October 28, 1986

To Whom It May Concern:

I am writing on behalf of H & N Board and Care Home. Mrs. Newson's residents have been involved in our program here at Crossroads for several years. I know that the care home provides an excellent atmosphere for the residents, as well as supporting their involvement in community activities.

Sincerely,

Jane Gabriel
Sr. Program Specialist

JG:gs

EXHIBIT M P86-394

October 28, 1986

TO WHOM IT MAY CONCERN:

This is a letter recommending H & N Board and Care Home for placement of Mental Health patients who are in need of custodial care.

I feel that without such a facility the patients would be at risk.

I have worked with the owners and care takers of these facilities for a number of years and find them to be well staffed and qualified for the work they do.

In view of the population of mental health clients a facility is very much needed in this area.

So, I'm asking for your consideration in allowing this facility to become a part of the community.

If more information is required, please feel free to contact me at (916) 732-3815 or (916) 739-0925.

Sincerely,

Walter Mae Mikes, L.P.T.

Walter Mae Mikes, L.P.T.
Senior Mental Health Counselor

P86-394

12-4-86

#6