

Staff Report Amended 9/4/85
CITY PLANNING COMMISSION

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

APPLICANT	Re-ed West Center for Children, P.O. Box 875, Carmichael, CA 95608
OWNER	Warren Conrad, 1919-21st Street, Sacramento, CA 95814
PLANS BY	
FILING DATE	5/23/85
ENVIR. DET.	Exempt 15301
REPORT BY	DH:bw
ASSESSOR'S-PCL. NO.	263-082-14

APPLICATION: Special permit to increase capacity of existing family care facility from six beds to eight beds on 0.98 developed acre in the R-1 zone.

LOCATION: 299 Christine Drive

PROPOSAL: The applicant is requesting a special permit to expand an existing family care home for children ages 6-12 who are disturbed and are being treated at this facility.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 North Sacramento Community Plan Designation	Residential (4-8 du/ac)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family Dwelling converted to group care facility

Surrounding Land Use and Zoning:

North: Single Family; R-1
South: Single Family; R-1
East: Single Family; R-1
West: Single Family; R-1

Parking Required:	To be determined by Commission; previously 3
Parking Provided:	10 spaces (not delineated on plans)
Property Dimensions:	Irregular
Property Area:	.98+ acres

Setbacks:	Required	Provided
Front:	25 ft.	20 ft.
Side(int.)	5 ft.	12 ft.
Side (St.)	5 ft.	15 ft.
Rear:	15 ft.	25 ft.

Density of Development:	1 du/ac
Square Footage of Building:	2,806
Height of Building:	14 feet, single story
Significant Feature of Site:	Developed with care facility
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Greenwood stain/paint
Exterior Building Materials:	Plywood siding
Roof Material:	Wood shake

000015

PROJECT BACKGROUND: The subject site was originally a single family dwelling. In February of 1978, Re-ed West purchased the subject property and received approval from the State to operate a family care residential facility for children ages 6-12 for a maximum of six children. Care facilities with six or less patients do not require a special permit from the Planning Commission.

PROJECT EVALUATION: - Staff has the following comments:

- A. The subject site is designated residential on the City General Plan and Residential, 4-8 dwelling units per net acre, on the 1984 North Sacramento Community Plan. The site and surrounding properties are zoned R-1, Residential Single Family.

Residential care facilities providing primarily non-medical resident services to seven or more individuals are permitted in the R-1 zone, and residential general plan designation provided appropriate review and a special permit has been approved by the Planning Commission. A facility treating six or less individuals is not required to secure a special permit pursuant to State law.

- B. The applicant, Re-ed West Center for Children, Inc. serves emotionally disturbed children five to 14 years of age, with an expressed preference for treating those between the ages of six and 12. Referral problems include hyperkinesis, severe acting-out behaviors, fire setting, poor social skills, depression, learning handicaps, family dysfunction and parental abuse/neglect. Services provided include residential and day treatment programs, private on-grounds school, perceptual-motor and speech pathology programs, assessment services, family therapy and training, and group therapy.

The Center serves the Greater Sacramento Area and is headquartered in Carmichael. Children are placed in their programs by referral and public inquiry. The Center operates 24 hours a day, seven days a week. The Center operates the 299 Christine Drive facility as a satellite outreach facility in a residential neighborhood to assist children in rehabilitation programs.

- C. The subject site contains a 0.98 acre parcel of land developed with a 2,806 square foot single family dwelling which has been modified to accommodate the care home. A five-foot chainlink fence is located along the front yard separating the street area from the interior parking area. A combination of chainlink and wood board fencing surround the remaining property lines. Numerous trees and bushes cover the yard area. A paved driveway and gravel parking area exist on the site. The remaining yard area is lawn.

The site employs a total of six individuals, two persons working on each eight-hour shift. The parking ordinance requires adequate parking for the total number of employees working per shift when a residential care facility is proposed.

- D. Staff conducted a survey of care facilities within the area as depicted on the facility map. No group care facilities for children ages six to 12 exists within the one mile radius established by the Locational Criteria for Residential and Non-Residential Care Facilities. (Refer to Facility Map.)

- E. Staff has determined that the facility is similar in characteristics and compatible with the single family area in which it is located. Due to the existence of the facility and previous use of the site, the level of activity does not warrant the installation of a wall. Should the use further intensify or building additions occur to the structure to allow increased client capacity, then the requirement for a six-foot high solid masonry wall can be considered at that time.
- F. The application was referred to the City Traffic Engineer, Engineer, Fire Department, Police Department and Building Inspection Division. Comments were received from the City Police Department regarding no reports of violent activity, vandalism or nuisance from the youth at the facility.

The City Police Department has indicated to staff their policy that they do not wish to encourage this type of care facilities in residential areas of the City. Staff has met with representatives of the Police Department to determine if the Christine House had specific problems related to law enforcement. No specific problems were cited by the Police Department in their records regarding disturbances associated with clients of the facility.

On June 27, 1985, four area residents appeared at the City Planning Commission to provide testimony about the impact the facility has had on the neighbors. Comments received by staff ranged from poor fence conditions, barking from two dogs once kept at the facility, garbage buildup when an excessive number of garbage cans were left at the curb but not picked up, to a general distrust of those who ran Re-ed West. Attached is a letter from one of the area residents (Exhibit A).

Staff toured the facility at 299 Christine Drive on July 23, 1985 and learned that all the issues raised by area residents have been resolved. Staff also found close supervision of the children.

A major concern by area neighbors is that vandalism was carried out by youth housed at the facility. Re-ed West does not allow the children to leave the premises without a supervisor. A special school certified by the State is run by Re-ed West at their main office where 54 children, ages six to 12, attend for public instruction. Christine House is one of seven houses operated by Re-ed West. Children are sent to school for 235 days per year.

Due to the close supervision and guidelines established by the managers and personnel employed by Re-ed West, staff supports the proposed increase in capacity from six to eight children. No evidence has been produced showing the existence of Christine House as a detriment to the neighborhood.

- G. The City Traffic Engineer commented that the location of the driveway is too close to the intersection of Christine Drive and Grove Avenue. Staff observed a row of large, 15+ foot high Oleanders running along the north property line from the street to the front fence line which obstructs the view leaving the property. The Oleanders could be thinned out so that vehicle operators could see through them.

The City Traffic Engineer was consulted by staff with regards to the appropriate site to relocate the driveway from the existing location. As shown on Exhibit B, the proposed driveway would be relocated away from the corner to run from the existing gate opening directly to the street frontage. The City Traffic Engineer recommends the new driveway be constructed to the residential driveway standard which includes 12-foot width of driveway consisting of an all weather surface (i.e. asphalt or concrete). No requirement will be made to reconstruct the curb since the existing curb is a rolled curb adequate in design for the traffic anticipated.

- H. The parking lot identified on the site plan is stated as being capable of providing 10 parking spaces. Since the lot is not paved to City standards, staff recommends that the graveled area be redesigned to accommodate at least three parking spaces and paved. An area for backing up should also be provided as outlined on the draft sketch provided as Exhibit B.
- I. The City Fire Department, Fire Marshal's office, in correspondence dated July 18, 1985, Exhibit C, comments that fire speinklers will be required for the occupancy rating of I-2 which requires a one-hour rated building.
- J. The proposed project has been reviewed for compliance with the Locational Criteria for Residential Care Facilities (Exhibit D) and has been found to substantially comply with the criteria.
- K. Staff also contacted the County Sheriff's Department to confirm statements made by Re-ed West concerning their six houses in the County. No significant neighborhood problems have resulted from activities associated with Re-ed West. The State Department of Social Services, Community Care Licensing Division has inspected the facility on a regular basis and has a good record of compliance with State Criteria for Care Facilities. The manner in which Re-ed West operates the facility exceeds the minimum requirements established by State Guidelines.
- L. It appears, after discussions with the managers and supervisors of Christine House, that minimal contact with neighbors has created a neighborhood climate unfavorable to Re-ed West. In order to allay the fears and doubts area residents may have, staff has suggested and Re-ed reacted favorably to the suggestion of having an open house to invite area neighbors to the facility in order to explain the program and answer questions. Staff recommends that the applicant conduct an open house prior to the addition of two clients.
- M. *The applicant, on August 16, 1985, conducted an open house inviting over 40 area residents to tour 299 Christine Drive. The applicant distributed informational flyers announcing the open house held from 10:30 a.m. to Noon to 40 dwellings and talked with 15 to 18 area residents. A total of five people attended the open house, two of whom originally appeared at the July 25, 1985 Planning Commission hearing to oppose the subject project. Staff was not aware of the open house to witness the event. (Amended by staff)*

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project is exempt from environmental review, pursuant to State EIR Guidelines (CEQA, Sec. 15301).

000018

RECOMMENDATION: Staff recommends the Commission approve the special permit, subject to conditions and based upon Findings of Fact which follow:

Conditions

1. The applicant shall repair the gates and fences to be in working operable conditions.
2. No further expansions of the facility shall occur without a subsequent special permit addressing the issue of the masonry block wall and relocation of the driveway.
3. A revised site plan showing parking shall be submitted and approved by the Planning Director prior to admission of the two additional children. Paving of the parking area will be required at the time building permits are approved for interior remodeling.
4. A new driveway shall be constructed as shown on Exhibit B to meet the residential driveway standards observed by the City Traffic Engineer.
5. The requirements of fire sprinklers shall be met to the satisfaction of the Fire Department.
6. Re-ed West shall conduct an open house to invite and inform area residents within 300 feet about their facility. The open house is to occur prior to residency of the two additional clients authorized under this permit

Findings of Fact

1. The project is based upon sound principles of land use, in that it complies with the locational criteria for such facilities, in that:
 - a. it does not represent an over concentration of similar facilities in the neighborhood;
 - b. it will not result in the disruption of the neighborhood.
2. The project, as conditioned, will not be injurious to surrounding property, in that:
 - a. adequate on-site parking is provided;
 - b. the site is adequately landscaped and blends in with the residential neighborhood;
 - c. past history since 1978 has indicated that the facility is not disruptive of the neighborhood.
3. As conditioned, the project conforms to the Zoning Ordinance which allows residential care facilities, subject to special permit issuance.

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Insert 95 →

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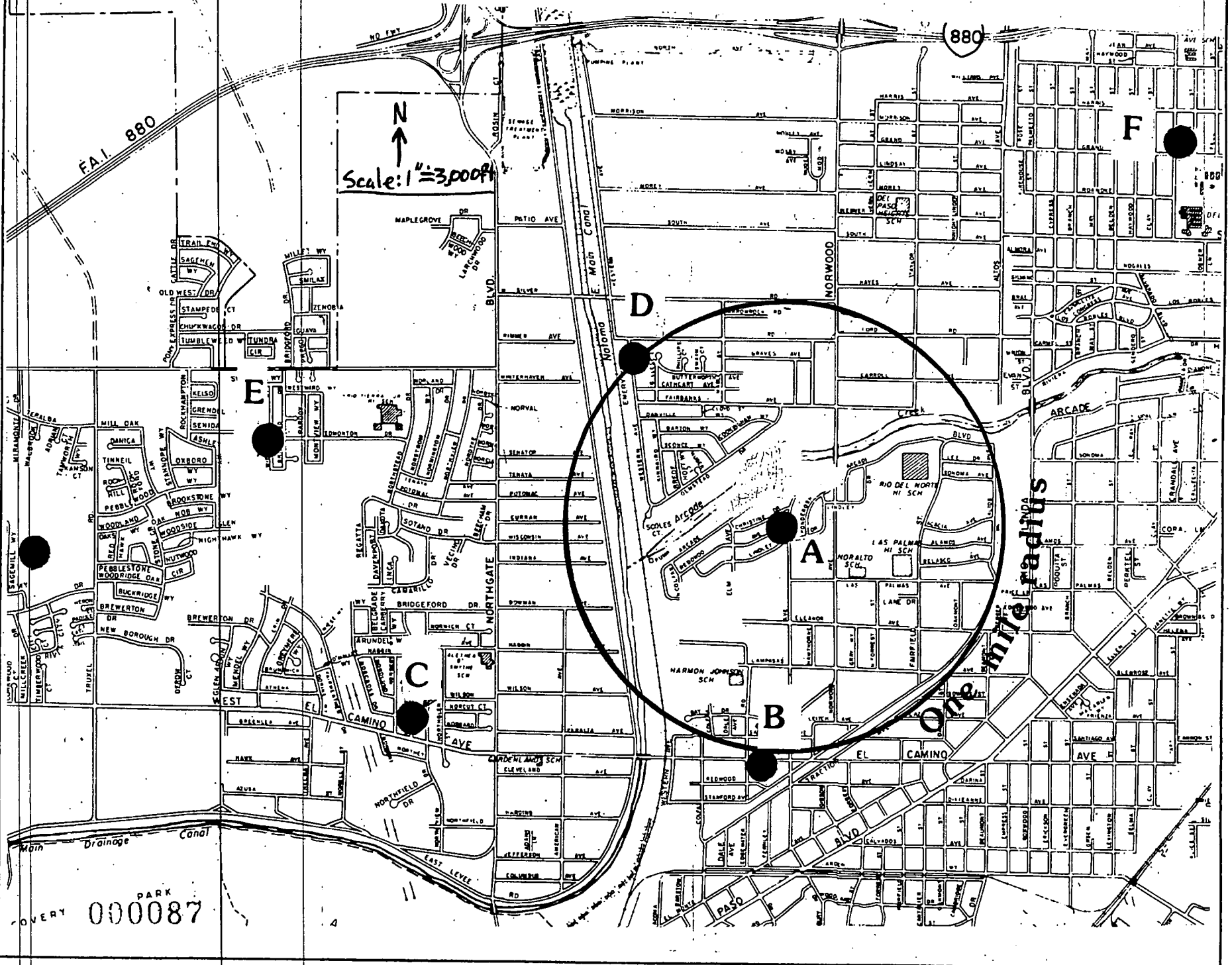
Findings of Fact

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3. As conditioned, the project conforms to the Zoning Ordinance which allows residential care facilities, subject to special permit issuance.

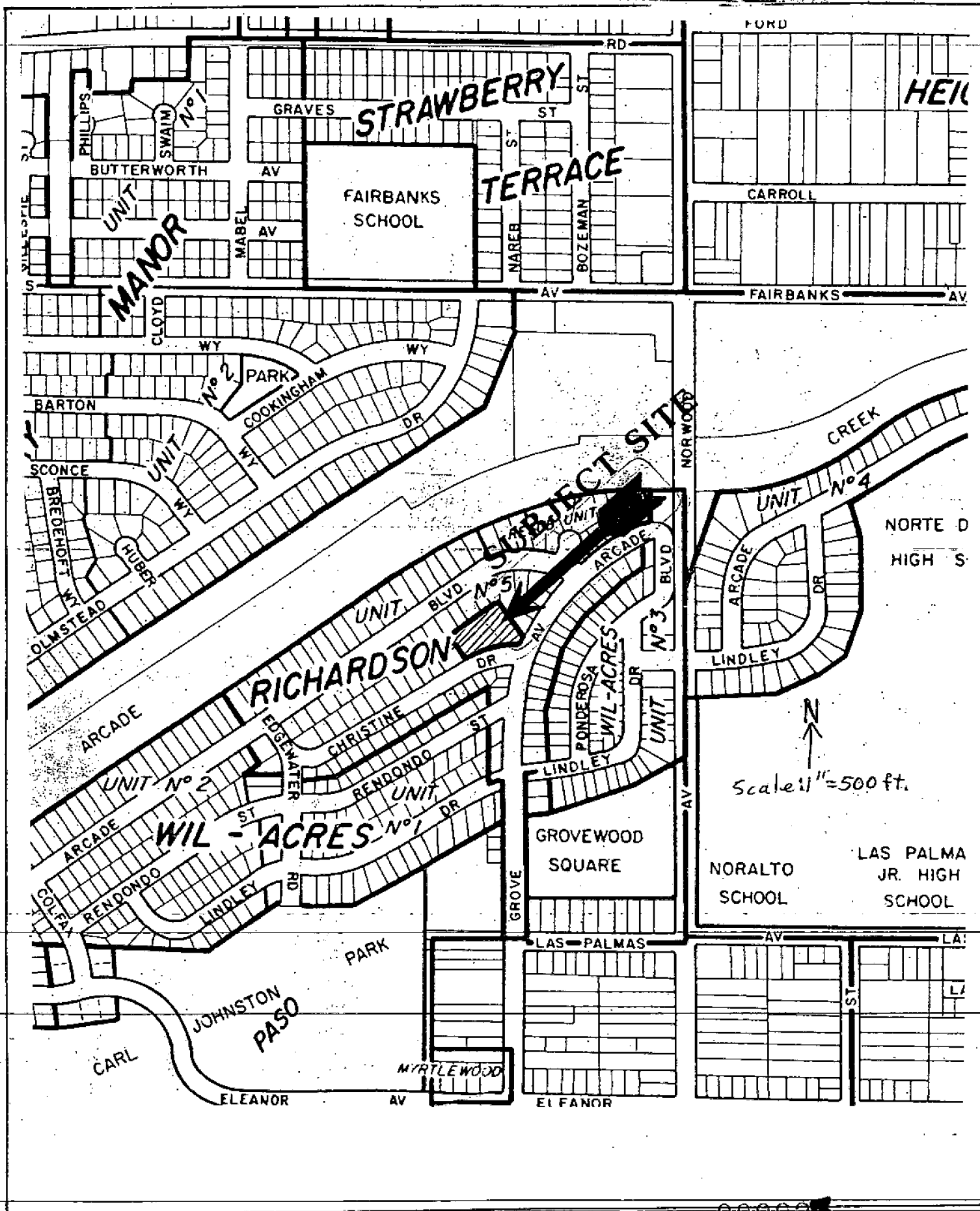
FACILITY MAP

August 8, 1985

claw #

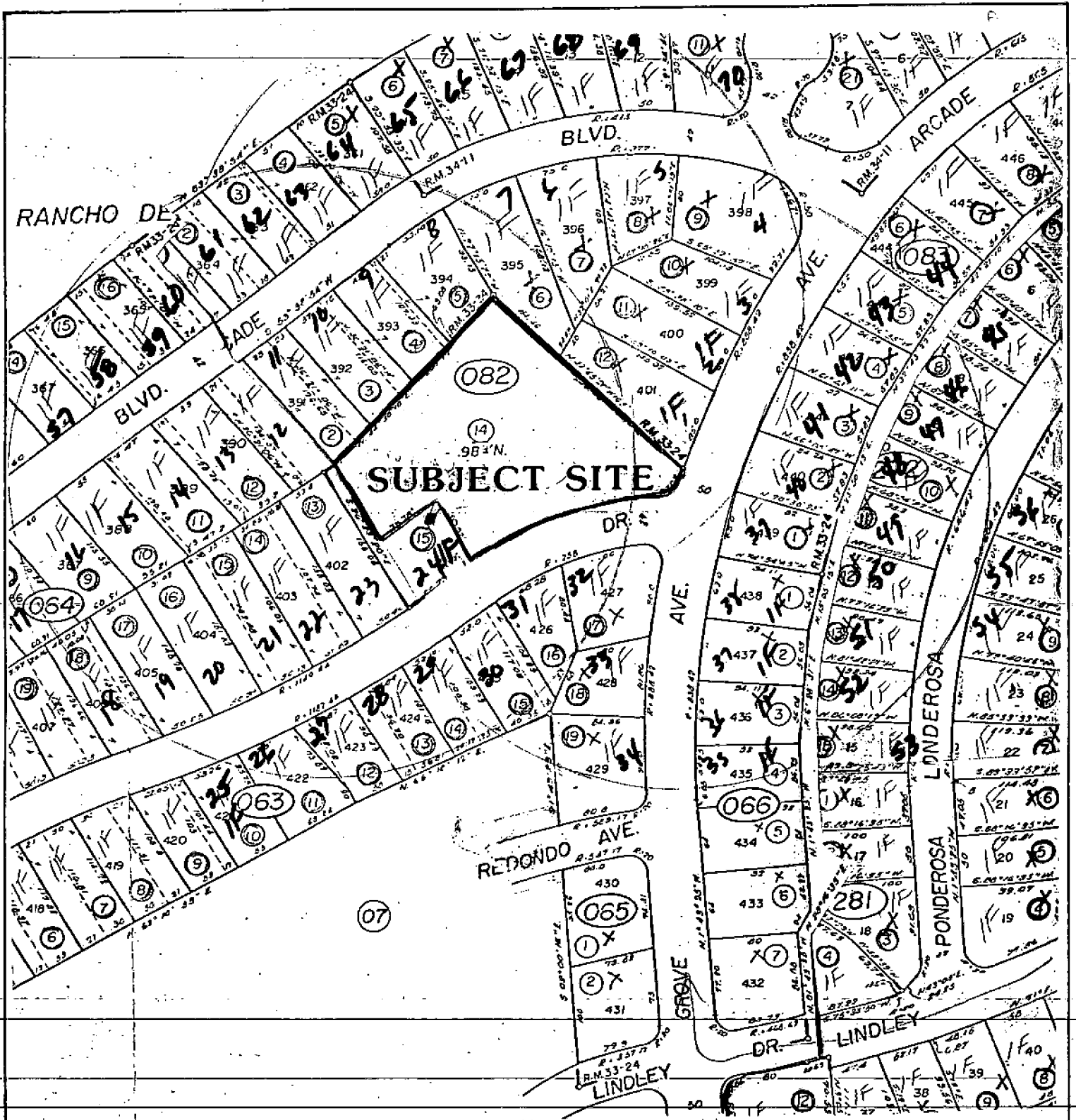


PARK OVERY 000087



VICINITY MAP

000025

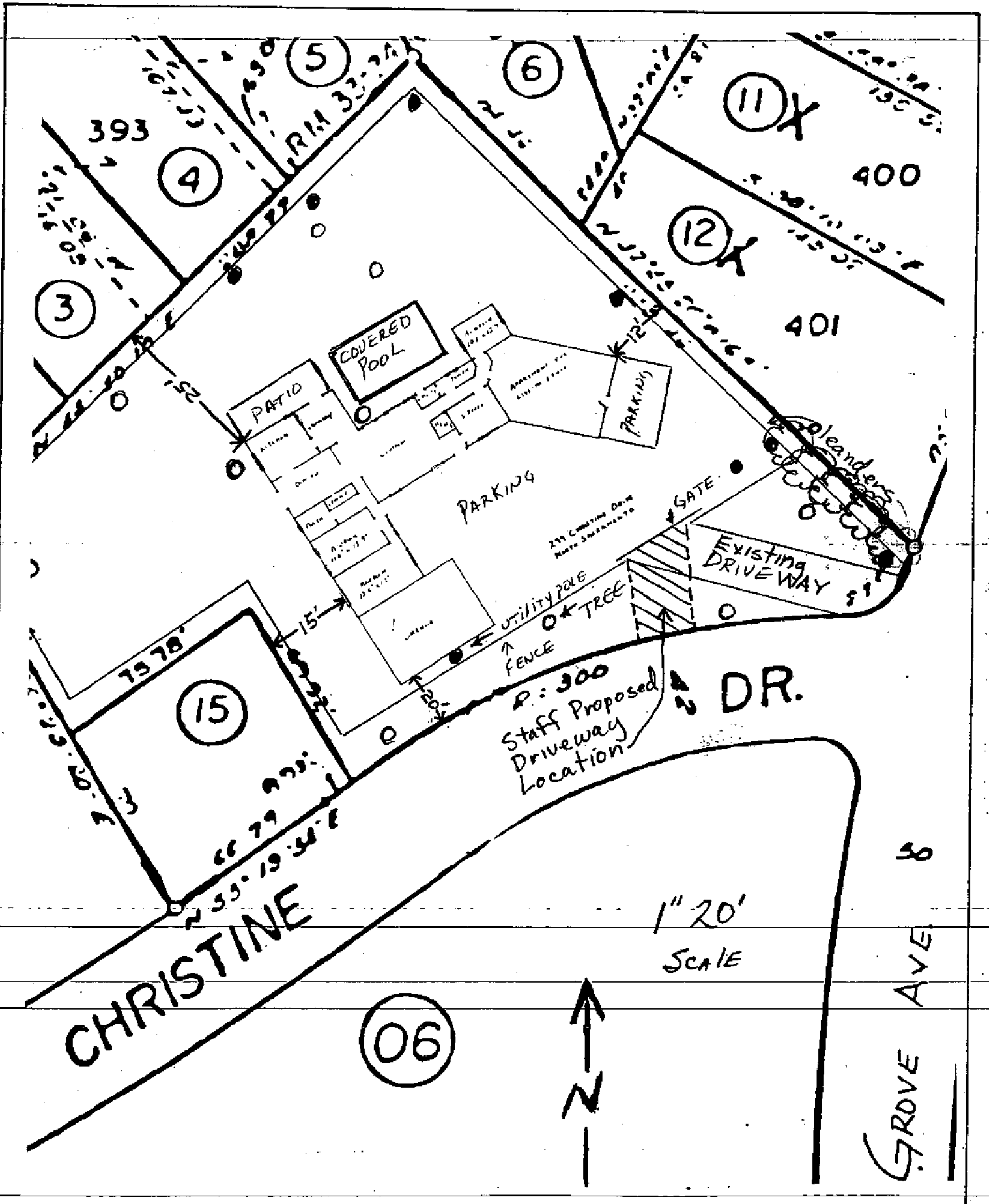


Land Use: Single Family Residential
 Zoning: R-1 for entire area

Not to scale

000026

LAND USE & ZONING MAP



SITE PLAN

(Modified by staff)

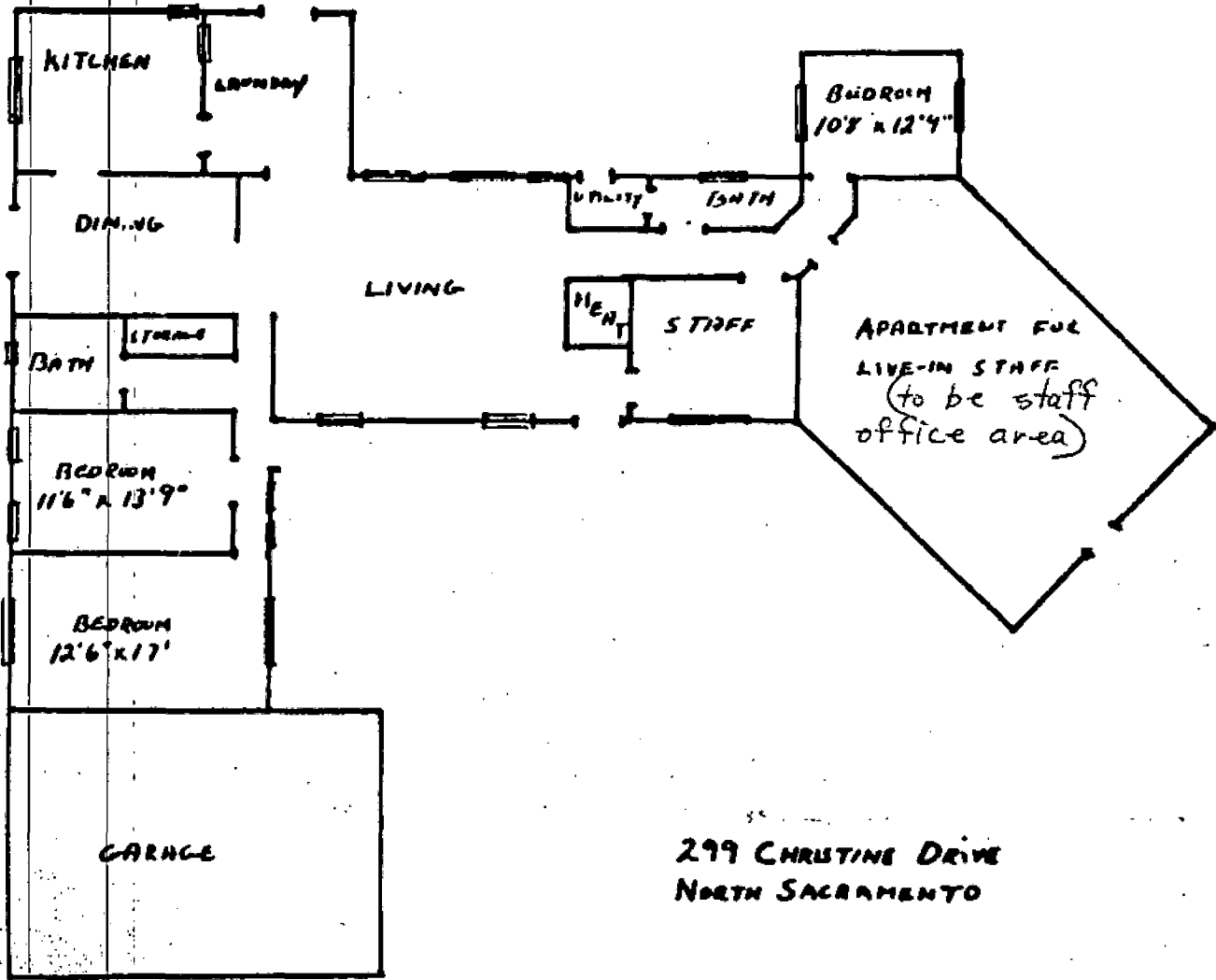
P-85-235

August 8, 1985

Item #

FLOOR PLANS

000028



299 CHRISTINE DRIVE
NORTH SACRAMENTO

June - 24, 1985

NET PRICE	ESTIMATE	ACTUAL SOLD
<p>MARTY VAN DUNN, PLANNING DIRECTOR.</p>		
<p>DEAR SIR</p>		
<p>THIS LETTER HAS TO DO WITH YOUR NOTICE OF JUNE 14 NO. P85-235</p>		
<p>THE FACT THAT YOU PERMIT THIS TYPE OF OPERATION IN A SINGLE FAMILY (R-1) ZONE AMAZES ME</p>		
<p>TO FURTHER AMAZE ME YOU ARE CONSIDERING GRANTING A SPECIAL PERMIT TO INCREASE THE CAPACITY FROM SIX BEDS TO EIGHT BEDS</p>		
<p>I FEEL NOW THAT I'M SURROUNDED BY HOMES THAT CATER TO DISTURBED CHILDREN. I WILL NOT GO INTO DETAILS BUT I HAVE SUFFERED SOME DAMAGE FROM A DISTURBED CHILD WHO IS HOUSED VERY CLOSE TO MY HOME. A NEIGHBOR WHO TAKES IN DISTURBED YOUNGSTERS, AND GETS PAID FOR THIS SERVICE.</p>		
<p>ENOUGH IS ENOUGH. I STRONGLY PROTEST THIS GRANTING OF A SPECIAL PERMIT.</p>		
<p>Sincerely, Leon Mole</p>		

3045 GROVE AVE;
SACTO, CA 95811
958.15 No. 4

CITY PLANNING DEPARTMENT
JUL 2 1985 000058

RECEIVED

Schedule C

MA-661527-SK / U100

The land referred to herein is described as follows:

D E S C R I P T I O N

All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California, described as follows:

All that portion of the North $\frac{1}{2}$ of Section 2, as shown on the "Map of Survey and Subdivision of Rancho Del Paso", recorded March 4, 1911 in Book A of Surveys, Map No. 94, records of said County, described as follows:

Beginning at the Northwest corner of the right of way conveyed to the City of North Sacramento by Deed dated October 15, 1951, recorded October 23, 1951, in Book 2120 of Official Records, of Sacramento County, page 263; thence North $01^{\circ} 39' 04''$ West 316.15 feet; thence North $01^{\circ} 43' 25''$ West 378.00 feet; thence, along a curve to the right having a radius of 863.42 feet and being subtended by a chord bears North $07^{\circ} 34' 27''$ East 279.00 feet; thence, along a curve to the left having a radius of 279.00 feet and being subtended by a chord bearing South $75^{\circ} 36' 41''$ West 208.70 feet; thence North $36^{\circ} 20' 45''$ West 21.00 feet to the true point of beginning; thence, from said true point of commencement, along a curve to the right having a radius of 1140.44 feet and being subtended by a chord which bears South $55^{\circ} 19' 34''$ West 66.70 feet; thence North $26^{\circ} 29' 20''$ West 158.05 feet; thence North $44^{\circ} 30' 10''$ East 228.77 feet; thence South $42^{\circ} 45' 20''$ East 249.46 feet; thence, along a curve to the left having a radius of 888.42 feet and being subtended by a chord bearing South $19^{\circ} 39' 40''$ West 12.24 feet; thence, along a curve to the right having a radius of 20.00 feet and being subtended by a chord bearing South $54^{\circ} 43' 46''$ West 23.43 feet; thence, along a curve to the left having a radius of 300.00 feet and being subtended by a chord bearing South $72^{\circ} 07' 44''$ West 190.21 feet to the true point of beginning, being the same realty as shown as "Not a Part of this Subdivision" on the "Plat of Richardson Village Unit No. 5", recorded May 26, 1952, in Book 33 of Maps, Map No. 24, records of said County.

EXCEPTING THEREFROM the following described property.

BEGINNING at the Southeast corner of Lot 402 of Richardson Village Unit No. 5, recorded May 26, 1952, in Book 33 of Maps, Map No. 24, thence from said point of beginning along the Easterly line of said Lot 402, North $26^{\circ} 29' 20''$ West 70.00 feet; thence North $55^{\circ} 19' 41''$ East 75.78 feet; thence South $26^{\circ} 29' 20''$ East 69.92 feet to the Northerly line of Christine Drive; thence along said Northerly line along the arc of a curve to the left having a radius of 300 feet, said arc being subtended by a chord bearing South $54^{\circ} 30' 03''$ West 8.93 feet; thence continuing along the Northerly line of said Christine Drive along the arc of a curve to the right having a radius of 1140.44 feet, said arc being subtended by a chord bearing South $55^{\circ} 19'$ West 88.79 feet to point of beginning.

U100 / cjl

000006

EXHIBIT D

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.

000007

P-85-235

August 8, 1985

item #

<u>Non-residential Care Facility</u>	<u>Residential Care Facility</u>	<u>Regional Criteria*</u>
X	X	2. <u>Supportive Services</u> -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. <u>Employment Opportunities</u> -The proposed facility should be located within an area that can provide job opportunities for clients.
X	X	4. <u>Distribution of Services</u> -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. <u>Facility Access</u> -The proposed facility should be located in an accessible location if it provides a unique type of service for the region.

<u>Non-residential Care Facility</u>	<u>Residential Care Facility</u>	<u>Site Criteria</u>
X	X	6. <u>Concentration</u> -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.

000008

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.

000009

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

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P-85-235

August 8, 1985

item #