

CPC AMENDED REPORT 10-22-87  
**CITY PLANNING COMMISSION**

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

<b>APPLICANT</b>	St. Vincent de Paul Society, Sacramento Chapter - 2220 Capitol Ave., Sacto. 95816
<b>OWNER</b>	Pacific Capitol Investments - 120 Hartnell Place, Sacramento, CA 95825
<b>PLANS BY</b>	St. Vincent de Paul Society
<b>FILING DATE</b>	9-8-87
<b>ENVIR. DET.</b>	Exempt 15301
<b>REPORT BY</b>	JP:sg
<b>ASSESSOR'S-PCL. NO.</b>	007-0154-008

APPLICATION: Special Permit to operate a residential care facility (a temporary shelter not providing care of therapy) for women and their children in an existing 3,000+ square foot structure in the R-3A zone

LOCATION: 2220 Capitol Avenue

PROJECT INFORMATION:

1974 General Plan Designation: Multiple Family  
1980 Central City Community  
Plan Designation: Multiple Family  
Existing Zoning of Site: R-3A  
Existing Land Use of Site: Residential structure

Surrounding Land Use and Zoning:

North: Church, apartments; R-3A  
South: Apartments; R-3A  
East: Residential, office; R-3A  
West: Residential; R-3A

Parking Required:	Determined by Commission
Parking Provided:	4 spaces
Property Dimensions:	40' x 160'
Square Footage of Building:	3,000+ sq. ft.
Height of Building:	2 stories plus basement at ground level

A. Land Use and Zoning

The subject site is a 40' x 160' interior lot located in the Multi-Family (R-3A) zone. An existing residential structure with approximately 3,000+ square feet of living area is located on the site (Exhibits A, B and C). Surrounding land uses are a church and apartments to the north and single family and multiple family residential to the south, east and west. All adjacent properties are located in the R-3A zone. The subject site is designated for multiple family use by the 1980 Central City Plan.

B. Background Information

In March of 1987 the applicant, the St. Vincent de Paul Society, opened St. Vincent's Inn, a temporary housing facility for homeless women and their children. The applicant indicated to representatives of planning staff that they were a rooming and boarding house and did not require Planning Commission review and approval. Planning staff indicated to the applicant, however, that they were a type of residential care facility, not a rooming and boarding house, and would require special permit review and approval. Despite this

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warning, the facility continued to operate without a special permit and in July of 1987 the City Attorney's Office filed a preliminary injunction against St. Vincent's Inn for not obtaining a special permit for the facility. In September of 1987 the applicant filed a special permit application with the Planning Division to operate St. Vincent's Inn.

C. Applicant's Proposal

As noted, the applicant is requesting a special permit to operate St. Vincent's Inn, a temporary housing facility for homeless women and their children. The purpose of the facility is to provide these families with a temporary place to stay while the mother saves a part of her income to eventually put towards first and last month's rent, and security and utility deposits on an apartment (Exhibits D and E). While the families are staying at St. Vincent's Inn they do not pay rent, and the maintenance of the facility is provided through donations. The applicant has indicated that since March, 29 families have completed their stay at the facility. Twenty-three (23) of these families have moved into a place of their own. The average length of stay for a family is between six weeks to two and one-half months. The applicant is requesting to house a maximum of 20 people in the facility, approximately three to five families. Men and single women without children do not currently reside at the facility and the applicant does not propose to serve any other clientele other than homeless women with children.

D. Present Organization and Operation of Facility

St. Vincent's Inn presently has four staff members: the Director, House Manager, and two other staff members. At least one staff member is on the premises when the facility is open. The staff members report to an Advisory Committee and the Advisory Committee reports to the Board of Directors of the St. Vincent de Paul Society.

Families who stay at St. Vincent's Inn are referred to the shelter by other social service agencies, primarily Maryhouse Day Hospitality for Women. St. Vincent's Inn staff makes the final determination as to whether or not a family can stay at the facility. Women who stay at the facility read and agree to abide by a set of house rules (Exhibit F). The facility is not open 24 hours a day. The families are not on the premises between the hours of 9:00 a.m. to 5:00 p.m. on weekdays and 10:00 a.m. to 5:00 p.m. on weekends. On weekdays when the facility is closed the women and pre-school children are provided transportation to and from Maryhouse. School age children attend school. If a family does not utilize Maryhouse, typical daytime activities may include shopping, going to the park, or visiting with relatives and friends. A family may stay at the facility during the day when an emergency occurs, such as illness, if a staff member is present. Families are discouraged from having visitors on the premises. Four parking spaces are located on the site adjacent to the alley. These spaces are used primarily by staff as families usually do not own vehicles. Staff and family members attempt to use the back door of the facility to enter and leave the site as much as possible.

D. Central City Social Service Agencies

A recent survey of social service agencies within the City of Sacramento indicated that there are approximately 535 such agencies within the City limits. One hundred sixty-seven (167) or 31 percent of these agencies are located in the Central City Community plan area. Twenty-four (24) of the Central City agencies provide residential care.

Planning staff has compiled a list of social service agencies within a 1,000 foot radius (two blocks) of the subject site (Exhibits G and H). Four of these agencies are Medical Clinics (MC) or administrative offices for medical services (MC). Three agencies are classified as Other Services (OS). There is one Child Care (CC) facility and one Rehabilitation Agency (RA). There are no residential care facilities located within 1,000 feet of the subject site.

The applicant has responded to the locational criteria for residential care facilities (Exhibits I and J). The applicant's responses indicate that the site is close to supportive services, adequate parking is provided and a similar type of facility is not found in the downtown area.

E. Review by City Departments

The Fire Department has inspected the subject site and indicated that the maximum occupancy permitted for the proposed use is nine people upstairs and two downstairs for a total of 12 occupants. If a second exit is provided upstairs it may be possible to increase the occupancy to 16 upstairs for a total of 18 occupants in the structure. The occupancy would include the staff member or members spending the night at the facility. The Fire Department inspector indicated that the structure could not qualify for a maximum occupancy of 20 as requested by the applicant.

The project has also been sent to the City Police Department and Building Division for their review. Comments from these two departments have not been received.

F. Neighborhood and Community Comments

A resident property owner in the neighborhood of the subject site organized a neighborhood meeting to discuss the project on October 12, 1987. The resident canvassed the area with notices and talked to 6-8 people about the project. Fifteen (15) people attended the October 12th meeting including two representatives of St. Vincent's Inn and a representative of the Midtown Business Association.

At the meeting, two of the residents indicated that they were opposed to St. Vincent's Inn remaining at the subject site. The majority of the residents indicated that they had a hard time accepting the fact that St. Vincent's Inn had located at the subject site without first obtaining the required permits from the City. They indicated, however, that they would be willing to accept St. Vincent's Inn remaining in their neighborhood if they were assured operation of the facility would remain the same, strong conditions were imposed on the facility, and that the neighborhood had recourse if the facility did not

follow the required conditions. Special permit conditions suggested by the neighbors included:

1. The facility not be open 24-hours and continue to close between 9 a.m. and 5 p.m.
2. The facility serves women and their children, no single women or men.
3. A limit be placed on the number of residents.
4. No visitors, male or female, in the front of site. Visitors allowed in house or back yard.
5. Notify the neighbors if a change in management occurs.
6. A neighborhood resident on the advisory board.
7. Specific written directions given out by referral agencies to families as to the location of St. Vincent's Inn.
8. No signage visible from street.
9. No acceptance of families between 10:00 p.m. and 7:00 a.m.
10. Review of the project in two years by the Planning Commission (term permit).

The Midtown Business Association reviewed the project at their October 14, 1987 board meeting. The association indicated that they do not support the increasing concentration of social service agencies in the midtown area and object to the manner in which St. Vincent's Inn located in the community prior to obtaining required permits (Exhibit K). However, the association stated that they do not want to drive existing services from the area and propose that St. Vincent's Inn meet 10 listed conditions if they wish to remain at the Capitol Avenue site. These conditions are similar to the ones suggested by the neighborhood residents.

G. Staff Evaluation and Recommendation

Planning staff shares the concern of area residents that St. Vincent's Inn located on the subject site without first obtaining the necessary permits from the Planning Division and other City Departments. These permits are required not only for the health, safety and welfare of adjacent property owners and residents but for occupants of the subject site as well. Planning staff also notes that over one-fourth of the social service agencies located in the City of Sacramento are located within the boundaries of the Central City Community Plan area. Any additional residential and non-residential care facilities in this area must be carefully evaluated to insure that an over-concentration of facilities does not occur.

Planning staff finds, however, that St. Vincent's Inn does provide a unique temporary shelter for women and their children that is not found elsewhere in the community plan area. Staff has inspected the site several times, including



weeknight and weekend drive-bys, and has found that the site appears to be well maintained and that there is no loitering around the premises. The Fire Department has indicated that the building can be utilized for the proposed use with limitations on occupancy. Neighborhood residents and business persons have indicated that, while they are not pleased that another social service agency has located in the midtown area, they are willing to allow the facility to remain at the site on a trial basis with stringent conditions. Planning staff, therefore, recommends approval of a special permit for St. Vincent's Inn for two years, subject to conditions. The applicant will be required to request that the Planning Commission extend the permit prior to the end of two years or the special permit will expire.

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

RECOMMENDATION: Planning staff recommends approval of the special permit request to operate a residential care facility (a temporary shelter not providing care or therapy) for women and their children, subject to conditions and based upon findings of fact which follow.

Conditions

1. The facility shall serve women and their children only. No single women without children or men shall be served by the facility or permitted to stay overnight.
2. Maximum occupancy, including staff, shall be 12 persons (9 upstairs and 2 downstairs). The occupancy may be increased to a maximum of 18 persons subject to the approval of the Fire Department and the Building Division. Letters must be placed on file with the Planning Division from these two City divisions indicating the maximum occupancy allowed prior to any increase over 12 persons.
3. The facility shall be closed between the hours of 9:00 a.m. to 5:00 p.m. on weekdays and 10:00 a.m. to 5:00 p.m. on weekends. Families shall not be permitted to stay at the facility during these hours unless there is an emergency, such as illness, and a staff member is present. At least one staff member will be on the premises at all times when the facility is open.
4. A neighborhood representative shall be entitled to serve as a member of the St. Vincent's Inn Advisory Board.
5. A notice shall be sent to all property owners within 300 feet of the subject site indicating the purpose of the facility, the address and phone number of the facility and the names and telephone numbers of the following persons: Director, St. Vincent's Inn; House Manager, St. Vincent's Inn; and President, St. Vincent de Paul Society. The notice shall include a statement suggesting that the property owner share this information with any building tenants that the property owner may have. A copy of this letter and 300 foot mailing list shall be placed on file with the Planning Division by December 1, 1987. If any change in management (Director, House Manager,

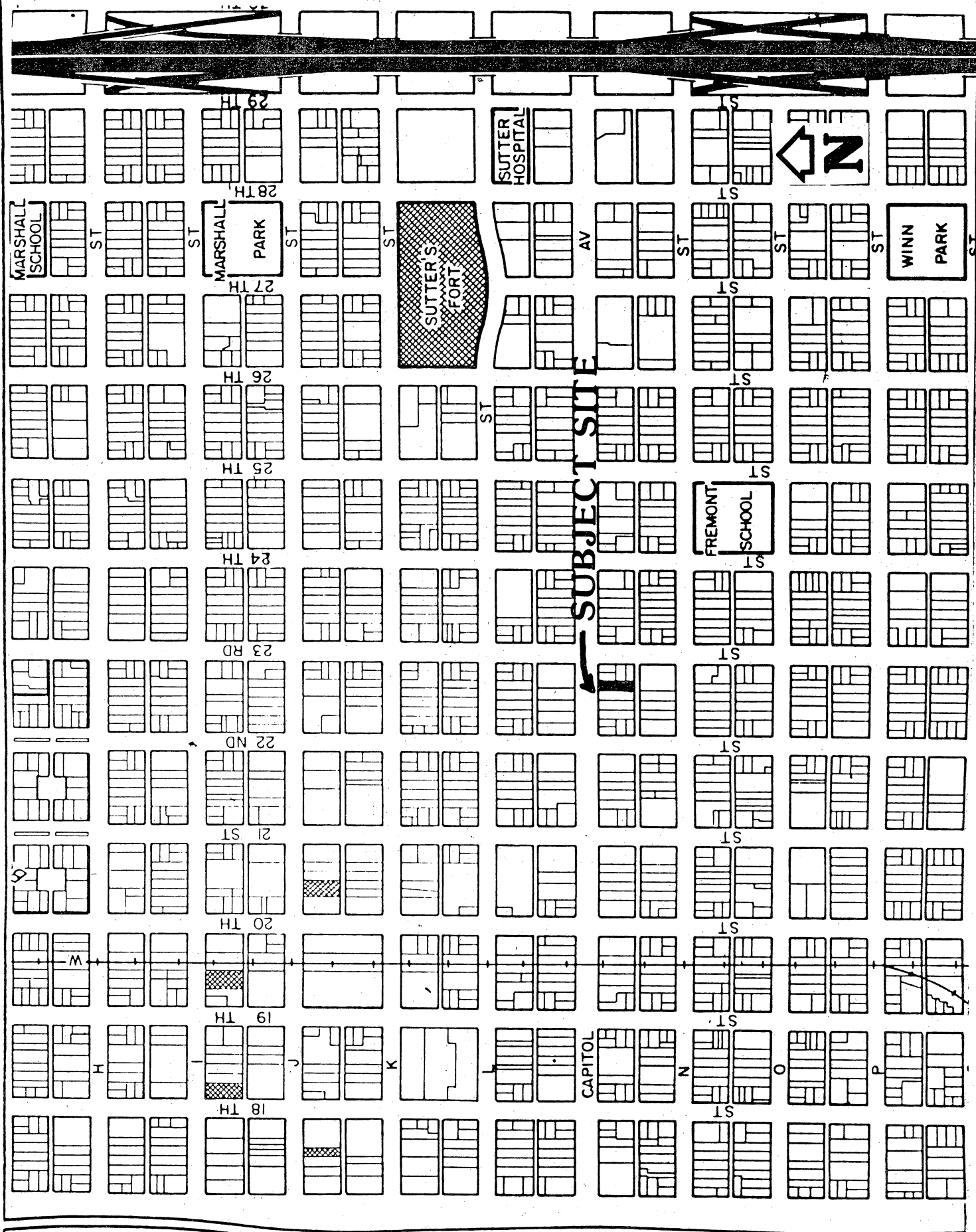
President) occurs, property owners within 300 feet shall be notified and a copy of the notice placed on file with the Planning Division.

6. The applicant shall develop a detailed map/instruction sheet on the location of St. Vincent's Inn and provide copies of the map/instruction sheet to referral agencies. The instruction sheet shall indicate that families shall not disturb adjacent property owners/residents. A copy of the map/instruction sheet shall be placed on file with the Planning Division by December 1, 1987.
7. One attached sign stating either "St. Vincent's" or " St. Vincent's Inn" shall be permitted. Maximum size of the sign shall be ~~1/2~~*three* square feet. The sign can be located above or adjacent to the front door. No other sign, other than address numbers, shall be permitted. *(CPC amended)*
8. Families may entertain their guest either inside the structure or in the back yard. Mothers, children and any guest may not use the front yard or front porch for social purposes or as a playground.
9. If a change is made in the house rules (Exhibit F) a copy shall be placed on file with the Planning Division.
10. Curfew for families shall be 10:00 p.m. No new families shall be admitted to the facility between the hours of 10:00 p.m. and 7:00 a.m. *unless referred and delivered by a law enforcement agency (CPC amended)*
11. The facility shall comply with all requirements of the City Fire Department and City Building Division.
12. The special permit shall be granted for a period of two years (24 months ending November 1, 1989) at which time such permit shall expire automatically unless the applicant applies for and the Planning Commission extends the special permit.

#### Findings of Fact

1. The project, as conditions, is based upon sound principles of land use in that:
  - a. the facility is located in a structure large enough to accommodate the proposed use and a large fenced back yard is provided as open space for the women and their children;
  - b. there are no similar facilities in the immediate area; and
  - c. adequate parking is provided.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor be injurious to surrounding properties in that:
  - a. adequate staff supervision for families shall be provided;

- b. a resident of the neighborhood shall have the opportunity to become a member of the St. Vincent's Inn Advisory Committee and will be able to communicate any neighborhood concerns; and
  - c. the project has been conditioned to prevent loitering in front of the facility.
- 3. The project, as conditioned, conforms to the adopted locational criteria for establishing care facilities.
  - 4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for multiple family use and the proposed residential care facility use conforms with the plan designation.



# VICINITY MAP

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ST. VINCENT'S INN . P.O. Box 8174 . Sacramento, CA 95818 . (916) 447-4143

## EXHIBIT A

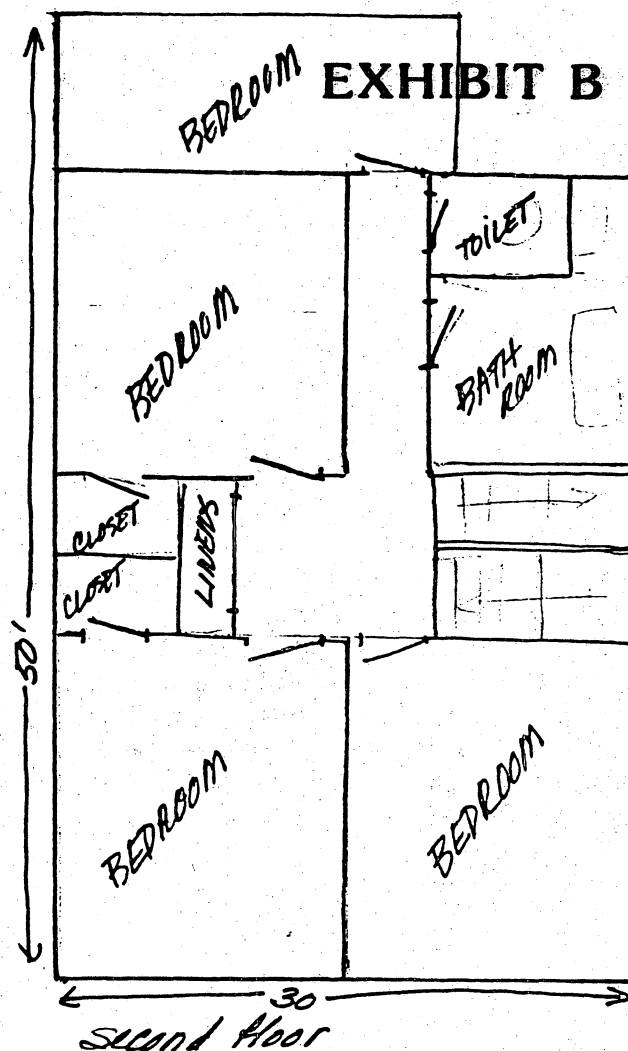
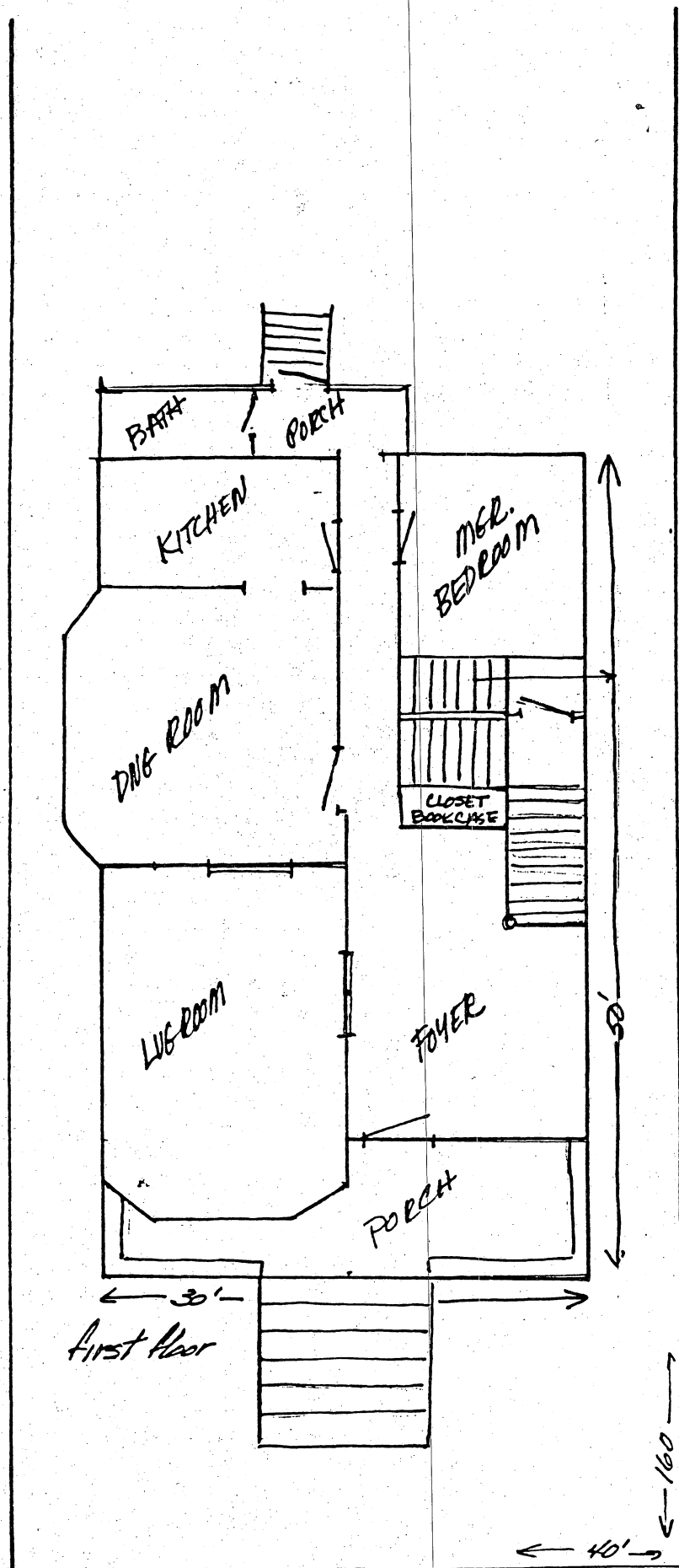


Please note: This photo was taken during repairs.

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St. Vincent's Inn  
2220 Capital Avenue  
APN: 007-0154-008

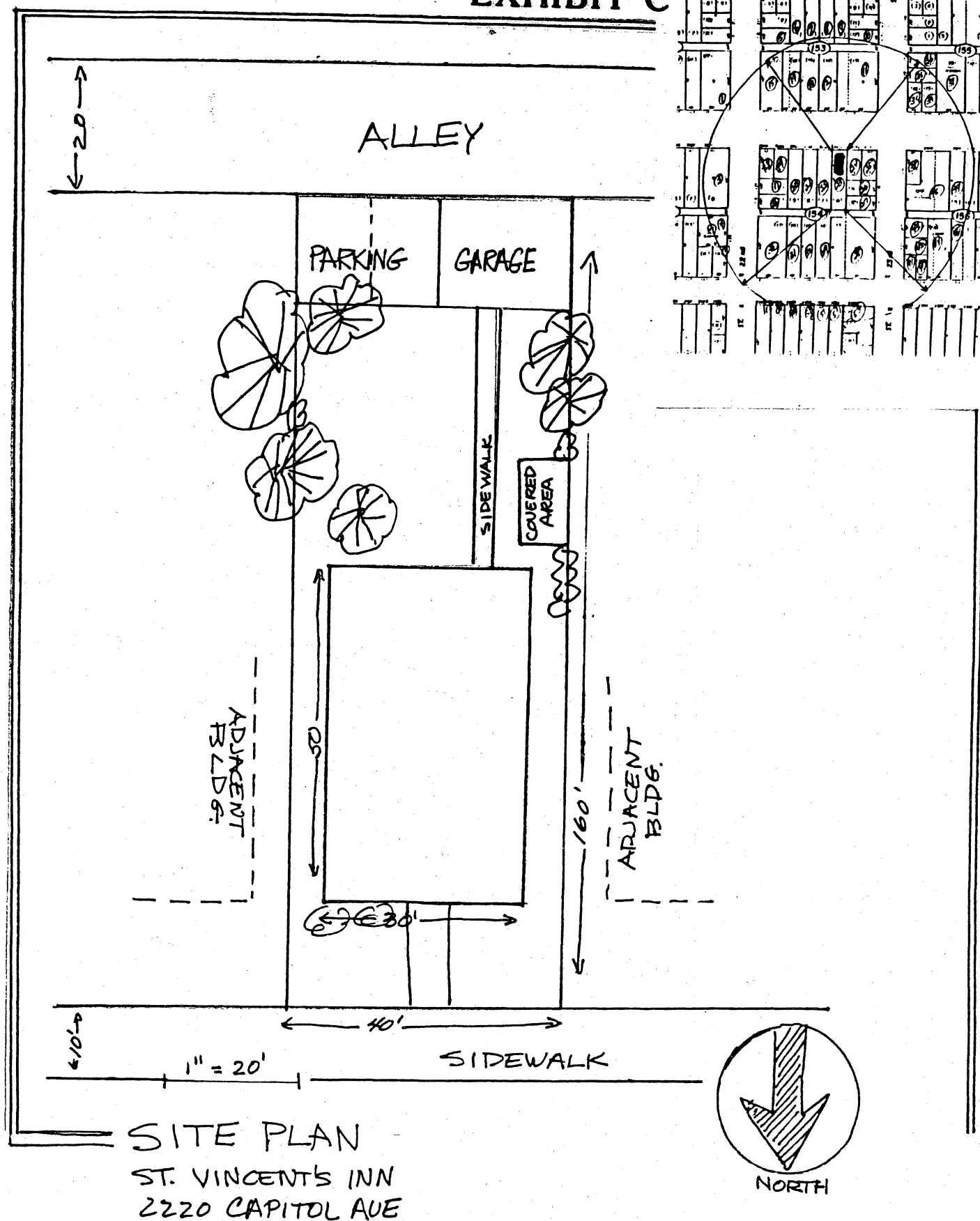
Legal Description:  
East  $\frac{1}{2}$  of lot 3 Block M and N  
between 22nd and 23rd

SCALE: 1" = 10'  
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# EXHIBIT C



SITE PLAN  
ST. VINCENT'S INN  
2220 CAPITOL AVE

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## EXHIBIT D

### ST. VINCENT'S INN

In the winter of 1986, both the Social Concerns Commission of the Diocese and St. Vincent de Paul Society recognized the need for more permanent solutions to the problem of homelessness among women and children than currently is provided through shelter or motel vouchers. St. Vincent's Inn was opened in March of 1987 to partially address that need. Sponsored by the Society of St. Vincent de Paul and operated with contributions from parishes and the community at large, St. Vincent's Inn provides hospitable lodging in a downtown boardinghouse for three to five families at a time who are transitioning from homelessness to more permanent housing.

For many of the families who are homeless, the solution to their homelessness is relatively simple. Many families with women as the household head never have enough money at one time for first and last month's rent, security and utility deposits so they spend almost all of their income on a motel room. The slightest emergency puts them back on the street. A mother with three children, for example, will receive about \$750 a month in public assistance. This has to cover housing, utilities, clothing, transportation, some food and other necessities. She may pay between \$500-600 just for a motel room because she doesn't have the \$800 to \$1200 that would allow her to move into a more reasonable house or apartment. St. Vincent's Inn offers a partnership between the homeless mother and the community. The community, through donations, subsidizes her rent while she stays at St. Vincent's. The homeless mother, for her part, agrees to put away at least 80% of her public assistance towards more permanent housing and helps in the running of the Inn by participating in household chores, meal preparation, children's activities and the like. Most of the women utilize Maryhouse, sponsored by Loaves and Fishes, for social support and any service needs.

2220 Capitol Avenue  
Sacramento, CA 95816  
(916) 447-4143

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ADDITIONAL INFORMATION

EXHIBIT E

What St. Vincent Inn is not. . .

St. Vincent Inn does not accomodate the following:

- Street walk-ins (housing is by referral only)
- men, even with families, who need housing assistance
- single women who are not pregnant
- persons who need short-term emergency rather than more "transitional" housing
- persons who need the specialized services (e.g. mental health, domestic violence) that supervised programs for these needs offer
- persons who cannot or will not agree to live harmoniously with a group in a co-op setting

The role of staff at St. Vincent's Inn. . .

The primary role of staff at St. Vincent's is to facilitate harmonious and cooperative group living in a family environment. Staff screen potential residents for their ability and willingness to use the kind of housing we provide. Staff assist the co-op life in the house by convening house meetings wherein residents can plan the work schedule and exchange ideas about community resources and events.

Philosophy at St. Vincent's Inn. . .

We believe that the primary need of homeless women with children is that of decent, safe, affordable housing before the degrading and institutionalizing effects of homelessness take hold. By providing temporary housing in a manner that maintains the dignity, responsibility, and independence of women-without-housing we can move families from a situation that can become chronic and debilitating to neighborhoods throughout the community where they can get on with their lives.

Referral process. . .

Most referrals come from Maryhouse Day Hospitality for Women where women with children who are staying in shelters, week-to-week motels, or who have no place to stay come during the day for social support services. Maryhouse staff initially screen prospective residents for St. Vincent's. St. Vincent's staff make the final determination.

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## EXHIBIT F

### ST. VINCENT'S INN

Welcome to St. Vincent's Inn! St. Vincent's is sponsored by the St. Vincent de Paul Society and operated by volunteers and primarily the house guests. Staff and volunteers are here to assist you in finding more permanent housing and to help secure an income, if you need it. The rules are simple and meant to make staying here more comfortable and safe for everyone.

1. There is to be no violence or verbal abuse towards staff, volunteers, other residents (including children) while staying here. Everyone here is trying to make the best of a difficult situation and we can help each other by the way we treat each other.
2. No alcohol or non-prescription drugs are to be on the premises.
3. Once you come in, you must stay in. You may come in by 10 p.m. if you let us know by 7 p.m.
4. Smoking is permitted only in designated areas on the main floor.
5. Please, no food in the rooms. You may store food in a designated cupboard or in the common refrigerator.
6. Lights go off in shared rooms at 9:00pm. No radios or personal T.V.'s may be played after 9:00 pm in the rooms. Children are to be in bed by 9:00 p.m.
7. The T.V. goes off at 11:00 pm. Sometimes exceptions will be made by staff on the weekends.
8. Wake up is at 7:00 am. Coffee and cocoa will be available after 7:30 am. Everyone must be out of the house by 9:00 am.
9. Laundry can be done from 5:00 pm until 8:30pm in the basement.
10. Everyone is expected to do a task to keep up the house. St. Vincent's Inn is run primarily by the residents and volunteers so we all have to pitch in to keep it clean and running smoothly. If the task you pull is too difficult for you, you may ask the staff to exchange it for another.
11. Please lock up or have the staff lock up any valuables. We cannot be responsible for loss of property and possessions because of fire, theft, misplacement or other cause.
12. Children are to be supervised by their mothers at all times. No child is to be left with someone else without the written permission of the staff.
13. Please do not hang out on the front porch. Children can play in the backyard until 8:00 p.m. if someone is supervising.
14. If you plan to eat dinner with us you are expected to be here by 6:00 p.m.
15. The telephone is only to be used with the permission of the staff.

I have read the house rules and will agree to them.

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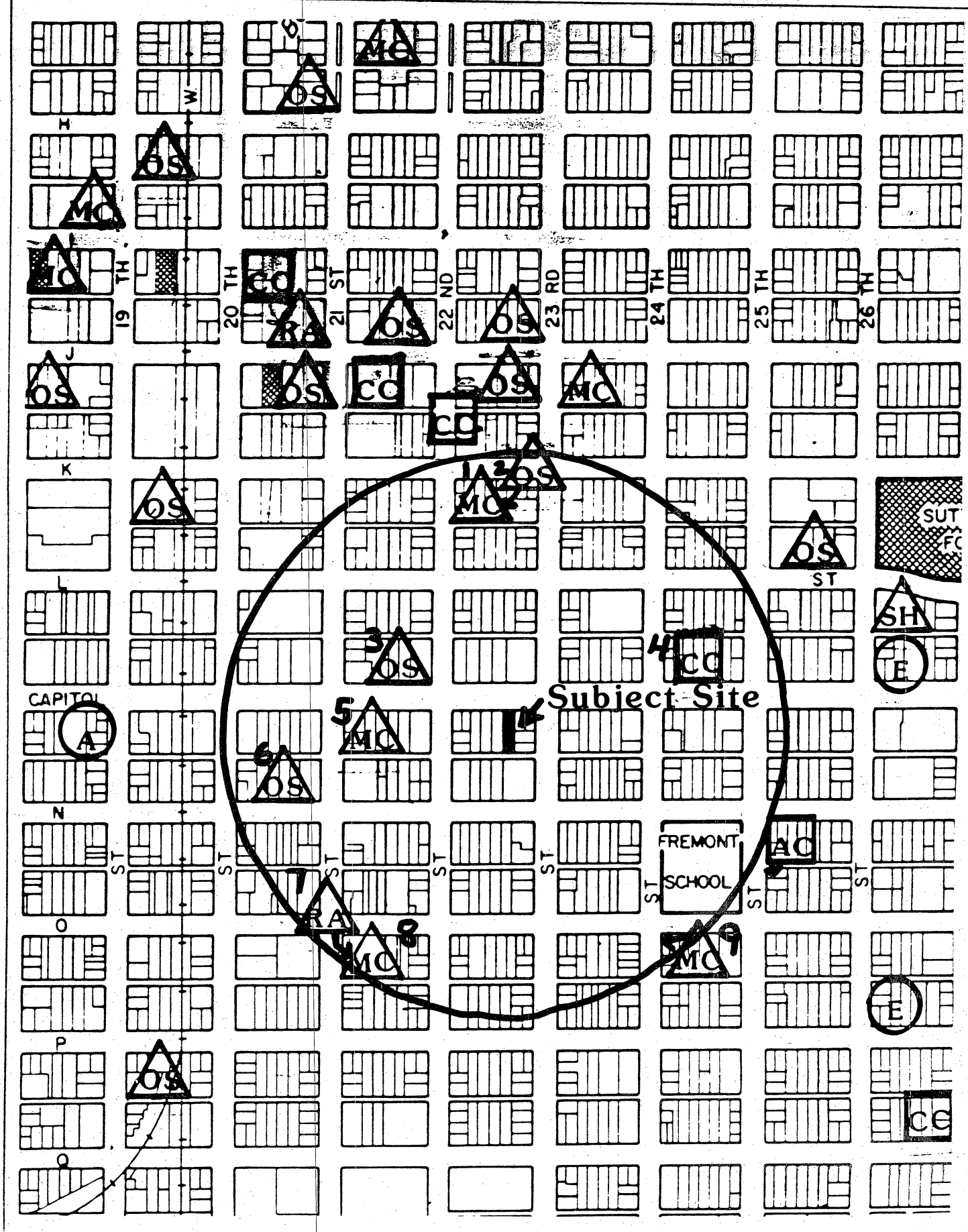
## EXHIBIT G

### Social Service Agencies Within 1,000 Feet of 2220 Capitol Avenue

1. Hemophilia Council of California  
2206 K Street  
(MC)
2. League of Women Voters  
2206 K Street  
(OS)
3. Protection and Advocacy Inc.  
2131 Capitol Avenue, Suite 100  
(OS)
4. Peter Pan Nursery School  
2409 Capitol Avenue  
(CC)
5. Bi-Valley Medical Clinic  
2100 Capitol Avenue  
(MC)
6. Crossroads, A Mental Health Rehabilitation Agency  
2021 N Street, Suite 100  
(OS)
7. Alcoholics Anonymous, Central California  
1507 21st Street  
(RA)
8. Planned Parenthood  
1507 21st Street  
(MC)
9. California Hispanic Commission on Alcohol and Drug Abuse Inc.  
2400 O Street  
(MC)



# EXHIBIT H



# 1000 Foot Radius 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.

## EXHIBIT I

### 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

X

#### Residential Care Facility

#### Regional Criteria\*

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.

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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

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OCT 12 1987

## Responses to criteria for Residential Care Facilities

St. Vincent's Inn

RECEIVED

Some of the questions related to criteria for a residential care facility are not relevant to the program we are proposing. We have attempted to answer as appropriately as possible.

1. Supportive Services: The site we are proposing is ideally situated for maximum convenience for the house residents. Public transportation has major routes along Capitol Avenue, J Street, and 21st Street. The school bus stops  $\frac{1}{2}$  block from the house. Emergency medical services are available at Sutter Hospital which is about six blocks away. Compton's Market is about six blocks away, Lucky's less than a mile. Smaller "corner stores" are within a couple of blocks. The Welfare Department, whose services many of the women use, is located less than a mile from the house.
2. Employment Opportunities: The downtown area is ideally a place for job opportunities. The transportation network and number of service establishments accommodate the entry level applicant. The reality, however, is that minimum wage jobs do not pay enough for single parent families to adequately cover the costs of transportation, housing, child care, medical expenses and the like.
3. Distribution of Services: There is no comparable service within miles of the proposed site. A transitional apartment program is located in the north area of the city.
4. Facility Access: The house is centrally located and accessible through public transportation.
5. Concentration: I know of no other programs like this in the downtown area. Although there are a few licensed community care facilities in the central city, the level of resident ability is vastly different from the residents of St. Vincent's Inn. The Inn is more properly described as subsidized housing than as a "care facility."
6. Parking: There are four off-street parking spaces available with entry from the alley. We have not needed to use but one, since most of the women do not have cars and the four staff who come at different times have always found parking in front of the house. When transporting resident we leave and enter by the alley in order to avoid jay-walking or double parking in front.
7. Size of structure: The spacious common area downstairs has accommodated the number of people we are proposing when there has been a distribution of ages (i.e. adults, older children, toddlers, and infants or babies not walking yet). We have been awarded a state grant to make the building wheelchair accessible and to make other improvements to the building, including a back staircase from the second floor to the ground. The site is unusual for a downtown house in that the back yard is ample for a play area.
8. Compatibility of Site Design: This is an older home in the mid-town area. We do not plan any signage except our name above the doorbell. It is our intent that the house be indistinguishable from any other home on the block.

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**midtown**  
BUSINESS ASSOCIATION

P O BOX 161147

SACRAMENTO  
CALIFORNIA  
95816

## EXHIBIT K

October 14, 1987

Joy Patterson, Planner  
Department of Planning  
and Development  
1231 I Street, Suite 200  
Sacramento, Ca 95814

Re: P87-401  
Saint Vincent's Inn Permit

Dear Joy,

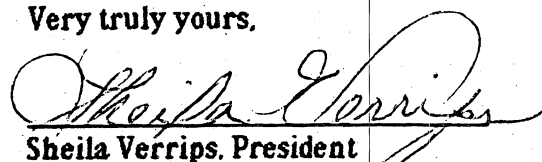
The MBA does not support the increasing concentration of social service agencies in the Midtown area. It also objects to the manner in which Saint Vincent's Inn has imposed itself on the community prior to its attempt to obtain necessary permits.

In order to avoid the above problem in the future the MBA supports the creation of a City/County board working with the Community Services Planning Council to screen requests like Saint Vincent's.

However, the MBA does not want to drive existing services agencies from the area. Therefore the MBA proposes that Saint Vincent's Inn meet the following conditions in order to remain in its current location . . .

- 1 Only mother's and children - no men or single women
- 2 No male overnight visitors
- 3 No visitors on the Capitol Avenue side of Saint Vincent's
- 4 No new residents received between 10 p m and 7 a m
- 5 No signage that is readable from the street - Capitol Avenue
- 6 Requirement to notify all residents and businesses within 300 feet of the site if there is a change of directors or volunteers at Saint Vincent's
- 7 To supply all referral agencies with a detailed map and instructions on the site location and instructions not to bother the Briggs House across the street
- 8 Only a 2 year temporary permit be issued
- 9 A neighborhood representative be on their advisory board
- 10 The curfew should remain 10 p m in the summer and 8 p m in the winter

Very truly yours,

  
Sheila Verrips, President

P87-401

10-22-87

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