



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** March 29, 2007                      **REPORT NO.** PC-07-065

**ATTENTION:**                      **Planning Commission, Agenda of April 5, 2007**

**SUBJECT:**                      **HEALTHCARE SERVICES - PROJECT NO. 124820. Process 4.**

**REFERENCE:**                      **Manager's Report No. P-92-251**

**OWNER:**                      **Ross Nicholson (Attachment 13)**

**APPLICANT:**                      **Healthcare Services, Inc. (Attachment 13)**

### SUMMARY

**Issue(s):** Should the Planning Commission approve an amendment to Conditional Use Permit (CUP) No. 92-0441 to allow an existing 48-bed residential care facility to change their management entity from Community Resources and Self Help (CRASH) to Healthcare Services?

#### **Staff Recommendation:**

1.        **Approve** Conditional Use Permit (CUP) No. 26933 with conditions (Attachment 6).

**Community Planning Group Recommendation:** The Eastern Area Planning Committee reviewed this project at their meeting of March 13, 2007, and voted unanimously to recommend approval of the project with no conditions (Attachment 12).

**Environmental Review:** The proposed activity is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15060(b)(3) of the State CEQA Guidelines (the activity is not defined as a project).

**Fiscal Impact Statement:** None associated with this action. All costs associated with the processing of this project are paid by the applicant.

**Code Enforcement Impact:** None associated with this action.

**Housing Impact Statement:** None associated with this action.

## **BACKGROUND**

The 37, 228-square-foot subject property is located at 4890 67<sup>th</sup> Street, south of El Cajon Boulevard, in the RM-2-5 Zone of the Central Urbanized Planned District within the Eastern Area Neighborhood of the Mid Cities Community Plan Area (Attachment 1). The subject site is designated for residential land use at a density of 26-30 dwelling units per acre according to the Mid Cities Community Plan (Attachment 2). Land uses surrounding the site include multi-family residential to the north, single-family residential to the south, a mixture of single and multi-family to the east, and commercial development to the west.

A 48-bed residential care facility currently operates at the site within three (3) structures totaling 10,720-square-feet under the terms of existing Conditional Use Permit (CUP) No. 92-0441. The site is improved with parking areas providing 16 parking spaces, which meets current parking requirements for the 9 staff persons and 48 residents at the facility (1 space /employee and 1 space/7 beds); vehicular access is off 67<sup>th</sup> Street via a shared access driveway on the north side of the property. The facility provides treatment for drug and alcohol dependency for men and women from the ages of 18 – 59. The program combines education, counseling (individual, group and family), therapy and individual goal setting, and the lengths of stay range between 30 to 90 days, depending upon the resident's needs.

The existing residential care facility was established subsequent to approval of Conditional Use Permit No. 92-0441 by the City Council on November 10, 1992 (Attachment 10). Community Resources and Self Help (CRASH) currently operates the facility and is the Permittee identified on Conditional Use Permit No. 92-0441 (Attachment 9). While the application for CUP No. 92-0441 was under staff review in 1992, an issue was raised by the community concerning future management changes to the program which could be detrimental to the community. To address this concern, Planning Department staff included Condition No. 14 into the CUP which requires an amendment to the CUP should the management change from CRASH to another entity (Attachment 9, page 3).

Section 141.0312 of the San Diego Municipal Code (Residential Care Facilities) allows for residential care facilities for 13 or more persons to be permitted with a Conditional Use Permit decided in accordance with Process 4 subject to certain criteria being satisfied (Attachment 8).

## **DISCUSSION**

### **Project Description:**

The project is a request for an amendment to Conditional Use Permit (CUP) No. 92-0441 to allow the existing residential care facility to change their management entity from Community Resources and Self Help (CRASH) to Healthcare Services, Inc., a process required by Condition No. 14 of the original permit, "An amendment to this permit is required should the management change from Community Resources and Self Help, Incorporated." No other changes to the operations of the existing facility are proposed with the proposed amendment. This requirement to amend the permit

if there is a change in management is retained as Condition No. 11 in the new Conditional Use Permit (Attachment 6).

The property is currently up for sale and the proposed change in management of the facility is a result of the pending change of ownership. The proposed management entity is identified as Healthcare Services, Inc., whose headquarters is located at 151 Kalmus Drive Suite K1, Costa Mesa, CA. According to information provided by the applicant, Healthcare Services operates residential treatment programs in 8 other facilities in California located in Stockton, Los Angeles, El Monte, Anaheim and San Diego (Attachment 11).

**Environmental Analysis:**

A Negative Declaration, LDR No. 92-0441 was originally prepared for the project and was adopted by the City Council on November 10, 1992. Since no changes to the project are proposed other than the change in ownership, the negative declaration would still be applicable for the residential care facility. The Environmental Analysis Section has reviewed the proposed change in ownership of the existing residential care facility and has determined that it would be exempt from further CEQA review pursuant to State CEQA Guidelines Section 15060 (c) (3), in that the activity of changing ownership is not defined as a project.


**CONCLUSION**

The project does not propose any new development or a change in use, and there are no known issues relative to its current operations. The project meets all current regulations pertaining to residential care facilities under Section 141.0312 of the San Diego Municipal Code. Staff recommends support of the proposed amendment to Conditional Use Permit (CUP) No. 92-0441 to allow the existing residential care facility to change their management entity from Community Resources and Self Help (CRASH) to Healthcare Services, Inc., based upon the project's compliance with the SDMC.

**ALTERNATIVES**

1. **Approve** Conditional Use Permit No. 26933, with modifications.
2. **Deny** Conditional Use Permit No. 26933, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

  
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Mike Westlake  
Program Manager  
Development Services Department

  
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