

CITY PLANNING COMMISSION

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

APPLICANT Sister Bridget McCarthy - 4001 J Street, Sacramento, CA 95819
OWNER Mercy Hospital of Sacramento, Clair McMahon Trust, Diocese of Sacramento - 4001 J Street, Sacramento, CA 95819
PLANS BY Ogren, Juarez & Givas - 2017 O Street, Sacramento, CA 95814
FILING DATE 12-19-86 ENVIR. DET. Neg. Dec. 1-12-87 REPORT BY JP:sg
ASSESSOR'S-PCL. NO. 008-032-13,14,15,16,17,18,44,45

APPLICATION: A. Negative Declaration

B. Special Permit to construct a 120 unit residential care facility for the elderly

C. Lot Line Adjustment to merge eight lots

LOCATION: Northwest corner of 39th Street and J Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 120 unit licensed residential care facility for the elderly.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial, Multiple Family, Single Family

1963 East Sacramento Community

Plan Designation: Commercial, Multiple Family, Single Family

Existing Zoning of Site: C-1, R-4, R-1

Existing Land Use of Site: Shopping center, apartment & six single family dwellings

| Surrounding Land Use and Zoning: | Building | Setbacks: | Required | Provided |
|--------------------------------------------------------------------------|---------------|-----------------|----------|----------|
| North: Hillhaven convalescent hospital; R-1 | Front: | No setback req. | | 149' |
| South: Church, offices; C-1 | (J Street) | | | |
| East: Mercy Hospital, medical offices; H | Side (Int): | 5' | | 15' |
| West: Commercial, offices, single family, multiple family; C-1, R-3, R-1 | Side (St): | 12.5' | | 15' |
| | (39th Street) | | | |
| | Rear: | 15' | | 15' |

Parking Required: To be determined by Commission
Parking Provided: 26 spaces
Property Dimensions: Irregular
Property Area: 1.7+ acres
Square Footage of Building: 82,000 sq. ft.
Height of Building: 35', 3 floors
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Exterior cement plaster & brick with tile roof
Exterior Building Colors: Beige, brick red, terra cotta

APPLC. NO. P87-033 MEETING DATE January 22, 1987 ITEM NO. 24
2-12-87 //

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of eight developed lots totaling 1.7 acres in the Limited Commercial (C-1), Medium Density Multiple Family (R-4) and Single Family (R-1) zones. A retail commercial center is located on the C-1 zoned property. The leases of many of the tenants in the shopping center have expired and they have relocated elsewhere. A 20 unit apartment complex is located on the R-4 zoned property. Single family residences are located on the six remaining lots. Surrounding land uses include the Hillhaven Convalescent Hospital to the north, Sacred Heart Church and offices to the south, Mercy Hospital and medical offices to the east, and retail commercial, office, single family and an apartment complex for seniors to the west. The site is designated for commercial, multiple family and single family uses by the 1974 General Plan and 1963 East Sacramento Community Plan.

B. Applicant's Proposal

The applicant proposes to remove the existing buildings and construct an 82,000 square foot, 120 unit residential care facility for the elderly on the site. The facility would consist of 35 studios (377 square feet), 43 studios with sleeping alcoves (466 square feet) and 42 one bedroom (512 square feet) units. The facility is also proposed to have a dining facility, game and craft rooms, a library, a beauty shop for residents' use, a multi-purpose room and four lounge areas. The facility is proposed to be a state licensed care facility for the elderly and will provide assistance to residents with the activities of everyday living. These services include providing three meals daily, housekeeping services, transportation, reminding residents to take medication and other assistance if desired. The facility is anticipated to have a maximum of 10 employees on the site at one time, usually at meal times. The applicant also anticipates that some employees will be employed at both Mercy Hospital and the proposed facility.

Staff finds the proposed elderly care facility to be an appropriate land use for the site. There are no similar licensed residential care facilities for the elderly within the vicinity. While there are two adjacent uses that cater to senior citizens, the senior apartments to the west and the convalescent home to the north, the proposed use provides an alternative type of senior housing which will be compatible with these two uses. The subject site is within walking distance of medical offices, the hospital and various retail commercial uses along J Street and is on a major bus line. The proposed residential complex is also an appropriate transitional use between the hospital to the east and residential to the west of the site. Staff therefore supports the special permit request.

As noted above, there are six single family residences and an apartment complex presently located on the site. These structures appear to be in good condition and staff recommends that the applicant offer the structures for relocation to another site.

C. Design

The project is designed to have a minimum 15 foot setback from all property lines. This should provide an adequate buffer between the proposed project and adjacent residential uses. The site plan also indicates perimeter landscaping

and a minimum 15 foot landscaped setback at the corner of 39th Street and J Street and adjacent to the building along 39th Street. Staff recommends that a large evergreen tree located along 39th Street be incorporated into the landscape plans if possible.

The three story structure is designed so that at the southeast corner of the structure the height drops down to two stories in order to allow light and air to enter the interior courtyard. Staff finds that the proposed change in building heights also adds interest to the exterior elevations of the structure. The proposed 35 foot building is within the height requirements of the residential zones.

The exterior of the building is proposed to be constructed out of cement plaster and brick with a tile roof. Proposed colors are beige, brick red and terra cotta. The 39th Street and J Street elevations show some movement of wall surfaces; and the 39th Street elevation indicates planter boxes as a design feature on the second and third floor windows. Staff finds that the north and west elevations, however, have too much of an institutional quality and recommends that additional architectural detail or modulation of wall surfaces be provided to provide some break-up of the plane of these two elevations. Staff finds that the proposed elevations, with minor modifications, will be compatible with surrounding land uses.

D. Parking

The applicant proposes 26 parking spaces on the subject site. In addition, the applicant intends to enter into an agreement with Mercy Hospital to provide parking for residents of the care facility off-site across the street in the Mercy Hospital parking garages. With the construction of the new parking garages, approved by the Planning Commission on December 18, 1966 (285-409), the hospital will have an excess of 112 parking spaces. The applicant anticipates that few residents will have their own automobiles and that they will use their vehicles on an infrequent basis. Staff finds that the proposed 26 on-site spaces should be sufficient for employee and visitor parking spaces and recommends that the applicant enter into an agreement with Mercy Hospital for additional resident parking.

E. Neighborhood Comments

The applicant and the East Sacramento Improvement Association have met several times to discuss the proposed project. On January 15, 1967 the association voted to oppose the proposed project due to the three story height of the structure and insufficient building setback along 39th Street. The association is supportive of the proposed elderly residential care land use with the condition that the use does not create an adverse parking situation for the neighborhood.

F. Lot Line Adjustment

The applicant is requesting a lot line adjustment to merge the eight lots into one in order to construct the proposed complex. The proposal has been reviewed

by the City Planning, Traffic Engineering, Engineering and Real Estate Divisions. There are no objections to the proposed merger.

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.

RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit, subject to conditions and based upon findings of fact which follow; and
- C. Approve the Lot Line Adjustment by adopting the attached resolution.

Conditions

1. The applicant shall, through advertising, offer the residential structures located on the subject site for relocation purposes and/or transfer the structures to an interested house mover for relocation to a holding site prior to issuance of building permits. If relocation is not possible, then demolition may occur after review and approval by the Planning Director.
2. Revised landscape, shading and irrigation plans shall be submitted for staff review and approval prior to issuance of building permits. If possible, the applicant shall incorporate the existing evergreen tree along the 39th Street frontage into the landscape plans. Trees shall be planted in the setbacks adjacent to all four sides of the structure as indicated on the submitted plans.
3. Revised building elevations indicating additional architectural detail or modulation of the wall surfaces of the north and west elevations shall be submitted for staff review and approval prior to issuance of building permits.
4. The applicant shall enter into an agreement with Mercy Hospital to provide parking for the vehicles of residents of the care facility at the Mercy Hospital site. This agreement shall be submitted for Planning Director review and approval, and then signed and recorded prior to issuance of building permits.
5. A trash enclosure will be provided on-site and shall meet the following guidelines:
 - The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main structure(s).
 - The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure

the gates when in the open position. The hinges shall be sufficient in size, strength and number to adequately support the metal gates.

- The walls shall be a minimum six feet in height, more if necessary for adequate screening.

 - The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. 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 proposed elderly residential care facility will provide a needed type of care for senior citizens in the community; and
 - b. the proposal is compatible with surrounding residential, office, commercial and hospital uses.

2. The project, as conditioned, will not be detrimental to the public health, safety, or welfare in that:
 - a. adequate parking for employees, visitors and residents will be provided;
 - b. the proposal will not significantly alter the characteristics of the area.

3. The proposed project is consistent with the City's discretionary interim land use policy in that the site is designated for commercial, multiple family, and single family uses by the 1974 General Plan and the proposed residential care facility for the elderly use conforms with the plan designation.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE MERGER FOR ALL OF LOT 6 AND
AND THAT PORTION OF LOTS 7 AND J AS SHOWN ON THE
"AMENDED PLAT OF MCINTYRE TRACT", FILED IN THE
OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN
BOOK 5 OF MAPS, MAP NO. 52 (008-032-18 THROUGH 18,
44 AND 45) (P87-033)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the northwest corner of 39th Street and J 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 the 1963 East Sacramento 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 commercial, multiple family and single family use by the 1974 General Plan and the proposed elderly residential care facility conforms with the Plan Designation;

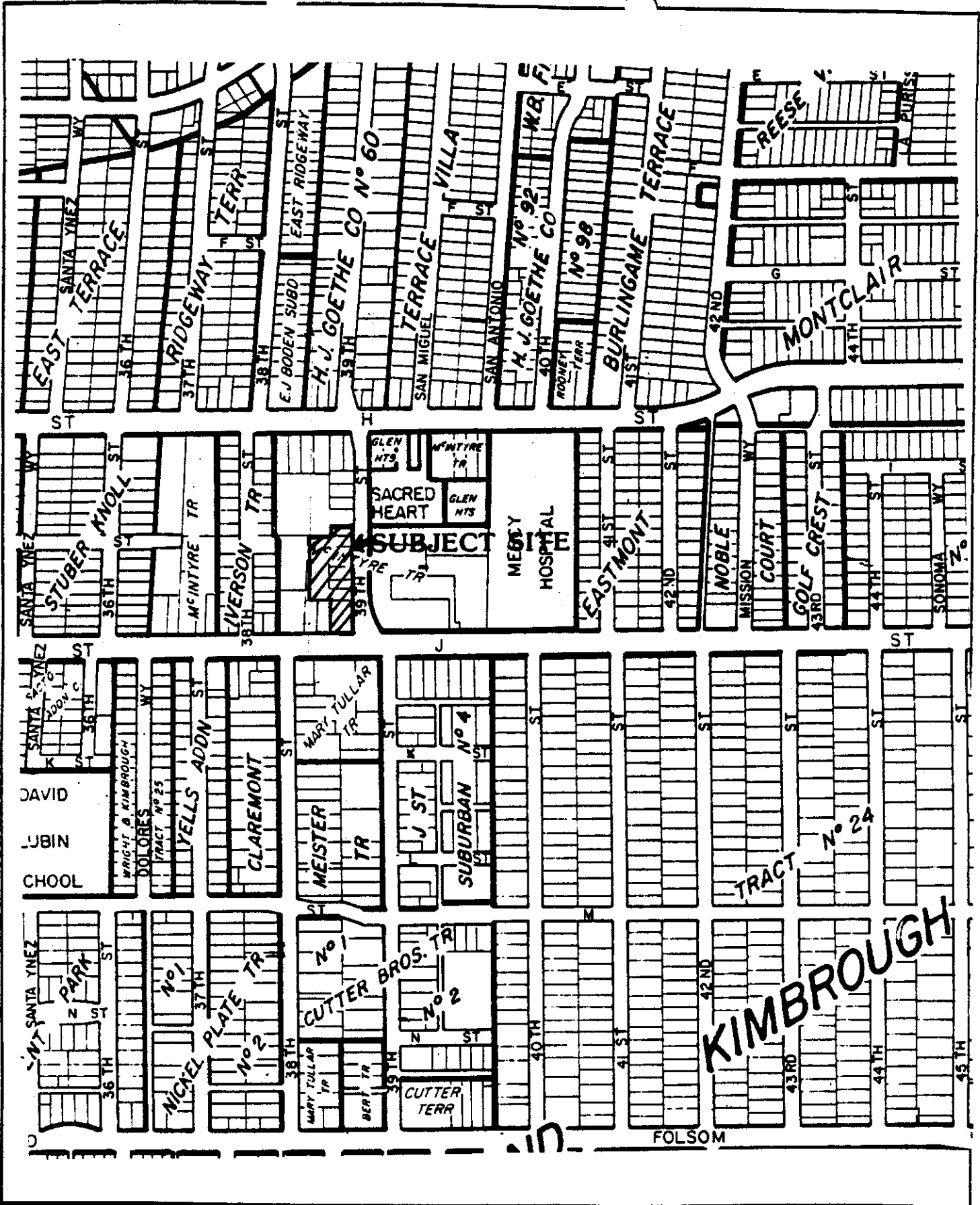
NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at the northwest corner of 39th Street and J Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

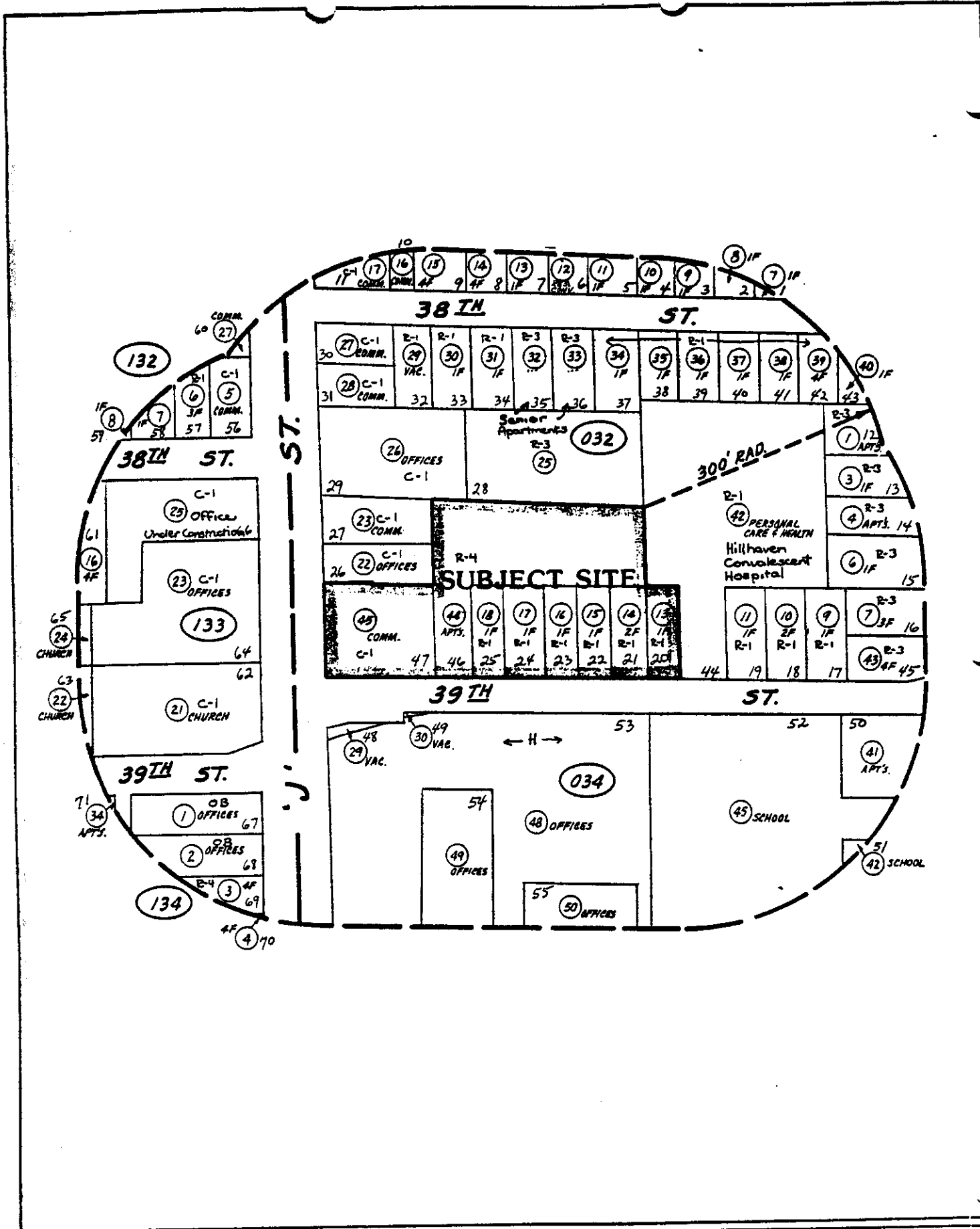


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LAND USE & ZONING MAP

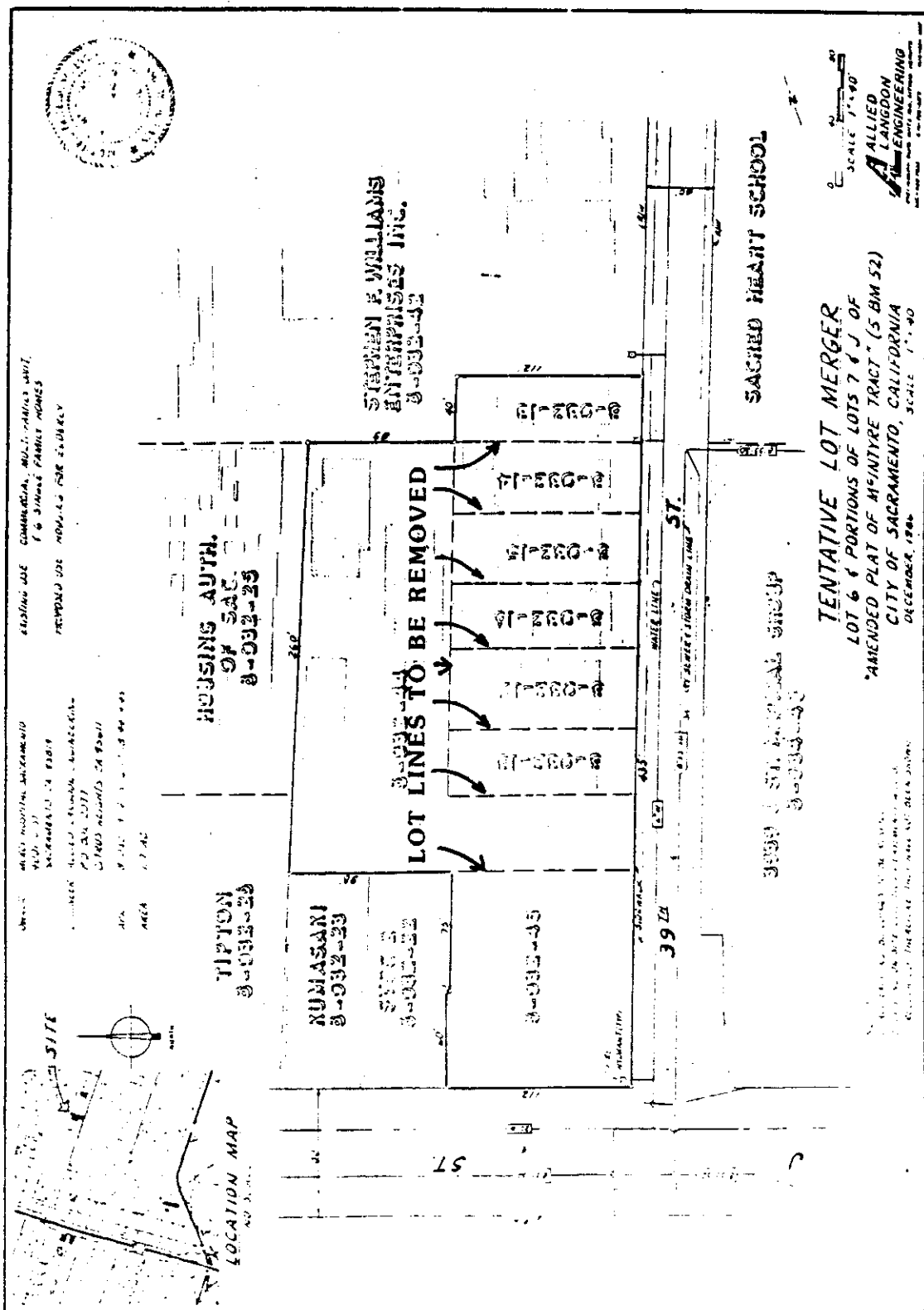
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EXHIBIT A

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ENGINEERING



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EXHIBIT B P87033

DESCRIPTION

MERGER OF ASSESSOR'S PARCEL NUMBERS 8-0032-13 THROUGH 18, 44 AND 45

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

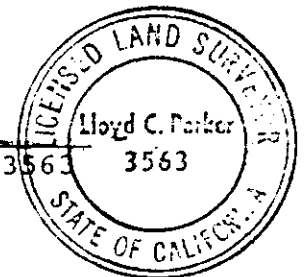
All of Lot 6 and that portion of Lots 7 and J as shown on the "Amended Plat of McIntyre Tract", filed in the office of the Recorder of Sacramento County in Book 5 of Maps, Map No. 52, described as follows:

Beginning at the intersection of the Westerly line of 39th Street and the Northerly line of "J" Street, from which a monument at the intersection of the centerlines of 39th Street and "J" Street bears South 70°30'00" East 20.01 feet and South 20°56'00" West 40.01 feet; thence from said point of beginning, along the North line of said "J" Street, North 70°30'00" West 112.22 feet; thence North 20°45'52" East 60.03 feet; thence South 70°30'00" East 1.34 feet; thence North 21°05'16" East 28.59 feet; thence North 21°03'17" East 46.38 feet; thence North 70°30'00" West 98.54 feet to the Westerly line of said Lot J as shown on the "Plat of Survey of Lots 6 and J of the McIntyre Tract", filed in the office of the Recorder of Sacramento County in Book 3 of Surveys, at page 62; thence along said Westerly line, North 22°11'00" East 261.15 feet to the Northwest corner of said Lot J; thence along the Northerly line of said Lot J, South 70°11'00" East 92.69 feet to the Southwest corner of said Lot 7; thence along the Westerly line of said Lot 7, North 20°56'00" East 40.00 feet; thence parallel with the South line of said Lot 7, South 70°11'00" East 111.00 feet to the Westerly line of 39th Street; thence along said Westerly line, South 20°56'00" West 40.00 feet to the Northeast corner of said Lot 6; thence continuing along said Westerly line, South 20°56'00" West 394.82 feet to the point of beginning.

Dated: 12/17/86

Prepared by:

Lloyd C. Parker
LLOYD C. PARKER, L.S. 3563



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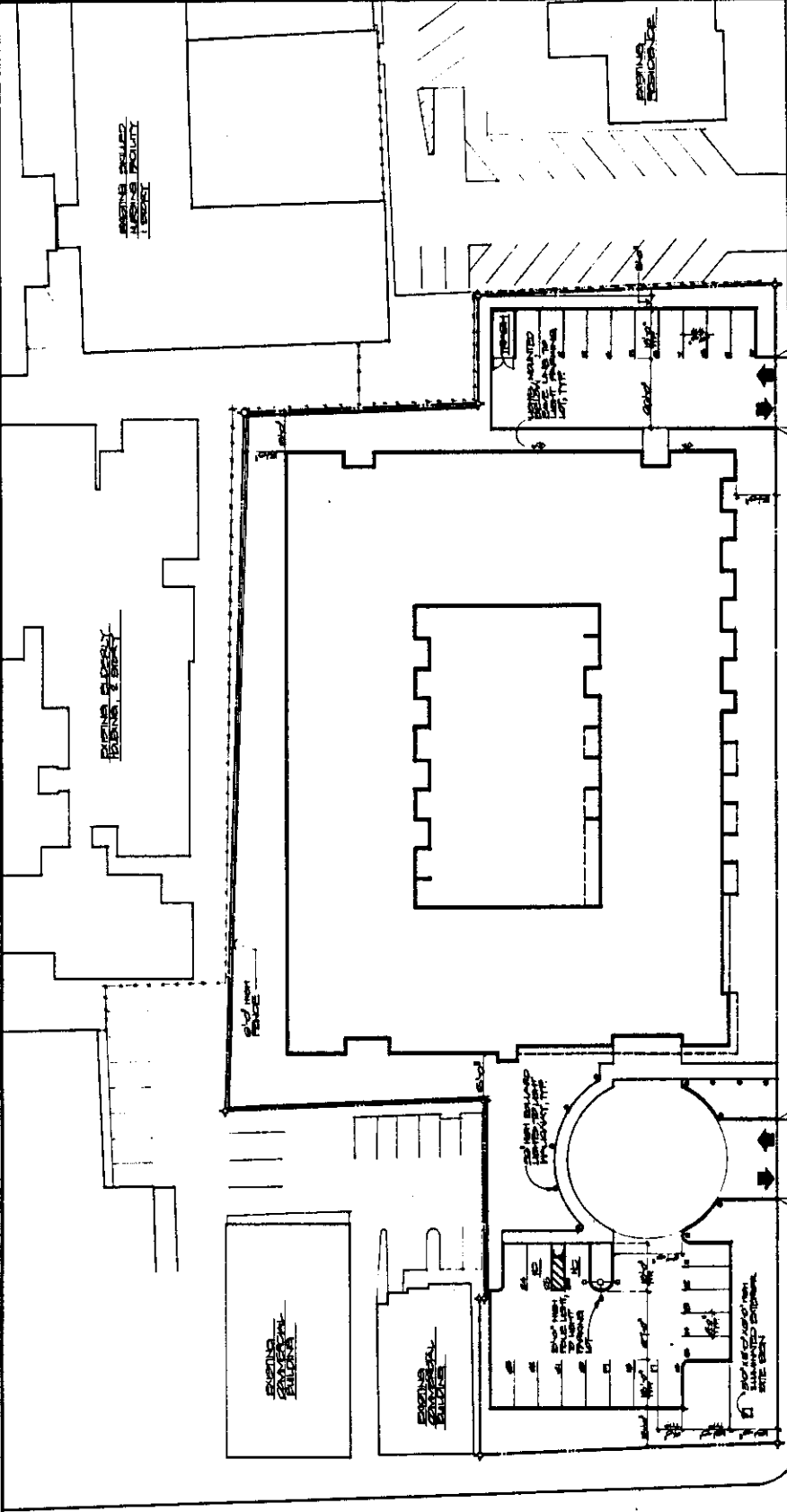
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EXHIBIT C



SITE PLAN
SCALE 1/8" = 1'-0"

39TH STREET

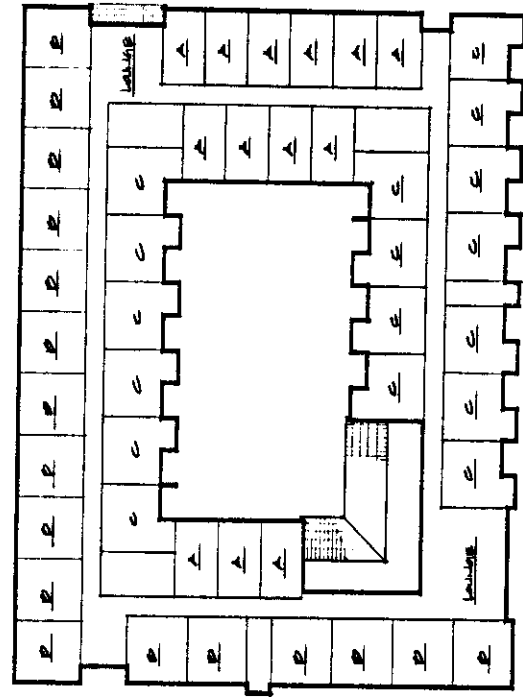
J STREET

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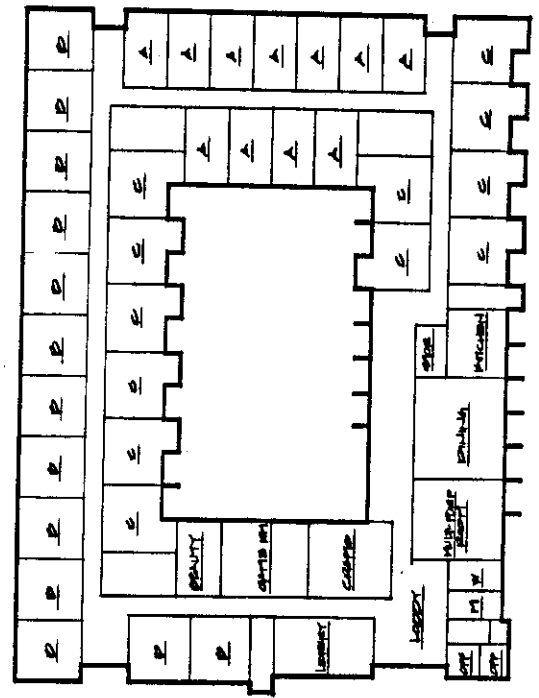
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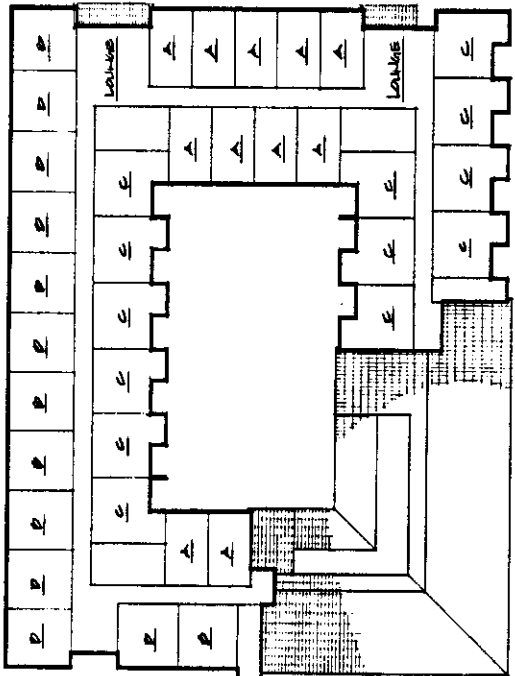
EXHIBIT E



SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"

STATISTICS

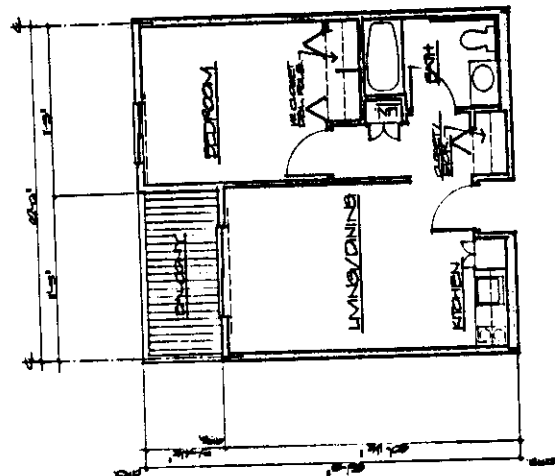
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|-------------------------------|----------------------------|
| SITE : | |
| BUILDING | 31,243 SQ. FT. - 425 |
| PAVING | 15,192 SQ. FT. - 18.6% |
| LANDSCAPE | 28,045 SQ. FT. - 38.5% |
| TOTAL | 74,080 SQ. FT. - 1.7 ACRES |
| PARKING _____ 20 CARS | |
| BUILDING : | |
| 101 FLOOR | 31,243 SQ. FT. |
| 2nd FLOOR | 27,821 SQ. FT. |
| 3rd FLOOR | 25,091 SQ. FT. |
| TOTAL | 84,155 SQ. FT. |
| UNITS : | |
| UNIT "A" (STUDIO) | 377 SQ. FT. 36 |
| UNIT "B" (STUDIO w/ ALCOVE) | 488 SQ. FT. 48 |
| UNIT "C" (1 BEDROOM) | 618 SQ. FT. 42 |
| TOTAL | 129 |

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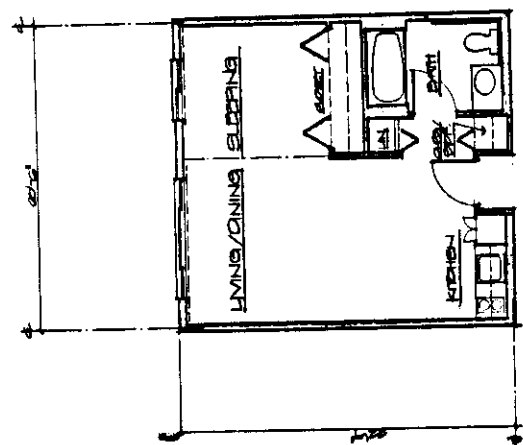
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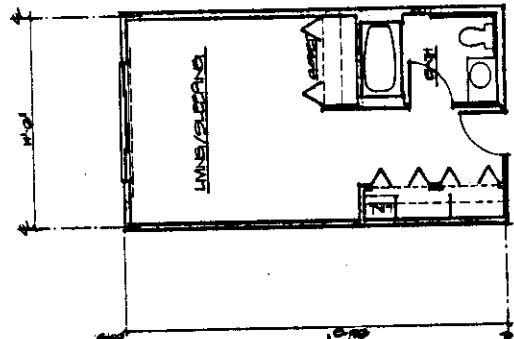
EXHIBIT F



UNIT C



UNIT B



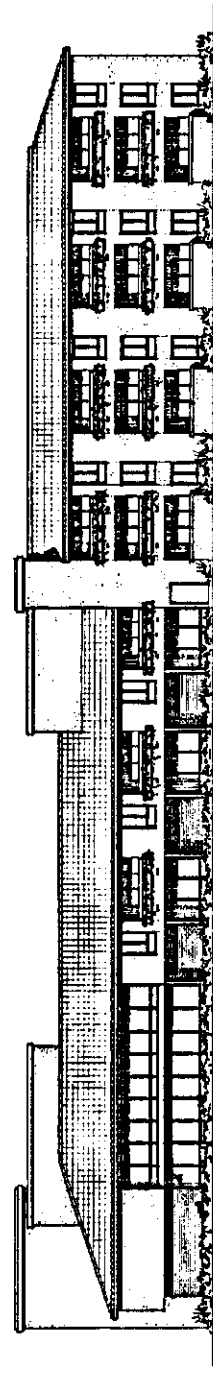
UNIT A

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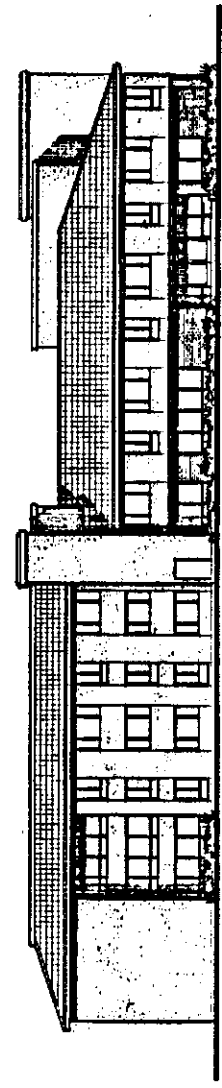
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EXHIBIT G



38TH STREET ELEVATION



9TH STREET ELEVATION

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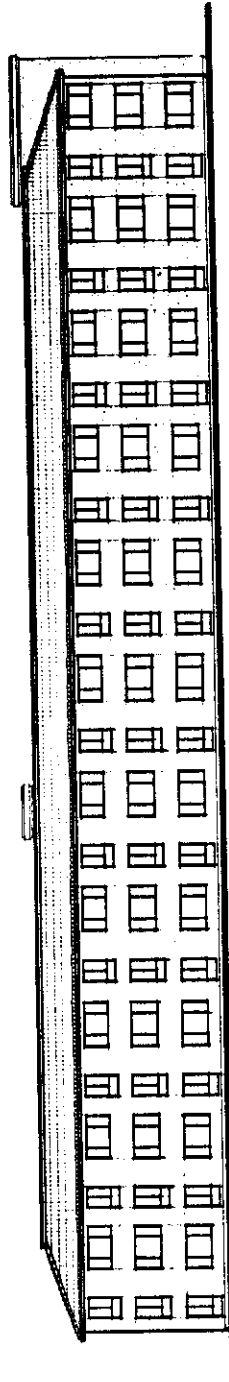
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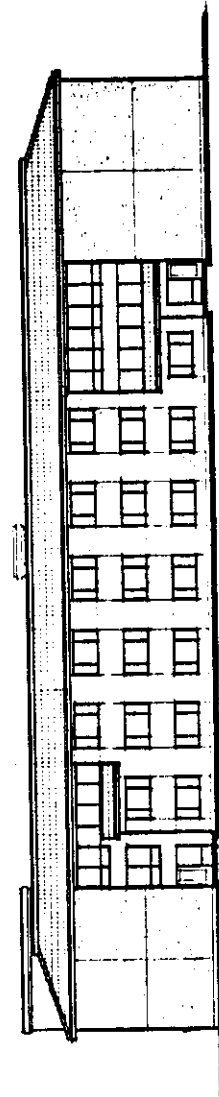


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EXHIBIT H



WEST ELEVATION



NORTH ELEVATION

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