

STAFF REPORT AMENDED 6-23-83
CITY PLANNING COMMISSION
915 "T" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	The Spink Corporation - P.O. Box 2511, Sacramento, CA 95811		
OWNER	Angelo Tsakopoulos - 7700 College Town Drive, Sacramento, CA 95825		
PLANS BY	Angelo-Vitiello-Niia, Inc. - 1915 I Street, Sacramento, CA 95814		
FILING DATE	5-6-83	50 DAY CPC ACTION DATE	REPORT BY: TM:sg
NEGATIVE DEC.	5-27-83	EIR	ASSESSOR'S PCL. NO. 031-111-22 & 23

- APPLICATION:
1. Negative Declaration
 2. Amendment of the 1976 South Pocket Community Plan from Light Density Residential to Business and Professional Offices of Institution use and to relocate an on-street bikeway
 3. Rezone from Agriculture (A) to Hospital (H)
 4. Subdivision Modification to waive curbs, gutters and sidewalks on south side of Rush River Drive
 5. Tentative Map (P83-150)

LOCATION: North side of the terminus of Rush River Drive and south side of the terminus of Water Wind Way.

PROPOSAL: The applicant is requesting the necessary entitlements to develop an 80 bed residential care facility on 3.5± acres.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1976 South Pocket Community
Plan Designation: Light Density Residential
Existing Zoning of Site: Agricultural (A)
Existing Land Use of Site: Vacant
Surrounding Land Use and Zoning:
North: Vacant; R-1
South: Agricultural; A
East: Elderly housing; R-2A-R
West: Vacant; R-1 & A

Parking Required: 40
Parking Provided: 65
Ratio Required: 1 parking space per guest room
Property Dimensions: Irregular
Property Area: 3.5± gross acres
Square Footage of Building(s): 31,000± sq. ft.
Height of Structure(s): 21± ft.
Significant Features of Site: Located outside of drainage assessment district
Topography: Flat
Street Improvements: To be provided
Exterior Building Colors: Earth tones
Exterior Building Materials: Plaster with wood trim

001805

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 25, 1983, by a vote of five ayes and four absent, the Subdivision Review Committee recommended approval of the Parcel Map and Subdivision Modification subject to conditions as follows:

APPLC. NO. P83-150

MEETING DATE June 9²³, 1983

CPC ITEM NO. 13-12

The applicant shall satisfy each of the following conditions prior to the filing of the final map unless a different time for compliance is specifically noted;

1. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require fill, oversizing and reconstruction of facilities and off-site extensions.
2. Enter into an agreement with the City and pay for the estimated cost of sewer, water and drainage assessments proposed for the Pocket Road Storm and Sanitary A/D #2.
3. Provide a standard City terminus for Water Wind Way to the satisfaction of the City Traffic Engineer and the City Engineer.
4. Place the following note on the final map: 'Parcel A' has no sewer or drainage facilities and cannot be developed.
5. Provide a right-of-way study, full width dedication and standard improvements for the north side and 18 feet of paving and drainage improvements for the south side of Rush River Drive, pursuant to Section 40.811 of the City Code.
6. Provide private easement for off-site drainage.
7. Provide an I.O.D. for Pocket Road to the satisfaction of the City Traffic Engineer.

Informational Item: 1) Pay off Pocket Bridge fees; 2) a looped eight inch water main with hydrants will be required on-site; 3) widen emergency drive to 20 feet; 4) standard utility easements will be required along the Rush River Drive frontage.

Staff concurs with the Subdivision Review Committee's recommendation to waive curbs, gutters and sidewalks on the south side of Rush River Drive. These improvements should be deferred until actual development of this 97± acre parcel occurs and drainage facilities are available to this site.

BACKGROUND INFORMATION: On July 15, 1980 the City Council approved the necessary entitlements to allow the development of a 70 unit apartment complex for senior citizens on a 4.2 acre parcel located east and adjacent to the site (P-9052).

The existing complex and the proposed project are both located outside of existing storm drainage and sewer assessment district boundaries. The parcel map is conditioned in such a way as to provide for temporary drainage and to allow hookup to adjacent sewer facilities.

STAFF EVALUATION: Staff has the following comments relative to this application:

1. Staff is not opposed to the requested Plan Amendment and Rezoning to Hospital (H). The intended care facility is similar in nature to the existing senior center complex located adjacent to the site. Also, the facility will provide for needed nursing care within the Pocket Community Plan area.

However, to insure design consistency staff recommends that the Rezoning be approved to Hospital-Review (H-R) rather than the Hospital (H) as requested by the applicant.

2. The community plan currently designates an on-street bike path extending from a park site to the north through East Wind Court and the subject site to Rush River Drive (see Exhibit A). Staff finds an acceptable alternative for the routing of the bike path along Desert Wind Way and to Rush River Drive and then west to connect with the original alignment (see Exhibit A). Although this alternative increases the bike path, it does create less of a disturbance to the single family residences on East Wind Court and potential results in lesser development costs for the park site.
3. Water Wind Way currently terminates as a dead end street at the north end of the subject site. The conditions on the tentative map require that this street be terminated in a manner acceptable to the City Engineer. The preferred termination would result in the abandonment of Water Wind Way and the creation of a new lot at this location. Should this not occur a revision of the site plan may be necessary.
4. The proposed nursing care facility will have a maximum of 80 beds arranged in a x-wing structure. The structure will be primarily one story and constructed with plaster and wood trim exteriors. Roofing material is proposed to be of a membrane type with gravel ballast (see Exhibit D). Staff has concerns with this use of this type of roofing material and its compatibility with adjacent developments. Therefore, staff recommends a composition shingle or some acceptable alternative roofing material be utilized.
5. The site plan indicates a substantial amount of landscaping. To insure design consistency and the incorporation of drought resistant as well as the use of deciduous trees for shading purposes, staff recommends that landscape and irrigation plans be reviewed and approved by staff prior to issuance of building permits.
6. The site plan also indicates the placement of an identification sign within the front yard setback.

Staff wishes to point out that the sign must be set back a minimum of 25 feet from the front property line.

STAFF RECOMMENDATION: The staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Amendment of the 1976 South Pocket Community Plan to Business and Professional Offices of Institutional use and to relocate an on-street bikeway as indicated on Exhibit A.
3. Approval of the Rezoning for 3.5± acres from Agricultural (A) to Hospital-Review (H-R);
4. Approval of the Subdivision Modification to waive curbs, gutter and sidewalk on the south side of Rush River Drive.

5. Approval of the Tentative Map subject to the following conditions;

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- a. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require fill, oversizing and reconstruction of facilities and off-site extensions.
- b. Enter into an agreement with the City and pay for the estimated cost of sewer, water and drainage assessments proposed for the Pocket Road Storm and Sanitary A/D #2.

/// Provide a standard City Terminus for Water Wind Way to the satisfaction of the City Traffic Engineer and the City Engineer (deleted by CPC)

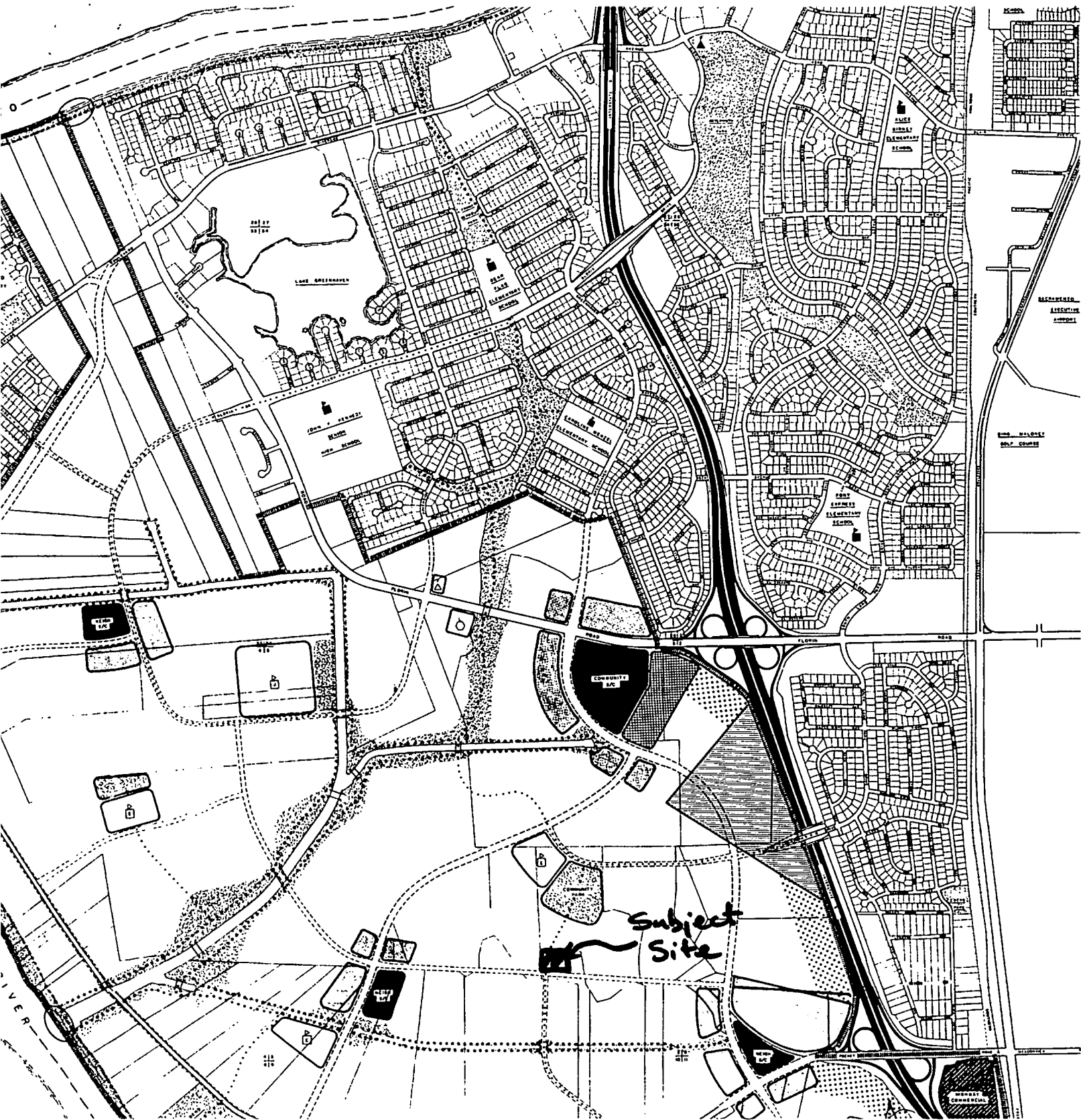
- c. *Should Water Wind Way not be abandoned, the applicant shall provide a low landscaped masonry barrier at the terminus of Water Wind Way to the satisfaction of the Planning Director. (added by CPC)*
- d. Place the following note on the final map: 'Parcel A' has no sewer or drainage facilities and cannot be developed.
- e. Provide a right-of-way study, full width dedication and standard improvements for the north side and 18 feet of paving and drainage improvements for the south side of Rush River Drive, pursuant to Section 40.811 of the City Code.
- f. Provide private easement for off-site drainage.
- g. Provide an I.O.D. for Pocket Road to the satisfaction of the City Traffic Engineer.

Informational Item: 1) Pay off Pocket Bridge fees; 2) a looped eight inch water main with hydrants will be required on-site; 3) widen emergency drive to 20 feet; 4) standard utility easements will be required along the Rush River Drive frontage.

Plan Review Requirements:

- a. The applicant shall submit a final site plan which includes the termination requirement for Water Wind Way for staff review and approval prior to the issuance of building permits.
- b. The applicant shall submit detailed landscape and irrigation plans for staff review and approval prior to the issuance of building permits. These plans shall include drought resistant plant material as well as deciduous trees for shading purposes.
- c. The applicant shall provide a composition shingle or other alternative roofing material that will provide some texture and design compatibility with the surrounding neighborhood. This new roof material shall be reviewed and approved by the Planning Director prior to building permit approval.
- d. *Applicant shall eliminate the driveway connecting to Water Wind Way. (added by CPC)*

001808



LOCATION MAP

001811

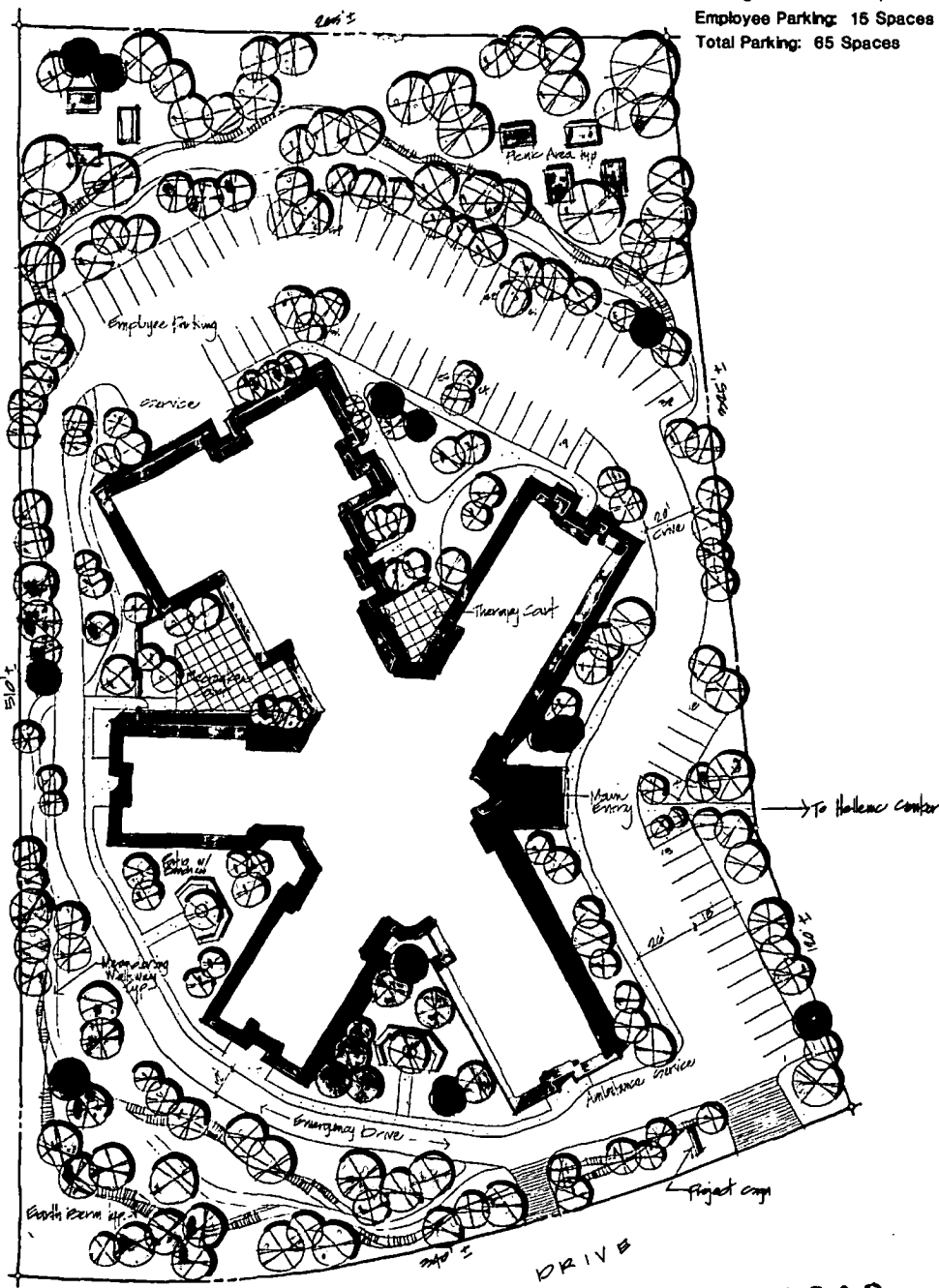
P83-150

June 9, 1983²³

Item 15 12

PROJECT TABULATION

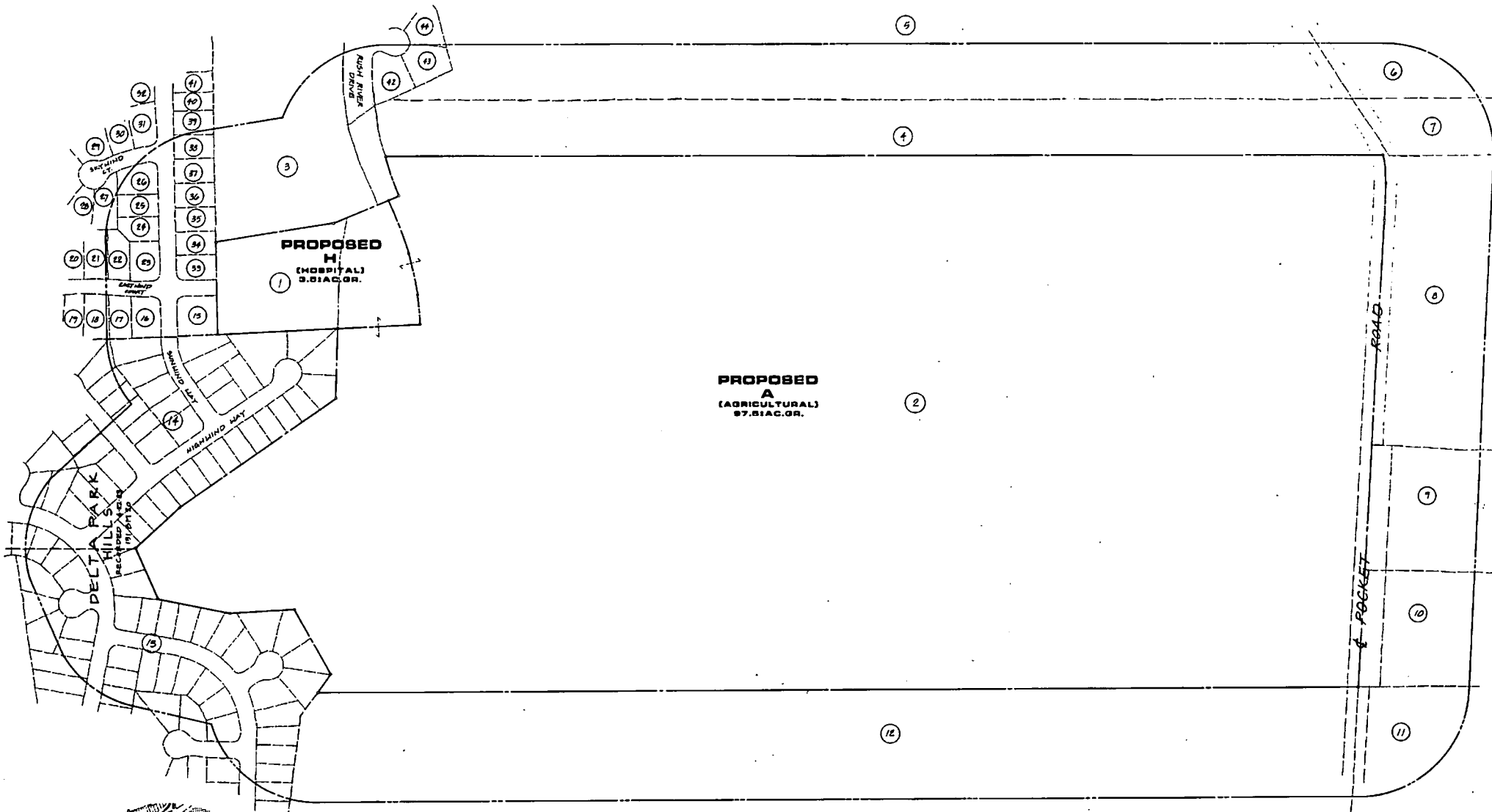
Parcel Area: ± 3.65 Acres
 Building Area: ± 31,100 sf
 Parking Required: 40 Spaces
 Parking Provided: 50 Spaces
 Employee Parking: 15 Spaces
 Total Parking: 65 Spaces



001813

site plan
ASIAN COMMUNITY NURSING HOME

vittello-niyya, inc - architects



REZONING, SPECIAL PERMIT, COMMUNITY PLAN AMENDMENT AND OWNERSHIP EXHIBIT

ASIAN COMMUNITY NURSING HOME • 80 BEDS

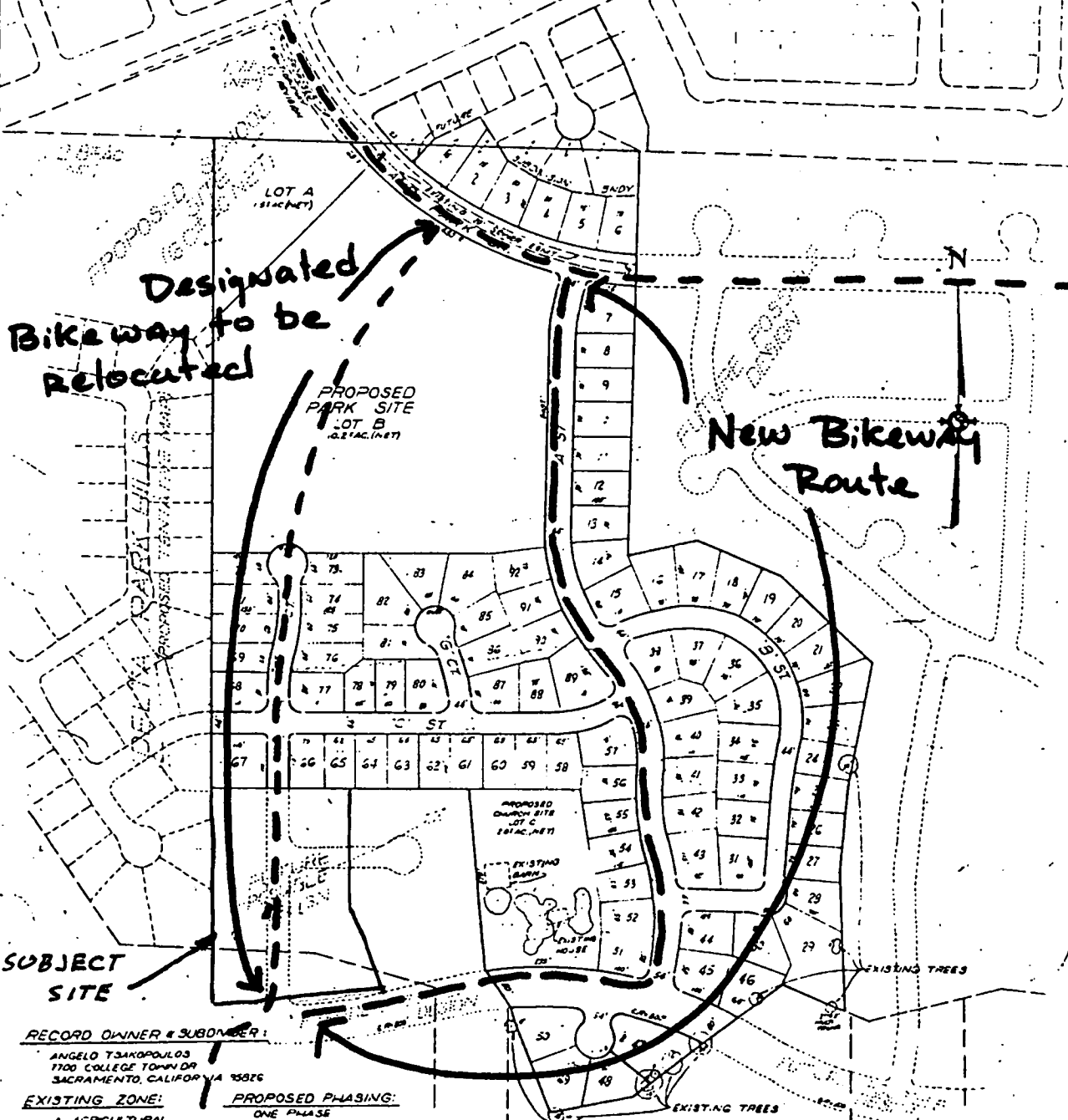
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CITY OF SACRAMENTO, CALIFORNIA

001818

P-83150

Exhibit "A" Bikeway Plan Amendment



SUBJECT SITE

RECORD OWNER & SUBOWNER:
ANGELO TSAKOPOULOS
1700 COLLEGE TOWN DR
SACRAMENTO, CALIFORNIA 95826

EXISTING ZONE: A - AGRICULTURAL
PROPOSED ZONE: R-1 SINGLE FAMILY RESIDENTIAL
PROPOSED PHASING: ONE PHASE
ENVIRONMENTAL CONSIDERATION: 40% OF ALL LOTS - HAVE A NORTH SOUTH ORIENTATION

PROPOSED USE:
12 R-1 SINGLE FAMILY LOTS
1 LOT A (PROPOSED SCHOOL SITE)
1 LOT B (PROPOSED PARK SITE)
1 LOT C (PROPOSED CHURCH SITE)

WATER SUPPLY: PUBLIC UTILITY
SEWER DISPOSAL: PUBLIC SEWERS
PROPOSED IMPROVEMENTS: SACRAMENTO CITY STANDARDS
ACREAGE: 107.4
ASSESSOR'S PARCEL NUMBER: 05-070-01

001867

TENTATIVE MAP
OF
PARKWAY OAKS UNIT NO. 4
CITY OF SACRAMENTO CALIFORNIA
OCT. 1979 SCALE 1"=100'

THE SPINK CORPORATION
ENGINEERS & ARCHITECTS
1111 J STREET, SACRAMENTO, CALIFORNIA 95811
TELEPHONE: (916) 441-1111

23
June 9, 1983

Job No. 8046 010
Approved 11/11

P83-150

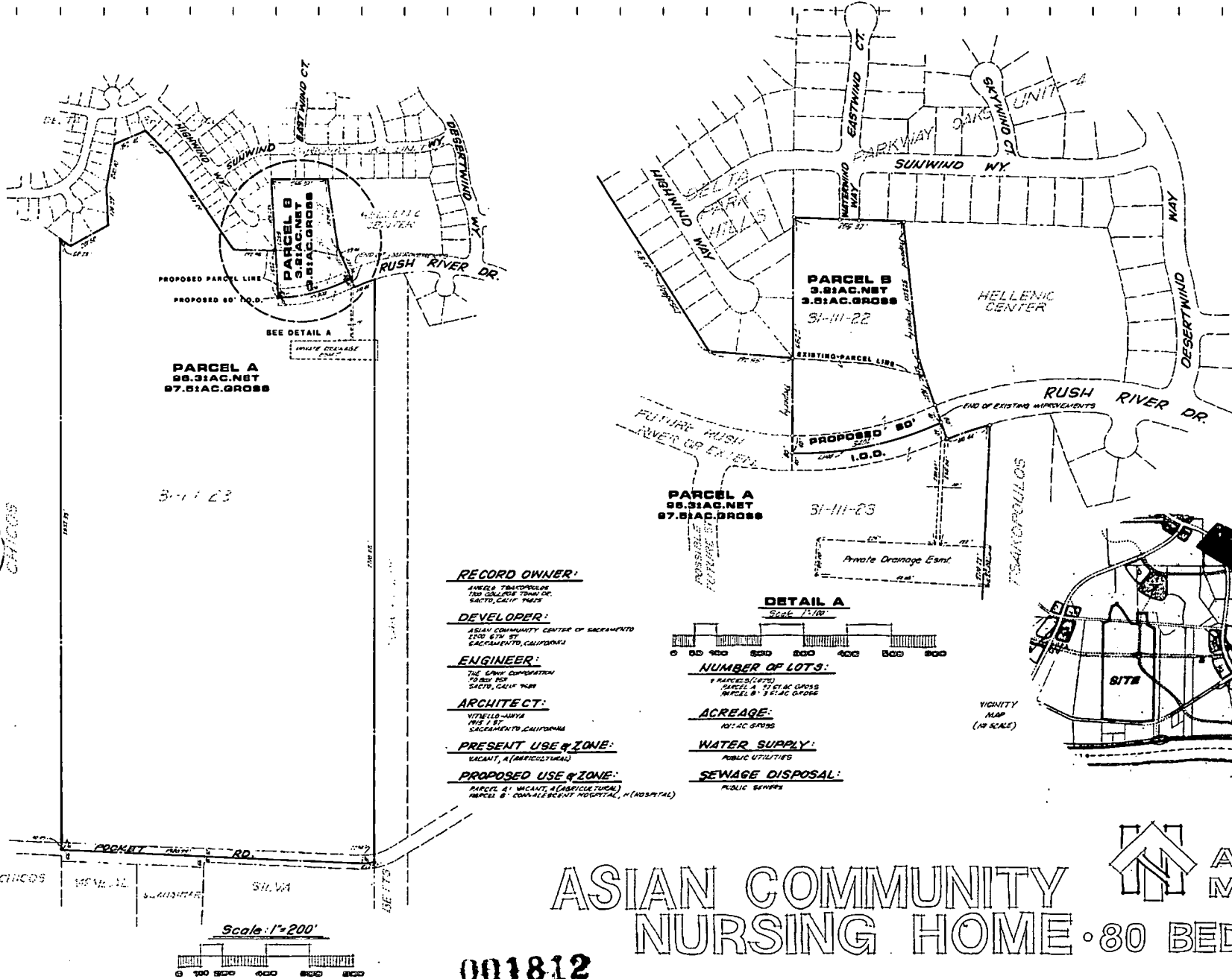
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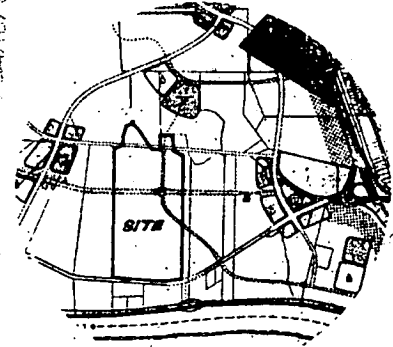
Item B-12



- ARCHITECTURE
- ENGINEERING
- SURVEYING
- SYSTEMS

EXHIBIT B
TENTATIVE
PARCEL
MAP

- ARCHITECT RESERVES THE RIGHT TO ALL ERRORS AND OMISSIONS
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS
- ENGINEER SHALL PREPARE RECORD DRAWINGS
- ANY DEVIATION FROM SPECIFICATIONS SHALL REQUIRE ARCHITECT'S APPROVAL PRIOR TO CONSTRUCTION



ASIAN COMMUNITY NURSING HOME • 80 BEDS



A5
MAY 8 1983

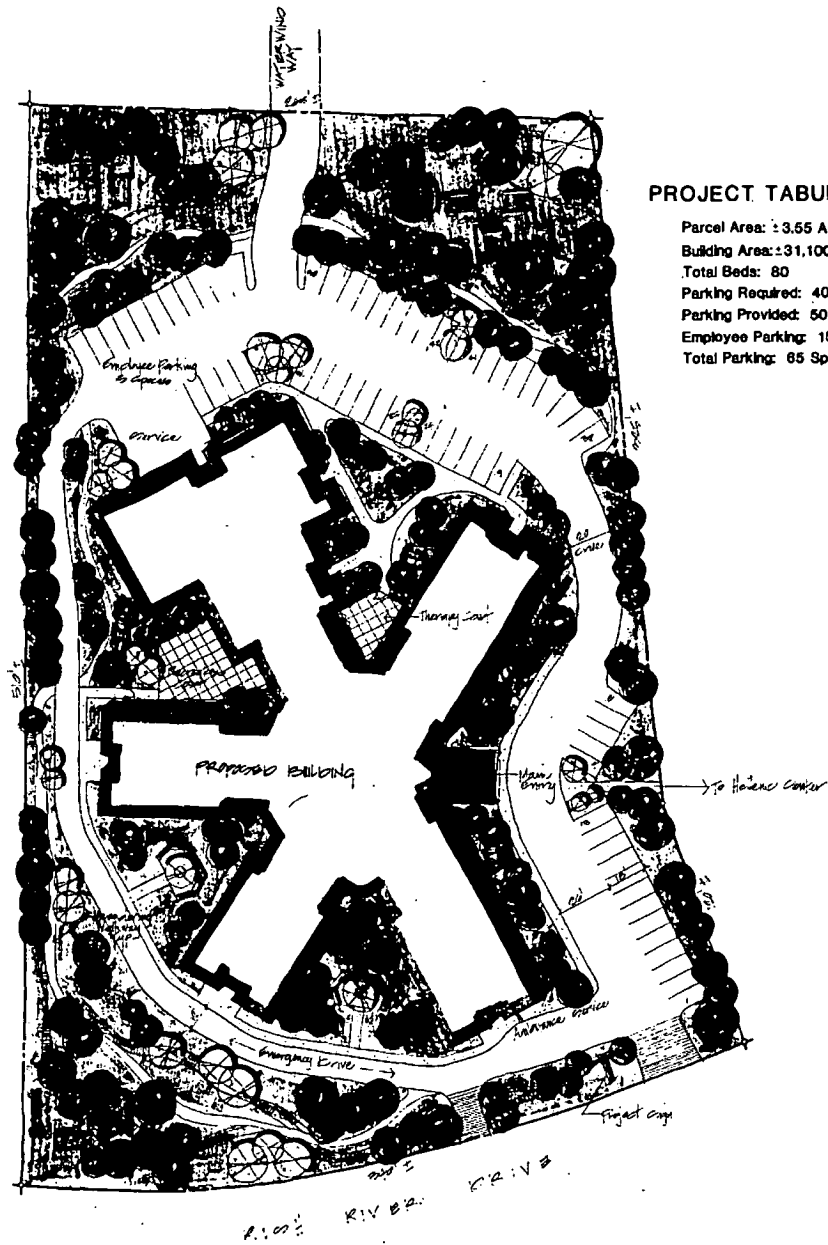
001812

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P83-150

June 23rd 1983

Item 1312




PROJECT TABULATION

Parcel Area : 3.55 Acres
 Building Area : 31,100 sq
 Total Beds : 80
 Parking Required : 40 Spaces
 Parking Provided : 50 Spaces
 Employee Parking : 15 Spaces
 Total Parking : 65 Spaces

001814

site plan 
ASIAN COMMUNITY
NURSING HOME

 vitiello-niyya, inc. architects

NSG/03 A1

P-83150

EXHIBIT C



Angelo - Vitello
Niya - Inc.

Architects Planners

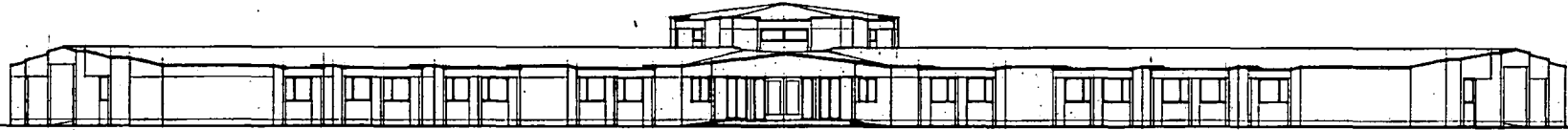
123 1/2 Street
Sacramento, California 95811
(916) 442-0200

The architect and a client shall be responsible for the accuracy of the information provided in the contract documents. The architect shall be responsible for the accuracy of the information provided in the contract documents. The architect shall be responsible for the accuracy of the information provided in the contract documents.

AGREES:

Client:

P83-150



EAST ELEVATION - ENTRANCE



AMBULANCE ENTRANCE

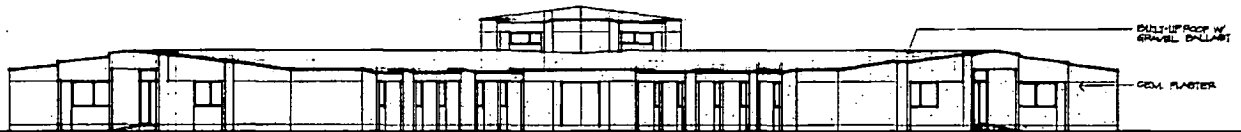


TYPICAL END ELEVATION



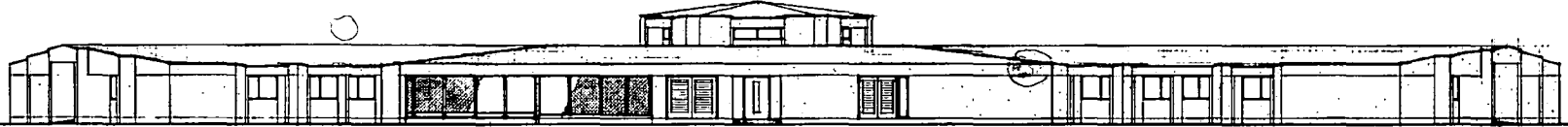
TYPICAL SIDE ELEVATION

June 9, 1983
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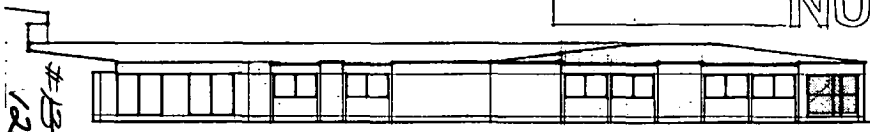
COURT ELEVATION

EXHIBIT D

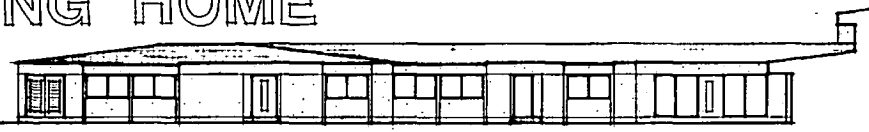


NORTH ELEVATION

elevations
001817
ASIAN COMMUNITY
NURSING HOME



EAST ELEVATION AT SERVICE CENTER



WEST ELEVATION AT SERVICE CENTER

A4

P-83150

EXHIBIT E

Argento - Villado
 Mayo - Inc.

Address: _____
 Phone: _____

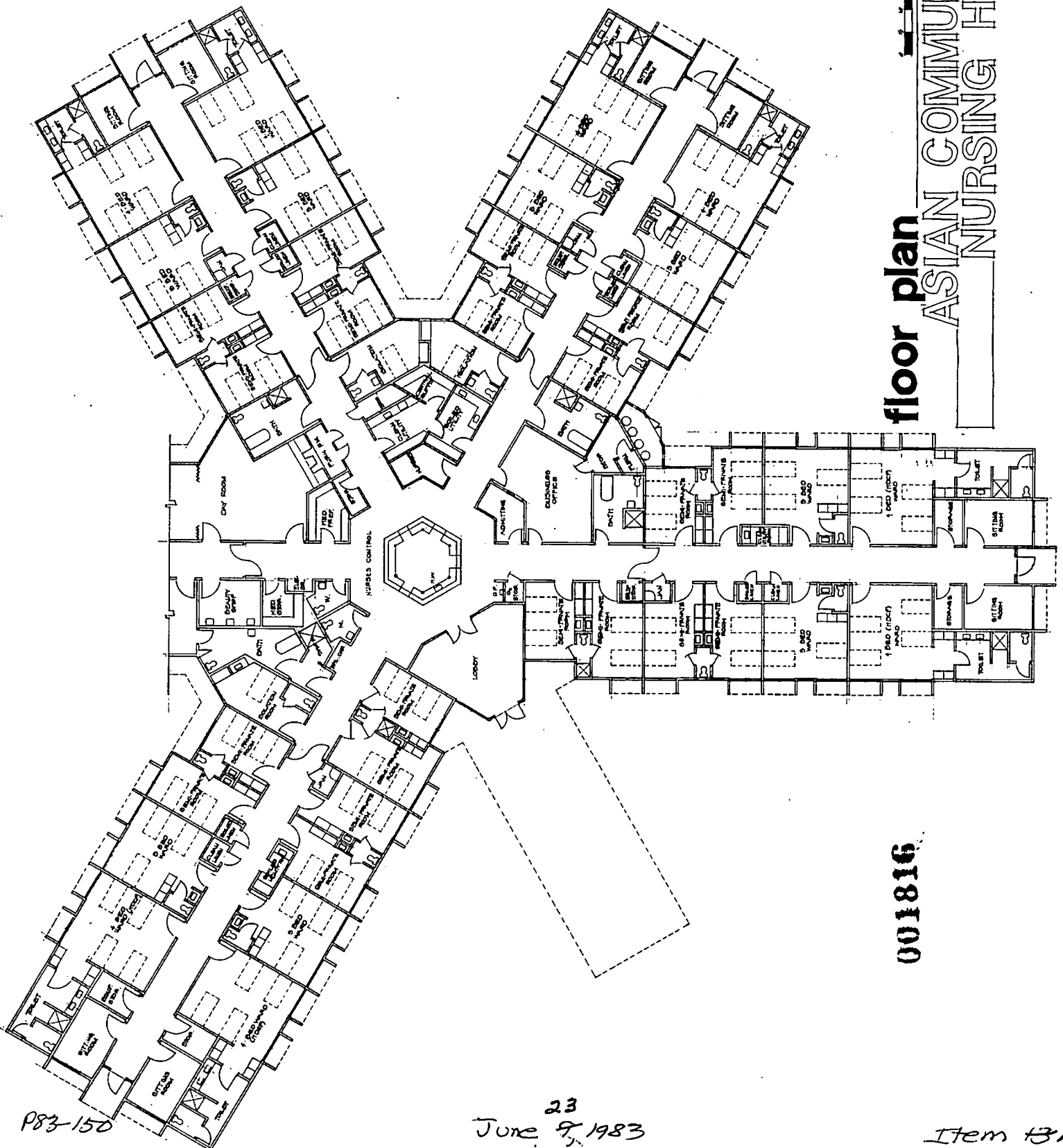
101 S. Pine, Suite 101
 San Jose, CA 95131

The undersigned hereby certifies that the information contained herein is true and correct to the best of his knowledge and belief, and that the same was prepared by or under the supervision of the undersigned, a duly licensed professional engineer, and that the undersigned is not aware of any information which would cause the information herein to be untrue or to be misleading in any material respect.

Signature: _____
 Title: _____



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 P-83150



floor plan
 ASIAN COMMUNITY
 NURSING HOME

001816

P83-150

23
 June 9, 1983

Item #312



Angelo Vitello
Naya Inc.

Architects

1933 Street
San Francisco, California 94111
(415) 441-0202

This is a preliminary architectural drawing and is not to be used for construction until approved by the architect and owner.

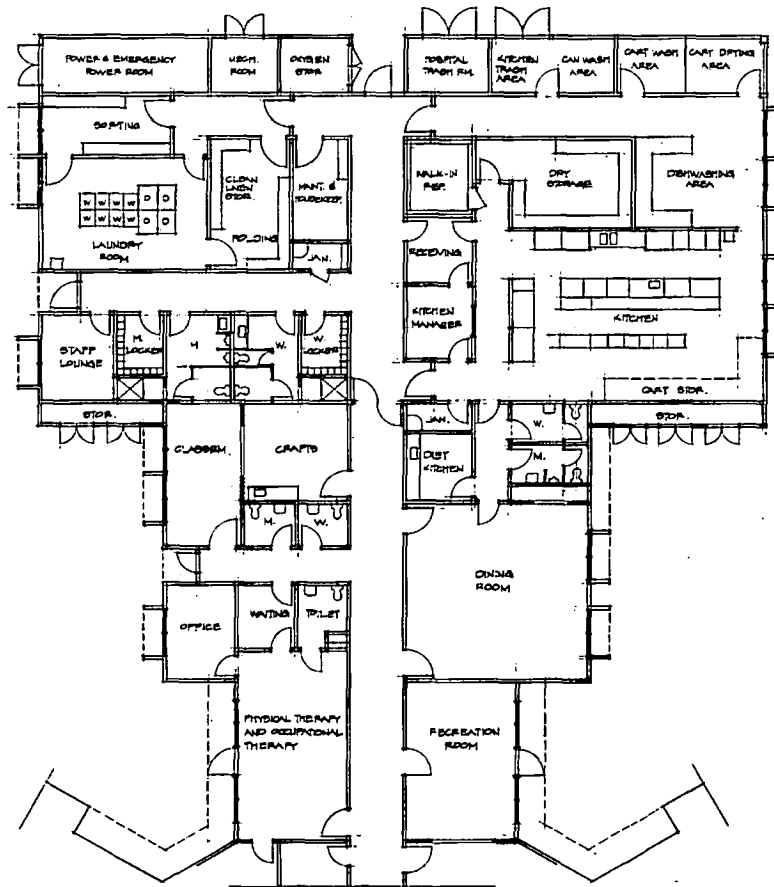
The architect shall not be responsible for all measurements and conditions on the job and the owner shall be notified in writing if any work is done from the drawings and conditions shown by these drawings.

This drawing is not to be used for construction until approved by the architect and owner.

Architect

Owner

Project Title



001815

floor plan

ASIAN COMMUNITY NURSING HOME



A3

No.	Date	By	Appr.

Sheet No.

P-83150

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EXHIBIT F