

Washoe County Board of County Commissioners



# **Appeal: WSUP22-0019 (Safe Embrace)**

November 28, 2023

# Request



- This is an Appeal of a request for a special use permit to allow for a group care facility for up to 18 occupants if utilizing the existing septic system or up to 25 occupants if connected to sewer.
- Also, to modify the parking requirements in Washoe County Development Code Article 410 by not requiring any additional paved parking spaces or additional lighting in the parking area.

# History



- On August 3rd, the BOA was unable to approve or deny WSUP22-0019 and the motion failed to receive a majority vote for approval.
- The vote was 2-2 and the applicant is appealing the technical denial.
- At the October 17th meeting the BCC continued this item.



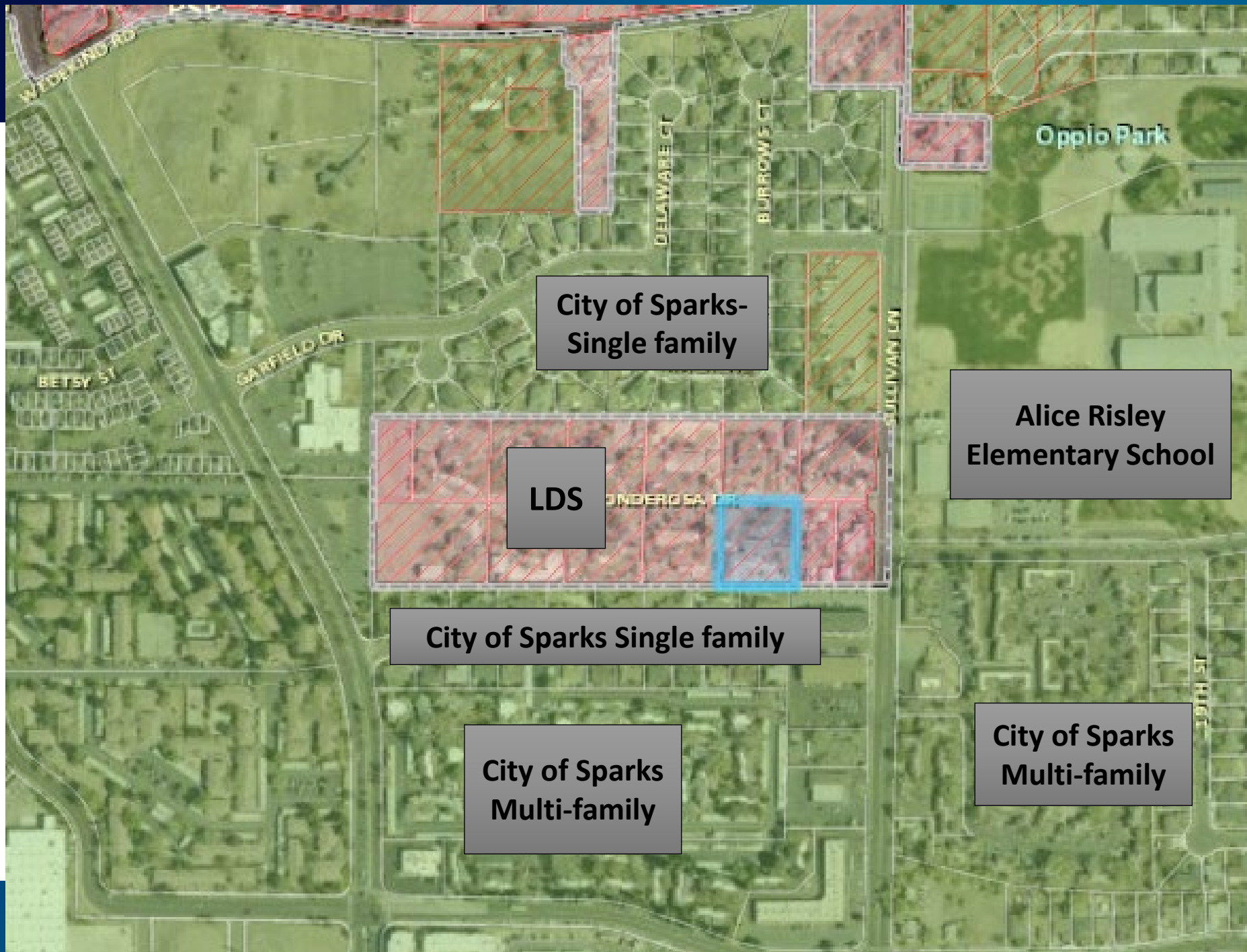




# Background



- Safe Embrace is an organization that provides counseling services and temporary housing for victims of domestic abuse, sexual abuse and human trafficking with a length of stay limited to 90 days.
- Safe Embrace has been located at this site for over 20 years and has had a business license as a group home since 2001.
- Other organizations and shelters have been located on the site since 1994.
- The site was located within the City of Sparks sphere-of-influence (SOI), however it was removed from the SOI and brought back into Washoe County's jurisdiction in 2020.
- With the change of jurisdiction, all planning, business license, and building applications are now submitted to Washoe County for review and approval.



# Building Characteristics & History



- The single story 2,131 SF residence was built in 1964 with an attached garage.
- In 2002 a portion of the 1,000 SF detached garage was converted into work and office space and in 2006 the whole building was converted into work and office space .
- In 2019 the attached garage was converted into storage area along with a 1,924 SF 4-bedroom addition.
- All of these building permits were finalized by Washoe County Building and met building code standards.





# Evaluation for Square Footage & Occupancy



- Per WWC 110.322.10(c) “a minimum of twelve hundred (1,200) square feet of interior space shall be provided for the first six (6) facility users, and one hundred fifty (150) square feet of interior space for each additional facility user”.
- Closets, halls, garages and bathrooms are excluded from the interior space calculation.
- For 18 occupants, the required interior space is 3,000 and 4,050 SF for 25 occupants.

# Site Inspection



- On November 17th , the site was inspected by the Building Inspection Supervisor the interior space was calculated as 3,065 SF.
- The converted attached garage was remeasured, and it was found to be 431 SF garage from 650 SF and cannot be included in the interior space calculation as it has fire sprinklers but is not heated.
- The site does meet the requirement of 3,000 SF for 18 occupants.
- If the applicant connects to sewer for 25 occupants, the interior space square footage will need to be increased to meet the 4,050 interior space square footage requirement.

# Utilities and Services

- The site is currently connected to septic that can serve 18-occupants and if the site is connected to sewer the capacity will increase to 25-occupants.
- The closest fire station and emergency service is the City of Sparks fire station on Victoria Street, which is 1.5 miles from the site.
- The facility is ADA compliant and has fire sprinklers throughout the buildings.
- Washoe County Sheriff will provide policing services.
- If the request is approved additional inspections will be completed by Fire and Building.



# Landscaping



The property will be required to meet Article 412, Landscaping, for civic/commercial use before a business license is issued for the site as a group care facility.





# Rear Yard Outside areas





# Modifications – Parking & Lighting



The applicant asked to vary the requirements to not to pave the gravel parking area or to install lighting in the parking areas to maintain the neighborhood character of the site and to preserve the similar look of the neighboring properties.





# Neighborhood Meeting



- The applicant held two-neighborhood meetings on July 18, 2022, and May 23, 2023, by Zoom.
- The attendees overall were not in opposition of Safe Embrace but felt it should be located elsewhere. The comments for the attendees included:
  - Safety and security of the neighborhood
  - Enforcement of any project conditions
  - Noise from dogs and residents
  - Traffic
  - Road maintenance on the private road

# Addressing Neighbor Concerns



- The facility is proposing to “hire an additional advocate to reside at the site during the overnight hours” to address neighbors’ concerns and, “upgrading the cameras and security system to allow for monitoring of the exterior of the residence” along with “the development code guidelines, Safe Embrace is preparing a Neighborhood Response Program”, which are intended to further help address neighbors’ concerns.
- Additionally, the applicant will provide contact phone numbers and emails for the Executive Director and Shelter Manager in addition to a scheduled weekly in-person check ins with neighborhood residents to discuss neighborhood problems, suggestions and improvements to the group care facility”.
- A pet shelter will be available to house 3 dogs and 6 cats or small animals, with indoor and outdoor area.
- New pet policies have been put in place to address barking dogs and other pet nuisances and dogs will not be allowed in the outside runs at night.

# Reviewing Agencies



- All reviewing agencies recommended approval and their comments are included in the staff report
- Agencies with conditions, are included in the Conditions of Approval



# Recommendation & Motion



- Staff recommends approval, based on a thorough analyses and believes impacts can be mitigated by the proposed conditions of approval.
- A possible motion can be found in the staff report

# Thank you

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# SF & Occupancy



Building	Overall SF	Interior SF	Bedrooms
Main House	2,131	1,706	4 bedrooms
Garage Conversion	650		0
New Addition	1,924	700	4 bedrooms
Office/Misc.	1,000	1,000	0
<b>Total</b>	<b>5,706 SF</b>	<b>3,406 SF</b>	<b>8 bedrooms</b>

# Evaluation for Outdoor Space



- Per WCC 110.322.10(d), “A minimum of six hundred (600) square feet of outdoor recreation area shall be provided for the first six (6) facility users, and seventy-five (75) square feet of outdoor recreation area for each additional facility user”.
- If the facility has 18 occupants 1,500 SF outdoor recreational area is required and for 25 occupants 2,025 SF.
- The application indicates there is 3,300 SF outdoor recreational area at the rear of the property for the residents’ use.