

CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814

ACTION OF THE ZONING ADMINISTRATOR

On December 22, 1997 the applicant withdrew Z97-098.

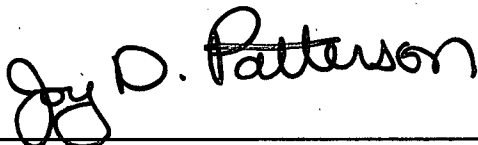
Project Information

- Request:
1. Zoning Administrator's Special Permit Modification to allow an existing residential care facility to provide a new generator for emergency power on Coloma Way and a revised trash facility on Fallon Lane located on .80 acres in the General Commercial (C-2) zone.
 2. Zoning Administrator's Variance to reduce the front yard setback to 14 feet for the generator on Coloma Way.

Location: 4700 Elvas Avenue (D3 Area 1)

Assessor's Parcel Number: 004-0044-001

Applicant: Mullen Morris & Alexander
1600 B Street
Hayward, CA 94541



Joy D. Patterson
Zoning Administrator

cc: File
ZA Log Book

Z97-098

DRAFT

CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, November 5, 1997, the Zoning Administrator approved with conditions a special permit modification to allow an existing Convalescent home to relocate an existing generator for the project known as Z97-098. Findings of Fact and conditions of approval for the project are listed on page 2.

Project Information

- Request: 1. Zoning Administrator Special Permit Modification to allow a deviation to a previous approved project (Res. 418) for the replacement of an existing generator and reduce the trash facility in the General Commercial (C-2) zone on .80± developed acres.
2. Zoning Administrators Variance to waive a the required frontyard setback on a street side yard.

Location: 4700 Elvas Ave. (D3, Area 1)

Assessor's Parcel Number: 004-044-001

Applicant: Mullen Morris & Alexander
101 S. Fifth Street
Louisville ,KY. 40202

Property Owner: Vencor Inc.
101 S. Fifth Street
Louisville, KY 40202

DRAFT

General Plan Designation: Community Neighborhood Commercial Office
Existing Land Use of Site: Convalescent Home
Existing Zoning of Site: General Commercial (C-2)

Surrounding Land Use and Zoning:

North: R-1; Single Family
South: R-1; Single Family
East: R-1; Rail Road Tract
West: R-1; Single Family

Property Dimensions: Rectangular
Property Area: .80± acres

Existing Square Feet: 35,128
Square Footage of proposed Addition: 570
Parking Required: To be determined by the Zoning Administrator

Parking Provided: 27 spaces

Project Plans: See Exhibits A,B,C

DRAFT

Additional Information: The applicant proposes to add the new generator to the north side of the existing clinic. The proposed generator is located in a front setback area off of Coloma Way on the side of the existing structure.

The project has been noticed and staff has received calls from existing property owners. Their concerns have centered around the size of the generator and parking problems in the facility. The project was also sent to the East Sacramento Improvement Association and they had no expressed no objections to the changes.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Sections 15301}

Conditions of Approval

1. The property on the east side of the structure shall be relandscaped to the satisfaction of the Zoning Administrator prior to the issuance of building permits.
2. If additional parking is needed for storing the convalescent home van a space may be provided on the Coloma Way setback area. If this space is designed to back out on Coloma Way a variance shall be obtained from Public Works.
3. The applicant shall obtain all necessary building permits prior to commencing construction.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the changes will enhance the service of the existing convalescent home.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed changes will enhance the function of the facility;and

- b. the design and location of the facility will not significantly impact the surrounding residential area as conditioned ;
 - c. adequate parking for the clinic will continue to be provided.
3. The project is consistent with the General Plan which designates the subject site as General Commercial.

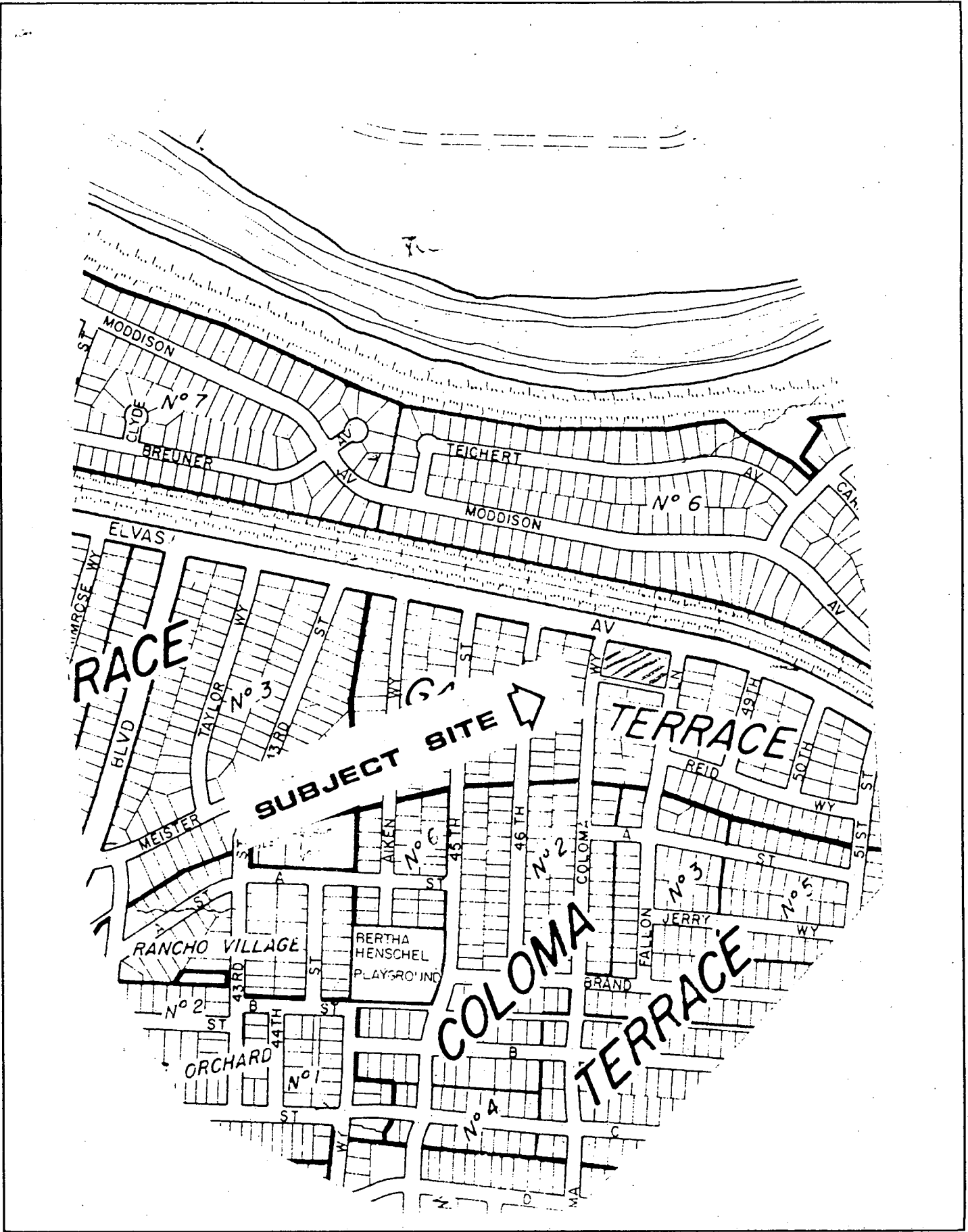
Joy D. Patterson
Zoning Administrator

DRAFT

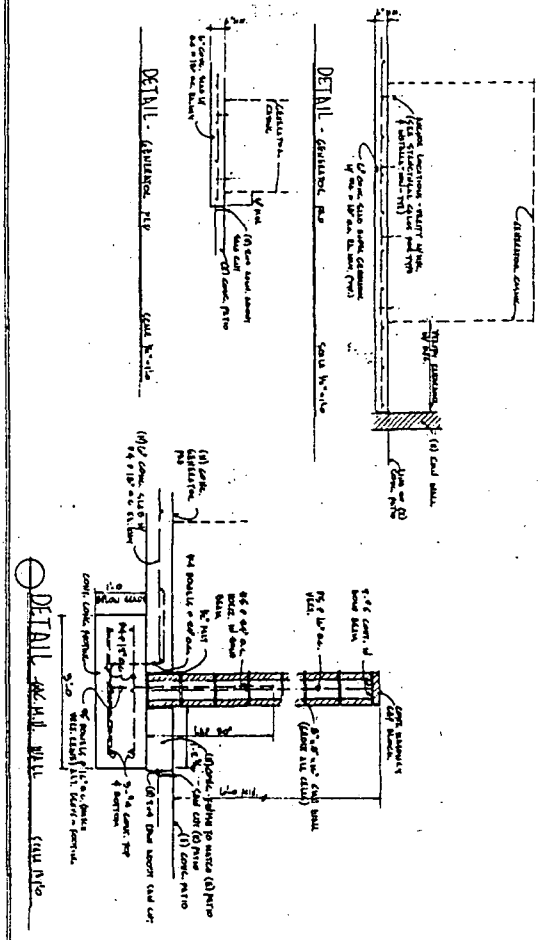
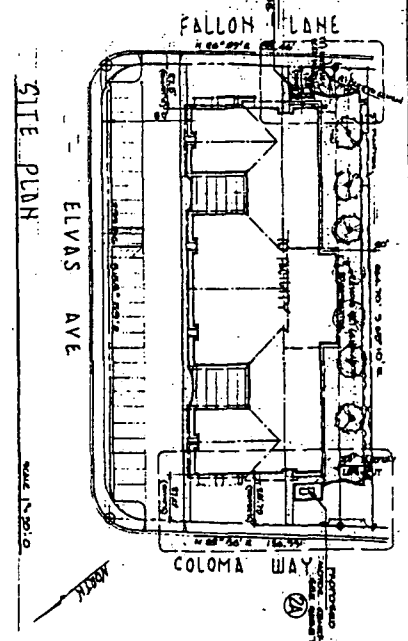
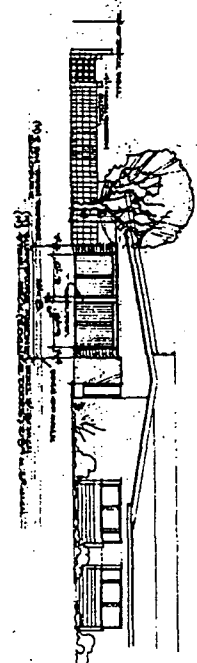
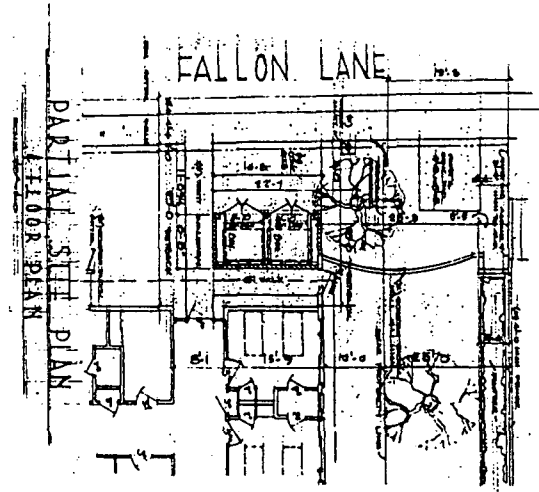
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File
Applicant
ZA Log



VICINITY MAP



7
8
8

EXHIBIT B