

In the matter of the decision of the City)
Planning Commission to approve a Special)
Permit to allow a residential care facility)
in the R-5 zone located at 1613 and 1615)
18th Street)

NOTICE OF DECISION
AND
FINDINGS OF FACT

On July 25, 1991, the Planning Commission heard and considered public testimony regarding the above entitlement. Based on verbal and documentary evidence at said hearing, the Planning Commission indicated its intent to approve the special permit subject to the following conditions and based upon the findings of fact which follow.

In approving the project, the Planning Commission relied upon the Applicant's representations concerning the nature of the operations and the limitations imposed upon resident clients, staff and visitors, and the potential impacts on the neighborhood and community, and developed conditions based upon such representations. Should the nature of the operations not be consistent with such representations, or should there be a change in the operations, including a change of owners or a change in the type or nature of the residential care facility, the Planning Commission reserves the authority to modify or add conditions or, if necessary and appropriate, to terminate or revoke the special permit.

Conditions:

1. Only the staff at the property will be authorized to keep vehicles at the site or on the street.
2. The number of clients served at the subject site shall be limited to 15. The maximum number of staff at the site shall be five. Any increase to the number of clients or staff shall require approval by the Planning Commission.
3. Two enclosed parking spaces shall be available on the site for use by the facility staff.
4. A building permit shall be obtained for any modification of the building. The building must meet the Uniform Building and Fire Codes for the specific proposed care facility use.
5. Any exterior modification of the building must be reviewed and approved by the Design Review/ Preservation Board in that the proposed subject site is located in the Central City and is within the boundaries of the Capitol Avenue Preservation Area.
6. Visitors to the property shall be limited to those allowed by the program staff.
7. The applicant shall comply with the mitigation measures specified in the Negative Declaration.
8. The applicant or successor interest shall renew the special permit in three years. Failure to file an application within three years of the date that the special permit was issued shall result in its expiration.
9. The applicant or successor interest shall provide a copy of the notice of decision and conditions to each successor interest, including lessees.
10. The applicant or successor interest shall provide the Planning Director with notice if and when they transfer their interest in the property.

City Planning Commission
Sacramento, California

Members in Session:

Subject: Findings of Fact and Conditions for 1613 & 1615 18th
Street (P91-108)

The staff report on this item is being prepared and will be
forwarded to you at the earliest possible time.

Respectfully submitted,

Suzanne Glimstad

Suzanne Glimstad,
Secretary to Planning Commission