

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Harley R. & Ramona P. Woodworth, 7415 Henrietta Dr., Sacto., CA 95822		
OWNER	Harley R. & Ramona P. Woodworth, 7415 Henrietta Dr., Sacto., CA 95822		
PLANS BY	Harley R. & Ramona P. Woodworth, 7415 Henrietta Dr., Sacto., CA 95822		
FILING DATE	3-23-84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC.	Ex. 15301(e)	EIR	ASSESSOR'S PCL. NO. 048-052-03

APPLICATION: Special Permit to develop a residential care facility for 10 elderly persons.

LOCATION: 7415 Henrietta Drive

PROPOSAL: The applicant is requesting the necessary entitlements to develop a residential care facility for 10 elderly persons aged 62 and over.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Meadowview Community Plan Designation:	Light Density Residential
Proposed Airport Community Plan Designation:	Residential (4-12 du/ac.)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Private residence
Surrounding Land Use and Zoning:	
North:	Residence; R-1
South:	Residence; R-1
East:	Residence; R-1
West:	Residence; R-1
Parking Required:	To be determined by Planning Commission
Parking Provided:	Not indicated on plans; application indicates 6 spaces will be provided
Property Dimensions:	96' x 397'
Property Area:	37,915 square feet
Square Footage of Building:	2,597 square feet
Height of Structure:	17.5 feet
Topography:	Flat
Street Improvements:	Existing; no curb or gutter
Utilities:	Existing
Exterior Building Colors:	Pink with white trim
Exterior Building Materials:	Stucco

STAFF EVALUATION: Staff has the following comments and concerns regarding this project:

1. The subject site is located in the Meadowview Community Plan area. The Community Plan designation for this site is Light Density Residential, while the General Plan designates the site for Residential use.
2. The requested special permit is necessary for the group care facility development. The group care facility would involve the interior remodeling of an existing residence to accommodate 10 elderly persons (age 62 and over). All patients are ambulatory, and 24-hour care would be provided. The facility would employ a staff of three (2 day, 1 night). The applicants' will also be the resident managers of the facility.

APPLC. NO. P84-127

002033

MEETING DATE May 8, 1984

CPC ITEM NO. 21

3. The City Council has adopted criteria for establishing residential care facilities. The site criteria includes five factors:
- a. Concentration of Care Facilities: A field survey and review of Planning Division files indicates that only one other care facility is located in the general vicinity. Williams Residential Care at 7468 Red Willow Street provides service to six mentally disabled patients at present. This facility did not require a special permit because it has less than seven patients. The facility is approximately two blocks west of the site in question.
 - b. Neighborhood Disruption: In residential areas, activities which generate excessive noise should be avoided. The type of development being proposed would not generate excessive noise since the vast majority of all activities will be conducted inside the existing structure.
 - c. Size of Structure: The plans indicate that the existing structure will undergo interior remodeling to accommodate the anticipated number of clients and employees. In accordance with Building and Fire regulations, the structure will be required to provide handicapped access points and fire suppression systems. Adequate outdoor areas for client use are available; however, it is unclear as to what extent this area will be used since all patients are ambulatory.
 - d. Compatibility of Site Design: Staff finds that the structure would be compatible with adjacent structures in that no enlargement or remodeling of the exterior is being proposed. The placement of parking, exterior lighting and landscaping is also compatible with adjacent structures.
 - e. Parking: The criteria specifies that adequate off-street parking be provided for staff, clients and visitors. The plans do not indicate the location of off-street parking spaces, the size of the spaces, or the number of spaces to be provided. The Zoning Ordinance requires that the Planning Commission determine the number of parking spaces for care facilities.

The applicant has stated that five spaces can be located in the existing driveway area and that they anticipate few visitors since all patients are ambulatory. A field evaluation of the site does confirm the fact that a large parking area does exist in front of the residence which would require backing out into the street. The parking area could accommodate employee parking and any additional visitor parking. Since it is unlikely that a great number of visitors would be expected at any one time, staff considers parking to be adequate and compatible with the surrounding neighborhood.

4. The project has been reviewed by Fire, Building Inspections and Traffic Engineering. The Fire and Building Inspections Departments are requiring that all remodeling will be completed in accordance with all applicable codes and regulations, subject to review and approval of each department.

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

STAFF RECOMMENDATION: The staff recommends the following action:

Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow.

Special Permit - Conditions

- a. All remodeling shall be subject to review and approval by the Fire and Building Inspections Departments;
- b. The care facility shall be limited to 10 elderly persons.

Special Permit - Findings of Fact

- a. The project, as conditioned, is based upon sound principles of land use in that the proposed care facility will not alter the character of the neighborhood and will be located within an existing residence;
- b. The project, as conditioned, will not be detrimental to the public health, safety or welfare in that:
 - 1) adequate parking will be provided; and
 - 2) the structure will conform to the City Fire and Building Code regulations.
- c. The project conforms to the Locational Criteria for Establishing Residential Care Facilities;
- d. The project is consistent with the General Plan Goal to:

"Allocate residential, commercial, industrial and other land uses in such a manner as to result in a desirable urban environment which satisfies the needs of the total community."
- e. The project is consistent with the 1974 General Plan and 1965 Meadowview Community Plan in that these plans designate the subject site for residential use.