

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Delma P. Petilla, 4130 Doss Way, Sacramento, CA 95823		
OWNER	Patrico & Delma Petilla, 4130 Doss Way, Sacramento, CA 95823		
PLANS BY	_____		
FILING DATE	10-22-82	50 DAY CPC ACTION DATE	_____
REPORT BY	SD:bw		
NEGATIVE DEC.	11-14-82	EIR	_____
ASSESSOR'S PCL. NO.	039-171-42		

APPLICATION: 1. Environmental Determination
2. Special Permit to expand an existing residential care facility for the elderly (Sec. 2-B-8)

LOCATION: 6025 Riza Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to expand an existing group care facility for elderly residents by 660 square feet.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices
1965 Southgate Community Plan designation: Shopping or Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Group Care Facility

Surrounding Land Use and Zoning:

North: Vacant/Commercial; C-2
South: Vacant/Apartment Complex; C-2
East: Commercial; C-2
West: Mobile Home Park; C-2

Parking Required: To be determined by Planning Commission
Parking Provided: 6 spaces
Property Dimensions: 162' x 75'
Property Area: 12,500± square feet
Square Footage of Building(s): 2,640 existing; 660 proposed
Topography: Flat
Street Improvements: To be provided
Utilities: Existing
Height of Structure: 12.6 feet
Exterior Building Materials: Wood
Exterior Building Colors: Green

BACKGROUND INFORMATION: On May 27, 1980 the City Council approved a tentative map request to divide 1.47± acres into three parcels. The subject site is a portion of the original site. The present use was already located on the subject site.

STAFF EVALUATION: Staff has the following comments with regard to this project.

1. The subject site is developed with a residential care facility housing 10 elderly residents. The applicant proposes to add 660 square feet to the rear of the structure to accommodate four more residents. This is a logical extension of an existing use. The expanded structure will be well within the required setbacks. There will not be a need for additional parking.

APPLC. NO. P82-247

MEETING DATE November 24, 1982

CPC ITEM NO. 17

002375

Staff therefore supports the request for a special permit to expand the facility.

2. The applicant indicates that only one employee is on the site at a time for parking purposes. Further, none of the residents own vehicles, and visitor parking demand is ordinarily minimal. Staff believes the six parking spaces provided at the front of the site to be adequate. These spaces should be striped according to zoning ordinance standards.
3. The site contains existing planters along the property frontage; however, these planters need to be maintained by weeding in order to improve the appearance of the facility.

STAFF RECOMMENDATION. Staff recommends the following actions:

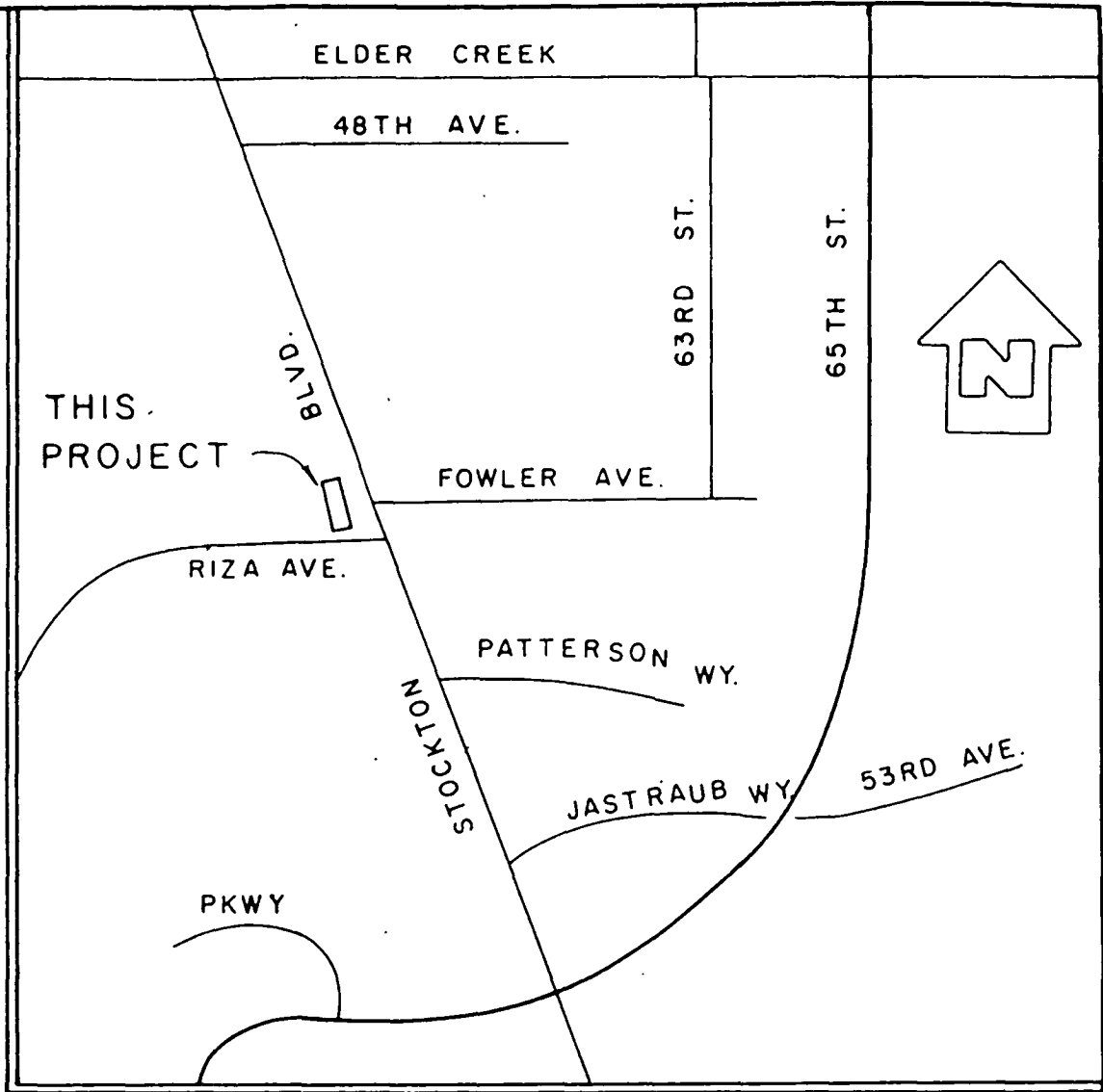
1. Ratification of the Negative Declaration;
2. Approval of the Special Permit, subject to the following condition and based on Findings of Fact which follow.

Condition

The parking lot shall have six spaces striped according to the dimensions required in the Zoning Ordinance (8'x 18' for 90° parking) prior to approval of final occupancy permits.

Findings of Fact

- a. The project is based on sound principles of land use in that it is a logical expansion of an existing use and is compatible with the residential use in the mobile home park to the west;
- b. The project is not detrimental to surrounding property in that adequate on-site parking is provided;
- c. The project complies with the Zoning Ordinance which allows a residential care facility in any zone with special permit approval.



LOCATION MAP

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LAND USE MAP

STOCKTON

BLVD

RIZA

AVE

vacant

Commercial building

Used cars

mobile home park

SUBJECT SITE

Residential

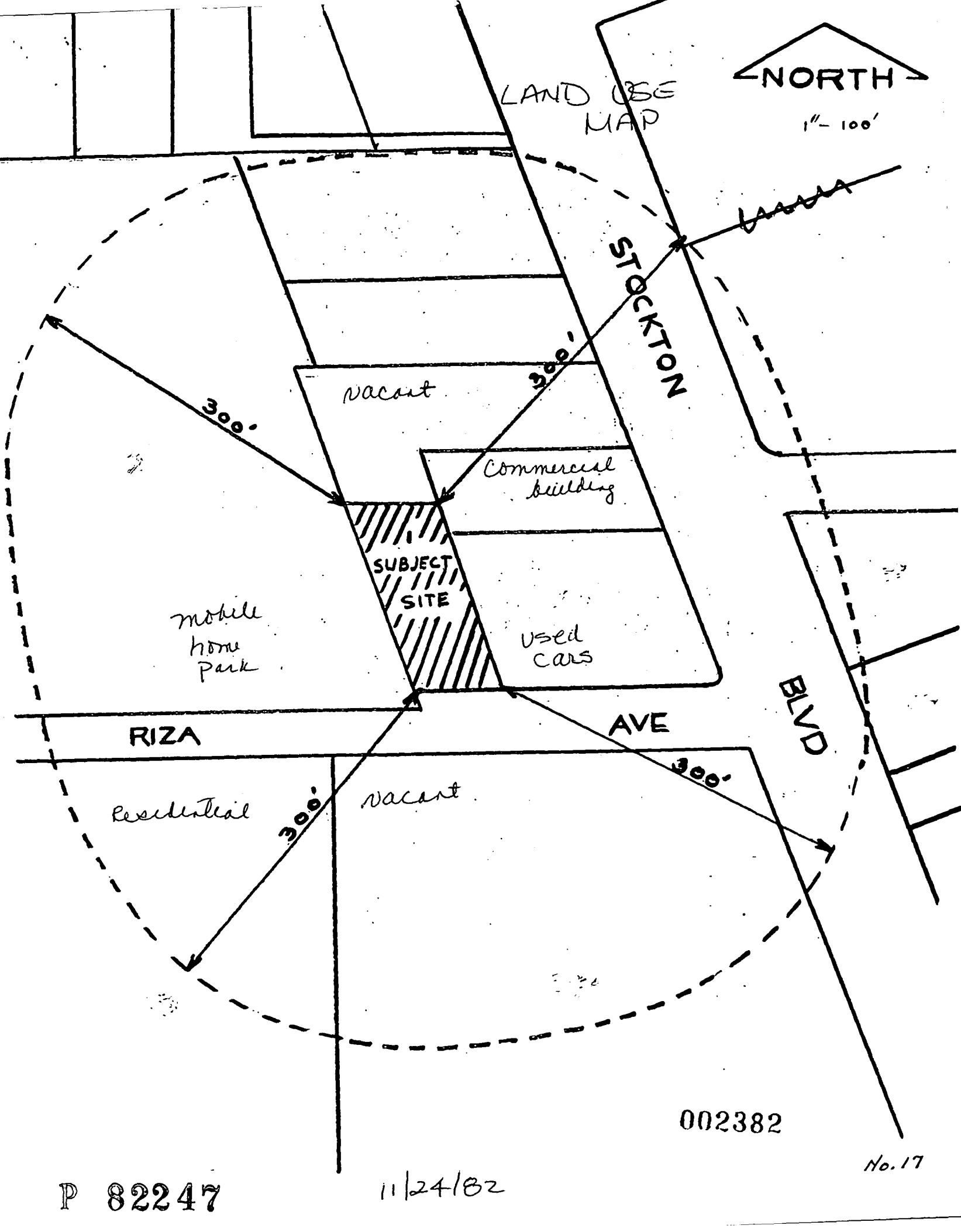
vacant

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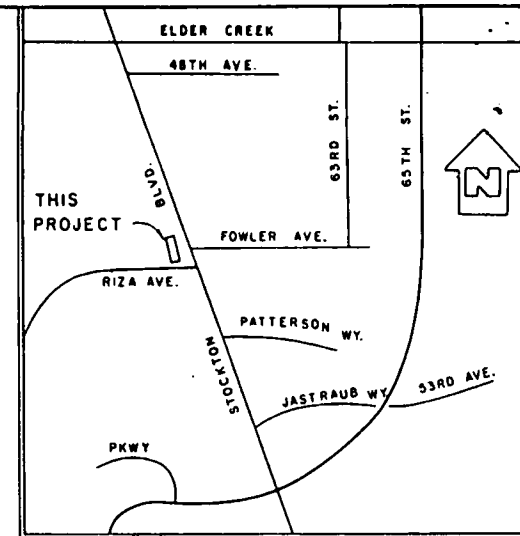
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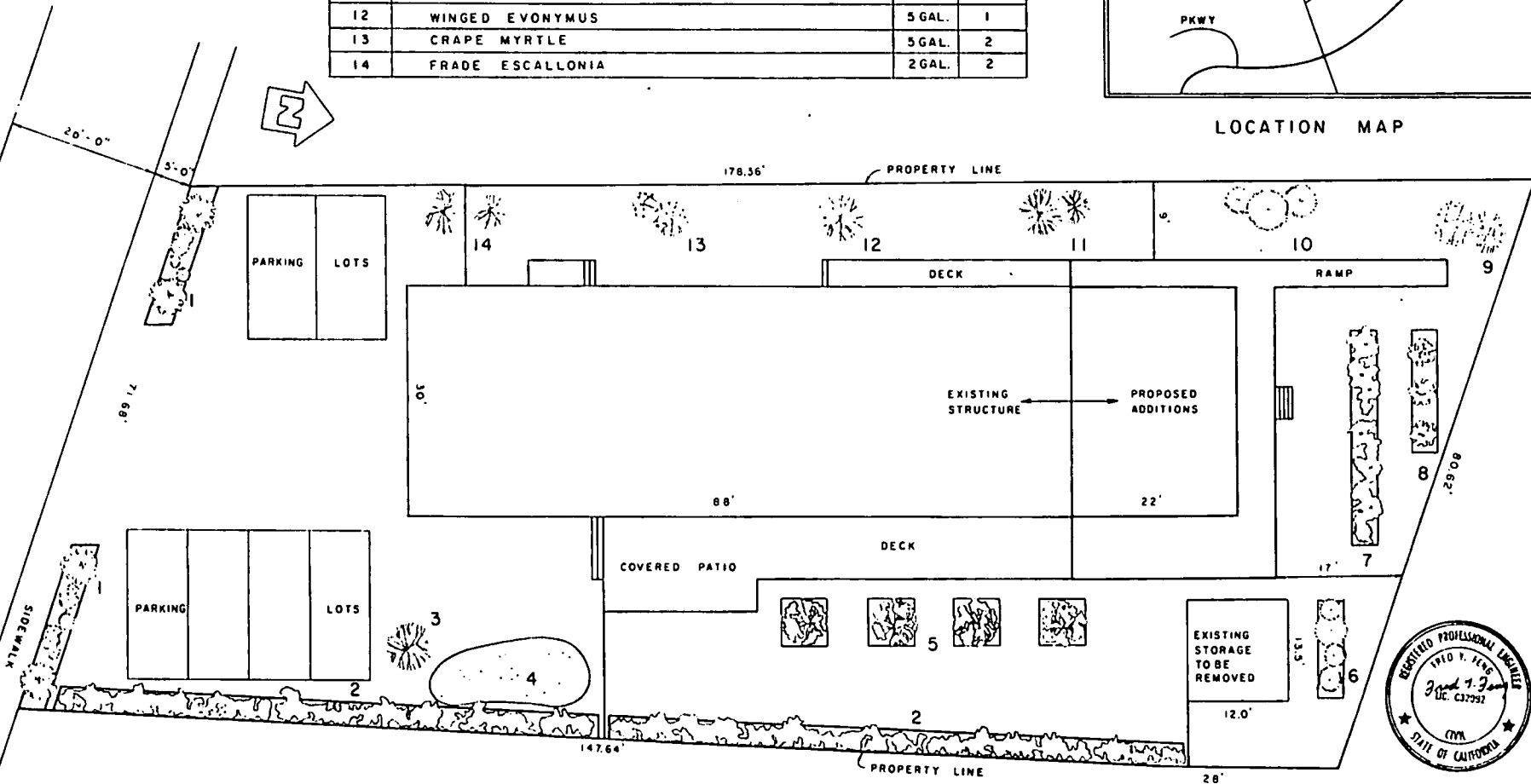
PLANT LIST

ITEM	COMMON NAME	SIZE	QUANTITY
1	NANPINA	15 GAL.	EXIST'G
2	LILY-OF-THE-NILE	FLAT	18" O.C.
3	CANARY ISLAND PINE	5 GAL.	1
4	TURF	200SF.	
5	PEACH	15 GAL.	EXIST'G
6	CENTURY PLANT	FLAT	18" O.C.
7	VINE		EXIST'G
8	CAMELLIA	1 GAL.	3
9	APPLE	10 GAL.	EXIST'G
10	GOLD COST JUNIPER	1 GAL.	3
11	CRAPP MYRTLE	5 GAL.	2
12	WINGED EVONYMUS	5 GAL.	1
13	GRAPE MYRTLE	5 GAL.	2
14	FRADE ESCALLONIA	2 GAL.	2

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LOCATION MAP



MARK LEE MANOR - ADDITION

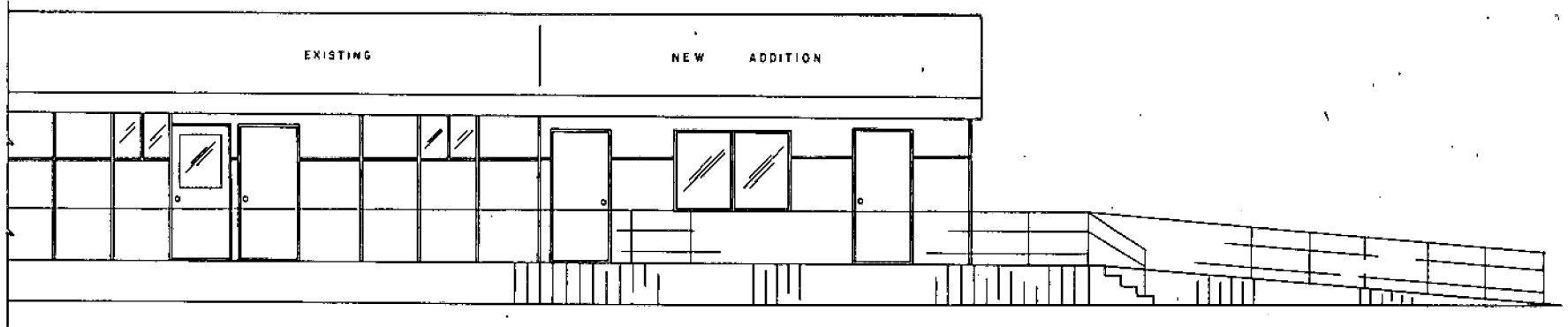
SCALE: 1" = 10'-0"	APPROVED BY:	DRAWN BY B. G. C.
DATE: 10-17-82		REVISED
DELMA P. PETILLA 6025 RIZA AVE., SACRAMENTO		DRAWING NUMBER
SITE PLAN		01

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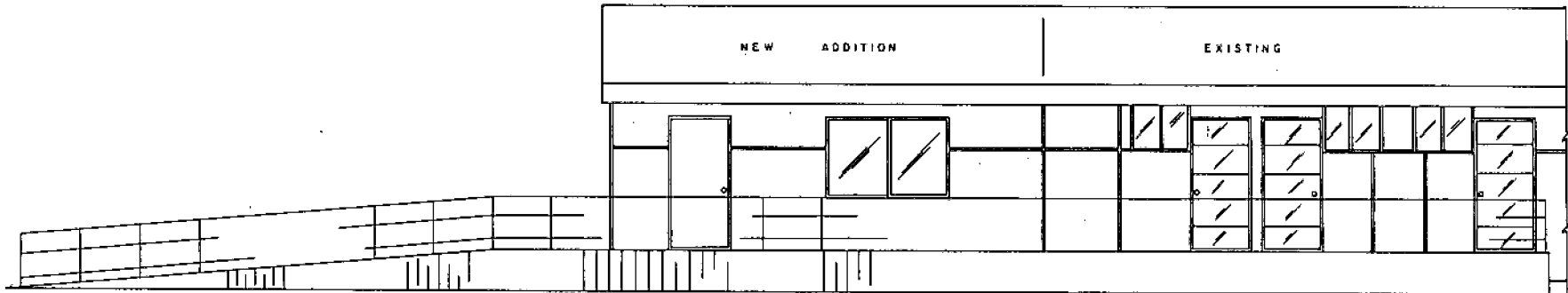
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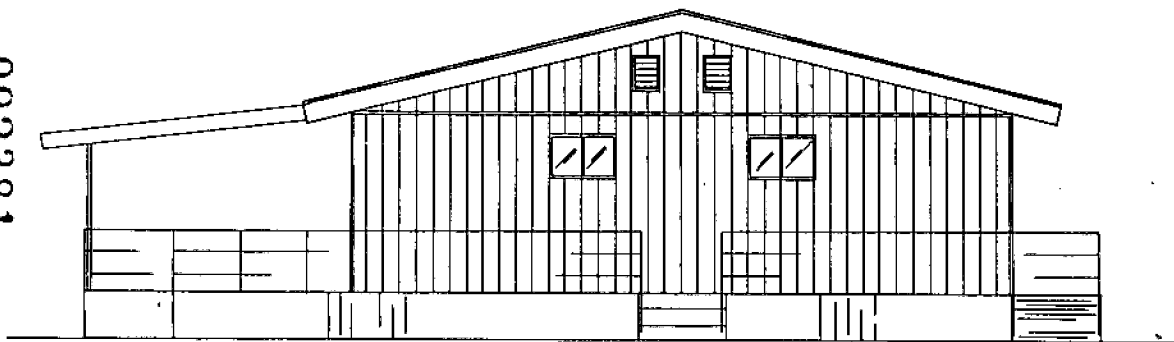
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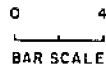
EAST ELEVATION



WEST ELEVATION



REAR ELEVATION (NORTH)



MARK LEE MANOR - ADDITION		
SCALE: 1/4" = 1'-0"	APPROVED BY: <i>[Signature]</i>	DRAWN BY: B.G.C.
DATE: 10-17-82	REVISION:	
DELMA R. PETILLA 6025 RIZA AVE., SACRAMENTO		DRAWING NUMBER
ELEVATIONS		02