

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Cathedral Pioneer Church Homes, 415 "P" Street, Sacramento, CA 95814		
OWNER	Cathedral Pioneer Church Homes, 415 "P" Street, Sacramento, CA 95814		
PLANS BY	N/A		
FILING DATE	10-15-82	50 DAY CPC ACTION DATE	12-9-82
REPORT BY:	SC:cp		
NEGATIVE DEC	11-29-82	EIR	ASSESSOR'S PCL NO. 006-194-35

APPLICATION: 1. Negative Declaration;  
 2. Rezone 1.3 acres from Heavy Density Multi-family (R-5) to Hospital (H)

LOCATION: 415 "P" Street

PROPOSAL: The applicant is requesting the rezone to Hospital (H) to conform to the new designation for major medical facilities.

PROJECT INFORMATION:

1974 General Plan Designation: Heavy Density Residential  
 1980 Central City Community Plan Designation: Heavy Density Multi-family  
 Existing Zoning of Site: R-5  
 Existing Land Use of Site: Skilled nursing facility and housing  
 Surrounding Land Use and Zoning:  
 North: Commercial; and C-2  
 South: Residential; and R-5  
 East: Residential; and R-5  
 West: Residential; and R-5

Property Dimensions: 320 x 160 ft.  
 Property Area: 51,200 sq. ft.

Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing

BACKGROUND INFORMATION:

The Pioneer House is an existing skilled care facility and housing for the elderly. A new zoning classification was established by a zoning code amendment for all major medical care facilities and under the definition of a major medical care facility, the Pioneer House is subject to the new zoning. The new classification for this type of use is the H, Hospital zone. Due to the new zoning classification, the Pioneer House is a non-conforming use in the existing zone on this site.

A letter was sent to all facilities affected by the new zoning to inform the owners of these establishments that the existing use of the property was non-conforming. The letter also informed the property owner that rezoning of these facilities would be performed by the City without charge on all applications received prior to October 22, 1982. In response to this letter, the applicant is requesting the rezoning from R-5, Heavy Density Multi-Family to the H, Hospital zone.

STAFF EVALUATION:

Staff has the following comments regarding this request:

1. The Pioneer House is located in the R-5, Heavy Density Multi-Family zone and due to the new zoning classification of H, Hospital zone this facility is a non-conforming use and the rezone to H will be necessary for zoning compliance.
2. The subject site is fully developed and further expansion of this facility is no= expected; however, should the site be used for purposes other than those currently existing, the new uses must comply with those allowed in the H zone.

RECOMMENDATION:

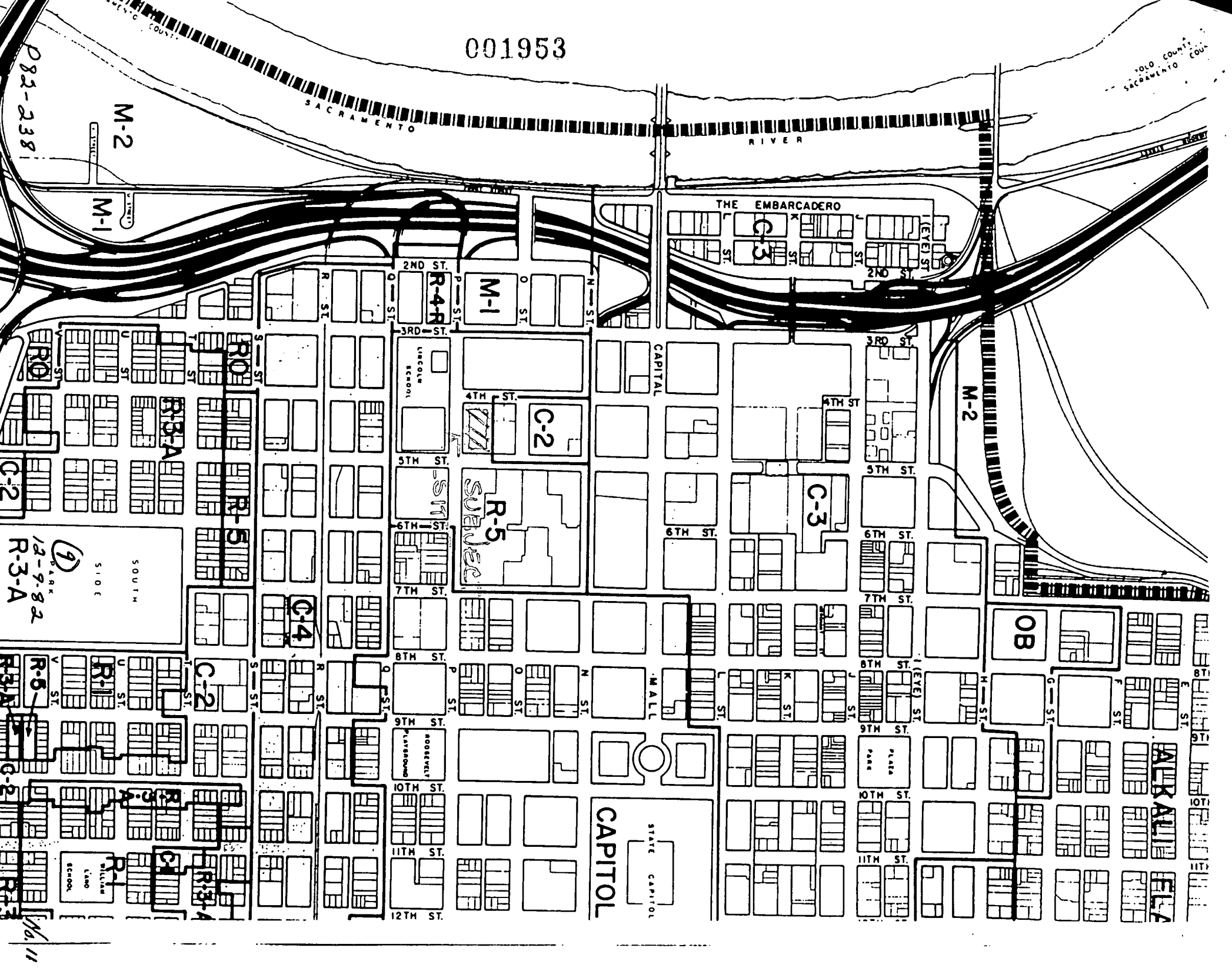
Staff recommends the following actions:

1. Ratify the Negative Declaration;
2. Approve the rezone of 1.3 acres from R-5, Heavy Density Residential to H, Hospital zone.

001953

D82-2381

YOLO COUNTY  
SACRAMENTO COUNTY



M-2  
M-1

THE EMBARCADERO

RIVER

2ND ST.

3RD ST.

4TH ST.

5TH ST.

6TH ST.

7TH ST.

8TH ST.

9TH ST.

10TH ST.

11TH ST.

12TH ST.

M-1

C-2

R-5

C-3

OB

CAPITOL  
STATE CAPITOL

ALBARADO  
ELVA

9  
12-9-82  
R-3-A

11