

APPROVED
BY THE CITY COUNCIL
DEC 17 1985

34

Appeal of Denise Hoffman vs. City of Sacramento)
Planning Commission's Approval of a Special)
Permit to allow a residential care facility)
for 18 emotionally disturbed children on a)
Single Family, R-1 zoned parcel located at)
919 8th Avenue. (P85-376))

NOTICE OF DECISION
AND
FINDINGS OF FACT

At its regular meeting of December 17, 1985, the City Council heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Council approved the appeal based on the following findings:

1. The project, if approved, would be contrary to sound principles of land use, in that:
 - a. The proposed use would disturb the residential character of the neighborhood since the project site is immediately adjacent to single family homes and there is inadequate yard space to accommodate 18 children. The applicant's proposal to allow use of the rear yard in shifts is not acceptable.
 - b. There would be substandard on-site parking for five employees and visitors.
 - c. Additional traffic generated by the facility would not be compatible with the single family nature of the area.


2. The project would be detrimental to the public welfare and result in the creation of a nuisance, in that:
 - a. The site would have substandard on-site parking for the proposed five employees and visitors to the facility.
 - b. Additional traffic beyond the level normally expected for single family homes would result.

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DEC 23 1985

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3. The proposed project is inconsistent with the City Resolution adopted for evaluating applications for Special Permits for care facilities. Specifically the Resolution requires:
 - a. Adequate off-site parking should be provided for staff, clients, and visitors.
 - b. Visitors should not create traffic or parking problems resulting in a nuisance.
 - c. Adequate outdoor areas for client use should be provided.


MAYOR

ATTEST:


CITY CLERK

P85-376



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

CITY CLERK

LORRAINE MAGANA
CITY CLERK

December 19, 1985

Robert and Denise Hoffman
1011 8th Avenue
Sacramento CA 95818

Dear Mr. & Mrs. Hoffman:

On December 17, 1985, the City Council adopted Findings of Fact approving your appeal for the following matter:

Appeal of Denise Hoffman vs. City of Sacramento Planning Commission's Approval of a Special Permit to allow a residential care facility for 18 emotionally disturbed children on a Single Family, R-1 zoned parcel located at 919 8th Avenue. (P-85376)

Enclosed, for your records, is a certified copy of said Findings of Fact.

Sincerely,


Lorraine Magana
City Clerk

LM/mls/32

Enclosure(s)

cc: Planning Department
Doris Ash, P.O. Box 13188, Sac 95813
✓ Michael W. Patrician, 101 Fortado Circle, Sac 95831

January 8, 1986

Robert & Denise Hoffman
1011 8th Avenue
Sacramento, CA 95818

Dear Mr. & Mrs. Hoffman:

On December 17, 1985, the Sacramento City Council adopted Findings of Fact approving your Appeal of Denise Hoffman vs. City of Sacramento Planning Commission's Approval of a Special Permit to allow a residential care facility for 18 emotionally disturbed children on a Single Family, R-1 zoned parcel located at 919 8th Avenue. (P-85376)

This action was rescinded by the City Council on December 23, 1985 and the Findings of Fact was adopted by the voting record listed below:

AYES: Councilmembers Chinn, Kastanis, Pope, Shore, and Smallman
NOES: Councilmembers Johnson, Serna, and Mayor Rudin
ABSENT: Councilmember Robie

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Anne J. Mason
Assistant City Clerk

AJM/dbp/34

Enclosure

cc: Planning Department
Doris Ash, P.O. Box 13188, Sacramento, CA 95813
Michael W. Patrician, 101 Fortado Circle, Sacramento, CA 95831
Ralph Hilton, II, 800 Capitol Mall Room 5014, Sacramento, CA 95814