

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>Sacto Valley Teen Challenge, c/o Hackard, Taylor, 1435 River Pk Dr, Ste 300, Sacto, CA 95815</u>		
OWNER <u>Ernest Phinney and Robert Walker, 1730 P Street, Sacramento, CA 95814</u>		
PLANS BY <u>Hackard, Taylor, and Phillips, 1435 River Park Drive, Suite 300, Sacramento, CA 95815</u>		
FILING DATE <u>5-2-91</u>	ENVIR. DET. <u>Negative Declaration</u>	REPORT BY <u>CAS</u>
ASSESSOR'S PCL. NO. <u>007-0311-022</u>		

- APPLICATION:
- A. Negative Declaration
 - B. Special Permit to allow a residential care facility to provide training in basic living skills and values to 15 women in an existing duplex to be remodelled into a single residence on 0.15± developed acres in the Multi-Family (R-5) zone

LOCATION: 1613 and 1615 18th Street

PROPOSAL: The applicant is requesting the necessary entitlements to operate a residential care facility that teaches 15 women clients basic living skills in an existing residence on 0.15± developed acres in the Multi-Family (R-5) zone. The existing duplex is proposed to be converted into a single family residence.

PROJECT INFORMATION:

General Plan Designation: High Density Residential (30+ du/na)
1980 Central City
Community Plan Designation: Multi-Family
Existing Zoning of Site: Multi-Family, R-5
Existing Land Use of Site: Duplex

<u>Surrounding Land Use and Zoning:</u>		<u>Setbacks</u>	<u>Required</u>	<u>Provided</u>
North:	Residential, R-5	Front:	25' or ave.	21.5'
South:	Commercial, C-1 and C-2	Side(north):	5'	7.5'
East:	Residential, R-5 and C-2	Side(south):	5'	2' (existing)
West:	Residential, R-5	Rear:	5'	5.5'

Parking Required: To be determined by Planning Commission
Parking Provided: Existing 3 car garage
Property Dimensions: Irregular, 121± x 55±
Property Area: 0.15± acres
Square Footage of Building: 4,500 square feet
Height of Building: Two story
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Wood siding
Roof Material: Composition shingle
Number of Clients: 15 women

APPLC. NO. P91-108

MEETING DATE July 25, 1991

ITEM NO. 22

000582

The setbacks required in the R-5 zone are 25 feet in the front, five feet on each side, and five feet in the rear. The front setback can be reduced to the average of the front setbacks of the two closest buildings on the same side of the street. The setbacks on the existing duplex are 21.5 feet in the front, 7.5 feet on the north side, and two feet on the south side. The two foot setback on the south side does not meet the minimum setback requirement. Any further encroachment into the setback area for an addition would require a special permit to enlarge a non-conforming structure. The existing garage is located 5.5 feet from the rear property line and meets the minimum rear yard setback. The garage is located six feet from the south side property line so the 26 foot minimum maneuvering area is met when the setback and the 20 foot wide alley are combined.

According to the Zoning Ordinance, the Planning Commission shall determine the parking required for a residential care facility. The applicant indicates an existing three car garage on the site, however one of the spaces is leased to another use, so two spaces are available for the facility. According to the student manual provided by the applicant, none of the clients are allowed to have vehicles at the home. The five live-in staff may have vehicles and the applicant indicates that the home will have a van for the facility's use. Potential visitors may also drive vehicles to the site. A neighborhood resident has indicated an existing shortage of parking in the area. Planning staff notes that restricted parking consisting of 2 hour zones with preferential "E" permits are located along 18th and P Streets. Planning staff finds that the two car garage and on-street parking adjacent to the residence would not be adequate to meet the proposed parking needs of the facility and may create additional parking congestion in the neighborhood.

2. Building Materials and Design:

The proposed project will require the conversion of a recently renovated home in the Central City from a duplex to a single residence. The existing building materials are horizontal wood siding with a composition shingle roof. The existing color of the residence is light yellow with white trim. The subject site is located in the Central City and is within the boundaries of the Capitol Avenue Preservation Area so is therefore subject to Design Review approval prior to the issuance of any building permits required for the conversion.

3. Client Program:

Sacramento Valley Teen Challenge proposes to operate a non-profit group home for 15 women with five staffmembers for the purpose of teaching the residents to deal with various life problems. The residents are taught basic living skills, such as work ethic, team work, and commitment skills, as well as being exposed to Christian values.

Residents are given a student manual that outlines the rules and regulations under which they must live while residing at the home. Residents are committed to living in the home under its curriculum for an average of one year. The average daily routine of home-related chores, studies, and prayer occupies each resident from 6:30 A.M. to 10 P.M. seven days per week. Visitors and phone calls are strictly restricted.

A curriculum with five levels has been established to reward certain specific achievements with specific resident privileges. Examples of achievements include showing advancement in the curriculum, keeping personal areas neat, expressing a positive attitude, and establishing a positive support system. Examples of privileges include being allowed visitors, being allowed to use stereo headphones, and being allowed to make phone calls.

Two directors and three staff oversee the operation of the home. Also, three graduates of the program may be used as staff aides.

No comments have been received from the Sacramento Old City Association or the Midtown Business at the writing of this report. Any correspondence from them will be forwarded to the Planning Commission.

Fremont Park Neighborhood Association and the applicant discussed the special permit request on several occasions. The association voted to endorse the Teen Challenge request for a Special Permit and asks that the permit be approved subject to the conditions outlined below (see Exhibit G and H):

1. Only the staff at the property will be authorized to keep vehicles at the site or on the street.
2. No residents shall have been referred by the criminal justice system.
3. All residents in the program, other than program staff, shall be women.
4. No government funding shall be accepted by the holder of the use permit for the operation of the program at the property.
5. Visitors to the property shall be limited to those allowed by program staff in accordance with the restrictions contained in the student manual of The Alpha Henson Home, incorporated herein by reference.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

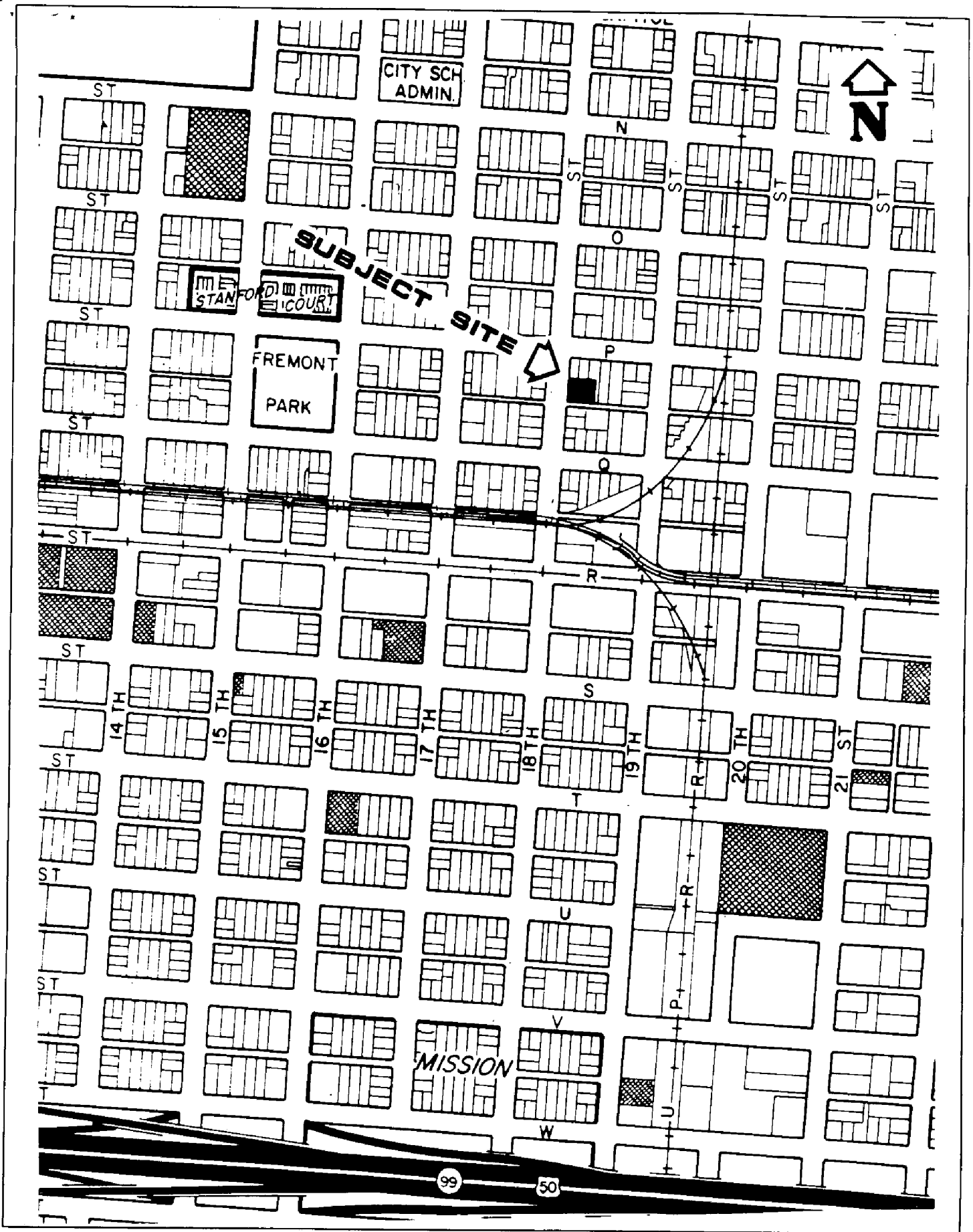
- A. The applicant agrees to pay such lawful fees, taxes or assessments imposed through the use of development fees, impact fees, fee districts, community facilities districts, assessment districts, or other fair, equitable, and appropriate mechanisms designed to address project impacts on the existing combined stormwater sewer system, and shall execute an agreement satisfactory to the City Attorney and suitable for recordation which obligates the applicant to pay fair, equitable, and appropriate development or related fees, impact fees, or assessments or taxes as and when enacted, imposed, or levied.
- B. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation of construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration; and
- B. Deny the Special Permit to allow a residential care facility based upon the findings of fact which follow.

Findings of Fact:

1. The proposed project is not based upon sound principles of land use in that the project is an additional care facility in the Central City where there is an overconcentration of such facilities in the neighborhood.

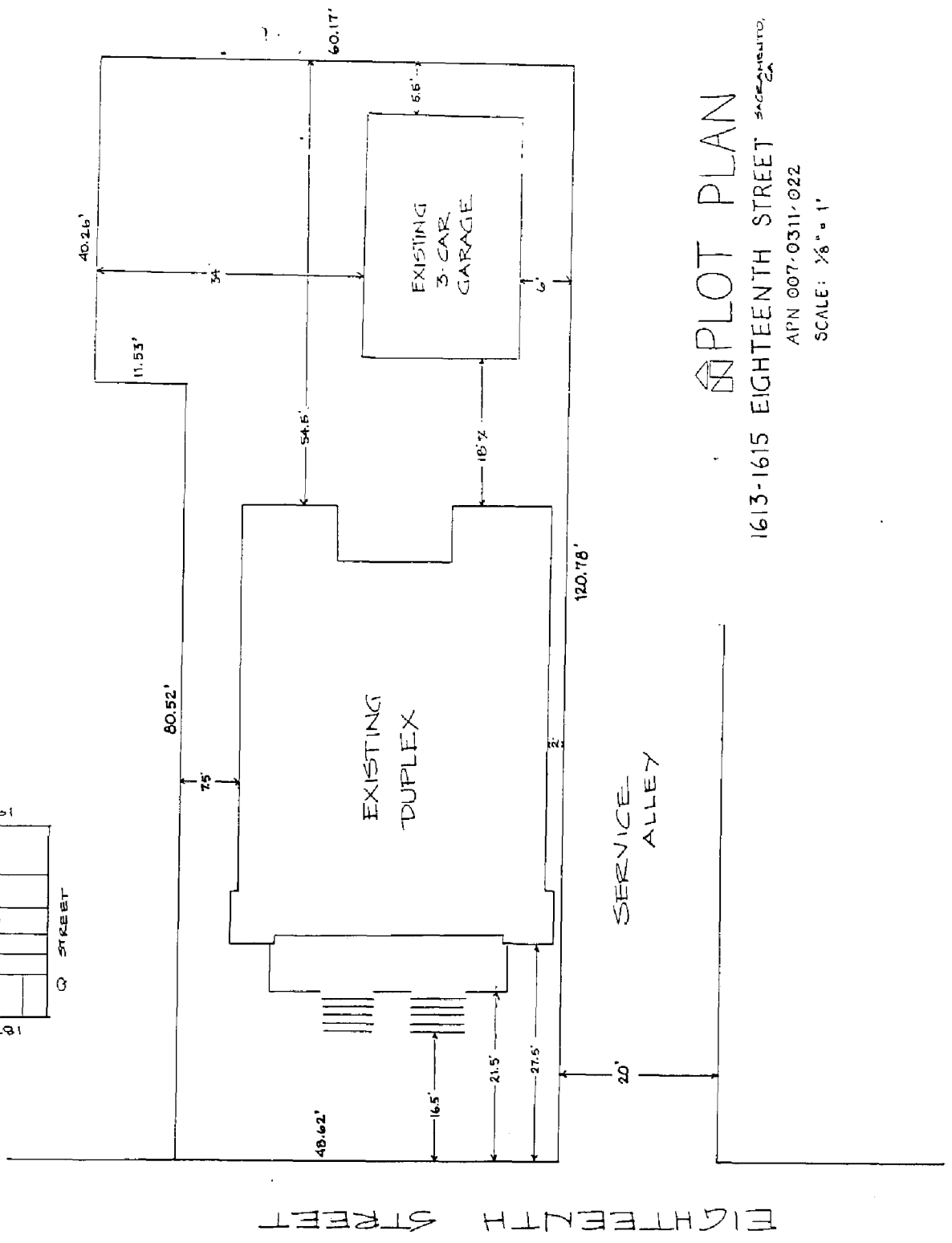
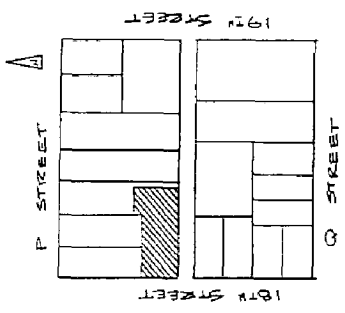


VICINITY MAP

000588

EXHIBIT A

VICINITY MAP



PLOT PLAN

1613-1615 EIGHTEENTH STREET SACRAMENTO, CA
 APN 007-0311-022
 SCALE: 1/8" = 1'

000590

EXHIBIT C

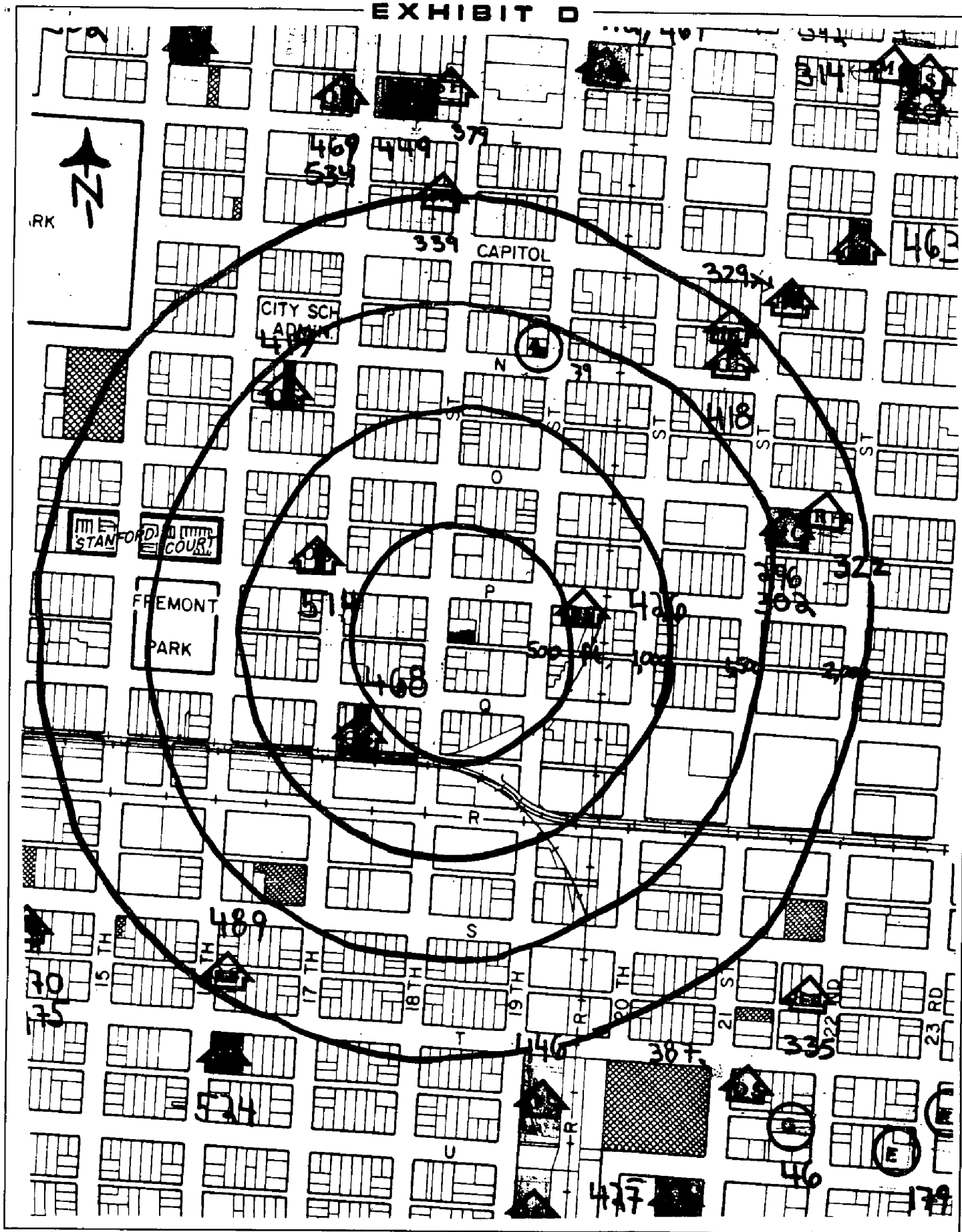


P91-108

July 25, 1991

000592 Item #22

EXHIBIT D



OTHER CARE FACILITIES SURROUNDING SUBJECT SITE



EXHIBIT H

CITY OF SACRAMENTO
CITY PLANNING DIVISION

JUL 15 1991

RECEIVED

July 11, 1991

Fremont Park
Neighborhood
Association

Ms. Carol Shearly
City of Sacramento
Department of Planning and Development
1231 "I" Street, Room 200
Sacramento, CA 95814

Re: P91-108 -- Sacramento Valley Teen Challenge--
Requested Conditions of Approval

Dear Ms. Shearly:

The Fremont Park Neighborhood Association met on Wednesday, July 10, 1991, to review the Sacramento Valley Teen Challenge request for a special use permit for the property at 1613-15 Eighteenth Street, Sacramento. This was the second meeting at which the Sacramento Valley Teen Challenge met with the neighborhood residents to answer questions and provide information regarding their program.

The Teen Challenge representatives have been responsive to the concerns of the neighborhood regarding such issues as parking, supervision of the program residents, the participants in the program, and other issues. The permit restrictions requested in Marcus Lo Duca's letter to you, dated July 11, 1991, on behalf of the Teen Challenge Program, address the principal concerns of the Association regarding the proposed use of the property as a residence facility for the Teen Challenge Program. We voted to endorse the Teen Challenge request, to send this letter and ask that the use permit for the property at 1613-15 Eighteenth Street be approved subject to the restrictions outlined in Mr. Lo Duca's letter of July 11, 1991.

For the Fremont Park Neighborhood Association:

Name:

Address:

Ken Freedlander 1719 P St #3 Sac, Ca 95814

Emily Freedlander 1719 P. St. #3 SAC CA

James Jeff Kistler 1725 P St Upper Sac CA

John B. Brown 1712 P St Sac, Ca. 95814

1712 P Street
Sacramento, CA
95814
916.448.0433

P91-108

July 25, 1991

000600

Item # 22