

CITY PLANNING COMMISSION

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

APPLICANT	L. J. Olivera - 3321 Northrop Avenue, Sacramento, CA 95825		
OWNER	Opportunities for Handicapped Inc. - 3340 Marysville Blvd., Sacramento 95838		
PLANS BY	L. J. Olivera - 3321 Northrop Avenue, Sacramento, CA 95825		
FILING DATE	5-9-84	50 DAY CPC ACTION DATE	6-14-84
		REPORT BY:	SC:sg
NEGATIVE DEC.	5-22-84	EIR	ASSESSOR'S PCL NO. 251-230-11, 45 & 50

- APPLICATION:
1. Negative Declaration
 2. Special Permit to expand a care facility training center (Section 15)
 3. Lot Line Adjustment to relocate a property line between three parcels totaling 1± acre (Subdivision Ordinance)

LOCATION: 3340 Marysville Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to expand the boundary of an existing care facility training center (P-9305) to provide additional garden therapy.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1984 North Sacramento
Community Plan Designation: Residential 4-8 du per acre
Existing Zoning of Site: R-1, R-3 & C-2-R
Existing Land Use of Site: Care facility and vacant

Surrounding Land Use and Zoning:

North: Residential & commercial; R-3 & R-1
South: Commercial & residential; C-2 & R-1
East: Residential; R-1
West: Commercial; C-2

Parking Required: To be determined by Commission
Parking Provided: 30
Property Dimensions: Irregular
Property Area: 1.0± acres
Topography: Flat to sloping
Street Improvements: Existing
Utilities: Existing

BACKGROUND INFORMATION: On February 26, 1981 the Planning Commission approved a special permit (P-9305) to expand an existing care facility and develop a 7,920 square foot building for this use. The purpose of the facility is to provide educational and vocational training for the handicapped. The current request involves a special permit and lot line adjustment to utilize a portion of an adjacent residential deep lot for vocational education in the form of gardening.

002391

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

1. The subject site is located in an area with residential and commercial uses. The land on which the care facility will be expanding is surrounded by single family uses. This portion of the facility will, however, be used only for gardening activities and it is not expected that this use will conflict with the adjacent residences.
2. The proposed program expansion is not expected to increase the number of persons who are served by this facility, therefore the 30 existing parking spaces will be adequate to meet the parking needs of the facility.
3. The lot line adjustment is being requested to merge the parcel to the north with the rest of the site. This merger was approved by the Commission in 1981, however the applicant failed to complete the merger by gaining the certificate of compliance. At the present time this lot line bisects an existing structure and should have been removed before the building permits were issued. The applicant is also requesting a lot line adjustment to relocate a portion of the rear property line farther to the east for the proposed garden expansion. As proposed, the lot line adjustment will not reduce the size or area of the single family lot below the minimum requirements since this lot is an excessively deep lot. Staff, therefore, has no objections to this request.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a negative declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the negative declaration;
2. Approval of the special permit subject to the following findings of fact; and
3. Approval of the lot line adjustment by adopting the attached resolution.

Findings of Fact - Special Permit

- A. As proposed, the special permit is based upon sound principles of land use in that: (1) the gardening activity is compatible with the existing care facility and adjacent residential uses, and (2) the proposal will not alter the character of the neighborhood.
- B. As proposed, the special permit will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that: (1) the gardening activity is similar to the uses on adjacent property, and (2) the existing care facility has adequate on-site parking.
- C. The special permit use is consistent with the General Plan and the North Sacramento and other specific plans in that the care facility is allowed subject to special permit approval.

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NO. 2-N

LOCATION MAP

SUBJECT SITE



002395

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6-14-83

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P 84-173

6-14-84

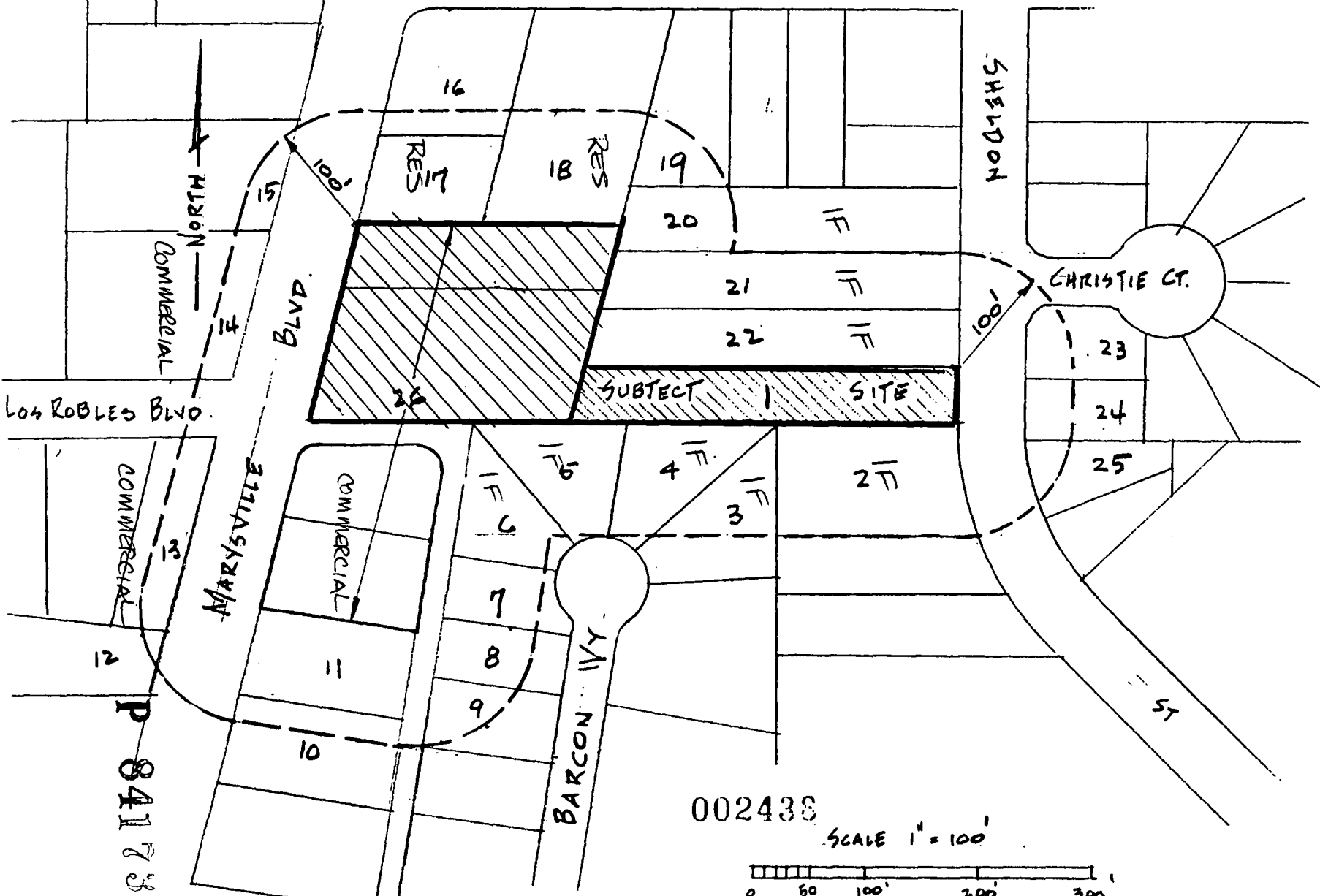
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SHELDON

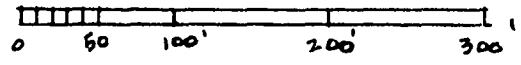
CHRISTIE CT.

LAND USE



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SCALE 1" = 100'



LOS ROBLES BLVD. PROPERTY OWNERSHIP MAP.

P 84173

INCORPORATION OF 7401-22-226, 7501-13-127, 7808-31-599, AND THAT PORTION OF APN 251-230-11 TO BE DEEDED TO THE "OPPORTUNITIES FOR HANDICAPPED INC."

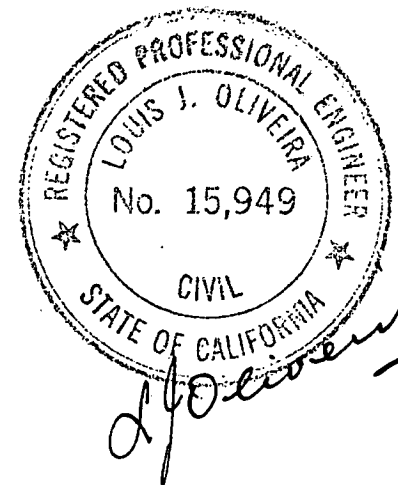
All that portion of Lot 1 Block C of Subdivision No.7, North Sacramento, recorded in Book 13 of Maps Map No. 16, Sacramento County records, described as follows:

Beginning at the Southwest corner of said Lot 1, thence along the west line of said Lot 1 and the easterly line of Marysville Blvd. N14°20½'E 180 feet; thence, parallel to the south line of said Lot 1 S89°55'E 240 feet; thence, parallel to the west line of said Lot 1, S14°20½'W 128.41 feet to the northwest corner of that property deeded to Leslie C. and Thelma J. Peterson in Book 5191 Page 493 Sacramento County records; thence, parallel to the south line of said Lot 1 and along the north line of said Peterson property 164.29 feet; thence parallel to the east line of said Lot 1, 50.00 feet to a point on the south line of said Lot 1 and the south line of said Peterson property, said point likewise being the northeast corner of "Eleven Oaks" recorded in Book 33 of Parcel Maps Page 19, Sacramento County records; thence, along the south line of said Lot 1 and the south line of said Peterson property N89°55'W 177.00 feet to the southwest corner of said Peterson property; thence, along the south line of said Lot 1 N89°55'W 240 feet to the point of beginning.

EXCEPTING THERFROM the west 10 feet measured at right angles to the easterly line of Marysville Blvd.

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THAT PORTION OF APN 251-230-11 TO BE RETAINED BY
LESLIE C. and THELMA J. PETERSON

All that portion of Lot 1 Block C of Subdivision No. 7 North Sacramento,
recorded in Book 13 of Maps Map No. 16, Sacramento County Records, described
as follows:

Beginning at the Southeast corner of said Lot 1, thence along the south line
of said Lot 1 N89°55'W 162.60 feet to a point, said point being likewise the
Northeast corner of "Eleven Oaks" recorded in Book 33 of Parcel Maps Page 19,
Sacramento County Records; thence, parallel to the east line of said Lot 1
N00°05'E 50.00 feet; thence, parallel to the south line of said Lot 1
S89°55'E 162.60 feet to the east line of said Lot 1; thence, along said
east line S00°05'W 50.00 feet to the point of beginning.



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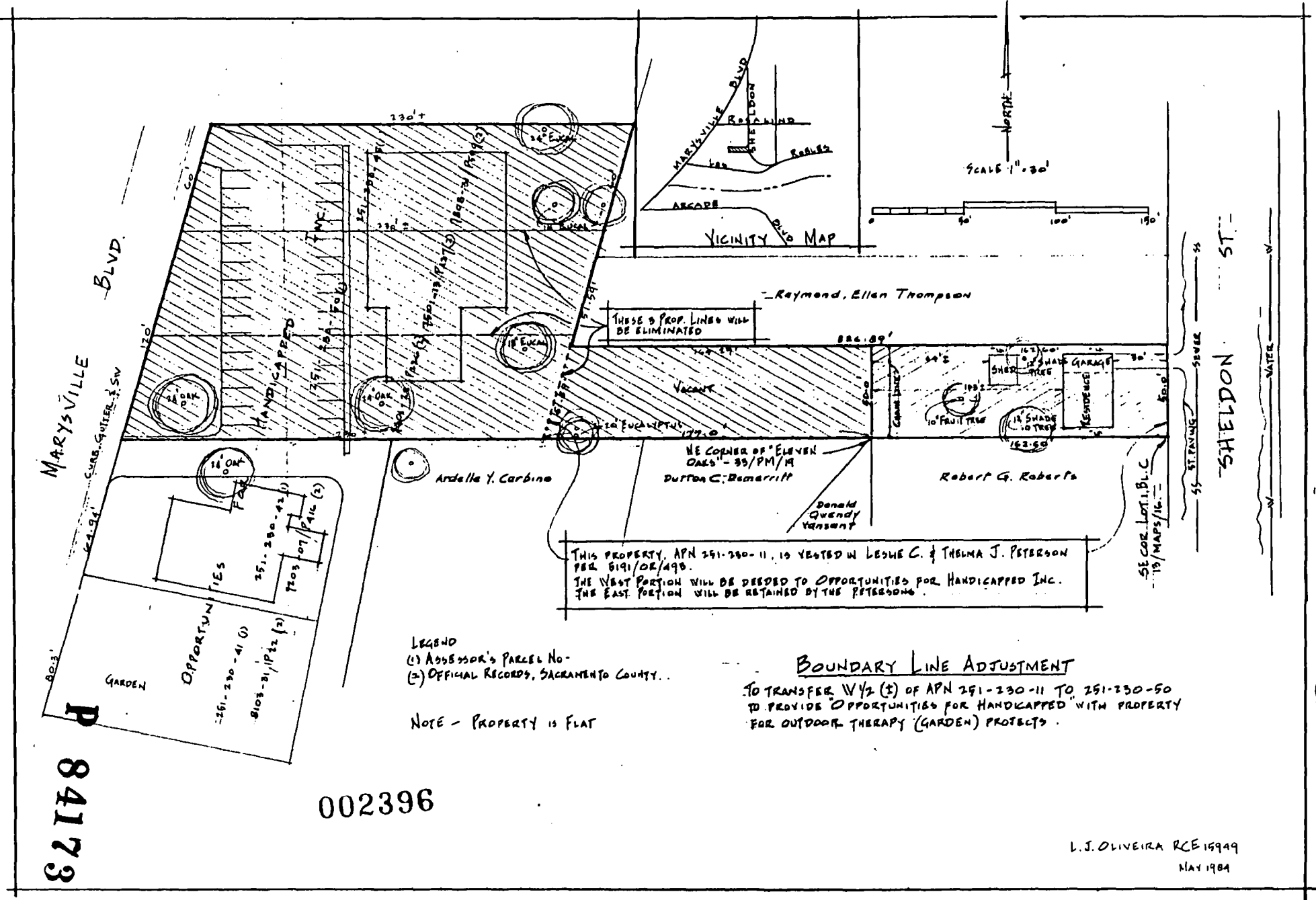
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L.J. OLIVEIRA RCE 15949
MAY 1984

EXHIBIT C



THESE 3 PROP. LINES WILL BE ELIMINATED

THIS PROPERTY, APN 291-230-11, IS VESTED IN LESLIE C. & THELMA J. PETERSON PER 6191/02/498.
THE WEST PORTION WILL BE DEEDED TO OPPORTUNITIES FOR HANDICAPPED INC.
THE EAST PORTION WILL BE RETAINED BY THE PETERSONS.

- LEGEND
- (1) Assessor's Parcel No.
 - (2) Official Records, SACRAMENTO COUNTY.

NOTE - PROPERTY IS FLAT

BOUNDARY LINE ADJUSTMENT

TO TRANSFER $W\frac{1}{2}$ (2) OF APN 291-230-11 TO 291-230-50 TO PROVIDE OPPORTUNITIES FOR HANDICAPPED WITH PROPERTY FOR OUTDOOR THERAPY (GARDEN) PROTECTS.

MARYSVILLE

BLVD.

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GARDEN

OPPORTUNITIES

291-230-41 (1)
8103-31/1P/22 (2)

251-280-42 (1)
7203 107/41C (2)

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Ardella Y. Carbone

NE CORNER OF ELEVEN OAKS - 35/PM/M
DUTTON C. Bismarck

Robert G. Roberts

Donald
Quendy
Vansant

Raymond, Ellen Thompson

VACANT

167'00" SHED
167'00" SHED GARAGE
167'00" RESIDENCE
167'00" 10' SHADE TREE
167'00" 10' SHADE TREE
167'00" 10' SHADE TREE

SEE COR. LOT 1, B.L.C.
118/ MAPS/16

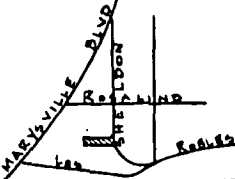
SEWER

WATER

SCALE 1" = 30'

NORTH

VICINITY MAP



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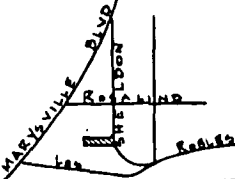
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