

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

Special Permit Modification
(P89-178)

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

Date: December 22, 1989

Application: Modification of a Special Permit to enclose an existing breezeway for a newly constructed residential care facility for senior citizens.

Location: 7548 Greenhaven Drive

Background Information:

On February 26, 1987, the Planning Commission granted a Special Permit (P87-065) to develop a 55,100 square foot residential care facility for senior citizens on 2.8± partially developed acres in the Multi-Family Review (R-3-R) zone. On May 25, 1989, the Planning Commission approved a Special Permit modification to reduce the number of independent living units and increase the total number of residential units at the residential care facility under review (P89-178).

Project Evaluation:

The applicant applied on November 28, 1989 for a Planning Director's Special Permit Modification to enclose the existing breezeway. The change would involve enclosing a walkway area that will connect three existing buildings. The enclosed area size will be approximately 1,534 square feet. The applicant informed staff that the purpose of the enclosure is security for the tenants who live on the first floor of the two residential care units. The residents currently have to walk outside of their units in order to get to the Day Health Center. The Day Health Center contains an Activity Room, Therapy Room, Day Room and Dining area.

Staff inspected the subject site and did not observe required evergreen trees along Rush River Drive as per the approved condition indicated in the staff report (P87-065). It is recommended that 5 and 10 gallon evergreen trees be provided along Rush River Drive as per the original approved condition and landscape plan.

The enclosure will consist of minor modifications to the existing covered walkway area. New walls will be constructed to enclose the area between the independent units and residential care units. The exterior finishes will be compatible with the existing surfaces. The north end between the two residential units will also be blocked off (see submitted floor plan and elevations).

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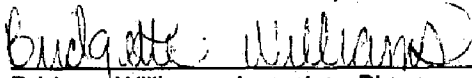
Staff Recommendations:

The applicant's request is a minor modification. The alteration will not impact the existing structures nor the surrounding area. Staff, therefore, is not opposed to the modification. Staff recommends approval, subject to the following conditions:

Condition

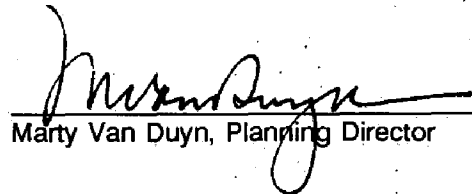
1. Any future structural modifications shall be reviewed and approved by the Planning Director prior to issuance of building permits.
2. The applicant shall provide 5 and 10 gallon evergreen trees as per the original approved condition and landscape plan (P87-065).

Report Prepared By:


Bridgett Williams, Associate Planner

1-9-90
DATE

RECOMMENDATION APPROVED:


Marty Van Duyn, Planning Director

1-16-90
DATE

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