

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Tamara L. Fitzpatrick, 8404 Flintstone Court, Sacramento, CA 95828				
OWNER	Tamara L. Fitzpatrick, 8404 Flintstone Court, Sacramento, CA 95828				
PLANS BY	Edwards Drafting & Design, 9280 Madison Avenue, Orangevale, CA 95630				
FILING DATE	April 22, 1992	ENVIR. DET.	Exempt 15301	REPORT BY	SLY
ASSESSOR'S PCL. NO.	117-0400-033				

APPLICATION: Special Permit to expand an existing 1,820 square foot residential care facility for Alzheimer's patients from 6 beds to 8 beds on 0.15± developed acres in the Standard Single Family (R-1) zone.

LOCATION: 6025 Ehrhardt Avenue
Council District 7

PROPOSAL: The applicant is requesting the necessary entitlements to expand an existing 1,820 square foot residential care facility in a single family dwelling for Alzheimer's patients from 6 beds to 8 beds by enclosing half of a two car garage.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
1986 South Sacramento
Community Plan Designation: Residential (4-8 du/na)
Existing Zoning of Site: R-1
Existing Land Use of Site: Single Family Residence used as a Care Facility

Surrounding Land Use and Zoning:	Setbacks:	Required:	Provided:
North: Single Family, R-1	Front:	25'	24' Existing
South: Single Family, R-1	Side(East):	5'	7'
East: Single Family, R-1	Side (West):	5'	7'
West: Single Family, R-1	Rear:	15'	16'

Parking Required: To be determined by Planning Commission
Parking Provided: 2 spaces
Property Dimensions: 60 feet X 110 feet
Property Area: 0.15± acres
Square Footage of Building: 1,820 square feet
Height of Building: 15 feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Wood siding
Roof Material: Wood shake

APPLC. NO. P92-108

MEETING DATE June 25, 1992

ITEM NO 16

000464

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 60 foot by 110 foot interior parcel totaling 0.15± acres in the Standard Single Family (R-1) zone. The site is developed with a 1,820 square foot single family residence. The General Plan designates the subject site as Low Density Residential (4-15 du/na) and the 1986 South Sacramento Community Plan designates the site as Residential (4-8 du/na). The surrounding land use and zoning for the subject site are single family residential, zoned (R-1) to the north, south, east, and west.

There is not an over concentration of care facilities within 1000 feet of the site (see Exhibit C). There is one adult elderly residential care facility with six or fewer adults and one group home with six youths within the 1000 foot radius. The proposed expansion of the existing care facility is for two additional beds and will not impact the existing area.

B. Applicant's Proposal

The applicant is proposing to expand an existing residential care facility for Alzheimer's patients from 6 beds to 8 beds. The existing facility is located in an 1,820 square foot single family residence. The applicant proposes to enclose half of the existing two car garage to provide the space for the two additional beds. A residential care facility that serves more than six clients located in any zone requires a special permit. The purpose of the facility is to provide 24 hour, seven days a week personalized, quality care to those with Alzheimer's disease given in a home-like environment (see Exhibit B).

C. Policy Considerations

The proposal is consistent with General Plan and South Sacramento Community Plan which designate the site as Low Density Residential (4-15 du/ac) and Residential (4-8 du/na) respectively. The use is permitted in the (R-1) zone with a special permit. The project is also consistent with specific goals and policies of the General Plan which include supporting a balanced system of quality medical facilities.

D. Site Plan Design

The site consists of one 60 foot by 110 foot interior parcel totaling 6,600 square feet. The existing single story 1,820 square foot single family residence houses six patients. The house has a two car garage, three bedrooms and two bathrooms. The applicant proposes to enclose half of the two car garage to provide one additional bedroom. There is no proposed expansion of the existing structure. There is a six foot decorative wrought iron fence around the perimeter of the front yard. There are trees and shrubs but the front yard is primarily dirt and weeds. Staff recommends the front yard have a lawn and an automatic irrigation system.

E. Parking and Circulation

There is a total of two parking spaces for the residence in front of the garage. After the conversion of half of the garage one parking space will still exist in the garage. There is a maximum of two staff members on-site at any one time. The number of staff members is not proposed to increase. The patients cannot legally drive. A parking survey was conducted by the applicant over a three month period. The facility averages one visitor every two days for an average stay of fifteen minutes. The survey indicates that there was adequate parking available on-site at all times (see Exhibit B). Staff has visited the site and has not found a parking problem in the area. Planning staff finds that the addition of two patients should not create a parking problem for the area.

F. Facility Program

The Caring Families facility is a participant in the special pilot project funded by SB481 to evaluate the appropriateness of Residential Care Facilities for the Elderly (RCFE) to care for those in the later stages of Alzheimers' disease or dementia. Prior to this pilot project, persons in the later stages of Alzheimers' disease or dementia could not be placed in an RCFE without special permission from Community Care Licensing. Consequently, many persons were sent to convalescent homes even though convalescent homes are not staffed or trained to give care for persons with the behavioral challenges that are manifested by persons with Alzheimers' disease. The Center is licensed by the State Department of Social Services. The facility is staffed by two employees during the day and one employee at night. The patients live at the facility 24 hours a day, seven days a week.

Staff supports the approval of the Special Permit to expand an existing 1,820 square foot residential care facility for Alzheimer's patients from 6 beds to 8 beds in that the use will not significantly impact the adjacent properties, there is not an over concentration of facilities in the area, and the existing care facility has been in operation for four years at this location without incident.

G. Agency Comments

The proposed project was reviewed by City Traffic Engineering, Engineering Departments, Building Inspections, the Fire Department, Air Quality Maintenance District, North Laguna Creek Neighbor Association, and the South Sacramento Area Community Planning Advisory Council. The following comments were received:

1. Traffic Engineering staff comments:
 - a. Only three parking spaces are available on-site.
 - b. On-street parking is available.
2. Building Department comments:

The applicant will have to obtain a building permits for the expansion.

3. Fire Department comments:

Based on the Building Code, once a care facility goes over six patients it goes from a I1A to an I1 occupancy. Single family residences are not built to these specifications. Many modifications will be required to bring the structure up to the required Building Code requirements.

Planning staff and the applicant have met with the Building Division/Fire Department staff. The applicant is aware of the modification to the structure that will be required to bring the structure up to code.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15301).

RECOMMENDATION: Staff recommends the Planning Commission approve the Special Permit to expand an existing 1,820 square foot residential care facility for Alzheimer's patients from 6 beds to 8 beds subject to the conditions and based upon the findings of fact which follow.

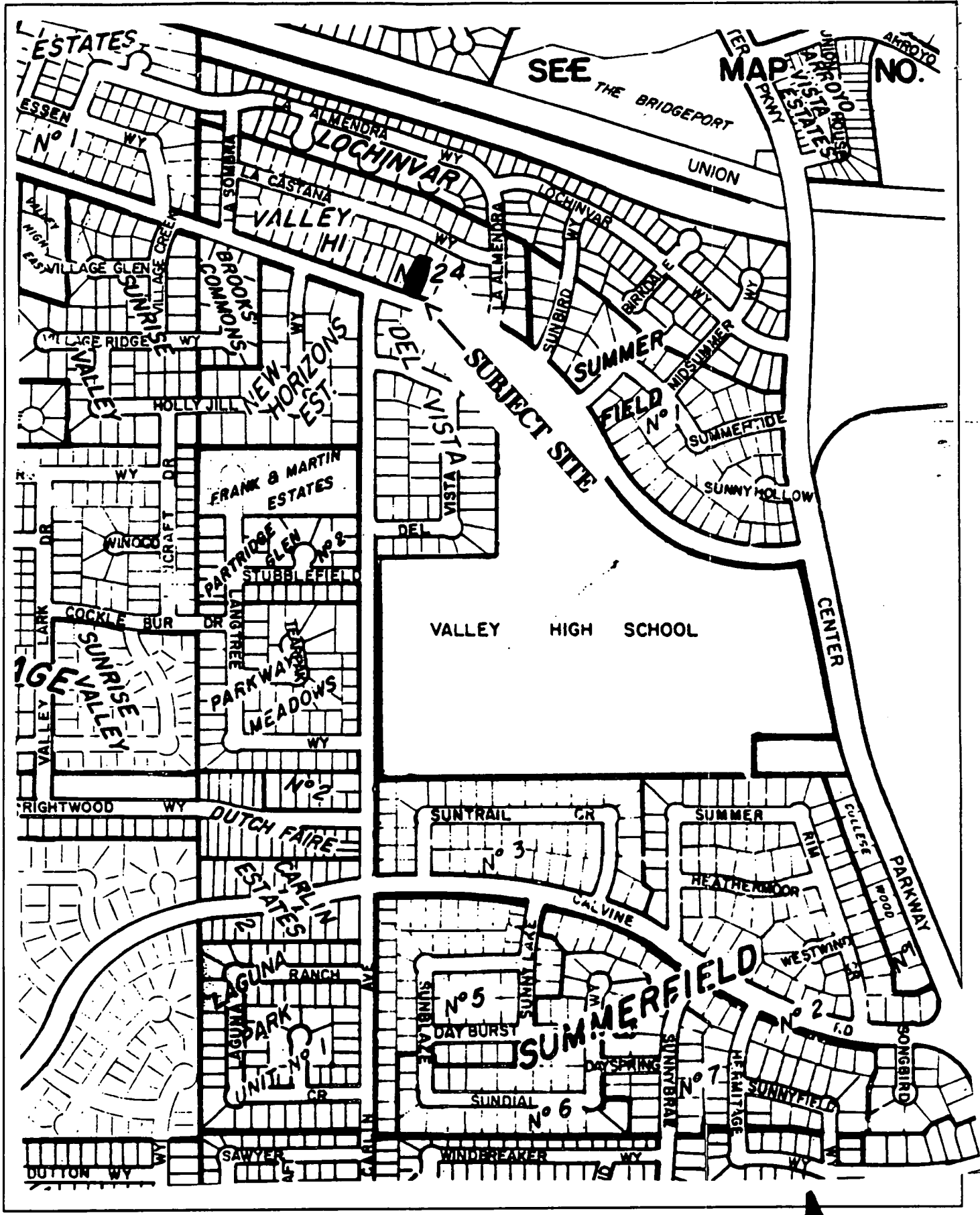
Conditions:

1. The special permit for the residential care facility shall have the following requirements:
 - a. The number of clients shall not exceed 8 and the number of staff shall not exceed two;
 - b. The clients shall not drive.Any changes or additions requires a modification of the special permit.
2. Any signage shall meet the requirements of the Sign Ordinance and have a sign permit.
3. The applicant shall obtain a building permit for the garage conversion and improvements.
4. The existing structure shall be brought up to Building Code as specified for the change in use to the satisfaction of the Fire Department and Building Permits Division.
5. The front yard shall have a lawn and an automatic irrigation system to be shown on a revised site plan submitted for Planning staff review and approval prior to issuance of building permits.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the use will not significantly impact the surrounding residential development;

- b. adequate off-street parking is provided in that the clients do not drive and there are few visitors who stay for very brief visits;
 - c. there is not an over concentration of care facilities in the area; and
 - d. the existing care facility has been in operation for four years at this location without incident.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
- a. the project, as conditioned, is compatible with the existing neighborhood; and
 - b. adequate on-site parking will be provided.
3. The project is consistent with the General Plan and the South Sacramento Community Plan which designates the site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively. A residential care facility is permitted in any zone with a special permit.



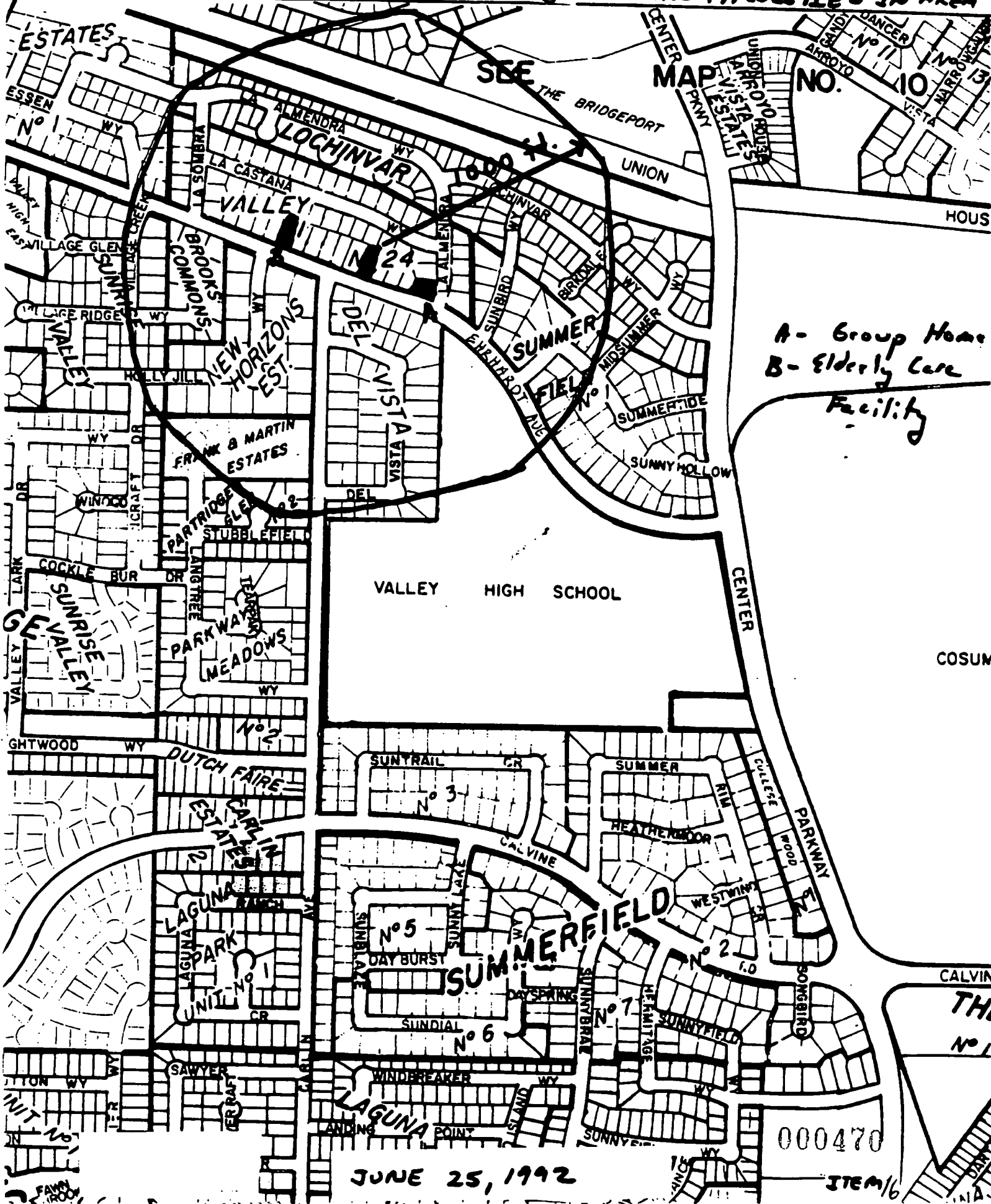
SEE THE BRIDGEPORT MAP NO. ARROYO

VICINITY MAP

000489

EXHIBIT C

CARE FACILITIES IN AREA



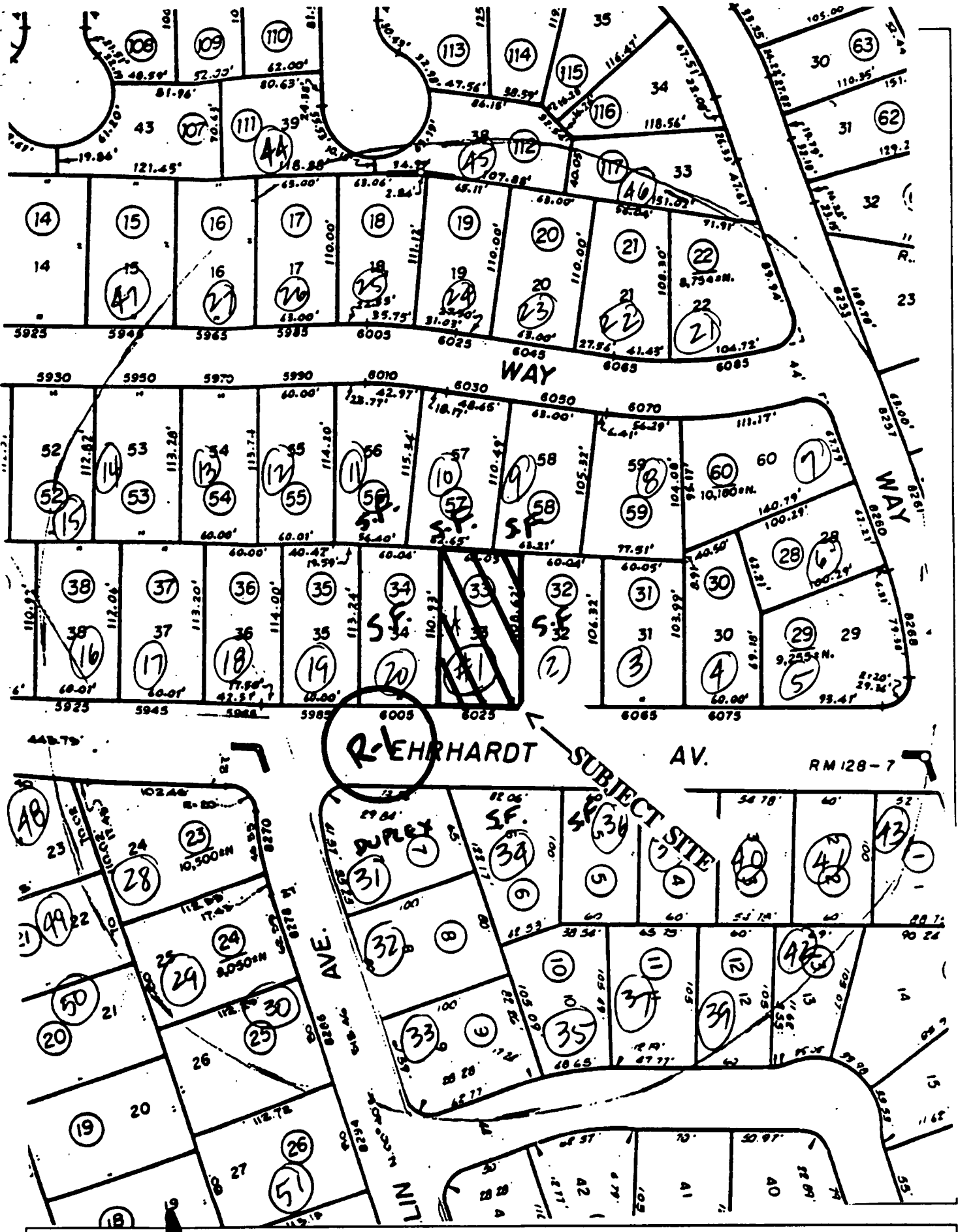
SEE THE BRIDGEPORT MAP NO.

A - Group Home
 B - Elderly Care Facility

JUNE 25, 1992

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LAND USE & ZONING MAP

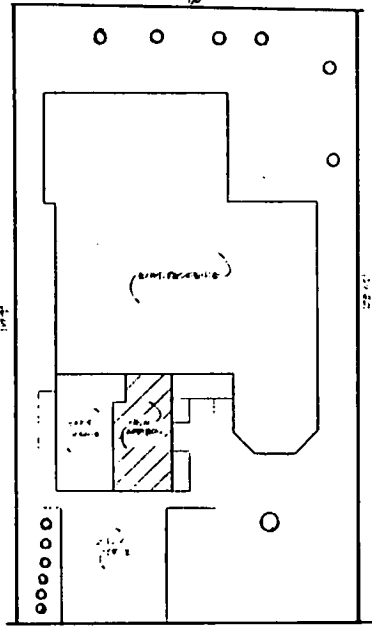
S.F. - Single Family

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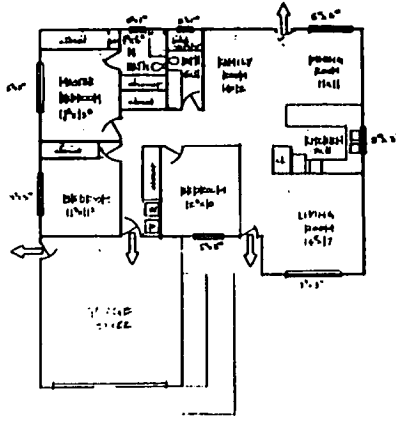
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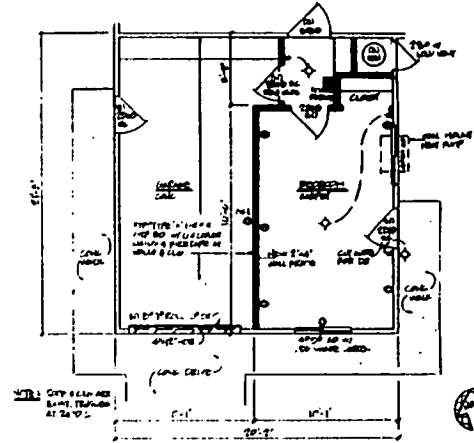
PLOT PLAN

TO BE EXISTING AND
 TO BE REMOVED AND
 TO BE RELOCATED AND
 TO BE RELOCATED AND



EXISTING FLOOR PLAN

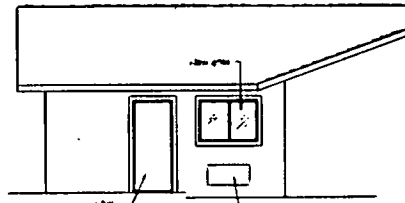
PT. 1/8" SCALE



ADDITION FLOOR PLAN

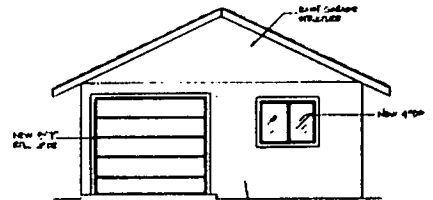
SCALE: 1/8" = 1'-0"

FLOOR AREA = 222 SQ. FT.
 1 1/2" FLR AREA = 100 SQ. FT.
 APPLIC. CLASH-UP AREA = 100 SQ. FT.
 WALL INSULATION = R-11
 CEILING INSULATION = R-30



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

GARAGE / ADDITION ROOM CONVERSION PLAN FOR:

KEN & TAMARA FITZPATRICK

8025 ENHARDT AVE. SACRAMENTO, CALIF.

DESIGNED BY: [Signature]
 DATE: 6/25/92
 1000 S. ST. SACRAMENTO, CA 95833

DATE: 6/25/92	PROJECT NO.:	OWNER: K&T
DATE: 6/25/92	PROJECT NO.:	OWNER: K&T
[Signature]		OWNER: K&T

EXHIBIT A