

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Irving & Edythe Kagan, 4511 Capri Way, Sacramento, CA 95822				
OWNER	Irving & Edythe Kagan, 4511 Capri Way, Sacramento, CA 95822				
PLANS BY	Moore/Tonaki/Adell, 7808 Uplands Way, Ste. A, Citrus Heights, CA 95610				
FILING DATE	8-8-86	ENVIR. DET.	Ex. 15301(a)	REPORT BY	FG:ldc
ASSESSOR'S-PCL. NO.	006-0034-012				

APPLICATION: Special Permit to allow a Senior Citizens' Social Center in the C-3 zone.

LOCATION: 791 J Street

PROPOSAL: The applicant is requesting the necessary entitlements to establish a seniors' center.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial/Office
1980 Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-3
Existing Land Use of Site:	Office

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Commercial office; C-3	Front:		
South: Commercial office; C-3	Side(Int):	Existing Building	
East: Commercial office; C-3	Side(St):		
West: Commercial office; C-3	Rear:		

Parking Required:	0 spaces
Parking Provided:	2 spaces
Property Dimensions:	20' x 160'
Property Area:	0.07+ acres
Square Footage of Building:	4,260 sq. ft.
Height of Building:	27 feet
Topography:	Flat
Street Improvements & Utilities:	Existing
Exterior Building Materials:	Masonry/Stucco

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is a 0.07+ acre lot which is zoned Central Business District (C-3) and is developed with a commercial building. The site is designated for commercial/office uses in the General Plan and general commercial uses in the 1980 Central City Plan. Surrounding uses are all commercial in nature.
- B. The proposal is to relocate the Camellia City Seniors' Center from 1121 9th Street to the site. The Camellia Center would provide recreation, socialization, nutrition, outreach-advocacy and information referral to

seniors residing in the downtown area. In addition, breakfast and lunch will be provided.

The Center would be open from 7:00 a.m. to 4:00 p.m. Monday through Saturday and employ 10 people. A maximum of 100 persons could be served in the center at one time. The area to be leased would encompass approximately 4,000+ square feet of floor area. Appropriate tenant improvements will be made to facilitate the operation of the Senior's Center.

- C. The project has been reviewed by Traffic Engineering, Public Works and the Fire Department. No comments have been received. Staff wishes to emphasize that fire safety devices may be required as part of the tenant improvements and that the applicant should check with the Fire Department to confirm these requirements.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301(a)).

RECOMMENDATION: Staff recommends the following:

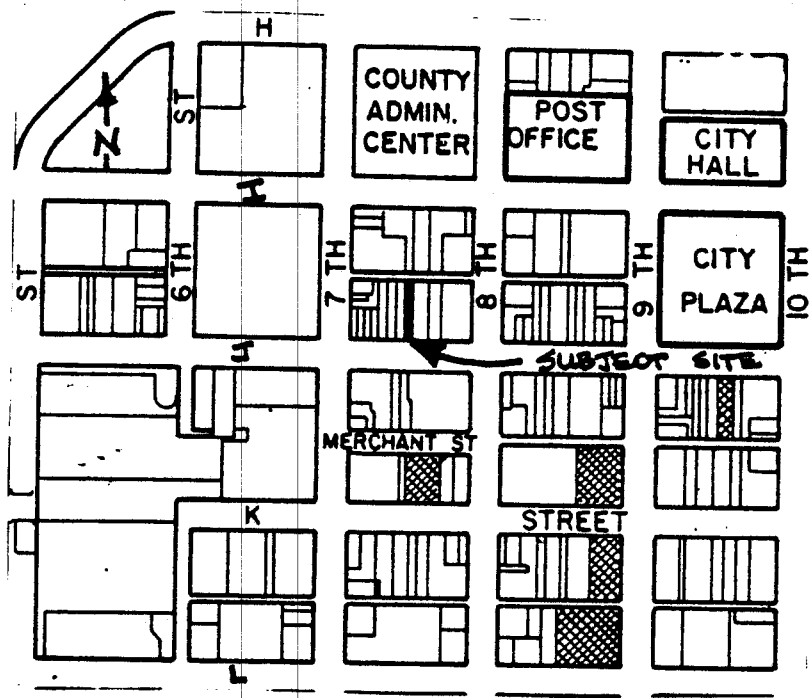
- A. Approve the special permit subject to conditions and based upon findings of fact which follow:

Conditions:

1. The applicant shall comply with all applicable building and fire code regulations.
2. The applicant shall obtain a building permit for all interior remodeling (tenant improvements).

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed seniors' center is compatible with surrounding commercial uses.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare nor create a nuisance in that:
 - a. the proposed community center will not significantly alter the characteristics of the site or surrounding uses; and
 - b. the existing building complies with building and fire codes.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for general commercial by the 1980 Central City Plan and the proposed seniors' center use conforms with the plan designation.

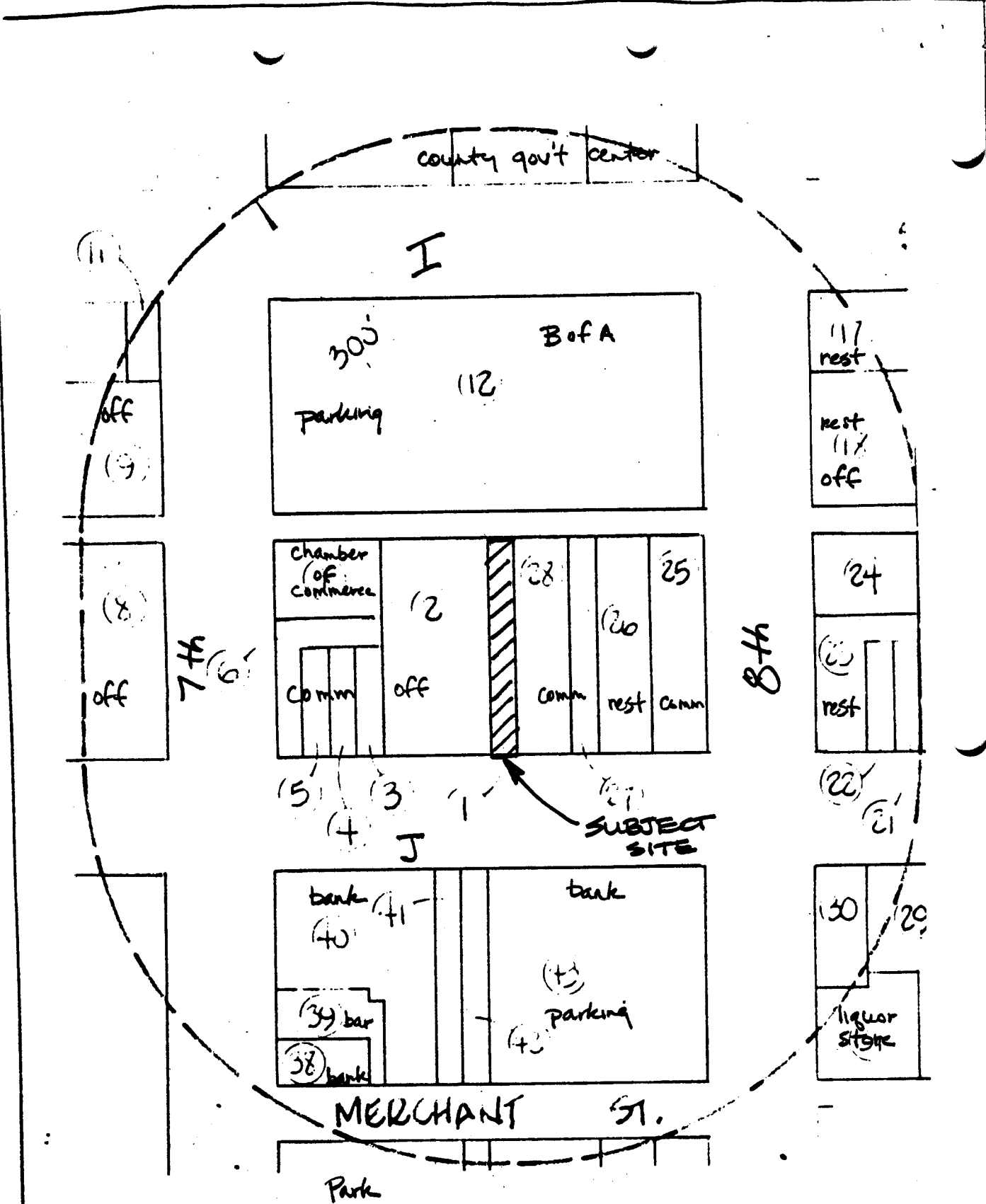


VICINITY MAP

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9-11-86

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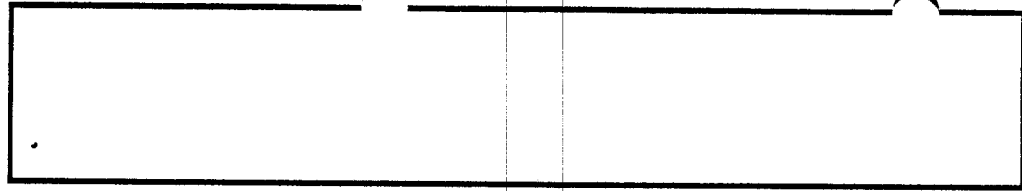
All lots are zoned C-3

LAND USE & ZONING MAP

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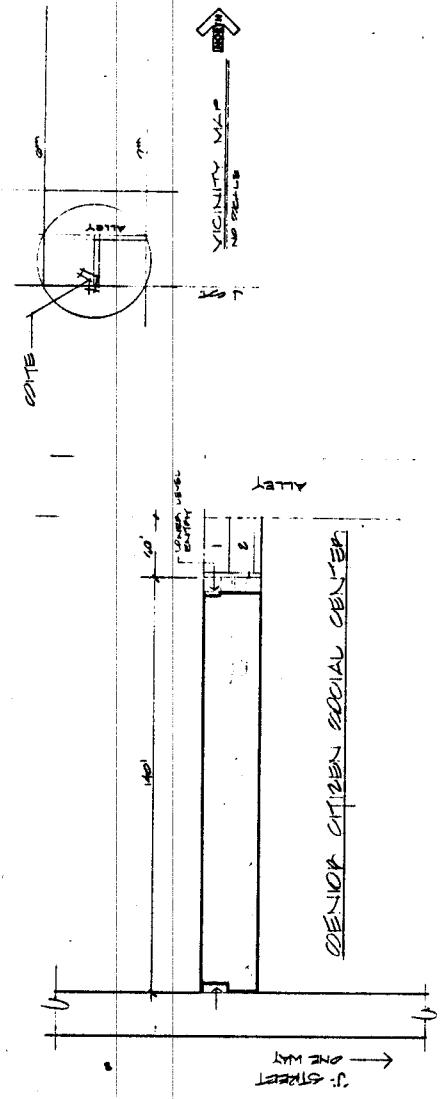
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MOORE/TONAKI/ADELL
ARCHITECTS
1000 CALIFORNIA ST., SUITE 100
SACRAMENTO, CA 95811

DATE	08/08
BY	ML
CHKD	RS/RS
DATE	08/08
SCALE	1" = 20'-0"
SHEET	1
TOTAL SHEETS	3



SITE PLAN

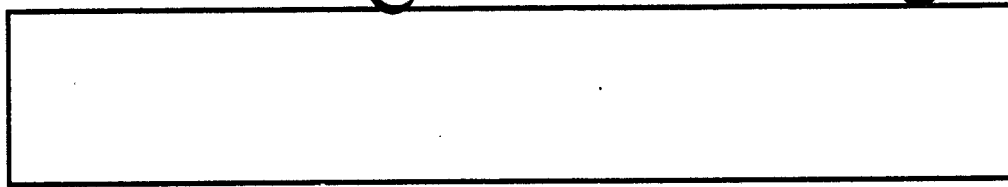


SCALE: 1" = 20'-0"

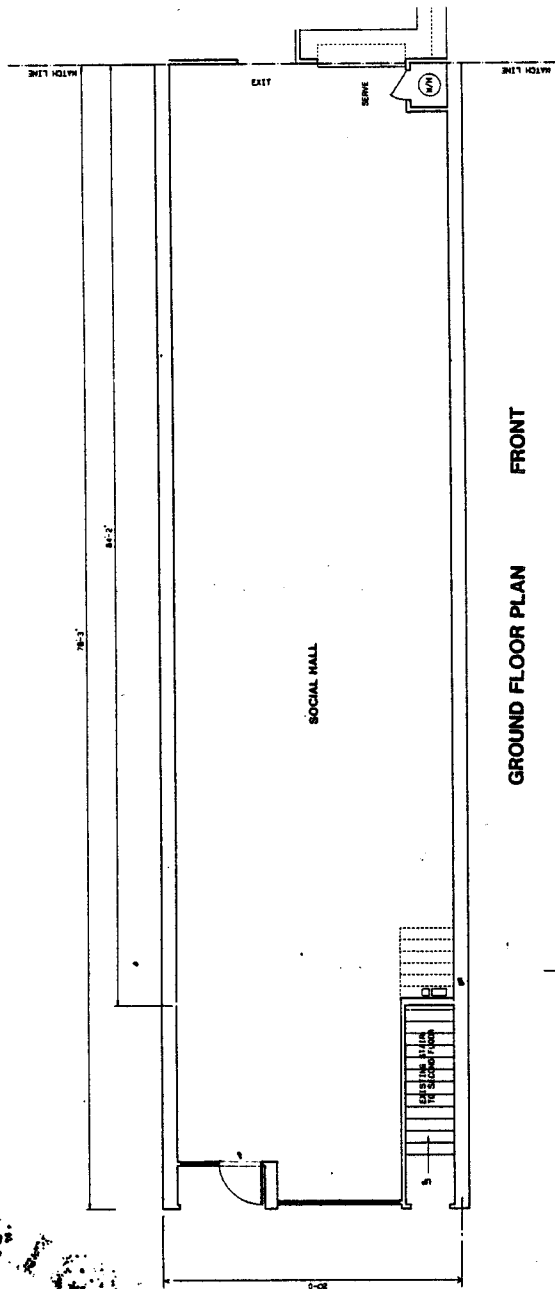
PROJECT AREA

CAMELLIA CITY SENIOR CENTER
719 J STREET SACRAMENTO, CA.

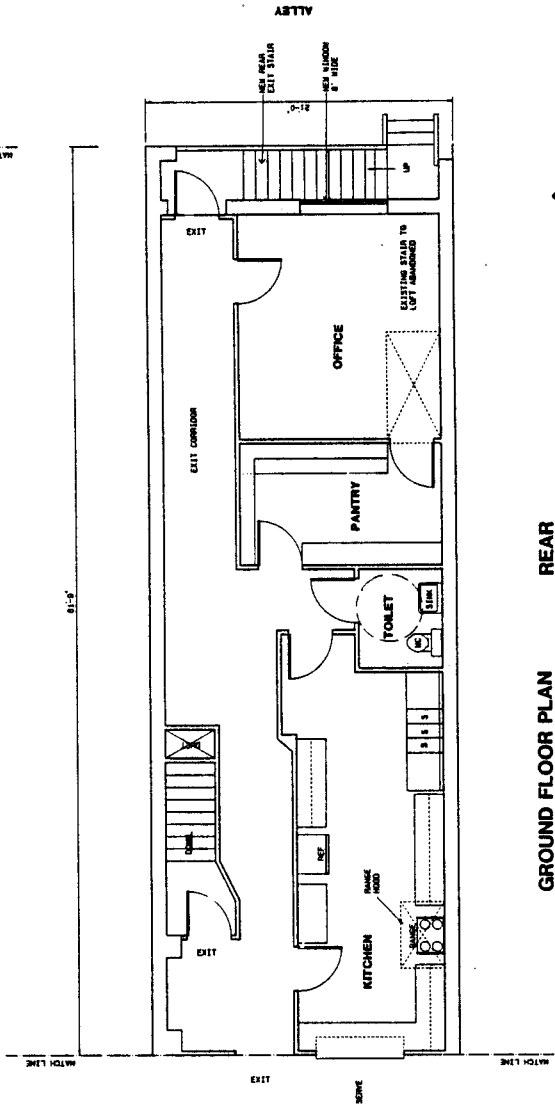
PROPOSED SENIOR CITIZEN SOCIAL CENTER



MOORE/TOMAKU/ADELL ARCHITECTS/ARCHITECTS 1111 J STREET, SACRAMENTO, CA 95811 TEL: 554-1111 FAX: 554-1111	
DATE	NO.
8-8-88	1/4
8-27-88	2
8-27-88	3
SHEET	
2	3



GROUND FLOOR PLAN FRONT



GROUND FLOOR PLAN REAR



PROJECT NAME	DATE
CAMELLIA CITY SENIOR CENTER	8-8-88
719 J STREET SACRAMENTO, CA 95811	8-27-88
ARCHITECT	NO.
MOORE/TOMAKU/ADELL	1/4
DATE	NO.
8-8-88	2
8-27-88	3

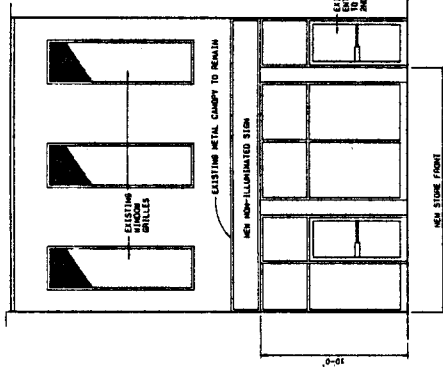
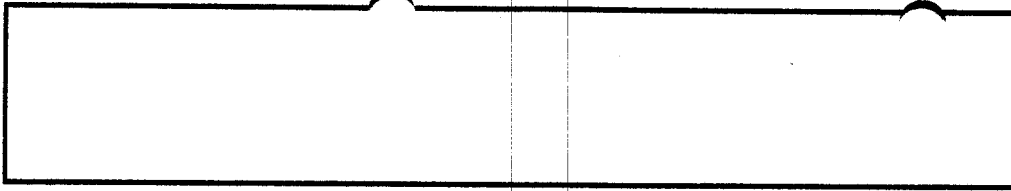
REVISIONS	DATE

CAMELLIA CITY SENIOR CENTER
719 J STREET SACRAMENTO, CA.

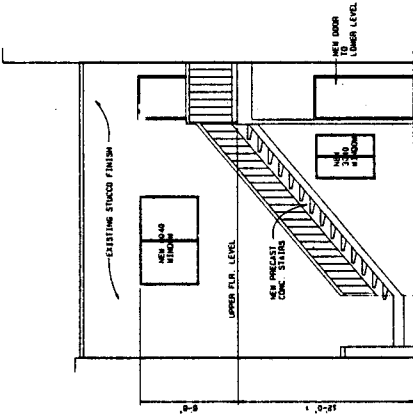
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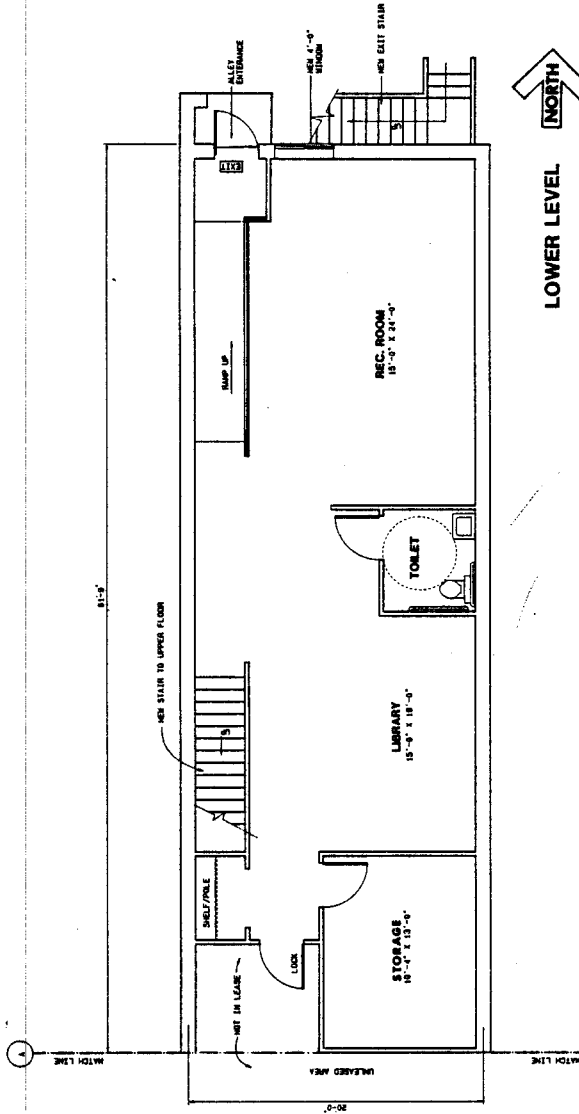
Tom



FRONT ELEVATION



REAR ELEVATION



LOWER LEVEL NORTH

MOORE/TONAKI/ADELL
ARCHITECTURAL ARCHITECTURE
CENTRAL OFFICE, 1701 17TH STREET, SACRAMENTO, CA 95811

DATE	BY	NO.	DESCRIPTION
1/74			
8/79			
1/83			

SHEET	3	3
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REVISIONS	DATE	DESCRIPTION

PROJECT NO.	
CLIENT	
DATE	

CAMELLIA CITY SENIOR CENTER
719 J STREET SACRAMENTO, CA.

FB6-318

9-11-86

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