

CITY PLANNING COMMISSION

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

APPLICANT	A. D. Cleveland & Associates, P.O. Box 2342, Carlsbad, CA 92008				
OWNER	Grant Union High School Dist., 1333 Grand Avenue, Sacramento, CA 95838				
PLANS BY	R. Faulkner, 3837 'V' Street, Sacramento, CA 95816				
FILING DATE	5/25/84	50 DAY CPC ACTION DATE	6/28/84	REPORT BY:	SC:bw
NEGATIVE DEC	6/7/84	EIR		ASSESSOR'S PCL NO	263-101-01 & 263-010-10

- APPLICATION:
- A. Negative Declaration
 - B. General Plan Amendment from School to Hospital (General Plan)
 - C. Amend 1984 North Sacramento Community Plan from Elementary and Jr. High School to Hospital (C Plan)
 - D. Rezone 8.6± acres from R-1 to H (Sec. 13)
 - E. Special Permit to establish a residential care facility (Sec. 15 & Sec. 2-B(8))
 - F. Variance to waive 59 of 246 required parking spaces (WITHDRAWN)
 - G. Lot Line Adjustment to relocate property line on two parcels totaling 39± acres (Sub. Ord.)

LOCATION: 577 Los Palmas Avenue

PROPOSAL: The applicant is requesting the entitlements necessary to develop a senior citizen housing complex and residential care facility in a vacant school.

PROJECT INFORMATION:

1974 General Plan Designation: School
1984 North Sacramento Community
Plan Designation: Elementary School & Jr. High School
Existing Zoning of Site: R-1
Existing Land Use of Site: School

Surrounding Land Use and Zoning:

North: School; R-1
South: Single and Multiple Family; R-5 & R-1
East: Single Family; R-1
West: School; R-1

Parking Required: To be determined by Commission
Property Dimensions: Irregular
Property Area: 39± acres
Height of Structure: 16 feet + gym
Topography: Flat
Street Improvements: Existing
Utilities: To be improved

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

- A. This application involves a 39-acre site developed with two schools. At the present time, one of the schools is no longer in use, and the applicant is requesting to convert the school facility into a convalescent home and elderly housing. The site of the proposed elderly housing is surrounded on two sides by a playground and an expansive recreational field which are part of the two adjacent schools.

001032

APPLC. NO. P84-207

MEETING DATE June 28, 1984

CPC ITEM NO. 12

The adjacent property on the south and east side of the site is developed with multiple and single family uses. Since the site is designated for a school use in the General Plan and the North Sacramento Community Plan, a plan amendment is necessary to allow for the housing and residential care facility. Staff has no objections to this request since the site is no longer being used for a school by the district. In addition, the proposed elderly housing and care facility use is compatible with the surrounding residential development. A rezone from single family to the Hospital zone is also necessary since the proposed use is consistent with the uses allowed in the Hospital zone.

- B. At the present time, the site contains 10 buildings. As proposed, the existing classrooms will be expanded and developed with private rooms, with a common area and a men's and women's restroom with showers. The existing gymnasium will be converted into a convalescent facility for non-ambulatory residents. The applicant will also be constructing 16 small apartment buildings on the site which will provide 84 studio units and 84 one-bedroom units. As proposed, the entire facility will provide housing for 318 persons. Plans for the proposed expansion are not available at this time; therefore, staff recommends the project be submitted to the Design Review/Preservation Board prior to issuance of building permits.
- C. At the present time, there are 30 parking spaces on the site. The applicant will, however, expand the parking area to include a total of 187 spaces. As proposed, the parking will be distributed throughout the site for the convenience of the residents. It was also necessary to provide vehicle access around the site to accommodate emergency vehicles. On-site parking should be adequate since the parking provided exceeds the ratio of one space per two beds which is the parking requirement for a nursing home. Staff does, however, recommend that detailed landscape, shading and irrigation plans be submitted for staff review and approval since these plans were not included with the application.
- D. This request also involves a lot line adjustment which is necessary to separate the care facility from the adjacent schools. Staff has no objections to the proposed lot line adjustment which will relocate the property line from the interior of the subject site to the northern boundary adjacent to the parking area and access lane. As proposed, the lot line adjustment will provide 8.6± acres on which the elderly housing and care facility will be located.

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.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Approval of the General Plan Amendment;
- C. Approval of the 1984 North Sacramento Community Plan Amendment;
- D. Approval of the Rezone from R-1 to H;
- E. Approval of the Special Permit, subject to the following conditions and based upon Findings of Fact which follow; and
- F. Variance (Withdrawn);
- G. Approval of the Lot Line Adjustment by adopting the attached resolution.

Conditions - Special Permit

1. The applicant shall provide landscape, shading and irrigation plans for staff's review and approval prior to issuance of a building permit.
2. The applicant shall submit detailed floor plans and elevations for Design Review/Preservation Board review and approval prior to issuance of a building permit.

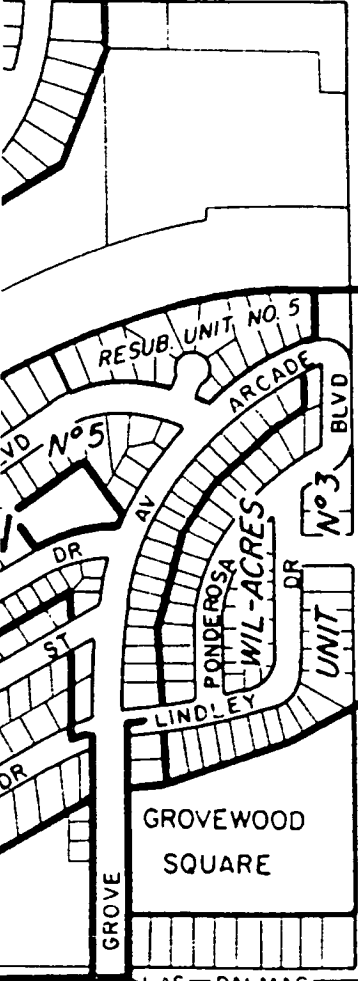
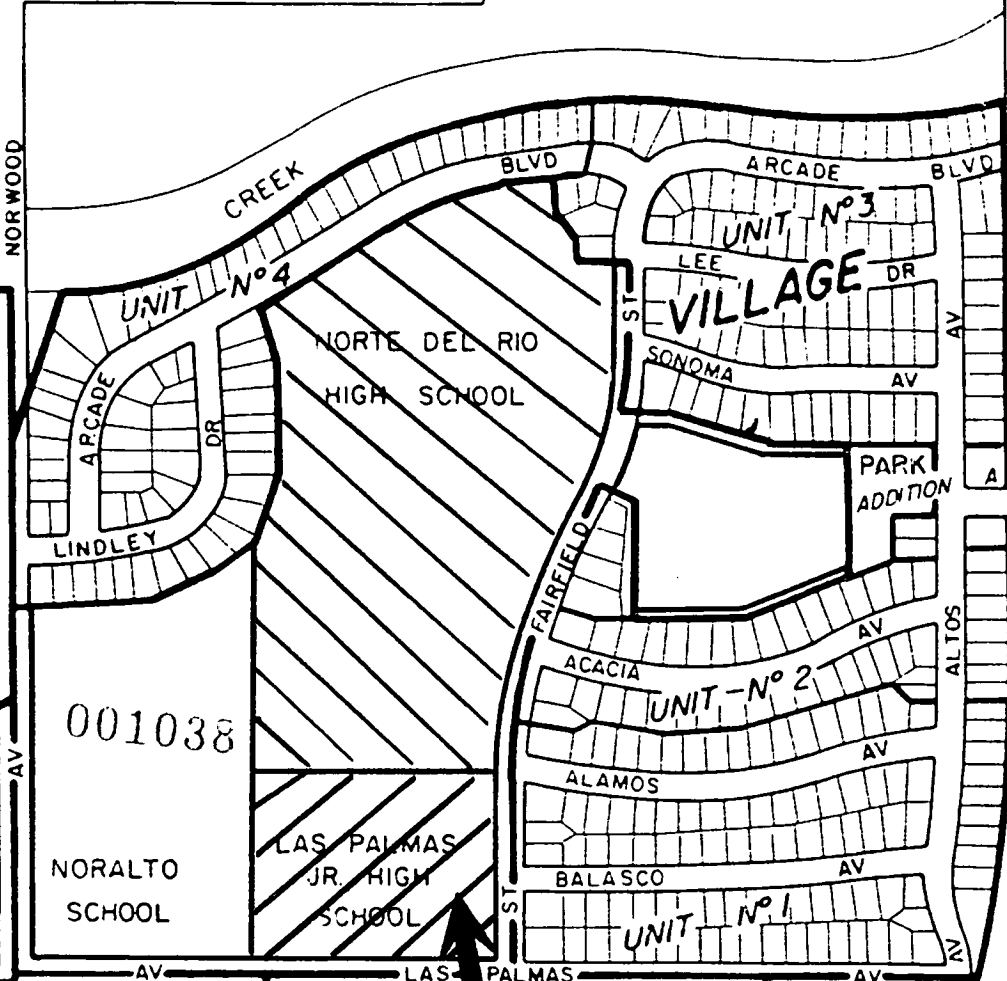
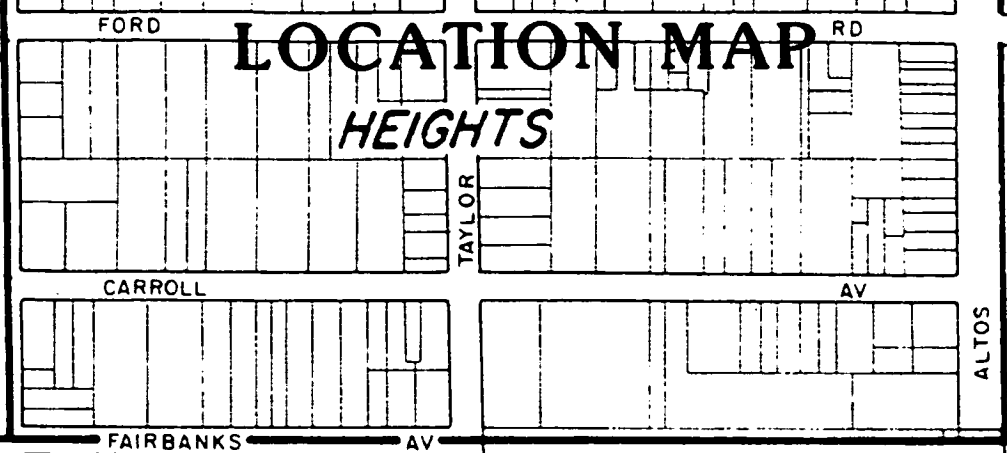
Findings of Fact - Special Permit

1. The special permit, as conditioned, is based upon sound principles of land use in that the elderly housing and residential care use is compatible with adjacent residential uses.
2. As proposed and conditioned, the special permit will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that:
 - a. adequate on-site parking will be provided;
 - b. the site will be landscaped and irrigated, and the parking lot will be shaded over 50 percent of the surfaced area.
3. As proposed, the special permit is consistent with the North Sacramento Community Plan and the General Plan in that the site will be designated for hospital type uses.

LOCATION MAP

HEIGHTS

BERRY TERRACE



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SUBJECT SITE

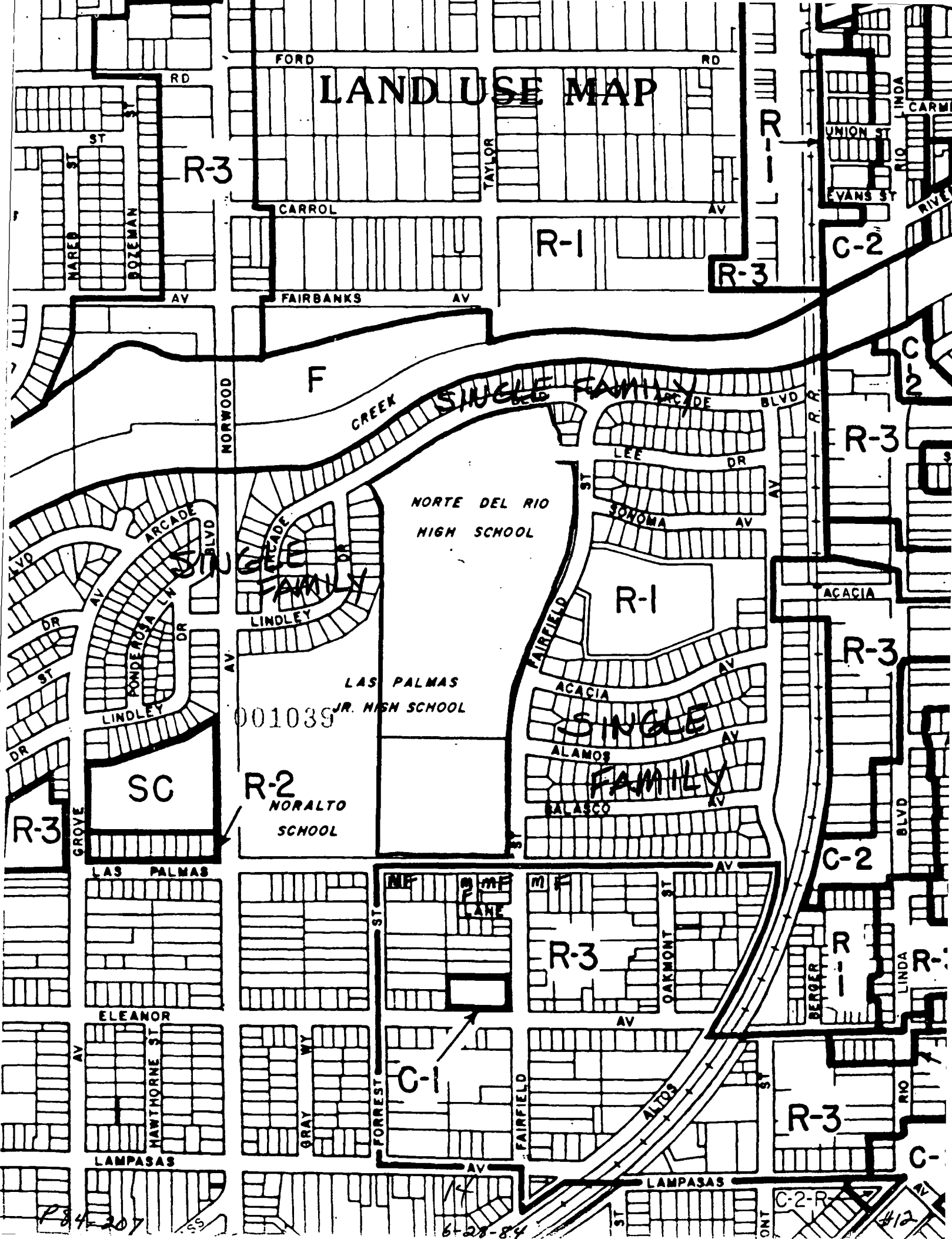
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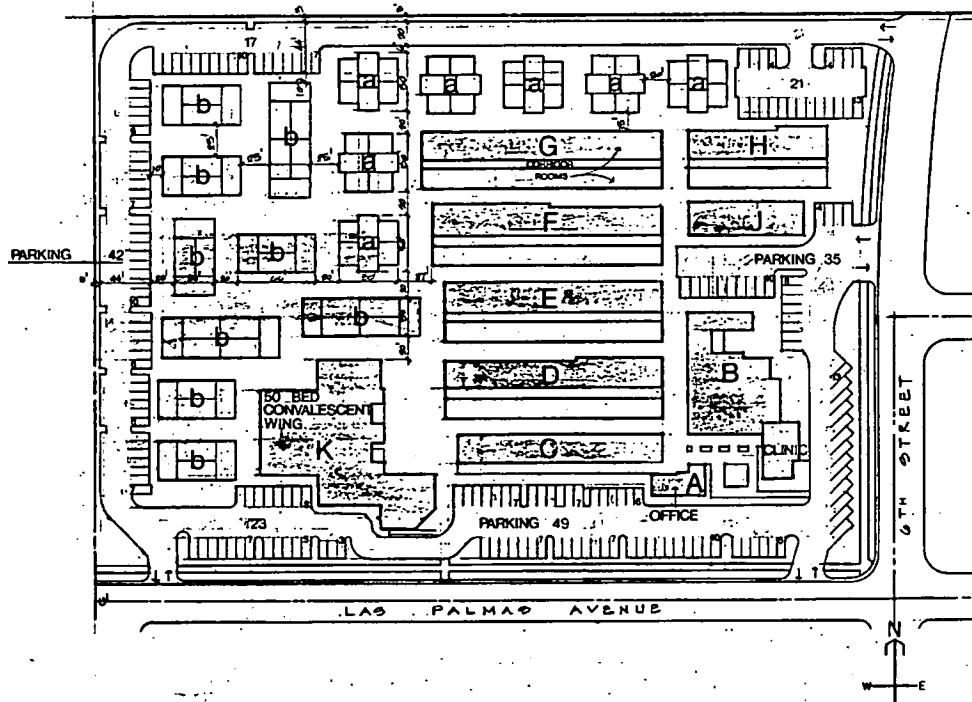
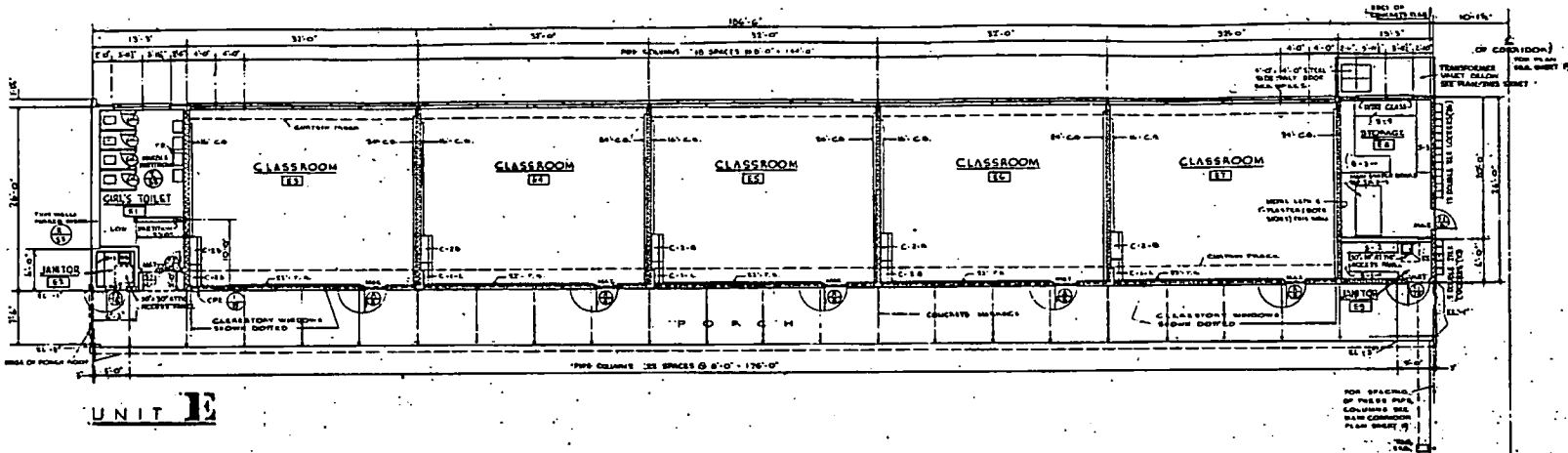
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LAND USE MAP





SITE DATA

TOTAL NEW UNITS		
UNIT 'a' - 327 sq. ft. STUDIO	84	168
UNIT 'b' - 544 sq. ft. 1 BEDROOM	84	
PRIVATE ROOMS - 262 sq. ft.	50	
EXISTING STRUCTURES, CONVERTED		
BUILDING 'A' OFFICE		
BUILDING 'B-J' PRIVATE ROOMS (Ambulatory)	50	
BUILDING 'K' PRIVATE ROOM (Non-Ambulatory)	50	
PARKING		
REQUIRED		
residential 'a & b' 1 per unit	168	
office 1 per 400 sq. ft.	3	
convalescent 1 per 2 beds	75	
PROVIDED		
	187	

No. 12

6-28-84

P84-207

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LAS PALMAS RESIDENTIAL CARE
Jr. High School Remodel Conversion
Sacramento, CA

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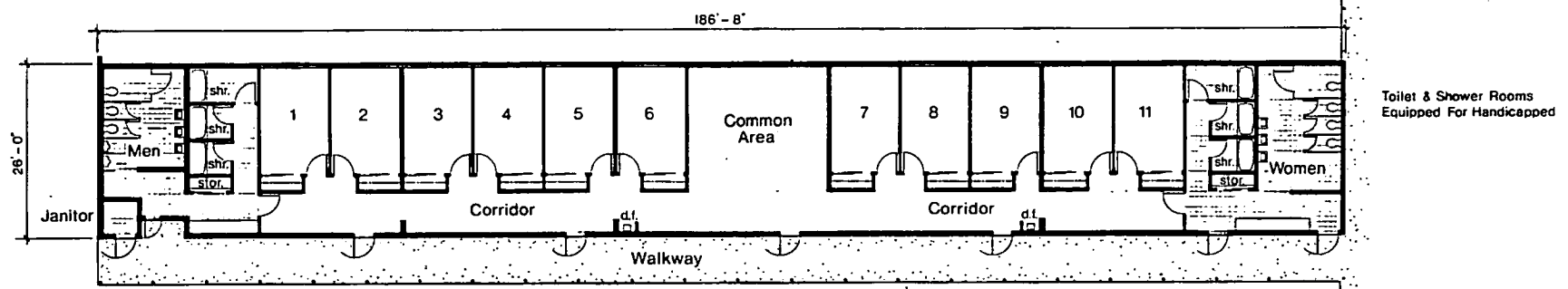
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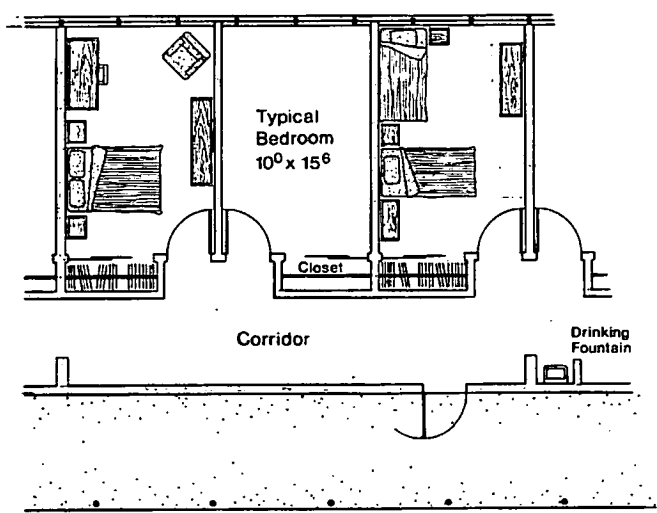
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No. 12



SCHEMATIC BUILDING PLAN
 1/8" = 1'-0"



TYPICAL BEDROOM UNIT PLAN
 1/4" = 1'-0"

EXIST. BUILDING DATA

- Description:** A single story rectangular shaped building - s.s., dimensions 85' x 105.6' ft., occupancy: classroom - rest room and janitor - outside board transformer vault.
- Building Area:** 4,301.6 sq. ft.
- Covered Passage Area:** 1,400 sq. ft.
- Year Erected:** 1957
- Foundations:** Reinforced concrete footing.
- Floors:** Reinforced concrete slab on ground - smooth finish service areas - 15/32" tile classroom between floor rest room.
- Walls:** Wood frame sheetrock exterior on concrete base with wood frame partition gypsum sheetrock and plaster base, exterior and paint finish outside tile in rest room.
- Roof:** Shed type - wood joist - 2" x 8 sheathing - Fibre insulation composition paper and tar.
- Doors & Windows:** Metal and wood frame doors and full wall windows, closures and master key.
- Interior Finish:** Average quality built-in, aluminum frame chalk and lockers - acoustic ceiling tile over ceiling - recessed drop tray track, marble glass toilet partition gypsum plaster base finish and paint - service area.
- Exterior Finish:** Concrete foundation base wall above ground - smooth plaster and paint finish - wood lattice window panels.
- Lighting:** Average quality fluorescent suspended fixtures - aluminum like panel overhead wall outlet, Class-B and ball wiring, transformers, 1,400 amp, main service.
- Heating:** Average quality standard rock tone fixtures - cold water supply includes supply, vent and waste piping.
- Heating and Ventilating:** Radiant heating system. Boiler in Rm. 3.
- Specialty System:** Fire Alarm system and Fire extinguisher.
- Covered Passage:** Pipe columns - steel frame roof 2" x 8 sheathing base - composition paper and tar concrete wall way.
- Architect:** Leonard Marks.

LAS PALMAS RESIDENTIAL CARE

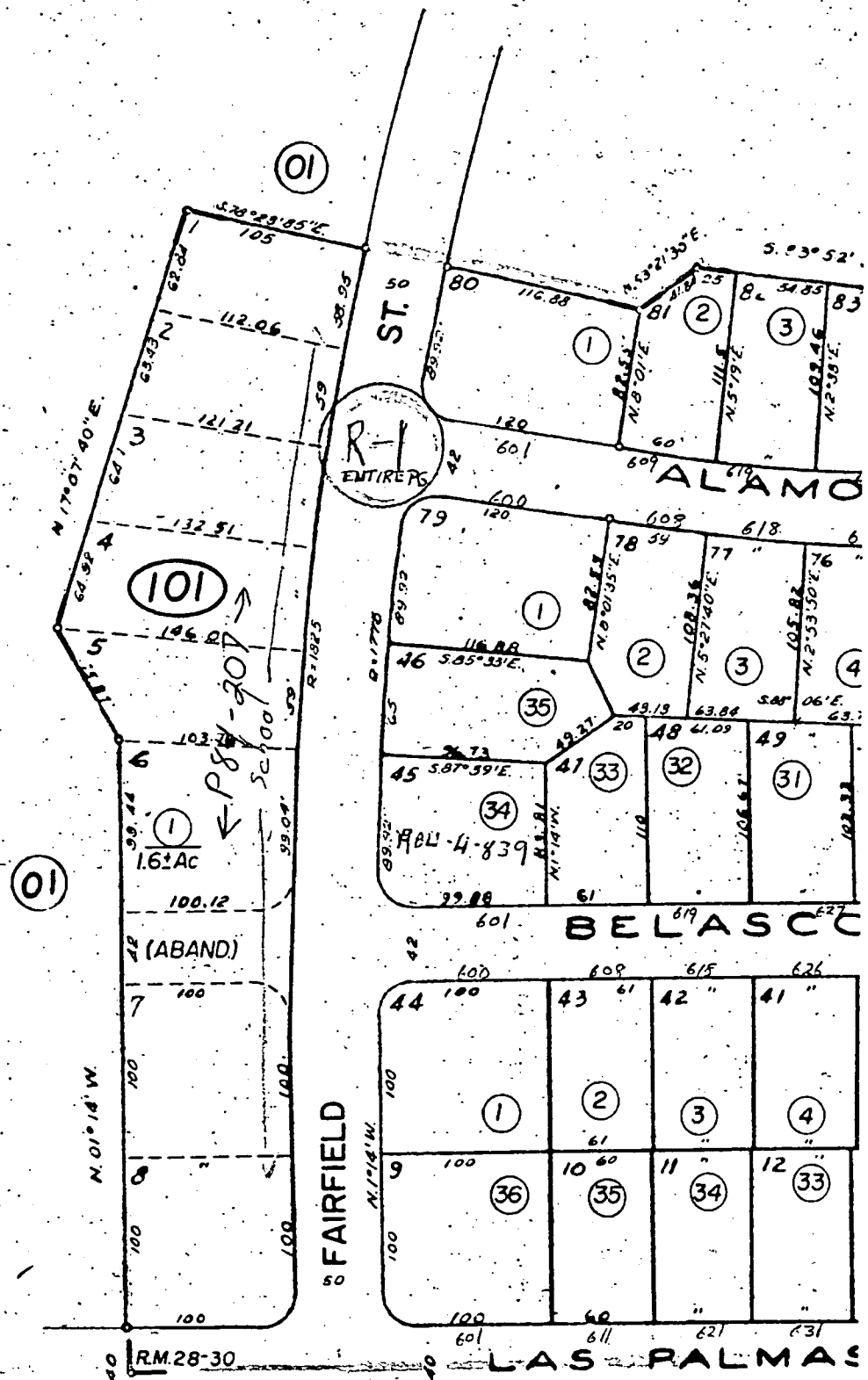
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LAS PALMAS RESIDENTIAL CARE
 Jr. High School, Remodel Conversion
 Sacramento, CA

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