

CITY PLANNING COMMISSION

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

APPLICANT	KERRY ROBERTS, 2252 32nd Street, Sacramento, CA 95817				
OWNER	Cynthia Smith, P O Box 2309, Citrus Heights, CA 95611				
PLANS BY	Kerry Roberts, 2252 32nd Street, Sacramento, CA 95817				
FILING DATE	9/4/87	ENVIR. DET.	Ex 15303	REPORT BY	FG:vf
ASSESSOR'S-PCL. NO.	014-0272-036				

APPLICATION: Special Permit to allow a 15 client, adult residential care facility for the elderly.

LOCATION: 4127 - 14th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to establish an adult residential care facility for the elderly.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1985 Oak Park Redevelopment Plan Designation:	Residential (4-8 du/ac)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant residential units

Surrounding Land Use and Zoning: Setbacks: Required Provided

North: Residential; R-1	Front:	25'	29'
South: Residential; County	Side(Int):	5'	10'
East : Residential; R-1			
West : Residential; R-1	Rear:	15'	18'

Parking Required:	To be determined by Planning Commission
Parking Provided:	To be determined by Planning Commission
Property Dimensions:	69' x 205'
Property Area:	0.32+ acres
Density of Development:	9.4 d. u. per acre
Square Footage of Building:	935 sq. ft. each building
Height of Building:	One story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Stucco, wood trim
Roof Material:	Asphalt shingles
Clients Proposed:	15 elderly (59-1/2 yrs. old +)
Staff:	2 resident staff; part-time housekeeper and groundskeeper
Hours of Operation:	24 hours, 7 days per week

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/Zoning:

The subject site consists of a 0.32+ acre lot which is developed with three residential units. The lot is zoned standard single family (R-1) and designated for residential uses in both the 1974 General Plan and the 1985 Oak Park Redevelopment Plan. Surrounding land uses include predominantly single

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family with two multiple family units located to the east and southeast of the subject site.

B. Proposal

The applicant proposes to develop a 15 client adult, elderly residential care facility for ambulatory patients. The subject site is developed with 3 dwelling units. Each unit has 3 bedrooms, one bathroom, kitchen, living room and dining room and contains 935 sq. ft. of gross floor area. Open areas are provided between the buildings which can be utilized for recreation areas.

According to the applicant, the proposed facility would operate on a 24-hour, seven day per week basis. There will be two full-time resident managers to provide supervision, plan activities and prepare meals. Both would be approved by Community Care Licensing and the Justice Department. In addition, the facility would have an on-call doctor, social worker, part-time housekeeper and a part-time groundskeeper.

The applicant states that the clients will all be 59-1/2 years of age or older and will be ambulatory. Daily activity schedule is proposed to include the following:

PROPOSED DAILY SCHEDULE

7:30 - 9:00 A.M.	Breakfast, personal hygiene
9:00 - 11:30 A.M.	Morning Activities
11:30 - 1:00 P.M.	Lunch - Rest time
1:00 - 4:30 P.M.	Afternoon activities
4:30 - 6:00 P.M.	Dinner, personal hygiene
6:00 - 9:00 P.M.	Evening activities

Morning activities include:

- o exercise
- o doctor appointments
- o beauty appointments
- o library
- o plus other fine arts activities

Afternoon activities include:

- o arts and crafts
- o shopping
- o field trips
- o outdoor games
- o senior's center visit

- Evening activities include:
- o visiting with relatives
 - o attending local cultural events

C. Recreational Facilities

The proposed facility does not have an indoor recreation area in any of the three buildings. The living room of each unit could be utilized to a limited degree for recreational activities. No specific outdoor recreation area is designated on the site development plan, however, adequate area is available between the buildings to allow for recreational activities, gardening, etc.

D. Client Profile

The applicant plans to serve persons 59-1/2 years of age and older who do not require convalescent care, but may need some limited assistance. Approximately 80 percent of the clients would be low income on State Disability or Social Security.

E. Locational Criteria Evaluation

The project site was evaluated for compliance with the residential care location criteria adopted by the City Council in 1982 (see Exhibit A).

1. Supportive Services

The proposed facility is located within 1-1/2 miles of U. C. Davis Medical Center. Other health care facilities are also provided in the general area (see Exhibit B).

2. Employment Opportunities

The clients will be retired and these services are not required.

3. Distribution of Services

Staff finds that there are 34 residential care facilities within one mile of the subject site (See Facility Map and Exhibit C) including six senior citizen care facilities. A residential care facility is a facility providing primarily non-medical resident services to seven or more individuals in need of personal assistance essential for sustaining the activities of daily living, or for the protection of the individual, excluding members of the resident family or persons employed as facility staff on a 24 hour a day basis.

4. Facility Access

The project site has adequate access and is located on an RT bus route with a stop being located just east of the site.

5. Concentration

The following numbers include all types of care facilities. This information is based upon data from two sources:

- o Community Care Facilities Information System Directory Report - State Department of Social Sources, 1985.
- o Community Services Directory - Community Services Planning Council, 1986.

<u>TYPE OF FACILITY</u>	<u>NUMBER OF FACILITIES</u>	<u>NUMBER OF CLIENTS</u>
Adult Home/Child Care/Elderly	32 (6 elderly facilities)	440
Specialized Housing Facility	2	-
	34	440

The concentration of too many of all types of care facilities within one mile radius can negatively impact a residential neighborhood.

F. Parking

The applicant has indicated that there will be 13 on-site parking spaces. Three of the spaces would be for employees while the 10 remaining spaces would be for clients or guests. The parking spaces are not clearly defined and a revised site plan should be submitted which indicates the location of 13 spaces on the subject site. Since most residents will not have cars, the proposed on-site parking should be acceptable.

G. Size of Facility

The three existing structures are all one-story, 935 sq. ft. units. There would be a total of 9 bedrooms for a maximum of 15 clients. State Social Services Department Guidelines do not specify a minimum square footage, only that the living area for the clients is adequate. This is determined at the time the State inspects a facility which is following approval by the local jurisdiction.

H. Site Design

The subject site is located in the Oak Park Design Review District. All structures are existing, therefore, no design review of this project is required.

I. Other Agency Comments

The proposal was reviewed by the City Department of Traffic Engineering, Fire, Police, Building Inspections, Housing and Redevelopment Agency and the Oak Park PAC. The following comments were received.

Police

No comment.

Building Inspections

Buildings must meet requirements of an R-1 occupancy. Requires engineers design.

Fire

Residential care facilities for more than six occupants must meet strict regulations through the State Fire Marshal's Office. Applicant should consult the State Fire Marshal's Handbook.

Oak Park PAC

The Oak Park PAC met on November 4th and recommended in favor of the project subject to conditions restricting the number of clients (15), age of clients (59-1/2+) and that all clients be ambulatory. Should the PAC have any other comments, they will attend and speak at the Commission hearing.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15303).

RECOMMENDATION: Staff recommends the following actions.

Approve the special permit subject to conditions and based on findings of fact which follow:

Conditions

1. The care facility shall be limited to elderly clients, ages 59-1/2 years and over.

2. The care facility shall be limited to a maximum of 15 clients.
3. All clients shall be ambulatory.
4. The applicant shall submit a copy of the facility permit issued by the State Department of Social Services prior to occupancy of the buildings.
5. The applicant shall submit a revised site plan indicating the location of each on-site parking space.
6. The applicant shall obtain all necessary building permits and shall comply with all applicable City Codes for the conversion of the existing structures to a care facility.

Findings of Fact

1. The special permit is based upon sound principles of land use in that there is not an over concentration of elderly care facilities in the Oak Park Community.
2. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
 - a. building setbacks are provided;
 - b. open space is provided on the site; and
 - c. on-site parking is provided.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential (4-8 du/ac) by the 1985 Oak Park Redevelopment Plan and the proposed elderly care facility is consistent with the plan designation subject to the granting of a special permit by the Planning Commission.

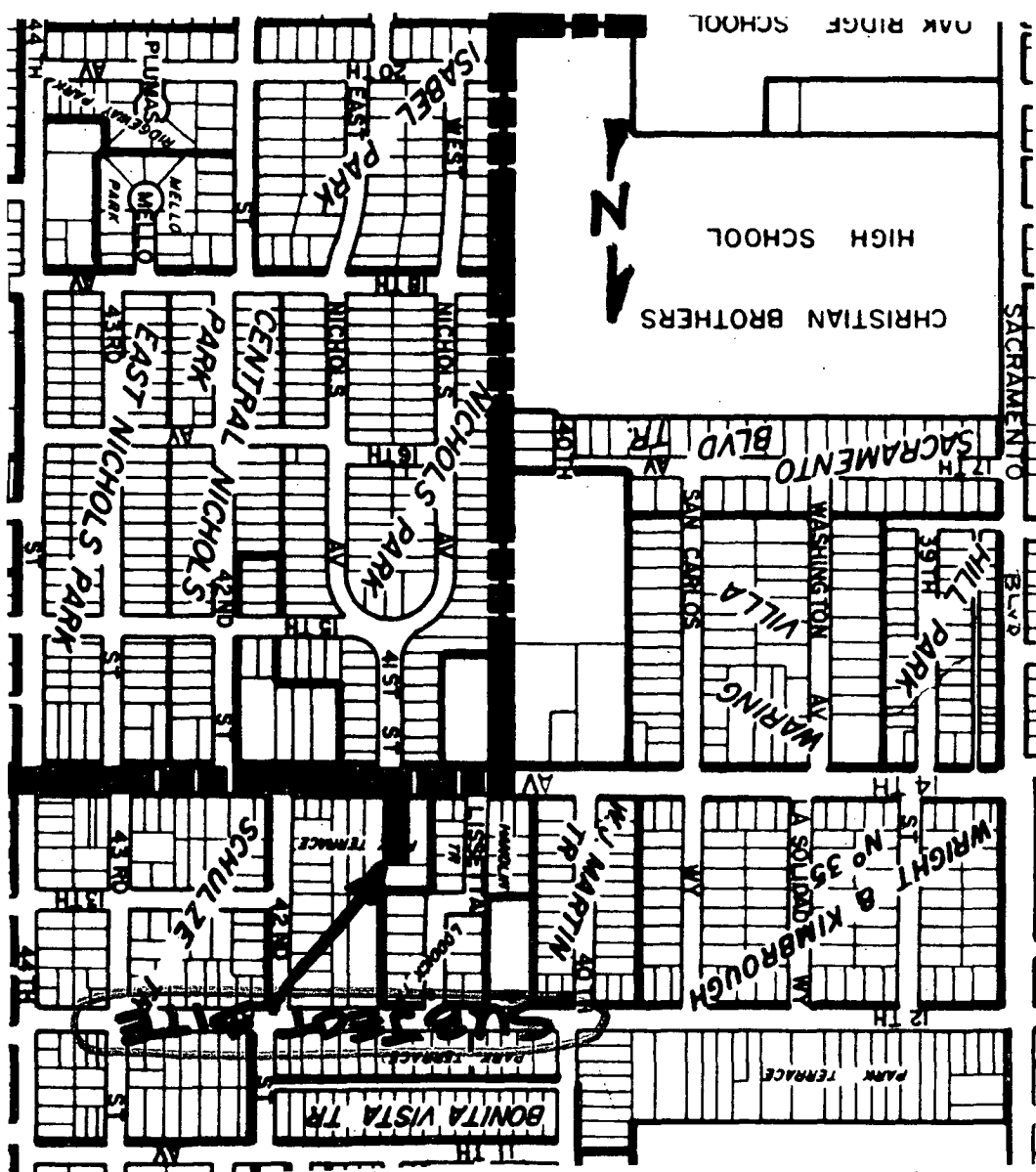
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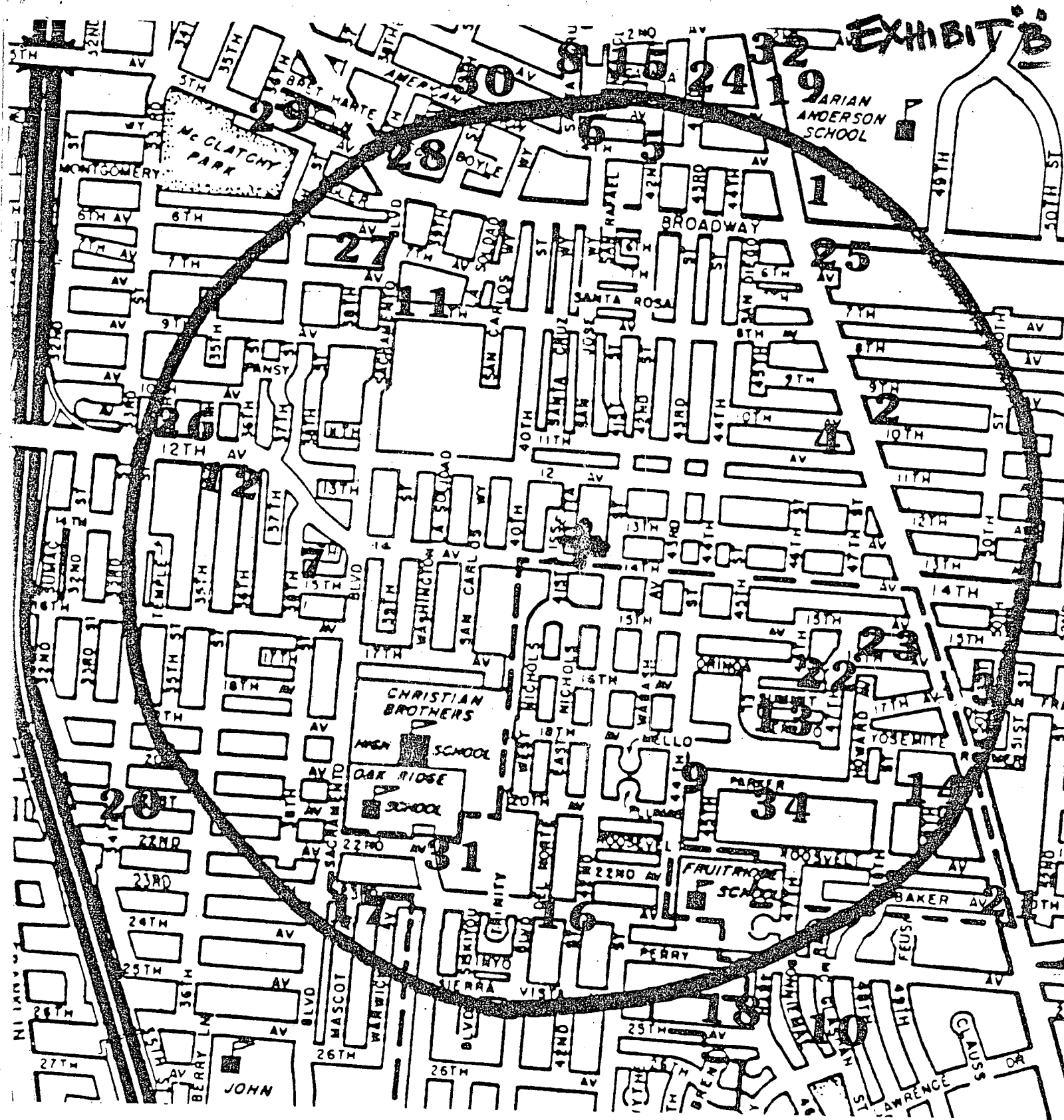
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VICINITY MAP





CARE FACILITY MAP

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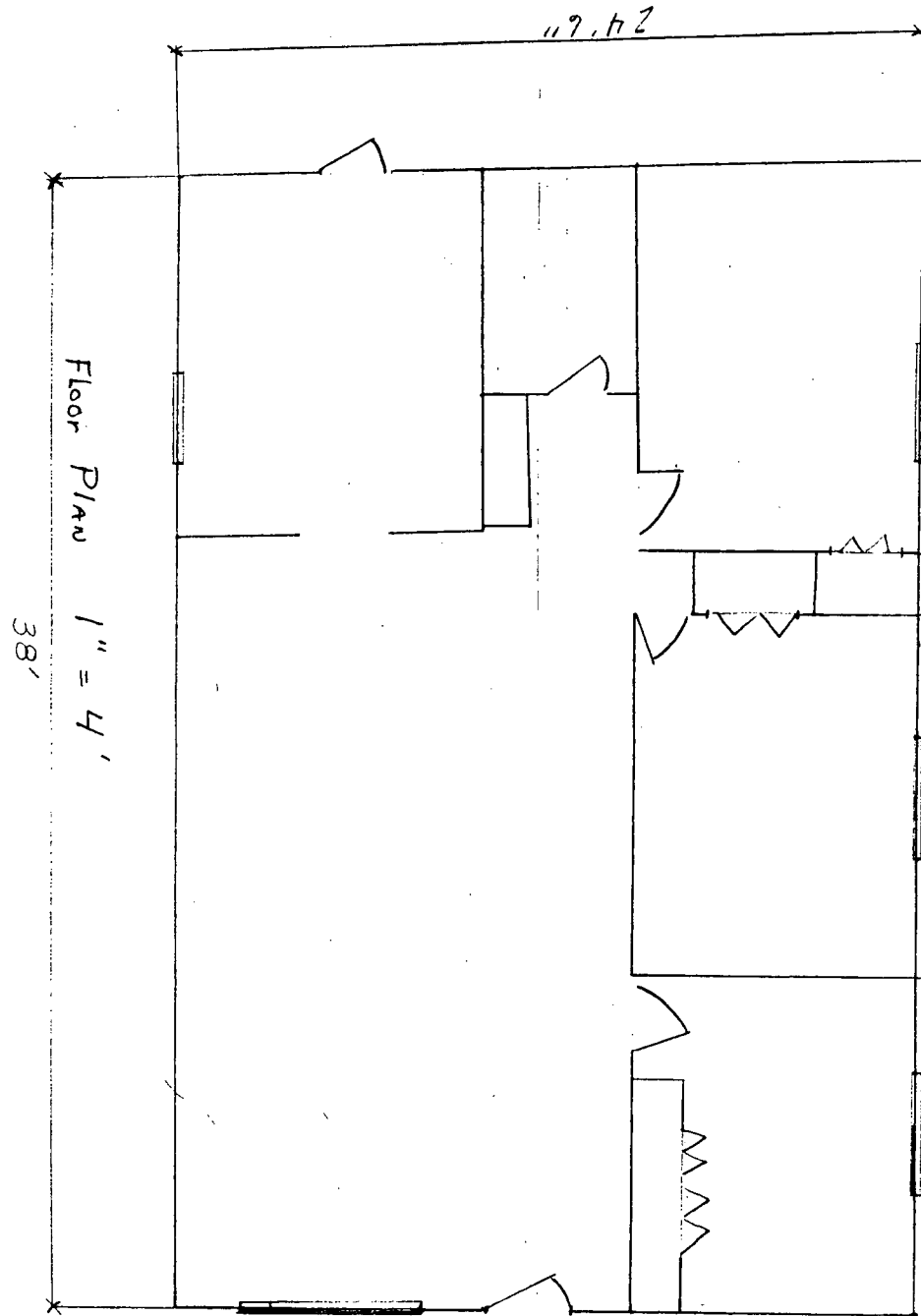
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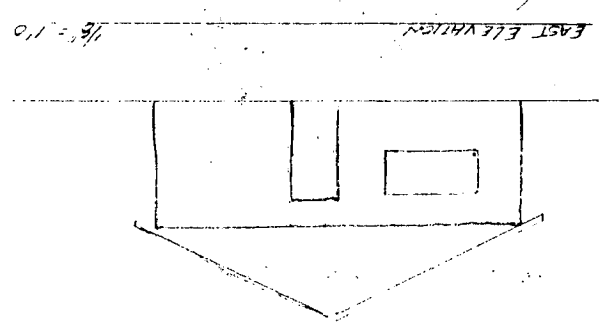
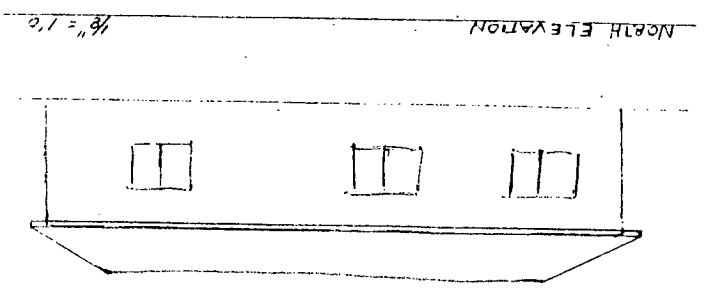
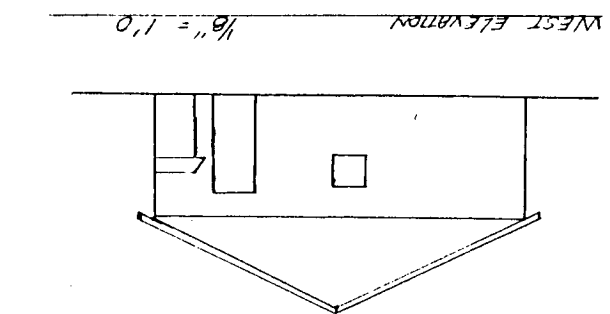
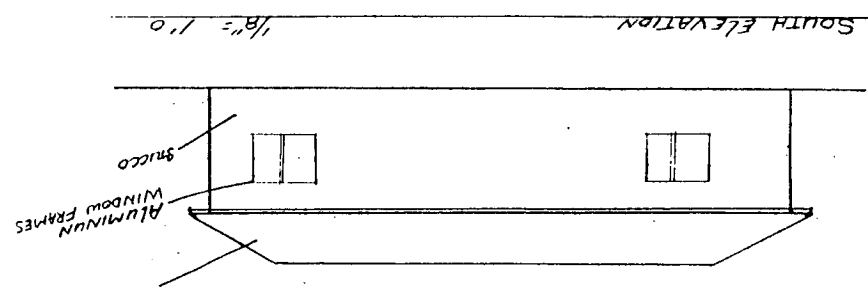


EXHIBIT C

All types of care facilities (excludes child care, small group home, elderly or similar facilities) within one mile radius.

CARE FACILITIES (RESIDENTIAL)
ADULT HOME

<u>Map Key</u>	<u>Address</u>	<u>Licensee</u>	<u>Capacity</u>	<u>Restrictions</u>
1.	2830 Stockton Boulevard	Midtown Manor Inc.	40	39 Ambulatory, 1 non-ambulatory ages 18-61
2.	3549 Stockton Boulevard	Patricia Watson	2	Ambulatory only Prefer Developmentally Disabled, ages 18-61
3.	3649 52nd Street	Ruth Fitkin	4	Ambulatory only, Prefer Developmentally Disabled Females only, Ages 18-61
4.	4641 11th Avenue	Alice Powers	10	Ambulatory only, Ages 18-61
5.	4201 4th Avenue	Golston Earlean	4	Ambulatory, Ages, 40-61
6.	4116 3rd Avenue	Henry/Ethel Scott	2	Ambulatory only Ages 18-61
7.	3619 38th Street	Bertha Morris	2	Ambulatory only, Ages 18-61
8.	4035 2nd Avenue	Velma Stanfield	4	Ambulatory, Ages 18-61
9.	4508 Parker Avenue	Mary Graves	9	Ambulatory, Developmentally Disabled Adults. Ages 18-61
10.	4941 McGlashan Street	Betty Haskins	5	Ambulatory only, Ages 18-61

11.	3981 8th Avenue	Wilson/Hill	15	Ambulatory, Ages 18-61
12.	3524/3528 12th Avenue	Grant Holloway	12	Ambulatory only, Ages 18-62
13.	4620 El Cerrito Way	Amie Ford	6	Ambulatory only, preferred. Developmentally Disabled, Ages 18-61
14.	4900 Parker Avenue	Cook	6	Ambulatory, Preferred Developmentally Disabled Adults, Ages 18-61
15.	3101-1/2 42nd Street	Williams	6	Ambulatory, Ages 18-61
16.	4824 42nd Street	Douglas	6	Ambulatory, Ages 18-61
17.	3940 23rd Avenue	Faye Benford	5	Prefers Developmentally Disabled Ages 0 - 18
18.	4567 25th Avenue	Mary Lee Thomas	6	Ambulatory-prefers developmentally disabled Ages 10-18
19.	2830 Stockton Blvd.	Sheila Boltz	40	39 Ambulatory, 1 non-ambulatory Ages 18-61
20.	3741-1/2 34th Street	Darrell Belle		Ambulatory Ages 18-61
21.	4400 Stockton Blvd.	Human Resources Consultants	11	Ambulatory Age 18-61
*22.	4551 Summit Way	Minnie Dawson	6	Ambulatory Age 62 and over
*23.	4741 16th Avenue	Snow Bobo	4	Ambulatory Age 62 and over

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*24.	2948-43rd Street	Odessa Sweet	4	Ambulatory, 2 non-ambulatory Age 61 and over
*25.	4409 6th Avenue	Walter Pickens	4	Ambulatory Age 62 and over
*26.	3409 12th Avenue	Thelma Starks	5	Ambulatory Age 62 and over
*27.	3894 7th Avenue	Odessa Sweet	6	Ambulatory Age 62 and over
28.	3801 Broadway	Lynn Pichinino	50	Ambulatory Ages 0-3
29.	3600 5th Avenue	Janet Coleman	44	Ambulatory Ages 2-14
✓ 30.	3947 4th Avenue	Charles Townse	40	Ambulatory prefers ages 3-1/2 to 14
31.	3949 23rd Avenue	Lorine Fowler	46	Ambulatory Age 2-5
32.	2751 Stockton Blvd.	May Ukita	87	Ambulatory Age 2-5

SPECIALIZED HOUSING FACILITY

33.	Human Resources Consultants, 4400 Stockton Blvd.	Demetra Oliphant		24 hr. mentally ill- Ages 18-24
34.	South Area Emergency Housing	Heather Andrews		Temporary emergency housing