

Reference 297-081

Reference Approved Entitlement CITY PLANNING COMMISSION

Conditions Site Plan

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814 (no exhibits)

APPLICANT Leroy Chatfield, St. Vincent de Paul Society - P.O. Box 2161, Sacto 95812
OWNER St. Vincent de Paul Society & Mark Erickson - P.O. Box 2161, Sacto 95812
PLANS BY Haylick & Hughes - 1771 Stockton Boulevard, Sacramento, CA 95816
FILING DATE 1-22-88 ENVIR. DET. Neg. Dec. 2-25-88 REPORT BY DH:sg
ASSESSOR'S-PCL. NO. 001-0130-09,12,23

APPLICATION:

- A. Negative Declaration
B. Special Permit to establish a 150-capacity soup kitchen (dining room) on 0.7+ developed acres in the Heavy Industrial (M-2) zone
C. Special Permit to establish a 40-capacity homeless shelter (Maryhouse) for women and women with children on 0.7+ developed acres in the M-2 zone
D. Special Permit to establish a children's day care center, capacity 40, on 0.7+ acres in the M-2 zone
E. Special Permit to establish 9 low-cost rentals in 9 existing cottages for temporary housing on 0.7+ acres in the M-2 zone
F. Special Permit to establish a free hospitality center for the homeless and chronically mentally ill for eight clients on 0.7+ acres in the M-2 zone
G. Special Permit to establish a free medical clinic (Mercy Clinic) for the homeless and indigent poor in two existing cottages on 0.7+ acres in the M-2 zone
H. Special Permit to establish St. John's Lutheran Emergency Shelter for women and children with a capacity of 40 beds on 0.7+ acres in the M-2 zone
I. Variance to reduce the required back-out maneuvering area from 26 feet to 20 feet for an eight-space parking lot on 0.7+ acres in the M-2 zone
J. Lot Line Adjustment to merge three developed parcels into one lot of 0.7+ acres in the M-2 zone

LOCATION:

301 North 12th Street; northeast corner of North 12th Street and North C Street

PROPOSAL:

The applicant is requesting the necessary entitlements to establish a series of programs to provide services for the homeless.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial/Warehouse
Existing Zoning of Site: M-2
Existing Land Use of Site: Developed with Loaves and Fishes dining room, 18 cottages, parking lot and medical clinic

APPLC. NO. P88-078 MEETING DATE April 14, 1988 March 24, 1988 ITEM NO. 12 11

001813

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Acme cabinet shop; M-2	Front:	0'	NA
South: Warehouse; M-2	Side(Int):	0'	NA
East: Fire station & warehouse; M-2	Side(St):	0'	NA
West: Warehouse & commercial; M-2	Rear:	0'	NA

Parking Required: To be determined by Commission
 Parking Provided: 8 employee spaces on-site; 43 spaces on North C Street
 Property Dimensions: Irregular
 Property Area: 0.7+ acres
 Square Footage of Building: Maryhouse - 3,850 sq. ft.; dinning room - 4,900 sq. ft.
 St. John's - 4,300 sq. ft.; 18 cottages - no figures available Total sq. ft. = 13,050
 Height of Building: One-story & two-story
 Topography: Flat
 Street Improvements: To be provided, lacks sidewalk, curb and gutter
 Utilities: Existing
 Exterior Building Materials: Wood, block, siding

	Loaves & Fishes Dining Hall	Maryhouse Women's Center	Mercy Clinic	St. John's Emergency	Hospitality Clinic	St. John's Child Care
Hours of Operation	12 PM to 1:30 PM M-F Serve Needs	8AM to 5PM M-F	8AM to 5PM M-F	5PM to 8AM M-F	8AM to 5PM M-F	8AM to 5PM M-F
Number of Employees	12-15 Volunteers	5 Supervisors	4	3 Full Time	1 full time & 1 part time	3 full time
Client Capacity	150 seats 350 to 500 meals served daily	40 women & children/ day	25 clients per day	40 women & children/ night	8 clients per day	40 children max.

PROJECT BACKGROUND: The applicant, Loaves and Fishes, is requesting several entitlements to legally establish existing and proposed uses which provide services to the homeless. The history of Loaves and Fishes is complex. The applicant has provided a detailed description of the existing and proposed uses in Exhibit C (response to location criteria).

In 1984 St. Vincent de Paul Society established a soup kitchen to provide a warm, noon-time meal to the homeless concentrated at the existing Volunteer of American program, Union Gospel Mission Shelter and the Salvation Army Shelter. The City received a complaint filed in August of 1984 which was determined to be the responsibility of the City Police Department to resolve.

In 1986 City Code Enforcement Division conducted a preliminary inspection of the site and interior of the building. It was determined that:

1. No off-street parking was provided for the restaurant use based upon one space per three seats in a 150-seat facility.
2. Light rail tracks eliminated on-street parking on North 12th Street. Only parking is shown on North C Street.
3. The Loaves and Fishes building is leaning on the walls of the southern building.
4. Structural cracks are located on the exterior walls of the Loaves and Fishes building.

At the time, Code Enforcement researched the past use of the Loaves and Fishes building to determine if the restaurant use was a legal non-conforming use. No records were revealed showing the legal establishment of the building as a bar or restaurant.

Building permits for mechanical, electrical and plumbing improvements to the Loaves and Fishes building were issued in 1983 and 1984 for interior tenant improvements. No building permits were issued for the overall building. Minor tenant improvements were not brought before the Planning Division staff for review. The use was not questioned as part of the tenant improvements.

In 1982 the City Council adopted an ordinance establishing requirements for residential and non-residential care facilities (M-612). The definitions for each are as follows:

"46a. Non-residential Care Facility: A facility which provides supervision, care, or therapy to seven (7) or more individuals, excluding members of the resident family or persons employes as facility staff, on a less than twenty-four (24) hour a day basis.

"46b. Residential Care Facility: A facility which provides primarily non-medical resident services to seven (7) or more individuals in need of personal assistance essential for sustaining the activities of daily living, or for the protection of the individual, excluding members of the resident family or persons employed as facility staff, on a twenty-four (24) hour a day basis."

It was determined that the dining hall was not a care facility but was a restaurant type use. Therefore, the building code, fire code and parking requirements were based upon a restaurant use classification.

Since 1982 the Planning Commission has reviewed and approved requests for expansions of homeless shelters, Union Gospel Mission in 1987, St. Vincent's Inn in 1987 and several programs similar to those proposed. These programs included:

1. Well Springs Women's Center in Oak Park in 1987;
2. Church of the Immaculate Conception food Locker and Dining Room in Oak Park in 1987; and
3. T.L.C.S. program at 400 Bannon Street for the chronic homeless mentally ill in 1988.

With the increase in the homeless population as observed in the Richards Boulevard-North 12th Street - Bannon Street area, the need to provide services has increased. Loaves and Fishes proposes to increase programs and services to meet the needs of the homeless. Staff has worked with the applicant to seek appropriate permits to establish all existing and future uses and programs at the site.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site contains 0.7+ developed acres in the Heavy Industrial (M-2) zone. The area is designated for Industrial Heavy Commercial and Warehouse uses in the General Plan. Adjacent land uses include a City Fire Station Number 14 to the east; warehouse buildings to the south and west; and a cabinet shop to the north. North 12th Street contains one set of light-rail tracks adjacent to the site. On-site, the existing land uses include 18 small cottage cabins, eight of which are proposed to be removed; a warehouse building housing a perfume factory; and the Loaves and Fishes dining hall building. The 18 cottages were established as a motor court in the 1920's or 1930's and have aged poorly over the years.

Adjacent road improvements are not up to City standards. A small sidewalk is located adjacent to the buildings along North 12th Street with a three to five foot gravel or dirt area between the tracks of Light-Rail and the sidewalks. A pedestrian fence is located between the sidewalk and light rail tracks.

North C Street has a small four foot wide sidewalk adjacent to the perfume factory building which ends at the eastern edge of the building. The street pavement does not match up to the sidewalk. Between 10 to 20 feet of gravel and earth are exposed between the edge of pavement and sidewalk. Further east along North C Street no sidewalk, curb or gutter are installed and the same gravel and earth unimproved area is used for parking cars as shown on the applicant's site plan.

In review of the site plan, staff notes that the property line is adjacent to the perfume factory wall and that parking and portions of fencing and improvements adjacent to the cottages are installed in the public right-of-way. An encroachment permit is required for these improvements to be legally established.

B. Project Description

The applicant proposes a series of uses as described below:

1. Loaves and Fishes Dinning Room: Plans indicate demolishing the existing dinning room and relocating the 150-seat facility into the eastern part of the perfume factory building containing 4,900 square feet. Installation of stoves, sinks and refrigerators and storage areas for food will be designed into the remodeled area. Hours of operation of the dinning hall are Monday through Friday, as follows:

8 AM to 2:30 PM - Volunteers prepare food and clean up.
Total of 12 to 15 volunteers per shift
with 4 assistants and manager.
Parking is provided along North C
Street.

10:30 AM - Gates open to allow waiting inside
court yard area.

12 PM to 1:30 PM - Lunch served; 150-seating capacity;
range of 350 to 500 meals served daily.

2. Maryhouse Women's Center: Established in 1986, Maryhouse provides counseling, direction and referral to homeless women and women with children in need. They currently occupy two of the larger cottages and plan to relocate into the western-most part of the perfume factory building's 3,850 square feet. Maryhouse operates from 8 AM to 5 PM, Monday through Friday. Staff includes three professionals full-time, two professional aides and volunteers as available. Capacity of Maryhouse is proposed at 40 clients at any one time. Some of the clients of Maryhouse reside at St. Vincent's Inn during evening hours.
3. St. John's Emergency Shelter: Established in 1985 at St. John's Lutheran Church located at 17th and L Streets as a temporary housing program in the evening for the homeless women and children to have shelter, the new location in the mid-section of the perfume factory building will provide over-night facilities for the homeless. Clients being served by Maryhouse are anticipated to stay at St. John's Shelter in the evening. Currently, St. John's shelter operates seven days per week from 7 PM to 8 AM. The new location will also operate seven days per week but the hours will coincide with Maryhouse hours, i.e. St. John's will open at 5 PM in the evening and close at 8 AM the following day.

Since Maryhouse is closed on weekends, the operators of St. John's Shelter will be providing clients two alternatives for the weekend:

- a. Transportation will be provided to the nearest transit stop with a pass at 9 AM Saturday morning to those who wish to go somewhere. Return bus tickets will be provided so clients will be able to stay that evening.
- b. Clients will be able to stay at St. John's Shelter through the day on Saturdays and Sundays. Currently, at 17th and L Streets, on weekends clients are forced onto the streets during day-light hours. The new program will allow the shelter to stay open on weekends. Staffing will be provided by two trained people.

St. John's Emergency Shelter is operated through different sponsoring organization from the St. Vicent de Paul Society sponsored programs. The shared use of the facilities of Maryhouse and St. John's Shelter provide maximum use of the building.

4. St. John's Child Care Center: In addition to the operation of St. John's Shelter, the facility has proposed plans to operate a free child care center for the children of homeless mothers. Three full-time staff are anticipated with a capacity of 40 children. No age limits are available for the children. A playground area is proposed in the area formerly occupied by the dining hall once removed. The play yard will be separated from the single men's waiting area for the dining hall by a fence. Women and children will have access to the playground area off North 12th Street. No men will have access off North 12th Street to the Loaves and Fishes waiting area.
5. Mercy Clinic: The Sister's of Mercy Hospital have established a branch clinic staffed by a nurse practitioner and an aide. The clinic was established in 1986 in the cottage closest to the fire station. Since establishment, the clinic serves an average of 25 persons each weekday for medical treatment. It provides a service for single men and homeless women and children. Mercy Clinic is proposed to be expanded into three adjoining cottages to allow increased waiting room and office area. Hours of operation are 8 AM to 5 PM, Monday through Friday. All services are provided free of charge. The proposed expanded medical clinic will have a medical social worker, a receptionist for referrals and a volunteer coordinator in addition to the nurse practitioner.
6. Hospitality Center: Loaves and Fishes has noted a need to provide for the chronically mentally ill homeless person. They propose to convert the two structures now used by Maryhouse into a small counseling, referral and social center for up to eight chronically mentally ill homeless persons. The center is proposed to be operated

from 9 AM to 5 PM, Monday through Friday. Staff will include a licensed professional counselor and an aide. In the evening, clients will either stay at St. John's shelter or another shelter in the area.

7. Establishment of 9 Low Cost Rentals: The applicant proposes to continue the use of 9 of the 18 cottages as low income rental units available on a month-to-month basis for temporary housing for the homeless. Rents are proposed to range from \$160 to \$200 per month. Units will be upgraded and brought into building code compliance. The inclusion of the rental cottages in the application is provided to address all uses at the site. The cottages are established as legal non-conforming residential uses in the M-2 zone. However, since this is a housing program operated by the St. Vincent de Paul Society for the homeless, a special permit would be required.
8. Variance to Reduce Back-Out Maneuvering: The site plan shows an eight-space parking lot north of the fire station. The site has four vacant cottages which are proposed to be removed. The lot dimensions are 40 feet in width and 80 feet in length. The applicant's plans show 20 feet of back-out maneuvering area where 26 feet is required by City Code. Staff field inspected the site and noted that Mendenhall sheet metal has a chainlink fence along the north property line, and Acme cabinets has a metal storage building on the west property line. Two existing cottages are located immediately south of the proposed parking lot which may be hit by vehicles backing into them. No access is to be provided through the south fence to the cottages. Employees will be required to walk down the alley past the fire station to the site. Staff recommends redesign of the parking lot to have the vehicles face south into the dwelling cottages with wheel stops to prevent vehicles from hitting the cottages. This redesign will also allow the two trees located on the west parking lot line to be preserved in a planter. This redesign also moves the driveway away from an existing telephone/power pole which may be damaged due to the limited maneuvering area off the alley. The gate into Mendenhall's opens into the north property so that the driveway into the parking lot should not be affected by gate blockage.

The site plan shows 8½ foot wide parking spaces 17 feet in length. If two feet of vehicle overhang is allowed into an adjacent planter strip as shown on Exhibit G, staff modified parking plan, adequate maneuvering and vehicle protection should be provided absent the six feet of room for back-out maneuvering behind the stalls.

9. Lot Line Adjustment to Merge Three Lots: The applicant currently owns the property containing the dining hall and cottages. The perfume factory owner has agreed to sell the perfume factory building to Loaves and Fishes if special permits are approved by the City for the expansion. In order to allow ingress and egress through the perfume factory building into the Loaves and Fishes site, a merger of the parcels is required. Total acreage will be 0.7± acres once the three parcels are merged.

C. Site Plan Evaluation

Due to the complex design and variety of uses, staff decided to address specific site layout issues based upon geographic areas: (1) perfume factory building and outdoor areas; (2) cottages including Mercy Clinic and Hospitality Center and (3) parking lot.

1. **Perfume Factory Building:** The interior space of the perfume factory building will contain Maryhouse, St. John's Emergency Shelter and the dining room. North of the building will be the single men's courtyard waiting area and a separate playground area adjacent to Maryhouse. Maryhouse will be accessible off North 12th Street through a gateway located between the building and playground. No single men will be allowed through this entrance. Staff notes that Regional Transit is recommending six foot high fencing along the North 12th Street frontage with landscaping.

Staff initially observed that women and children entering off North 12th Street may stray onto the Light Rail tracks. Regional Transit recommends continuance of the existing pedestrian fence adjacent to Loaves and Fishes so that no access is direct from the entrance across North 12th Street. This design should resolve staff's concern.

Maryhouse will have doorways directly linking the playground to the building. St. John's Shelter will also have doorways entering the playground area.

The dining room will serve meals in shifts so that men and women will not be in the dining room at the same time. Loaves and Fishes currently has a separate dining area for women and children in the existing dining hall. The dining room will be designed to provide maximum storage for food and space for clients. The dining room area is partially constructed as a warehouse for the perfume factory. It will take substantial remodeling and improvements to convert it into the proposed dining room. Staff supports the proposed conversion of the perfume factory since the programs offered will provide for the safety and security of all, both volunteer staff and clients.

One trash enclosure should be shown on a revised site plan designed to City standards and located behind required setback lines.

2. **Cottage Area:** The cottage area will have renovations and improvements to allow the expansion of the medical clinic into three cottages, the addition of a hospitality center and renovation of 9 cottages. The plan proposes removal of eight cottages. Staff notes that a mix of residential and office type uses as proposed should work. The office uses have direct access off of North C Street while the cottages are recessed into the lot. The common yard area is shared by all 10 cottages to provide open space for children and

tenants. The entire cottage area is secured by fencing with one access point. Staff supports the proposed plans for the cottage area.

3. **Parking Lot Area:** The proposed eight space parking lot located north of the fire station will require removal of four cabins. Staff supports the redesign of the parking lot as per Exhibit G.

D. Elevations

The perfume factory building has had recent renovations to its exterior to add wood trim to a brick exterior. The addition area has concrete block construction. Staff recommends a similar architectural theme for the entire building.

The cottages when converted to office uses are adequate in design. The recent painting and repairs have enhanced the area. One optional improvement staff recommends is that when the cottages or office uses need roofs, the roofing material be the same for all roofs in color and type. Currently, a mix of different types of composition shingles exists.

E. Road Improvements

The City of Sacramento Public Works Department has reviewed the proposed project and provided the following comments:

Lot Line Merger - File certificate of compliance and waive parcel map prior to recordation. Pay off any bonds.

On March 4, 1988 Planning Division staff met with Public Works staff to discuss the issue of minimum street improvements to all frontages including the alley east of the fire station, which provides access to the proposed parking lot. The following summary is the result of the meeting.

1. **Alley:** The alley to the parking lot north of the fire station will be required to be paved the width of the 40-foot lot, a section 20-foot wide continuing the existing alley to the Mendenhall fence. No curb, gutter or sidewalk will be required. Thickness of asphalt is to be agreed upon by the City Public Works Department.
2. **North C Street Frontage:** All areas between the existing edge of pavement and either building or new concrete will require pavement where automobile parking is shown. All spaces are to be stripped. The wooden post wheel stops can be continued in use. No curb or sidewalk will be required. A drainage gutter may be requested by Public Works if necessary.

Encroachment permits shall be secured to allow fencing and improvements in the public right-of-way.

The current practice by Loaves and Fishes of restricting public parking in the right-of-way is not allowed as per City code.

Staff has contacted and received information from the Sacramento Housing and Redevelopment Agency regarding the work since 1983 by the City-County Homeless Advisory Council in providing housing for the homeless. The agency is currently studying alternative programs to house the homeless including the possible construction of a new 100-bed shelter to replace the existing Salvation Army facility and modification by additional non-profit on a scattered site basis. The agency does fund a portion of the programs run by the Salvation Army and Volunteer of America located in the area. The Loaves and Fishes receives funding from the Federal Emergency Management Agency and private donations. The Union Gospel Mission relies on private donations for its funding.

The applicant's responses to the Locational Criteria are adequate. Staff compiled Table 1, Care Facilities Within One Mile of 301 North 12th Street and Exhibit E, Care Facilities Map. Establishment of the dining room is in an area which currently provides shelters and meals for the homeless. The use meets an identified community need in that the dining hall provides a warm noon-time meal where other providers serve morning and evening meals.

Men are admitted to the waiting area at 10:30 AM each morning and given a number to be served. Individuals served range from 350 to 500 in number. Over the past four years of operation Loaves and Fishes have refined their program and operation to be more efficient and provide a secure environment for the homeless.

2. Maryhouse Women's Center and St. John's Childrens Day Care Center: Table 1 portrays three children's day care centers within one mile of the site and one women's program proposed to operate at Union Gospel Mission (P87-174 approved August 27, 1987 by the Planning Commission). The applicant's response to the locational criteria is adequate. Maryhouse women's center will provide a service not yet established in the area through other providers. Staff supports the establishment of Maryhouse women's program and St. John's child care program. Staff notes that the child care program will require state licensing from Community Care Licensing Division, State Department of Social Services.
3. St. John's Lutheran Emergency Shelter: The establishment of a 40-bed overnight emergency shelter will increase the total beds available in the area from 270-beds to 310-beds for the homeless. Since St. John's will be established for women and children and be located adjacent to Maryhouse, the sharing of staff and programs will be facilitated. The expansion by Union Gospel Mission to add 53-beds for women and children is the nearest similar use. The Volunteer's of America shelter also provides temporary shelter for men, women and children on referral from county general assistance. Staff has reviewed the applicant's response to the Locational Criteria and find it adequate. Staff supports the establishment of St. John's emergency shelter as described in the project description.

4. Mercy Clinic: The provision of emergency medical care does not occur outside of Mercy Clinic in the area. Staff surveyed the care facilities and noted none serving the homeless within a one-mile radius of the site. The provision of medical care is supported by staff as described in the project description.
5. Hospitality Center: The provision of a day time care center for eight homeless persons with chronic mental illness is proposed for the two structures currently housing Maryhouse. The most similar request reviewed by the Planning Commission was by Transitional Living and Community Supports request to locate a temporary office trailer at 470 Bannon Street (P88-004, approved December 17, 1987 by the Planning Commission) to allow emergency support services for homeless mentally ill adults. Staff has reviewed the applicant's response to the locational criteria and find it adequate. Staff supports the establishment of the proposed hospitality center as described by the applicant.
6. Establishment of 9 Low Cost Rentals: Staff has reviewed the applicant's continued use of 9 of the cottages as low cost housing and supports the proposed continuance of housing in the area. The proximity to the City fire station and homeless programs provides security and protection for the residents of the cottage.

G. Lot Line Merger Analysis

Staff has reviewed the merger request and recommends approval subject to the conditions that any outstanding bonds be paid off and a certificate of compliance is filed with the Public Works Department.

H. Variance for Back-Out Maneuvering

In order to construct the eight-space employee parking lot, a reduction from 26 feet to 20 feet of back-out maneuvering area is required. As presented in Exhibit G, staff supports the reduction by six feet if the site is redesigned to have vehicles pull into the cottages rather than backing into them. The redesign preserves existing trees and protects the cottages from possible rear-end damage from cars. Staff notes that with alternative parking totaling 43 spaces along North C Street, the eight-space lot for employees may not be used as much as envisioned. Employees with compact cars should be encouraged to use the lot. Larger cars will have difficulty in maneuvering and should be encouraged to use the North C Street parking lot.

I. Agency Comments

The proposed projects were reviewed by the City Fire and Police Departments, City Engineer and Traffic Engineer, Building Inspections, Real Estate, Regional Transit, Housing and Redevelopment Agency, Alkali Flat PAC and the Richards Boulevard Trade Association. Comments were received and are included as Exhibit F, Correspondence. Staff also notes that the applicant conducted an open house on February 29, 1988 at Loaves and Fishes dining hall to explain the various programs. Representatives of Public Works, Regional Transit and Planning Department attended.

The following is a summary of comments received:

1. Fire Department - Fire Marshal's Office

The proposed uses of the various buildings are complex given the State of California Title 19 and 24 codes. We advise the applicant to contact Elaine Hubbard at 449-5716 once more concrete ideas on design are formulated. Everything from fire alarm systems to fire sprinkler systems may be required. Plans are to be reviewed by the City Fire Protection Engineer for tenant improvements prior to issuance of building permits. A complete walk-through of the entire site shall be conducted by the Fire Marshal's Office after plans have been formulated and before building permits are issued.

2. Public Works - See Section E

3. Traffic Engineering - See Section E

4. City Police Department

Refer to letter of February 18, 1988 in opposition to the project

5. Regional Transit - See Letter of February 29, 1988 in support

6. Alkali Flat PAC - See Letter of March 3, 1988 in support

7. Sacramento Housing and Redevelopment Agency - See Letter of March 4, 1988 in support

8. In addition to agency comments, staff received a total of 123 letters, including two petitions in support of the proposed project. Exhibit F, Correspondence includes several of the 123 letters in support. In summary, letters of support were received from seven Catholic organizations, 13 Lutheran Organizations, eight other churches, and 11 letters from other agencies. Included were letters from three Board of Supervisors' members and two petitions totaling 29 signatures. A total of 79 letters in support were received from individuals at the time of report preparation.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator determined that the proposed project will not have an adverse impact on the environment and has prepared a negative declaration.

RECOMMENDATION: Staff recommends the Commission take the following actions:

A. Ratify the negative declaration;

B. Approve the special permit to establish a 150-seat capacity dining room (Loaves and Fishes) serving meals to the homeless on 0.7+ acres subject to conditions and based upon the following findings of fact;

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March 24, 1988

- C. Approve the special permit to establish a 40-capacity day use homeless shelter for women and children, Maryhouse, subject to conditions and based upon findings of fact which follow;
- D. Approve the special permit to establish a 40-client capacity children's day care center, St. John's Child Care Center, subject to conditions and based upon findings of fact which follow;
- E. Approve the special permit to establish 9 low cost rentals in 9 existing cottages for temporary housing subject to conditions and based upon findings of fact which follow;
- F. Approve the special permit to establish a free center for the homeless with chronic mental illness for eight clients subject to conditions and based upon findings of fact which follow;
- G. Approve the special permit to establish a free medical clinic (Mercy Clinic) for the homeless in two existing cottages subject to conditions and based upon findings of fact which follow;
- H. Approve the special permit to establish St. John's Lutheran Emergency Shelter for women and children with a capacity of 40 beds subject to conditions and based upon findings of fact which follow;
- I. Approve the variance to reduce the required rear back-out maneuvering area from 26 feet to 20 feet subject to conditions and based upon findings of fact; and
- J. Approve the lot line adjustment to merge three lots by adopting the attached resolution.

Conditions - Overall Project Development

1. The applicant shall install pavement in the alley the width of the 40 foot parking lot north to the Mendenhall fence and property line to the satisfaction of the Public Works Department. Installation of alley improvements is to occur when the parking lot is developed.
2. Along North C Street, the applicant shall install minimum thickness of pavement as determined by the Public Works Director for the area used for vehicle parking. No curbs or sidewalk are required at this time pending resolve of the closure of North C Street. The parking area is to be stripped to standard dimensions for parking spaces, eight feet wide and 18 feet long. Continued use of the wooden wheel stops is appropriate. Drainage facilities may require modification based upon review of the parking lot by Public Works. No street lights are required at this time. Street improvements are to be installed prior to occupancy of the new dining room area.
3. Encroachment permits shall be secured from the City for all fencing and improvements in the public right-of-way prior to issuance of building permits for remodeling.

4. All signs prohibiting or restricting parking in the public right-of-way shall be removed unless the City establishes a parking district to allow use of the public right-of-way for parking.
5. The applicant shall contact Elaine Hubbard, Fire Protection Engineer, at the City Fire Marshal's Office, 449-5716, once more concrete ideas on design are formulated. Plans are to be reviewed by the City Fire Protection Engineer for tenant improvements prior to issuance of building permits for tenant improvements. A complete walk-through of the entire site shall be conducted by the Fire Marshal's Office after plans have been formulated and before building permits are issued.
6. Applicant shall coordinate and cooperate with Housing and Redevelopment Agency to monitor effectiveness of the various programs.
7. All demolition activities and reconstruction activities shall observe the continued operation of Light-Rail trains. No blockage of the tracks shall be allowed during demolition of the Loaves and Fishes dining hall.
8. Demolition permits shall be received from the City Building Inspection Division for the demolishing of cottages and dining hall.

Conditions - Special Permit - Loaves and Fishes Dining Hall

1. Total seating capacity shall be limited to 150-seats.
2. Hours of operation shall be Monday through Saturday, 12:00 noon to 1:30 PM serving meals. Employees and volunteers can arrive and depart earlier or later. Expansion to Sunday shall be reviewed and approved by the Planning Director.
3. Single men shall not be allowed to congregate outside along public street frontages.
4. Carts or other personal items of the homeless shall be stored on-site in the courtyard area while dining activity occurs.
5. The revised site plan shall show a minimum of one trash enclosure serving the entire site designed to City standards. The two unenclosed dumpster units will not be allowed. The trash enclosure shall be constructed on private property and not located on public right-of-way.
6. Volunteers shall park on North C Street adjacent to the proposed building expansion area. Employees shall park either in the new eight-space parking lot or along North C Street.
7. The dining hall shall be operated so that there are separate servings of single men, women and children.

8. Access to the facility and dining room for single men shall be from North C Street.
9. Detailed elevations are to be reviewed and approved by staff prior to issuance of building permits.
10. The applicant shall secure demolition permits for the existing building (dining hall).

Conditions - Special Permit - Maryhouse Child Care Center

1. Capacity shall be limited to 40 women and children at any one time.
2. Days and hours of operation are Monday to Friday, 8 AM to 5 PM.
3. Access to Maryhouse shall be from North 12th Street.

Conditions - Special Permit - St. John's Child Care Center

1. The applicant shall comply with State of California licensing requirements for child day care centers.
2. The playground area for Maryhouse shall not be accessible by single men.
3. Days and hours of operation are restricted to Monday to Friday, 8 AM to 5 PM.
4. Capacity of the day care center shall be limited to 40 children.
5. The playground shall have a six foot high decorative fence along North 12th Street with evergreen trees and shrubbery planted along the right-of-way.

Conditions - St. John's Emergency Shelter Special Permit

1. Capacity shall be limited to 40 clients at one time.
2. Days and hours of operation shall be limited to seven days a week, 5 PM to 8 AM.
3. On Saturdays and Sundays, when Maryhouse is closed, clients shall be able to remain at St. John's shelter or have transit passes made available.

Conditions - Special Permit - Mercy Clinic

1. Days and hours of operation shall be limited to Monday through Friday, 8 AM to 5 PM.
2. Medical services to be provided shall be limited to immediate injury or disease control, i.e. flu, colds and illnesses. No drugs or

prescriptions which contain narcotics, depressants or stimulants shall be stored at the site.

3. Services are to be administered through a nurse practitioner or higher level of supervision in the medical profession.

Conditions - Special Permit - Hospitality Center

1. Days and hours of operation shall be limited to 9 AM to 5 PM, Monday through Friday.
2. Capacity shall be limited to no more than eight clients at any one time who are chronically mentally ill.
3. A licensed professional counselor shall manage the program.
4. No drugs are to be involved in the program's operation.

Conditions - Special Permit - Low Cost Rentals

All buildings shall be brought up to code for building and fire code standards.

Conditions - Variance - Back-Out Maneuvering

1. The applicant shall redesign the parking lot located north of the fire station substantially as per Exhibit G, Staff Modified Parking Plan.
2. The parking lot shall be landscaped and meet the tree shading ordinance requirements.
3. Retention of the two trees on-site shall be shown.
4. A two-foot vehicle overhang shall be incorporated into the adjacent planter strip.
5. Night-time illumination shall be provided which directs light to the north away from the cottage windows.
6. The applicant shall encourage compact car owners to use the lot and discourage large vehicle owners from using it.

Findings of Fact - Special Permits and Variance

1. The projects, as conditioned, are based upon sound principles of land use in that it complies with the locational criteria for care facilities in that:
 - a. it does not represent an over-concentration of similar facilities in the one-mile radius since it is an expansion of an existing facility and provides programs needed by the homeless; and

- b. it will not result in the disruption of the neighborhood.
2. The proposed project, as conditioned, will not be injurious to the surrounding property or be detrimental to the public health, safety or welfare nor result in the creation of a nuisance in that:
 - a. the dining hall has served the homeless for four years with positive results;
 - b. admission of women and children by referral only and transported to and from the shelters will minimize possible off-site conflicts;
 - c. the medical clinic provides the only free service to the homeless for medical assistance; and
 - d. adequate parking is provided for employees and volunteers.
3. The variance request is not a special privilege extended to one property owner in that:
 - a. the proposed landscaping adjacent to the south property line will provide an adequate buffer between the existing cottages and proposed parking lot; and
 - b. a variance would be granted to any other property owner facing similar circumstances.
4. The variance request is not a use variance in that parking lots are allowed in the M-2 zone.
5. The project is consistent with the General Plan in that the site is designated Heavy Commercial/Warehouse and care facilities are appropriate in any zone subject to showing compliance with the Locational Criteria. The subject site and proposed uses substantially comply with the Locational Criteria establishing residential and non-residential care facilities.

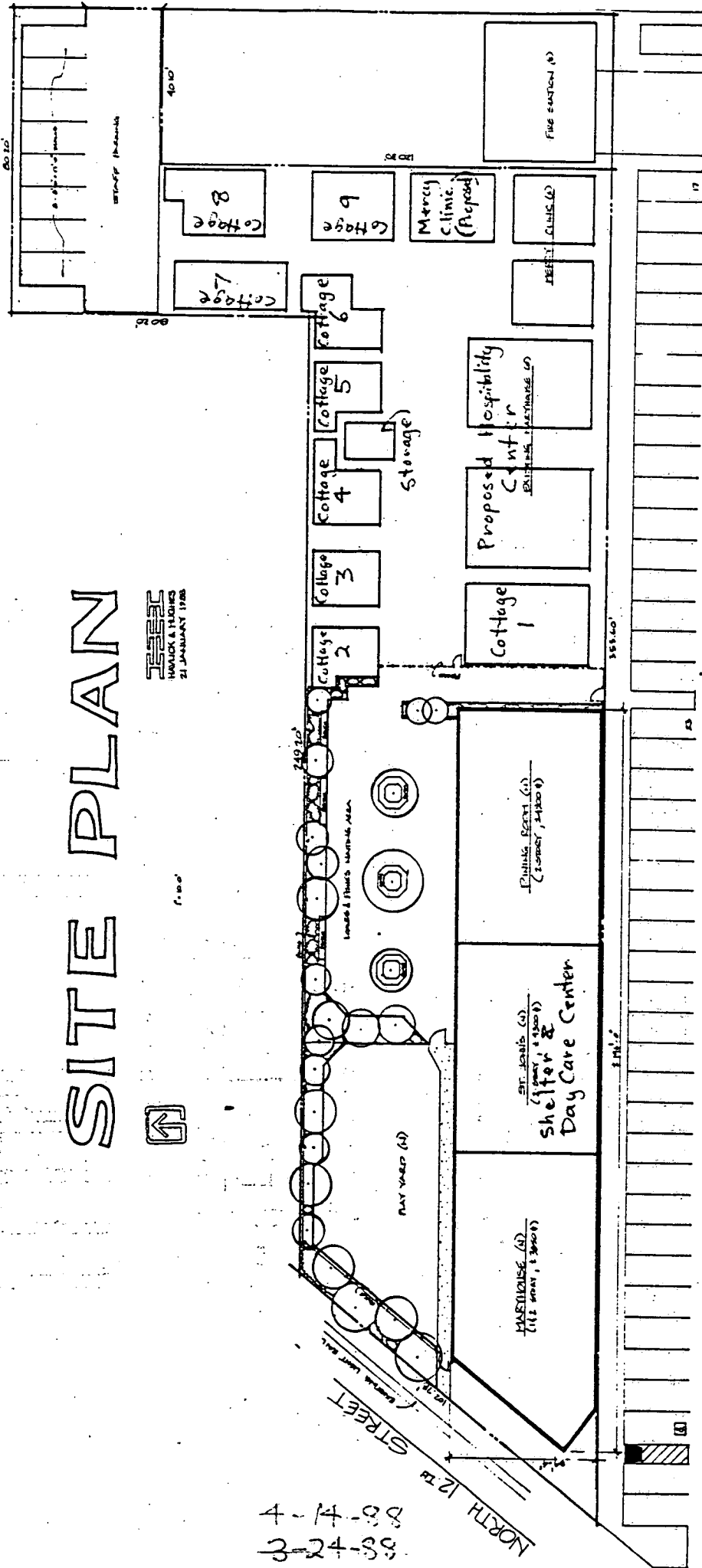
SITE PLAN



 HAWK & HOOKS

 ARCHITECTS

 21 JANUARY 1988



SITE PLAN

NORTH C STREET

4-14-88
 3-24-88

P-88-078

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 Item #

