

# CITY PLANNING COMMISSION

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

APPLICANT Vitello & Assoc. - 1931 H Street, Sacramento, CA 95814  
OWNER National Retirement Communities Co. - 306 Elmhurst Circle, Sacto. 95825  
PLANS BY Vitello & Assoc. - 1931 H Street, Sacramento, CA 95814  
FILING DATE 11-13-87 ENVIR. DET. Neg. Dec. 12-7-87 REPORT BY JP:sg  
ASSESSOR'S-PCL. NO. 007-0141-005,006,007,008

- APPLICATION:
- A. Negative Declaration
  - B. Special Permit Modification for a 139-unit senior citizen residential care facility
  - C. Special Permit Modification to construct a major project exceeding 75,000 square feet in the Central City
  - D. Variance to allow 12 tandem parking spaces (Withdrawn)
  - E. Plan Review for an 80,000+ square foot 139-unit senior citizen residential care facility in the C-2-R zone

LOCATION: 1812 to 1820 L Street (south side of L Street, 80 feet east of 18th Street)

ROPOSAL: The applicant is requesting the necessary entitlements to construct a 139-unit State licensed residential care facility with 1,600+ square feet of ground floor retail in the C-2-R zone.

PROJECT INFORMATION:

1980 Central City Community  
Plan Designation: General Commercial  
Existing Zoning of Site: C-2-R  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; R-4-R, OB-R  
South: Single & two family residential, commercial; C-2  
East: Residential, commercial; C-2  
West: Residential, commercial; C-2

Parking Required: Retail commercial - 4 spaces; residential care to be determined by Commission  
Parking Provided: 31 spaces  
Property Dimensions: 160' x 160'  
Property Area: 0.58+ acres

APPLC. NO. P87-470 MEETING DATE December 17, 1987 ITEM NO 18

	Approved	Proposed Modification
Density of Development:	236 d.u. per acre	240 d.u. per acre
Square Footage of Building:	94,100+ sq. ft.	80,000+ sq. ft.
Height of Building:	56' to plate line 76' highest point	48' to plate line 69' highest point
Exterior Building Materials:	Cement plaster, wood lap siding	
Roof Material:	Concrete tile	
Exterior Building Materials:	Grey, salmon, light teal	

BACKGROUND INFORMATION: On June 12, 1980 the City Planning Commission approved a rezoning from C-3 to R-5-R, a tentative map and special permits to develop a 46-unit, 70-foot high condominium complex on the subject site (P-9041). The project was approved by the City Council on August 26, 1980. The project, however, was never constructed.

On February 26, 1987 the Planning Commission approved a rezoning from R-5-R to C-2-R, a lot line adjustment, and special permits to construct a 137-unit residential care facility for the elderly with 1,550 square feet of ground floor retail (94,100 square feet total) on the subject site (Exhibits A to C). This project was approved by the City Council on March 31, 1987. The applicant is now requesting to modify the approved special permit and a plan review for the revised project.

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site consists of four vacant lots totaling 0.58+ acre in the General Commercial-Review (C-2-R) zone. (A lot line merger, approved as part of the previous application, has recently been recorded but new parcel numbers have not as yet been issued by the Assessor's Office.) Surrounding land uses include residential and commercial uses zoned C-2 to the south, east and west and a multiple family complex zoned R-4-R to the north. There is also a vacant city block to the north zoned OB-R and R-4-R and previously approved for an office building (P84-399) and a senior citizen apartment complex (P86-050). The site is designated for General Commercial uses by the 1980 Central City Plan.

B. Applicant's Proposal

In November 1987 the applicant submitted a request to modify the special permits granted by the Planning Commission and City Council in the Spring of 1987 and a variance for tandem parking (Exhibits D to G). The plans submitted indicated the following revisions: (1) an increase in the number of units from 137 to 139; (2) a decrease in the amount of parking spaces from 42 to 38 with 12 tandem parking spaces; (3) a decrease in the landscaped and usable open space area on the site from 4,300+ square feet to approximately 1,200+ square feet; and (4) building design modifications.

The design modifications included the elimination of the below grade parking and dining area, a driveway entrance off of L Street, changes in the roof

design and the elimination of concrete block as an exterior material. The applicant proposed these modifications to the original project due to financial considerations and to meet HUD requirements relating to unit size.

Planning staff reviewed the revised plans and had several concerns regarding the applicant's proposed modifications. First, the approved project has a density of 236 units per acre, one of the highest densities approved for a senior care facility or senior apartment project. The proposed increase of two units puts the proposed density at 240 units per acre. Planning staff found this density increase unacceptable. A survey of six Central City elderly projects found a density range between 60 and 207 units per acre, which is lower than the density proposed by the applicant. Secondly, the open space area was decreased so that it was less than half the open space area that was previously approved. Staff felt that more open space for the project was necessary. Thirdly, the tandem parking arrangement off the alley was unacceptable to both Planning and Public Works staff and an alternative to this arrangement was desirable. Finally, while the project is subject to the review and approval of the City Design Review/Preservation Board, Planning staff was concerned that the hip roof line was not carried through front to back as it was in the approved project. The proposed building will be the tallest building on the block face and the site is surrounded by one and two story structures, making the roof of the structure visible from the east and west. Staff found that the continuation of this roof line was an important design feature that should be included in any design modifications to this project.

Planning staff met with the applicant to discuss these concerns. As a result of this meeting, the applicant revised the project plans to eliminate the tandem parking on the ground floor (seven spaces) and provide additional open space (approximately 165 square feet) in this area (Exhibits H to I). The number of parking spaces for the project would then be decreased to 31 spaces, however the applicant would be willing to enter into an agreement to provide a shuttle van for the project and to insure that residents of the complex would not be allowed to maintain an automobile on the premises (Exhibits J and K). As a result of this redesign, the request for a variance for tandem parking has been withdrawn.

The applicant, however, is unwilling to reduce the proposed unit count from 139 to the previously approved 137 units, nor to revise the plans to continue the hip roof line to the rear of the structure. Staff finds that if the two additional units were eliminated the square footage could be used to provide an outdoor balcony or indoor lounge area for residents besides reducing the density of the project. Planning staff, therefore, finds that the proposed special permit modifications are unacceptable and recommends that they be denied.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a negative declaration subject to the following mitigation measure in order to avoid any potentially significant adverse environmental impacts.

The applicant shall prepare an analysis of the air circulation within the proposed structure, including CO levels and other vehicular pollutants generated at full-occupancy peak-use times. This analysis should be performed by a certified professional in the field, and should recommend appropriate mitigation measures, if necessary. This study

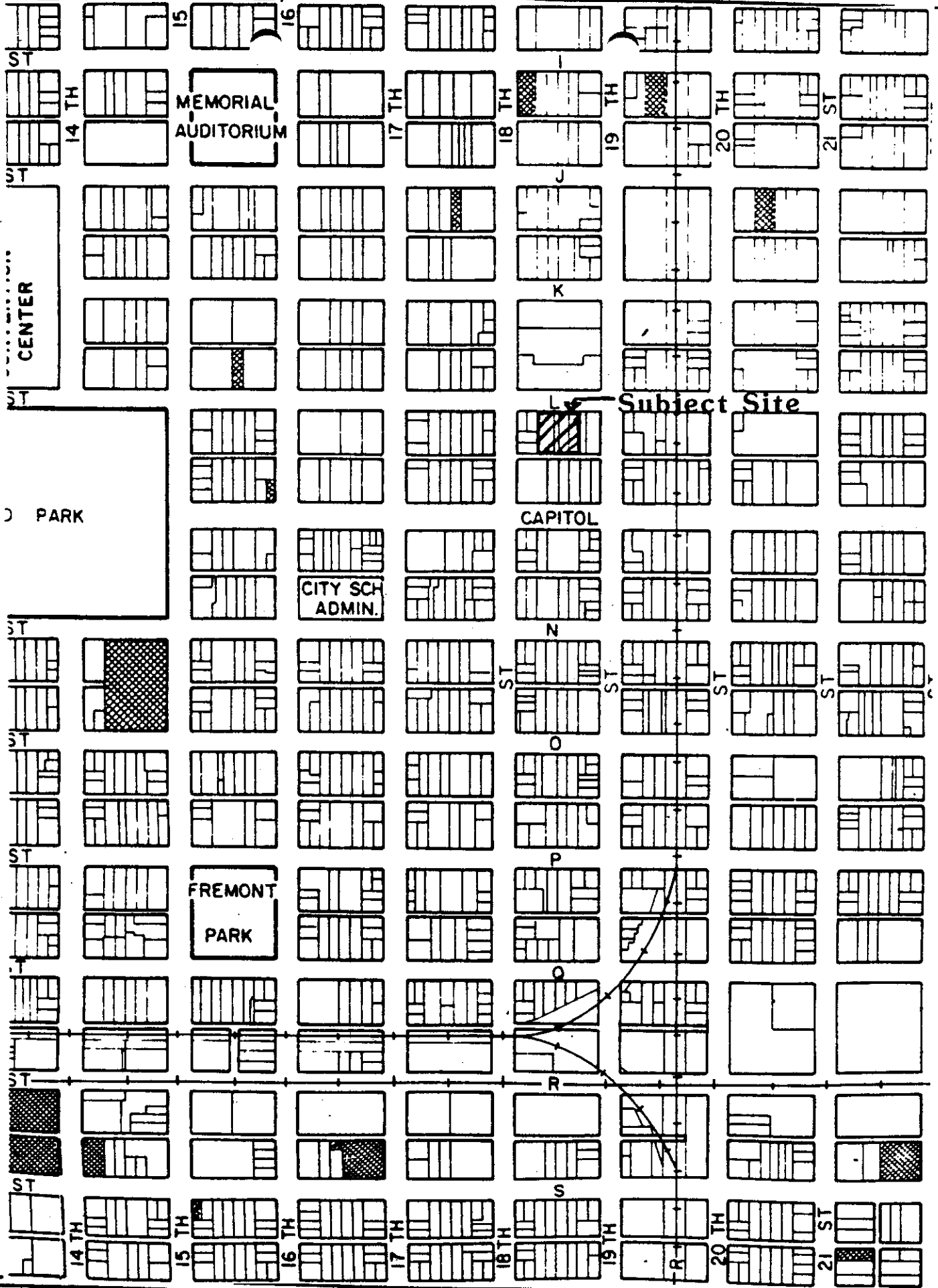
should be accompanied by a letter from the Air Resources Board (ARB) or other appropriate agency as identified by the ARB, assessing the adequacy of and concurring with the findings of the final report. This final report is required prior to the issuance of a building permit.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Deny the Special Permit Modification for a 139-unit senior citizen residential care facility based upon findings of fact which follow;
- C. Deny the Special Permit Modification for a major project based upon findings of fact which follow;
- D. Withdraw the Variance to allow 12 tandem parking spaces; and
- E. Deny the Plan Review for an 80,000± square foot 139-unit senior citizen residential care facility in the C-2-R zone based upon findings of fact which follow.

Findings of Fact

- 1. The proposed special permit modification is not based upon sound principles of land use in that:
  - a. the proposed density exceeds what has been previously approved for senior citizen apartments and senior residential care facilities, both inside and outside the Central City Community Plan area; and
  - b. the previous building design was superior in that it provided more movement in the building facade and the hip roof line was continued from the front of the structure to the rear.
- 2. The proposed modified project, if approved, would be detrimental to the public health, safety and welfare in that adequate open space for residents of the project is not provided.



P87-470

# VICINITY MAP

Item 18

12-17-87







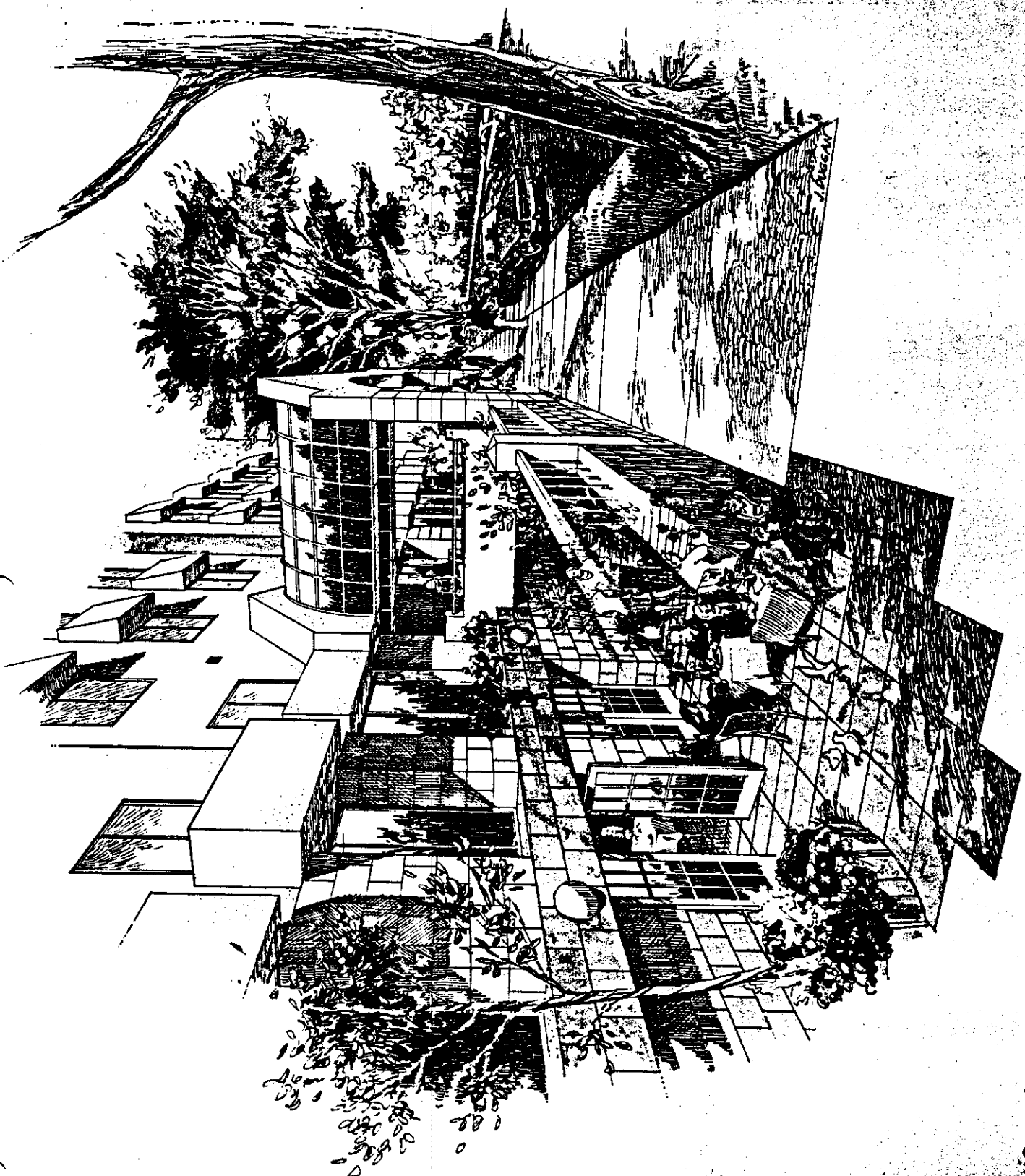
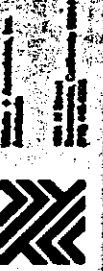






EXHIBIT C-2

P87-058



Capitol Plaza Retirement Center

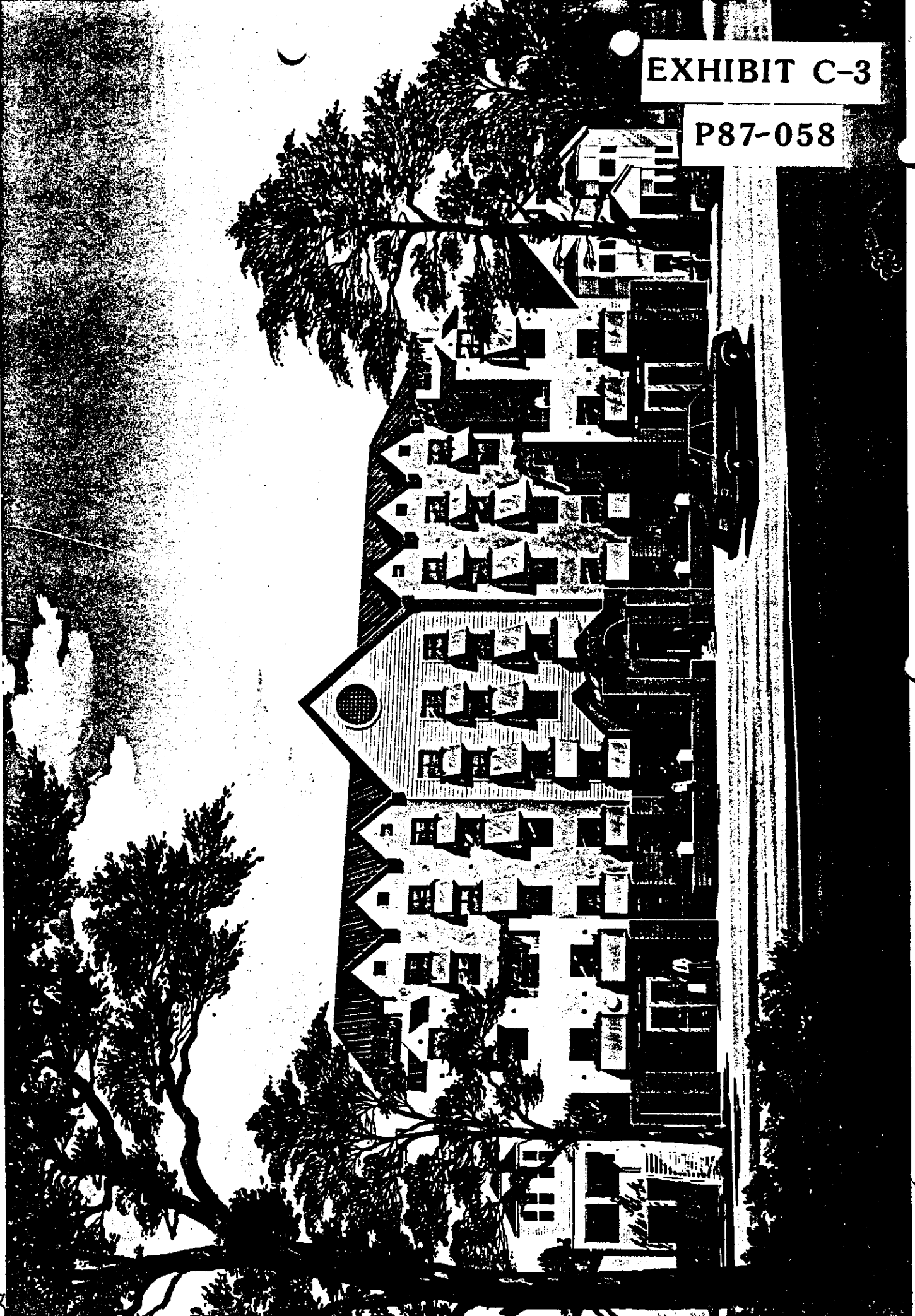
087-470

12-17-87

Item 18

EXHIBIT C-3

P87-058







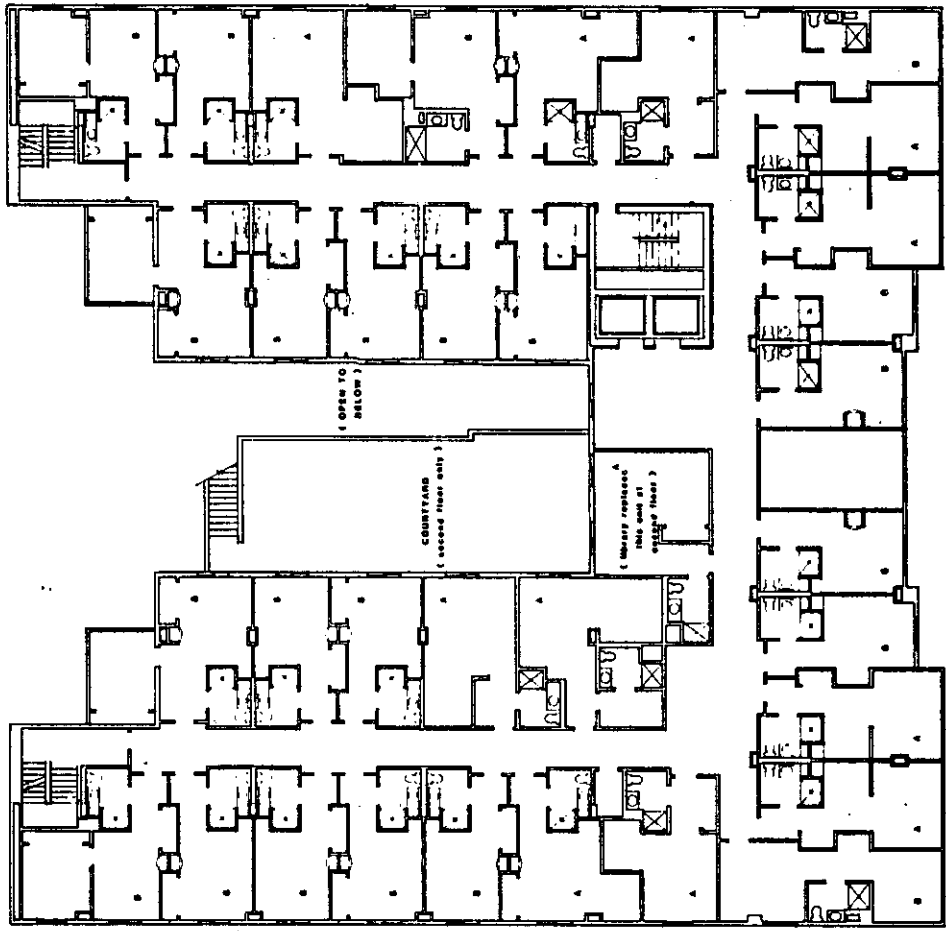
Vertical text on the left side of the page, likely a title or address, partially obscured by a logo.

CAPITOL  
 PLAZA  
 RETIREMENT  
 CENTER  
 SACRAMENTO  
 CALIFORNIA


# EXHIBIT E

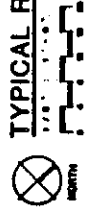
## Proposed Floor Plans

### Nov. 1987



- A : ALCOVE UNIT ( 40 UNITS 200 )
  - B : STUDIO UNIT ( 65 UNITS 400 )
  - C : BEDROOM UNIT ( 30 UNITS 200 )
- 135 UNITS TOTAL**

TYPICAL RESIDENTIAL FLOOR 2ND 3RD 4TH & 5TH FLOORS



P87-470

12-17-87

Item 18

# EXHIBIT F

## Proposed Landscape Plan

Nov. 1987

DATE	11/19/87
BY	7787A
CHECKED	



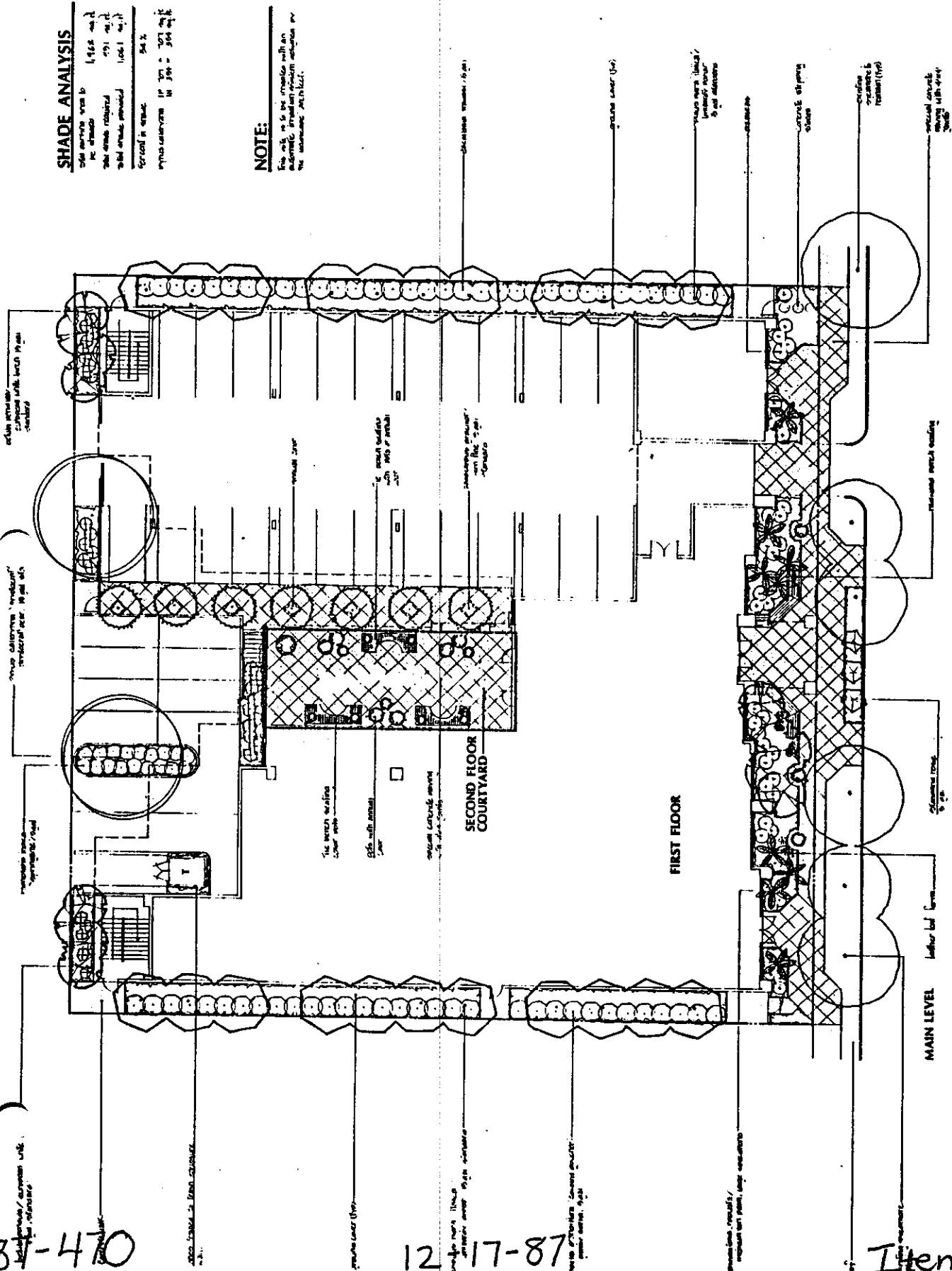
SCALE 1/8" = 1'-0"

**SHADE ANALYSIS**

SHADE AREA	1,475 sq. ft.
PERCENT SHADING	100%
PERCENT OPEN	0%

NOTE: This analysis is based on a sun path diagram for the site. The sun path diagram is available upon request.

**NOTE:**  
 This site is to be planted with an automatic irrigation system subject to the automatic schedule.



087-470

12-17-87

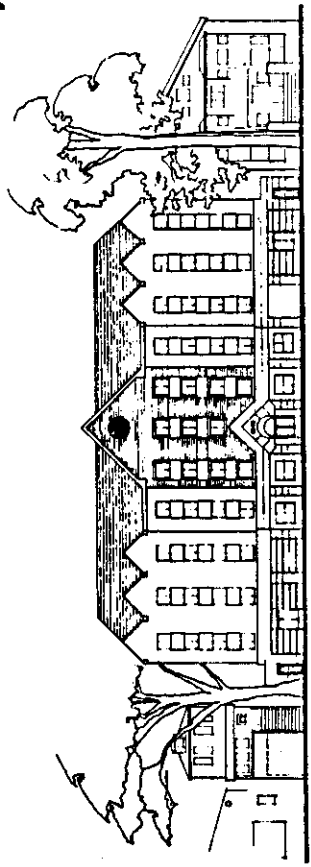
Item 18

Walters & Associates, Inc.  
 Architects  
 1000 N. Street  
 Sacramento, California 95811  
 Phone: (916) 441-1111  
 Fax: (916) 441-1112

CAPITOL  
 PLAZA  
 RETIREMENT  
 CENTER  
 SACRAMENTO  
 CALIFORNIA

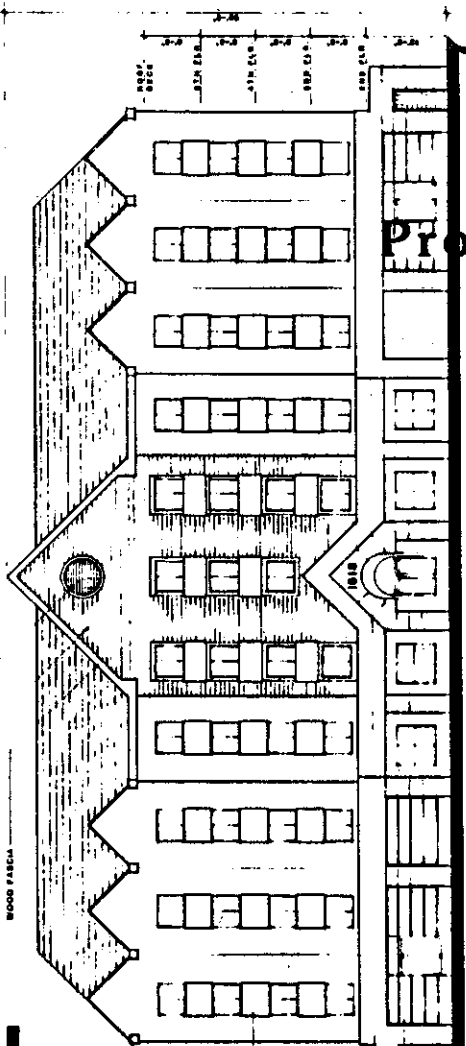
NOV. 16, 1987
---------------

# EXHIBIT G Proposed Elevations Nov. 1987



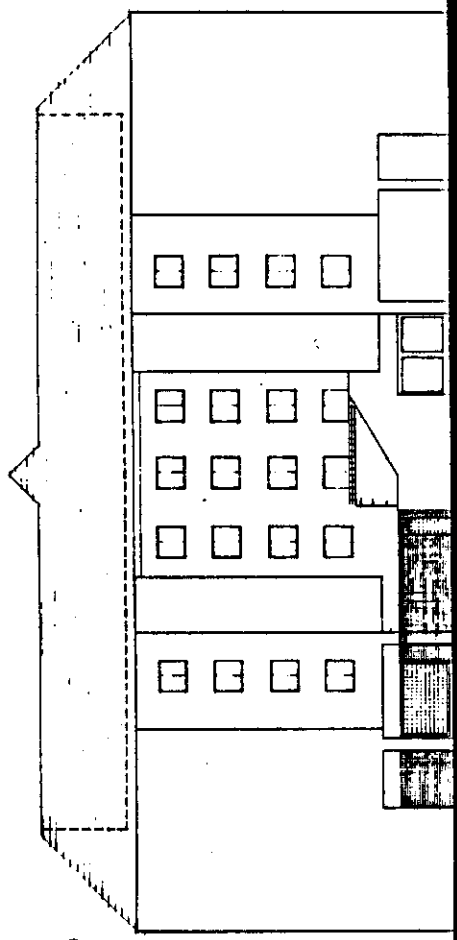
STREETSCAPE  
 1/16" = 1'-0"

WOOD LATTICE  
 SHIP-LAP SIDING  
 WOOD FACIA



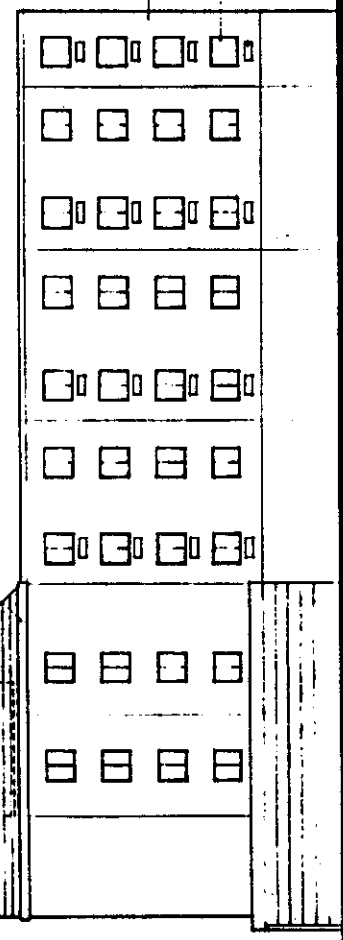
FRONT ELEVATION  
 1/8" = 1'-0"

CEMENT PLASTER  
 ALUMINUM SASH  
 MECHANICAL GRILL



REAR ELEVATION  
 1/8" = 1'-0"

GLASS OVERFLOW  
 CASUAL SWIMMING  
 MECHANICAL WELL  
 CONCRETE TIE  
 CEILING PLASTER (BENT NUMBER 1)  
 STONEFRONT  
 STEEL TUBE GATE  
 GALV. BUTTER



SIDE ELEVATION  
 1/8" = 1'-0"

P87-470

12-17-87

Item 18







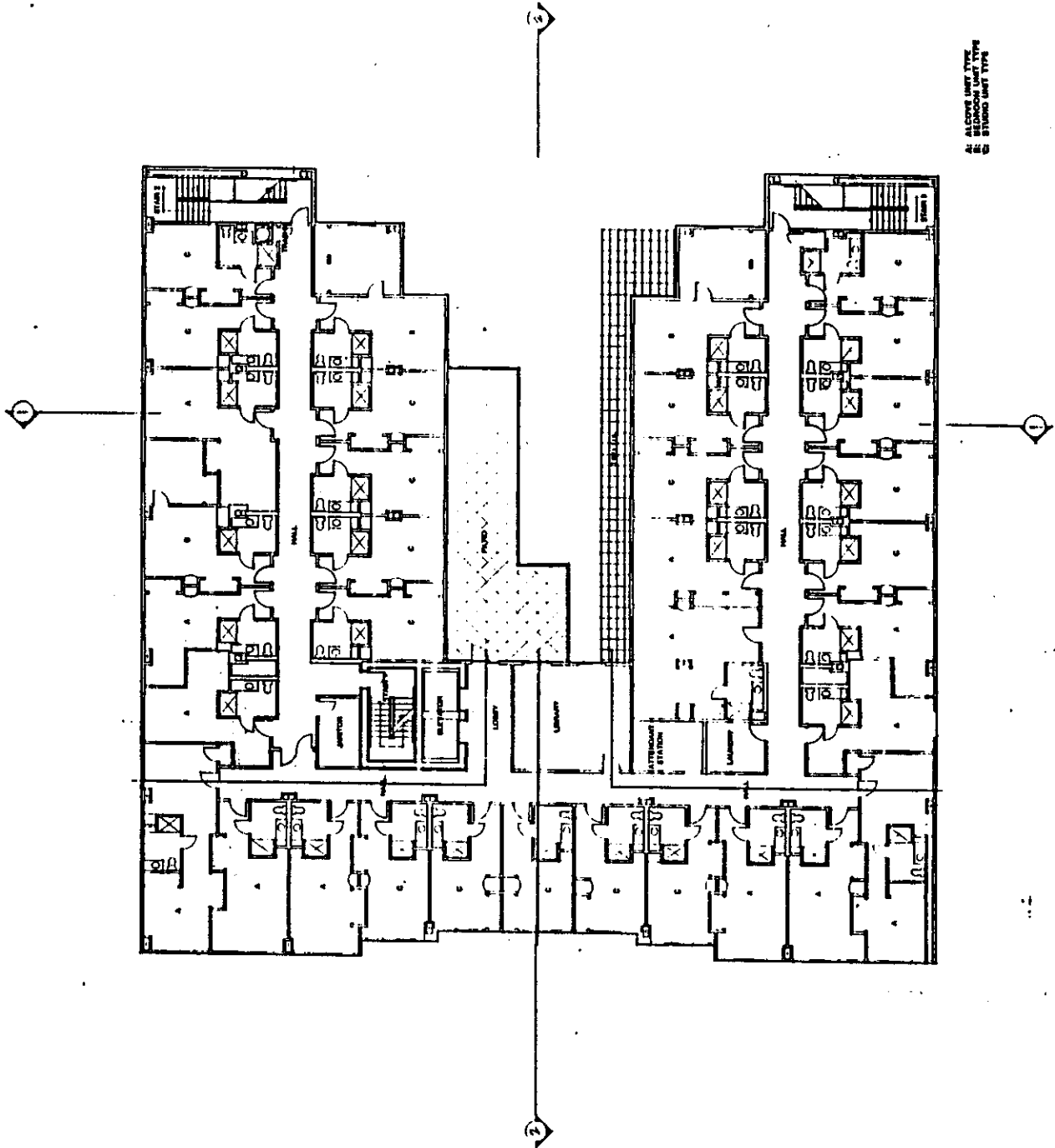
1. All dimensions are in feet and inches.  
 2. All dimensions are to the center of the wall unless otherwise noted.  
 3. All dimensions are to the center of the window unless otherwise noted.  
 4. All dimensions are to the center of the door unless otherwise noted.  
 5. All dimensions are to the center of the column unless otherwise noted.  
 6. All dimensions are to the center of the beam unless otherwise noted.  
 7. All dimensions are to the center of the slab unless otherwise noted.  
 8. All dimensions are to the center of the ceiling unless otherwise noted.  
 9. All dimensions are to the center of the floor unless otherwise noted.  
 10. All dimensions are to the center of the wall unless otherwise noted.

CAPITOL  
 PLAZA  
 RETIREMENT  
 CENTER

NO.	DATE	BY	REVISION
00132	12-17-87		

# EXHIBIT H-2

## Dec. 1987



A: ALCOVE UNIT TYPE  
 B: BEDROOM UNIT TYPE  
 C: STUDIO UNIT TYPE

SECOND FLOOR PLAN



P87-470

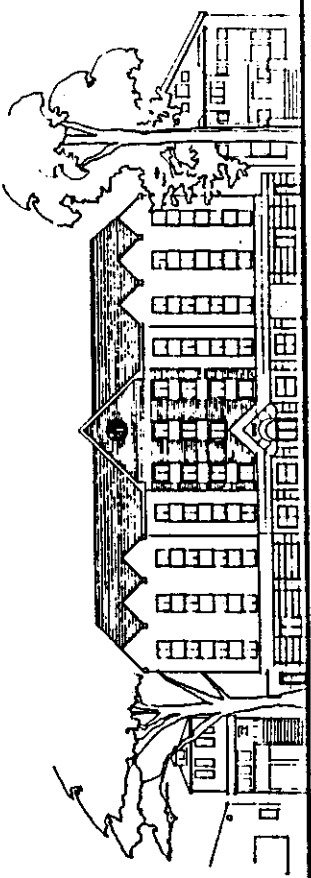
12-17-87

Item 18



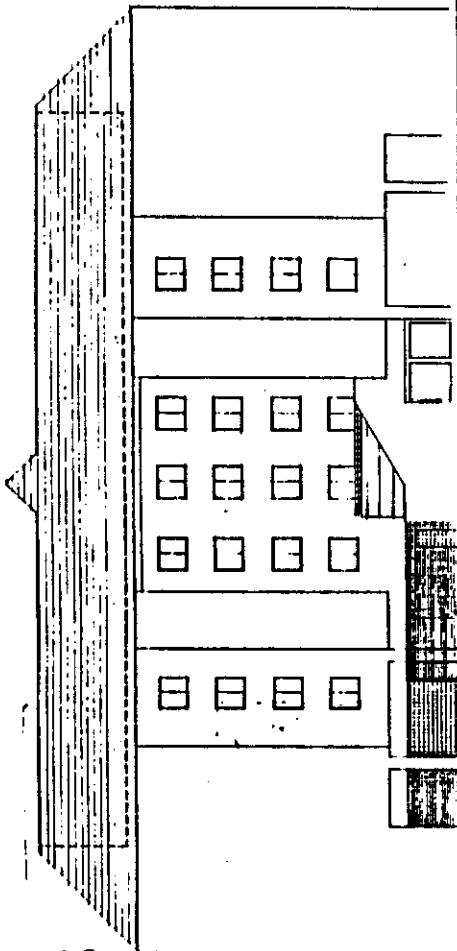
Vitello + Associates  
 Architects  
 1000 ...  
 SACRAMENTO  
 CALIFORNIA

CAPITOL  
 PLAZA  
 RETIREMENT  
 CENTER  
 SACRAMENTO  
 CALIFORNIA

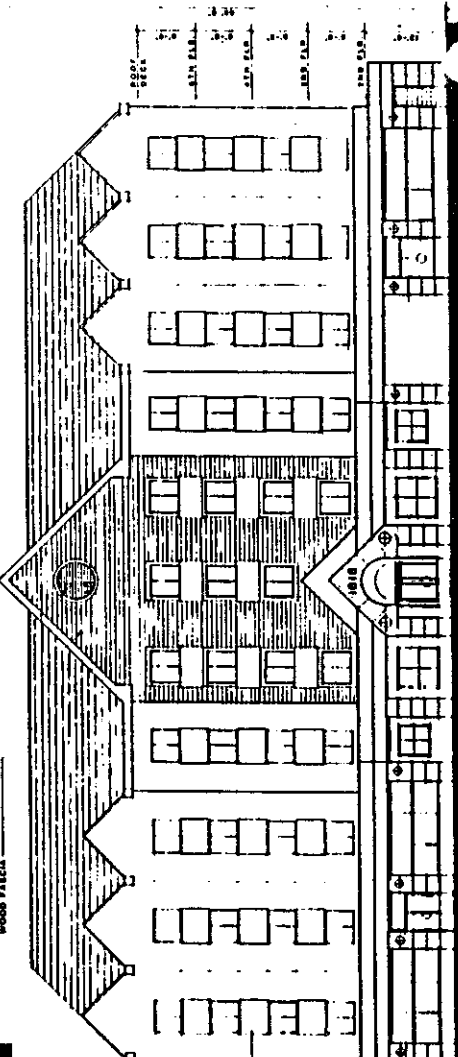


STREETSCAPE  
 1/8" = 1'-0"

- WOOD LATTICE
- SMALL SIDING
- WOOD FASCIA



REAR ELEVATION  
 1/8" = 1'-0"

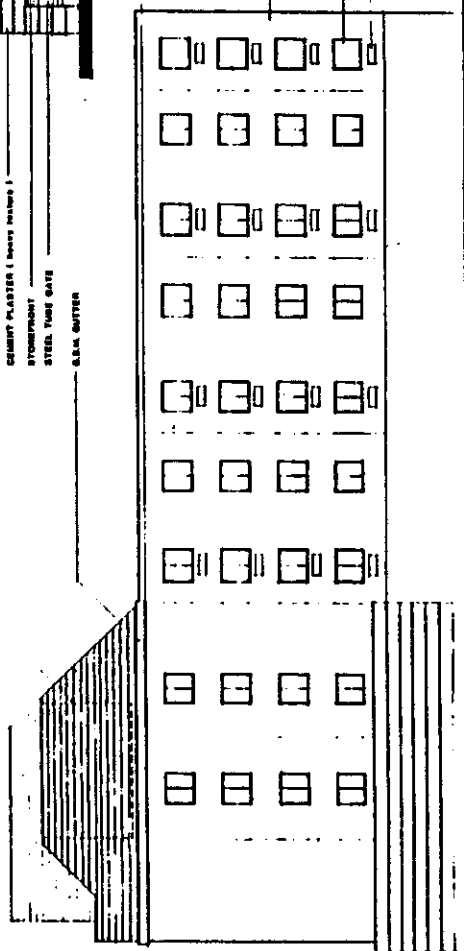


FRONT ELEVATION  
 1/8" = 1'-0"

- 6.5" OVERLAP
- CANVAS ANVING
- METALLIC WALL
- CONCRETE TILE
- CEMENT PLASTER & MESH REINFORCING
- HYDROBOND
- STEEL TUBE GATE
- 6.5" OVERLAP

- CEMENT PLASTER
- ALUMINUM SIDING
- METALLIC WALL

EXHIBIT I  
 Revised Elevations  
 Dec. 1987



SIDE ELEVATION  
 1/8" = 1'-0"

P87-470

12-17-87

Item 18

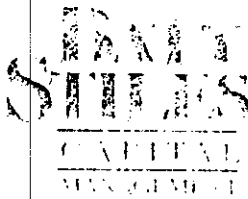


EXHIBIT J

SENT VIA FEDERAL EXPRESS

November 16, 1987

Mr. William Finney, AIA  
Vitiello & Associates, Inc.  
1931 H Street  
Sacramento, California 95814

Re: Capitol Plaza  
Sacramento, California

Dear Bill:

In regard to the parking total and configuration, as owner/operator, Baty Stiles supports the proposed plan for the following:

- .. Although the facility will provide residential care, the admission policies will not allow residents to drive or maintain an auto on premises.
- .. At maximum occupancy, facility staff will not exceed 18 on the heaviest shift. Experience indicates that not more than 50% will drive and park on premises.
- .. At maximum occupancy, experience indicates that the facility will not generate more than four auto trips per day to the facility.

Based upon these operational factors and the availability of bus and rail, it is our opinion that the 38 stalls are more than adequate for the facility.

Sincerely,

Charles E. Uhlman

CEU/k

Respond to: 625 Commerce Street  
Suite 450  
Tacoma, Washington 98402

P87-470

100 NEW ALBION ST. SUITE 1500  
12-17-87  
SEATTLE, WA 98101

Item 18

**BATTY  
STILES**  
CAPITAL  
MANAGEMENT

**EXHIBIT K**

December 7, 1987

Mr. William Finney, AIA  
Vitiello & Associates, Inc.  
1931 H Street  
Sacramento, California 95814

Re: Capital Plaza, Sacramento, California

Dear Bill:

To further clarify our recent discussion, the Admission Policy of Capital Plaza will not allow residents to maintain an automobile on premises. Consequently, there will not be a requirement for resident parking.

The facility will provide a van for resident transportation for doctors' visits, shopping, church, etc.

If you have any additional questions, please give me a call.

Sincerely,

*CE Uhlman*

Charles E. Uhlman

CEU/k

Please respond to:  
625 Commerce Street, Suite 450  
Tacoma, Washington 98402

study should be accompanied by a letter from the Air Resources Board (ARB) or other appropriate agency as identified by the ARB, assessing the adequacy of and concurring with the findings of the final report. This final report is required prior to the issuance of a building permit.

10. The applicant shall submit evidence that the project is a state-licensed residential care facility to the Planning Director for review and approval prior to issuance of building permits.

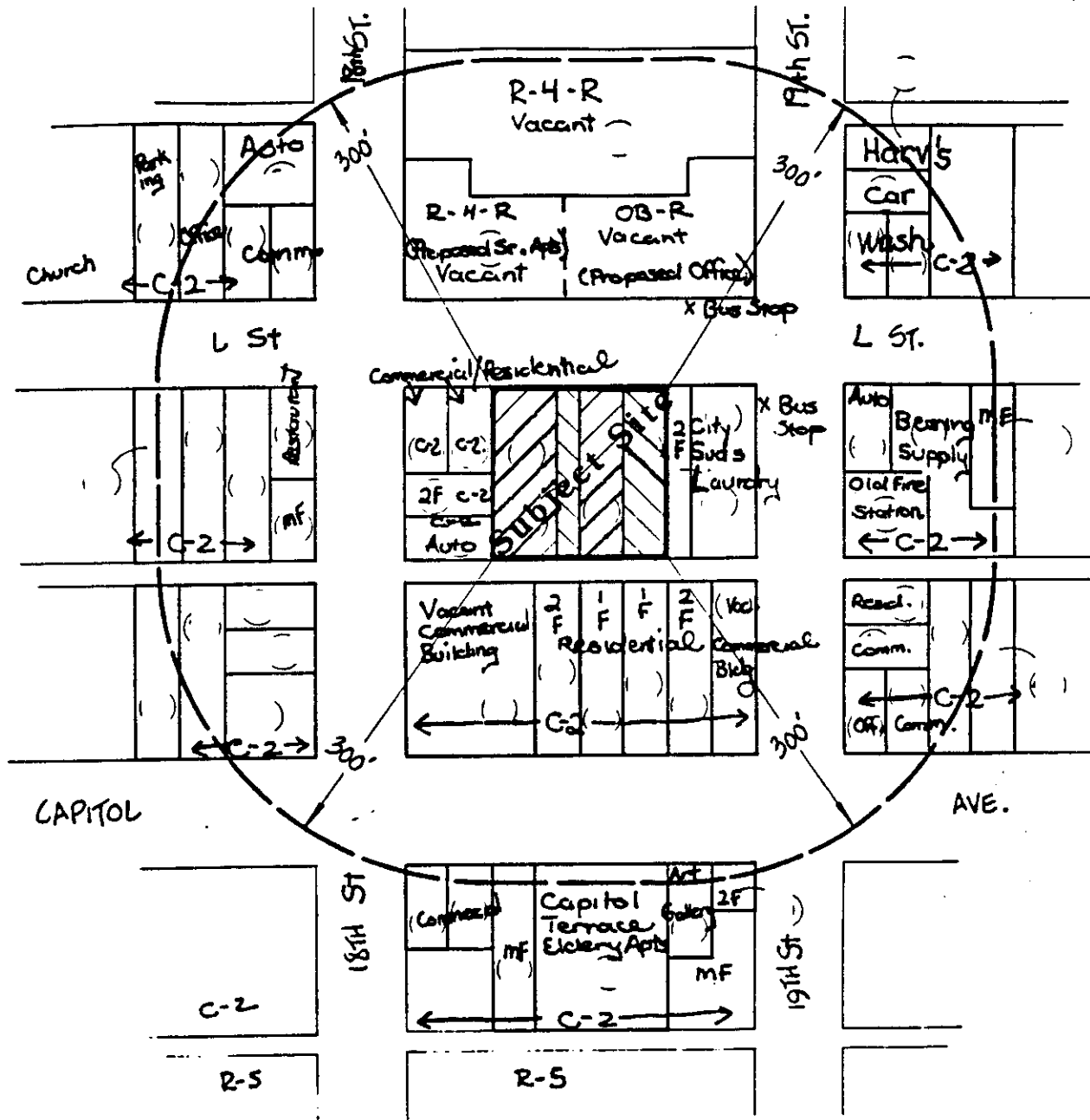
Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
  - a. the project is compatible with existing and proposed commercial and residential uses in the area;
  - b. the project complies with the locational criteria for establishing residential care facilities;
  - c. the project is designed with adequate open space and common areas for building residents.
2. The project, as conditioned, is not detrimental to the public health, safety or welfare nor result in the creation of a nuisance in that:
  - a. adequate landscaped building setbacks from adjacent residential uses are provided;
  - b. adequate parking for both proposed commercial uses and the residential care facility is provided, and a shuttle van will be provided for residents of the facility.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for General Commercial use by the 1980 Central City plan and the proposed commercial use and residential care facility conforms with the plan designation.

Respectfully submitted,

*Art Gee*

Art Gee,  
Principal Planner



P87-470

12-17-87

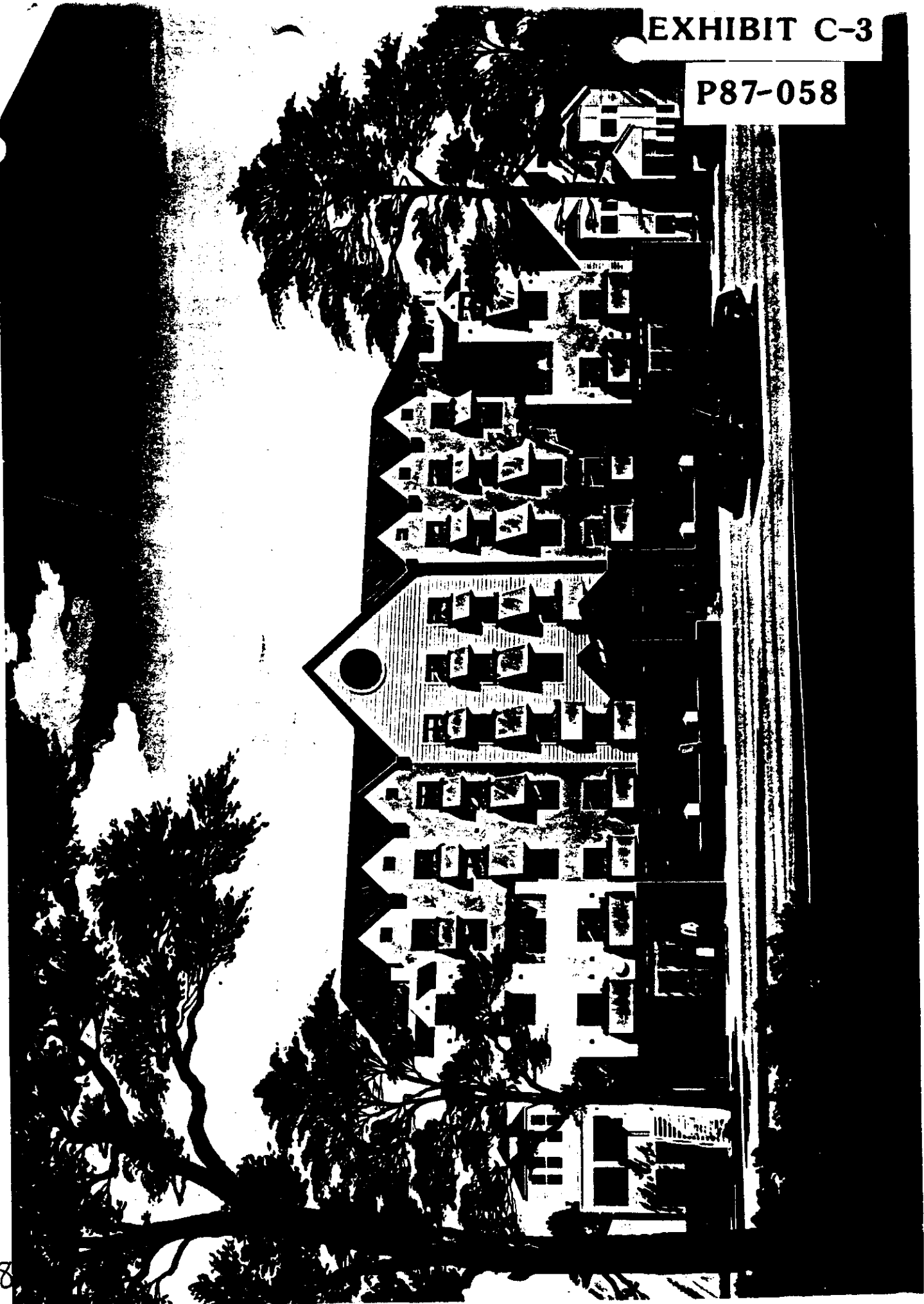
Item 18

# LAND USE & ZONING MAP



EXHIBIT C-3

P87-058



P8

Conditions

1. The applicant shall revise the plans for the proposed senior citizen residential care facility to indicate the following:
  - a. reduce the unit count to a maximum of 137-units;
  - b. use the area gained by reducing the number of units as a common area (i.e. outdoor balcony or indoor lounge) for use by the residents of the complex; and
  - c. revise the roof line so that height and detail is added to the building parapet.

All revisions to the site plan, floor plans and elevations are subject to Planning Director review and approval prior to issuance of building permits.

2. Landscape and irrigation plans indicating landscaping for the courtyard area, and the front and side yard areas shall be submitted for Planning Director review and approval prior to issuance of building permits.
3. The applicant shall provide a shuttle van for residents of the project. This van shall be advertised in any brochures or literature on the care facility which are given out to prospective residents of the complex.
4. Four parking spaces in the parking garage shall be clearly marked for the exclusive use of the ground floor retail commercial uses.
5. The proposed project is subject to the review and approval of the City's Design Review/Preservation Board. If the site plan and/or elevations approved by the Design Review/Preservation Board differ significantly from the plans reviewed by the Planning Commission, the plans shall be subject to Planning Director review and approval prior to issuance of building permits.
6. The parking garage entrance shall meet the requirements of the City Traffic Engineering Division prior to issuance of building permits.
7. The applicant shall consult with the City Police Department regarding security and safety measures for the parking garage and proposed residential care facility prior to issuance of building permits.
8. The project shall comply with the personal safety building code requirements.
9. The applicant shall prepare an analysis of the air circulation within the proposed structure, including CO levels and other vehicular pollutants generated at full-occupancy peak-use times. This analysis should be performed by a certified professional in the field, and should recommend appropriate mitigation measures, if necessary. This

City Planning Commission  
Sacramento, California

Members in Session:

- Subject: A: Negative Declaration
- B. Special Permit Modification for a 139-unit senior citizen residential care facility
  - C. Special Permit Modification to construct a major project exceeding 75,000 square feet in the Central City
  - D. Variance to allow 12 tandem parking spaces (Withdrawn)
  - E. Plan Review for an 80,000± square foot 139-unit senior citizen residential care facility in the C-2-R zone

Location: 1812 to 1820 L Street (south side of L Street, 80 feet east of 18th Street)

#### SUMMARY

The applicant contacted Planning Division staff on December 16, 1987 and indicated that they were willing to revise the plans for the proposed senior project and address the concerns indicated by staff in the attached report. Specifically the applicant has indicated that they will reduce the unit count from 139 to 137 units, add indoor common areas where the two units were previously located, and revise the roof line to add height along the parapet.

Planning staff finds that the project, with the proposed revisions, is acceptable for the subject site and recommends approval of the senior citizen residential care facility subject to conditions.

#### RECOMMENDATION

Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit Modification for a 137-unit senior citizen residential care facility subject to conditions and based upon findings of fact which follow;
- C. Approve the Special Permit Modification for a major project subject to conditions and based upon findings of fact which follow;
- D. Withdraw the Variance to allow 12 tandem parking spaces; and
- E. Approve the Plan Review for an 80,000± square foot 137-unit senior citizen residential care facility in the C-2-R zone subject to conditions and based upon findings of fact which follow.