

**CITY PLANNING COMMISSION**  
**1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814**

<b>APPLICANT</b>	Bruce Monighan, Monighan & Associates Architects, 710 12th St, Sacramento, CA 95814		
<b>OWNER</b>	Stanford Settlement, 450 West El Camino Avenue, Sacramento, CA 95833		
<b>PLANS BY</b>	Comstock Johnson Architects, Inc., 10304 Placer Lane #A, Sacramento, CA 95827		
<b>FILING DATE</b>	08/12/92	<b>ENVIR DET</b>	Negative Declaration
		<b>REPORT BY:</b>	D. Holm
<b>ASSESSOR'S PCL. NO.</b>	274-0131-002-0000 and 274-0131-003-0000		

- APPLICATION:**
- A. Negative Declaration;
  - B. Mitigation Monitoring Plan;
  - C. Special Permit Modification to allow the addition of a 4,000± square foot senior center to an existing social center on 0.62± partially developed acres in the Standard Single Family (R-1) and Office Building Review (OB-R) zone;
  - D. Variance to waive the required 6 foot high solid wall along the south and east property lines; and
  - E. Lot Line Adjustment to merge two partially developed parcels into one parcel;

**LOCATION:** 520 and 536 West El Camino Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to allow the construction of a 4,000± square foot, senior center to an existing social center.

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential (4-15 du/na)
South Natomas Community	
Plan Designation:	Low Density Residential (4-8 du/na)
Existing Zoning of Site:	R-1 and OB-R
Existing Land Use of Site:	Barber Shop and Vacant

**Surrounding Land Use and Zoning:**

North:	Vacant Commercial; SPD
South:	Single Family & Vacant; R-1
East:	Single Family & Social Center; R-1
West:	Retail/Commercial; SPD

Property Dimensions:	182' x 142.6'
Property Area:	.60± acres
Required Parking:	To be determined by Commission
Proposed Parking:	7 spaces on-site

Height of Proposed Building:	Single Story
Exterior Building Materials:	Split Face Block, Wood Fascia, & Aluminum Multi-Pane Windows
Exterior Building Colors:	Cream and Teal
Roof Material:	Fiberglass Shingle
Topography:	Flat
Street Improvements/Utilities:	Existing

**BACKGROUND INFORMATION:** On May 27, 1975, the Planning Commission approved a special permit to establish the Stanford Settlement in the old Gardenland School (P6456). The neighborhood social center provides an adult community center, counseling and nutrition programs, child care services, senior citizens' activities, mental health services and a delinquency prevention program. Subsequently, requests have been approved to expand the facility by adding a medical mobile unit, an additional 1,200 square foot recreation building and a covered patio (P84-008, February 9, 1984; P84-259, August 9, 1984; and P9148, September 11, 1980). In addition, the Planning Director has approved two variances allowing chain link fence to be utilized adjacent to single family residences, instead of the required six foot high solid wall (P9199, November 19, 1980 and P89-370, November 7, 1989).

**PROJECT EVALUATION:** Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two parcels totaling .60± acres. There is currently a barber shop existing on Lot B, which is zoned Office Building Review (OB-R) and Lot A is a vacant parcel, which is zoned Standard Single Family (R-1) {See Exhibit A}. The General Plan designates the site Low Density Residential (4-15 du/na) and the South Natomas Community Plan designates the site Low Density Residential (4-8 du/na). The surrounding land use and zoning includes vacant commercial, zoned Special Planning District (SPD), to the north; single family and vacant zoned Standard Single Family (R-1), to the south; single family and social center, zoned Standard Single Family (R-1), to the east; and retail/commercial, zoned Special Planning District (SPD), to the west.

B. Applicant's Proposal

The applicant is requesting a special permit modification to allow the addition of a 4,000± square foot senior center to an existing social center. The proposed senior center will be an addition to the existing Stanford Settlement project that is currently located one lot to the east, at 450 West El Camino Avenue. Since the subject site consists of two parcels the applicant is also requesting the necessary lot line adjustment to merge the two parcels into one parcel. In addition, the applicant is requesting a variance to waive the solid wall requirement along the east and south property lines.

C. Staff Analysis - Special Permit Modification

The applicant's request is to allow two parcels of land to be merged into one parcel, which will allow for the expansion of the Stanford Settlement operations. The existing use of the subject site is for vacant land and a small barber shop. The applicant has submitted a letter stating that they intend on continuing the barber shop operations on the subject site. In addition, the applicant is requesting a special permit modification to allow the addition of a 4,000± square foot senior center on the subject site that will be operated by Stanford Settlement.

Planning staff has reviewed the applicant's request and has no objections to the location of a senior center on the subject site. In reviewing the site plan that was submitted, it does not appear as though the required 25 foot front yard and the 15 foot rear yard setbacks were not being maintained. Planning staff has discussed this issue with the applicant and has been informed that the covered trellis areas will be reduced in order to maintain the required 25 foot front yard setback as well as the required 15 foot rear yard setback. The Traffic Engineering Division has reviewed the parking layout and had several concerns regarding the parking spaces and the maneuvering area. The applicant should be aware that prior to submitting to the Building Division for a permit the comments listed below from the Traffic Engineering Division should be incorporated into the final site plan drawings.

The submitted site plan indicates that a total of seven parking spaces will be provided on-site. In addition to the on-site parking the applicant has incorporated a walkway to the existing Stanford Settlement site which includes a large parking lot (See Exhibit C). As proposed this facility will be operated in conjunction with the existing facility and will provide additional area needed for dining and recreation. The existing barber shop that is located on the subject site will be remaining. The existing barber shop is considered to be a legal non-conforming use in that it is located in the Office Building Review (OB-R) zone which does not permit of commercial uses. The applicant should be aware that if the barber shop closes for a period of one year or longer or if the use is changed the applicant will be required to submit an application for a special permit modification, in order to incorporate that facility into the overall Stanford Settlement project area.

Since the subject site is located adjacent to a single family residence on the east and abuts vacant residential land on the south, a minimum of a six foot high solid masonry wall is required along these property lines. In visiting the subject site and researching the past actions by the Planning Division it appears as though variances have previously been granted allowing chain link fences to be utilized instead of the solid walls. Since there is an existing chain link fence along the east property line and the existing single family house is adjacent to the Stanford Settlement on the opposite side of their property, Planning staff has no objections to maintaining the existing chain link fence along this property line. Since the proposed senior center abuts two separate vacant parcels designated for single family residential development on the south, Planning staff recommends that the applicant construct a minimum of a six foot high redwood fence along this property line. In order to provide a visual screen from the senior center, Planning staff is recommending that the applicant submit a detailed landscape plan that includes climbing vines and shrubs along the east and south property lines, prior to obtaining a building permit.

Since the subject site is surrounded by single family residences, Planning staff recommends that the hours of operation for this facility be limited to the hours of 7:00 a.m. until 9:30 p.m., seven days a week. In considering the type of facility that is being proposed and that the Stanford Settlement does provide a service to the surrounding community, Planning staff has no objections to the proposed 4,000 square foot senior center and the waiver of the required solid walls.

#### D. Lot Line Adjustment

The subject site consists of two parcels of which, one is a vacant parcel and the other parcel is developed with a small barber shop. In order to meet the minimum required setbacks and provide on-site parking the applicant is requesting to merge the two adjacent parcels which are both owned by the Stanford Settlement. Staff has reviewed the applicant's request to merge the two parcels into one parcel and has no objections.

1754

E. Building Design

The proposed building will be constructed out of split face concrete block with colored smooth faced concrete block and aluminum multi-pane windows. In addition the applicant will be incorporating the use of wood trellis's. Planning staff has reviewed the proposed elevation with the design review staff. In order to provide a longer life to the proposed roof it is recommended that the applicant incorporate the use of a minimum of a 25 year laminated dimensional composition shingle or similar material on the roof of the proposed senior center. As proposed the design will be compatible with the surrounding residential developments and with the development of the existing Stanford Settlement.

F. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Services, Building, Police, Fire, Community Services, Air Quality Management District, Waste Removal and the Water and Sewer Divisions. The following comments have been received:

Engineering Development Services

1. Applicant shall comply with the City's cross connection control policy. On-site grading, paving and drainage shall be approved by the Public Works Development Services Division prior to issuance of a building permit. Improvement plans shall be designed to convey 0.3 cfs/acre, 6 inches below the gutter flowline and pass a 100-year storm without damage to structures;
2. Coordinate with County Sanitation District #1;
3. Notice: Property to be developed in accordance with this special permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street; and
4. Engineering staff request that the following conditions and comments be made a condition for approval of this lot line adjustment. Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger being recorded:
  - a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees;
  - b. File a waiver of Parcel Map;
  - c. Pay off existing assessments;
  - d. Submit drawing showing location of existing sewer and water services; and

1755

- e. Properly abandon any excess water services to the satisfaction of the Water Division (one service per lot is permitted).

Traffic Engineering Division

1. The two southern-most standard vehicle parking spaces and two handicap spaces at south end of parking area do not have adequate back-out maneuvering room. Vehicles must back out onto West El Camino Avenue which is not acceptable;
2. Third northern-most parking space does not have adequate back out maneuvering room for standard sized vehicles and must be designated as compact; and
3. Driveway to be constructed to City standards.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur. A Mitigation Monitoring Plan has been developed and is attached Exhibit F.

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Adopt the Mitigation Monitoring Plan by adopting the attached resolution;
- C. Approve the Special Permit Modification to allow the addition of a 4,000+ square foot senior center to an existing social center subject to conditions and based upon findings of fact which follow;
- D. Approve the Variance to waive the required 6 foot high solid wall subject to conditions and based upon findings of fact which follow.
- E. Approve the lot line adjustment by adopting the attached resolution.

Special Permit Modification Conditions

1. The applicant shall submit a landscape plan to the Planning Director for review and approval prior to issuance of a building permit. The landscape plan shall include climbing vines and shrubs adjacent to the fences along the east and south property lines;
2. A minimum of a 25 year laminated dimensional composition shingle roof or similar material (as approved by the Design Review staff) shall be utilized on the roof of the proposed senior center;
3. The proposed senior center shall comply with all building setbacks as measured from the property lines;

1756

4. The hours of operation for this facility shall be limited to 7:00 a.m. until 9:30 p.m., seven days a week;
5. The applicant shall redesign the proposed parking lot to satisfy the following concerns, to the satisfaction of the City's Traffic Engineering Division:
  - a. the two southern-most standard vehicle parking spaces and two handicap spaces at south end of parking area do not have adequate back-out maneuvering room. Vehicles must back out onto West El Camino Avenue which is not acceptable; and
  - b. the third northern-most parking space does not have adequate back out maneuvering room for standard sized vehicles and must be designated as compact;
6. The applicant shall replace curb, gutter and sidewalk where existing driveways are to be removed to the satisfaction of the Public Works Development Services Division;
7. On site paving and drainage shall be approved by the Public Works Development Services Division prior to issuance of a building permit;
8. The applicant shall obtain driveway permits for new driveway locations and construct to City standards;
9. Applicant shall comply with the City's cross connection control policy. On-site grading, paving and drainage shall be approved by the Public Works Development Services Division prior to issuance of a building permit. Improvement plans shall be designed to convey 0.3 cfs/acre, 6 inches below the gutter flowline and pass a 100-year storm without damage to structures;
10. Coordinate with County Sanitation District #1;
11. Notice: Property to be developed in accordance with this permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

#### Findings of Fact

1. The proposed use, as conditioned, will not adversely affect the peace or general welfare of the surrounding neighborhood in that:
  - a. adequate on-site parking and landscaping has been provided; and
  - b. the proposed parking area for the senior center will be adjacent to retail/commercial businesses and should not create noise impacts on the surrounding neighborhood.
2. The proposed project, as conditioned, is based upon sound principles of land use in that:

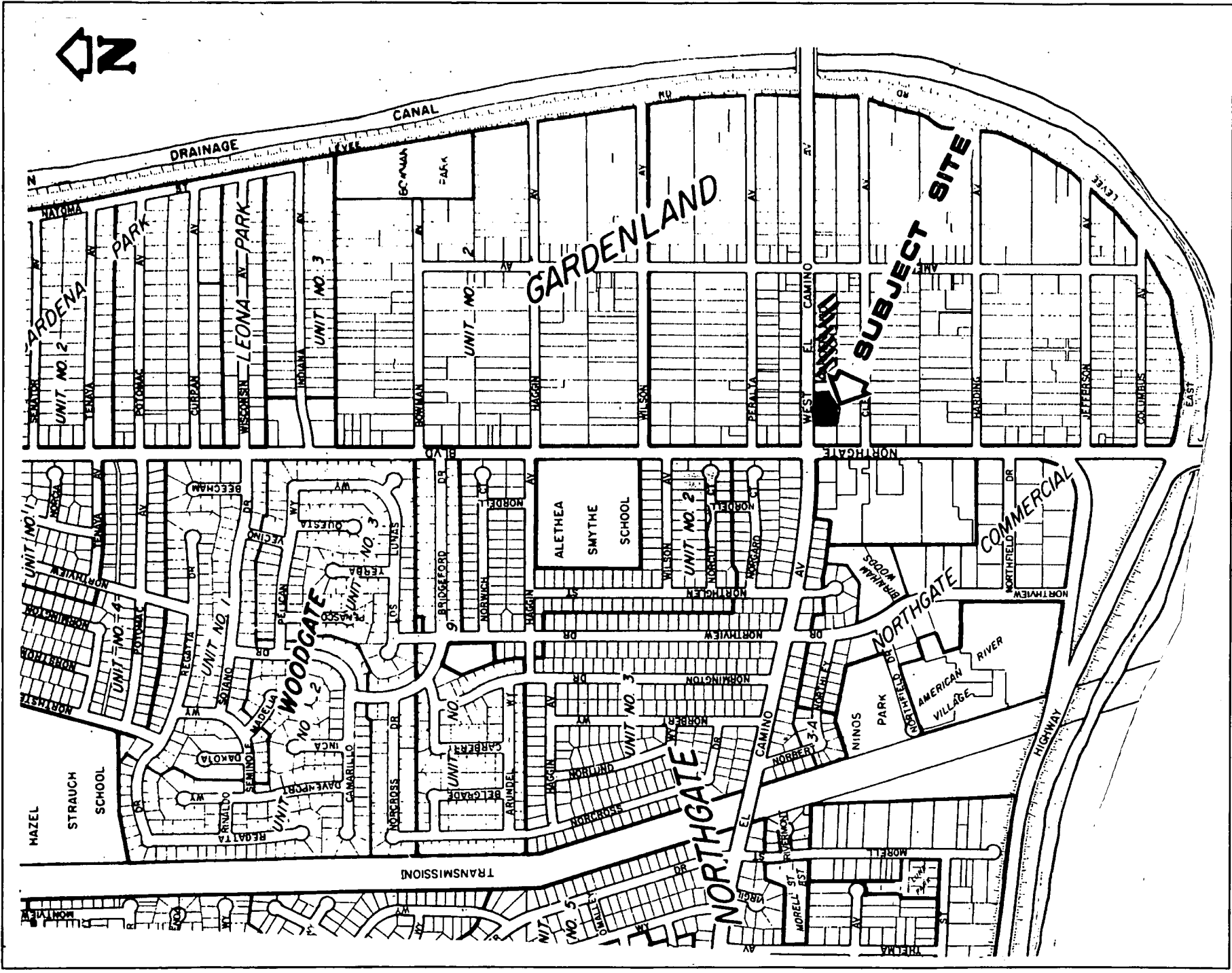
1757

- a. the proposed senior center is compatible with adjacent land uses which include a social center, retail/commercial establishments and single family residences; and
  - b. adequate landscaping and parking is provided.
3. The proposed project is consistent with the General Plan which designates the site as Low Density Residential (4-15 du/na) and the South Natomas Community Plan which designates the site as Residential (4-8 du/na). A senior center for an existing social hall is an allowed use in any zone subject to special permit approval.

Findings of Fact - Variance

1. The project, as conditioned, does not constitute a special privilege granted to an individual property owner in that a variance would be granted to other property owners facing similar circumstances.
2. The project, as conditioned, will not be detrimental to the public welfare, nor result in the creation of a public nuisance, in that a chain link fence will be provided along the east property line and a redwood fence will be provided along the south property line and landscaping will be provided adjacent to the fences.
3. The project, as conditioned, does not constitute a use variance in that social centers and senior centers are allowed in residential zones with a special permit.
4. The project is consistent with the General Plan and the South Natomas Community Plan which designate the site as Low Density Residential.

1758



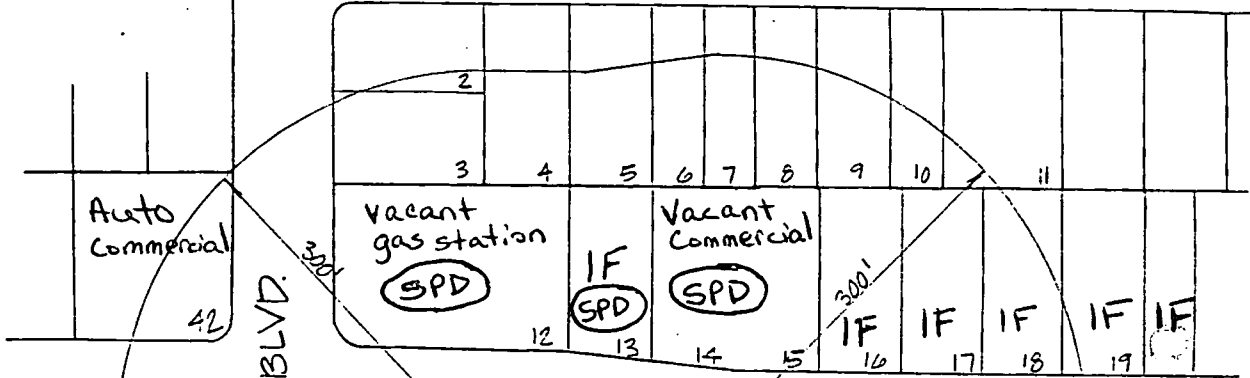
I 759

### VICINITY MAP

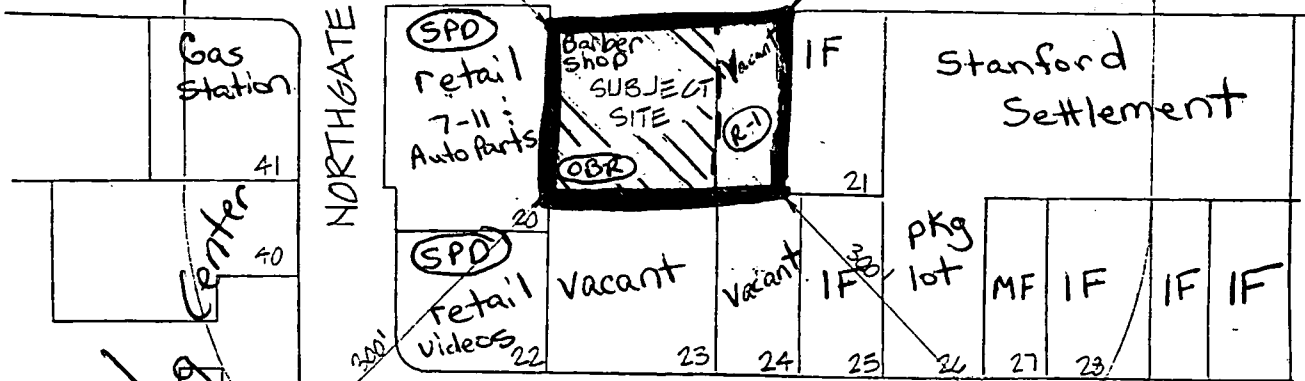




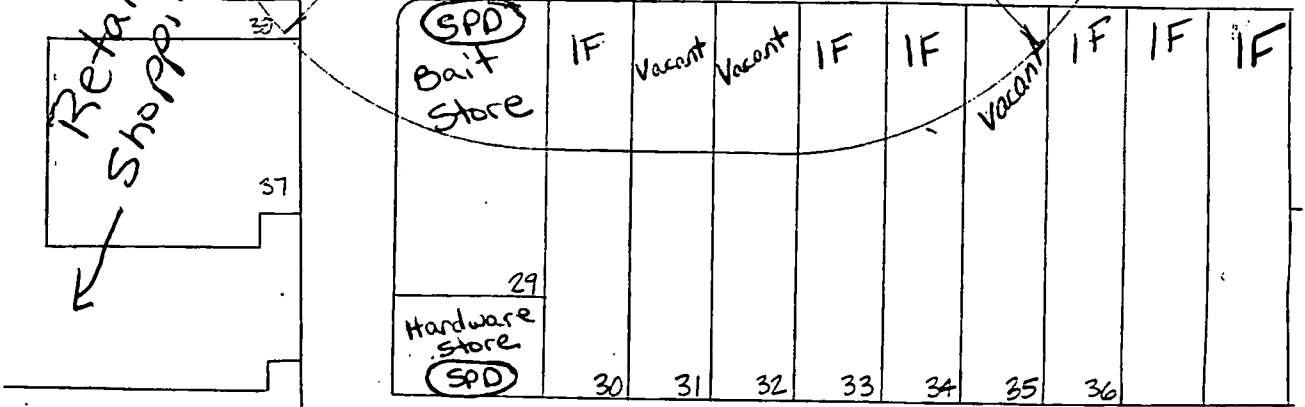
PERALTA AVE.



WEST EL CAMINO AVE.

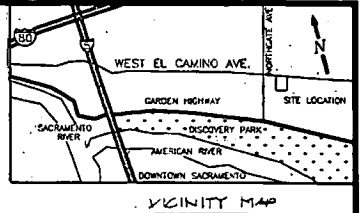
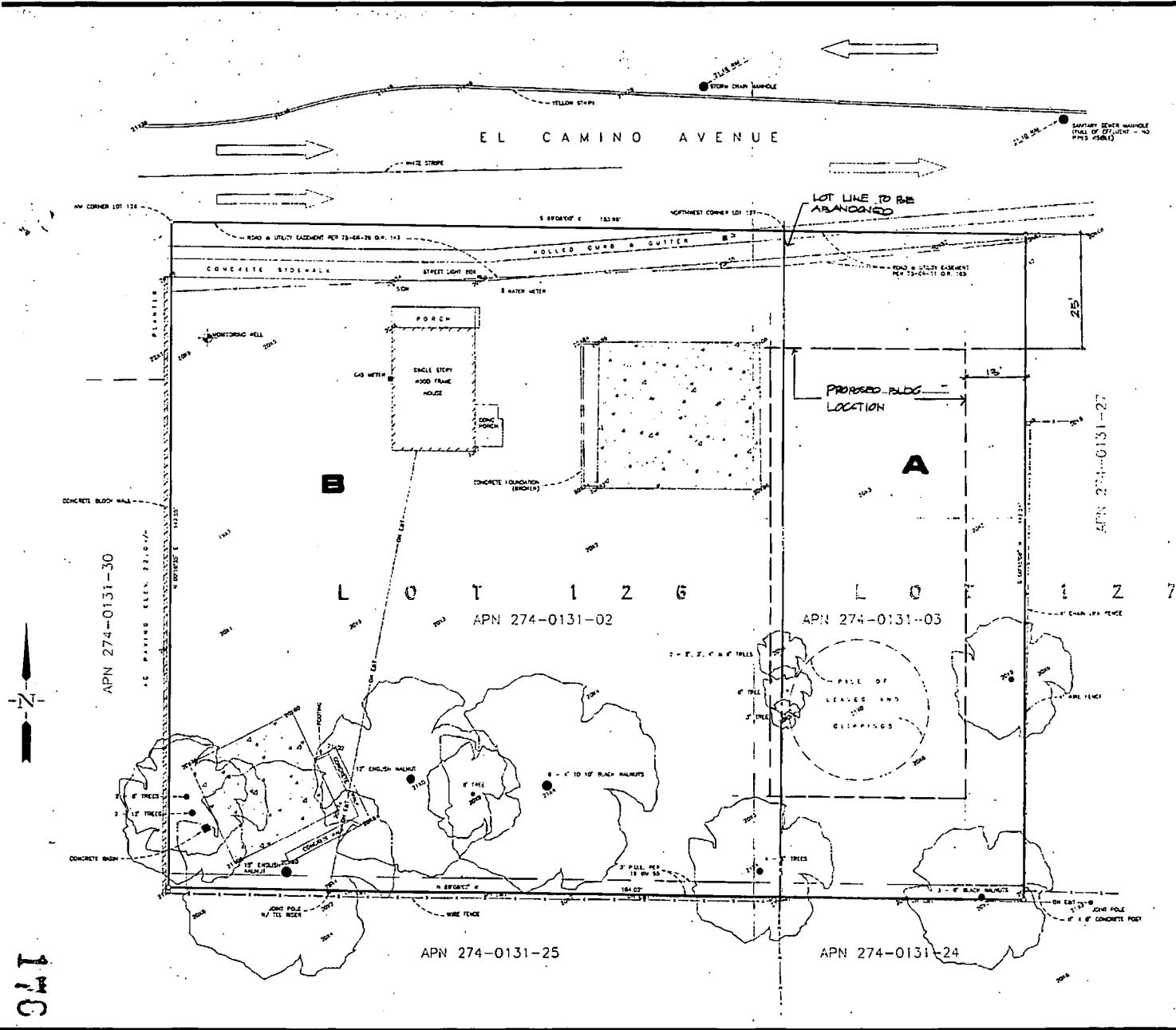


CLEVELAND AVE.



Retail Shopping Center

\* Entire Page R-1 zoning, except as noted



DESCRIPTION:  
 ALL THAT REAL PROPERTY SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO, DESCRIBED AS FOLLOWS:  
 PARCEL ONE:  
 LOT 126, AS SHOWN ON THE "PLAT OF GARDENLAND", RECORDED IN BOOK 18 OF MAPS, MAP NO. 55, RECORDS OF SAID COUNTY.  
 PARCEL TWO:  
 THE WEST 52 FEET OF LOT 127, AS SHOWN ON THE "PLAT OF GARDENLAND", RECORDED IN BOOK 18 OF MAPS, MAP NO. 55, RECORDS OF SAID COUNTY.

I HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN OCTOBER, 1991.

*Tom O. Morrow*  
 TOM O. MORROW  
 LICENSE EXPIRES JUNE 30, 1995 L.S. 5167



EXHIBIT - A

TOPOGRAPHIC SURVEY	
LOT 126 & PTN LOT 127 GARDENLAND (18 BM 55) CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA	
DATE: OCTOBER 16, 1991	SCALE: 1" = 10'
TOM O. MORROW, INC. 1001 TRIANGLE COURT SUITE 400 WEST SACRAMENTO, CA 95605	REVISIONS:
TEL: (916) 372-8124 FAX: (916) 372-8538	SHEET 1 OF 1

176

EXHIBIT - B

STANFORD SETTLEMENT SENIOR CENTER

EXISTING LEGAL DESCRIPTION

APN 274 0131 02

All that real property situated in the state of California, County of Sacramento, City of Sacramento, described as follows:

Lot 126 as shown on the "Plat of Gardenland" recorded in Book 18 of Maps, Map No. 55 Records of said County.

APN 274 0131 03

All that real property situated in the state of California, County of Sacramento, City of Sacramento, described as follows:

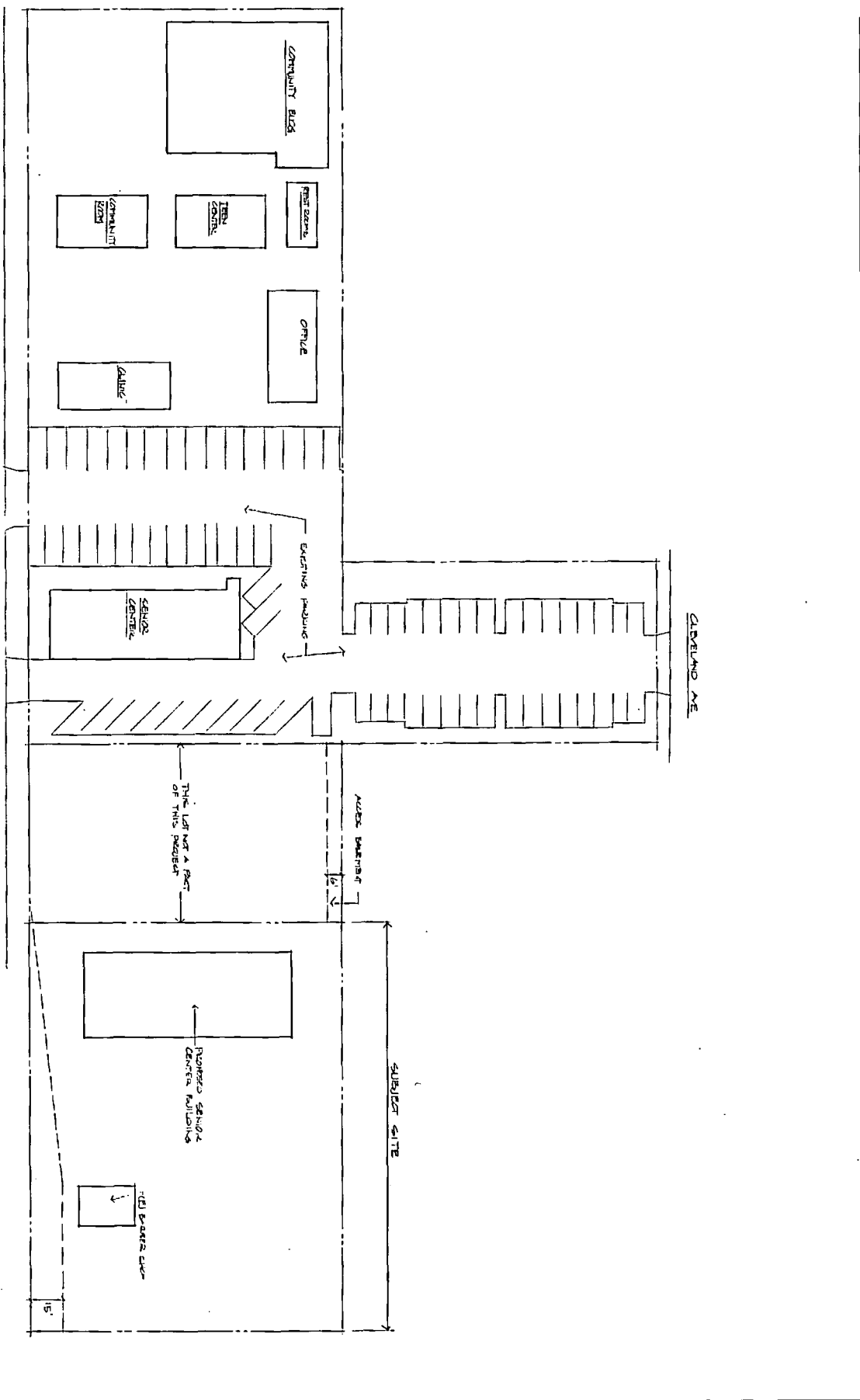
The West 52 feet of Lot 127 as shown on the "Plat of Gardenland" recorded in Book 18 of Maps, Map No. 55 Records of said County.

NEW LEGAL DESCRIPTION:

The Combination of two lots known as Lot 126 as shown on the "Plat of Gardenland" recorded in Book 18 of Maps, Map No. 55 Records of said County and the West 52 feet of Lot 127 as shown on the "Plat of Gardenland" recorded in Book 18 of Maps, Map No. 55 Records of said County further defined as a parcel starting from a point in the SW corner of the lot N 00°16'35" E 142.55' then S 89°08'00" E 183.96' then S 00°15'08" 142.54' then N 89°08'07" W 184.02' to the starting point.

1762

175



STANFORD SETTLEMENT SENIOR CENTER		MONIGHAN + ASSOCIATES Architects & Planners	
530 WEST EL CAMINO SACRAMENTO, CA		110 Fourth Street, Sacramento, CA 95814 916.448.1291	
DATE	12/1/92	NO. 1	REV. 1
BY	1/20	NO. 1	REV. 1
CHKD		NO. 1	REV. 1
APP'D		NO. 1	REV. 1
DR		NO. 1	REV. 1

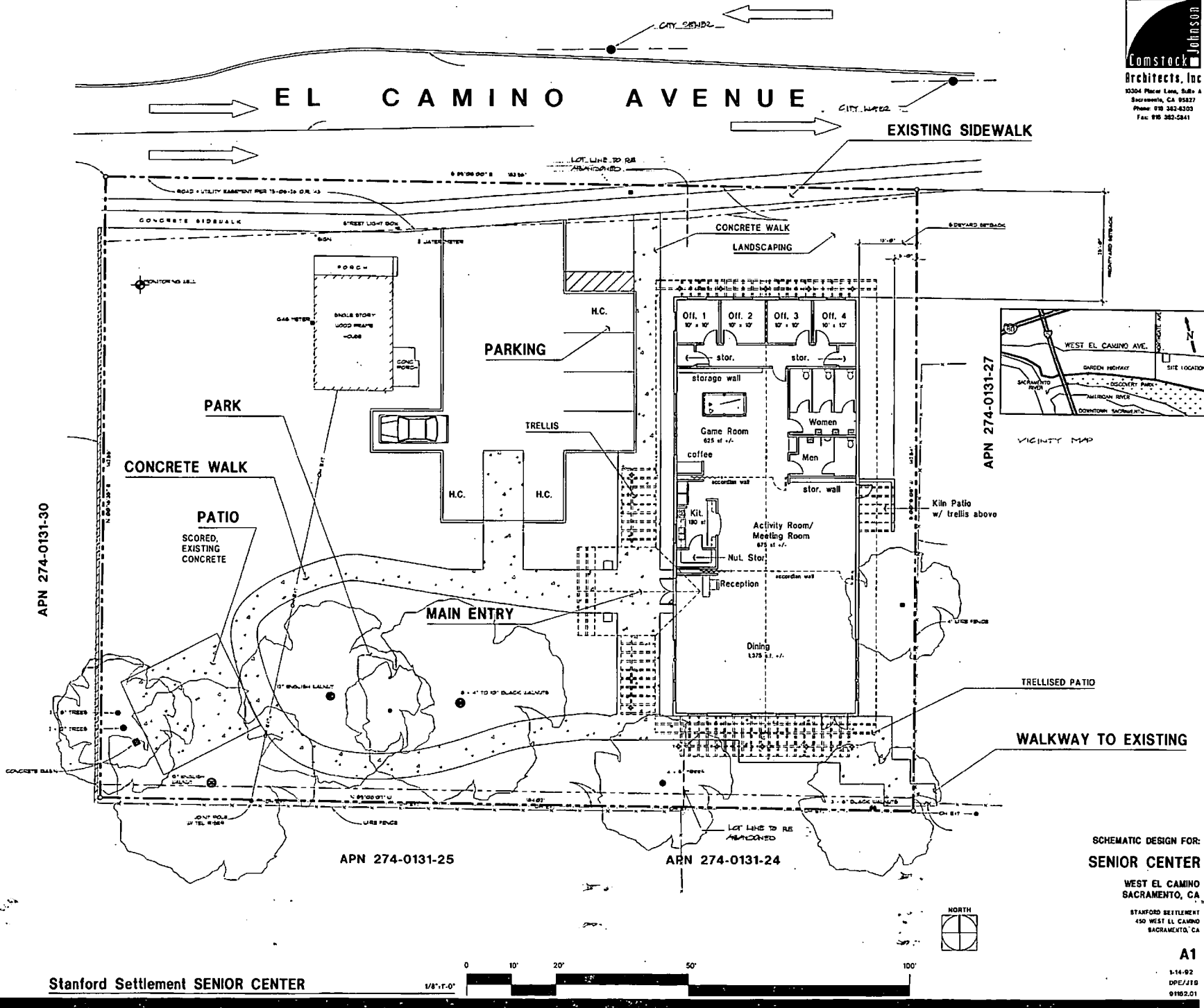
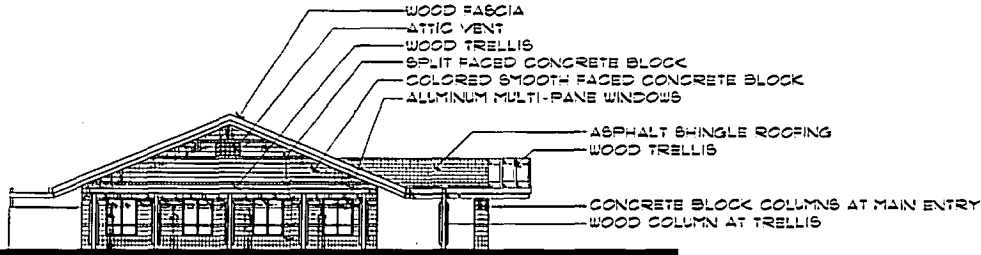


EXHIBIT - D / FLOOR PLAN

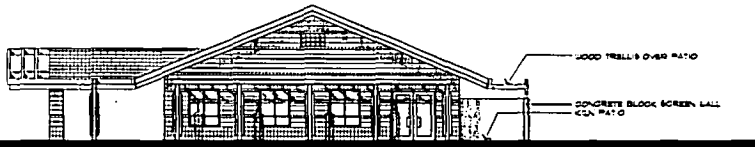
SCHEMATIC DESIGN FOR:  
**SENIOR CENTER**  
 WEST EL CAMINO  
 SACRAMENTO, CA  
 STANFORD SETTLEMENT  
 450 WEST EL CAMINO  
 SACRAMENTO, CA

A1  
 1-14-92  
 DPE/JTB  
 01102.01

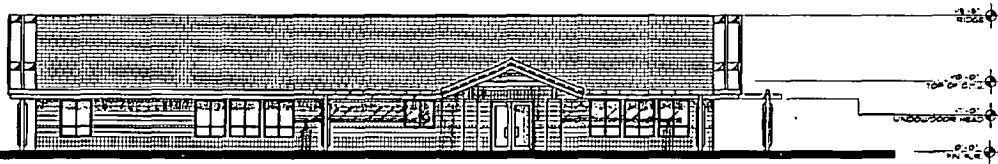
1704



North Elevation



South Elevation



West Elevation

Stanford Settlement SENIOR CENTER

1/8"=1'-0"



EXHIBIT - E / ELEVATIONS

SCHEMATIC DESIGN FOR:  
**SENIOR CENTER**

WEST EL CAMINO  
SACRAMENTO, CA

STANFORD SETTLEMENT  
450 WEST EL CAMINO  
SACRAMENTO, CA

**A2**

1-14-92

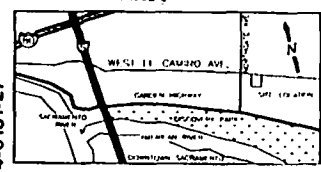
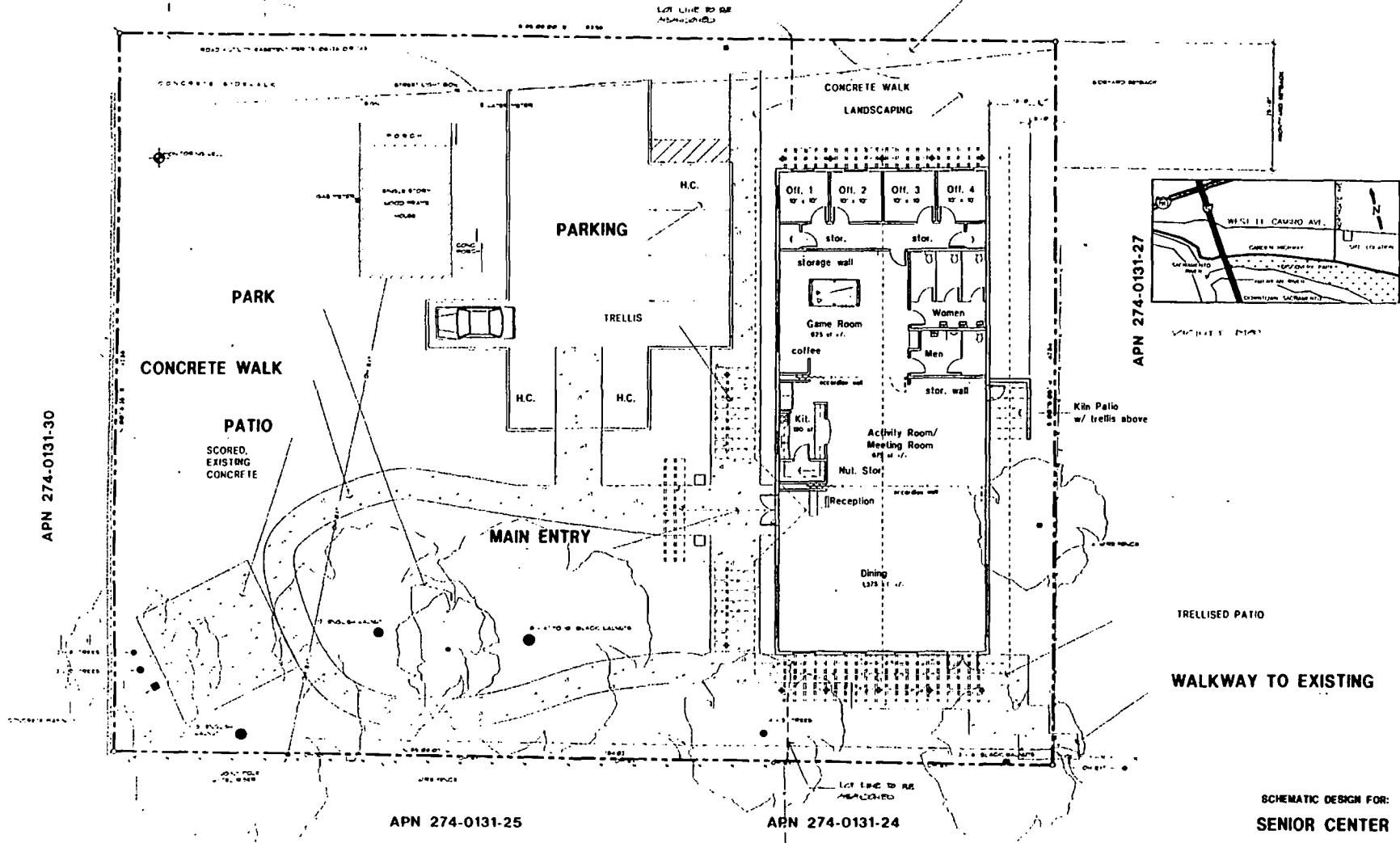
DPE

91162.01

1700

# EL CAMINO AVENUE

EXISTING SIDEWALK



APN 274-0131-27

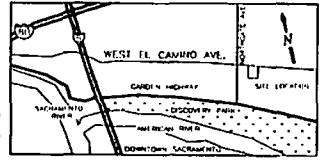
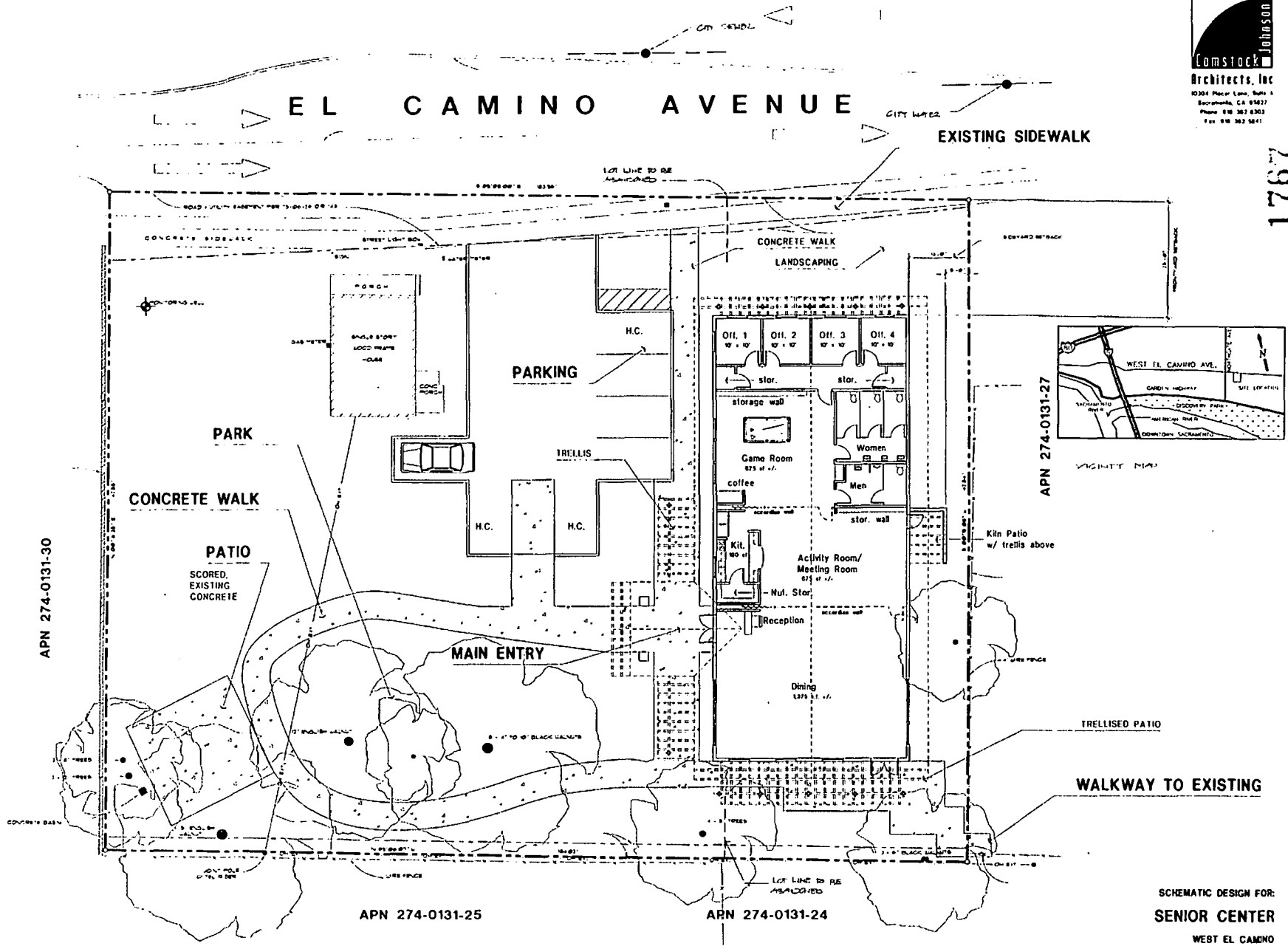
SCHEMATIC DESIGN FOR:  
**SENIOR CENTER**  
 WEST EL CAMINO  
 SACRAMENTO, CA  
 STANFORD SETTLEMENT  
 450 WEST EL CAMINO  
 SACRAMENTO, CA



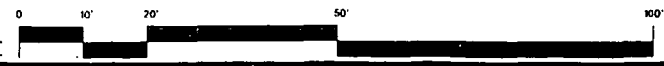
A1  
 1:16 = 1"  
 DPE/JTS  
 8/10/01



1787

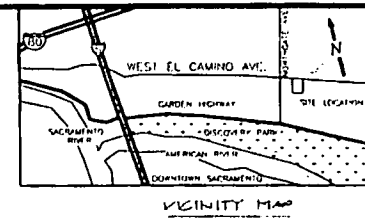


SCHEMATIC DESIGN FOR:
   
**SENIOR CENTER**
  
 WEST EL CAMINO
   
 SACRAMENTO, CA
   
 STANFORD SETTLEMENT
   
 450 WEST EL CAMINO
   
 SACRAMENTO, CA





8021



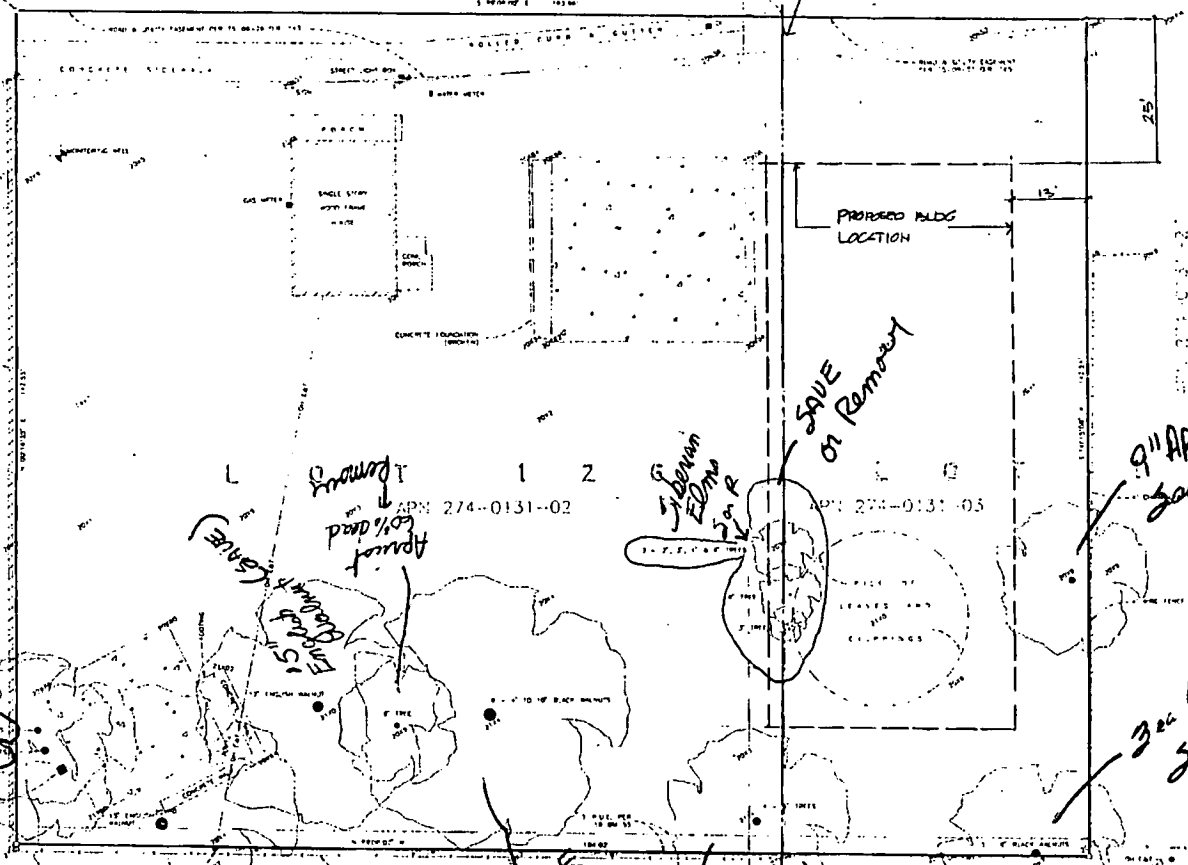
EL CAMINO AVENUE

LOT LINE TO BE ABANDONED

DESCRIPTION:  
 ALL THAT REAL PROPERTY SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO, DESCRIBED AS FOLLOWS:  
 PARCELS ONE:  
 LOT 126, AS SHOWN ON THE 'TRAIL OF GARDENLAND', RECORDED IN BOOK 18 OF MAPS, MAP NO. 55, RECORDS OF SAID COUNTY.  
 PARCELS TWO:  
 THE WEST 32 FEET OF LOT 127, AS SHOWN ON THE 'TRAIL OF GARDENLAND', RECORDED IN BOOK 18 OF MAPS, MAP NO. 55, RECORDS OF SAID COUNTY.

I HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN OCTOBER, 1991.

Tom O. Morrow  
 TOM O. MORROW  
 LICENSE (EXPIRES JUNE 30, 1993) 1.5 5187



*Save or Remove*  
 274-0131-30

*Save or Remove*  
 274-0131-02  
*Save or Remove*  
 274-0131-05  
*Save or Remove*  
 274-0131-24

*SAVE or Remove*  
*Suburban Edging*

*9" Apricot*  
*Save or Remove*

*3 or 6" Black Walnut*  
*Save or Remove*

*15" English Walnut*  
*Save or Remove*  
*if tree is preserved*  
*have arborist evaluate*

*Black Sycamore*  
*Save or Remove*

TOPOGRAPHIC SURVEY	
LOT 126 & PIN LOT 127	
GARDENLAND (18 BM 55)	
CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA	
DATE: OCTOBER 18, 1991	SCALE: 1" = 10'
TOM O. MORROW, INC.	REVISIONS:
1001 TRIANGLE COURT	
SUITE 400	
WEST SACRAMENTO, CA 95605	
TEL: (916) 372-8124	
FAX: (916) 372-8538	
SHEET 1 OF 1	

