

City Planning Commission
Sacramento, California

Members in Session:

Subject: Various requests for 577 Las Palmas Avenue (P84-207)

The staff report on this item is being prepared
and will be forwarded to you at the earliest possible
time.

Respectfully submitted,

Suzanne Glimstad

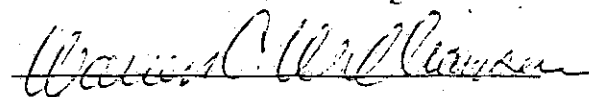
Suzanne Glimstad,
Sec. to Commission



Thence along a curve to the right, said curve having a radius of 354.00 feet and being subtended by a chord bearing North 58° 22' 00" East 261.97 feet. Thence North 80° 05' 00" East 338.96 feet. Thence leaving said centerline, South 38° 57' 20" West 31.93 feet to the Northwest corner of Lot 275, shown on said plat of Richardson Village Unit No. 4. Thence along the Easterly boundary line of said Richardson Village Unit No. 4, South 9° 55' 00" East 125.00 feet. Thence South 67° 56' 40" East 53.07 feet. Thence South 10° 29' 40" East 114.78 feet. Thence South 10° 29' 40" East 114.78 feet. Thence leaving said Easterly boundary line of said Richardson Village Unit No. 4, along a curve to the right having a radius of 735.00 feet and being subtended by a chord bearing North 71° 26' 06" East 111.76 feet. Thence along a curve to the right, said curve having a radius of 1,000.00 feet and being subtended by a chord bearing South 11° 51' 25" West 471.37 feet. Thence along a curve to the left, said curve having a radius of 1,800.00 feet and being subtended by a chord bearing South 17° 26' 31" West 503.96 feet. Thence South 88° 46' 00" West 716.24 feet to the point of beginning.

Containing 30.305 acres more or less.

Approved for form and contract:



Warren C. Williamson L.S. #5536

EXHIBIT
C

GRA03 01

PARCEL "B"

P 84207

All that real property situate in the City of Sacramento, County of Sacramento, State of California and being a portion of the Northwest 1/4 of Section 13 of Rancho Del Paso, according to the official plat thereof filed in the Office of the Recorder of Sacramento County, California on March 4, 1911 in Book "A" of Surveys, Map No. 94, more particularly described as follows:

Beginning at a point which bears the following two (2) courses and distances from the Southwest corner of Lot 1 as shown on the plat of Richardson Village, filed in the Office of the Recorder of Sacramento County in Book 28 of Maps, Map No. 30. Said Southwest corner of Lot 1 also being a point on the line of an old fence marking the North boundary line of Altos Acres, the official plat of which is recorded in the Office of the Recorder of Sacramento County in Book 16 of Maps, Map No. 55 (1) along the North boundary line of said Altos Acres, South 88° 46' West 554.80 feet to the Northerly production of the West line of Fifth Street shown on said Altos Acres. And (2) along said Northerly production, North 1° 48' 35" West 553.00 feet to the point of beginning. Thence from said point of beginning, North 1° 48' 35" West 1,009.78 feet, to the Southwest corner of Lot 263 as shown on the plat of Richardson Village Unit No. 4, filed in the Office of the Recorder of Sacramento County in Book 32 of Maps, Map No. 37. Thence along the Westerly line of said Lot 263 and its Northerly production thereof, North 20° 20' 30" West 192.53 feet to a point on the centerline of Arcade Avenue shown on said plat of Richardson Village Unit No. 4. Thence along said centerline, North 70° 04' 00" East 28.12 feet. Thence along a curve to the left, said curve having a radius of 617.61 feet and being subtended by a chord bearing North 53° 21' 28" East 355.15 feet.

GRA03 01

EXHIBIT
B

PARCEL "A"


p 24207

All that real property situate in the City of Sacramento, County of Sacramento, State of California and being a portion of the Northwest 1/4 of Section 13 of Rancho Del Paso, according to the Official Plat thereof filed in the Office of the Recorder of Sacramento County, California on March 4, 1911 in Book "A" of Surveys, Map No. 94, more particularly described as follows:

Beginning at the southwest corner of Lot 1 as shown on the plat of Richardson Village, filed in the Office of the Recorder of Sacramento County in Book 28 of Maps, Map No. 30. Said point of beginning also being a point on the line of an old fence marking the north boundary line of Altos Acres, the official plat of which is recorded in the Office of the Recorder of Sacramento County in Book 16 of Maps, Map No. 55. Thence from said point of beginning along the north boundary line of said Altos Acres, South 88° 46' West 554.80 feet to the Northerly production of the West line of Fifth Street shown on said Altos Acres. Thence along said Northerly production, North 1° 48' 35" West 553.00 feet. Thence leaving said West line, North 88° 46' 00" East 716.24 feet to a point in the centerline of Fairfield Street, shown as Sixth Street on the plat of Richardson Village. Thence along an 1800 foot radius curve concave to the Southeast, said curve being subtended by a chord bearing South 4° 04' 50" West 333.41 feet. Thence South 1° 14' 00" East 221.00 feet to a point in the North line of said Altos Acres. Thence along said North line of Altos Acres South 88° 46' 00" West 125.00 feet to the point of beginning.

Containing 8.743 acres more or less.

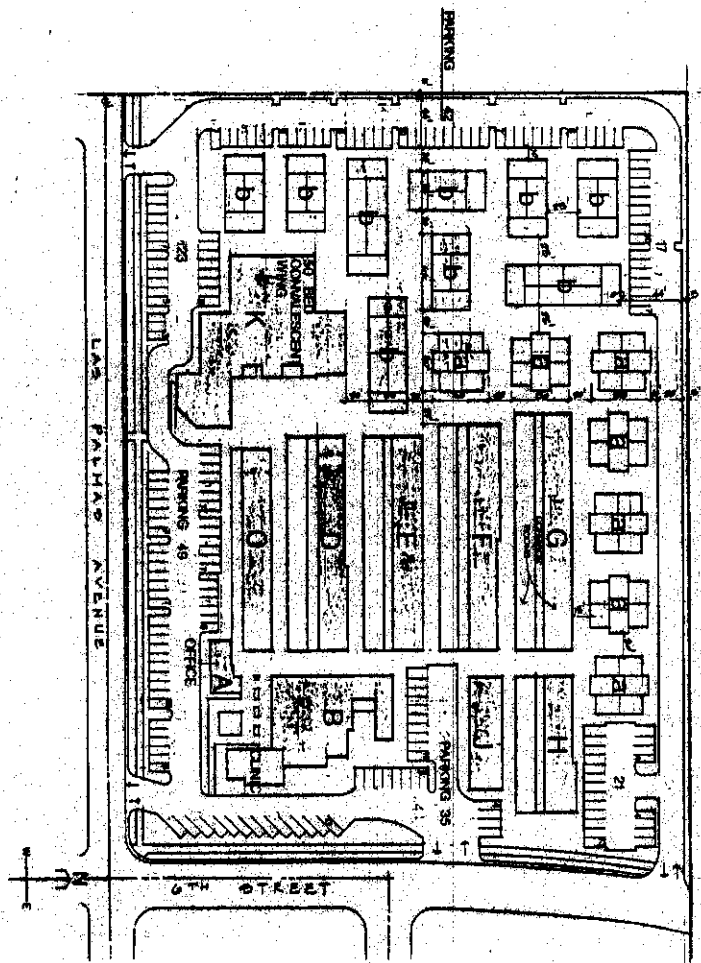
Approved for form and contract:



Warren C. Williamson L.S. #5536

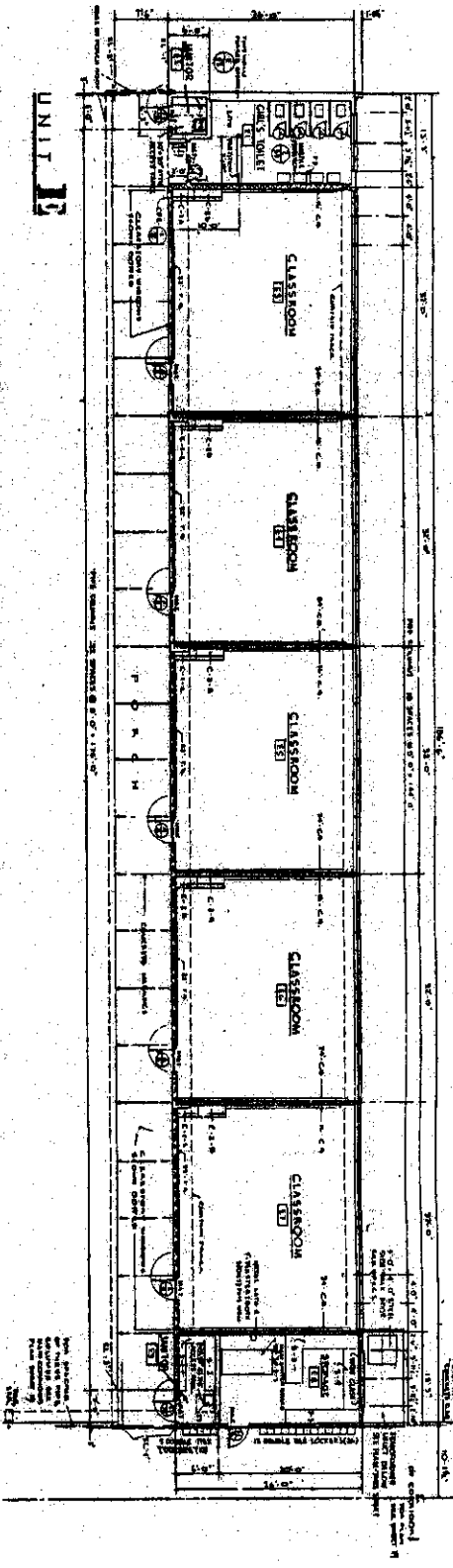
SCHEMATIC SITE PLAN

7-25



SITE DATA

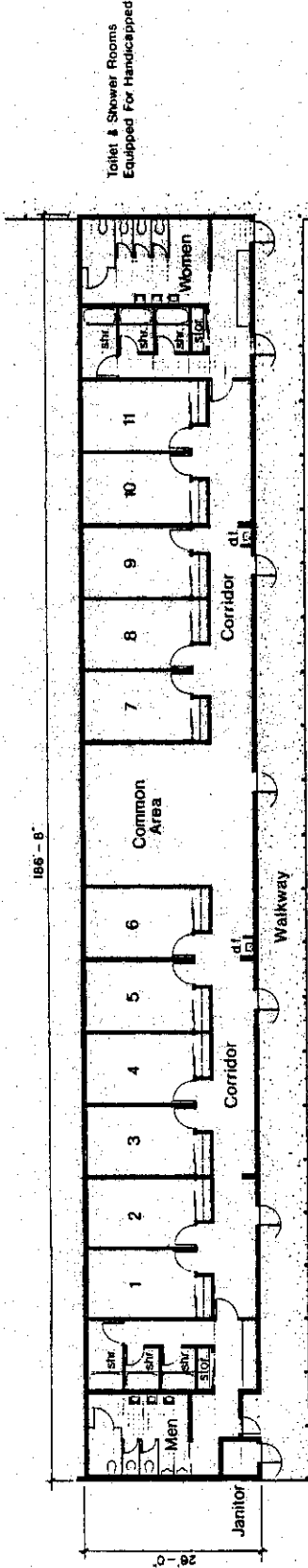
TOTAL NEW UNITS	
UNIT 'A' - 327 sq ft. STUDIO	84
UNIT 'B' - 544 sq ft. 1 BEDROOM	84
PRIVATE ROOMS - 262 sq ft.	50
EXISTING STRUCTURES, CONVERTED	
BUILDING 'A' OFFICE	50
BUILDING 'B-J' PRIVATE ROOMS (Ambulatory)	50
BUILDING 'K' PRIVATE ROOM (Non-Ambulatory)	50
EXISTING	
REQUIRED	246
residential 'a, b, v' 1 per unit	168
office 1 per 400 sq ft.	3
concession 1 per 2 beds	75
PROVIDED	187



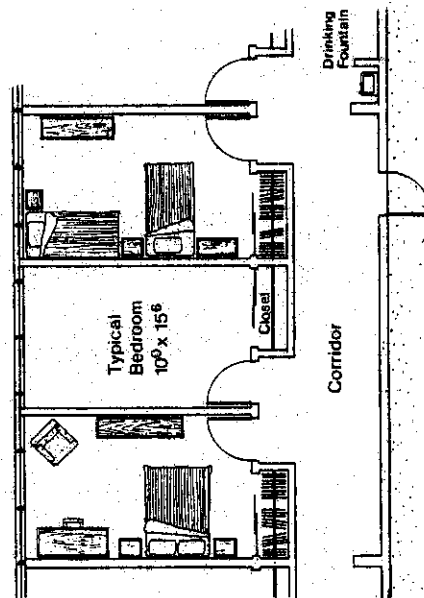
P84-207

6-28-84

No. 12



SCHEMATIC BUILDING PLAN
 1/8" = 1'-0"

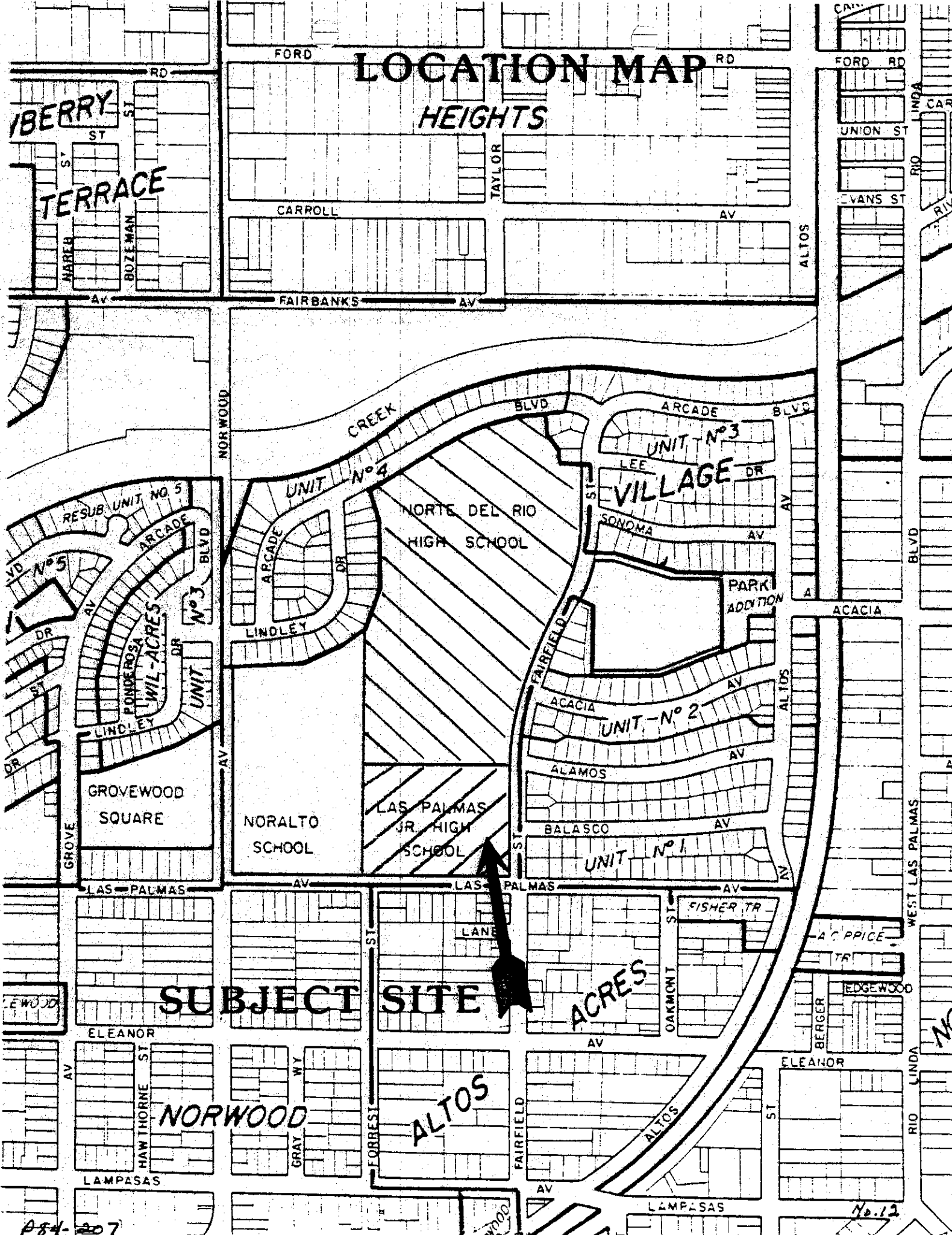


TYPICAL BEDROOM UNIT PLAN
 1/4" = 1'-0"

EXIST. BUILDING DATA

- 1. Single story, rectangular, steel building.
- 2. U.S. Standard 8' x 10' x 10'.
- 3. 10' x 10' x 10'.
- 4. 10' x 10' x 10'.
- 5. 10' x 10' x 10'.
- 6. 10' x 10' x 10'.
- 7. 10' x 10' x 10'.
- 8. 10' x 10' x 10'.
- 9. 10' x 10' x 10'.
- 10. 10' x 10' x 10'.
- 11. 10' x 10' x 10'.
- 12. 10' x 10' x 10'.
- 13. 10' x 10' x 10'.
- 14. 10' x 10' x 10'.
- 15. 10' x 10' x 10'.
- 16. 10' x 10' x 10'.
- 17. 10' x 10' x 10'.
- 18. 10' x 10' x 10'.
- 19. 10' x 10' x 10'.
- 20. 10' x 10' x 10'.
- 21. 10' x 10' x 10'.
- 22. 10' x 10' x 10'.
- 23. 10' x 10' x 10'.
- 24. 10' x 10' x 10'.
- 25. 10' x 10' x 10'.
- 26. 10' x 10' x 10'.
- 27. 10' x 10' x 10'.
- 28. 10' x 10' x 10'.
- 29. 10' x 10' x 10'.
- 30. 10' x 10' x 10'.
- 31. 10' x 10' x 10'.
- 32. 10' x 10' x 10'.
- 33. 10' x 10' x 10'.
- 34. 10' x 10' x 10'.
- 35. 10' x 10' x 10'.
- 36. 10' x 10' x 10'.
- 37. 10' x 10' x 10'.
- 38. 10' x 10' x 10'.
- 39. 10' x 10' x 10'.
- 40. 10' x 10' x 10'.
- 41. 10' x 10' x 10'.
- 42. 10' x 10' x 10'.
- 43. 10' x 10' x 10'.
- 44. 10' x 10' x 10'.
- 45. 10' x 10' x 10'.
- 46. 10' x 10' x 10'.
- 47. 10' x 10' x 10'.
- 48. 10' x 10' x 10'.
- 49. 10' x 10' x 10'.
- 50. 10' x 10' x 10'.

LOCATION MAP HEIGHTS



SUBJECT SITE

ACRES

NORWOOD

ALTOS

VILLAGE

TERRACE

A84-207

No. 12

LAND USE MAP

R-3

R-1

C-2

R-3

F
CREEK

NORTE DEL RIO
HIGH SCHOOL

LAS PALMAS
JR. HIGH SCHOOL

R-2
NORALTO
SCHOOL

SC

R-1

R-3

R-3

R-3

R-3

C-2

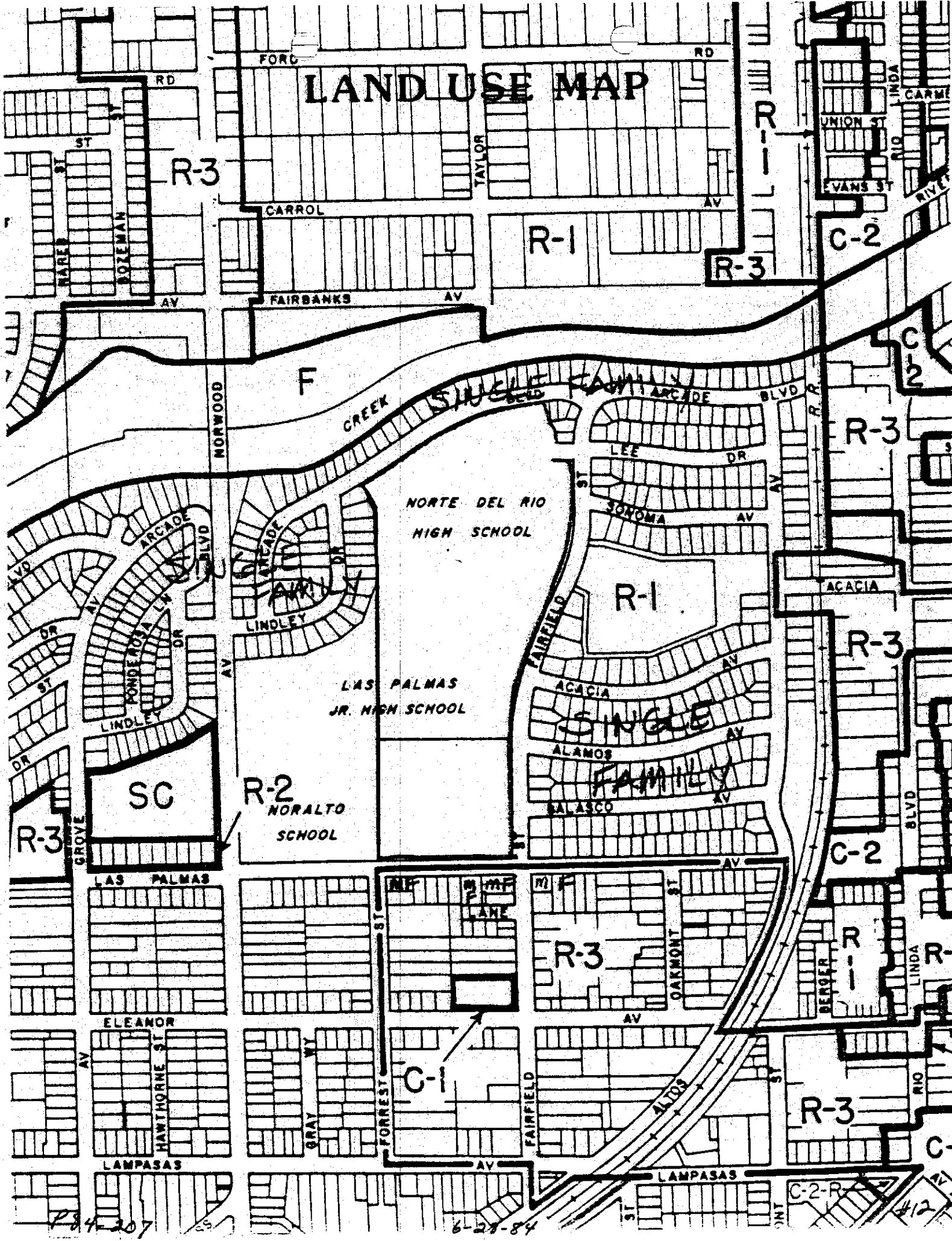
C-1

R-3

P84-207

6-28-84

#12



RESOLUTION NO.

Adopted by the Sacramento City Planning Commission
on date of

APPROVING A LOT LINE ADJUSTMENT LOCATED AT 577
Los Palmas Avenue (P84-207)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 577 Los Palmas Avenue; and

WHEREAS, the lot line adjustment will not have a significant effect on the environment as determined by the Environmental Coordinator, who has also provided notice to the public of the preparation of a Negative Declaration; and

WHEREAS, the lot line adjustment is consistent with the 1974 City General Plan and the 1984 North Sacramento Plan;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

That the lot line adjustment for property located at 577 Los Palmas Avenue, City of Sacramento, be approved as shown and described in Exhibits A, B and C, attached hereto, subject to the following condition:

The applicant shall submit closure calculation for the overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's office.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

Conditions - Special Permit

1. The applicant shall provide landscape, shading and irrigation plans for staff's review and approval prior to issuance of a building permit.
2. The applicant shall submit detailed floor plans and elevations for Design Review/Preservation Board review and approval prior to issuance of a building permit.

Findings of Fact - Special Permit

1. The special permit, as conditioned, is based upon sound principles of land use in that the elderly housing and residential care use is compatible with adjacent residential uses.
2. As proposed and conditioned, the special permit will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that:
 - a. adequate on-site parking will be provided;
 - b. the site will be landscaped and irrigated, and the parking lot will be shaded over 50 percent of the surfaced area.
3. As proposed, the special permit is consistent with the North Sacramento Community Plan and the General Plan in that the site will be designated for hospital type uses.

The adjacent property on the south and east side of the site is developed with multiple and single family uses. Since the site is designated for a school use in the General Plan and the North Sacramento Community Plan, a plan amendment is necessary to allow for the housing and residential care facility. Staff has no objections to this request since the site is no longer being used for a school by the district. In addition, the proposed elderly housing and care facility use is compatible with the surrounding residential development. A rezone from single family to the Hospital zone is also necessary since the proposed use is consistent with the uses allowed in the Hospital zone.

- B. At the present time, the site contains 10 buildings. As proposed, the existing classrooms will be expanded and developed with private rooms, with a common area and a men's and women's restroom with showers. The existing gymnasium will be converted into a convalescent facility for non-ambulatory residents. The applicant will also be constructing 16 small apartment buildings on the site which will provide 84 studio units and 84 one-bedroom units. As proposed, the entire facility will provide housing for 318 persons. Plans for the proposed expansion are not available at this time; therefore, staff recommends the project be submitted to the Design Review/Preservation Board prior to issuance of building permits.
- C. At the present time, there are 30 parking spaces on the site. The applicant will, however, expand the parking area to include a total of 187 spaces. As proposed, the parking will be distributed throughout the site for the convenience of the residents. It was also necessary to provide vehicle access around the site to accommodate emergency vehicles. On-site parking should be adequate since the parking provided exceeds the ratio of one space per two beds which is the parking requirement for a nursing home. Staff does, however, recommend that detailed landscape, shading and irrigation plans be submitted for staff review and approval since these plans were not included with the application.
- D. This request also involves a lot line adjustment which is necessary to separate the care facility from the adjacent schools. Staff has no objections to the proposed lot line adjustment which will relocate the property line from the interior of the subject site to the northern boundary adjacent to the parking area and access lane. As proposed, the lot line adjustment will provide 8.6± acres on which the elderly housing and care facility will be located.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse affect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Approval of the General Plan Amendment;
- C. Approval of the 1984 North Sacramento Community Plan Amendment;
- D. Approval of the Rezone from R-1 to H;
- E. Approval of the Special Permit, subject to the following conditions and based upon Findings of Fact which follow; and
- F. Variance (Withdrawn);
- G. Approval of the Lot Line Adjustment by adopting the attached resolution.

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	A. D. Cleveland & Associates, P.O. Box 2342, Carlsbad, CA 92008				
OWNER	Grant Union High School Dist., 1333 Grand Avenue, Sacramento, CA 95838				
PLANS BY	R. Faulkner, 3837 'V' Street, Sacramento, CA 95816				
FILING DATE	5/25/84	50 DAY CPC ACTION DATE	6/28/84	REPORT BY	SC:bw
NEGATIVE DEC.	6/7/84	EIR		ASSESSOR'S PCL NO	263-101-01 & 263-010-10

- APPLICATION:
- A. Negative Declaration
 - B. General Plan Amendment from School to Hospital (General Plan)
 - C. Amend 1984 North Sacramento Community Plan from Elementary and Jr. High School to Hospital (C Plan)
 - D. Rezone 8.6± acres from R-1 to H (Sec. 13)
 - E. Special Permit to establish a residential care facility (Sec. 15 & Sec. 2-B(8))
 - F. Variance to waive 59 of 246 required parking spaces (WITHDRAWN)
 - G. Lot Line Adjustment to relocate property line on two parcels totaling 39± acres (Sub. Ord.)

LOCATION: 577 Los Palmas Avenue

PROPOSAL: The applicant is requesting the entitlements necessary to develop a senior citizen housing complex and residential care facility in a vacant school.

PROJECT INFORMATION:

1974 General Plan Designation: School
1984 North Sacramento Community Plan Designation: Elementary School & Jr. High School
Existing Zoning of Site: R-1
Existing Land Use of Site: School

Surrounding Land Use and Zoning:

North: School; R-1
South: Single and Multiple Family; R-5 & R-1
East: Single Family; R-1
West: School; R-1

Parking Required: To be determined by Commission
Property Dimensions: Irregular
Property Area: 39± acres
Height of Structure: 16 feet + gym
Topography: Flat
Street Improvements: Existing
Utilities: To be improved

STAFF EVALUATION: Staff has the following comments regarding this request:

- A. This application involves a 39-acre site developed with two schools. At the present time, one of the schools is no longer in use, and the applicant is requesting to convert the school facility into a convalescent home and elderly housing. The site of the proposed elderly housing is surrounded on two sides by a playground and an expansive recreational field which are part of the two adjacent schools.

