

# CITY PLANNING COMMISSION

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

APPLICANT	Orville & Beverly Colyer, 3520 Dayton Street, Sacramento, CA 95835		
OWNER	Orville & Beverly Colyer, 3520 Dayton Street, Sacramento, CA 95835		
PLANS BY			
FILING DATE	9/13/83	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC	10/7/83	EIR	ASSESSOR'S PCL. NO. 252-242-30,35

- APPLICATION:
1. Environmental Determination
  2. Special Permit to expand residential care facility to accommodate 41 residents in the R-1 zone.

LOCATION: 3520 Dayton Street

PROPOSAL: The applicant is requesting the necessary entitlement to expand an existing residential care facility for elderly mentally disabled residents from 24 to 41 people.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1966 Hagginwood Community Plan Designation:	Light Density Residential
Proposed North Sacramento Community Plan:	Residential (4-12 du/na; 7 average)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Residential care facility

Surrounding Land Use and Zoning:

North:	Single Family; R-1
South:	Single Family & Vacant; R-1
East:	Church & Vacant; R-1
West:	Single Family; R-1

Parking Required:	Determined by Commission
Parking Provided:	20 spaces
Parking Ratio:	.1sp/2 beds
Property Area:	1± acre
Square Footage of Building:	<u>2,900± addition; 3,900± existing</u>
Topography:	Flat
Street Improvements:	No curb, gutter, sidewalk
Utilities:	Existing
Exterior Building Colors:	Natural wood
Exterior Building Materials:	Plywood siding

BACKGROUND INFORMATION: The subject site has been used as a residential care facility since June 8, 1965 when the Planning Commission granted a special permit for a rooming and boarding house for 15 elderly residents. Since that time the facility has been expanded to accommodate 24 persons and converted to house mentally disabled elderly residents. These changes were done without requesting necessary approvals.

STAFF EVALUATION: Staff has the following concerns and comments with regard to this project:

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1. The subject site is located within Compatible Use District (CUD) of the McClellan Air Force Base "Air Installation Compatible Use Zone Report."

CLC. NO. P83-311

MEETING DATE November 10, 1983

CPC ITEM NO. 12

1. (cont'd.)

Group residential care facilities are not compatible land uses within this zone. In addition, the day-night average sound level is 75 to 80 decibels. Based primarily upon noise levels in the area, McClellan Air Force Base states that the use is incompatible and not recommended. (See Exhibits A-1 and A-2.)

2. The Airport Land Use Commission recommends against land uses which would concentrate more than 25 people per acre during a 24-hour period. The subject site is one acre in size. Increasing the number of residents to 41 would appear to be inconsistent with the ALUC Policy Plan recommendations. This recommendation is based upon both noise and safety factors. (See Exhibit B.)
3. The proposed North Sacramento Community Plan designates the subject site for residential uses, four to 12 dwelling units per acre, seven average. Using a factor of 2.61 residents per dwelling unit (as in the proposed plan) the density would range from 10 to 31 persons per acre. An average of 18 persons per acre for residential uses would be compatible with the ALUC Policy Plan recommendations.
4. The facility is operated on an open-door basis which means that residents may come and go at will until as late as 12 Midnight. Staff has received letters of opposition from neighbors in the vicinity (see Exhibits C and D). Some of the facility's residents have apparently caused nuisance and security problems in the area.
5. In conclusion, the expansion of the group care residential facility would not be based on sound principles of land use. The existing use is incompatible due to noise and safety factors. Expansion would subject additional people to excessive noise and increase density in an area of potential hazard due to aircraft mishap. In addition, the expanded use would also increase the traffic volume through a residential neighborhood.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has issued a Negative Declaration with the following mitigation measure:




Should the Commission approve this request, the applicant shall provide an acoustical study assessing the proposed project for consistency with the 1975 City General Plan Noise Element, subject to review and approval by the Planning Director prior to the issuance of a building permit. The addition shall be constructed according to recommendations of the acoustical study for achieving compliance with the Noise Element.

STAFF RECOMMENDATION: Staff recommends the following:

1. Ratification of the Negative Declaration with the mitigation measure;
2. Denial of the Special Permit to expand a residential care facility, based upon the following Findings of Fact:
  - a. The project is not based upon sound principles of land use in that:
    - 1) it is located in an area in which day-night average noise level exceeds levels compatible with residential uses;

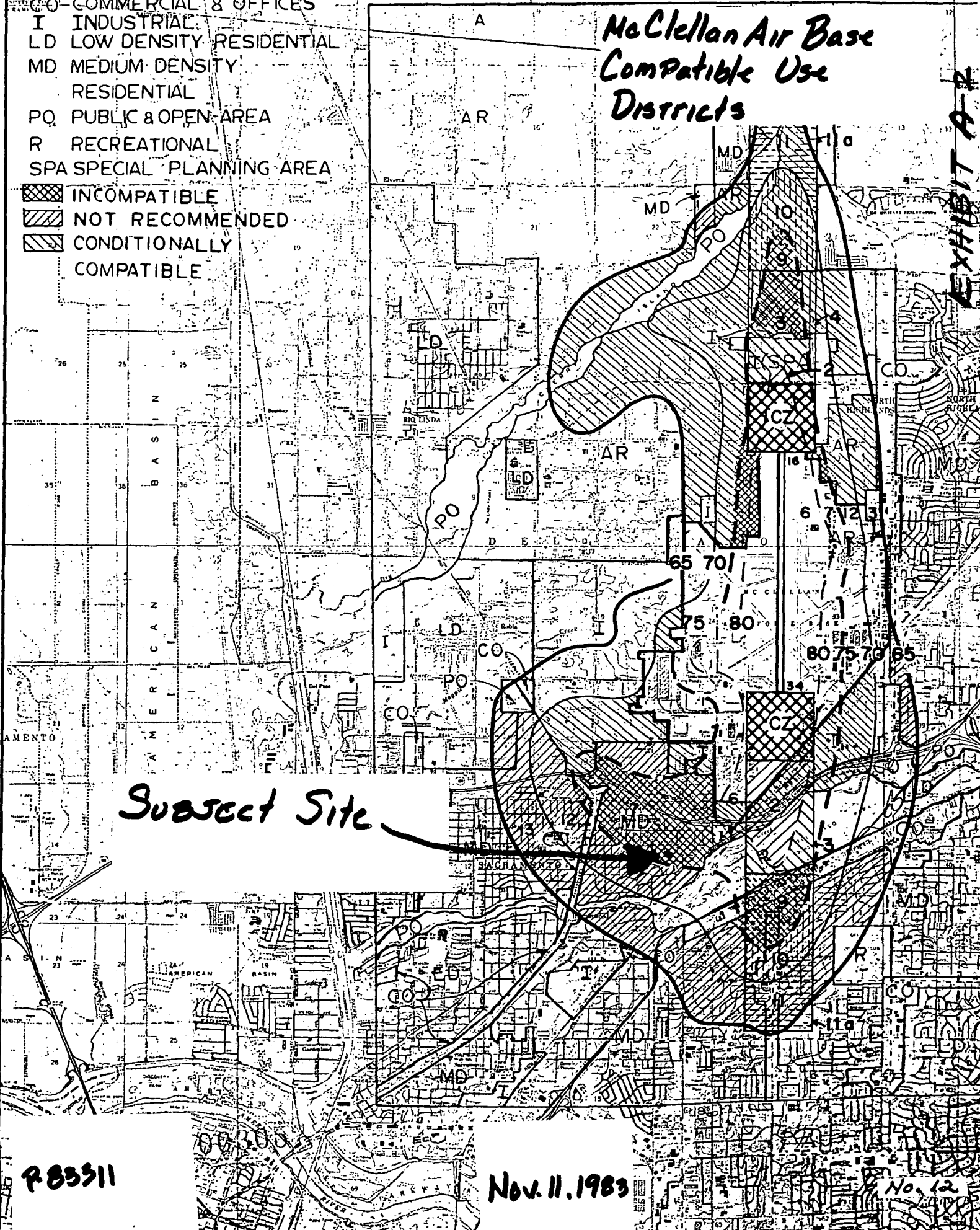
- 2) the proposed density exceeds those recommended by the Airport Land Use Commission recommendations for residential uses under airport overflight zones;
  - 3) the existence of the facility in an inappropriate area is not justification for expansion.
- b. The proposal could be injurious to the surrounding properties in that it would generate an increase of traffic through the neighborhood.

- A AGRICULTURAL
- AR AGRICULTURAL RESIDENTIAL
- CO COMMERCIAL & OFFICES
- I INDUSTRIAL
- LD LOW DENSITY RESIDENTIAL
- MD MEDIUM DENSITY RESIDENTIAL
- PO PUBLIC & OPEN AREA
- R RECREATIONAL
- SPA SPECIAL PLANNING AREA

-  INCOMPATIBLE
-  NOT RECOMMENDED
-  CONDITIONALLY COMPATIBLE

# McClellan Air Base Compatible Use Districts

EXHIBIT A-A



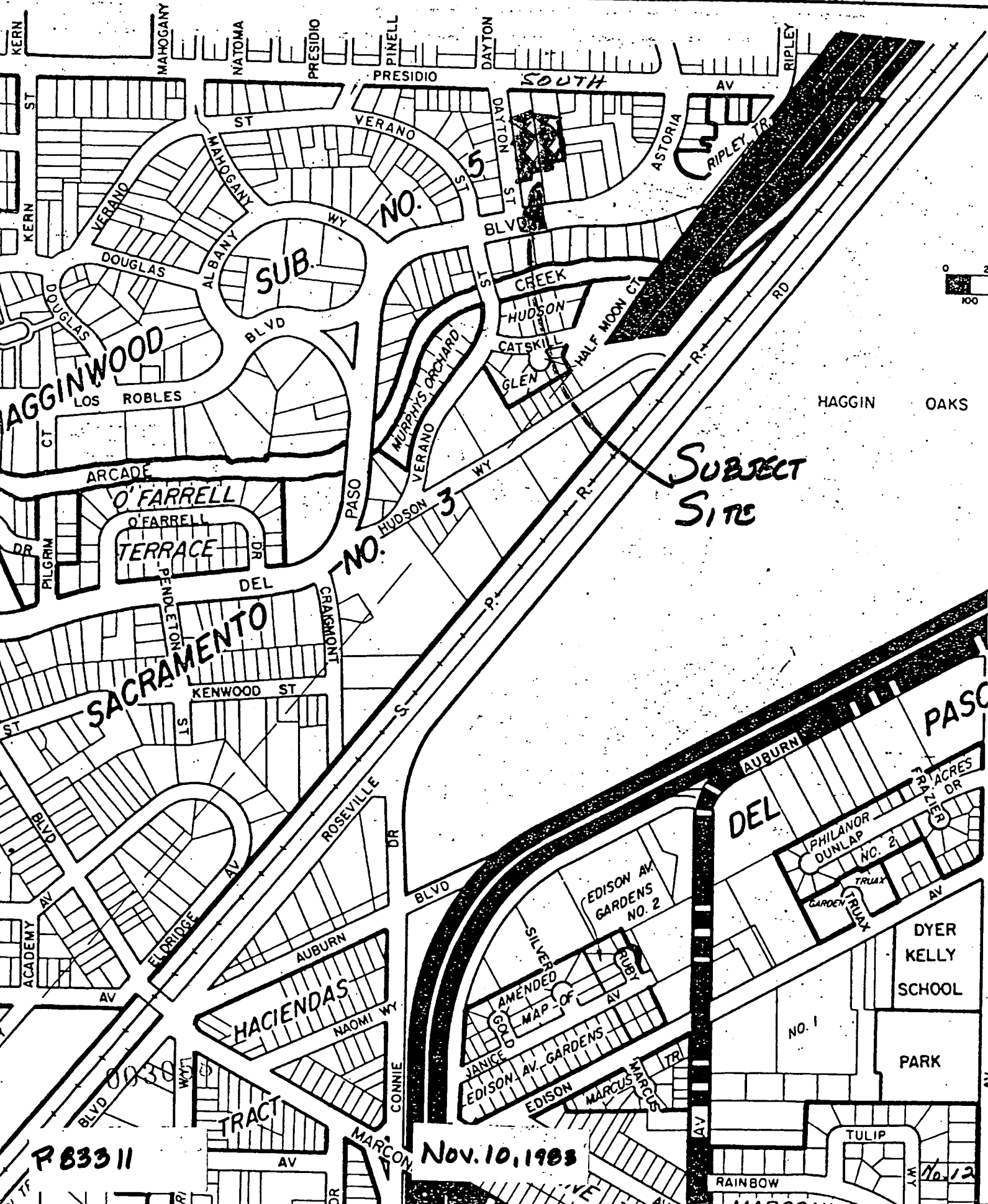
*Subject Site*

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# LOCATION MAP



**SUBJECT SITE**

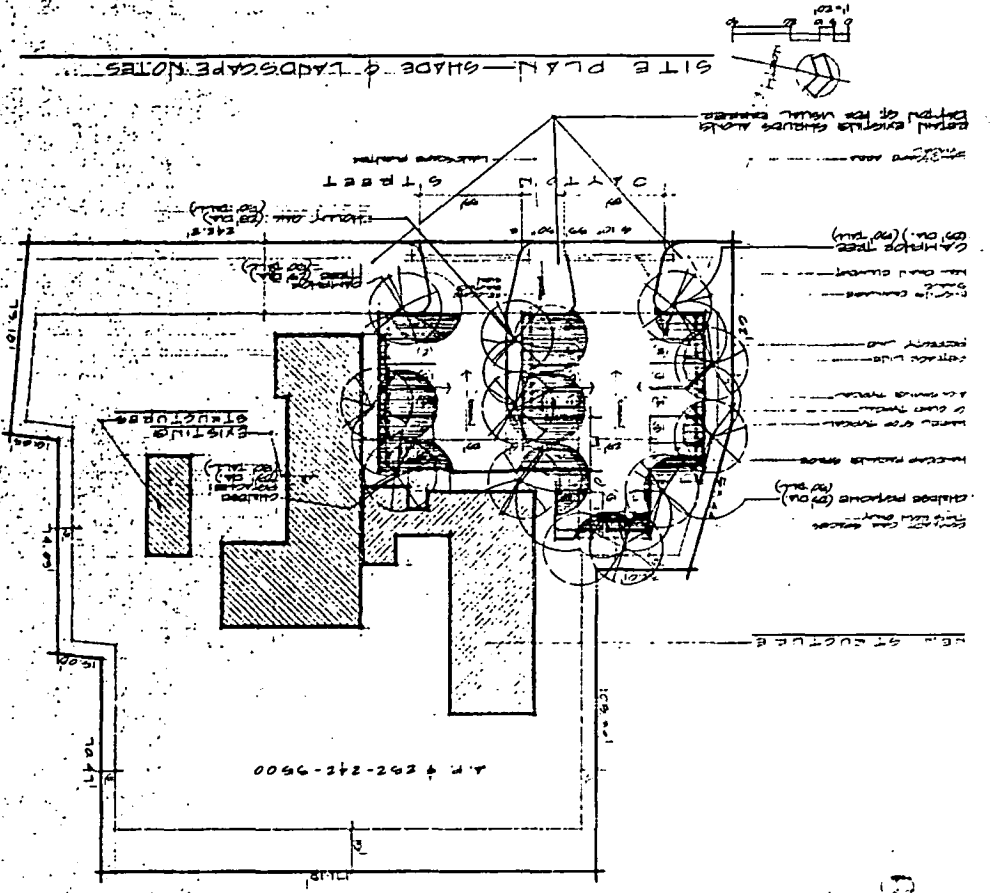
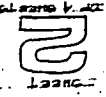
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RAINBOW

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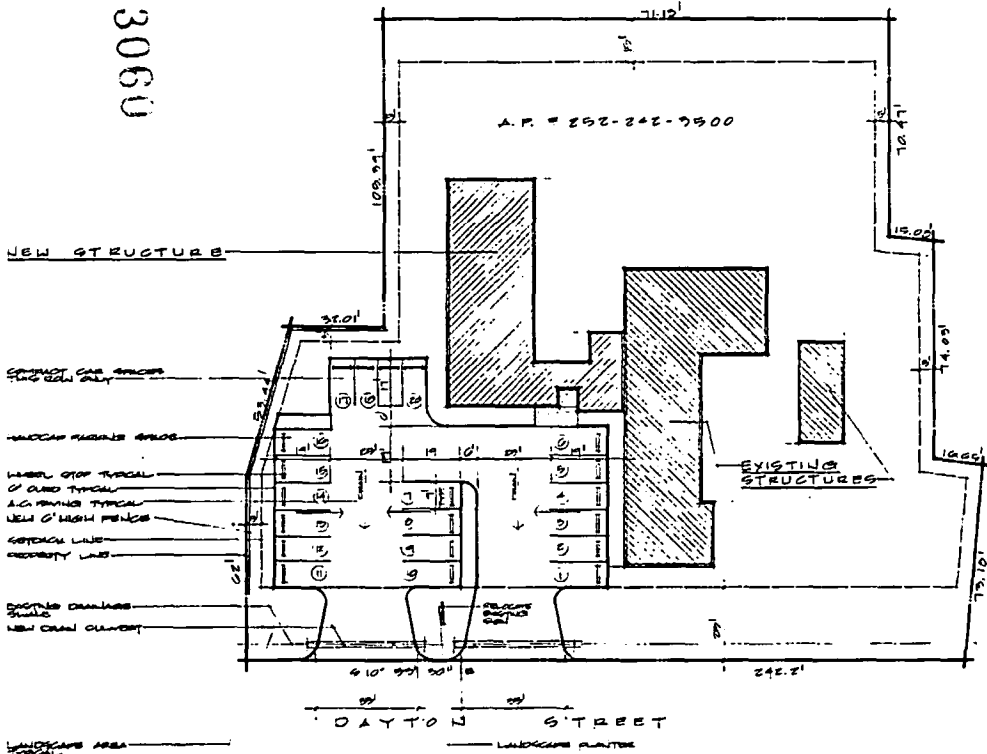


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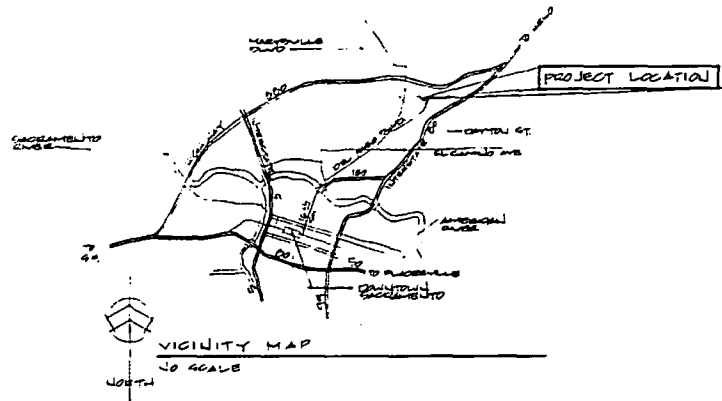
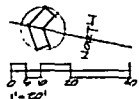
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SITE PLAN



PROPOSED ADDITIONS TO  
**DEL DAYTON GARDENS**  
 1520 DAYTON ST. SACRAMENTO CA.  
 ORV & DEV COLYER, OWNERS

SITE INFORMATION  
 ZONING: R-1 WITH EXISTING SPECIAL USE PERMIT  
 PARKING: 1 PER 2 BEDS REQUIRED.  
 WITH NEW ADDITION - 20 DD. RMG. = 40 BEDS = 20 PARKING  
 SPACES REQUIRED.  
 20 SPACES PROVIDED - 1 HAUDICAP, 4 COMPACT  
 (6 COMPACT ALLOWABLE AT 30%)

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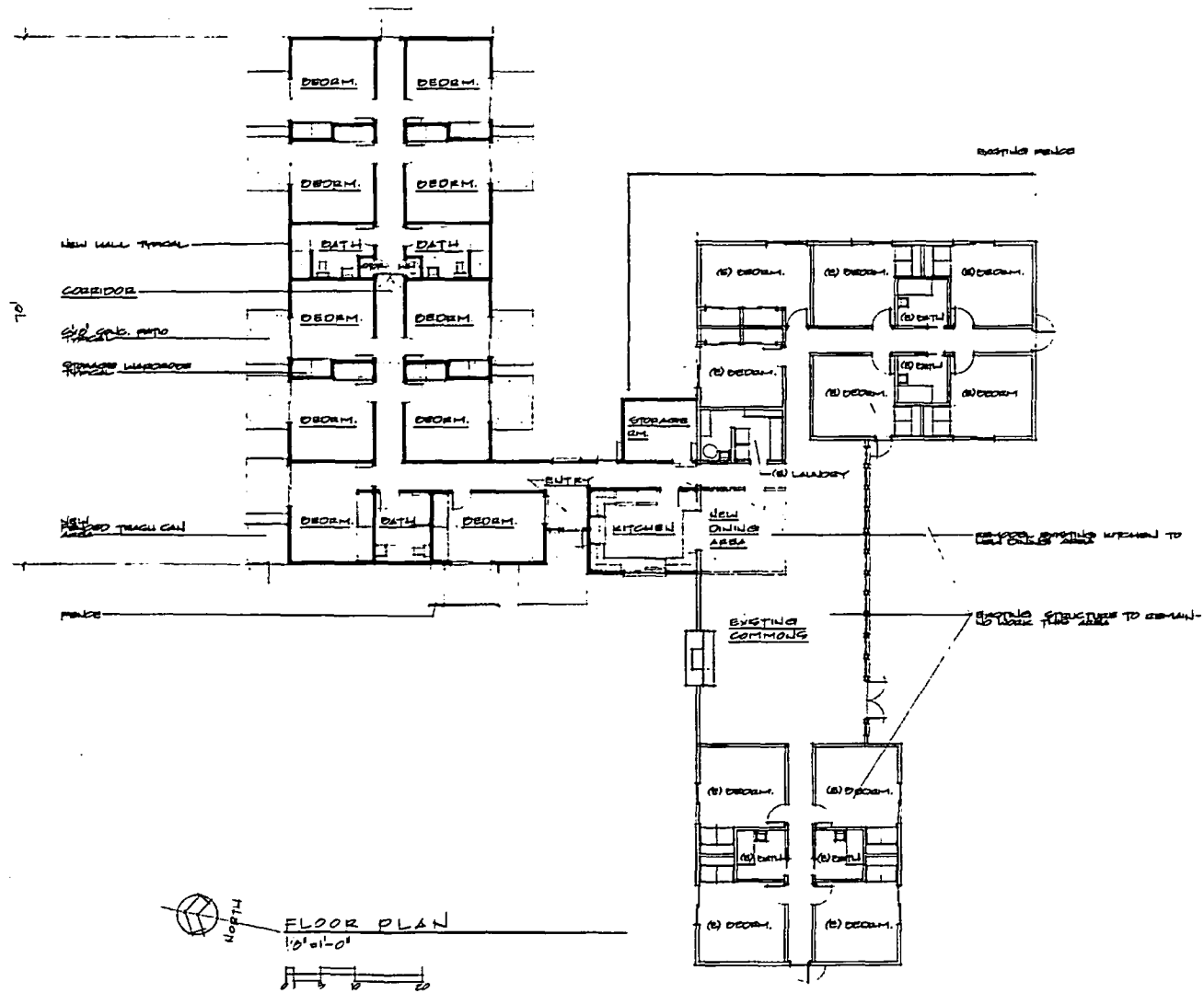
Site Plan

SHEET 1 OF 4 SHEETS

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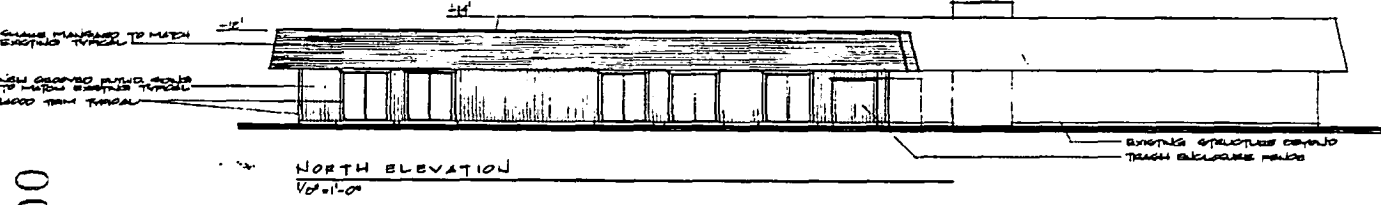
Floor Plan

SHEET  
3  
OF 4 SHEETS

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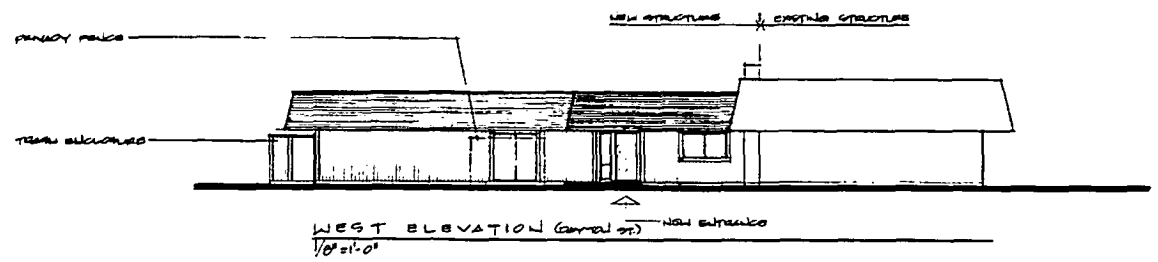
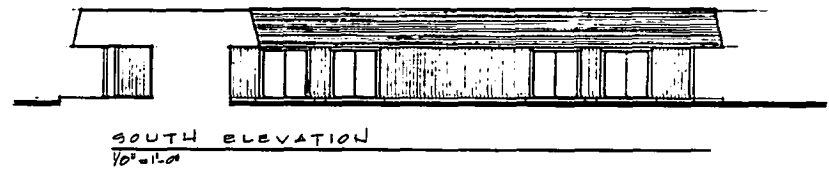
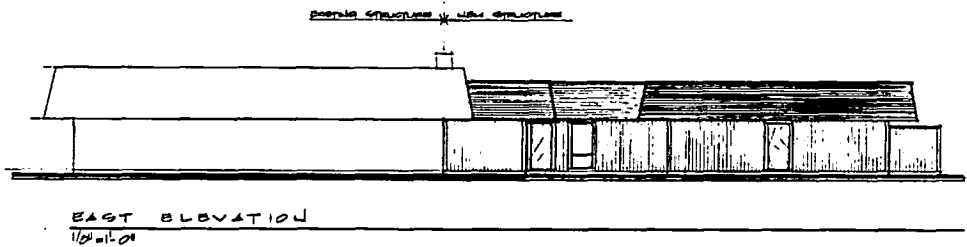


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ELEVATIONS

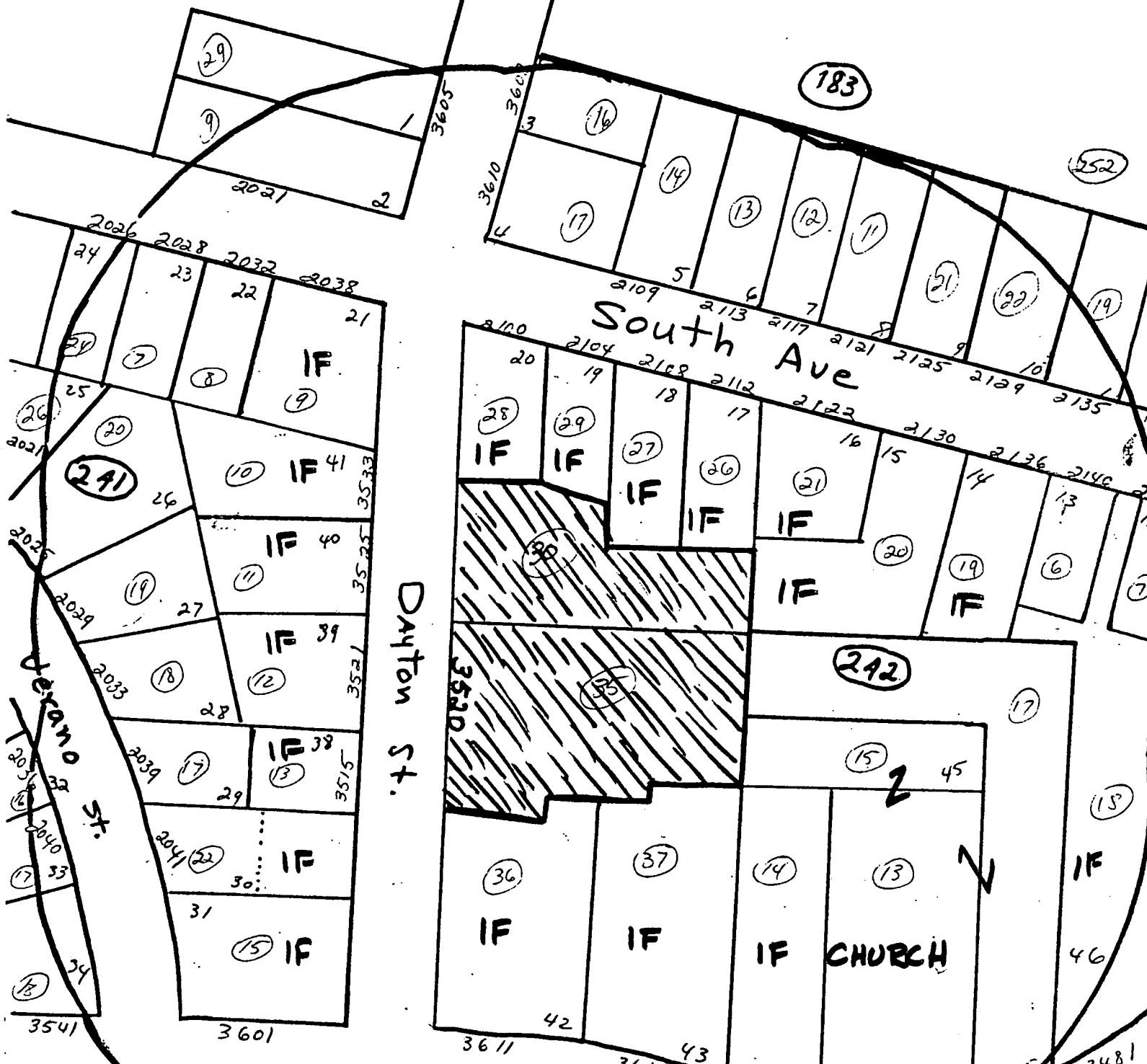
GUEST  
4  
OF 4 SHEETS

SURROUNDING  
Land Uses

182

183

252



W.

Del Paso Blvd.

GROcery

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S. No. 12