

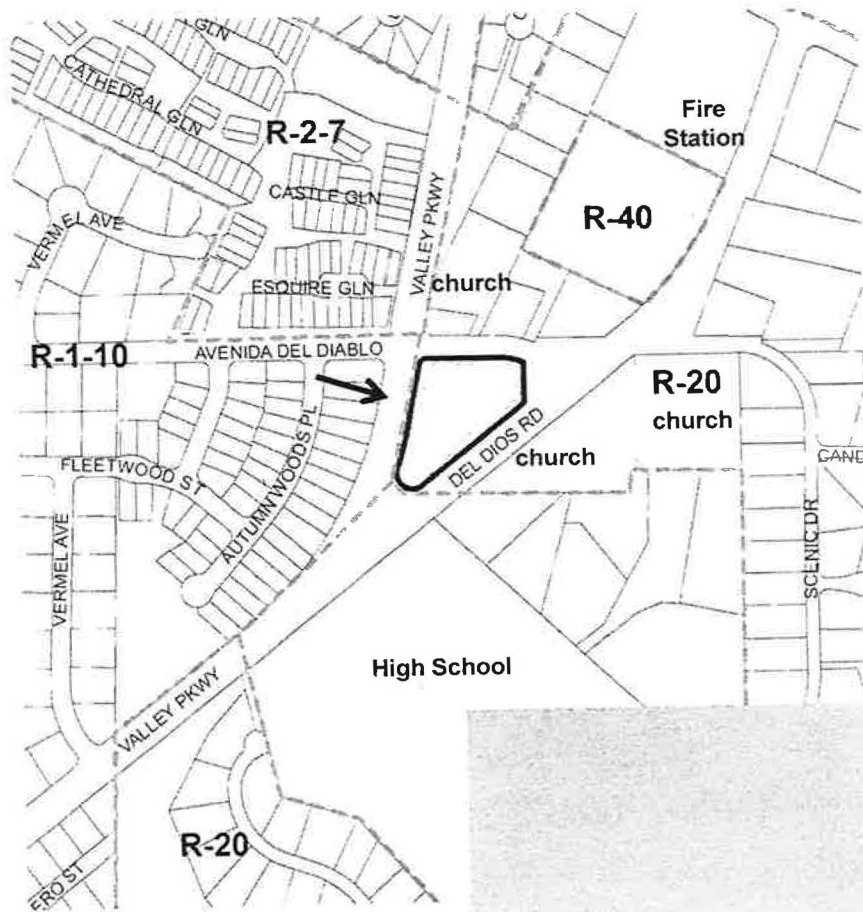
12/14  
Planning  
Commission  
Presentation

## Item No. G.2

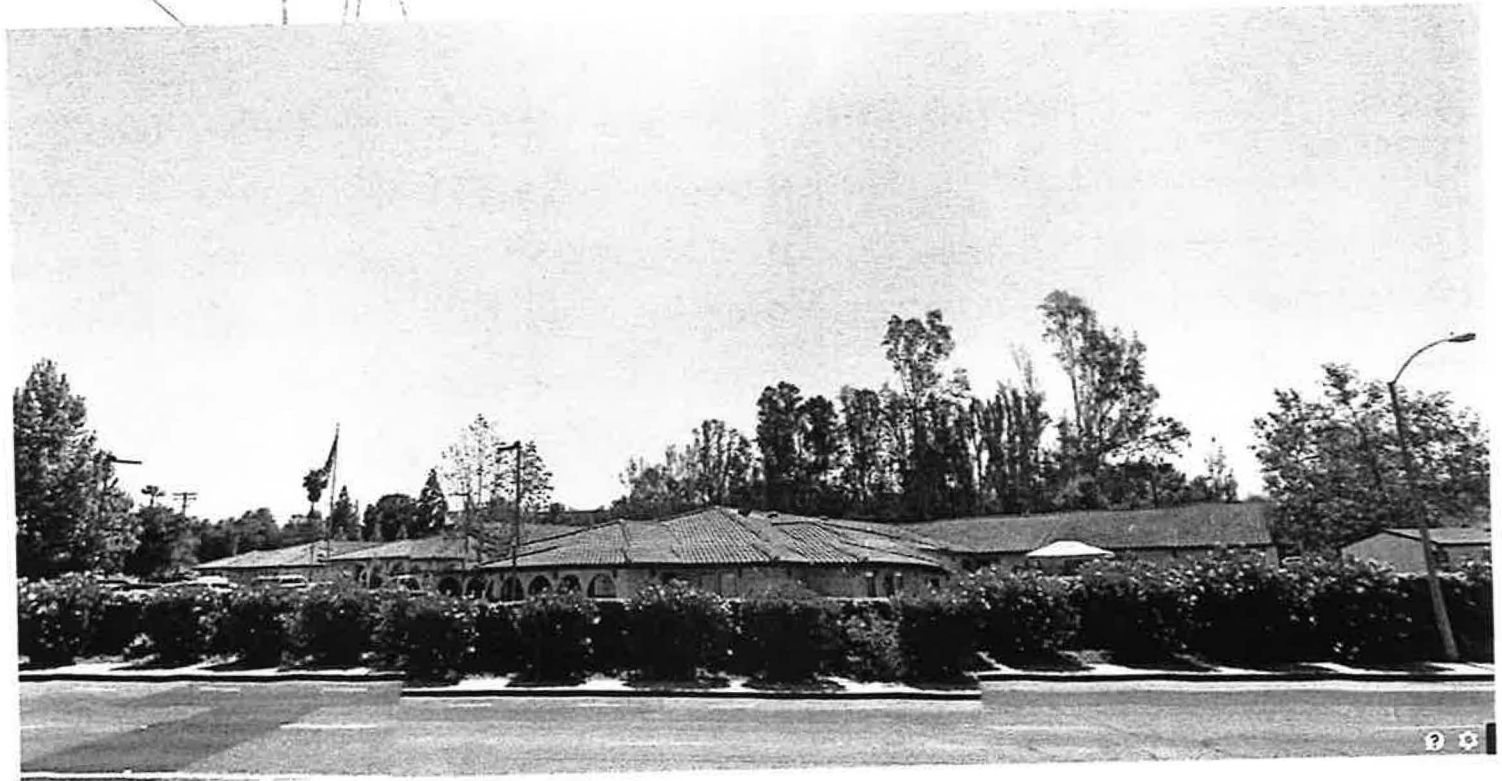
### PHG 14-0017

# Conditional Use Permit and Extension of Time

A Conditional Use Permit for Government Services to operate a 96-bed unaccompanied youth care facility serving minors between 6 and 17 years of age, within an existing 35,200 SF building in the RE-20 zone. The facility would be operated by Southwest Key Program on behalf of the U.S. Department of Health and Human Services. The project also includes an extension of time for the existing Conditional Use Permit for a skilled nursing facility so that it can be reactivated when the unaccompanied youth care facility is terminated.



- ▣ Site: 2.31 acres
- ▣ Zoning: R-E-20
- ▣ General Plan: Estate II



# Details of Request

- ▣ Government Services: “all levels of government including immigration protective services, excluding correctional institutions”
- ▣ Requires a Conditional Use Permit in Residential and Commercial zones
- ▣ CUP Extension for skilled nursing facility subject to Planning Commission approval





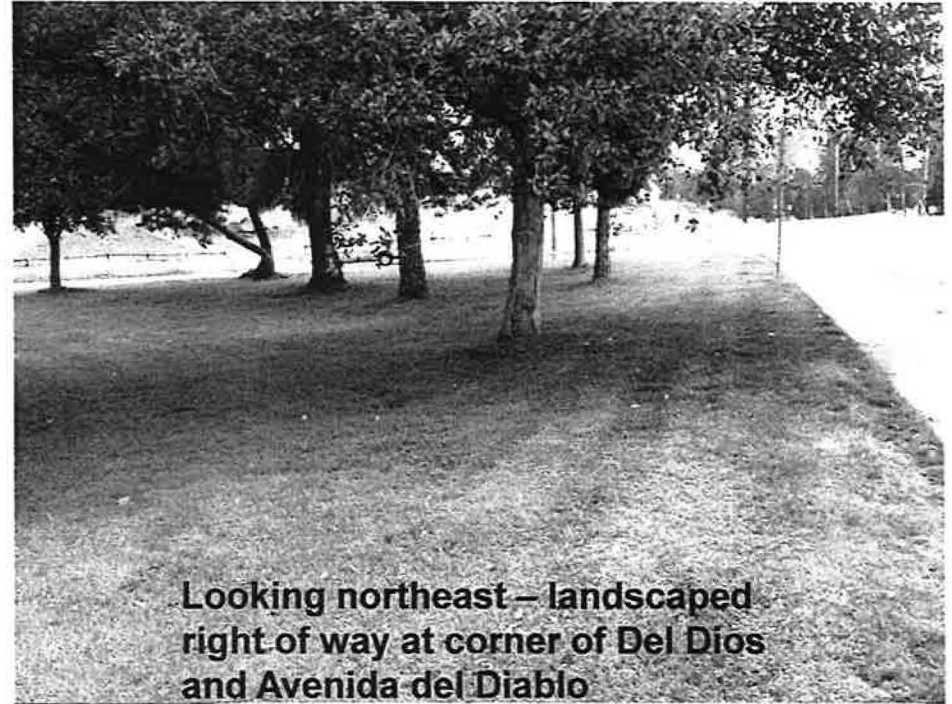
**Rear of Building Facing Del Dios Road**



**Looking East from Valley Parkway**



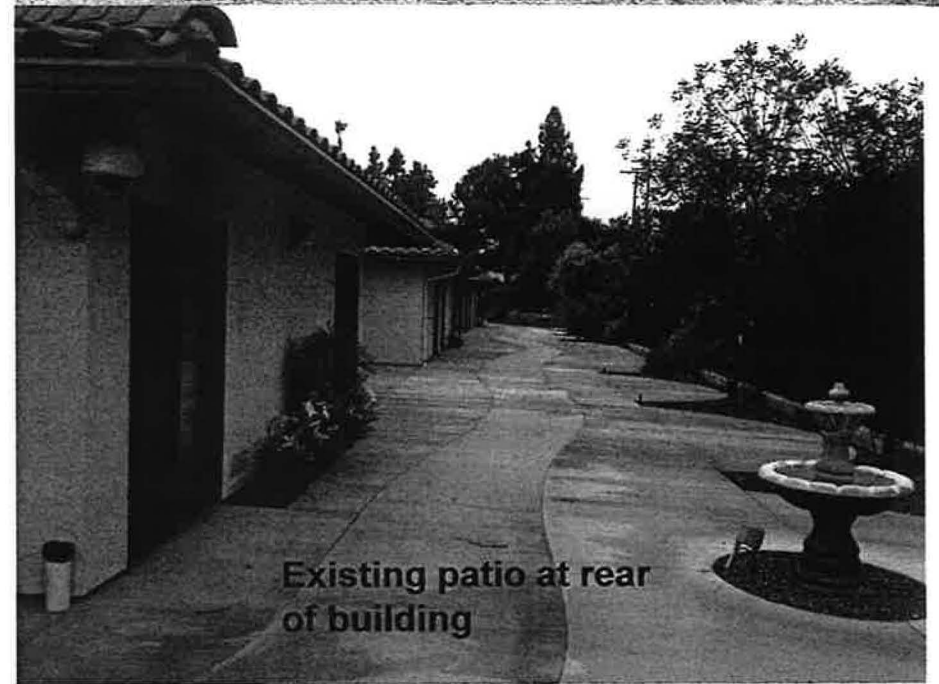
Looking along southeastern building elevation



Looking northeast – landscaped right of way at corner of Del Dios and Avenida del Diablo



Landscaped area to side of building to be fenced

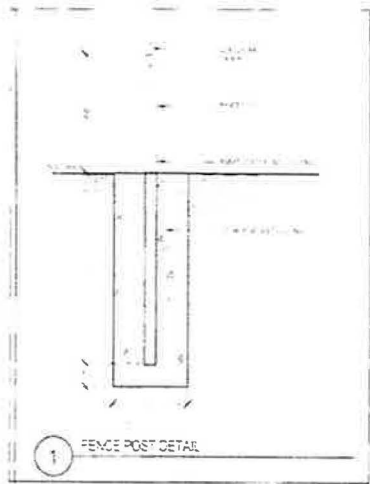


Existing patio at rear of building

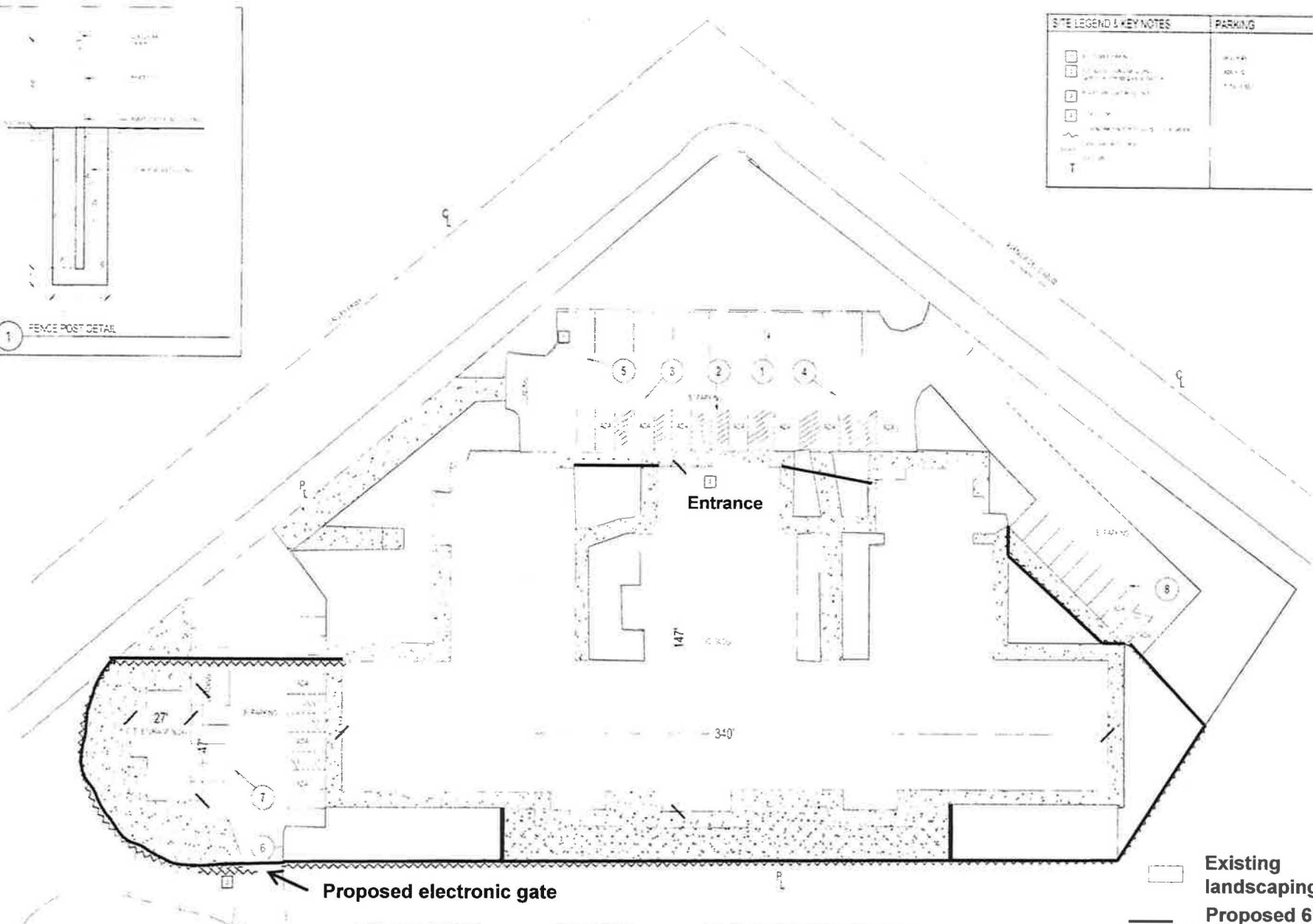
# Unaccompanied Youth Care Facility Details of Request

- ▣ Facility: 35,200 SF, 48 Bedrooms
- ▣ Number of Minors: 96 (two youths per bedroom)
- ▣ 6 Years - 17 years of Age
- ▣ 24 hours/day, 7 days/week
- ▣ Individual's Stay: 10-60 Days
- ▣ Staff: 90 Total
  - ▣ 8 AM -4 PM: 40 (Youth to Staff ratio: 2.4:1)
  - ▣ 4 PM - 12 AM: 30 (Youth to Staff ratio: 3.2:1)
  - ▣ 12 AM - 8 AM: 20 (Youth to Staff ratio: 4.8:1)
- ▣ Site Improvements: Decorative 6-high fencing, trash enclosure cover (site complies with other codes).





SITE LEGEND & KEY NOTES	PARKING
[Symbol]	[Symbol]
[Symbol]	[Symbol]
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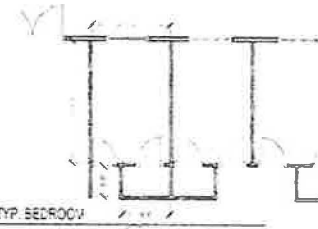
- [Symbol] Existing landscaping
- [Symbol] Proposed 6' fencing
- [Symbol] Existing 4' fencing

Del Dios Road

SITE PLAN

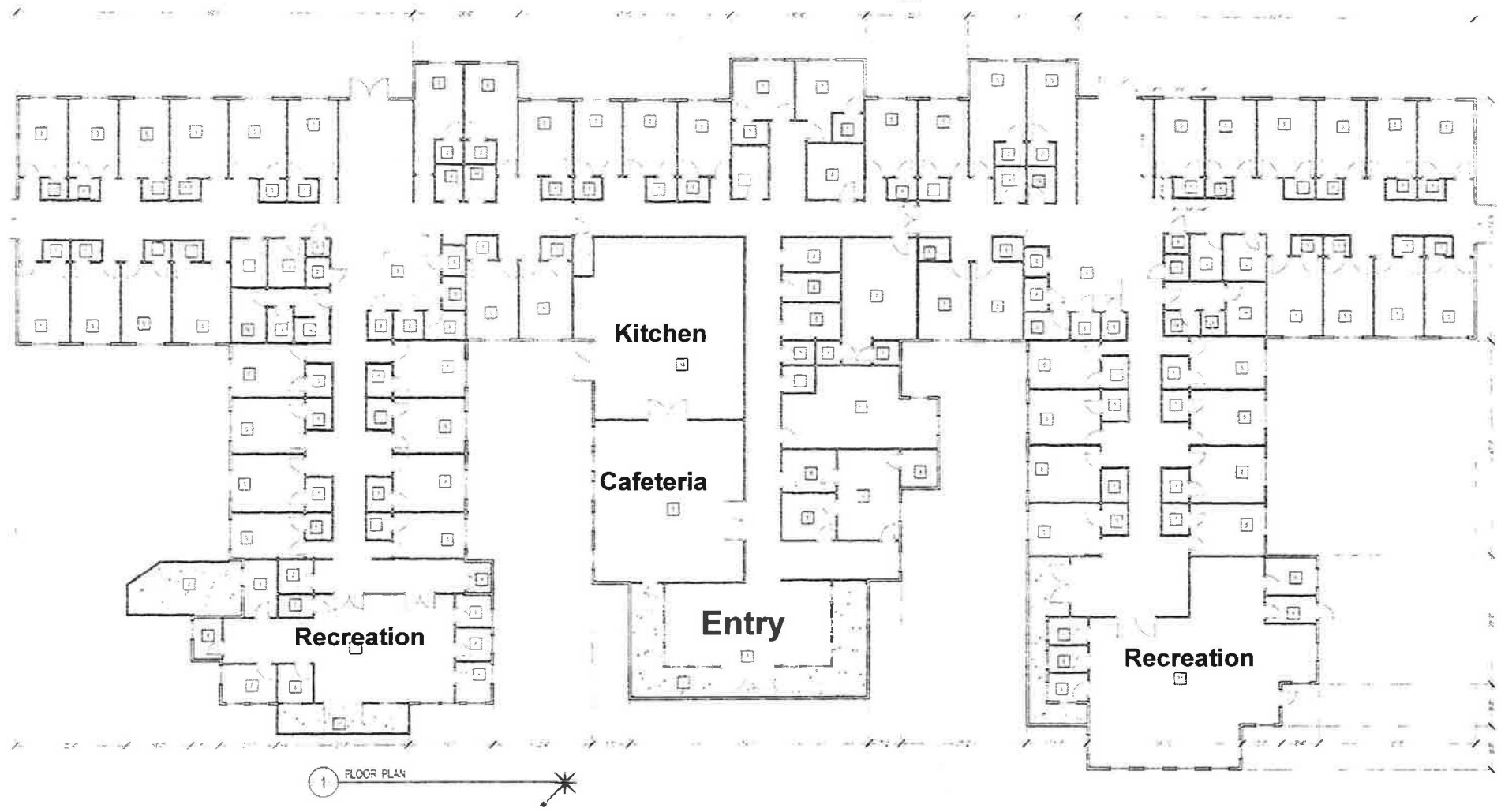
# Existing Floor Plan

-48 double bedrooms



2 TYP. BEDROOM

LEGEND & KEY NOTES					
1	RETIRED	4	WALK-IN CLOSET	7	WALK-IN CLOSET
2	WALK-IN CLOSET	5	WALK-IN CLOSET	8	WALK-IN CLOSET
3	WALK-IN CLOSET	6	WALK-IN CLOSET	9	WALK-IN CLOSET
4	WALK-IN CLOSET	7	WALK-IN CLOSET	10	WALK-IN CLOSET
5	WALK-IN CLOSET	8	WALK-IN CLOSET	11	WALK-IN CLOSET
6	WALK-IN CLOSET	9	WALK-IN CLOSET	12	WALK-IN CLOSET
7	WALK-IN CLOSET	10	WALK-IN CLOSET	13	WALK-IN CLOSET
8	WALK-IN CLOSET	11	WALK-IN CLOSET	14	WALK-IN CLOSET
9	WALK-IN CLOSET	12	WALK-IN CLOSET	15	WALK-IN CLOSET
10	WALK-IN CLOSET	13	WALK-IN CLOSET	16	WALK-IN CLOSET
11	WALK-IN CLOSET	14	WALK-IN CLOSET	17	WALK-IN CLOSET
12	WALK-IN CLOSET	15	WALK-IN CLOSET	18	WALK-IN CLOSET
13	WALK-IN CLOSET	16	WALK-IN CLOSET	19	WALK-IN CLOSET
14	WALK-IN CLOSET	17	WALK-IN CLOSET	20	WALK-IN CLOSET
15	WALK-IN CLOSET	18	WALK-IN CLOSET	21	WALK-IN CLOSET
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22	WALK-IN CLOSET	25	WALK-IN CLOSET	28	WALK-IN CLOSET
23	WALK-IN CLOSET	26	WALK-IN CLOSET	29	WALK-IN CLOSET
24	WALK-IN CLOSET	27	WALK-IN CLOSET	30	WALK-IN CLOSET
25	WALK-IN CLOSET	28	WALK-IN CLOSET	31	WALK-IN CLOSET
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30	WALK-IN CLOSET	33	WALK-IN CLOSET	36	WALK-IN CLOSET
31	WALK-IN CLOSET	34	WALK-IN CLOSET	37	WALK-IN CLOSET
32	WALK-IN CLOSET	35	WALK-IN CLOSET	38	WALK-IN CLOSET
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34	WALK-IN CLOSET	37	WALK-IN CLOSET	40	WALK-IN CLOSET
35	WALK-IN CLOSET	38	WALK-IN CLOSET	41	WALK-IN CLOSET
36	WALK-IN CLOSET	39	WALK-IN CLOSET	42	WALK-IN CLOSET
37	WALK-IN CLOSET	40	WALK-IN CLOSET	43	WALK-IN CLOSET
38	WALK-IN CLOSET	41	WALK-IN CLOSET	44	WALK-IN CLOSET
39	WALK-IN CLOSET	42	WALK-IN CLOSET	45	WALK-IN CLOSET
40	WALK-IN CLOSET	43	WALK-IN CLOSET	46	WALK-IN CLOSET
41	WALK-IN CLOSET	44	WALK-IN CLOSET	47	WALK-IN CLOSET
42	WALK-IN CLOSET	45	WALK-IN CLOSET	48	WALK-IN CLOSET

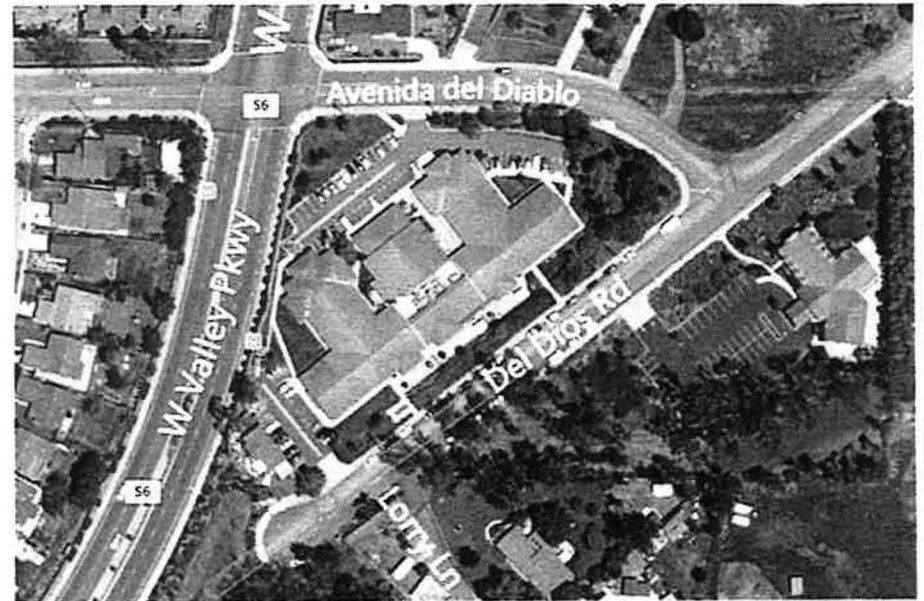


# SAMPLE WEEKLY SCHEDULE

Time	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
6:30		wake-up	wake-up	wake-up	wake-up	wake-up	
7:00		breakfast	breakfast	breakfast	breakfast	breakfast	
7:30		community meeting/brushing teeth					
8:00		English Language Development					
8:30	wake up						Wake up
9:00	Breakfast						breakfast
9:30							
10:00	Community Meeting						Community Meeting
10:15		Morning Break					
10:30		Math					Chores/ outing
11:00	Religious Services						
11:30		Lunch					
12:15		Math					
12:30							
1:00	Lunch	Health/History/Science					Lunch
1:30							
2:00	Physical Education	Geography	Cooking/Art	Group Therapy	Keyboarding	Survival English	Physical Education
2:30							
3:00		Snack					
3:00		Cake Decorating		Computer Class		Free Time	
3:30							
4:00		Physical Education					
4:30							
5:00		Dinner					
5:30							
6:00		Community Meeting/brushing teeth					
6:30		Showers/homework					
7:00							
7:30							
8:00		Evening Snack					
8:30		Bedtime				Movie night	Movie night
9:00							
9:30		Light out					
10:00						Bedtime	bedtime
10:30						Lights out	Lights out

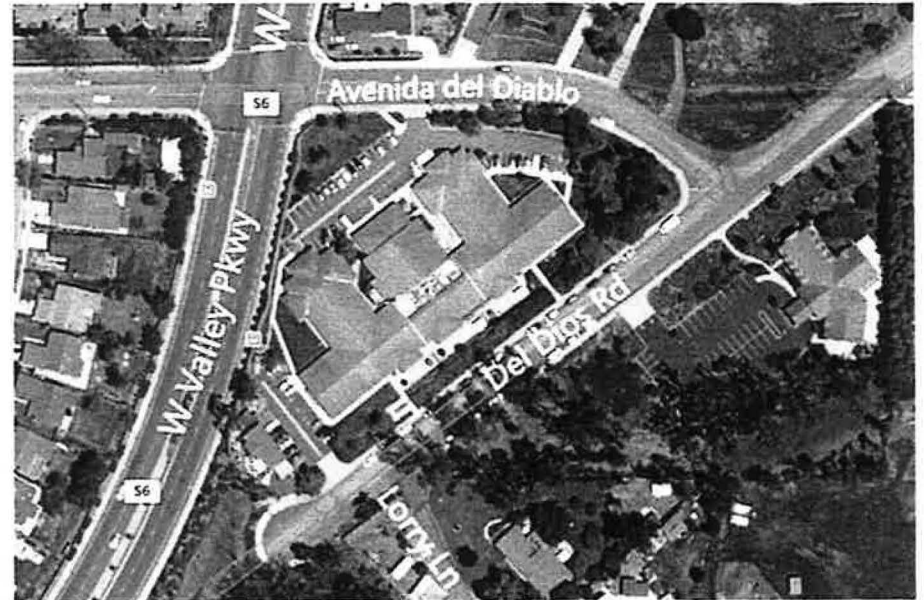
# Issues Raised by Neighbors

- ▣ Fencing Type: Decorative tubular steel, consistent with other site fencing.
- ▣ Security: Fencing provided, staff supervision.
- ▣ Type of residents: Minors ages 6-17; no adults.
- ▣ Intake Method and Timing: All intakes will be inside building, the majority occur 9 AM - 5 PM. Restricted to 7 AM - 9 PM.



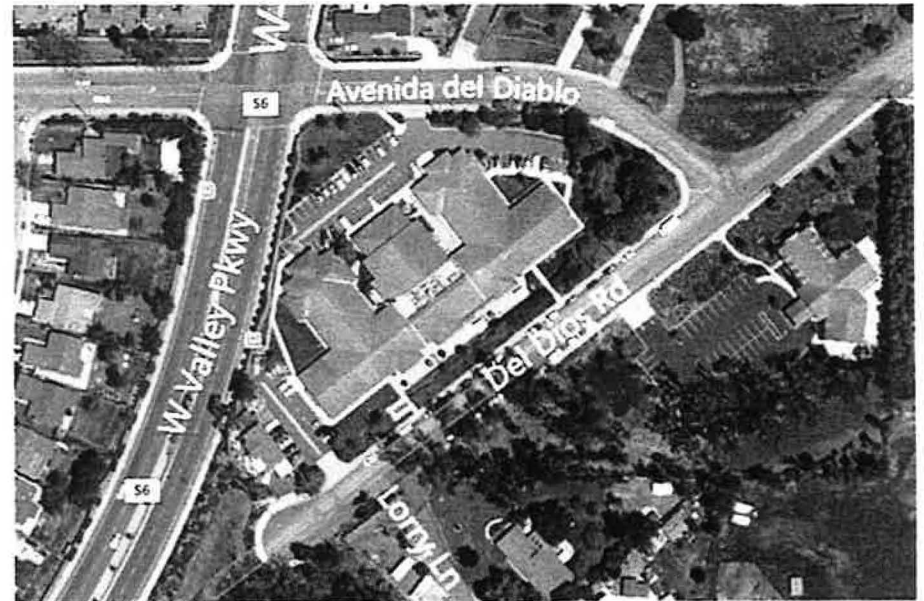
# Issues Raised by Neighbors

- ▣ Unauthorized Departures: Incidence of leaving SWK facilities unauthorized is less than 1%.
- ▣ Arrivals of groups by large buses: Transport is by 9-person van only be from driveway off Avenida del Diablo. Emergencies / Supply Deliveries from Del Dios Hwy.
- ▣ Medical issues: All minors are medically screened and cleared prior to transfer to SWK. Limited health services provided on-site.



# Issues Raised by Neighbors

- ▣ Noise: Outdoors limited to quiet activities; no active recreation permitted.
- ▣ Expansion of Facility: SWK facilities are licensed by the CA Dept. of Community Care Licensing Division for the specific occupancy.



# Skilled Nursing Facility CUP Extension

- ▣ Originally approved in 1981 with multiple revisions.
- ▣ Continuously used as a convalescent facility.
- ▣ No code violations exist on the site.
- ▣ CUP Extension and Unaccompanied Youth Care Facility CUP constitute a single request.
- ▣ Reactivation of CUP would still require compliance with State licensing standards.
- ▣ CUP must be reactivated within one year of Unaccompanied Youth Care Facility vacating site.

# Staff Recommendation

Receive testimony, close public hearing and take action to Approve, Conditionally Approve, or Deny:

- Conditional Use Permit (PHG 14-0017) for Unaccompanied Youth Care Facility and Extension of Time for existing skilled nursing facility (single vote).
- Staff will return to the Planning Commission on July 22<sup>nd</sup> with a Resolution fully reflecting facts garnered at the public hearing.