

# CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT National Retirement Communities Co., 306 Elmhurst Cir, Sacramento, CA 95825  
OWNER Sutter Plaza Commons Development, 4059 Palm Ave., Sacramento, CA 95842  
PLANS BY Vitiello and Associates, 1931 H Street, Sacramento, CA 95814  
FILING DATE 1/21/87 ENVIR. DET. Neg. Dec. 2/16/87 REPORT BY JP:kh  
ASSESSOR'S-PCL. NO. 007-141-05,06,07,08

- APPLICATION:**
- A. Negative Declaration
  - B. Rezone 0.58+ acres from R-5-R to C-2-R
  - C. Special permit to allow a 137-unit seniors residential care facility with ground floor retail
  - D. Special permit to construct a 94,100+ sq. ft. major project in the Central City
  - E. Special permit to exceed the 45-ft. height limit by 11 feet
  - F. Lot line adjustment to merge 4 lots

**LOCATION:** South side of L Street, 80 ft. east of 18th Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a 137-unit State Licensed residential care facility for the elderly with 1,550+ sq. ft. of ground floor retail space on 0.58+ acres in the C-2 zone.

**PROJECT INFORMATION:**

1974 General Plan Designation: Central business district  
1980 Central City Community  
Plan Designation: General commercial  
Existing Zoning of Site: R-5-R  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-4-R; OB-R	Front:	NR	0
South: Single & Two-Family Residential; Commercial; C-2	Side (Int):	NR	7'
East: Residential; Commercial; C-2	Rear:	NR	5'
West: Residential; Commercial; C-2			

Parking Required: Retail commercial; 4 spaces; Residential Care: To be determined by the Commission

Parking Provided: 42 spaces

Property Dimensions: 160' x 160'

Property Area: 0.58+ acres

Square Footage of Building: 94,100+ sq. ft.

Size of Living Unit: 330 sq. ft.

Height of Building: 56 ft. to plate line; highest point 76 ft.

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Exterior Building Materials: Concrete block, cement plaster, wood lap siding, metal roof

Exterior Building Colors: Grey, salmon, light teal

BACKGROUND INFORMATION: On June 12, 1980, the City Planning Commission approved a rezoning from C-3 to R-5-R, a tentative map and special permits to develop a 46 unit, 70-foot high condominium complex on the subject site (P-9041). The project was subsequently approved by the City Council on August 26, 1986. The project, however, was never constructed and the tentative map and special permits have expired.

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use and Zoning -

The subject site consists of four vacant lots totaling 0.58+ acres in the Heavy Residential (R-5-R) zone. Surrounding land uses include: residential and commercial uses zoned C-2 to the south, east and west, a multiple family complex zoned R-4-R to the north; and vacant land to the north proposed for an office building (P84-399) and senior citizen apartment complex (P86-050) and zoned OB-R and R-4-R. The site is designated for General Commercial uses by the 1980 Central City Plan.

The applicant proposes to construct a 137-unit residential care facility for senior citizens on the subject site. The facility would cater to individuals who are usually age 75 or older and require assistance with daily living activities, such as dressing, bathing, eating or being reminded to take medications. The living units are proposed to consist of a single room with bathroom facilities and are approximately 330 square feet in area. The units would be occupied by one or two individuals. Common areas consist of a dining room with commercial kitchen on the lower level; and a lounge, recreation room, library, crafts room and a terraced courtyard at the first floor level. An attendant station would also be provided on each floor. The applicant also proposes a 42-space parking garage on the lower level and two retail commercial spaces totaling 1,550+ square feet at the first floor level. The addition of the commercial use requires a rezoning of the site from R-5-R to C-2-R.

Within the Central City area, there are seven state licensed residential care facilities for the elderly. Three of these facilities have a capacity of over 15 people, Pioneer House (60 people), Pleasant Ridge Home (36 people) and Trinity House (34 people). None of the seven facilities are within 1,000 feet of the subject site. Within 1,000 feet are two high-rise apartments that cater to the elderly, the Comstock Apartments at the northwest corner of 18th and K Streets and Capitol Terrace at 1820 Capitol Avenue. A third senior apartment complex is proposed across the street at the northeast corner of 18th and L Streets. All three of these complexes, however, are independent living apartment complexes and do not provide assistance with daily living activities.

Staff finds that the applicant's proposal is an appropriate land use for the subject site. There are no similar facilities within 1,000 feet of the subject site and facilities of a similar size to the applicant's proposal are full and have waiting lists for admittance. Studies by the Sacramento Housing and Redevelopment Agency have indicated that additional residential care beds for the elderly are needed within the City limits (Exhibit G). The subject site is in an area with a mixture of commercial and residential uses and is adjacent to major bus lines. Sutter General Hospital and other medical offices are located within 10 blocks. The addition of 1,550+ square feet of commercial space will be compatible with the other retail commercial, general commercial and restaurant uses in the area. Staff, therefore, recommends approval of the proposed land use for the site.

B. Parking

The applicant proposes to locate a 42-space parking garage on the lower level of the site. The proposed commercial uses, based on a retail parking ratio of one space per 250 square feet, are required to provide four parking spaces. The remaining 38 spaces are for the residential care facility. The applicant has indicated that the total number of employees at the facility will be 12, with nine employees per shift. It is anticipated that, due to the type of facility proposed, the majority of the residents will not drive cars. Staff finds that the 38 parking spaces proposed should be sufficient for the proposed residential care use. Staff wishes to remind the applicant that if a restaurant use with seats is proposed for one of the commercial spaces, the use shall be subject to a special permit modification to insure that adequate parking is provided for both the commercial uses and the residential care facility.

The proposed parking garage has been reviewed by the City Traffic Engineering Division and the Police Department. Traffic Engineering recommends a maximum 7-1/2 slope on the driveway ramp to the alley and a visibility opening at the alley. The Police Department recommends that access and ingress to the parking garage be approved by their department prior to issuance of building permits for safety and security reasons.

C. Site Plan and Building Design

The applicant proposes to construct a six-level structure. The lower level would be partially subterranean, with floors one through five visible from L Street. The proposed height of the structure is 56 feet, requiring a special permit to exceed the 45-foot height limit of the C-2 zone. In the center of the structure is a private landscape open-to-the-sky courtyard for building residents (Exhibit E-2). The second through sixth floors have been terraced back on the south elevation to allow sunlight to enter the units facing the courtyard. A seven-foot sideyard setback is proposed along the east and west property lines adjacent to existing residential uses. Proposed exterior building materials are cement plaster, concrete block, wood lap siding and a metal roof. Proposed colors are grey, salmon and light teal.

Planning staff finds the building to be attractively designed and compatible with existing and proposed commercial and residential uses in the areas. Staff finds that the special permit to exceed the 45-foot height limit is appropriate in that it allows the building to be designed with an open courtyard which allows natural light and air to be provided to the interior rooms of the structure. The proposed courtyard will also provide a secure open-space area for building residents. In addition, by designing the structure with an interior courtyard and staggered building setbacks, the elevations add movement and variety to the streetscape. Staff wishes to remind the applicant that the project is subject to the review and approval of the City's Design Review/Preservation Board prior to issuance of building permits.

The Police Department has reviewed the proposed building design and recommends that the project comply with the personal safety section of the building code.

D. Neighborhood Comments

The proposed project has been reviewed by the Sacramento Old City Association and the Midtown Business Association. The two organizations indicated that they had no

objections to the proposed project. A letter from the Midtown Business Association with general comments on the proposal is attached (Exhibit H).

E. Lot Line Adjustment

The proposed lot line adjustment to merge the four lots into one for the residential care facility has been reviewed by the City Real Estate, Engineering, Traffic Engineering and Planning Divisions. There were no objections to the proposed merger.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration subject to the following mitigation measure in order to avoid any potentially significant adverse environmental impacts.

The applicant shall prepare an analysis of the air circulation within the proposed structure, including CO levels and other vehicular pollutants generated at full-occupancy peak-use times. This analysis should be performed by a certified professional in the field, and should recommend appropriate mitigation measures, if necessary. This study should be accompanied by a letter from the Air Resources Board (ARB) or other appropriate agency as identified by the ARB, assessing the adequacy of and concurring with the findings of the final report. This final report is required prior to the issuance of a building permit.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the rezoning from R-5-R to C-2-R;
- C. Approve the special permit to allow a 137-unit seniors' residential care facility with ground floor retail subject to conditions and based upon findings of fact which follow;
- D. Approve the special permit to construct a 94,100+ square foot major project in the Central City subject to conditions and based upon findings of fact which follow;
- E. Approve the special permit to exceed the 45-foot height limit by 11 feet subject to conditions and based upon findings of fact which follow;
- F. Approve the lot line adjustment by adopting the attached resolution.

Conditions

- 1. Four parking spaces in the parking garage shall be clearly marked for the exclusive use of the ground floor retail commercial uses.
- 2. Landscape and irrigation plans indicating landscaping as shown in Exhibits E-1 and E-2 shall be submitted with building plans and subject to staff review and approval prior to issuance of building permits.
- 3. The proposed project is subject to the review and approval of the City's Design Review/Preservation Board. If the site plan and/or elevation approved by the Design Review/Preservation differ significantly from the plans reviewed by the

Planning Commission, the plans shall be subject to Planning Director review and approval prior to issuance of building permits.

4. The parking garage entrance shall meet the requirements of the City Traffic Engineering Division prior to issuance of building permits.
5. The applicant shall consult with the City Police Department regarding security and safety measures for the parking garage and proposed residential care facility prior to issuance of building permits.
6. The project shall comply with the personal safety building code requirements.
7. The applicant shall prepare an analysis of the air circulation within the proposed structure, including CO levels and other vehicular pollutants generated at full-occupancy peak-use times. This analysis should be performed by a certified professional in the field, and should recommend appropriate mitigation measures, if necessary. This study should be accompanied by a letter from the Air Resources Board (ARB) or other appropriate agency as identified by the ARB, assessing the adequacy of and concurring with the findings of the final report. This final report is required prior to the issuance of a building permit.
8. The applicant shall submit evidence that the project is a state-licensed residential care facility to the Planning Director for review and approval prior to issuance of building permits.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
  - a. the project is compatible with existing and proposed commercial and residential uses in the area;
  - b. the project complies with the locational criteria for establishing residential care facilities;
  - c. the project is designed with an open-to-the-sky courtyard which will provide a secure open-space area for building residents.
2. The project, as conditioned, is not detrimental to the public health, safety or welfare nor result in the creation of a nuisance in that:
  - a. adequate landscaped building setbacks from adjacent residential uses are provided;
  - b. adequate parking for both proposed commercial uses and the residential care facility is provided.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for General Commercial use by the 1980 Central City Plan and the proposed commercial use and residential care facility conforms with the plan designation.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE LOTS 2 AND 3 OF THE  
BLOCK BOUNDED BY "L", "M" AND 18TH AND 19TH STREETS,  
ACCORDING TO THE OFFICIAL PLAT OF THE CITY OF SACRAMENTO  
(P87-058) (APN 007-141-05,06,07,08)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located on the south side of L Street, 80 feet east of 18th Street; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the 1974 General Plan and 1980 Central City Community Plan; the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for General Commercial use by the 1980 Central City and the proposed Residential Care Facility conforms with the Plan Designation;

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

that the lot line adjustment for property located on the south side of L Street, 80 feet east of 18th Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

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CHAIR

ATTEST:

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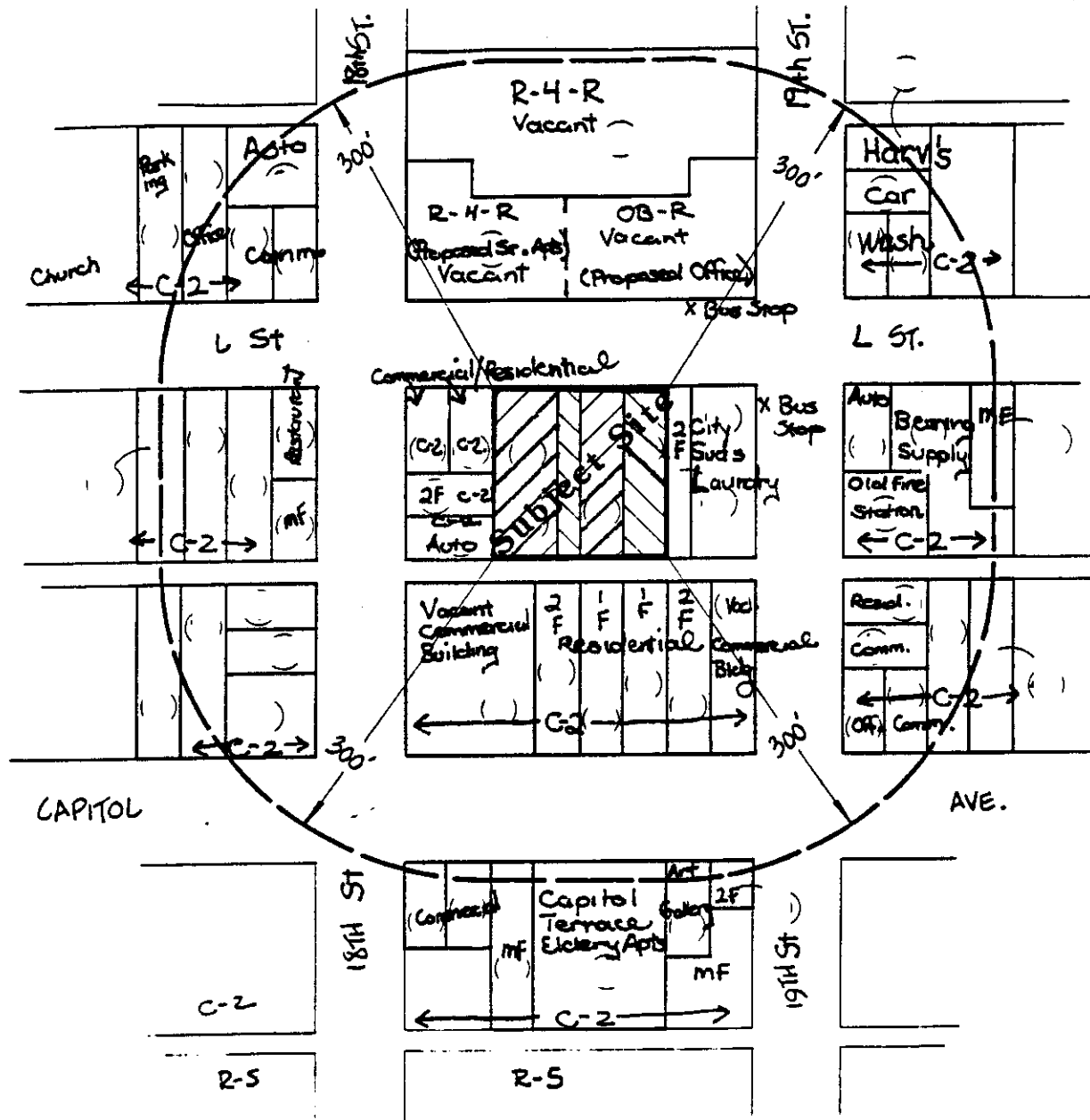
SECRETARY TO CITY PLANNING COMMISSION



P87-058

2-26-87  
**VICINITY MAP**

Item 4



P87-058

2-26-87

Item 4

# LAND USE & ZONING MAP



**LOT MERGER EXHIBIT**

FOR 1812-1820 "L" ST.

**OWNER**

COMMONS DEVELOPMENT CO  
4059 PALM AVE  
SACRAMENTO, CA 95842

**ENGINEER**

JTS ENGINEERING CONSULTANTS  
811 J. STREET  
SACRAMENTO, CA 95814  
(916) 447-6708

**ZONING/ACREAGE**

ZONED C-2 0.587 ACRES  
25382 SQ FT

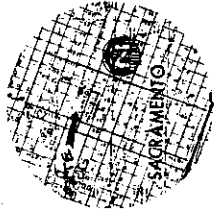
**LEGAL DESCRIPTION**

LOTS 21TH AND 31ST STREETS IN THE BLOCK  
BOUND BY "L" AND "M" 18th AND  
19th STREETS OF THE CITY OF SACRAMENTO  
CALIFORNIA

REQUEST: TO MERGE ALL EXISTING  
PARCELS INTO A SINGLE  
PARCEL

**EXHIBIT A**

NOTE THIS MAP IS BASED ON A FIELD  
SURVEY COMPLETED APR 25, 1980 P87058

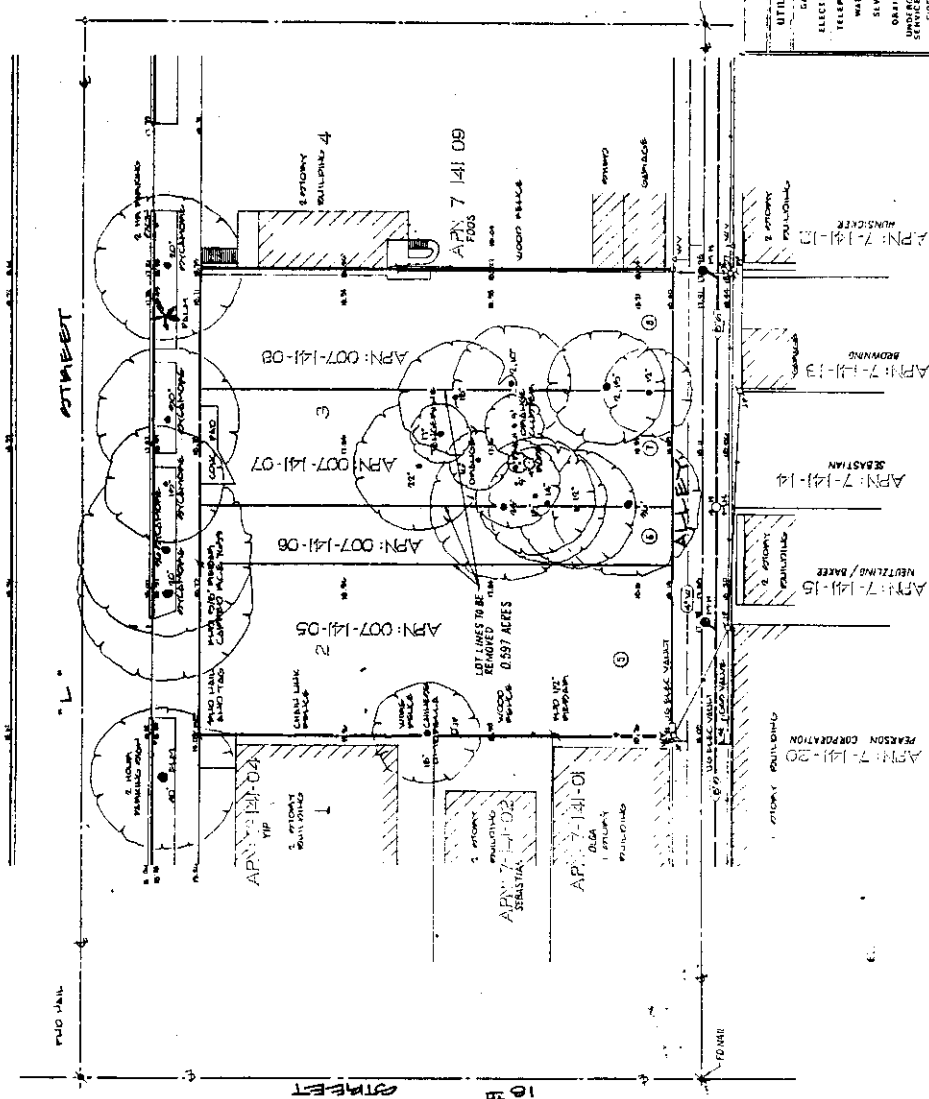


**VICINITY MAP**

**LEGEND**

- ▲ POLYD MOUNTAIN TO BE REMOVED
- ⊙ EXISTING WATER LINE
- ⊖ EXISTING SEWERAGE AND DRAINAGE
- ⊕ EXISTING WATER VALVE
- ⊙ EXISTING TREE
- ⊙ EXISTING GROUT WALL
- ⊕ EXISTING JOINT MOUNT
- ⊕ OVERHEAD ELECTRICAL WIRE
- OVERHEAD POINT

UTILITY REPRESENTATIVE	PHONE
GAS	727-5116
ELECTRICITY	628-6023
TELEPHONE	443-5277
WATER	443-5277
SEWER	443-5277
DRAINAGE	443-5277
UNDERGROUND SERVICES	443-5277
FIREFIGHTER	443-5277



DATE MAP FILED: 1/1

SHEET: 1/1

**LOT MERGER EXHIBIT**  
1812-1820 "L" STREET  
APN: 007-141-01, 02, 05, 06, 07, 08, 09  
CITY OF SACRAMENTO, CALIFORNIA

NO	DATE	REVISION

DESIGNED: E. WALKER  
DRAWN: A. RYONG  
CHECKED: J.T.P.  
SUBMITTED: \_\_\_\_\_

SCALE: 1"=20'

**JTS ENGINEERING CONSULTANTS, INC.**  
1150 J STREET  
SACRAMENTO, CALIFORNIA 95814 (916) 447-6708

BENCHMARK ELEV. \_\_\_\_\_ PG. \_\_\_\_\_  
FIELD BOOK NO. \_\_\_\_\_

EXHIBIT B

LEGAL DESCRIPTION  
OF  
MERGED LOTS

ALL THAT CERTAIN PROPERTY SITUATE IN THE CITY OF SACRAMENTO,  
STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOTS 2 (TWO) AND 3 (THREE) OF THE BLOCK BOUNDED BY  
"L", "M", 18TH AND 19TH STREETS, ACCORDING TO THE  
OFFICIAL PLAT OF THE CITY OF SACRAMENTO.

END OF DESCRIPTION

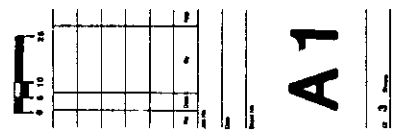
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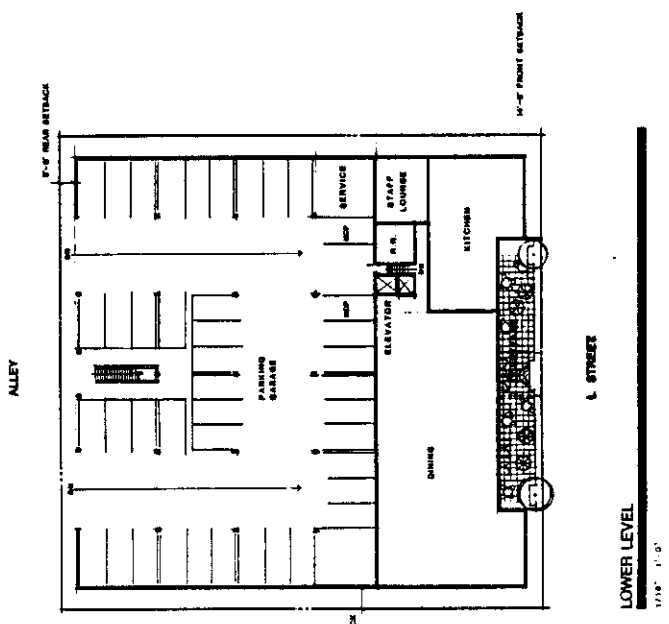
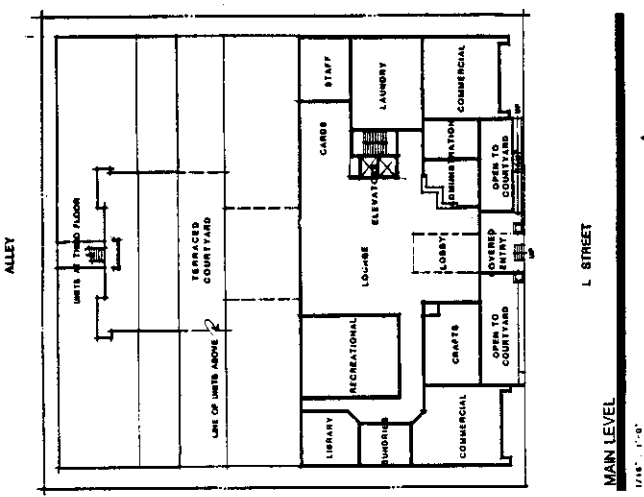
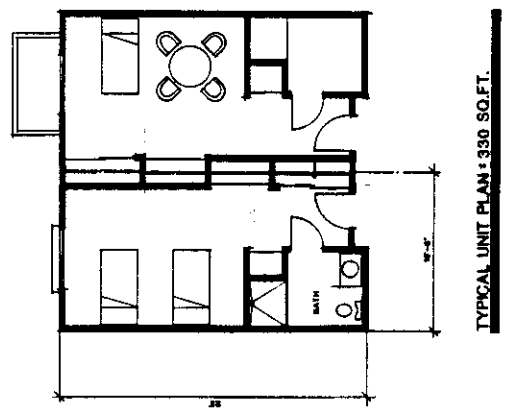
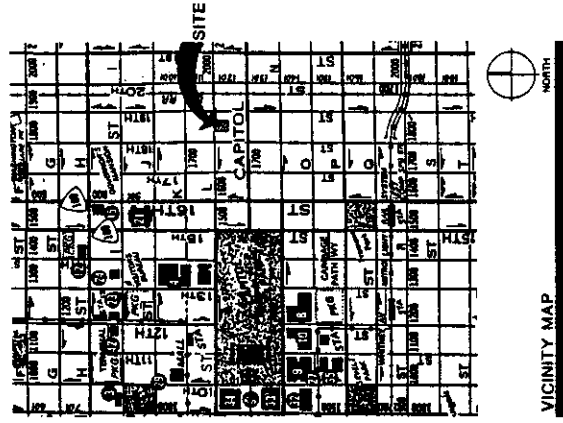
Item 4

**CAPITOL  
 PLAZA  
 RETIREMENT  
 CENTER**



**A1**

**EXHIBIT C  
 Site Plans/Floor Plans**



Vitberg Associates, Inc.  
 ARCHITECTS  
 1000 ...  
 ...



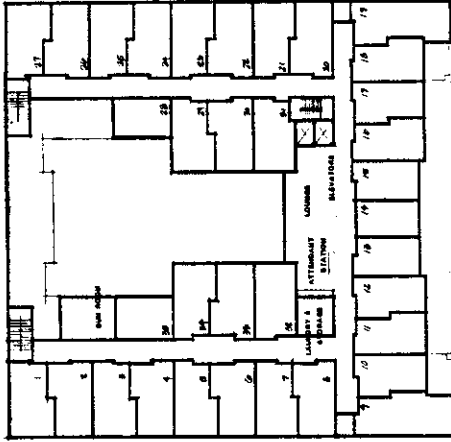
CAPITOL  
 PLAZA  
 RETIREMENT  
 CENTER

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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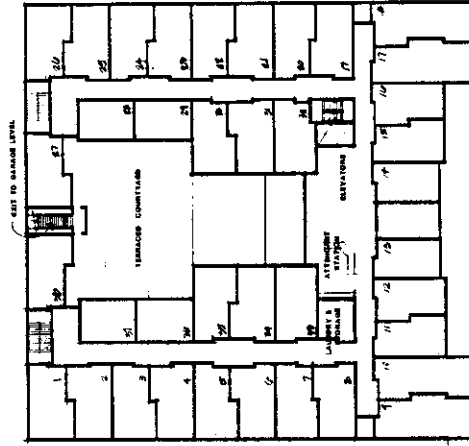
A2

EXHIBIT D

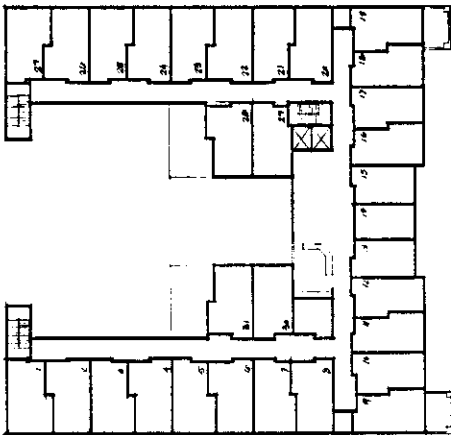
Floor Plans



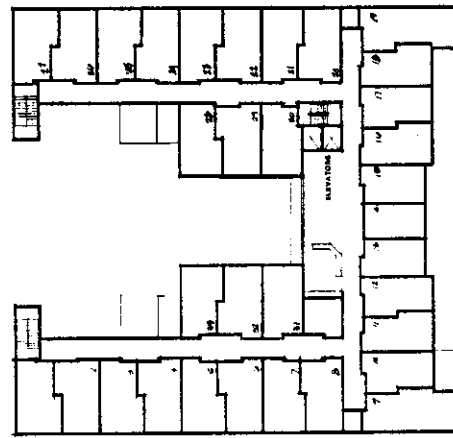
THIRD FLOOR  
 1/16" = 1'-0"



SECOND FLOOR  
 1/16" = 1'-0"



FIFTH FLOOR  
 1/16" = 1'-0"

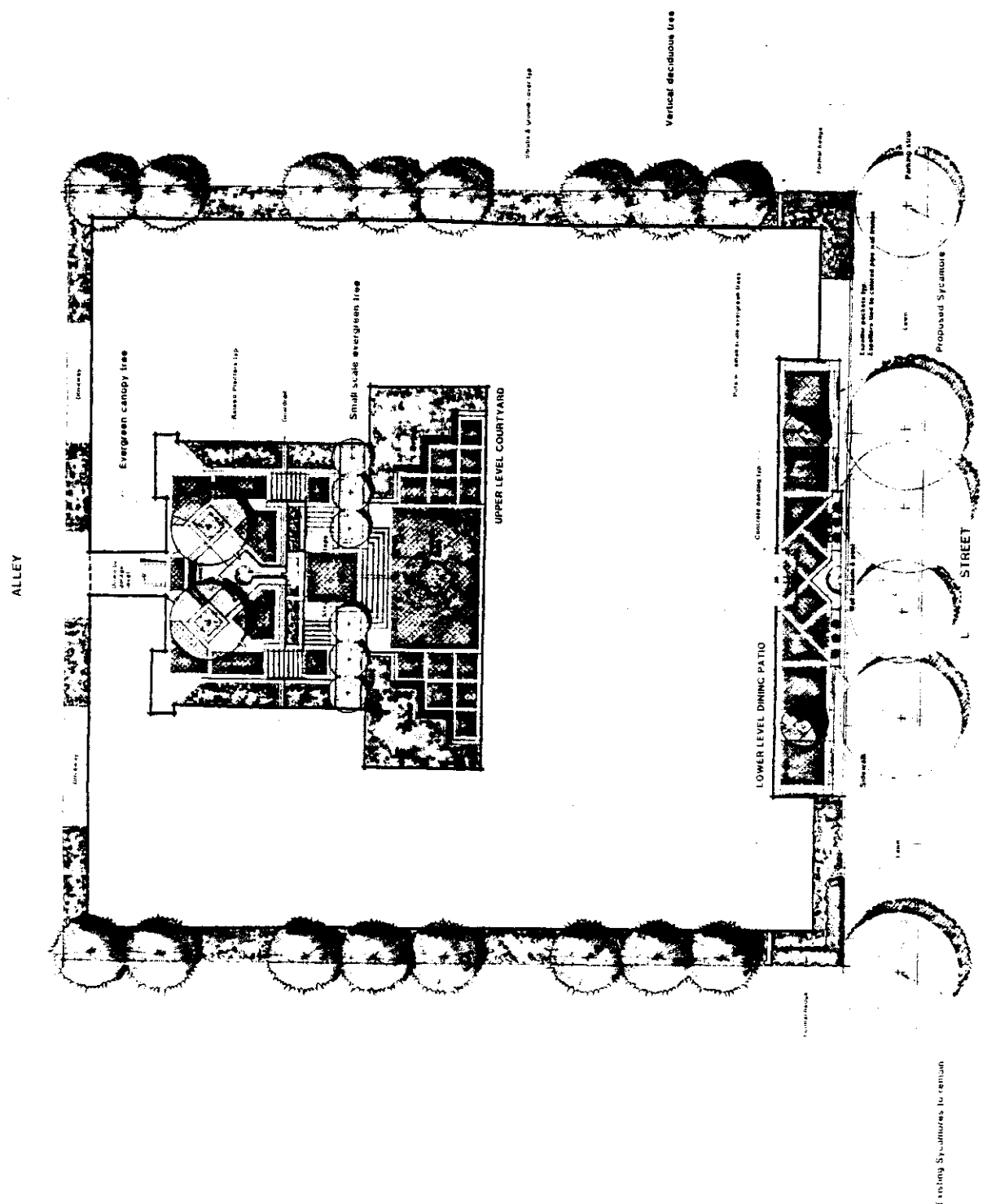


FOURTH FLOOR  
 1/16" = 1'-0"

# EXHIBIT E-1 Landscape Plans



CONCEPTUAL LANDSCAPE PLAN  
1.801.12.00



P87-058

2-26-87

Item 4

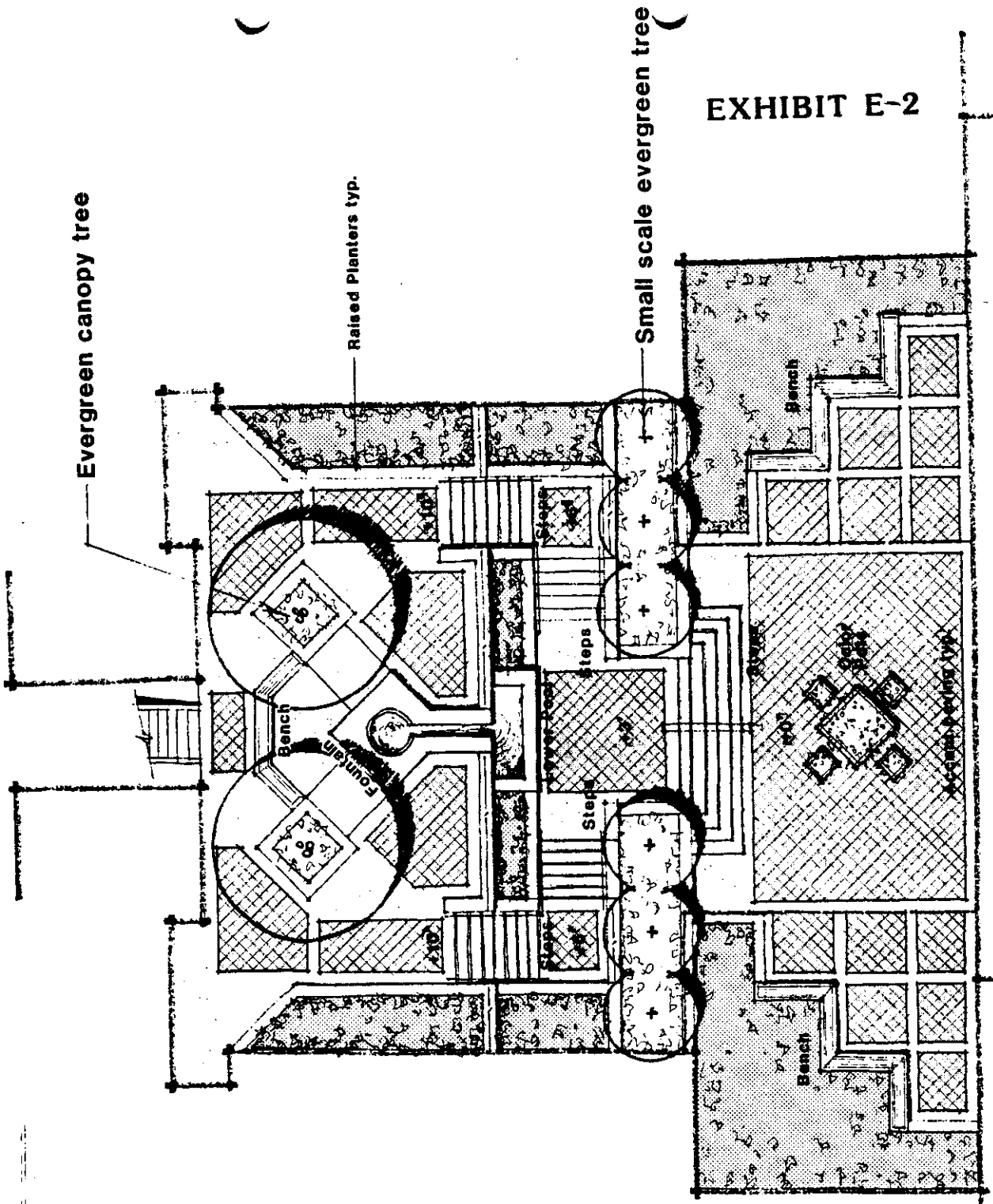
# CAPITOL PLAZA Courtyard Study

1" = 8'-0"



Landscape Architecture • Urban Design • Site Planning  
 300 Douglas Boulevard • Roseville, California 95678  
 C.L.A. 2089 • C.L.A. 1683 (916) 786-0220

## EXHIBIT E-2

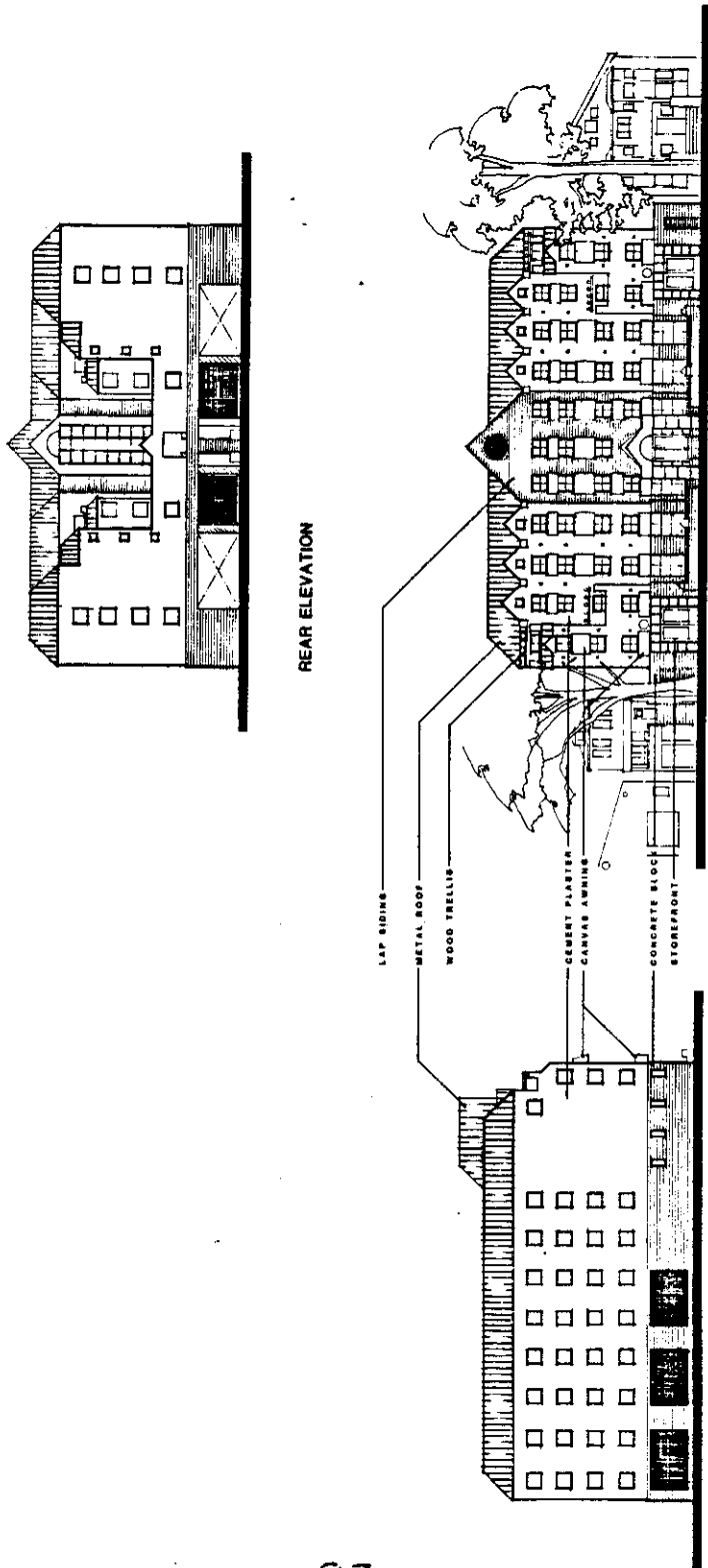


**Yonkers Associates, Inc.**  
 100 Westchester Avenue  
 Yonkers, N.Y. 10590  
 Telephone: (914) 961-1000  
 Telex: 251 961 YONKERS  
 Fax: (914) 961-1000

**CAPITOL  
 PLAZA  
 RETIREMENT  
 CENTER**

**EXHIBIT F-1  
 Elevations**

**A3**



REAR ELEVATION

'L' STREET ELEVATION  
 1/8" = 1'-0"

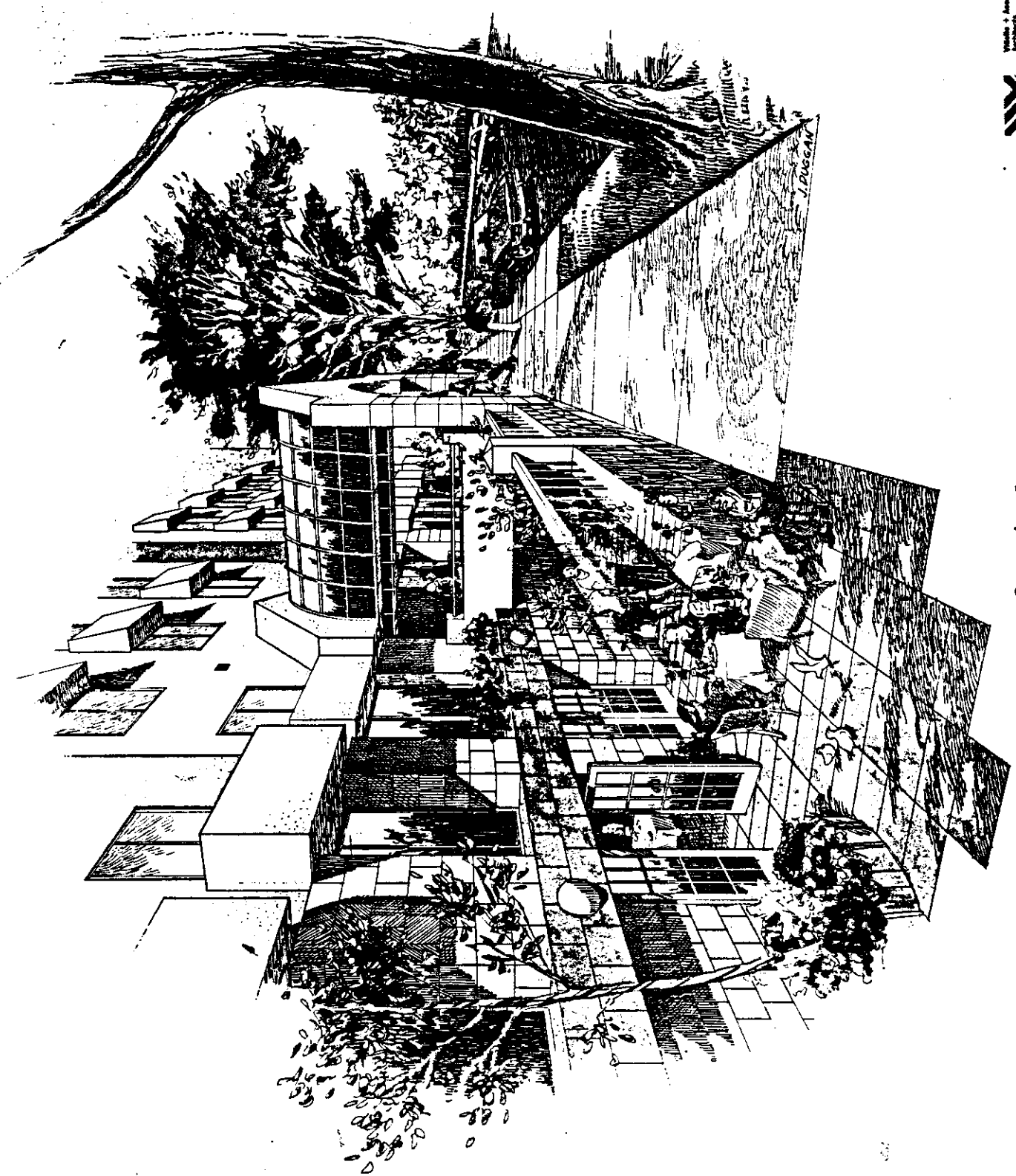
LEFT SIDE ELEVATION (RIGHT SIDE OPP. HAND)

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EXHIBIT F-2



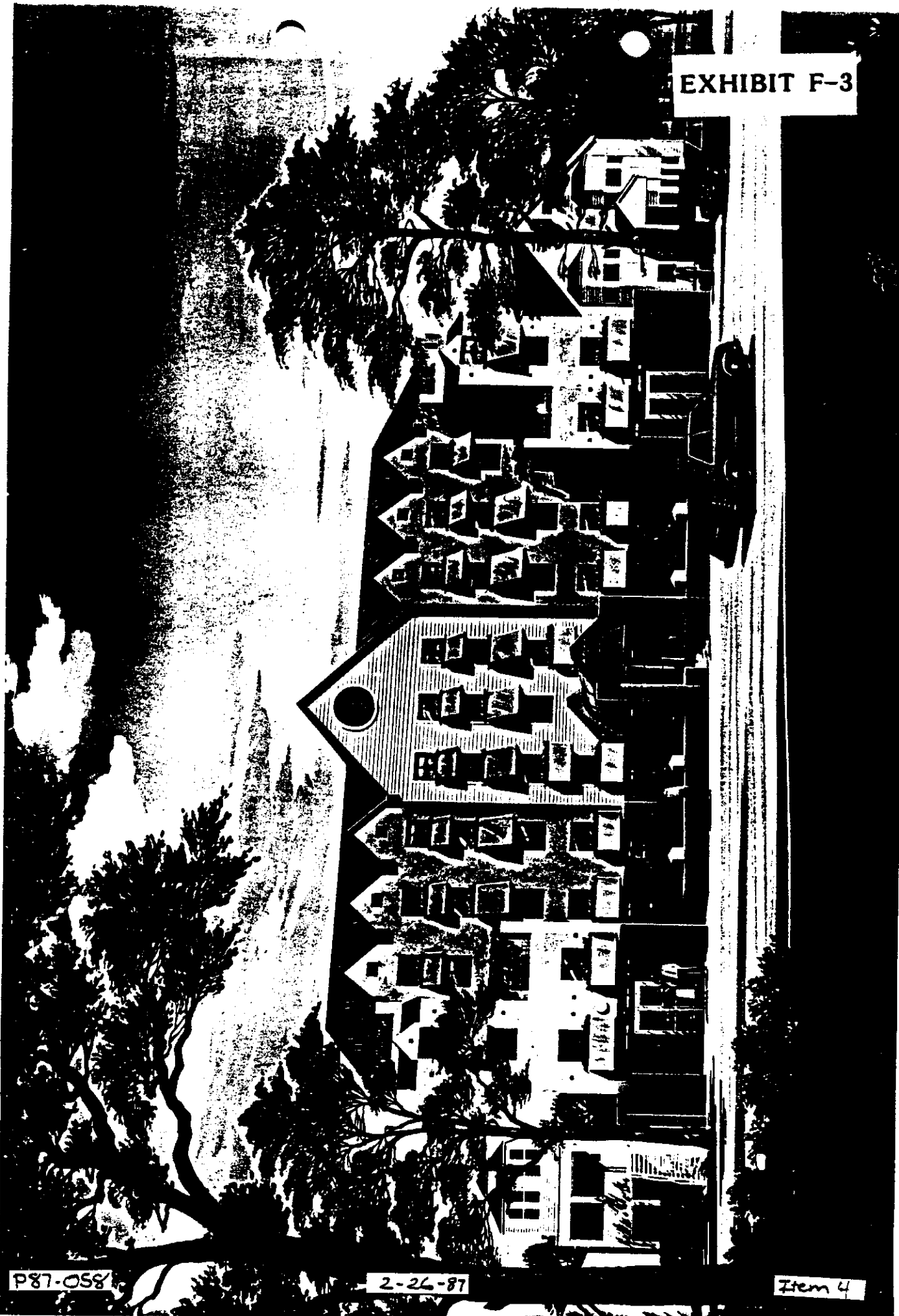
Walter J. Anderson, Inc.  
Architects  
1211 N. Market, C-1  
San Diego, CA 92108  
Tel: 314-2228



Capitol Plaza Retirement Center



EXHIBIT F-3



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**SACRAMENTO  
HOUSING AND REDEVELOPMENT  
AGENCY**



**EXHIBIT G**

January 27, 1987

Mr. William Ishmael, Chairman  
City Planning Commission  
1231 "I" Street  
Sacramento, CA 95814

**CITY PLANNING DIVISION**

RE: Proposed Elderly Residential Care Facility  
at 18th and "L" Streets

JAN 30 1987

**RECEIVED**

Dear Bill:

This letter is in regards to Ross Conti's proposal to build a residential care facility for the elderly at 18th and "L" Streets. This letter is not intended to comment on the specific proposal relative to the requested planning entitlement.

However, as to the need for such housing, the Land Economics Group Multifamily Rental Vacancy Rates and Elderly Dwelling Unit Requirement Updates of August, 1985, indicated an annual need for 385 to 465 new licensed Residential Care beds in Sacramento County, of which 185 to 224 of the annually required beds would need to be within the City.

Based on the August 1985 study, the downtown area which Mr. Conti's proposed new facility would be located had 1,670 units of existing independent living elderly units and 193 existing residential care beds. The study indicated that 137 independent living and 19 residential care units were proposed in downtown, as of August 1985. I do not believe that there is another residential care facility planned for downtown, that is similar in size to Mr. Conti's project.

Based on the Agency's experience and research, we strongly support efforts to provide older persons with a supportive living environment that is specially designed to incorporate other vital services needed by such persons. Residential care is an alternative for many elders who would otherwise have to seek nursing home care.

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Bill Ishmael  
January 27, 1987  
Page 2

Although we support the concept of residential care in the City, particularly in the downtown, where a large percentage of our elderly population already live; we encourage each developer to make an independent market analysis on the demand for their particular project.

Yours truly,

*William H. Edgar*

WILLIAM H. EDGAR  
Executive Director

BL/WHE/drr  
cc: City Planning Commissioners  
Marty Van Duyn

0082D

987-058

2-26-87

Item 4



P O BOX 161147  
SACRAMENTO  
CALIFORNIA  
95816

EXHIBIT H

February 17, 1987

Joy Patterson, Staff  
Sacramento City Planning Commission  
1231 I Street  
Sacramento, Ca 95814

Dear Joy:

Regarding the Capitol Towers Retirement Center, we have some general comments to make.

- The design plan seems very well thought out, attractive and functional.
- Because L Street is becoming more and more commercial, we are happy to see the applicant place retail on the street level floor. We encourage retail at street level on all new and renovated buildings in Midtown.
- Decreased parking for retirement and senior care facilities is not a problem.
- We understand the building exceeds the height of the two approved buildings planned for across the street by 10 feet & 12 feet. In this instance we feel it will look compatible with the neighborhood as planned. But, L Street is an exception to most of the streets in the Midtown area. High buildings in general, will not be compatible with the area. In the future we encourage you to keep building heights to 3 stories in Midtown.

Thank you for sending us information about this project.

Respectfully,

Sheila Verrips, President  
Midtown Business Association

For your information - Of our nine member board, one member could not be reached, and one member abstained.

WED 2-18-87

Dept of Planning & Development  
1231 I St. Sacto, CA 95814

CITY PLANNING DIVISION

FEB 19 1987

Re: P87-058

RECEIVED

APN 007-141-05 thru 08

The undersigned is owner of record APN 007-141-09 also known as 1824 L St, Sacto. Some years ago when a condo complex was proposed I provided you with evidence of a 5' ingress & egress prescriptive easement for light, air and walkway from L St. to alley APN 007-141-08 adjacent to my parcel 09 which is used as residential rental units. The evidence was to remain on file for use in conjunction with any future proposed development. If recognized for proposed care facility, I have no objection to rezoning, special permits and lot line adjustment. If not this is to advise developer that 1824 L St. is available for sale at the insured price of \$125,000, as is condition, for a limited time.

Sincerely,

Robert P. Foot

1219-17TH St.

Sacramento CA 95814

Encls.

P87-058

2-26-87

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