



# CITY OF SACRAMENTO

14

CITY PLANNING DEPARTMENT  
927 TENTH STREET SACRAMENTO, CA 95814  
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

APPROVED  
BY THE CITY COUNCIL

March 27, 1985

City Council  
Sacramento, California

ACK 2/15/85

OFFICE OF THE  
CITY CLERK

Honorable Members in Session:

SUBJECT: Appeal of City Planning Commission decision to grant a twelve month extension of a Special Permit for operation of a residential group care facility - The Aquarian Effort (P83-052)

LOCATION: 1550 Juliesse Avenue

### SUMMARY

The request is to extend a Special Permit granted on May 24, 1983, by the City Council for operation of a group care facility in the heavy industrial (M-2) zone. The Planning Commission considered the request and approved a 12 month extension subject to conditions. The Commission's decision to approve the extension has been appealed to the City Council.

### BACKGROUND INFORMATION

The subject request was evaluated by Planning staff and a recommendation for approval was made based on the following findings:

1. The Aquarian Effort facility has complied with the conditions of the original Special Permit;
2. The City Police Department indicated there has not been an increase in crime or disturbances in the adjacent neighborhood;
3. The site has adequate parking and on the numerous occasions that Planning staff visited the site in the last 18 months, auto use was observed to be low. No loitering of clients in the immediate area was observed.
4. Additional conditions can be required to address some of the comments made by residents of the adjacent area.

The Planning Commission considered the request and after hearing public testimony on the matter, voted to approve the extension of the Special Permit subject to the following conditions:

1. The Special Permit granted hereunder shall be for a period of one year (12 months) at which time such permit shall expire automatically unless extended by the Planning Commission thereto on such conditions as the Commission may deem necessary to protect the public health, safety and welfare;

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2. A Community Advisory Committee, composed of Aquarian Effort staff and neighborhood residents, shall be created. The committee shall meet a minimum of once every three months. A list of committee members, including phone numbers, and a copy of minutes from each meeting shall be provided to Planning staff;
3. A recreation program for on-site outdoor activities shall be developed for the facility. The applicant shall submit a letter to the Planning Commission outlining the program within 60 days of Special Permit approval;
4. A maximum of 38 clients shall be permitted at one time;
5. If a change in management at the facility should occur, the Aquarian Effort shall hold meetings with Planning staff, the district council person and community residents within 30 days to inform all parties of the change;
6. The applicant shall comply with all requirements of the City Fire Department, City Building Division and State Department of Social Services;
7. If residents of the facility request to permanently leave the program, transportation shall be provided to transport person(s) to the place of origin.

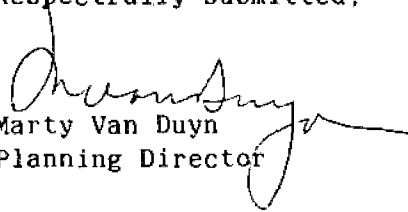
#### VOTE OF THE PLANNING COMMISSION

On February 28, 1985, the Commission voted nine ayes, to approve extension of the Special Permit.

#### RECOMMENDATION

The Planning Commission and staff recommends the City Council deny the appeal based on the Findings of Fact attached to this report.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

AG:pkb  
attachments  
P83-052

April 2, 1985.  
District No. 2

NOTICE OF APPEAL OF THE DECISION OF THE  
SACRAMENTO CITY PLANNING COMMISSION

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DATE: MARCH 8, 1985

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City  
Planning Commission of FEB 28, 1985 when:  
(Date)

Rezoning Application  Variance Application  
 Special Permit Application AQUARIAN EFFORT

was:  Granted  Denied by the Commission

GROUNDS FOR APPEAL: (Explain in detail) THE NEIGHBORHOOD  
OPPOSES the project on the ground of additional  
traffic & risk of endangering children  
and adults in the neighborhood. and they did  
not live up to the agreement on the temp. permit.

PROPERTY LOCATION: 1550 JULIESSE

PROPERTY DESCRIPTION: \_\_\_\_\_

ASSESSOR'S PARCEL NO. 265-293-09

PROPERTY OWNER: TAYLOR & LACEY PROPERTIES

ADDRESS: PO BOX 802, SACRAMENTO 95814

APPLICANT: AQUARIAN EFFORT

ADDRESS: 1550 JULIESSE

APPELLANT: ( Raymond Schmitz ) ( Raymond Schmitz )  
(SIGNATURE) (PRINT NAME)

ADDRESS: 3016 DEL PASO Blvd, SACRAMENTO, CA.

FILING FEE:

by Applicant: \$105.00 RECEIPT NO. 4821  
 by 3rd party: 60.00

FORWARDED TO CITY CLERK ON DATE OF: \_\_\_\_\_

P- 83-052

5/82

DISTRIBUTE TO -  
(4 COPIES REQUIRED): MVD  
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City Planning Commission  
Sacramento, California

Members in Session:

Subject: Extension of Special Permit to continue the operation of a residential group care facility - The Aquarian Effort (P83-052)

Location: 1550 Juliesse Avenue

SUMMARY: On November 29, 1984 the Planning Commission considered a request to extend the 18-month term special permit of the residential care facility known as the Aquarian Effort. (See attached staff report.) At this hearing several neighborhood residents testified that they had been bothered by residents of the facility and that disturbing incidents at the site and in the neighborhood were not accurately recorded. The Planning Commission voted to continue the public hearing to a later date so that Aquarian Effort officials could hold community meetings with the residents in order to attempt to resolve their concerns.

BACKGROUND INFORMATION: The Aquarian Effort staff held three public meetings with community residents since the November 29, 1984 Planning Commission meeting. The first meeting on December 4, 1984 was with citizens who attended the November 29th Commission meeting. At the second meeting on January 3, 1985 neighborhood residents, representatives of the Police and Planning Departments and Councilman Grantland Johnson attended. A third neighborhood meeting with approximately 15 to 20 residents in attendance was held on January 17th. Aquarian Effort staff believes that they could work with the majority of community residents in resolving any problems the facility creates. They are aware, however, that some residents are opposed to the facility being in the community and prefer that their special permit not be extended. In an attempt to resolve their differences with the community, the Aquarian Effort is willing to hold bi-monthly community meetings with concerned residents. They have no objections to a special permit extension for one year time period after which they would be required to reapply for a new permit. The Aquarian Effort also intends to hold an "open house" on Tuesday, February 26th at 6:30 P.M. which will be open to all interested citizens.

Planning staff attended the community meeting on January 3rd, and a community meeting organized by Councilman Grantland Johnson on February 13th (20 people in attendance). At these meetings community residents indicated that, besides the previously reported disturbance incidents, the Aquarian Effort has caused the following problems: An increase in traffic on Del Paso Boulevard between Palo Verde Avenue and Marysville Boulevard; associates of people in Aquarian Effort programs park on the street and talking to the patients; an increase in litter in the neighborhood; many more ambulance calls than noted; and a disturbance where a truck crashed through the facility's gate (Aquarian Effort officials reported this incident to police; an individual they did not know attempted to steal food from a storage shed).

It was also noted that the Aquarian Effort did not appear to have adequate on-site outdoor recreational facilities. Many residents stated that they were afraid to go to the community park or walk alone because of unfamiliar people that they saw in the neighborhood. They could not be certain, however, that these people were enrolled in the Aquarian Effort programs.

Two community residents who attended the February 13th meeting stated that they did not feel the facility created problems in the neighborhood and did not object to the facility remaining at the Juliesse location.

In conclusion, as previously noted, since moving their operations to the Juliesse Avenue site, the Aquarian Effort has complied with all the conditions required under the original special permit approval. The Police Department has indicated to staff that there has not been an increase in crime or disturbances in the adjacent neighborhood as a result of the Aquarian Effort. While area residents cite undesirable activities occurring in their neighborhoods, the majority of these incidents cannot be related to the operation of the Aquarian Effort. The facility has adequate parking on-site for visitors and guests. The facility also complies with the City's "Locational Criteria for Establishing Care Facilities."

It is apparent, however, that relations between the community and the neighborhood need to be improved. Staff recommends that a community advisory committee be set up to attempt to resolve the community's concerns. This committee should meet a minimum of four times within the coming year after which the term of special permit shall expire. At this time the applicant will again be required to reapply for a special permit for the facility.

STAFF RECOMMENDATION: Staff recommends approval of the special permit extension, subject to the following conditions and based upon Findings of Fact in the original attached staff report.

Conditions

1. The special permit granted hereunder shall be for a period of one year (12 months) at which time such permit shall expire automatically unless extended by the Planning Commission thereto on such conditions as the Commission may deem necessary to protect the public health, safety and welfare.
2. A Community Advisory Committee, composed of Aquarian Effort staff and neighborhood residents, shall be created. The committee shall meet a minimum of once every three months. A list of committee members, including phone numbers, and a copy of minutes from each meeting shall be provided to Planning staff.
3. A recreation program for on-site outdoor activities shall be developed for the facility. The applicant shall submit a letter to the Planning Commission outlining the program within 60 days of special permit approval.
4. A maximum of 38 clients shall be permitted at one time.

5. *If a change in management at the facility should occur, the Aquarian Effort shall hold meetings with planning staff, the district councilperson and community residents within 30 days to inform all parties of the change.*

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6. The applicant shall comply with all requirements of the City Fire Department, City Building Division and State Department of Social Services.
7. If residents of the facility request to permanently leave the program, transportation shall be provided to transport person(s) to the place of origin.

Respectfully submitted,



Wilfred Weitman  
Senior Planner

JP:bw

MISCELLANEOUS

32. Clarification of Special Permit condition  
for Rancho Natomas PUD. N side of San Juan  
Road 600+1' W of Northgate Boulevard (D1)

P/M NO.

CPC ACTION

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P84-403

RECEIVED 14

NOVEMBER 1983

- The first few days that the Aquarian Effort moved into the facilities at 1550 Juliesse Avenue clients were sitting around out side the front door.
- November 18, 1983, Fire trucks and an Ambulance came in on a silent run.

DECEMBER 1983

- December 18, 1983, A man arrived and parked on Juliesse Avenue and proceeded to walk to the Aquarian Effort with papers in his hand and causing a disturbance with a client. Police arrived.
- December 31, 1983, Fire trucks and an Ambulance came in on a silent run.

JANUARY 1984

- January 4, 1984, Fire trucks and Ambulance arrived. PM

FEBRUARY 1984

- February 18, 1984, Police arrived at 1550 Juliesse Avenue.

MARCH 1984

-March 10, 1984, A.M., A man wearing shorts and a tank top went into a neighbors yard and pulled up flowers and stuck them into his shorts. He then proceeded to dance in the street, it looked as if he was worshipping something, he was dancing for over 15 to 20 minutes out in the middle of Juliesse Avenue. He then set down in the middle of the street stopping a car that was coming down the street. He then stood up and motioned the car to go around him waving his flowers at the car. He had a bottle of something that he began to pour over his head. The neighbor then tried to call the Aquarian Effort using the only number that was in the phone book, but after about four numbers of referrals given to her she was then able to talk to a man named Tim who answered the phone by only saying HELLO. He was ask if this was the Aquarian Effort at 1550 Juliesse Avenue. He said yes, she then ask him if the man who was dancing out in the street was one of his clients. He then said that he did not know. The resident then saw a man comming out of the Aquarian Effort looking for the man who then had run behind 1550 Juliesse Avenue. The neighbors told the man that the other man had run to the back of 1550 Juliesse. A van arrived and drove into the back of the facility. surrounding the man. They took him inside, and after about an hour he came back out the door by himself wearing sweat pants under his shorts and a sweat top under his tank top and a sleeping bag in hand dancing back down the street. He stopped at neighbors yard and shook the bushes and barked at the dog. The neighbor then called Tim back and ask why he had turned him loose. He advised the resident that he could not hold him and that he had been sleeping in the field across from 1550 Juliesse for three days, and he had been discharged from the Aquarian Effort and he could not do anything about him. At that point the police



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were called by the resident. The arriving officer M.M. Morse, Badge #187, arrived in neighborhood. He was told about what had happened and he stated he did not see a man of that description on Del Paso Blvd. At that point the resident told the officer that she had seen the van leave 1550 Juliesse and go south on Del Paso Blvd. and probably picked him up. She ask the officer to go to the A.E. and confirm her suspicion. The officer then went to A.E. and talked to Tim Paulsen and found out that they had picked up the man named Dan and drove him down to Broadway and turned him loose. The officer advised Tim Paulsen to talk to the resident and explain what had happened. Tim Paulsen visited the residents home and told her that there were 25 clients at that time in the Aquarian Effort Facility and he was the only counselor on staff on duty. He stayed for at least one hour. Leaving the facility with 25 clients unsupervised. Before the officer left he advised the children of the neighborhood to stay away from the Aquarian Effort that the people there were wierd and not to be trusted. These children were out playing in the field that this man had been sleeping in for three days prior to this incidence and during this incidence.

-March 12, 1984, The dog that was staying at the facility at 1550 Juliesse was out as usual and had apparently strayed away from the site as it did each day. But this day the Assistant Executive Director, Pauline Stone took several clients in her truck to look for her dog causing quite a commotion in the neighborhood looking for her dog.

#### APRIL, 1984

-April 2, 1984, two young girls came from the facility at 1550 Juliesse and walked to the corner of Juliesse and Del Paso Blvd. They stopped and picked up several parcels from the bushes at a neighbors yard. They waited for a while and a pick up truck came and they threw their things into the back and they left in the truck.

-April 18, 1984, Fire trucks and Ambulance arrived and took someone away.

#### APRIL & MAY

-In these months clients would come out of the facility and crawl around in the dry weeds in the alley and vacant lot and building beside the property adjacent to neighbors yard. This would go on every day. This also caused the neighbors dogs to bark constantly causing the resident observe this ritual. One evening the resident went out to the fence line to see why they were doing this, when she was seen unexpectedly the man jumped up and ran to the front door of 1550 Juliesse. He appeared to be picking thru the weeds for something, and putting whatever into plastic bags.

#### JUNE 1984

-During late evenings a man was observed parking his car along the neighbors fence. He would then walk approximately 200 feet to the front door of 1550 Juliesse and wait for someone to let him in. This was around 9:00 P.M. in the evening. He would stay for several hours. This went on for several weeks.

JULY 1984

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-An ice cream truck was observed arriving at the Aquarian Effort on Juliesse almost every evening and parking in front of the side gates. She would then proceed to entertain clients around the truck. She did not appear to be selling ice cream. This would happen after 5:00 p.m. every day. (entertain - clients fondling her)

-One summer evening several people from the Aquarian Effort carried horse shoe stakes and hammers across to the alley way behind neighbors yard and pounded the stakes into the ground. They then proceeded to play a game of horse shoes making so much noise and being a nuisance by gawking over the fence and annoying the dogs.

#### OTHER

-Every time something would hit the news about the money and padding of the funds at the Aquarian Effort everything would be very quiet.

-The neighbors stopped recording incidents at the A.E. thinking that the county would cut off their funds.

-During the summer and early fall months people would leave the Aquarian Effort and walk to Bill's Liquor Store on the corner of Del Paso and Marysville returning drinking beer. They would leave their empty cans along the fence of neighboring houses. The resident finally got mad and took the empty beer cans and placed them in the driveway of 1550 Juliesse, being observed by clients outside of the building and return to her residence.

-During the summer and fall clients of Aquarian Effort were observed walking from the facility to the corner of Juliesse and Del Paso Blvd. Drug deals appeared to be made by the residents on several occasions.

-During the fall we noticed a sign posted on the front door directing clients to the side of the building and we noticed that the front doors at that time must have finally been locked and were not being used.

-When the residents attended the City Planning Meeting in November 1984, to protest the extension of the temporary permit then and only then did we find out that the executive staff was all new. We had never received phone numbers or been informed of any changes that had taken place in the previous months. The newspaper stated that Dan Bergen had left for Hawaii to open a scuba diving shop. But we were unaware that Pauline Stone had been fired.

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City Planning Commission  
Sacramento, California

Members in Session:

Subject: Extension of Special Permit to continue the operation of a residential group care facility - Aquarian Effort (P83-052)

Location: 1550 Juliesse Avenue

Summary: On May 24, 1983 the Sacramento City Council approved a special permit request to operate a residential group care facility for 38 people, known as the Aquarian Effort. A condition of approval was that the permit would be granted for a period of 18 months, after which it would be necessary for the facility to apply for an extension. This 18 month period has ended and the Aquarian Effort is now requesting that their special permit be extended in order to continue operation of the group care facility.

Background Information: On March 31, 1983 the Commission approved the special permit to operate a group care facility. Residents of the neighborhood subsequently appealed the Commission's action to the City Council. On April 24, 1983 the Council denied the appeal and therefore approved the special permit subject to conditions (see attached staff reports).

The Aquarian Effort operates two residential drug treatment programs at the Juliesse Avenue facility. The opiate detoxification unit provides detoxification treatment to individuals for a seven to nine day period in a closed ward atmosphere. No more than eight persons at any given time are enrolled in this program. The residential drug free treatment is the second program operated out of this facility. Persons are enrolled in this program for a period of 12 to 18 months, with no more than 30 persons in the program at any given time. Both programs are staffed seven days a week, 24 hours a day.

The Aquarian Effort opened its Juliesse Avenue facility in November of 1983. Since that time, the detoxification program has served 471 clients as of September 30, 1984 and the drug free program has served 150 clients as of October 15, 1984. During this time the facility has recorded four ambulance calls, four police calls and one neighborhood incident (Exhibit 1). Planning staff responded to a letter inquiring about several of these incidents after they occurred in Spring of this year.

As required by the conditions of the approved special permit, the applicant sent a notice to property owners within 1,000 feet of the facility describing the services provided at the site and including a 24 hour phone number (Exhibit 2). The facility also held a community open house on April 3, 1984 as per the required condition. However, besides Planning staff, only one neighborhood resident attended. (Exhibit 3).

Residents of the adjacent neighborhood indicated concerns at the original special permit hearing that the facility would create additional traffic problems, and endanger children and senior citizens in the neighborhood. Staff

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has inspected the neighborhood adjacent to the facility several times during the past year and has not found any increase in vehicular traffic or any evidence of program participants loitering in the area. There is adequate parking on the subject site and the main entrance to the facility is in the rear, with the sides and the front of the building "off-limits" to program participants.

Planning staff contacted representatives of the County Health Department and the City Police Department regarding reported incidents of disturbances or crime as a result of the Aquarian Effort's relocation to the subject site. No incidents have been reported to the County's Alcohol and Drug Programs Division in regard to the Aquarian Effort. The Police Department has found no increase or decrease in crime in the area since the Aquarian Effort moved their operations to the subject site.

Staff Recommendation: Since moving their operations to the Juliesse Avenue site in November of 1983, the Aquarian Effort has complied with all the conditions required under the original special permit approval. The location of the facility at the subject site does not appear to have caused a significant increase in incidents of disturbances or crime in the adjacent neighborhood. Adequate parking for clients and visitors to the facility is provided on the subject site. The location of the facility on the site also complies with the "Locational Criteria for Establishing Care Facilities". Staff, therefore, recommends approval of the special permit extension, subject to the following conditions and based upon findings of fact in the original attached staff report:

Conditions

1. A maximum of 38 clients shall be permitted at one time.
2. The applicant shall comply with all requirements of the City Fire Department, City Building Division and State Department of Social Services.
3. If residents of the facility request to leave the program, transportation shall be provided to transport person(s) to place of origin.

Respectfully submitted,

  
Wilfred Weitman,  
Senior Planner

WW:sg

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INCIDENTS AT 1550 Juliesse

Ambulance Calls

- 3/13/84 Client transported to UMC with heart palpitations
- 4/18/84 Client transported to UMC with heart palpitations
- 6/25/84 Client transported to UMC with stomach pain
- 10/7/84 Client transported to UMC to give birth

Police Calls

- 12/18/83 Police called to remove husband trying to visit wife - no charges
- 2/18/84 Police called to remove resident refusing to leave program - resolved without charges
- 6/3/84 Police called to remove former client who broke window in attempt to assault wife - transported to police station
- 7/7/84 Police called to investigate suspicious person with vehicle on property - no charges

NEIGHBORHOOD INCIDENTS

- 3/10/84 Client discharged from Alternative House 3/7/84, returned to building in an attempt to be readmitted. Client stopped at 2984 Del Paso Blvd. and barked at residents dog. Resident called police and former client was removed. Alternative House counselor spoke with resident in attempt to open communications if there were any further incidents.

INFORMATION PROVIDED BY THE AQUARIAN EFFORT OCTOBER 22, 1984

# THE AQUARIAN EFFORT

1330 P Street, Sacramento, California 95814 • (916) 444-6297  
Mailing Address: P.O. Box 162397  
Sacramento, California 95816

## EXHIBIT 2 <sup>14</sup>

Dear Neighbor:

The Aquarian Effort, Inc. has been granted a "Special Use Permit" to operate two Residential Drug Treatment Services in this area. These services are to be located at 1550 Juliesse Avenue. You may be familiar with this location as it was formerly the County Welfare Office.

The two programs we intend to operate out of this location are as follows:

- A. Opiate Detoxification Unit: Provides over a period of seven to nine days, detoxification treatment to persons addicted to opiates. This is a closed and confined ward and treats no more than eight persons at any given time.
- B. Residential Drug Free: Provides, over a period of twelve to eighteen months, residential drug free treatment to no more than thirty persons at any given time.

These two programs are oriented toward providing medical and counseling treatment. Both programs are staffed seven days a week and twenty-four hours per day.

The Aquarian Effort has been asked to notify all of the residents who live within a one thousand foot (1,000 ft.) radius of our facility that we will be starting operations by late September, 1983.

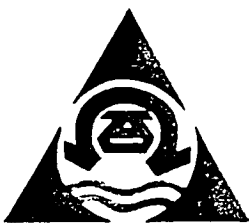
In addition, we have been asked to provide you with the telephone number and names of staff persons who will be happy to respond to and log any questions, concern, or complaints you might have regarding our operations.

The staff contact persons are:

Ms. Pauline Stone or counselor on duty  
1-916- 921-6598 24 hours/7 days a week

Mr. Daniel Bergin  
Executive Director, The Aquarian Effort, Inc.  
1-916-444-6297 Monday - Friday 8:00 a.m. - 5:00 p.m.

If you are renting or leasing your property I would appreciate it if you would pass this notice on to your tenants so that they will be aware of this information.



A realistic approach  
to Community Service

PREVENTION  
Drug Awareness  
Speakers Bureau  
Educational Teams  
Institutional Liaison  
Community Organization  
Mature Citizen's

TREATMENT  
Crisis Lines  
Intake Center  
Legal Assistance  
Medical Clinic  
Aftercare  
Evaluation

REHABILITATION  
Counseling  
Heroin Detoxification  
Residential Program  
Career Development  
Women's Services

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We are planning an Open House in the near future and would welcome you to call or stop by so that we can meet and answer any questions you might have.

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Sincerely,

*Daniel Bergin*

Daniel Bergin  
Executive Director  
The Aquarian Effort, Inc.

DB/seh

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# EXHIBIT 3



## OPEN HOUSE

The Aquarian Effort Alternative House welcomes and cordially invites friends and neighbors to their third open house event at their new facility, 1550 Juliesse Avenue. The event will be on April 3, 1984, from 6 p.m. to 10 p.m. Don't miss this opportunity to exchange ideas, ask questions, meet new people, and to receive information on the progress and operation of one of Sacramento's most viable social service programs for chemical users/abusers.

Refreshments will be served.

*Pauline Stone*

Pauline Stone  
Program Director, The Alternative House  
The Aquarian Effort, Inc.



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Appeal of Ellen Schmitz vs. City of Sacramento )  
Planning Commission's approval of a Special Permit )  
to establish a residential care facility for the )  
Aquarian Effort on property located at 1550 Juliesse )  
Avenue (P83-052) )

NOTICE OF DECISION

AND

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FINDINGS OF FACT

At its regular meeting of May 3, 1983 the City Council heard and considered evidence in the above entitled matter. Based on the oral and documentary evidence at such hearing, the Council denied the appeal and approved the project subject to conditions and based on the following findings of fact:

Conditions

1. The special permit granted hereunder shall be for a period of eighteen (18) months, at which time such permit shall expire automatically and be of no further effect unless extended by the Planning Commission prior thereto on such conditions as the Commission may deem necessary to protect the public health, safety and welfare.
2. The applicant shall deliver a notice to all property owners within a radius of 1,000 feet giving a description of services provided, as well as a staff person's name and 24 hour phone number for neighbors to call for any complaints or problems.
3. The applicant shall hold a community open house at the detox center within six months of the operation for neighborhood input and information. This shall also include representatives from the North Sacramento School District.
4. A maximum of 38 clients shall be permitted at one time.
5. The applicant shall comply with all requirements of the City Fire Department, City Building Division and State Department of Social Services.
6. If residents of the facility request to leave the program, transportation shall be provided to transport persons(s) to place of origin.

Findings:

1. The project is based on sound principles of land use in that:
  - a) adequate on-site parking is provided;
  - b) a large portion of the outdoor area is fenced to provide an isolated and secured outdoor area;
  - c) the project removes one such facility from the Central City;
  - d) the project is located in a commercial industrial area.
2. The project will not be injurious to surrounding property in that:

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- a) adequate parking is provided on site;
  - b) there are no similar facilities in the immediate area;
  - c) the facility does not have a past history of nuisance problems in other locations.
3. The project conforms to the Zoning Ordinance which allows such facilities, subject to approval of a special permit.
4. The project conforms to the adopted Locational Criteria for establishing care facilities.

\_\_\_\_\_  
MAYOR

ATTEST:

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

P83-052

STAFF REPORT AMENDED 3-31-83  
CITY PLANNING COMMISSION

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

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APPLICANT	The Aquarian Effort, Inc. 1330 'P' Street, Sacramento, CA 95814				
OWNER	Taylor & Lacey Properties, P.O. Box 802, Sacramento, CA 95814				
PLANS BY					
FILING DATE	2-4-83	50 DAY CPC ACTION DATE		REPORT BY	SD:bw
NEGATIVE DEC.	2-28-83	EIR		ASSESSOR'S PCL. NO.	265-193-09

APPLICATION: 1. Environmental Determination  
2. Special Permit to establish a residential group care facility for up to 38 clients.

LOCATION: 1550 Juliesse Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to locate a group care facility dealing with drug detoxification and rehabilitation in an existing office structure located in the M-2 zone.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial  
1966 Hagginwood Community Plan Designation: Heavy Commercial or Industrial  
Existing Zoning of Site: M-2  
Existing Land Use of Site: Vacant office

Surrounding Land Use and Zoning:

North: Vacant and Single Family; R-1, M-1  
South: Telephone Company; M-2  
East: Warehouse; M-2  
West: Warehouse; M-2

Parking Required: Determined by Commission (1 per resident)  
Parking Provided: 80 spaces  
Parking Ratio Provided: 2 spaces/ 1 client  
Property Dimensions: 141' x 300'  
Property Area: 42,300 square feet  
Square Footage of Building: 8,064  
Topography: Flat  
Street Improvements/Utilities: Existing  
Exterior Building Color: Brick  
Exterior Building Materials: Brick  
Number of Employees: 2 to 12 per shift  
Hours of Operation: 24

BACKGROUND INFORMATION: The Aquarian Effort is an organization established in Sacramento in 1969. The purpose of the facility is to disseminate information on drugs and their effect on individuals. In-patient and out-patient treatment of drug abusers is also provided. All participants in the treatment programs enter voluntarily. The applicant proposes to relocate the 1800-20th Street facility to the Juliesse Avenue site upon approval of necessary permits.

APPLIC. NO. P83-052

MEETING DATE March 31, 1983

CPC ITEM NO. 230

19 11-29-84

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STAFF EVALUATION: Staff has the following comments and observations with regard to this project:

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1. The Aquarian Effort offers a full range of services dealing with drug abuse. Various services are now provided in different locations throughout the Central City. This particular facility provides residential detoxification care on a short-term basis (up to 10 days) and rehabilitation services on an extended time basis (up to one year). After clients have been in the rehabilitation program for several months, they are encouraged to seek employment training and later employment. The proposed facility can house a maximum of 38 clients at one time. These people are permitted to leave the facility for these purposes on a pass basis. The facility employes a total of 14 people at peak hours.
2. The subject site is located in a predominantly industrial area. There are some residences located northwest of the site; however, on the east, south and west there are warehouse and heavy commercial uses. The subject site was previously used as a State of California Welfare office. Staff believes the proposed use to be compatible with surrounding neighborhood uses.
3. The draft North Sacramento Community Plan designates the Juliesse Avenue site for industrial uses. The Zoning Ordinance allows residential care facilities with the approval of a special permit by the Commission.
4. The applicant proposes minor modifications to the interior of the office structure, making it suitable as a residential facility. There are 80 on-site parking spaces. Most of these are within a fenced area which can also be used by clients as an outdoor activity area. Staff believes there is more than adequate parking for the number of employees and clients that would be on site at peak working hours (total of 52). None of the clients have automobiles on site in any case.
5. The project complies with the 'Locational Criteria for Establishing Care Facilities.' No other detoxification and rehabilitation facilities are located in the immediate area. The project also removes one such care facility from the Central City which has a high concentration of these uses.
6. The applicant has made efforts to contact the surrounding neighborhood and community to explain the purpose of the program and how it is operated. Staff has included an "invitation to an open house" intended as such as an outreach measure (see Exhibit 'C').
7. Staff contacted the Police Crime Prevention unit. Their representative stated that there had been no crime in the area of the 'P' Street location directly attributable to the Aquarian Effort. The representative also supported the proposed location in that there are few residences concentrated in the area. It was requested that proper permits be secured for any alarm systems that may be installed.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit, based on the following Findings of Fact.

P83-052

~~5-10-83~~  
March 31, 1983

11-29-84

Item No. 2 ~~301~~

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- a. The project is based on sound principles of land use in that:
  - 1) adequate on-site parking is provided;
  - 2) a large portion of the outdoor area is fenced to provide an isolated and secured outdoor area;
  - 3) the project removes one such facility from the Central City.
  - 4) the project is located in a commercial-industrial area.
- b. The project will not be injurious to surrounding property in that:
  - 1) adequate parking is provided on site;
  - 2) there are no similar facilities in the immediate area;
  - 3) the facility does not have a past history of nuisance problems.
- c. The project conforms to the Zoning Ordinance which allows such facilities, subject to approval of a special permit;
- d. The project conforms to the adopted Locational Criteria for establishing care facilities.

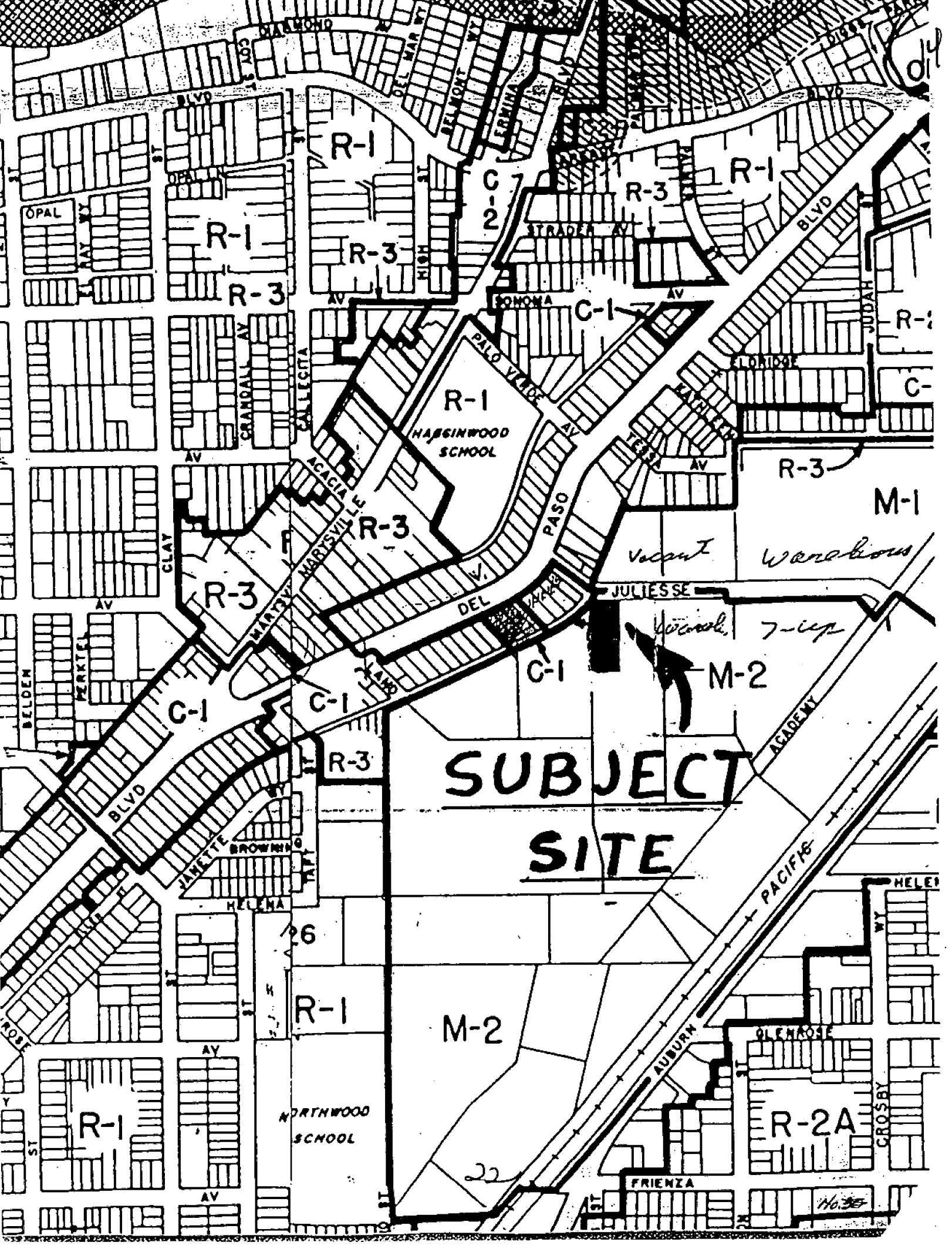
CONDITIONS - SPECIAL PERMIT (added by CPC 3-31-83)

- 1. The special permit granted hereunder shall be for a period of eighteen (18) months, at which time such permit shall expire automatically and be of no further effect unless extended by the Planning Commission prior thereto on such conditions as the Commission may deem necessary to protect the public health, safety and welfare.
- 2. The applicant shall deliver a notice to all property owners within a radius of 1,000 feet, giving a description of services provided, as well as a staff person's name and 24 hour phone number for neighbors to call for any complaints or problems.
- 3. The applicant shall hold a community open house at the detox center within six months of the operation for neighborhood input and information. This shall also include representatives from the North Sacramento School District.
- 4. A maximum of 38 clients shall be permitted at one time.
- 5. The applicant shall comply with all requirements of the City Fire Department, City Building Division and State Department of Social Services.

P83-052

~~3-10-83~~  
March ~~31~~, 1983  
11-29-84

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Item No. ~~2~~ 31

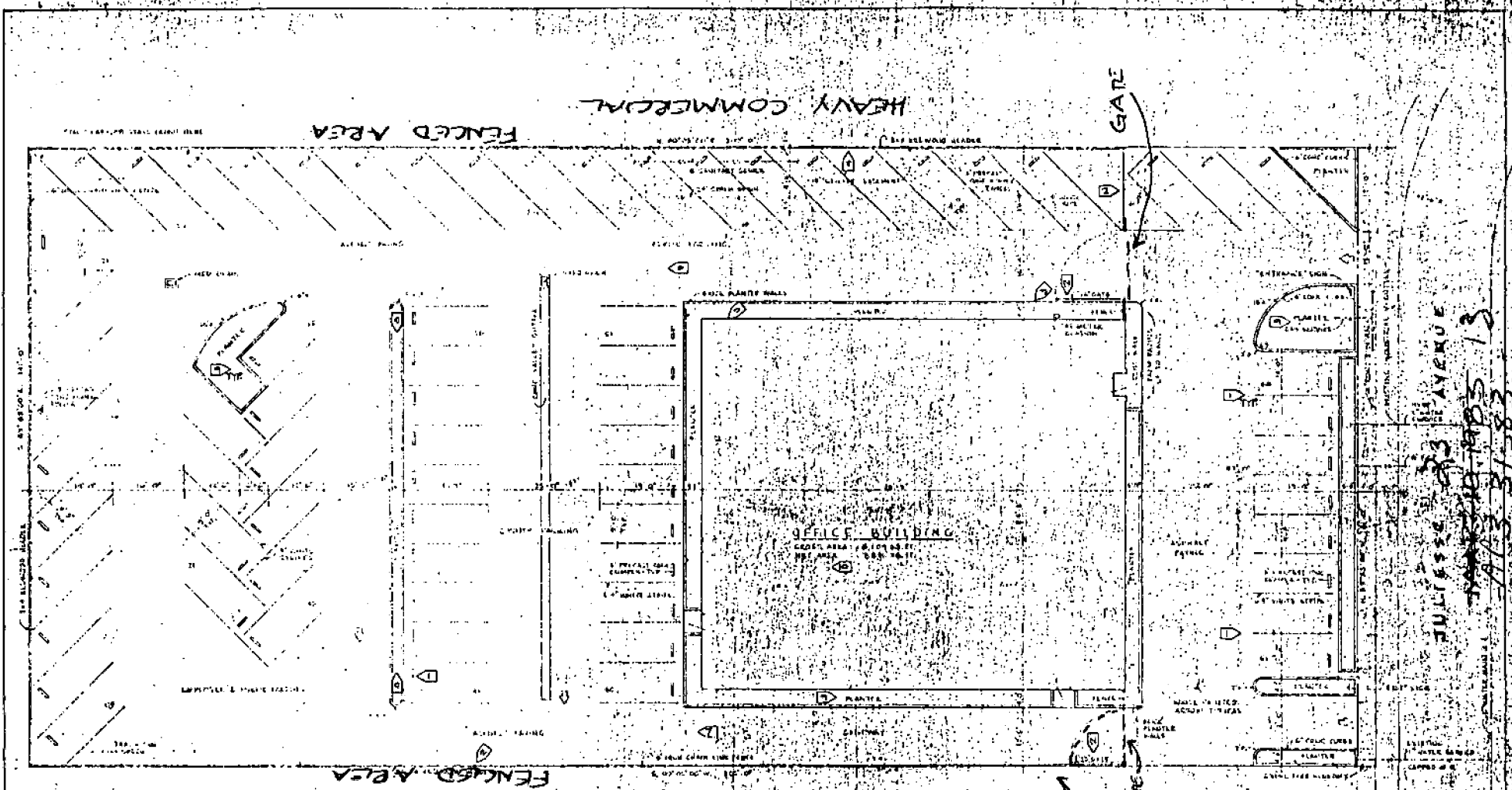


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46

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SITE PLAN  
EXHIBIT A

TELEPHONE CO



LEGEND

- 1 FENCE
- 2 FENCE - WALL COULDER - 4" DIA. RIBBED REINFORCING
- 3 FENCE - WALL COULDER - 4" DIA. RIBBED REINFORCING
- 4 CASING - 1" DIA. x 1/2" THICK
- 5 CASING - 1" DIA. x 1/2" THICK
- 6 CASING - 1" DIA. x 1/2" THICK
- 7 CASING - 1" DIA. x 1/2" THICK
- 8 CASING - 1" DIA. x 1/2" THICK
- 9 CASING - 1" DIA. x 1/2" THICK
- 10 CASING - 1" DIA. x 1/2" THICK
- 11 CASING - 1" DIA. x 1/2" THICK
- 12 CASING - 1" DIA. x 1/2" THICK
- 13 CASING - 1" DIA. x 1/2" THICK
- 14 CASING - 1" DIA. x 1/2" THICK
- 15 CASING - 1" DIA. x 1/2" THICK
- 16 CASING - 1" DIA. x 1/2" THICK

PLOTTING PLAN

LEGAL DESCRIPTION: THAT REAL PROPERTY IN CITY AND COUNTY OF SACRAMENTO, CALIFORNIA, A PORTION OF LOT 1, BLOCK 15, IN THE SACRAMENTO SUBDIVISION AS B, REFERENCE MAP 124, 1931 IN BOOK 17 OF MAPS AND PLATS, AND A PORTION OF 1/4 SECTION 36, TOWNSHIP 13N, RANGE 12E, AS SHOWN IN EXHIBIT A, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT N.W. CORNER OF LOT 1, AT INTERSECTION OF RANGES OF 1/4 SECTION 36, WITH S. LINE OF 1/4 SECTION 36; THENCE ALONG S. LINE OF LOT 1 AND S. LINE OF 1/4 SECTION 36, S. 88° 55' 11.00" E. 112.00' TO N.E. CORNER OF THIS LOT; THENCE ALONG E. LINE AND THE WESTERN PORTION THEREOF, N. 88° 55' 11.00" W. 112.00' TO CENTERLINE OF 1/4 SECTION 36; THENCE ALONG CENTERLINE, N. 0° 00' 00.00" W. 112.00' TO N.W. CORNER OF THIS LOT; THENCE S. 88° 55' 11.00" W. 112.00' TO POINT OF BEGINNING.

EXHIBIT A

ALTERATION & MAINTENANCE

DATE 11-29-62

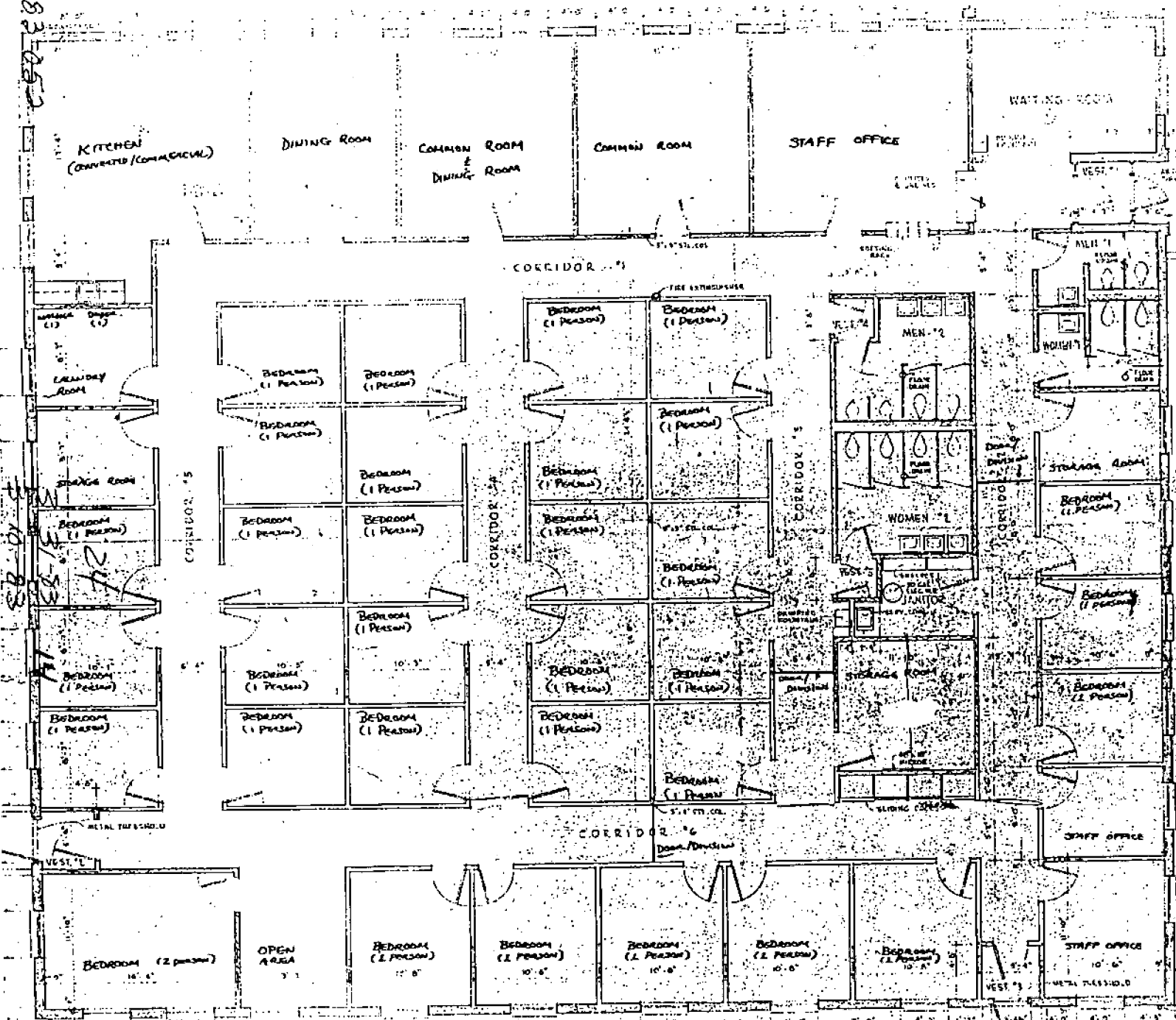
SACRAMENTO COUNTY WEAPONS BUILDING  
OWNER - CANNON ASSOCIATES  
CONTRACTOR - CAMPBELL FOSTER CO  
1237 JEFFERSON AVENUE, SACRAMENTO, CALIFORNIA

PSHEKTY-ADAMS ARCHITECT

JULIUS ROSS AVENUE  
13  
13  
13

P83052

P82-052



- FLOOR**  
 A. UNFINISHED FLOOR FINISHING WITH 1" CUSHION BASE  
 B. CARPETING 12' x 12' PANEL, STAIR TO FLOOR FINISH  
 C. CONCRETE  
 D. STAIN RESISTANT COMMERCIAL CASUAL AT LEAST 1" SOLID VENTURE WITH RAILED BACK, OR EQUIV.  
**WALL**  
 E. 1/2" GYP BOARD, PAINT, TRIM, TEXTURE OR 1/2" COATS BRICKS  
 F. BRICK, 12" FINISH BRICKS OR EQUIV. BRICKS 1/2" GYP BOARD AT ABOVE ONE WALL FULL HT. PERM. AND PERM.  
 G. POLYMERED HARDWOOD FINISH, 1" WALLS  
 H. 1/2" GYP BOARD, 1/2" COATS FULL HTS. STIPPLE FINISH  
 I. 1/2" GYP BOARD, PAINT, TRIM, TEXTURE OR 1/2" COATS FULL HTS. BRICK  
 J. 1/2" GYP BOARD FINISH BRICKS ACoustICAL 1/2" GYP BOARD WITH FACTORY FINISH  
**NOTES** - MATERIALS OF BRICK SHALL BE EXPRESSED IN ALL CASES, EXCEPT WHERE THE UNFINISHED OCCURS. HARDWARE FINISHED IS TO BE INSTALLED OVER GYP. 80 AT BUREAU ENTRY & ALL MAINS CO.

FLOOR PLAN  
 EXHIBIT 'B'

**FLOOR PLAN**  
 SCALE 1/8" = 1'-0"  
 REINFORCED QUALIFIED BRICK WALL  
 2x4 WOOD 2" GYP. PL. PARTITION  
 30 DECIBEL SOUND INSULATING PARTITION  
 HOLLOW CORE METAL WALL 1/2" HIGH - ALL OTHERS 1/2" HIGH

SCHEDULE ADAMS ARCHITECTS  
 780 N. 10TH AND ALPINE - SAN DIMO, CALIFORNIA 95060 - PHONE 481-1120

SHAW-WENZEL CONTRACTORS  
 1550 HUNTER AVENUE  
 SAN DIMO, CALIFORNIA 95060

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April 3, 1985

Raymond Schmitz  
3016 Del Paso Blvd.  
Sacramento, CA 95815

Dear Mr. Schmitz:

On April 2, 1985, the Sacramento City Council heard your appeal from City Planning Commission regarding the extension of a Special Permit to continue the operation of a residential group care facility for up to forty residents for property located at 1550 Juliesse Avenue. (P-83052)

The Council adopted, by motion, its intent to deny your appeal based on Findings of Fact and approval of an extension of a Special Permit to December 31, 1985.

Sincerely,

Anne J. Mason

Assistant City Clerk

AJM/dbp/14

cc: Planning Department

Taylor & Lacey Properties  
P.O. Box 802  
Sacramento, CA 95814


Aquarian Effort  
1550 Juliesse  
Sacramento, CA 95814

Appeal of Raymond Schmitz vs. City of  
Sacramento Planning Commission's Approval  
of a request to extend a Special Permit  
to allow operation of a residential group  
care facility at 1550 Julienne Avenue in  
the Heavy Industrial, M-2 zone.  
(P83-052)

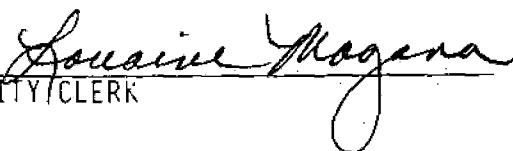
NOTICE OF DECISION  
AND  
FINDINGS OF FACT

At its regular meeting of April 2, 1985, the City Council heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Council denied the Appeal based on the following findings:

1. The project is based on sound principles of land use in that:
  - a. the project is located in an Industrial Area on a site sufficient to accommodate the use;
  - b. adequate on-site parking is provided; and
  - c. a large portion of the outdoor area is fenced to provide an isolated and secured outdoor area.
2. The project will not be injurious to surrounding property in that:
  - a. the facility generates a low volume of auto traffic;
  - b. there are no similar facilities in the immediate area; and
  - c. the facility has not resulted in an increase in crime in the immediate area.
3. The project conforms to the Zoning Ordinance which allows such facilities, subject to approval of a Special Permit.
4. The project conforms to the adopted Locational Criteria for establishing care facilities.
5. The Special Permit is granted for a period of nine (9) months.

  
MAYOR

ATTEST:

  
CITY CLERK

P83-052

Appeal of Raymond Schmitz vs. City of Sacramento Planning Commission's Approval of a request to extend a Special Permit to allow operation of a residential group care facility at 1550 Juliesse Avenue in the Heavy Industrial, M-2 zone. (P83-052)

NOTICE OF DECISION  
AND  
FINDINGS OF FACT

At its regular meeting of April 2, 1985, the City Council heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Council denied the Appeal based on the following findings:

1. The project is based on sound principles of land use in that:
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  - c. the facility has not resulted in an increase in crime in the immediate area.
3. The project conforms to the Zoning Ordinance which allows such facilities, subject to approval of a Special Permit.
4. The project conforms to the adopted Locational Criteria for establishing care facilities.

*Anne Ruden*  
MAYOR

ATTEST:

*Louise Morgan*  
CITY CLERK

P83-052