

P97-007 MI CASA RECOVERY HOME

- REQUEST:
- A. Environmental Determination: Exempt
 - B. Special Permit Modification to increase the size of a 24-hour residential care facility from 15 to 20 beds (involving no physical expansion of the premises) on a developed 0.47 \pm acre parcel in the Standard Single-Family (R-1{EA-4}) zone.

LOCATION: 2515 48th Avenue
APN: 036-0083-010
Council District 8 (Area 2)
Airport/Meadowview Community Plan Area

APPLICANT:	Mexican American Alcoholism Program, 916-394-2320 4241 Florin Road, Suite 110, Sacramento, CA 95823
OWNER:	Mexican American Alcoholism Program, 916-394-2320 4241 Florin Road, Suite 110, Sacramento, CA 95823
APPLICATION FILED:	January 27, 1997.
STAFF CONTACT:	Mike Dale, 916-264-8309

SUMMARY: The applicant is seeking an entitlement to increase the number of residents in an existing, state-licensed, alcohol and drug residential treatment program known as Mi Casa Recovery Home. A modification of the previously approved Special Permit is needed to legally increase the number of occupants from 15 to 20 persons. No physical modification of the facility is proposed.

RECOMMENDATION: The project's primary issues relate to parking and aesthetics. Sufficient on-site parking can be provided for clients, staff, visitors, and volunteers. However, sufficient on-site parking is not available on-site for group support meetings which occur twice-weekly and which involve 10-15 or more participants. To preserve the street parking for the surrounding residents, Staff recommends that group support meetings be prohibited at this location. To improve the aesthetics of the facility, Staff also recommends construction of a trash enclosure and striping of the parking lot. Implementation of "Good Neighbor" policies and practices is also recommended. **Staff recommends approval of the project subject to the conditions and findings of fact in Attachment 1.**

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	Standard Single Family (R-1{EA-4})
Existing Land Use of Site:	15-Bed Residential Care Facility

Surrounding Land Use and Zoning (Attachment 3):

North:	Single-Family Residence; R-1{EA-4}}
South:	Single-Family Residence; R-1{EA-4}}
East:	Single-Family Residence; R-1{EA-4}}
West:	Single-Family Residence; R-1{EA-4}}

Property Dimensions (Area):	120.20' x 170.69' (0.47 Acres)
Existing Building Square Footage:	4,062 Square Feet (One-Story)
Parking Spaces Shown:	10 On-Site
Parking Spaces Required:	Planning Commission Determination

OTHER APPROVALS REQUIRED: In addition to the above entitlements, the project will require licensing approvals and routine performance evaluations by the County of Sacramento and the California Department of Alcohol and Drug Programs.

SITE BACKGROUND: The site has been the subject of various City approvals: On December 7, 1964, the Planning Director approved a Special Permit (P-2143) to develop one single-family structure and one two-family structure under the City's deep lot provisions. These structures are existing. On February 12, 1976, the Planning Commission approved a Special Permit (P-6968) to establish a group care facility for 15 residents. On May 7, 1996, the Zoning Administrator approved a Special Permit Minor Deviation (Z96-055) to add a handicapped bathroom and laundry facility to the site. These improvements are presently existing on the site.

Program Information: Mi Casa is a program of the Mexican American Alcoholism Program (MAAP). Mi Casa is a residential treatment program serving about 75 persons a year who voluntarily seek recovery from alcoholism and drug addiction. Mi Casa offers 30 ± 60 ± and 90 ± day programs in English and/or Spanish. Residents attend daily groups and classes on subjects relating to substance abuse, and licensed counselors provide weekly individual and group counseling sessions. Residents must attend six Alcoholics Anonymous or Narcotics Anonymous meetings each week to remain in the program.

Mi Casa staff and residents perform daily maintenance tasks inside and outside the facility. Such tasks may include: mowing, trimming, watering, and trash pick-up. The MAAP recently purchased the house and has invested \$25,000+ in repairs and upgrades to the property. The facility is staffed by four full-time employees (including three certified drug and alcohol counselors) and up to four visitors or volunteers to insure that residents are under continuous, 24-hour supervision.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

General/Community Plans and Zoning. The General Plan and Airport / Meadowview Community Plan designate the site for low-density, residential development. The project is consistent with the General Plan and Community Plan which require compatibility between land uses. The project would not result in a change to the present land use of the site. A "Residential Care Facility" of seven or more persons is allowed in the R-1 zone subject to Planning Commission approval of a Special Permit. The project is compatible with the Executive Airport Overlay-4 Zone.

Furthermore, the General Plan "encourages the expansion of housing opportunities for special need groups. Such groups are generally those who share a common type of housing need due to age, income, short-term circumstantial needs, or disability." (p. 3-12). The General Plan states that assistance for special need groups has worsened due to cuts in state and federal housing budgets. For these reasons, the City is encouraged to "work towards new innovative housing projects..." (p. 3-13). The project is consistent with these goals.

B. Draft Social Service Policy Guidelines

Concentration Of Social Service Facilities: A City Staff directed Focus Group recently prepared: "Policies and Guidelines for Siting Social Service Facilities in the City of Sacramento" (M92-077). The document is not yet adopted, and therefore the policies are used as guidelines when analyzing applicable projects. Among the policies is a recommendation to: *Promote decentralization of social services as a means to improve accessibility and to reduce impacts.* The City's "Neighborhood Services Area 2" map for "Social Service Facilities" indicates that no other Rehabilitation Facilities exist near the site. An area is considered to be over-concentrated when similar facilities exist within 1000 feet (0.19 miles) of each other. The nearest Facility is the Amigas Recovery Home located about 3.5 miles away, southwest of Florin Road and Interstate 5, in the Pocket Area. The project therefore will not result in an over-concentration of similar social service facilities.

Good Neighbor Process: The Focus Group recommended implementation of an early communication process whereby facility owners/operators must identify and meet with their neighbors prior to submitting a formal application. The meetings are intended to establish early dialogue between the neighbors and the facility managers. However, the recommendations of the Focus Group have not yet been adopted. The City therefore did not require the applicant to conduct these meetings prior to submitting the project application. Following submittal, Staff sent notification of the proposed project to adjacent property owners to identify and

address any neighborhood concerns. No issues were identified. In order to promote continuing communication among the property owners, Staff recommends that the applicant hold the meetings in-lieu of the early communication process.

Operational Standards: Rules regulating the performance of residential care facilities have been developed for similar projects to promote compatibility between the facility and nearby residential uses. The measures are consistent with the Focus Group recommendations for siting "Residential Rehabilitation Facilities" serving 11 to 20 clients. The rules are included as conditions of approval in Attachment 1.

C. Site Plan / Design

The site is located on the north side of 47th Avenue, between 25th Street and Woodbine Avenue (Attachment 2). The site is bordered by a 6-foot tall wooden fence. The owner has offered to repair and re-paint portions of the fence. A closed and un-improved alley is located to the north of the site. The 0.47-acre site supports three buildings totaling 4,062 gross square feet as follows (Exhibit 1B):

Main Building:	-	1,472 sf	Dining/Meeting/Offices/Storage
Building #1:	Dorm A:	810 sf	4 Bedrooms (8 Beds)
Building #1:	Dorm B:	810 sf	3 Bedrooms (4 Beds), Lounge
Building #2:	Dorm C:	810 sf	4 Bedrooms (8 Beds)
Bathroom/Laundry:	-	<u>160 sf</u>	-
	Total:	4,062 sf	11 Bedrooms (20 Beds)

The site also provides space for recreation and parking. A six-space, parking lot is located at the center of the property. The striping is faint and difficult to see. Staff has therefore recommended that the parking lot be restriped. Due to the poor condition of the parking lot, the owner has offered to re-pave the entire parking lot.

The program generates a significant amount of refuse in comparison to the surrounding single-family uses. The facility therefore utilizes a large, commercial trash receptacle which is stored externally on the north side of the house. Staff recommends that a decorative trash enclosure be built to screen the receptacle from public view. In addition, the Utilities Department has recommended that the owner participate in a curb-side recycling program. These recommendations are included as conditions of project approval in Attachment 1.

D. Parking

Demand: The City does not have an adopted parking standard for Residential Care Facilities. The parking requirement is therefore subject to Planning Commission determination. The Focus Group for Siting Social Service Facilities recommends

one parking space per bed. However, the actual parking demand is dependent on the number of driving employees, clients, visitors, and volunteers on the premises. Three employees (three cars), and at most four visitors/volunteers (four cars), are anticipated to be on-site at any one time. Due to the program's policy which discourages clients from driving cars to the facility, the owner estimates that only one of ten clients (two cars) will drive to the facility. **A regular demand for nine (9) parking spaces is therefore anticipated.**

The applicant proposes to allow Alcoholics Anonymous (AA) and Narcotics Anonymous (NA) meetings to occur twice-weekly on the premises. The meetings may attract 10-15 or more participants (15 cars). **Therefore, in a worst case scenario, a total demand for 24 parking spaces may occur.**

Supply: The site plan shows six parking spaces on-site behind the main building and four spaces on the driveway for a total of ten spaces on-site. Staff believes that the driveway could reasonably accommodate only two parked cars. However, the site provides 80 feet of street frontage which can provide three spaces. These estimates assume an average parking stall length of 24 feet (to provide adequate maneuvering area) and preclude the parking of cars in front of the driveways. **A total supply of 11 parking spaces is therefore available.**

Determination: The proposal will provide sufficient parking spaces on a regular basis. However, a shortage of 13 or more spaces may occur during the AA and NA meetings. Additional spaces do exist along the neighboring streets which could accommodate the occasional overflow demand for parking, if needed. However, to protect the availability of on-street parking for the nearby residents, Staff recommends that the AA and NA meetings be prohibited at this location. This recommendation is included as a condition of approval in Attachment 1.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The project qualifies for a categorical exemption pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines. This exemption is applicable to the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. (No modification to the structure is proposed.) No further environmental review is required.

B. Neighborhood Response

An early notice of the project application was routed to the adjacent property owners and to the following organizations:

- South Sacramento Neighborhood Coalition
- South Sacramento Chamber of Commerce (SSCC)
- Fullertown Homeowner's Association
- Golf Course Terrace Estates Neighborhood Association

A notification of the Planning Commission hearing was also sent to the above organizations and to all owners of property located within 500 feet of the site. At the time of this writing (4/23/97), Staff had received no comments in opposition to, or in support for, the proposal.

C. Summary of Agency Comments

Copies of the project application and drawings were routed to the appropriate City Departments and local agencies. No comments were received.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the following entitlements. The Planning Commission's action(s) may be appealed to the Council within 10 days following the Commission's action(s).

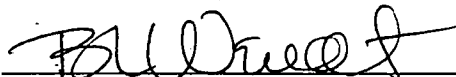
RECOMMENDATION: Staff recommends that the Planning Commission take the following action(s):

- A. **Adopt** the attached Notice of Decision and Findings of Fact which finds that the project is Exempt from further environmental review pursuant to CEQA Guidelines Section 15303.
- B. **Adopt** the attached Notice of Decision and Findings of Fact approving the **Special Permit Modification** to increase the size of a 24-hour residential care facility from 15 to 20 beds (involving no physical expansion of the premises) on a developed 0.47 ±- acre parcel in the Standard Single-Family (R-1{EA-4}) zone.

Report Prepared By:


Mike Dale, Associate Planner

Report Reviewed By:


Barbara L. Wendt, Senior Planner

ATTACHMENTS

- | | |
|--------------|---|
| Attachment 1 | Notice of Decision and Findings of Fact |
| Exhibit 1A | Site Plan |
| Exhibit 1B | Concentration Map |
| Attachment 2 | Vicinity Map |
| Attachment 3 | Land Use and Zoning Map |

ATTACHMENT 1:

NOTICE OF DECISION AND FINDINGS OF FACT FOR
MI CASA RECOVERY HOME @ 2515 48TH AVENUE

SACRAMENTO, CALIFORNIA,
IN THE STANDARD SINGLE-FAMILY (R-1{EA-4}) ZONE
APN: 036-0083-010 (P97-007)

At the regular meeting of May 8, 1997, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. **Environmental Determination: Exempt**
- B. **Approved the Special Permit Modification to increase the size of a 24-hour residential care facility from 15 to 20 beds (involving no physical expansion of the premises) on a developed 0.47 \pm - acre parcel in the Standard Single-Family (R-1{EA-4}) zone.**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT:

- A. **Environmental Determination: The City Planning Commission finds and determines that the proposed project is Exempt from further environmental review pursuant to Section 15303 of the California Environmental Quality Act Guidelines.**
- B. **Special Permit Modification: The Special Permit Modification to increase the size of a 24-hour residential care facility from 15 to 20 beds (involving no physical expansion of the premises) on a developed 0.47 \pm - acre parcel in the Standard Single-Family (R-1{EA-4}) zone is approved subject to the following findings of fact:**
 - 1. The Special Permit is granted upon sound principle of land use in that:
 - a. Residential Care Facilities are permitted in the R-1{EA-4}) zone subject to the granting of a Special Permit by the Planning Commission.

- b. The project involves the minor expansion of an existing facility which has operated at its current location since 1976 in conformity with the surrounding single-family development.
 - c. The project, as conditioned, meets the physical and operational standards of the Focus Group recommendations for siting Residential Rehabilitation Facilities.
 - d. The project will not result in an over-concentration of similar social service facilities.
2. The Special Permit will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance in that:
- a. Adequate parking spaces are available for the employees, clients, visitors, and volunteers.
 - b. The program must comply with the City's Good Neighbor process which requires community meetings.
 - c. The program will be subject to continuous County and State performance and monitoring requirements.
3. The Special Permit complies with the objectives of the General Plan in that:
- a. The project, as conditioned, is compatible with the surrounding neighborhood.
 - b. The project provides a special housing opportunity for a special need group.

CONDITIONS:

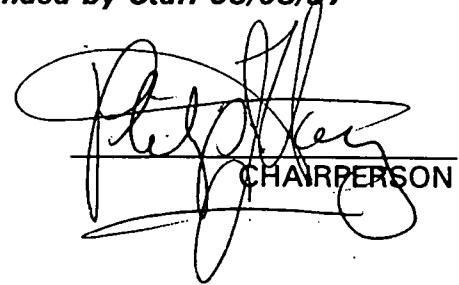
- B. **Special Permit Modification:** The **Special Permit Modification** to increase the size of a 24-hour residential care facility from 15 to 20 beds (involving no physical expansion of the premises) on a developed 0.47 \pm acre parcel in the Standard Single-Family (R-1{EA-4}) zone is **approved** subject to the following conditions:
- B1. ***By no later than July 1, 1997***, a decorative trash enclosure shall be built around the trash receptacles subject to the issuance of a building permit. The enclosure shall be located on the north or east sides of the main building and consist of solid wood or masonry materials. The color of the enclosure shall match the main building. ***Amended by Staff 05/08/97***

- B2. ***By no later than July 1, 1997***, the parking area located behind the main building shall be striped to meet City standards. A minimum of six (6) parking spaces shall be provided behind the main building and a minimum of two (2) parking spaces shall be provided on the existing driveway for a total of eight (8) on-site parking spaces. ***Amended by Staff 05/08/97***
- B3. Special meetings, including Alcoholics Anonymous (AA) and Narcotics Anonymous (NA) meetings, shall be prohibited at this location.
- B4. Normal visiting hours shall be limited to 7:00 AM to ***10:00*** ~~9:00~~ PM. ***Amended by Staff 05/08/97***
- B5. Non-clients shall not be permitted to gather or loiter in or around the facility.
- B6. The grounds and landscaping area shall be maintained in a clean, weed free, and groomed condition. Live, healthy plants, trees and grass shall be replaced as needed if existing landscaping dies.
- B7. An ***emergency security*** plan shall be prepared and implemented by the facility owner/operator to ensure that the safe and orderly operation of the facility in the case of emergency. ***Amended by Staff 05/08/97***
- B8. Clients which are presently under the influence of, or intoxicated with, drugs or alcohol shall not be permitted on the premises.
- B9. Any/all modifications to the facility shall meet applicable City building and zoning regulations.
- B10. The owner/operator shall prepare and implement a "Good Neighbor Policy" which shall include:
- a. Prior to the implementation of the Special Permit Modification, the facility owner/operator shall organize and conduct a "get acquainted" meeting with the owners/occupants of property bounded by 47th Avenue, Woodbine Avenue, 50th Avenue, and 24th Street. The meeting shall occur at the subject site to introduce the facility owner / operator to the neighbors and to provide emergency phone number(s) of contact person(s). At the meeting, the owner/operator shall provide written materials which explain how the facility will be run and a survey to collect neighborhood opinions and suggestions regarding the appearance and operations of the facility.
 - b. For the next 18 months following project approval, the facility owner

/ operator shall hold community meetings once every four months. (The facility owner/operator may cooperate with an existing local Neighborhood Organization to arrange and notice these meetings.) The meetings shall be conducted to receive community comments and concerns and to implement solutions. An attendance list and meeting minutes shall be maintained by the owner/operator and provided to the Planning Director if requested.

- c. After the above 18 month period, the facility owner/operator shall **notify the meet with** community organizations, neighborhood representatives, and/or individual property owners/occupants **on an annual basis regarding the facility's management and programs and meet with them** as needed, on a case-by-case basis. **Amended by Staff 05/08/97**

B11. **By no later than July 1, 1997, Prior to the implementation of the Special Permit Modification,** the owner / operator shall subscribe to the City's curbside recycling collection service or equivalent service in compliance with Section 34 of the Zoning Ordinance. **Amended by Staff 05/08/97**



CHAIRPERSON

ATTEST:

Carol Stuchlik
SECRETARY TO THE PLANNING COMMISSION

5-9-97
DATE (P97-007)

ATTACHMENTS

- Exhibit 1A Site Plan
- Exhibit 1B Concentration Map

1" = 20'

Exhibit 1A
Site Plan

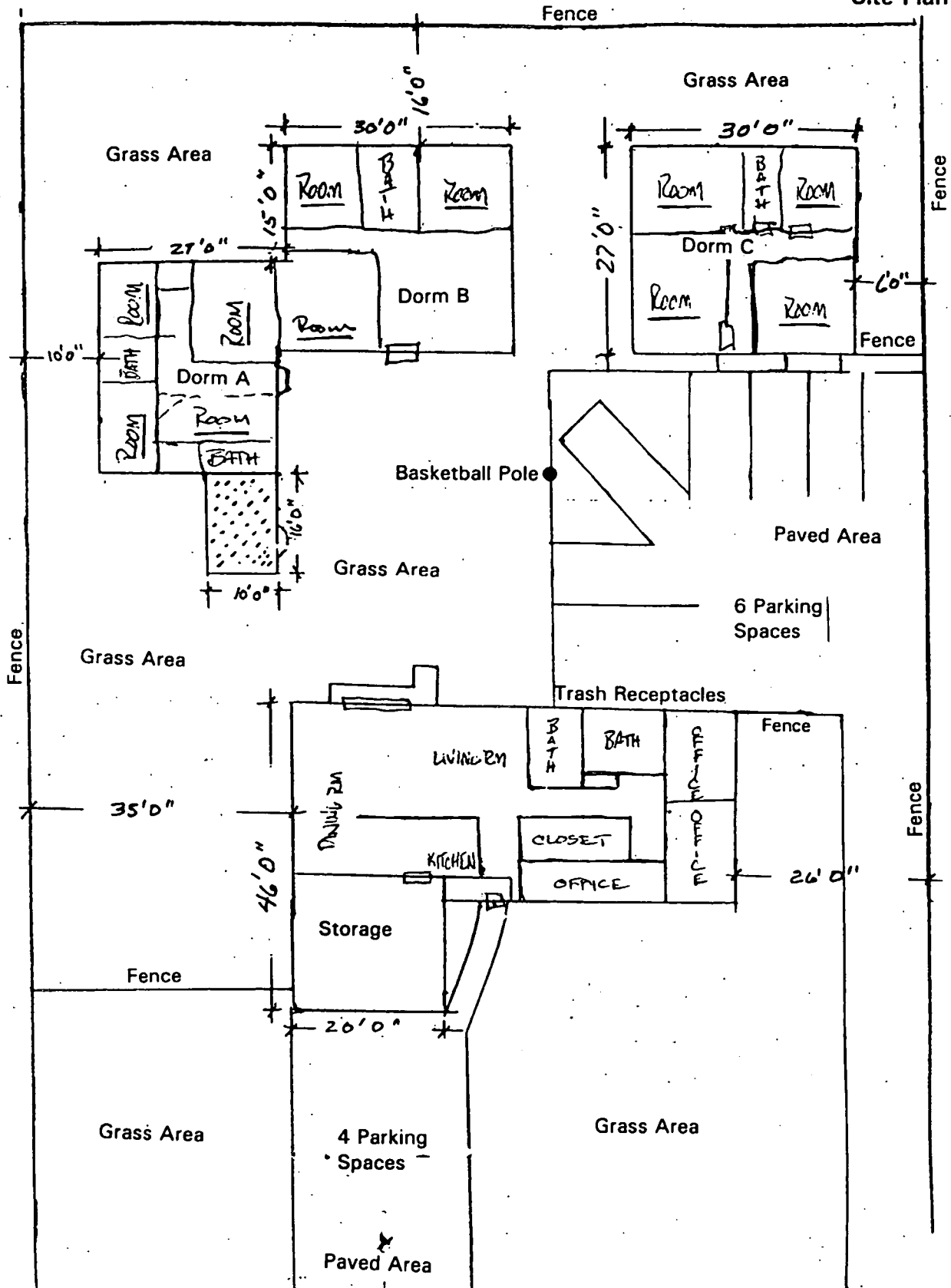


Exhibit 1B
Concentration Map
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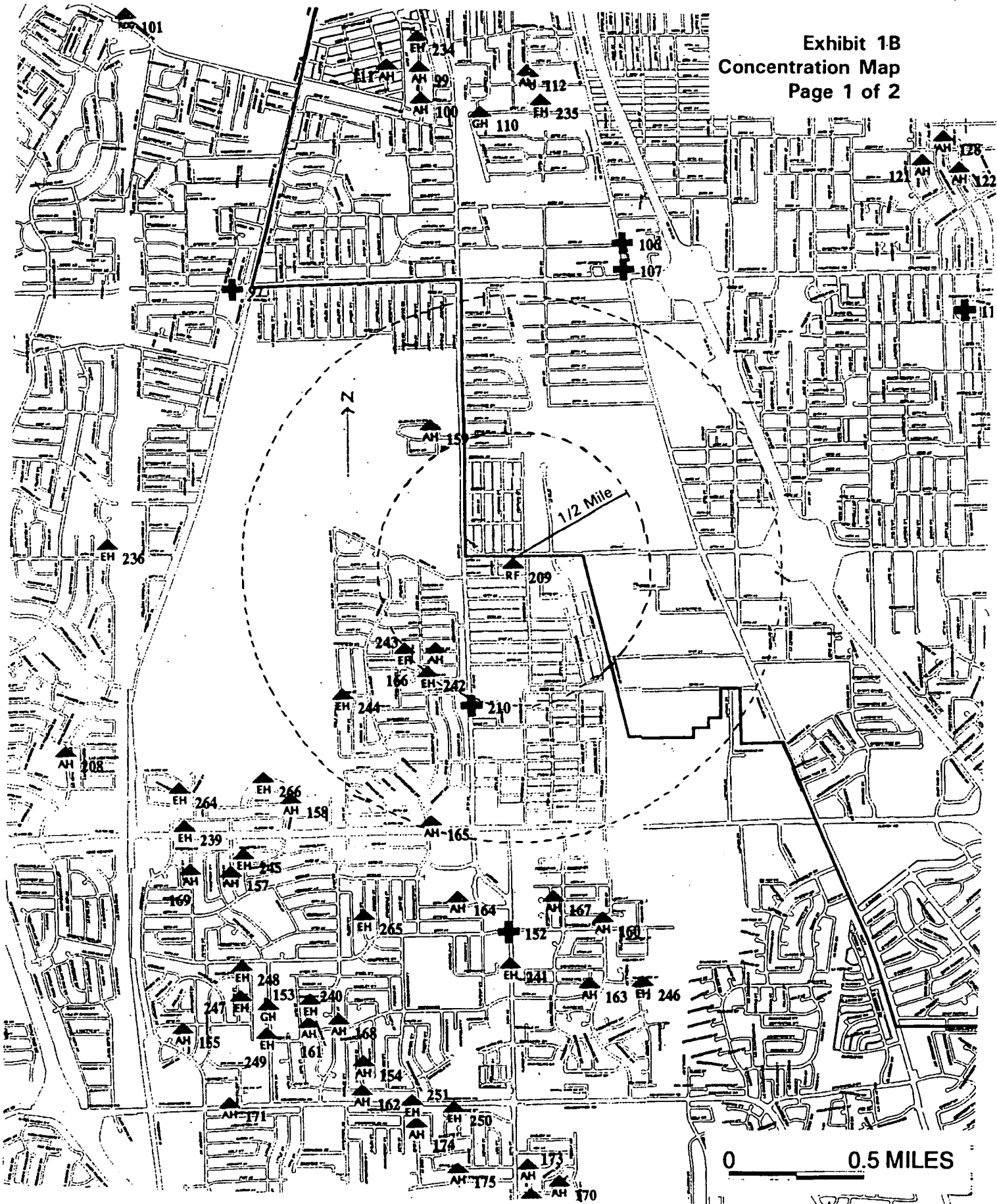


Exhibit 1B
Concentration Map
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RESIDENT CARE FACILITIES

 **GROUP HOME**


 **ADULT HOME**

 **ELDER HOME**


 **REHABILITATION FACILITY**

 **HOSPICE**

NON-RESIDENT CARE FACILITIES

 **ADULT DAY CARE**

MEDICAL FACILITIES

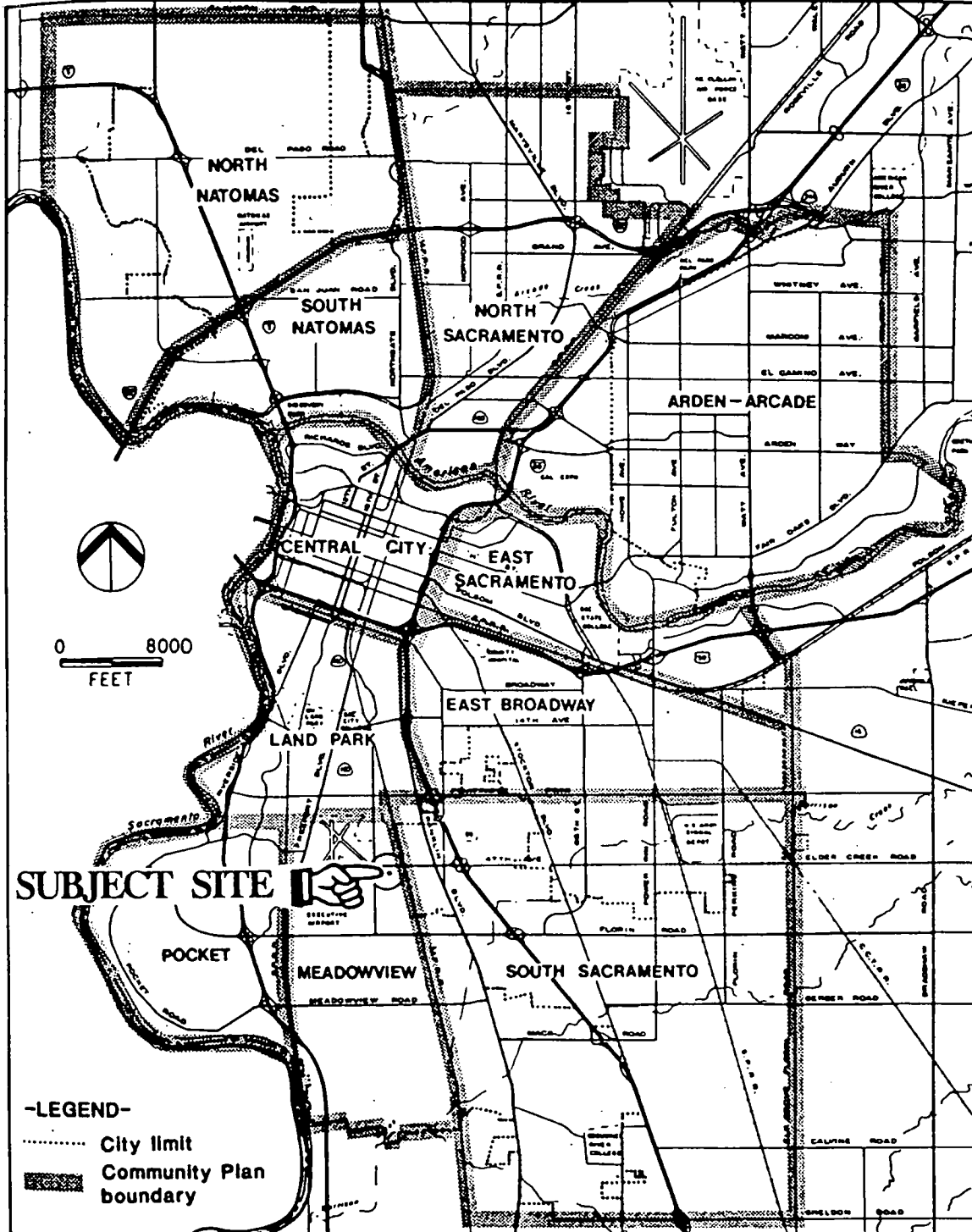
 **MEDICAL CLINIC / OFFICE**

 **INTERMEDIATE MEDICAL FACILITY**

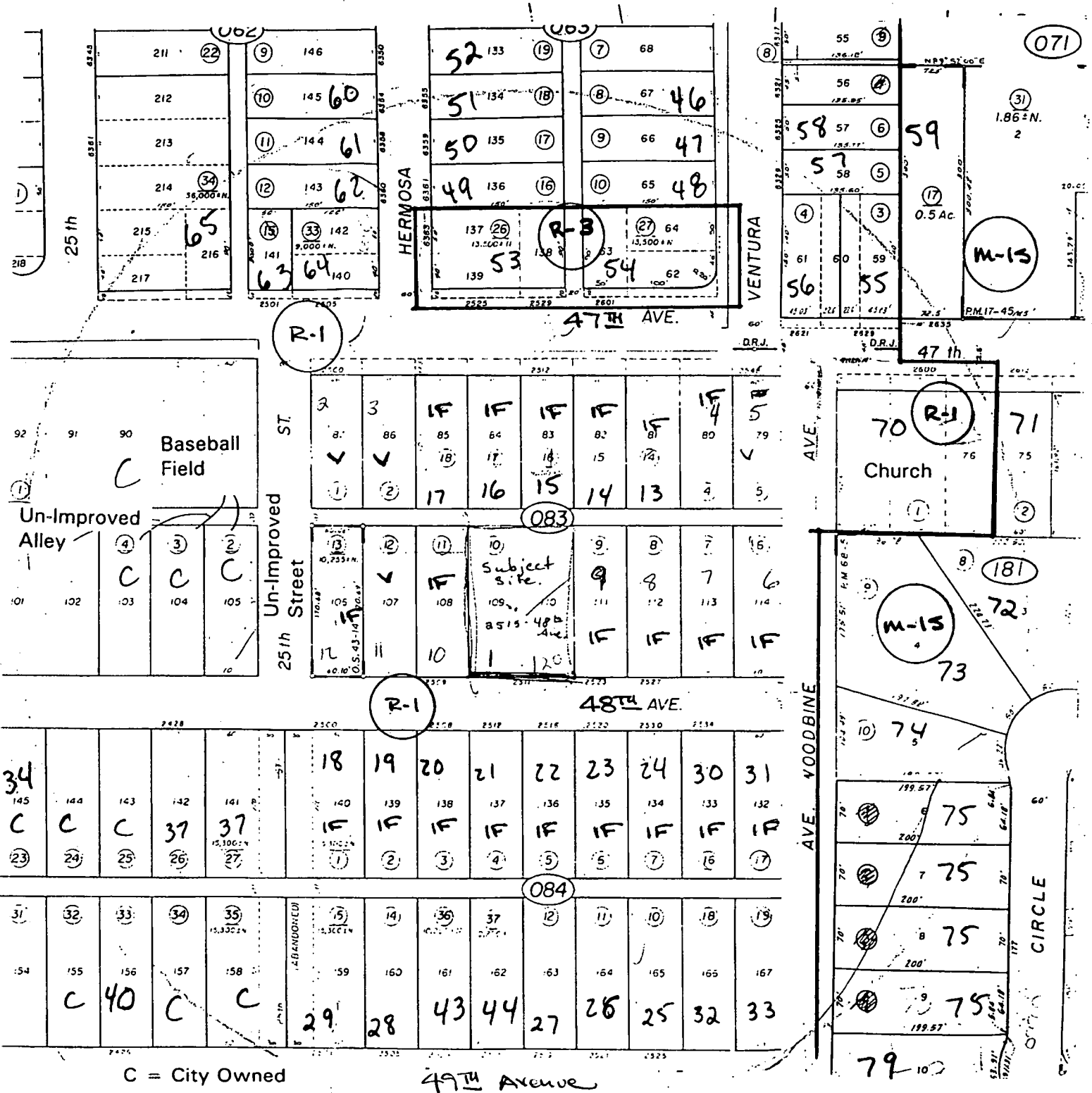
 **MAJOR MEDICAL FACILITY**

 **METHADONE TREATMENT**

Attachment 2
Vicinity Map



Attachment 3
Land Use and Zoning Map



C = City Owned

49th Avenue