

CITY PLANNING COMMISSION

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

APPLICANT Larry Ciche, 415 15th Street, Sacramento, CA 95814
OWNER Larry Ciche, 415 15th Street, Sacramento, CA 95814
PLANS BY Will Sexton
FILING DATE 7/6/88 ENVIR. DET. Neg. Dec. REPORT BY DH:pe
ASSESSOR'S PCL. NO. 002-0131-024

APPLICATION: A. Negative Declaration

B. Special Permit to expand a residential care facility from 6 to 14 ambulatory mentally ill clients in an existing dwelling on 0.07+ acres in the Multiple Family (R-3A) Zone.

LOCATION: 415 15th Street

PROPOSAL: The applicant is requesting the necessary entitlements to expand a residential care facility from 6 to 14 clients.

PROJECT INFORMATION:

General Plan Designation: Residential 30+ du/acre
1980 Central City Community
Plan Designation: Multiple Family
Existing Zoning of Site: R-3A
Existing Land Use of Site: Two story, six capacity Residential Care Facility

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Apartment; R-3A	Front:	13-1/2'	13-1/2'
South: Two Family; R-3A	Side(Int):	5'	5'
East: Apartment; R-3A	Side(Alley):	5'	3'
West: Multiple and Single Family; R-3A	Rear:	15'	11'6"

Parking Required: To be determined by Commission
Parking Provided: None
Property Dimensions: 40 x 80
Property Area: 0.07+ acres
Square Footage of Building: 2224 sq. ft. in two stories; total including basement 3,336 sq. ft.
Height of Building: Two stores with 1,112 sq. ft. basement
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Wood lap siding, gable shingle siding
Roof Material: Asphalt Composition Shingle
Hours of Operation: Seven Days/week; 24 hours
Number of Clients: Current State License; 6 ambulatory mentally ill; request for expansion to 14 clients

APPLC. NO. P88-292 MEETING DATE August 25, 1988 ITEM NO. 20

Employees:

Owner; with expansion, one future employee

PROJECT BACKGROUND: The subject site prior to 1982 was a vacant lot. In 1982 the Design Review Board approved a house move to the subject site for a single family dwelling. After the house move, the structure was sold to the current owner who converted it into a residential care facility. The owner seeks to remodel the basement level into living and recreation quarters and expand the state licensed capacity from six to 14 clients.

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning:

The subject site is a 3,200 square foot 40 x 80 foot lot located in the Central City in the Multiple Family (R-3A) Zone. A two story, 1910 era, single family dwelling converted into a six client residential care facility occupies the site with no onsite parking provided. Each floor has 1,112 square feet of floor area according to the applicant's drawings. A basement level is proposed to be remodeled to allow an additional, 1,112 square foot area to be added to the usable floor area. The 1980 Central City Community Plan designates the site for multiple family uses. The 1988 City General Plan designates the site for Residential 30+ units per acre. Residential care facilities require special permits in any residential zone if seven or more clients are served.

Surrounding Land uses and zoning are a mix of single and multiple family in all directions. The lot has alley access to the rear yard area. The alley between D and E, 15th and 16th Streets is a 20 foot wide concrete paved alley in good repair. Staff noted that if parking were required, one space could be provided in the rear yard area. A decorative fence borders the alley and rear yard area with a gate.

B. Project Description:

The applicant currently operates a State Licensed Residential Care Facility for adult, ambulatory mentally ill clients totaling six. The request is to expand the capacity from six to 14 clients who would be housed in a remodeled basement and conversion of existing rooms in the two story home.

Clients are referred directly from facilities operated by the Sacramento Mental Health Care System or U.C. Davis Medical Center. Clients have been diagnosed as being stabilized mentally ill individuals suitable for release into a neighborhood facility for reintroduction into society. Some clients may be on medication when released into the facility. The facility does not dispense medications nor are medically trained personnel employed at the facility.

Clients are not restrained to the site. Activities of clients are unrestricted. Clients are not allowed to drive nor to drink alcohol or take non-prescription drugs while at the facility. No maximum length of stay is established for the clients.

Clients range in age from 18 to 62-1/2. Past histories of the clients have been reviewed prior to release into a group home environment. The referral agency is responsible for assuring the appropriate level of self-control has

been achieved in the client prior to release.

Employees at the site are currently the owner/applicant. If approved, the applicant plans on hiring one additional employee to assist in the operation of the facility.

Clients do not have personal automobiles. The owner has two passenger cars used to transport clients to appointments. If approved, the owner would seek a 14 passenger van for transport of clients and sell the two passenger vehicles. Vehicles now park on the street. All on street parking in the area is restricted to two hour residential parking only.

C. Locational Criteria Evaluation:

The applicant responded to the locational criteria as noted in Exhibit A. Staff reviewed the City Inventory of Care Facilities in the Central City and State listing of Licensed Residential Care Facilities. The following is Staff's evaluation of the applicant's responses to the Locational Criteria.

2. Supportive Services - The applicant does not specify the medical or governmental services the clients utilize. Several outpatient counseling centers are located nearby, several in the 1,500 block of C Street. Regional Transit does operate lines on 16th Street.
3. Employment Opportunities - Clients do not generally hold jobs however the applicant does not indicate employment centers for his clients.
4. Distribution of Services - The applicant states that the closest Board and Care Facility is located one mile away. He is referencing Myrtyl's Recovery Homes located at 2218 E Street and 2217 G Street. Within the Central City, three residential care programs are operated by rehabilitation agencies. The list may not include an adult residential facilities of six or less clients which did not disclose the physical or mental condition of clients. Within 1,000 feet of the subject site, staff noted that no residential care facilities for mentally ill clients are listed in the City Survey.
5. Facility Access - Access is provided from referral agencies of U.C. Med Center and County Mental Health Programs.
6. Concentration - A survey of social service agencies within the City of Sacramento compiled in October of 1987 indicated that there are approximately 535 such agencies within the City limits. Approximately 167 agencies or 31 percent of these agencies are located in the Central City Community Plan area. Eight of the facilities within the Central City are classified as rehabilitation Agencies. These are:

<u>Agency</u>	<u>Type</u>	<u>Address</u>
Aquarian Effort	Non-residential	2015 J Street (office) 1304 O Street (crisis) Intake Cntr. & Med (clinic) 2100 Capitol Avenue
Bi-Valley Medical Clinic	Non-Residential	
Myrtle's Alcoholism		
Recovery Homes Inc.	Residential	2218 E Street 2217 G Street
Sacramento Recovery		
House Inc.	Residential	1914 22nd Street
Sacramento Black		
Alcoholism Center	Non-Residential	2425 Alhambra Blvd.
Womens' Stress		
Alternatives	Non-Residential	1216 18th Street
Indian Turquoise		
Lodge	Residential	2717 P Street

Planning staff has compiled a list of social service agencies within 1000 feet of the subject site. There are other social service agencies within this radius:

OS-527	Washington Neighborhood Center; 440 16th Street
OS-477	Sac. Concilio Inc.; 1516 C Street
OS-478	La Casita Nutrition Program; 1516 C Street
OS-479	New Careers Empl. & Training Program; 1516 C Street
OS-480	Communications Division; 1516 C Street
MC-301	Sacramento Dental Clinic UOP; 1500 C Street
MC-316	Clinica Tepati; 1500 C Street
OS-462	Prison Ministries Center; 1400 E Street
OS-494	SSPCA Thrift Store; 1402 E Street
OS-440	Legal Services of Northern California; 515 12th St.

Although not indicated on the City Survey, the Sacramento Plasma Center is located at 1517 E Street. The Plasma Center pays for contributions of blood for plasma only. The center is not affiliated with the Sacramento Blood Center. The purpose of the plasma center is to provide a supply of plasma to supplement whole blood supplies. The City Police Department has noted problems with loitering activities associated with the corner market which sells beer and wine for offsite consumption.

Staff has field inspected the site and vicinity at various times during the day including 8:00 A.M., Noon and 5:30 P.M. and noted 5 to 20 persons loitering outside the Market at 15th and E Streets. The neighborhood located on E Street between 15th and 16th seems to be an area to avoid. Staff learned from the applicant that the owner of the market plans on ceasing the sale of alcohol at the end of the year due to criminal problems in the neighborhood. Staff also learned that the Plasma Center is an attraction for street people donating blood so that they can purchase alcohol at the local market. Staff notes that the neighborhood has renovated some of its multiple family dwellings. Staff also notes that the loitering activities are not a positive element in this

neighborhood. Since clients at 415 15th Street are unsupervised and not restricted, they have the ability to congregate with others outside the house. Staff notes that due to the small yard area on the lot, clients would prefer more space for outdoor activities.

8. Parking - No onsite parking is provided. The Locational Criteria clearly states that parking must be provided onsite for clients, employees and visitors of the Residential Care Facilities. The applicant currently operates two passenger cars which are parked on the street. For the house move in 1982, the one parking space required for the house was provided off the alley. That space is no longer usable. Staff finds the parking proposed inadequate for visitors or employees of the site.
9. Size of Structure - The proposed expansion into the basement level would create a house with 3,400 square feet of living area for 14 clients. Interior space per client would be adequate. Handicapped ramps are proposed off the rear elevation. However, the 15 foot rear yard area does not appear to provide adequate open space for the needs of 14 clients. Staff has previously recommended, on previous Special Permits, active onsite recreation areas for gardening, games, barbecues or other activity centers for clients of the group home. The applicant proposes no amenities for clients in the form of outdoor recreational uses onsite due to the small size of the rear yard area. Staff does not find the site appropriate for 14 clients due to lack of area and recreational amenities.
10. Compatibility of Site Design - Exterior elevations of the structure are compatible with older single family dwellings in the area. Lack of off-street parking for employees, visitors and deliveries limits the use of the site for a non-residential use.

SUMMARY - LOCATIONAL CRITERIA: In reviewing the proposed project, staff finds that the site is inappropriate for 14 clients since the neighborhood is severely impacted by transients and visitors to the Plasma Center and corner market. Inadequate onsite parking and lack of common recreation facilities and yard area do not comply with the Locational Criteria. An over concentration of care facilities exists in the Central City. The Commission in past actions has recommended relocation outside the Central City rather than expansion. Staff recommends denial of the Special Permit for expansion from six to 14 clients. State law preempts the City from reviewing facilities of six or less clients. The applicant was aware that there was an over concentration of care facilities in the Central City.

AGENCY COMMENTS: The project was reviewed by the Alkali Flat PAC, the Washington Neighborhood Association, the Redevelopment Agency, City Police, Fire, Engineering, Traffic Engineering and Old City Association. Comments received included the following:

1. Fire Department - "They must get a Building Permit since the building must comply with State Building Code Title 24."
2. Police Department - See Letter
3. Alkalai Flat PAC - See Letter

4. Washington Neighborhood - See Letter

SUMMARY: Planning Staff is concerned with the over-concentration of social service agencies, including the number of drug and alcohol rehabilitation programs, within the Central City Community Plan area. The City's Locational Criteria for residential and non-residential care facilities states that a proposed facility should not be cited within a residential neighborhood which already contains a number of non-residential care or residential care facilities. Because of over-concentration of agencies in the Central City, staff does not find it appropriate to locate another residential social service program in the Central City area. Staff, therefore, recommends denial of the special permit request.

ENVIRONMENTAL DETERMINATION: The City's Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:

- A. Ratify the Negative Declaration
- B. Deny the Special Permit request based upon Findings of Fact which follow.

FINDINGS OF FACT:

1. Granting of the special permit request would not be based upon sound principles of land use in that an over-concentration of social service agencies exists in the Central City Community Plan area than in other areas of the City.
2. The proposed project, if approved, would be detrimental to the public health, safety and welfare and result in the creation of a nuisance in that the facility is not maintained in a manner so as to blend in with the residential character of the surrounding neighborhood.



CARE FACILITY MAP

P-88-292

8-25-88

Item 20