

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, the Conditional Use Permit for a Residential Care Facility for the project known as **New Dawn Treatment Center (Z25-010)**. Draft Conditions of Approval and Findings of Fact for the project are included below.

REQUESTED ENTITLEMENTS

1. **Conditional Use Permit** to establish a Residential Care Facility on a 0.34 acre parcel, developed with an existing duplex and accessory dwelling unit (ADU) in the Multi-Unit Dwelling (R-2A) Zone.

PROJECT INFORMATION

Location: 2270, 2276, & 2282 Copper Lane

Parcel Number: 252-0141-055-0000

Council District: 2

Applicant: Kelly A Vierra, Law Offices of Kelly Vierra
3500 Douglas Boulevard, Suite 180, Roseville, CA 95661

Property Owner: Ross Morton, Hillside Place LLC
1741 E Roseville Parkway, Suite 100, Roseville, CA 95661

Project Planner: Deja Harris, Associate Planner

Hearing Date: July 10, 2025

Land Use Information

General Plan: Neighborhood (N)

Community Plan Area: North Sacramento

Specific Plan: N/A

Zoning: Multi-Unit Dwelling (R-2A)

Special Planning District: N/A

Planned Unit Development: N/A

Design Review Area: Citywide

Parking District:	Suburban
Open Space District:	N/A
Historic Landmark:	N/A
Historic District:	N/A

Surrounding Land Use and Zoning

North:	R-2A	Residential
South:	R-1	Residential
East:	R-2A	Residential
West:	R-2A	Residential

Site Characteristics

Existing Property Area:	0.34 gross acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Existing Land Use:	Residential

Other Information

Concurrent Files:	None
Previous Files:	DR21-011

ATTACHMENTS

Attachment A: Project Plans

Attachment B: Community Comments

BACKGROUND

The operator is proposing to establish a “residential care facility” use within a 4,319 square foot duplex and a 600 square foot Accessory Dwelling Unit (ADU) within the Multi-Unit Dwelling (R-2A) zone. The facility would typically care for 12 individuals, but may offer care for up to 16 individuals under this request. The owner operates several residential care facilities within the Greater Sacramento region, providing treatment and support services for individuals and families affected by substance use disorders. The applicant is requesting a Conditional Use Permit (CUP) to establish a residential care facility at this location, offering mental health support services. The facility would be staffed 24-hours-a-day, providing personal assistance to residents.

The property currently functions as a sober living facility, offering housing for people committed to maintaining sobriety; there are not currently any supportive services onsite and the sober living facility functions as rental apartments.

The site is accessed via existing Copper Lane. Copper Lane is essentially a long, shared driveway that provides access to this property and an adjacent residential use.

PROPOSED PROJECT AND ANALYSIS

Conditional Use Permit (CUP)

The applicant is proposing to establish a residential care facility which requires Zoning Administrator approval of a Conditional Use Permit. Pursuant to Sacramento City Code 17.108.190, a “*Residential Care Facility*” provides primarily nonmedical 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, on a 24-hour-a-day basis.

The CUP process is designed to evaluate a project’s potential impact on a site and the surrounding area and to ensure that all uses function harmoniously with one another.

Operations

The applicant is offering services on a 24-hour-a-day basis to up to sixteen individuals. The proposal includes no new construction or modifications to the existing buildings. The facility will serve individuals who voluntarily seek support for mental health challenges, including but not limited to anxiety and depression. The program is subject to licensing requirements and regulations of the California Department of Social Services and Department of Health Care Services. The proposed facility will differ from other facilities operated by New Dawn Treatment Center in that it will focus exclusively on mental health support, rather than recovery from substance abuse disorders or detoxification. Residents would typically stay about a month, but may stay longer for treatment.

New Dawn Treatment Center operates with a team working in structured shifts to ensure continuous care for clients. The facility will employ five staff members on the day shift and three staff members on the night shifts. Shift changes occur at approximately 4:30PM, 12AM, and 7:30AM. Onsite staff include a full-time clinical manager, who is a licensed therapist and a full-time licensed nurse to monitor and support each client’s health and wellness needs. Visitors are permitted once a week, with family visitations scheduled on Sundays. A maximum of 10 visitors are allowed at a time. All visits must be scheduled in advance; walk-in visits are not allowed.

Site Access and Parking

The project site is developed with a duplex and an ADU. The site is accessed via Copper Lane. The project does not propose any modifications to the existing onsite circulation, driveways, or parking facilities. Staff will park onsite within existing parking areas. Residents will not have their own vehicles onsite; a 16-passenger sprinter van will be used to transport patients, when necessary, and will be stored offsite.

There is no minimum or maximum parking requirement for this development, consistent with General Plan Policy LUP-4.14 of the 2040 General Plan. This project provides parking spaces with two, 2-car garages and there is adequate driveway length to accommodate two vehicles behind the garage for a total of 8 off-street parking spaces for the use of staff. No patient parking is allowed onsite. The bicycle parking standards are listed in Table 1 below.

Table 1: Suburban Parking Requirements – Bicycle					
<u>Use</u>	<u>Required</u>		<u>Proposed</u>		<u>Deviation Required?</u>
	<u>Long-Term</u>	<u>Short-Term</u>	<u>Long-Term</u>	<u>Short-Term</u>	

Residential Care Facility	None	2 spaces	0 spaces	2 spaces	No
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Staff Recommendation

Planning staff supports the project and recommends approval of the residential care facility. Pursuant to General Plan Land Use Policy LUP-6.10:

LUP-6.10 *The City shall encourage the development of older adult daycare facilities, assisted living facilities, hospice, childcare, and other care facilities in appropriate areas throughout Sacramento.*

Planning staff supports the project, as the residential care facility will provide a needed care service, in a residential setting, where onsite open space and the necessary staff parking is provided. The operation of the use would not cause a nuisance within the surrounding area, including any substantive impacts to traffic, parking, or noise because it does not modify any onsite circulation, or driveways and the project is conditioned to establish a process for neighbors to communicate directly with staff. State licensing by the California Department of Social Services and Department of Health Care Services introduces a high level of oversight, ensuring stringent standards for patient care and facility operations are met.

PUBLIC / NEIGHBORHOOD OUTREACH AND COMMENTS

This project was routed to the Del Paso Heights Community Association, North Sacramento Chamber, Benito Juarez Neighborhood Association, Preservation Sacramento and Civic Thread. The site was posted with project information at the time of submittal and an early notice was mailed to all property owners, residents, and neighborhood associations within 500 feet of the subject site. Staff received one email from a nearby resident in support of the residential care facility. Staff received several phone calls and two comments from nearby residents expressing opposition to the project. Residents expressed similar concerns related to increased foot traffic in the residential area, public safety risks and potential for crime, and an increase in noise, trash, and parking issues. One resident also expressed concerns about the site access, noting Copper Lane is unpaved and narrow.

In response to the concerns raised by the community, an online community meeting was held on June 11, 2025, regarding the proposed project. Comments received at the community meeting are summarized below:

- Proximity of the proposed use to an existing cannabis dispensary and potential for relapse.

In response, the applicant provided further clarification detailing the intent to provide highly regulated support for mental health issues rather than drug and alcohol treatment. They emphasized that clients will be monitored by on-site staff 24-hour-a-day and will not have unrestricted access to come and go.

All property owners and residents within 500 feet of the subject site, and neighborhood association were mailed a public hearing notice and on June 27, 2025, a notice was posted at the project site. At the time of the writing of this report, staff has not receive any additional comments, aside from those mentioned above.

ENVIRONMENTAL DETERMINATION

The Community Development Department, Environmental Planning Services Division has reviewed this project and the Zoning Administrator has determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, Existing Facilities. This project qualifies for this exemption as it applies to projects that consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. This project is not proposing new development nor is it modifying the existing conditions of the site layout regarding ingress/egress. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

FLOOD HAZARD ZONE

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the *SAFCA 2024 Adequate Progress Annual Report* accepted by City Council Resolution No. 2024-0311 on October 22, 2024.

FINDINGS OF FACT

Environmental Determination:

The Community Development Department, Environmental Planning Services Division has reviewed this project and the Zoning Administrator has determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, Existing Facilities. This project qualifies for this exemption as it applies to projects that consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. This project is not proposing new development nor is it modifying the existing conditions of the site layout regarding ingress/egress. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

Conditional Use Permit for a Residential Care Facility

1. The proposed use is consistent with the Neighborhood (N) land use designation and the goals and policies of the 2040 General Plan, in that the project is consistent with General Plan policy encouraging the establishment of care facilities throughout the

Sacramento area, in appropriate settings. The care facility provides a neighborhood supportive use and local employment opportunities.

2. The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the Multi-Unit Dwelling (R-2A) zone and of all other provisions of this title and this code, in that a Residential Care Facility is a permitted use within the Multi-Unit Dwelling Zone with the approval of a Conditional Use Permit.
3. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and that is adequately served by public and private services and utilities, in that the project site is already developed with multiple residential units, with onsite open space, landscaping, and parking areas, therefore rendering the site suitable for proper operation of the use.
4. The proposed use would not be detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance, in that the residential care facility will operate consistent with the surrounding residential uses. The use will not generate excessive noise, lighting, or parking requirements. The use permit is conditioned that the operator conduct operations of the facility in manner that would not be detrimental to the surrounding neighborhood by keeping the site free of litter, establishing and posting standard operating hours, and making themselves available to respond to neighbor concerns.

200-Year Flood Protection

1. The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2023 Adequate Progress Annual Report accepted by the City Council on October 22, 2024 (Resolution No. 2024-0311).

CONDITIONS OF APPROVAL

Conditional Use Permit

Planning:

1. This approval is for the establishment of a residential care facility providing care for up to 16 individuals. Any modification(s) to this permit are subject to City Code section 17.808.440.

2. The operator shall adhere to the City's noise standards prescribed in Title 8 of the Sacramento City Code.
3. The operator shall be responsible for the daily removal of all litter from the site.
4. At least one sign near the entrance of the building, conforming to City Code Sec.15.148.600(B), shall include the following information:
 - Hours of operation
 - Name and phone number of the permittee with accompanying text of, "For any question or concerns, please contact [insert permittee name & phone number]."
5. The applicant shall obtain all required licensing from State and local agencies.
6. No patient parking is allowed on site.
7. No passenger vehicles shall be stored onsite.
8. All parking areas shall comply with Sacramento City Code 17.612.020.
9. Provide a minimum of two short-term bicycle parking stalls. All bicycle parking facilities shall comply with the City's [Bike Rack Design & Placement Standards](#).

Advisory Notes:

DOU:

- ADV1. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.
- ADV2. This project is served by the Separated Sewer System. However, based on the project's description, the applicant will not be required to pay the separated sewer system impact fee.
- ADV3. If the structures have a system compliant with NFPA 13D, the installation of a reduced pressure principal backflow device will not be required. However, if the structures do not meet the requirements of an NFPA 13D system, the applicant will be required to install a reduced pressure principal backflow device (per City standards) as part of a building permit or submit evidence of an existing device that meets City requirements. The applicant may contact the Department of Utilities Development Services staff at DOUDevelopmentReview@cityofsacramento.org or 916-808-7890 for assistance in permitting requirements related to the installation of a backflow device.

Sac Sewer:

- ADV4. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via its local sanitary sewer collection system. SacSewer is

responsible for conveying sewage from the City collection system to the EchoWater Resource Recovery Facility for treatment, resource recovery, and disposal.

- ADV5. Before the ISSUANCE OF A BUILDING PERMIT: The owner must contact SacSewer Development Services at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees must be paid before the issuance of building permits.

Parks:

- ADV6. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
- a. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at \$763. The Park Development Impact Fee due for this project is based on the Housing Incentive Zone Rate of \$0.20 per square foot for retail and commercial services projects. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

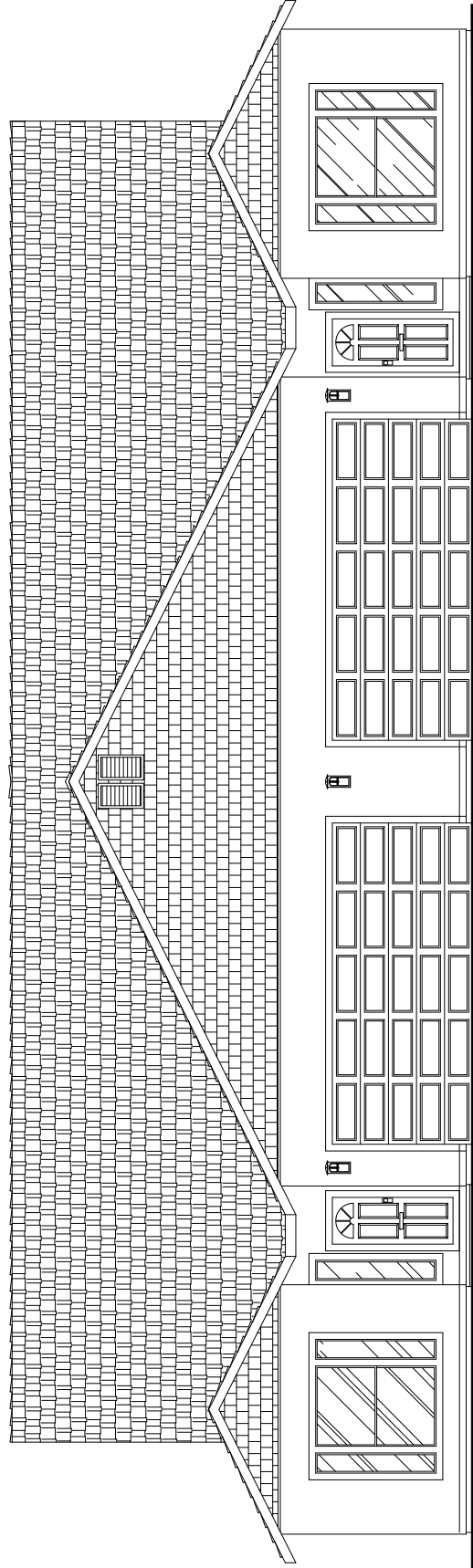


Deja Harris
Associate Planner

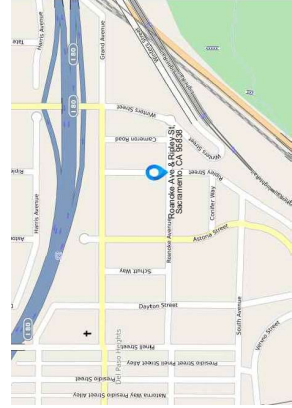
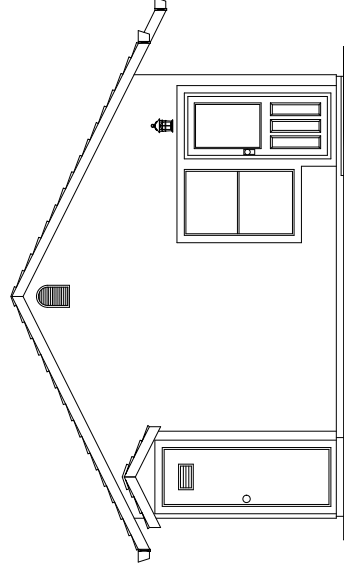


Stacia Cosgrove
Principal Planner

The decision of the Zoning Administrator and Design Director may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator and Design Director is final.



CONDITIONAL USE PERMIT FOR:
DUPLEX & A.D.U. AT 2270, 2276 & 2282 COPPER LANE



VICINITY MAP

DRAWING SHEET INDEX

SHEET NO.	DESCRIPTION
T-1	TITLE PAGE
1	PLOT PLAN
A-1	DUPLEX FLOOR PLAN
A-2	DUPLEX EXTERIOR ELEV.
A-3	DUPLEX EXTERIOR ELEV.
A-4	A.D.U. FLOOR PLAN
A-5	A.D.U. EXTERIOR ELEV.

REVISIONS



TITLE PAGE

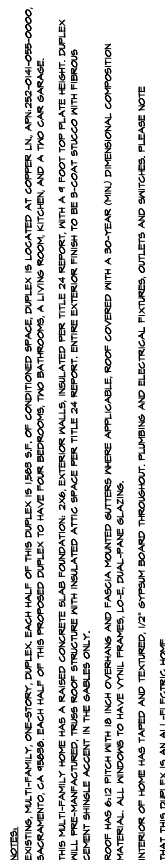
APN

Drawing By

Date

Project

T-1



LOT AREA (S.F.):	15,002 S.F.
DUPLEX FOOTPRINT (S.F.):	4,314 S.F.
COVERED PATIO AREA (S.F.):	152 S.F.
COVERED PORCH (S.F.):	62 S.F.
BUILD/USE:	MULTI-FAMILY DWELLING
OCCUPANCY GROUP:	R-3
CONSTRUCTION TYPE:	TYPE V-B
FIRE EXT. SYSTEM:	SPRINKLED

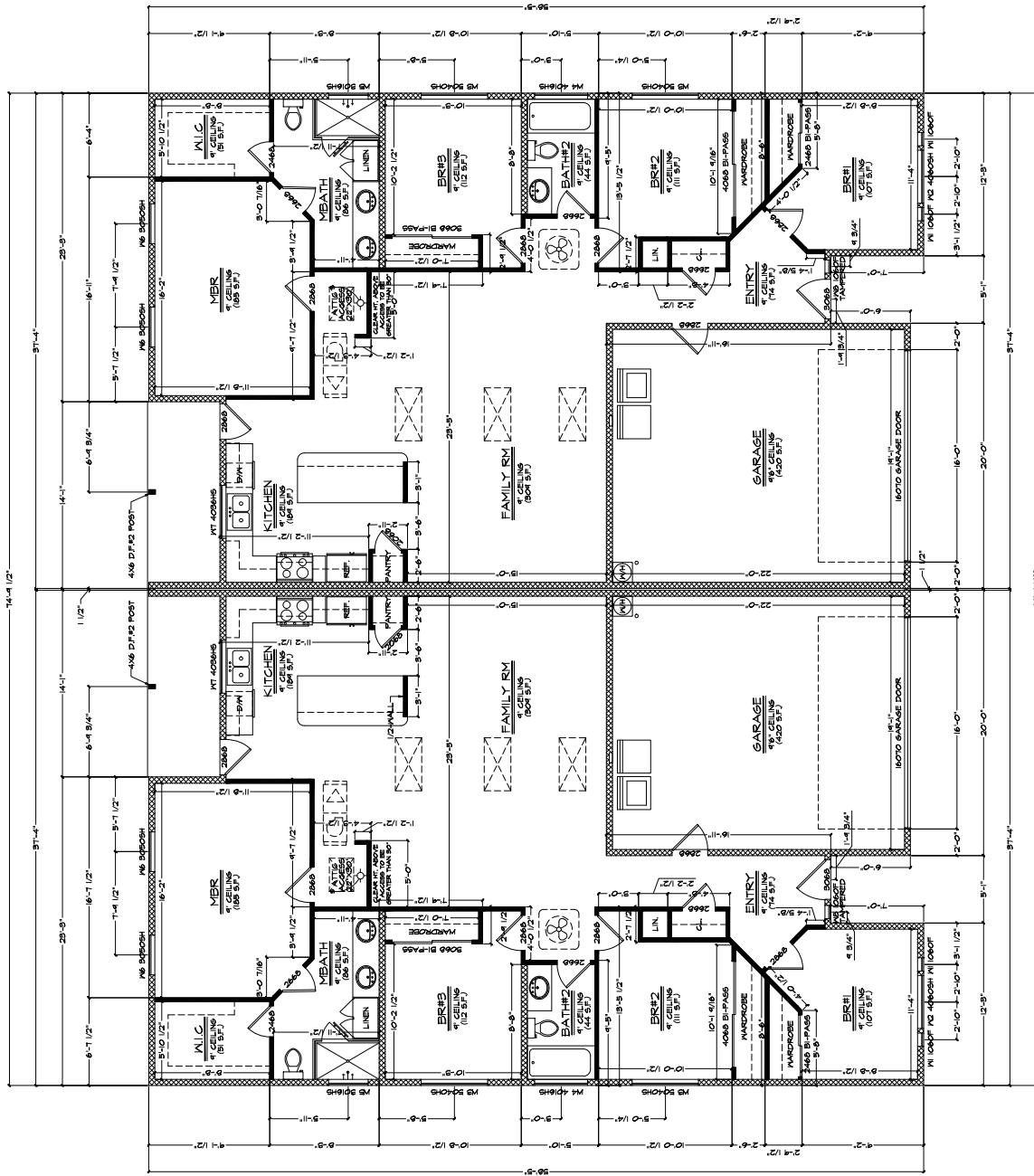
APN: 252-0141-055-0000
PROPOSED PLOT PLAN - COPPER LN.
SACRAMENTO, CA 95838
SCALE: 1"=10'-0"

REVISIONS



FLOOR PLAN

A-1



FLOOR PLAN
1608 S.F. CONDITIONED SPACE EACH SIDE
SCALE: 1/4" = 1'-0"

PROPOSED FLOOR PLANS
WALL LEGEND
= NEW 2x4 WALLS @ 16" O.C. U.O.N.
= NEW 2x6 WALLS @ 16" O.C. U.O.N.

WINDOW SCHEDULE

WINDOW NO.	ROOM	TYPE	SIZE	REMARKS
W1	MBR	DB	4'-0" x 6'-0"	REAR PORCH
W2	MBR	SH	5'-0" x 6'-0"	REAR PORCH
W3	MBR	DB	4'-0" x 6'-0"	REAR PORCH
W4	MBR	DB	4'-0" x 6'-0"	REAR PORCH
W5	MBR	DB	4'-0" x 6'-0"	REAR PORCH
W6	MBR	DB	4'-0" x 6'-0"	REAR PORCH
W7	MBR	DB	4'-0" x 6'-0"	REAR PORCH
W8	MBR	DB	4'-0" x 6'-0"	REAR PORCH
W9	MBR	DB	4'-0" x 6'-0"	REAR PORCH
W10	MBR	DB	4'-0" x 6'-0"	REAR PORCH

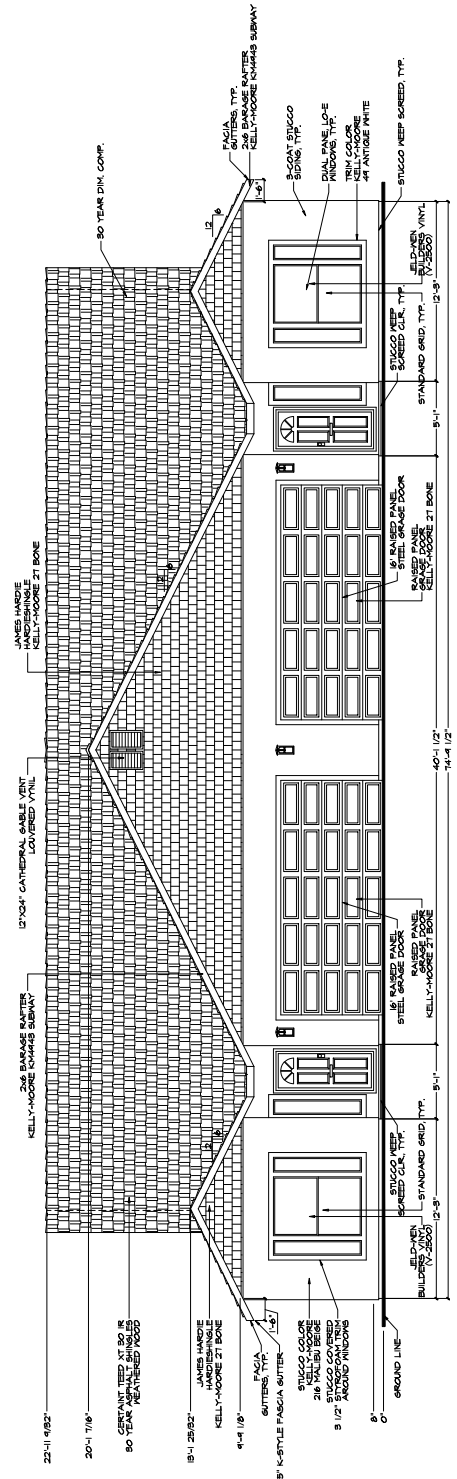
REVISIONS



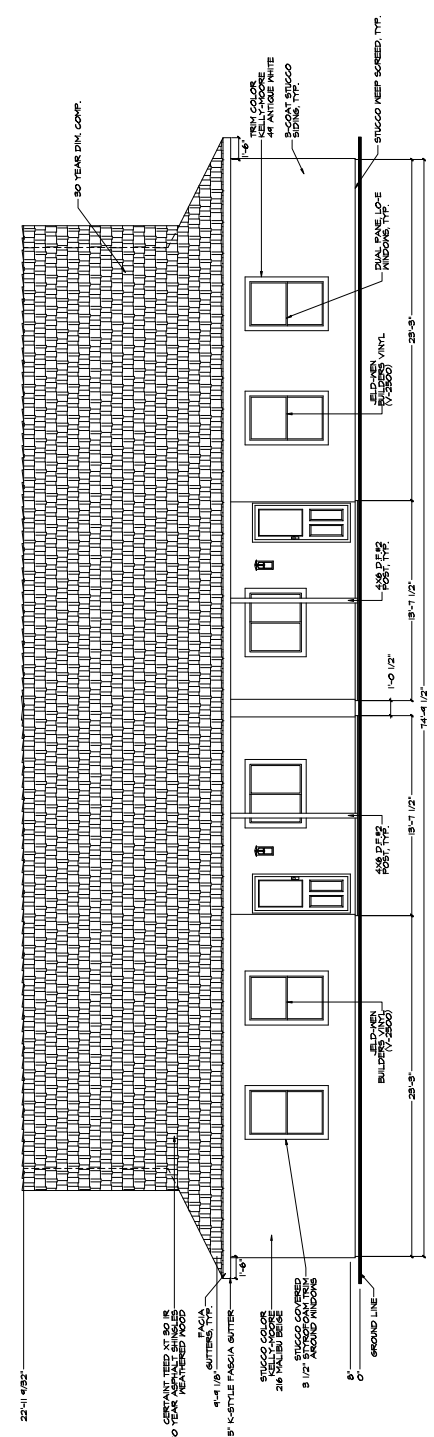
DUPLEX
EXTERIOR ELEVATIONS

APN
Drawing By
Date
Project

A-2



FRONT ELEVATION
SCALE: 1/4" = 1'0"

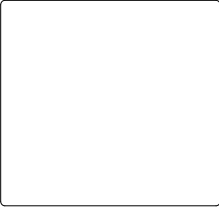


REAR ELEVATION
SCALE: 1/4" = 1'0"

REVISIONS	

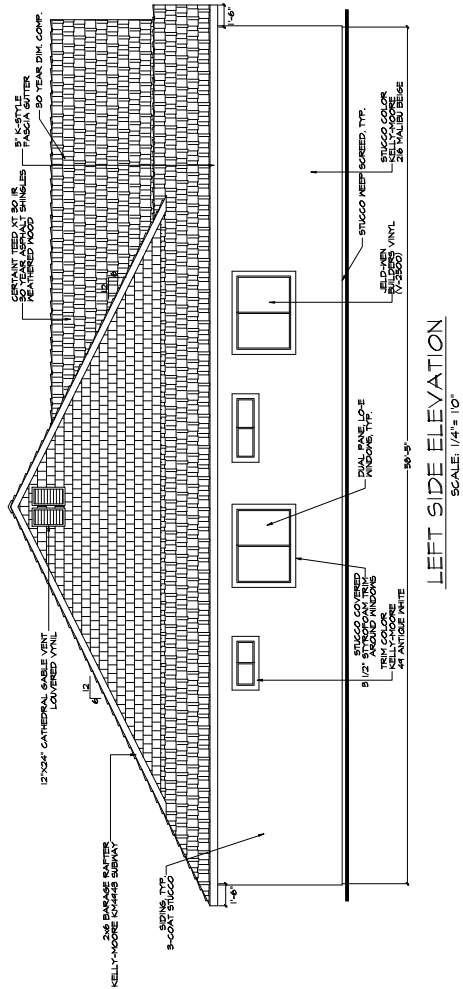
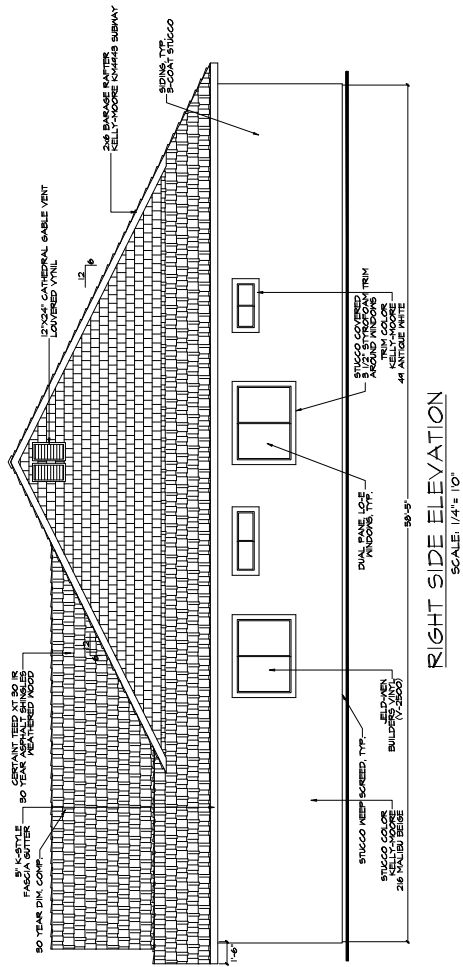


DUPLEX
EXTERIOR ELEVATIONS



APN	
Drawing By	
DATE	
Project	

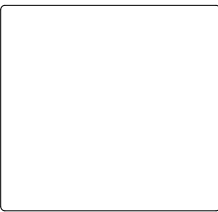
A-3



REVISIONS

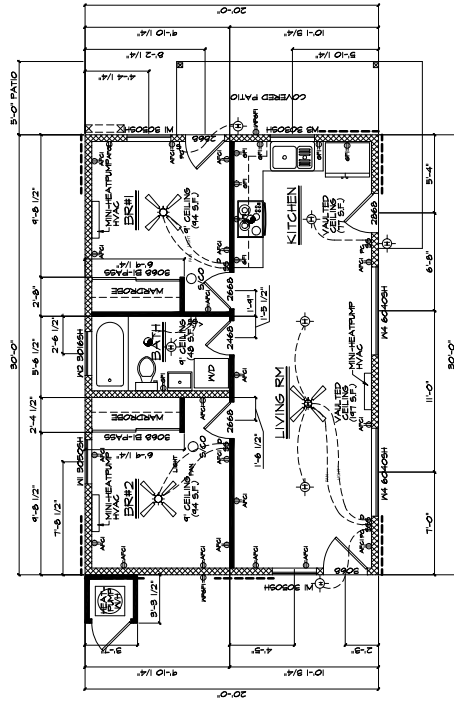


A-D FLOOR PLAN



APN
Drawing By
DATE
Project

A-4



A-DU FLOOR PLAN - 600 S.F.
SCALE: 1/4" = 10"

PROPOSED FLOOR PLANS
MALL LEGEND
 ■ = NEW 2X4 MALLS @ 16" O.C. U.O.N.
 ▨ = NEW 2X6 MALLS @ 16" O.C. U.O.N.

CAUTION:
 CONSULT WITH WINDOW MANUFACTURERS TO
 VERIFY WINDOW SIZES AND MANUFACTURERS AND
 PROVIDE WINDOW SIZES AND MANUFACTURERS TO
 WINDOW SCHEDULE PRIOR TO FRAMING WINDOW OPENINGS.

WINDOW SCHEDULE

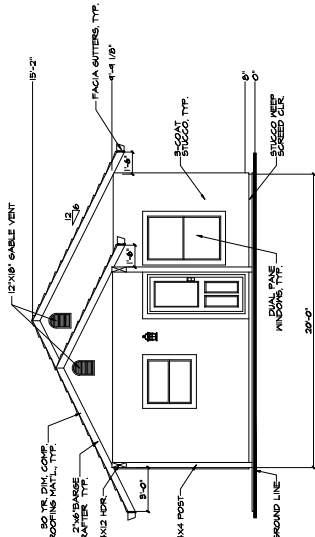
WINDOW NO.	ROOM	QTY	TYPE	ROOM OPENING	REMARKS
W1	BATH	1	HD	5'-0" X 6'-0"	
W2	BATH	1	HD	5'-0" X 6'-0"	
W3	LIVING RM	2	HD	6'-0" X 6'-0"	
W4	KITCHEN	1	SH	5'-0" X 6'-0"	

REVISIONS

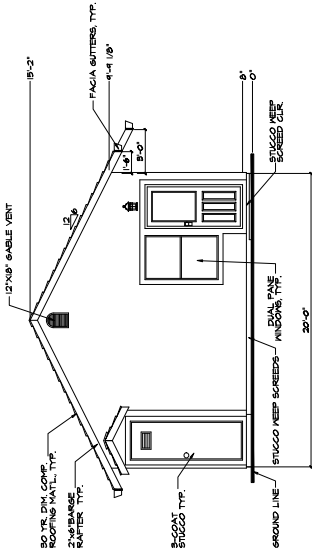


ADU
EXTERIOR ELEVATIONS

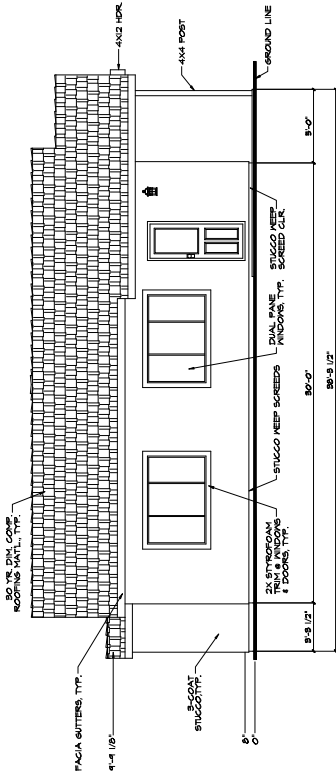
A-5



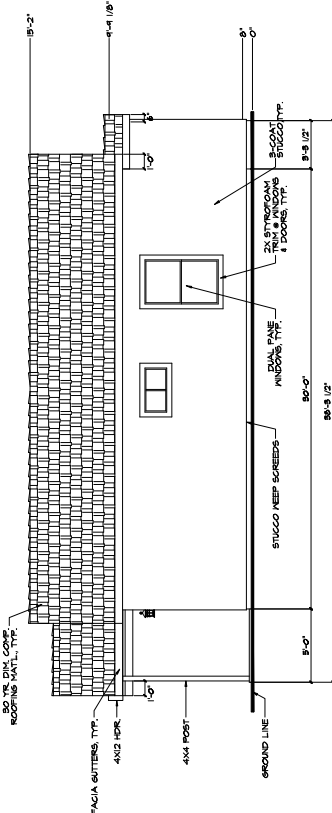
SOUTHEAST ELEVATION
SCALE: 1/4" = 1'0"



NORTHWEST ELEVATION
SCALE: 1/4" = 1'0"



SOUTHWEST ELEVATION
SCALE: 1/4" = 1'0"



NORTHEAST ELEVATION
SCALE: 1/4" = 1'0"

March 15, 2025

Deja Harris, Planner
Sacramento Community Development,
City of Sacramento
300 Richards Blvd
Sacramento, CA 95811

PROJECT NAME: NEW DAWN TREATMENT CENTER (Z25-010)

Dear Ms. Harris,

We are concerned property owners who live on Astoria Street, near this project. As homeowners, we are OBJECTING to the opening of New Dawn Treatment Center @ 2270, 2276, 2282 Copper Lane. We have valid concerns for our neighbors that a Drug Treatment Center moving into our neighborhood is beneficial.

Our neighborhood already is dealing with the Unhoused, Neighborhood Vandalism, Drug Related issues and Shootings. As I read the description given on the Planning Application, this is a residential facility for up to 12 people in need of personal assistance for living or the protection of the individual, on a 24 hour a day basis. This is to include, but not limited to Detox, Behavioral Therapy and Addiction, according to their website.

According to what their description is, our neighbors nearest to the facility will have to deal with unknown security issues and people coming and going of all hours. They could also have to deal with their own safety from patients entering and leaving the premises.

New Dawn is within walking distance to MANY small markets which sell Hard Liquor, Beer & Wine. Also, a WEED SANCTUARY, within 2 blocks! These establishments already add to the issues in our neighborhood.

In Conclusion, we have these valid concerns and do not think New Dawn Treatment is a good fit for our neighborhood!

Best Regards,

Jody Sizer, Resident
Past President, Hagginwood Community Association
Rockymomma5@gmail.com

Deja Harris, Planner
Community Development Department
City of Sacramento
300 Richards Boulevard, Sacramento, CA 95811

March 19th, 2025

RE: New Dawn Treatment Center (Z25-010)

Dear Ms. Harris,

We are concerned property owners living on Astoria Street (zip 95838) near this proposed project:

- **New Dawn Treatment Center** located on Copper Lane (addresses 2270, 2276, and 2282).

We have concerns about New Dawn Treatment Center and how beneficial it would be to our neighborhood.

Our neighborhood is already dealing with neighborhood vandalism, drug related issues, and shootings. We are also dealing with the unhoused population, particularly along the nearby Ripley Property, located at: 3620 Ripley Street.

As I read in the description on the planning Application, the proposal is for a residential facility for up to 12 people in need of personal assistance for living or the protection of the individual on a 24-hour per day basis. This includes, but is not limited to, Detox, Behavioral Therapy, and Addiction (per their website).

According to their description, neighborhoods closest to the facility will have to deal with unknown security issues and people coming and going during all hours of the day. They could possibly deal with their own safety from patients entering and leaving the premises.

New Dawn is within walking distance to **many** small markets selling hard liquor, beer, and wine. It is two blocks from a **Marijuana Distribution Center!** These establishments add to the numerous issues in our neighborhood already.

We have valid concerns and do not feel New Dawn Treatment Center is a good fit for our neighborhood!

Please feel free to contact me at rockymomma5@gmail.com to further discuss this issue.

Best regards,

Jody Sizer, Resident
Past President, Hagginwood Community Association
Rockymomma5@gmail.com

Deja Harris

From: baltzpat123@icloud.com
Sent: Thursday, March 27, 2025 5:05 PM
To: Deja Harris
Subject: Project New Dawn Treatment Center

Hello Deja,

I think this project is already causing problems on Ripley street. Copper Lane is an unimproved single gravel road, and they have already been having Sysco trucks deliver stuff to them for a while now. The trucks can not easily go to this address because it is at the end of Copper lane. So they are parking a big 18 wheeled diesel truck and trailer in the middle of Ripley street, and unloading it, and taking the freight down the gravel road on a carts. While they are doing this the truck is blocking traffic on Ripley. This is happening about once a week. I do not think this is very safe. I also do not believe Ripley is rated for diesel trucks because they weigh way too much.

Thank you
Patricia Baltz
37254 Ripley Street

From: [Josh Creter](#)
To: [Deja Harris](#)
Subject: Comment on Z25-010
Date: Tuesday, March 11, 2025 5:12:48 PM

Hello,

I'm writing in response to your letter from 2/25/25 soliciting community feedback about the "New Dawn Treatment Center" (Application Z25-010 / APN 252-0141-055-0000).

I just wanted to provide my **overwhelmingly positive support** for this Conditional Use Permit. I think this is an excellent use of this parcel and welcome it in the neighborhood.

Thanks,
Josh