



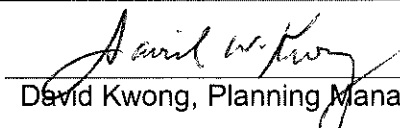
**CITY OF SACRAMENTO PLANNING COMMISSION
RECORD OF DECISION**

New City Hall, 915 I Street, 3rd Floor, Sacramento, CA 95814

Project Name: Promise House II
Project Number: P07-055
Project Location: 1731 P Street
Assessor's Parcel No.: 006-0236-011
Applicant: Karen Pardieck
Action Status: Approved with Conditions Action Date: 06/14/07

- REQUESTED ENTITLEMENT(S):**
- A. Environmental Determination:** Categorical Exemption: §15301 Existing Facilities;
 - B. Special Permit** to allow a Residential Care Facility within an existing residence on approximately 0.12 acres in the Multi-Family Zone (R-5).
 - C. Special Permit** to waive parking.

ACTIONS TAKEN: On 03/29/07, the Planning Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval: Approved Entitlements A through C listed above.

Action certified by: 
David Kwong, Planning Manager

Sent to Applicant: 6/15/07

By: 
Staff Signature

NOTICE OF PROTEST RIGHTS

The below conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Record of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Record of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

EXPIRATION

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

NOTE: Violation of any of the following conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

APPEALS

Appeals of the Planning Commission decision of this item to the City Council must be filed at 915 I Street, New City Hall, 3rd Floor, within 10 calendar days of this meeting, on or before 06/24/07. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

Findings Of Fact

A. Environmental Determination: Exemption

1. The Planning Commission of the City of Sacramento finds as follows:

The City of Sacramento's Environmental Planning Services has reviewed the **Promise House II (P07-055)** and has determined the Project is exempt from review under the California Environmental Quality Act as follows:

- a. The Project is exempt under the following provisions of the California Environmental Quality Act and/or Guidelines: **CEQA Guidelines Section 15301, Existing Facilities**
- b. The factual basis for the finding of exemption is as follows:

This project consists of the operation of a Residential Care Facility for Women with the existing residence and involves negligible or no expansion of use beyond t existing use.

2. The Planning Commission has reviewed and considered the Environmental Planning Services determination of exemption and the comments received at the hearing on the Project and has determined that the Project is exempt from review under the California Environmental Quality Act for the reasons stated above.

B. The Special Permit to establish a Residential Care Facility in the Multi-Family (R-5) Zone is approved subject to the following Findings of Fact and Conditions of Approval:

1. The project is based upon sound principles of land use in that the proposed use is allowed in the Multi-Family (R-5) zone and includes conditions addressing parking, smoking/loitering, and public safety.
2. The proposed use will be consistent with the policies of the City of Sacramento General Plan, to provide housing for special needs groups.
3. The approval of the Special Permit for a Residential Care Facility will not be detrimental to the public welfare and will not result in the creation of a public nuisance in that the use is consistent with adjacent residential uses and the care facility will implement a curfew for its clients and a good neighbor policy. The approval of this care facility will not result in an over-concentration of social services in the immediate neighborhood.

C. The Special Permit to reduce the required on-site parking spaces by three (3) spaces is approved subject to the following Findings of Fact and Conditions of Approval:

1. Granting the Special Permit is based upon sound principles of land use in that the proposed project use is allowed in the Multi Family (R-5) zone and provides a service in an area that has full access to City utilities and infrastructure.
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. The project is encouraging the use of alternative modes of transportation by providing bicycle storage and transit passes to staff and residents.
 - b. On-street parking is available along 18th Street.
3. The proposed project is consistent with the General Plan and Central City Community Plan land use designations for the site.

Conditions Of Approval

B. The **Special Permit** for a Residential Care Facility is hereby approved subject to the following conditions:

Development Engineering

- B-1. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.
- B-2. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards.
- B-3. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering Division.

Planning

- B-4. Prior to accepting admission applications, the applicant shall obtain all applicable state licenses to operate a residential care facility.
- B-5. The contract for admission of any person to the facility shall specifically indicate the 10:00 p.m. curfew and shall outline the enforcement procedures.
- B-6. A dedicated smoking area shall be provided in the interior side yard of the existing building.
- B-7. Promise House II shall comply with the Good Neighbor Policy with respect to its facility operations. The Promise House II shall:
 - Be responsive to complaints and concerns of the community;
 - Hold a "Good Neighbor" open house at least once annually to ensure ongoing communications with neighbors;
 - Establish an ongoing relationship with surrounding businesses, law enforcement, and neighborhood groups and assume responsibility for being an active member of the neighborhood by having continuous contacts with these groups;
 - Comply with the public nuisance ordinances and post signs prohibiting loitering, drinking, and other public nuisance, and any others as may be required by any applicable government authority;
 - Participate in area crime prevention and nuisance abatement efforts;
 - Maintain facility grounds with appropriate landscaping and litter removal;
 - Post name and telephone number of an emergency contact person on the outside of the facility for 24-hour response to problems;
 - Notify surrounding neighborhood groups and businesses of any operational changes that could impact the neighborhood and work with the community in an effort to

mitigate potential impacts;

- Respond immediately to complains of neighbors and law enforcement, with a follow-up notification with explanation of how issue was (or is being) resolved.
- Residences of Promise House II will be denied services for repeated infractions of facility policies/rules.
- Establish a process for neighbors to communicate directly with Bridges;
- Give the neighbors the name of the contact person for the service provider;

B-8. Building occupancy shall be limited to 30 persons at any given time, including, but not limited to, residents, staff, and visitors.

B-9. Further planning review shall be required for any future social services proposing to locate at the subject site.

C. The **Special Permit** to waive parking is hereby approved subject to the following conditions:

Planning

C-10. The contract for admission of any person to the facility shall specifically state that no personal motor vehicle shall be operated by the potential resident at or near the facility.

C-11. The contract for admission of any person to the facility shall specifically indicate that visiting hours are on Saturdays from 11:00 am to 3:00 pm and are available only to family and significant others.

C-12. The applicant, within 60 days of approval of this request, shall enter into an agreement with Regional Transit to provide 15 Transit passes for the use of staff and clients. A copy of this agreement shall be provided to the Development Services Department and kept on file in P07-055.

Advisory Notes

Building

1. A Building permit shall be obtained for a change of occupancy.

Planning

2. Transit information shall be posted on the interior of the building in an easily visible location.

Utilities

3. The proposed project is located in the Flood zone designated as a **Shaded X** zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the

Shaded X zone, there are no requirements to elevate or flood proof.

4. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems.
5. The project is not adjacent to a public water main. If any new water service connections will be required for the project they shall connect to the existing public water main in the O/P Alley or a water main extension will be required in 18th Street between the O/P Alley and P Street.

