

# CITY PLANNING COMMISSION

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

<b>APPLICANT</b>	Tim Train, 2604 21st Street, Sacramento, CA 95818		
<b>OWNER</b>	Inesta E. & Lillie F. Williams, 6821 Golf View Drive, Sacramento, CA 95822		
<b>PLANS BY</b>	Tim Train, 2604 21st Street, Sacramento, CA 95818		
<b>FILING DATE</b>	5-23-86	<b>ENVIR. DET.</b>	Cat Ex. 15301(e) <b>REPORT BY</b> DH:tc
<b>ASSESSOR'S-PCL. NO.</b>	048-0046-006		

- APPLICATION:**
- A. Special Permit to establish 24 hour residential care facility for 13 clients on 0.15± developed acres in the Single Family (R-1) zone.
  - B. Variance to waive six foot solid masonry wall separating residential from non-residential use.
  - C. Variance to exceed 40 percent building coverage in the Single Family (R-1) zone by 5 percent.

**LOCATION:** 7467 Red Willow Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to expand an existing residential care facility from 7 to 13 clients.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1984 Airport Meadowview Community Plan Designation:	Residential 4-8 du/ac.
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single family dwelling, Residential Care Home, 7 clients

<b>Surrounding Land Use and Zoning:</b>	<b>Setbacks:</b>	<b>Required</b>	<b>Provided</b>
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North:	Single family; R-1	Front:	25'	25'
South:	Single family; R-1	Side(Int):	5'	7'
East:	Vacant; R-1	Side(St):	5'	5'
West:	Single family; R-1	Rear:	15'	15'

Parking Required:	Two spaces
Parking Provided:	Two spaces
Property Dimensions:	60 ft. x 111 ft.
Property Area:	0.15± acres
Density of Development:	Seven d.u. per acre
Square Footage of Building:	Existing 1,816 sq. ft.; Proposed 2,960 sq. ft.
Height of Building:	One story
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Materials:	Brick, T1-11 wood siding and trim; existing house exterior shingle
Roof Material:	Composition shingle

PROJECT BACKGROUND: The applicant owns two State licensed care homes on Red Willow Street. The subject site is currently licensed for a capacity of 7 mentally disabled clients and was established in October 1975. The other house is located across the street at 7468 Red Willow Street and was established in 1974. Maximum capacity is six ambulatory and non-ambulatory clients ages 62 and over. The applicant proposes to relocate the elderly care facility from 7468 Red Willow Street to 7467 Red Willow Street and expand capacity to 13 elderly clients. The seven mentally disabled clients would be transferred to other state licensed facilities.

The applicant has not applied to the State for approval of the exchange in sites. They wish to seek City approval of the expansion prior to receiving State Licensing authorization. The State must have local approval prior to issuing licenses for facilities containing seven or more clients in the City.

The Commission approved an elderly care home for 10 on Henrietta Drive on May 8, 1984 (P84-127). It is the closest elderly or adult care facility approved by the Planning Commission (within 600 feet).

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of one developed lot with a single family dwelling used for a seven client group care home established in 1974. The current zoning is Residential Single Family (R-1) with the 1984 Airport Meadowview Community Plan designating the site for Residential four to eight dwelling units per acre. The site contains 6,660 square feet of lot area and measures 60 feet by 111 feet. The existing single family dwelling covers 1,816 square feet of lot area. The proposed addition of three guest rooms and one bathroom totals 1,180 square feet of new floor area. Also proposed is a concrete patio deck of 217 square feet which is computed in the lot coverage. The purpose of the deck is to provide a landing for wheelchairs for non-ambulatory clients which are proposed to be housed in the facility. Total lot coverage would be 2,960 square feet which exceeds the 40% maximum lot coverage by 294 square feet. The request for the variance is to exceed the maximum lot coverage by five percent.

Surrounding land uses include vacant parcels to the east, single family dwellings to the north and south, and single family and a care home to the west.

- B. The applicant originally received building permit approval to expand the house under the assumption by the City that no expansion was planned for the number of clients to be served. The applicant checked with the State regarding licensing changes but neglected to check with the City regarding the locational criteria for residential care facilities serving over seven clients. After submitting the special permit application, the applicant was informed of the locational criteria and prepared a written response (see Exhibit F). The following is staff's analysis of the locational criteria in light of the applicant's letter of June 11, 1986:

1. **SUPPORTIVE SERVICES:** The nearest facilities listed by the applicant are two to three miles distant. This criteria was intended to encourage care facilities in walking distance of service areas.
2. **EMPLOYMENT OPPORTUNITIES:** The applicant's response is adequate since proposed clients will be elderly and probably retired.
3. **DISTRIBUTION OF SERVICES:** The applicant's response is that this criteria is not applicable. Staff observes that if approved, the elderly care facility would be across the street from a previously licensed elderly care facility owned and operated by the applicant. Within one mile, 17 care facilities, excluding child care facilities, with a licensed capacity of 86 clients are located according to the Exhibit B and Table 1, Facility Map and listing of Care Facilities within one mile. Three elderly care facilities already exist in the area with a capacity of 18. One of those was approved by the Planning Commission in 1984. Staff observes that this type of service is already provided in the neighborhood and cannot support an additional elderly care facility with 13 clients.
4. **FACILITY ACCESS:** This criteria is intended to address a residential care facility serving a larger client population where people in large numbers are served. The criteria does not apply to the proposed project.
5. **CONCENTRATION:** As previously stated, the survey by staff reflected in Exhibit B and Table 1 shows a total of 19 care facilities within one mile of the subject site. The nearest facility serving elderly are located across Red Willow Street, 60 feet away; and on Henrietta, 600+ feet away. Staff finds the area over-concentrated with care facilities which as long as they only serve six or fewer clients, they are not subject to local review.
6. **PARKING:** Staff observes the applicant's comments as acceptable. Only one staff member will be present at any one time and only one vehicle. Clients do not drive nor do they own automobiles so that parking on-site should not be a limitation. The applicant owns a van and shuttles the clients to various events.
7. **SIZE OF STRUCTURE:** The new addition is required to meet more stringent building codes for handicapped, fire sprinklers and one hour fire walls, and design, than a conventional single family dwelling. The exterior of the addition is not visible from Red Willow Street. However, the exterior building material is T1-11 exterior plywood siding and is not compatible with the shingle siding on the existing house. The plans show an additional roof being placed over the existing rear roof section which will increase the mass of the building and variety of exterior building materials. When remodel additions are proposed, staff recommends consistent use of the similar material and color on the building.

Staff notes that the outdoor rear yard area is limited to a 15 foot by 60 foot strip of land with two existing trees and landscaping. The Henrietta application was on a 1+ acre parcel within a 2,600+ square foot house where no additions were required, only internal remodeling. The proposed request does not appear to allow adequate outdoor living or recreation area for 13 elderly residents in the review of Henrietta (P84-127).

C. The proposed use of the site poses several policy questions which are addressed below.

1. Conversion of a Single Family Dwelling into a Group Home. The Planning Commission has reviewed group homes in the past based upon a variety of factors. One issue recently raised was the suitability of a group home being converted back into a single family dwelling. A request in October 1985 was reviewed by the Planning Commission in which a 5,200+ square foot home, which was used for a 21 client convalescent home, was requested to be converted into a child care home (P85-376). Since the home had fire sprinklers, firewalls, and ramps the house was determined to be more suitable for a care home than a single family dwelling as stated by the Commission. Staff observes that if the proposed remodel and addition were constructed to fire code requirements for a group care home, the likelihood of 7467 Red Willow Street being used as a single family dwelling again is remote. The conversion of a single family dwelling to a group home, so that financially it will not be appropriate to convert back to single family use is not supported by staff in an area where a large number of care homes exist.

Staff, during the field investigation, noted the single family neighborhood as being well kept and in good order. The area is single family in nature and staff observes it should be preserved as such.

2. Lot Area: Previous consideration of larger group homes has included lot area. A facility located on Christine Drive (P85-235) reviewed by the Commission on September 12, 1985, considered a one acre lot as an adequate area for eight children. The request approved by the Commission on Henrietta Drive (P84-127) stated the one acre lot was adequate in area for 10 elderly clients. The report on Eighth Avenue (P85-376) stated the lot area approximately 1/4 an acre was not adequate for 18 clients. Staff, therefore, does not support a facility of 13 clients on the subject site due to its small acreage. It is not conducive to an amenable elderly care facility compatible with the single family character of the neighborhood.

D. VARIANCE - Lot Coverage

Staff conducted a survey of lot coverage based upon aerial photographs of the area. It appears only one single family dwelling

along Red Willow Street exceeds the 40 percent maximum lot coverage. No Commission action was approved according to City records regarding a variance for that parcel.

The applicant's architect deleted a patio cover of 300 square feet area and the patio deck area of 217 square feet when building permits were approved. In the analysis by staff and discussion with the applicant, he is willing to remove the patio cover so that the maximum lot coverage is 40 percent. If so removed, the total lot coverage would not exceed 2,664 square feet of lot area. Staff, therefore, recommends denial of the variance based upon the survey of adjacent structures and that grounds do not exist to support the variance. The hardship is a self-imposed hardship.

E. Variance - Fence

When a non-residential use abuts a residential use or zone, a six foot solid masonry wall is required. The applicant has requested a variance to waive the wall requirement. Since staff is recommending denial of the Special Permit to establish the group care facility, staff recommends denial of the variance to waive the wall.

F. Agency Comments: The proposed project was reviewed by the City Traffic Engineer, Engineer, Fire and Building Inspection Divisions with the following comments received:

Traffic Engineering: The project will cause parking at the curb in front of neighboring houses. Where do employees park? Where do visitors and doctors park?

Fire Department, Fire Marshal: The project shall comply with Uniform Fire Code Requirement for a group home as previously approved under the building permit. If changes in classification of the facility occur, requirements for fire protection may change.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15301(e)).

RECOMMENDATION: Staff recommends the following action:

- A. Denial of the Special Permit based upon findings of fact which follow; and
- B. Denial of the Variance to waive the six foot masonry wall based upon findings of fact which follow;
- C. Denial of the Variance to exceed the 40 percent building lot coverage in the R-1 Zone based upon Findings of Fact which follow.

SPECIAL PERMIT: Denial, Findings of Fact:

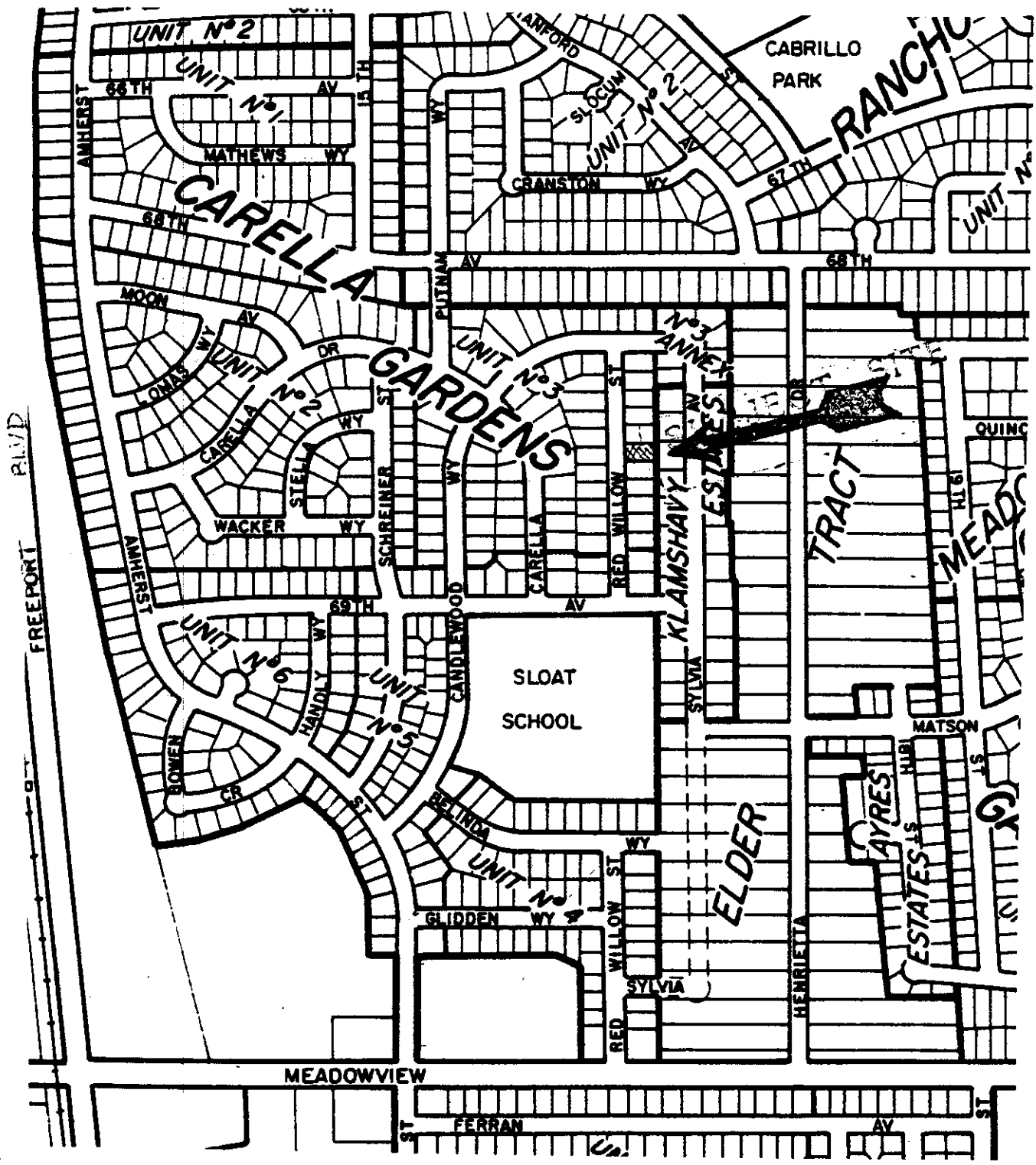
1. The project is not based upon sound principles of land use in that: (a) conversion of the single family dwelling into a 13 client elderly care home will preclude any future residential single family use of the site; (b) the project does not comply with the site locational criteria regarding concentration of similar facilities in the area and size of lot for the structure not being large enough for the client expansion.
2. The project will be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that: (a) the lot is too small to provide outdoor recreation area for the clients; (b) is in an area with 19 care facilities currently with one under City authority; and activities regarding visitors and adjacent impacts in the neighborhood may be detrimental.

VARIANCE - Fence Findings of Fact

1. The applicant has not demonstrated that any extraordinary circumstances exist which support the need to waive the wall.
2. Granting of the variance would constitute a special privilege being extended to one property owner in that under similar circumstances walls are required separating residential from non-residential uses.

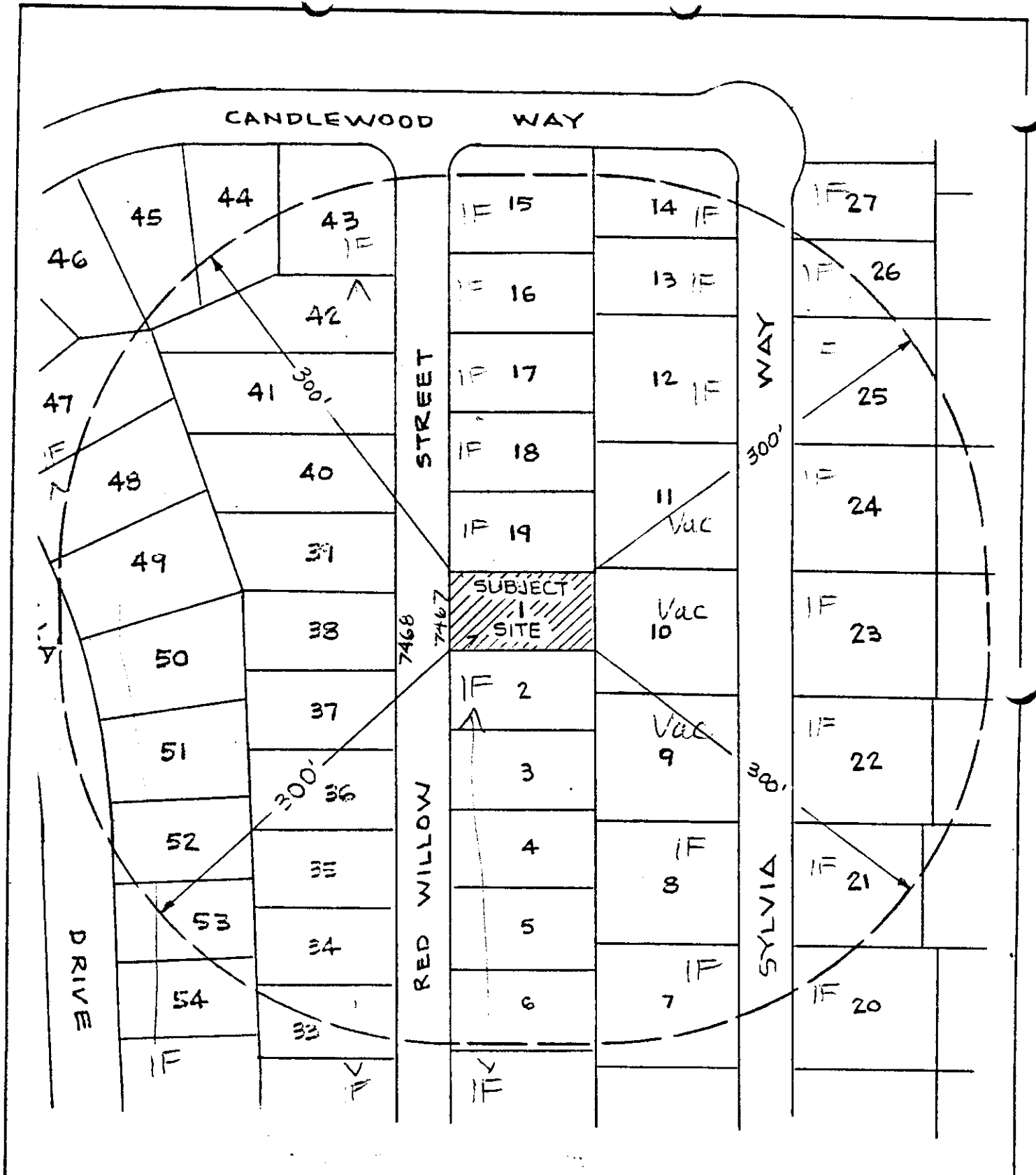
VARIANCE - Lot Coverage - Findings of Fact

1. The variance to exceed 40 percent lot coverage is not based on sound principles of land use in that no other dwellings legally exceed the lot coverage requirement in the area.
2. The applicant has not demonstrated that any extraordinary circumstances exist which support the need to exceed the requirement of a maximum 40 percent lot coverage. Other dwellings comply with the maximum lot coverage.
3. Granting the variance would constitute a special privilege extended to one property owner and not to others under similar circumstances.



N  
 Scale: 1" = 500'

# VICINITY MAP



Zoning: Entire Page R-1

↑  
Scale: 1" = 100'

# LAND USE & ZONING MAP



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.

Non-residential  
Care Facility

Residential  
Care Facility

Regional Criteria\*

X

X

2. Supportive Services-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. Employment Opportunities-The proposed facility should be located within an area that can provide job opportunities for clients.

X

X

4. Distribution of Services-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. Facility Access-The proposed facility should be located in an accessible location if it provides a unique type of service for the region.

Non-residential  
Care Facility

Residential  
Care Facility

Site Criteria

X

X

6. Concentration-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.

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.

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.

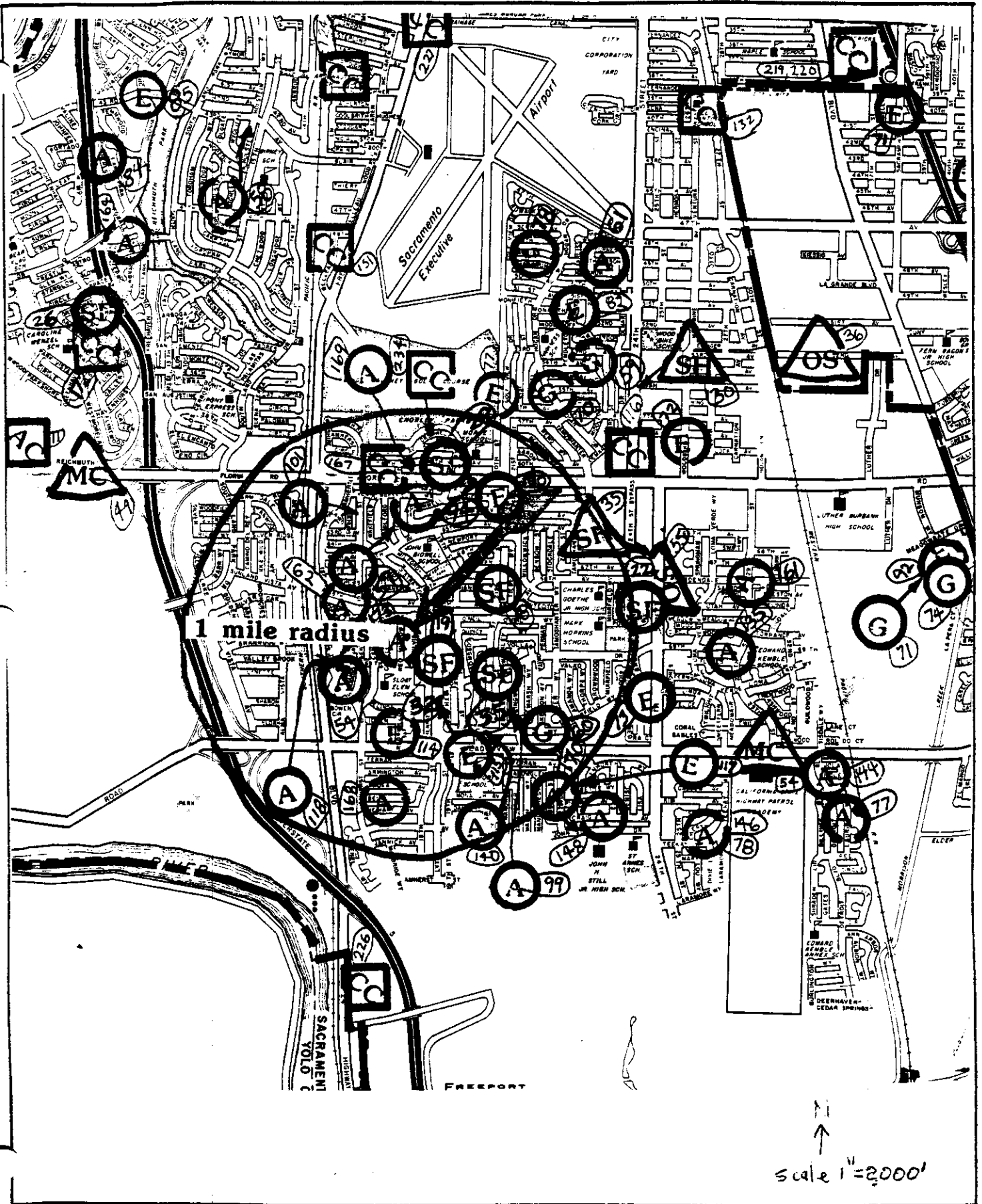
\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

M-612

EXHIBIT B



FACILITY MAP

Table I

Care Facilities Within One - Mile P86-211

Adult Care Facility

<u>Key Number</u>	<u>Address</u>	<u>Owner</u>	<u>Clients</u>	<u>Capacity</u>
101	7240 15th Street	Lambert	ages 18-61	4
169	1848 Florin Road	Armstrong	18-61	4
59	7272 17th Street	Debbs	Disabled	6
162	1417 69th Avenue	Sowell	Amb & Non-Amb 18-61	5
* 173	7467 Red Willow Street	Williams	Ment.Dis 18-61	7
118	7512 Handly Way	Coleman	DD; 18-45	8
54	7516 Handly Way	Coleman	DD; 18-61	4
168	1671 Belt Way	Willis	DD; 18-61	2
140	7301 21st Street	Johnson	18-61	6
99	7549 Eddylee Way	Royal	18-61	6
			Total	52

\*P86-211, subject property

Elderly Care

114	7468 Red Willow Street	Williams	62 & over	6
100	1816 Florin Road	Short	62 & over	2
* 115	7415 Henrietta	Woodworth	Elderly Capacity	10
			Total	18

\* P84-127

Child Care

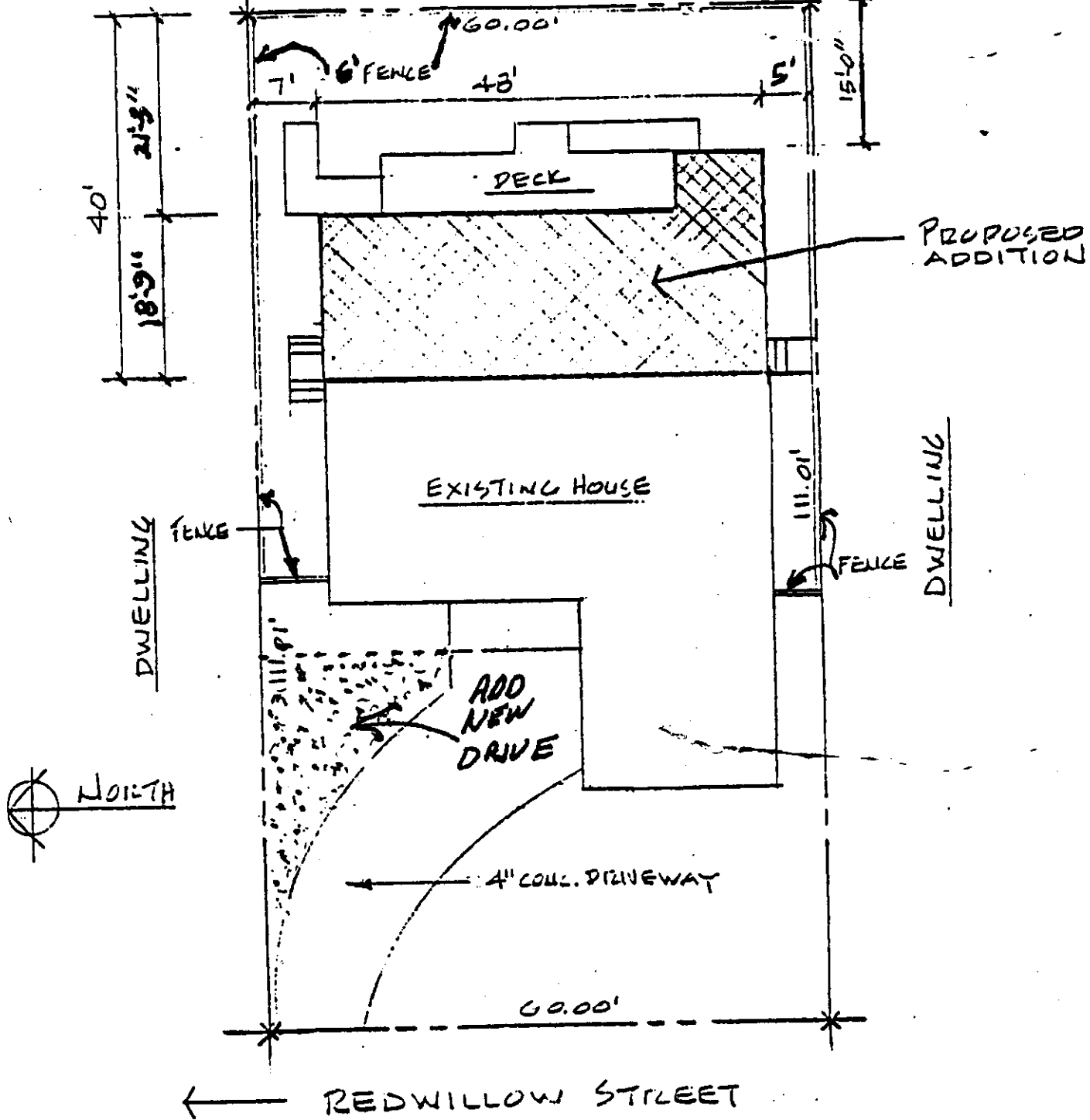
167	1490 60th Avenue	McFalls	2.5-10ages	34
234	7238 Cromwell Way		2-12 yrs.	64
			Total	98

Small Family Group Home

29	7093 Cromwell Way	Millian Lee	Amb. 13-18	6
18	7398 21st Street	Armstrong	ages 0-18	2
19	7550 Henrietta	Carson	DD ages 0-17	4
35	2110 Matson Drive	Dickerson	DD ages 0-18	4
			Total	16

DWELLING

# EXHIBIT C PLOT PLAN



PLOT PLAN  
7467 REDWILLOW WAY  
SACRAMENTO, CALIF  
SCALE 1/16" = 1'-0"

CITY PLANNING DEPARTMENT

MAY 29 1986

RECEIVED

*item*

June 26, 1986

P-86-211

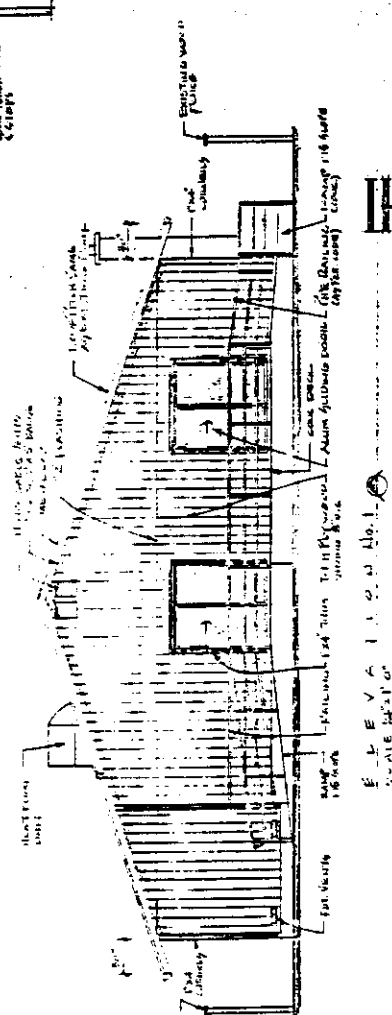
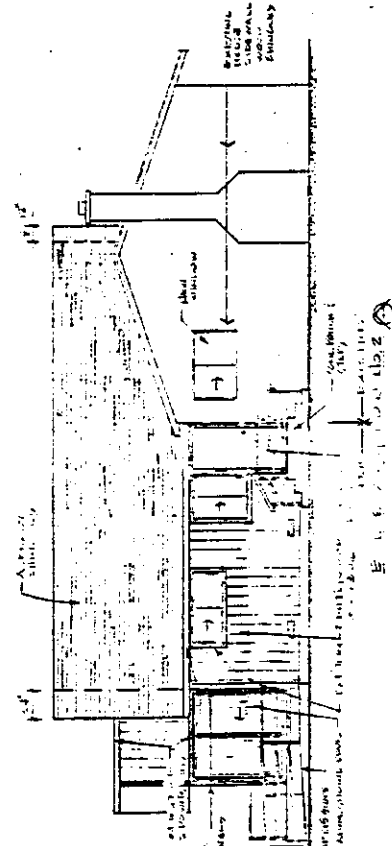
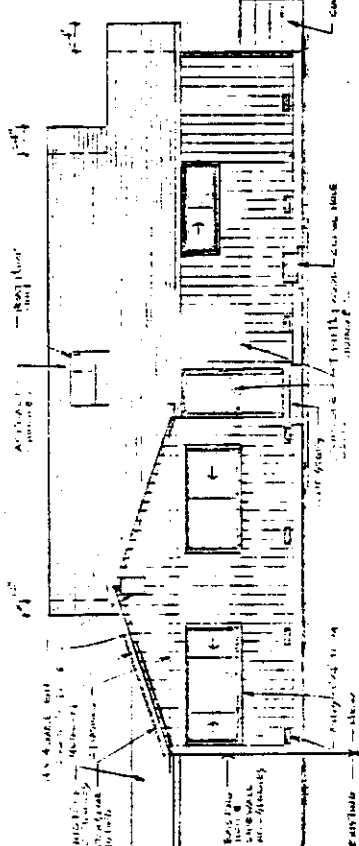
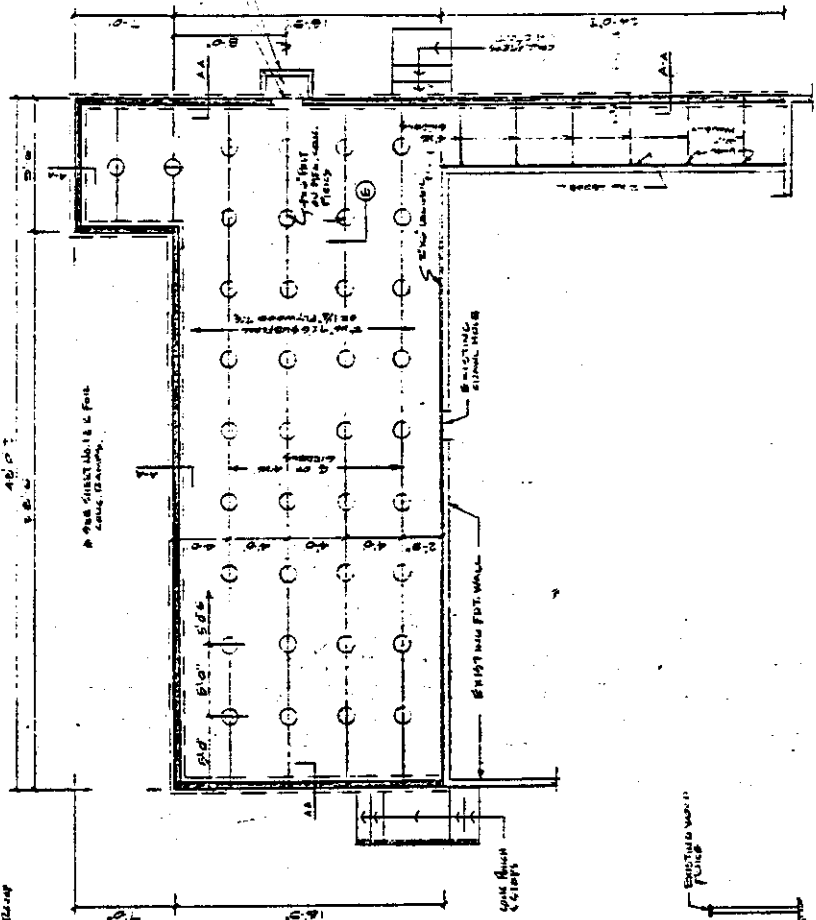
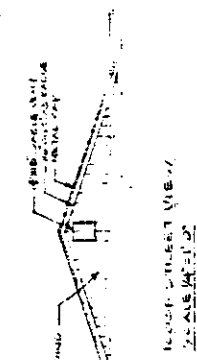
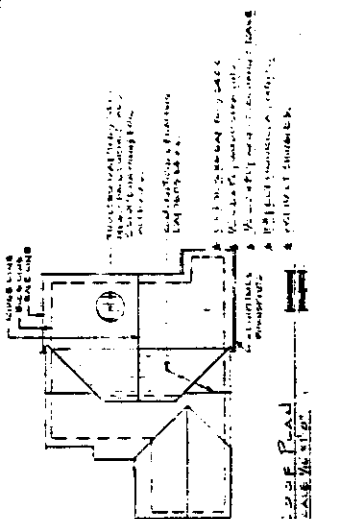






# EXHIBIT E ELEVATIONS

2 OF 4



P.O.U. SUBSTITUTION PLAN  
SCALE 1/8\"/>

ELEVATION No. 1  
SCALE 1/8\"/>

P-86-211

June 26, 1986

item

# EXHIBIT F

FROM: Lillie Williams  
6821 Golf View Drive  
Sacramento, Ca. 95822

TO: Dan Hendrycks  
Current Planning Divison

RE: Special Permit.

CITY PLANNING DIVISION

JUN 11 1986

RECEIVED

In response to particular criteria to obtain special permit to increase capacity of present Residential Care Facility.

SUPPORTIVE SERVICES: Facility is located within an area which are reasonably close to Supported Services which are reasonably located. The following are:

Kaiser Hospital - 6600 Brucevill Road  
Methodist Hospital - 7500 Timberlake Way  
Lake Crest Medical Clinic - 900 Florin Road  
Florin Dental Group - 7260 East Southgate Drive  
Kenneth Ponder DDS. - 1313 Florin Road

Shopping Center:  
South Gate Shopping Center  
Valley High Shopping Center  
Florin Shopping Center

GOVERNMENTAL RESORCES:  
Social Secerity Adm Office  
Post Office: Southgate and Iand Park

PUBLIC TRANSPORTATION:  
Regional Transit Routes # 62, 63, 81,82, 5.

EMPLOYMENT OPPORTUNITIES: Not appliable. Individual has aged out of the employment market, and are not likely to engage in any sort of work activity.

DISTRIBUTION OF SERVICES: Not applicable. A faciletty of this type does exist for purpose of creating latitude within the community care facility,for elderly population. Due to the demand there is a need to increase my existing capacity to 13 clients.

FACILITY ACCESS: Our proposed facility is located within an easily accessible location, that provides a unique type of service, which is needed. Services are provided for individules who can not meet and maintain their basic needs independently. The clients we serve do not qualify for skilled nursing care, so therefore the services we provide are unique and very much needed.

CONCENTRATION: Not applicable. Health and Safety Code of California Community Care Facility Act section 1520. 5F which states that facilities for the elderly should not be considered in determing over concentration of Residential Care-

FACILITIES ,for the elderly. Therefore the existence of similar type of services, would not be a bases for over concentrations.

PARKING: Adequate parking is accessable only one staff member at any time, would need parking (Often staff used Regional Transit as their means of transportation). Proposed clientel that well be cared for, their level of function merits no need for driving their own vehicle. Therefore no parking needed for clients. Visitors are received very sporadically.

SIZE OF STRUCTURE: The new addition well be compatible with adjacent structure, and well meet all building codes. Have already been issued a building permit. Plans have been reviewed by the Fire Department. An application has been mailed to Community Care Licensing Division for the proposed increase.