

CITY PLANNING COMMISSION

1231 I STREET, ROOM 200, SACRAMENTO, CALIFORNIA 95814

APPLICANT	James Burks, 8119 Millie Street, Orangevale, CA 95662		
OWNER	James Burks		
PLANS BY	Sylvan Building Design, 8252 Holly Drive, Citrus Heights, CA 95610		
FILING DATE	7-30-85	50 DAY CPC ACTION DATE	REPORT BY: DH:lr
NEGATIVE DEC.	9-2-85	EIR	ASSESSOR'S PCL NO. 250-160-09

- APPLICATION:
- A. Negative Declaration
 - B. Special Permit for Elderly Residential Care Facility, Capacity 48
 - C. Variance to Waive 6-foot Solid Masonry Wall Between Residential and Non-Residential Uses

LOCATION: West Silver Eagle +852 feet East of Northgate Boulevard.

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 24 room, 48 capacity elderly residential care facility.

PROJECT INFORMATION:

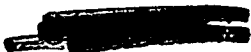
1974 General Plan Designation:	Residential
1985 South Natomas Community Plan Designation:	Medium Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required:	Provided:
North: Mobile Home Park and Single Family; R-1	Front	25	76
South: Single Family-San Juan Road; R-1	Side(int)	5	11
East: Vacant and Multi-Family; R-1	Side(St)	5	11
West: Single Family; R-1	Rear	15	16

Parking Required:	To be determined
Parking Provided:	14 regular, 6 compact, total 20 spaces

Property Dimensions:	Irregular
Property Area:	0.75± acres
Square Footage of Building:	+11,300 square feet
Height of Building:	One story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Stucco and stone, earthtone colors
Roof Material:	Asphalt composition shingle
Hours of Operation:	24 hours
Employees:	4 per shift; total of 7
Capacity:	48 persons in 24 rooms

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PROJECT EVALUATION:

- A. Land Use and Zoning: The subject site is a 0.75+ acre vacant parcel located in the Single-Family (R-1) zone. Surrounding land uses along West Silver Eagle Road are single family residences, vacant parcels, the Silver Eagle Mobile Home Park, and the East Natomas Main Drainage Canal. The new San Juan Road extension is adjacent to the subject site to the south making the site a lot with double street frontage (West Silver Eagle is now a dead-end street). The site is designated for residential uses in the General Plan and for residential 7-15 dwelling units per acre in the 1985 South Natomas Community Plan update.

The applicant is requesting a Special Permit to locate a 48 patient adult elderly group care home on the subject parcel. The facility will have 24 rooms with shared lavatories, a common dining room, living room and kitchen. The facility will be managed by a total staff of seven with four on site during the daylight hours. An office, laundry room, staff lounge, two television rooms and a handicapped bathroom are also shown on the site plan. A delivery access is shown off West Silver Eagle with primary parking lot access off San Juan Road. The facility will operate 24 hours a day seven days a week. The facility is not a convalescent facility.

The applicant is also requesting a variance to waive the required 6-foot high solid masonry wall between residential and non-residential uses along the east and west property lines of the site. Staff recommends that a solid board fence be installed along the east and west property lines in lieu of the solid masonry wall. This fence will provide a noise and visual buffer between the adult care home and adjacent residential uses while enhancing security and retaining a residential character.

- B. Site Plan Design: The submitted site plan indicates a 25-foot lawn setback area off San Juan Road with a 35-foot driveway into the parking lot. The submitted landscape plan does not appear to comply with the 50 percent shading of parking lots. Staff recommends that a revised parking lot plan be reviewed and approved by the Planning Director which meets the 50 percent shading requirement.

The building is located closer to West Silver Eagle with a proposed delivery pad to the rear of the kitchen area. If this access is to be maintained, standard road improvements will be required to meet City Standards. The City Traffic Engineer has commented that he does not wish to see commercial truck traffic on West Silver Eagle so that all food delivery and garbage pick-up will be off San Juan Road frontage access. Staff recommends that the site plan include a trash enclosure area meeting the requirements of Exhibit D, Trash Enclosure Guidelines. Any access to the site off West Silver Eagle will require approval by the City Traffic Engineer. Staff recommends that only emergency access to the rear of the building be provided and that a three-foot high fence be constructed along the West Silver Eagle Road frontage property line.

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The parking lot shows 14 regular parking spaces, 5 compact cars and one handicapped space. Since the facility is proposed for ambulatory elderly residents who will not be driving their personal automobiles, staff observes that the proposed parking lot is adequate for the 4 employees and guests. The applicant has informed staff that they will provide transit for clients and from medical and dental facilities. The clients will be living on site with no restrictions for off-site mobility. The applicant informed staff that approximately 90 percent of the clients will not choose to leave the premises due to their age and physical limitations. The applicant operates a similar 32 client facility in the City of Salinas from which he based this estimate.

- C. Landscaping Plan: In reviewing the overall landscaping, staff recommends that trees and shrubbery be placed along both street frontages identified as lawn areas. Landscaping is to be sufficient to provide shade and screening of the parking lot from San Juan Road within 15 years of planting. Staff also recommends shrubbery and trees to be located along the 11-foot side yard areas to the east and west of the building. It is preferred that a vegetable garden or flower garden be established for those who wish to exercise in the outdoor area. The views from the windows from the rooms should include shrubbery and trees, not just the fence.

Staff recommends that a detailed landscape and irrigation plan be submitted and approved by the Planning Director prior to issuance of building permits which reflects the above issues.

- D. Building Elevations: Exhibit B portrays the exterior elevations of the proposed structure. The exterior building walls are shown as stucco. Roof material will be asphalt composition shingle. The applicant informed staff that a light tan color will be used on the stucco with a darker brown trim on windows, doors, and roof fascia board.

Staff does wish to see more variation in the roof line and exterior sides than shown on the elevations. It is recommended that a mixture of wood and stucco or masonite and brick be used to accent the windows and walls so that the east and west walls are not so uniform and monotonous. The rear and front elevations are adequate if a mixture of building materials are provided. Staff recommends that revised elevations be reviewed and approved by the Planning Director prior to issuance of building permits.

- E. Circulation and Traffic: San Juan Road decreases in right-of-way width adjacent to the subject site. Should future traffic increase on San Juan Road linking South Natomas to North Sacramento, safety measures such as decrease in the speed limit may be necessary for the facility. A day care center was approved on June 13, 1985 for 50 children on a parcel located 350 feet west of the subject site (P85-196). Traffic to it and to this facility may create congestion on San Juan Road in the future. The City Traffic Engineer has not commented on the future use of San Juan Road if South Natomas build out's vacant land and San Juan Road traffic increases.

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The Traffic Engineer will require dedication along West Silver Eagle Road to a 27-foot half-street with standard street improvements and drainage on West Silver Eagle and San Juan Road. A commercial driveway will be required off San Juan Road.

The parking lot has adequate maneuvering area for vehicles. It will be required to be revised to establish a loading area and trash enclosure area accessible from San Juan Road and not West Silver Eagle. The City Traffic Engineer commented that no delivery trucks are to back out onto a City street. Since the site is opposite the driveway into the Silver Eagle Mobile Home Park, problems may occur with regular truck traffic and vehicles from the Mobile Home Park. Staff recommends that a revised parking lot plan be reviewed and approved by the Planning Director prior to building permit issuance. The plan shall indicate the loading area, trash enclosure and all required parking spaces meeting the 50 percent shading ordinance requirement.

- F. Conclusion: Staff finds that the proposed adult care residential facility substantially complies with the Locational Criteria for Care Facilities (Exhibit E). The Facility Map, Exhibit C indicates that no similar type of facility is located within 1 mile of the subject site. Staff finds that the proposed elderly adult residential care facility is an appropriate land use for the subject site. Adequate parking, landscaping, shading and access to the site will be provided. The site is located on a major street, San Juan Road. The proposed wood fence will maintain privacy while maintaining the rural residential character of West Silver Eagle Road. Staff recommends approval of the requested entitlements, subject to conditions and based upon findings of facts which follow.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project could not have a significant impact on the environment and a negative declaration has been filed.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration.
- B. Approval of the Special Permit to establish an elderly adult residential care facility, subject to conditions and based upon findings of fact which follow.
- C. Approval of the variance to waive the required masonry wall, subject to conditions and based upon findings of fact which follow.

Conditions - Special Permit

1. The maximum capacity of the adult residential care facility shall be 48 clients.

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2. The applicant shall submit revised landscaping, shading, parking lot, irrigation plans and revised elevations of the building for staff review and approval prior to issuance of building permits. These plans shall include:
 - a. Elimination of the driveway and delivery area off West Silver Eagle.
 - b. A three-foot high fence shall be constructed along West Silver Eagle Road with landscaping the entire width of the lot.
 - c. Additional trees and shrubbery shall be added to all yard areas with variety between evergreen and deciduous.
 - d. Revised irrigation plans shall be submitted.
 - e. The parking lot shall be revised to show a delivery area, trash enclosure, handicapped access and employee reserved and guest parking areas.
 - f. Revised elevations showing a mix of stucco, wood and decorative rock showing a variation in the exterior elevations of the structure.
 - g. Colors of the building shall be earthtone.
 - h. The parking lot area is to be shaded within 15 years of planting by 50 percent coverage of shade.
3. Any proposed sign shall meet Sign Ordinance requirements for non-residential uses in residential zones and require a sign permit.
4. All on-site lighting shall be shielded and not reflect onto adjacent residential properties.
5. The applicant shall provide driveway improvements along San Juan Road and street dedication and improvements along West Silver Eagle to the satisfaction of the City Traffic Engineer and City Engineer.
6. Fire prevention measures shall be incorporated into the building meeting the fire department requirements for a residential care facility.
7. The trash enclosure shall meet the guidelines of Exhibit D.

Condition - Variance

1. The applicant shall construct a solid wood board fence, six feet in height along the east and west property lines.

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Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. The proposed adult residential care facility is compatible with adjacent land uses.
 - b. The project is located on a major street and will not significantly increase traffic congestion in the area.
 - c. The facility will provide a needed service in the surrounding community.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
 - a. Adequate on-site parking and landscaping are provided.
 - b. The proposed use would not significantly alter the characteristics of the existing single family residential neighborhood.
3. The project is consistent with the 1974 General Plan and 1985 South Natomas Community Plan which designate the site for residential uses. Day care centers are allowed in any zone with Special Permit approval.

Findings of Fact - Variance

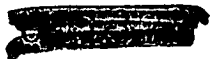
1. The variance, as conditioned, is not a special privilege extended to one property owner in that:
 - a. The adjacent residential property will be screened by the wood fence with landscaping along the side yard property line.
 - b. A variance would be granted to other property owners facing similar circumstances.
2. The variance request does not constitute a use variance in that adult residential care facilities are allowed in the single family residential zone with special permit approval.
3. The variance, as conditioned, will not be injurious to the public welfare nor to properties in the vicinity of the subject site in that:
 - a. The proposed wood fence will not significantly change the characteristics of the area.

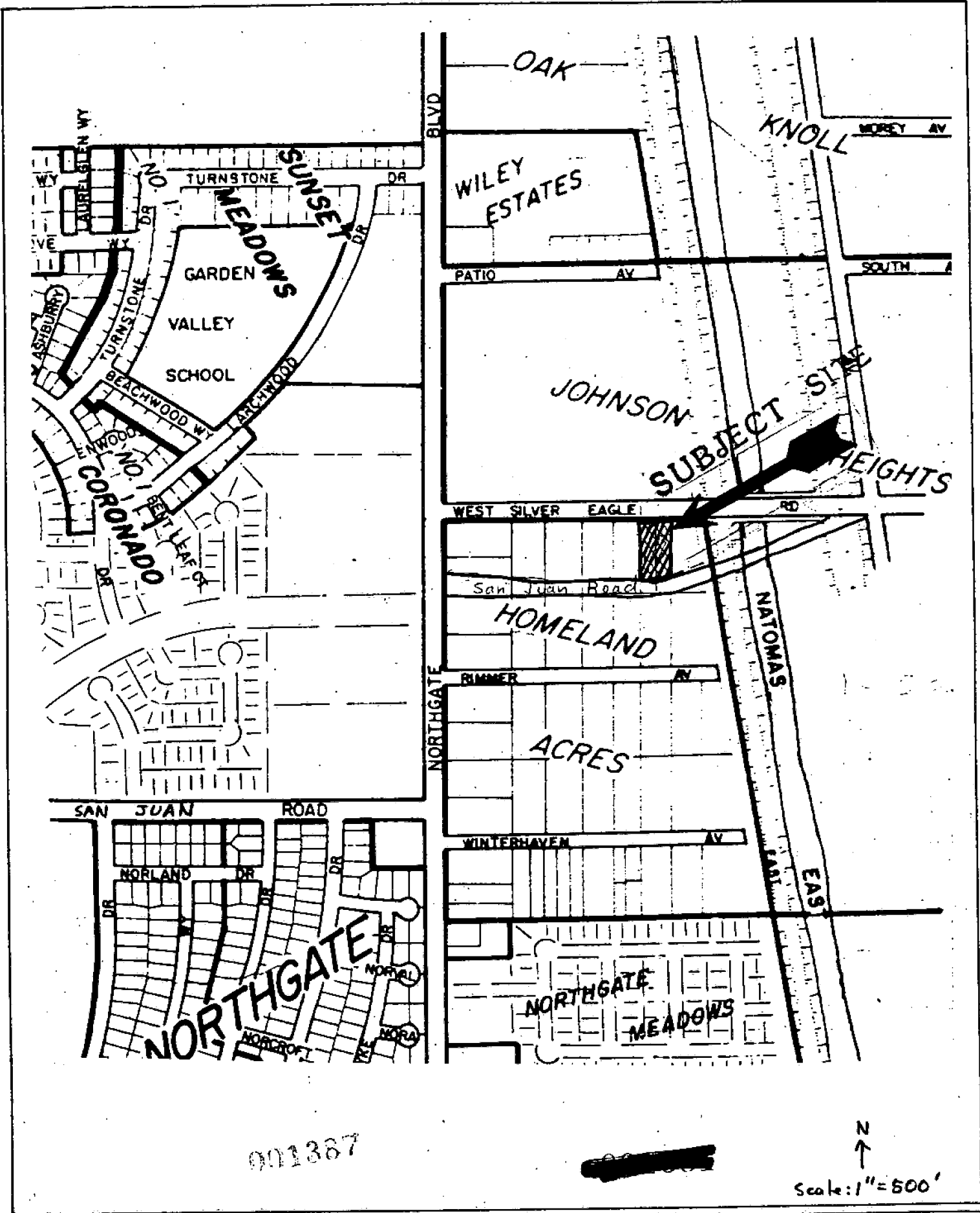


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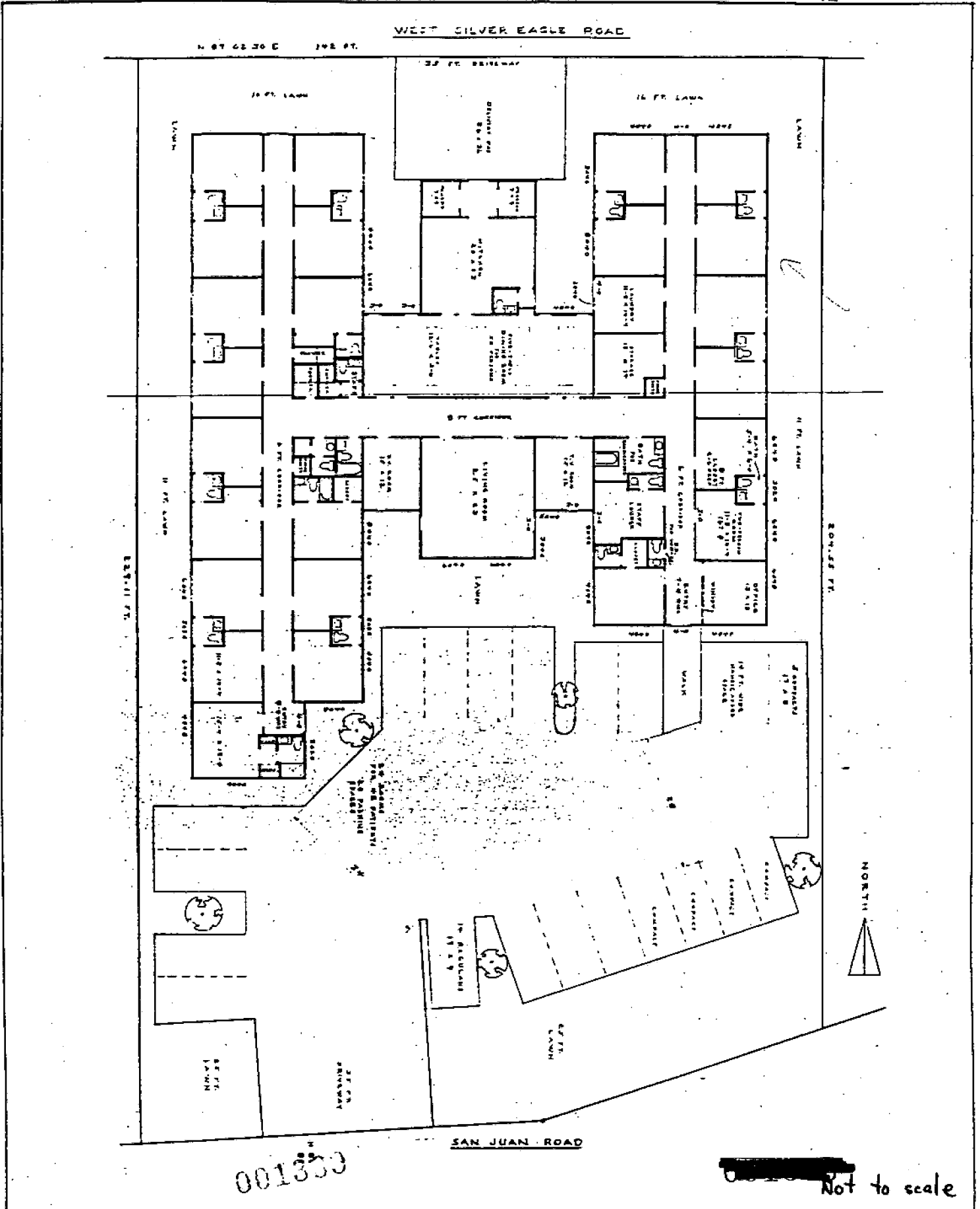
- b. The proposed fence will act as an adequate noise and visual buffer between the existing residences and proposed adult residential care facility.
4. The project is in conformance with the 1974 General Plan and 1985 South Natomas Community Plan which designate the site for residential uses. Day care centers are allowed in the R-1 zone with Special Permit approval.

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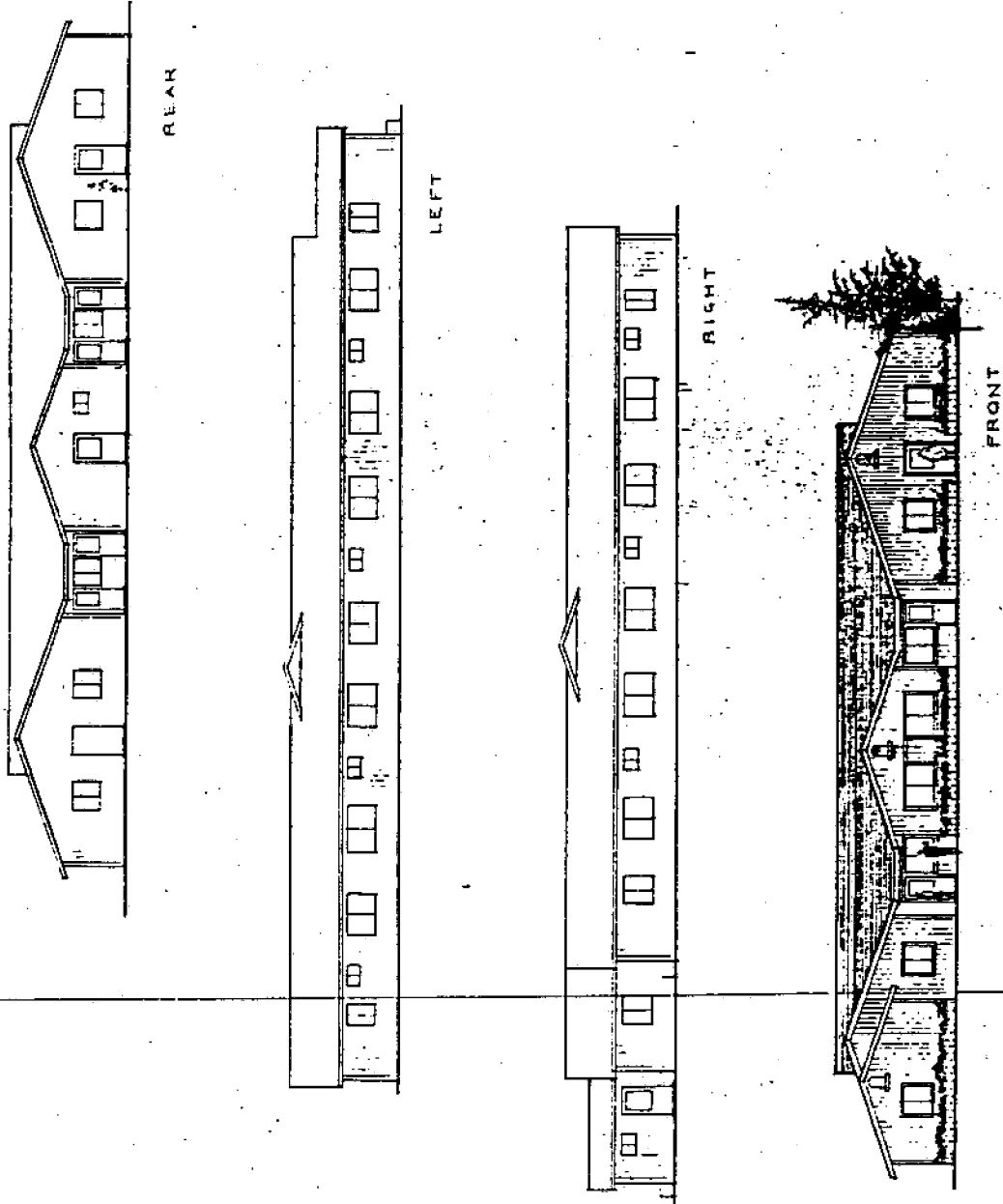


VICINITY MAP



SITE PLAN

EXHIBIT B

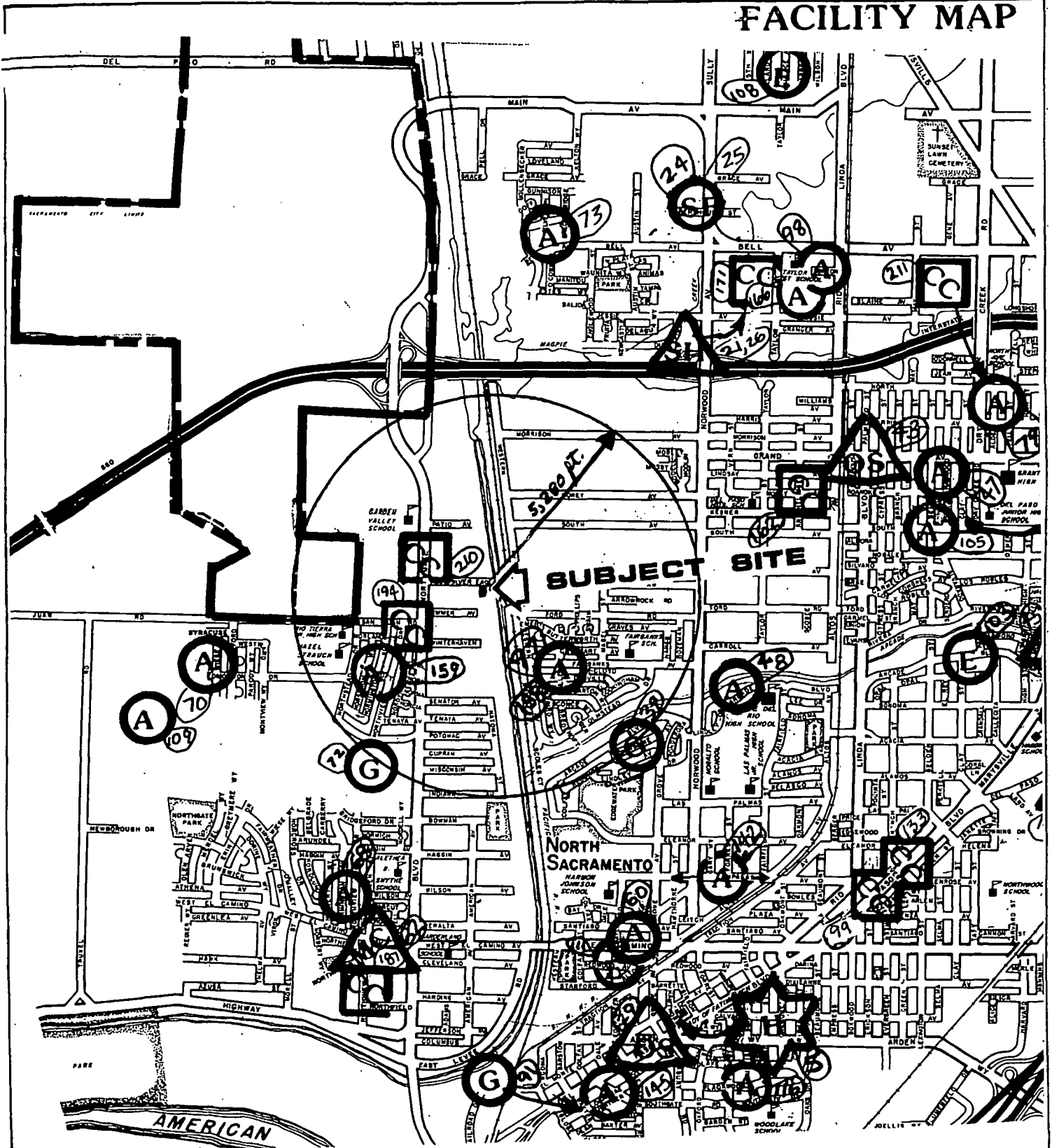


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ELEVATIONS

FACILITY MAP



- Ⓢ - Child care center
- Ⓐ - Adult home, residential care
- Ⓒ - Group home
- ⓂⒸ - Counseling Service

Scale: 1" = 2,000 ft.

Source: 7-15-85 Survey of Care Facilities
City of Sac. Plng. Dept.

TRASH ENCLOSURE GUIDELINES

1. The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main structure(s).
2. The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position. The hinges shall be sufficient in size, strength and number to adequately support the metal gates.
3. The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.
4. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
5. The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. The enclosure shall be adequate in capacity, number and distribution.

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EXHIBIT E. LOCATIONAL CRITERIA

Applicant: Please submit responses to these criteria as part of your Special Permit application. If a particular criteria is not applicable, please indicate that and the reason why.

RESOLUTION NO. 3

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

March 23, 1982

LOCATIONAL CRITERIA FOR ESTABLISHING NON-RESIDENTIAL CARE OR RESIDENTIAL CARE FACILITIES (M-612)

WHEREAS, the following listing represents criteria which the City of Sacramento encourages Non-residential Care and Residential Care Facility operators to consider in selecting their proposed site. City Planning Department staff will utilize this criteria listing in evaluating the merits of an operator's application for a Special Permit; and

WHEREAS, in addition to this listing of criteria, the City also strongly suggests that an operator meet with the City Planning Department staff to jointly evaluate their preliminary listing of potential sites for the purpose of identifying the opportunities and constraints of each potential location. It is also strongly suggested that an operator explain the type of programs and activities proposed to residents and businesspersons located within a two block radius of the proposed facility site prior to formal submittal of the Special Permit application. Such an explanation may be through written materials, direct contacts, and/or neighborhood meetings;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the following locational criteria will be applicable to proposals for establishing new Non-residential or Residential Care Facilities:

<u>Non-residential Care Facility</u>	<u>Residential Care Facility</u>	<u>Regional Criteria*</u>
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X

1. Client Access-The proposed facility should be either located within close proximity to where a majority of its' targeted client population resides; or close to major transit routes, bicycle routes, and reasonable freeway access from all parts of the service area.



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* Where conflicts between conformance with regional versus site criteria occur, site criteria shall be controlling. A region is generally defined as the boundaries of a Community Planning Area.

<u>Non-residential Care Facility</u>	<u>Residential Care Facility</u>	<u>Regional Criteria*</u>
X	X	2. <u>Supportive Services</u> -The proposed facility should be located within an area which is reasonably close to medical, governmental, shopping, and other services which support clients or near transit routes which provide access to such services.
	X	3. <u>Employment Opportunities</u> -The proposed facility should be located within an area that can provide job opportunities for clients.
X	X	4. <u>Distribution of Services</u> -When siting within a residential area, the proposed facility should be located in an area where the same type of service is not already offered.
X	X	5. <u>Facility Access</u> -The proposed facility should be located in an accessible location if it provides a unique type of service for the region.

<u>Non-residential Care Facility</u>	<u>Residential Care Facility</u>	<u>Site Criteria</u>
X	X	6. <u>Concentration</u> -The proposed facility should not be sited within a residential neighborhood which already contains a number of Non-residential Care or Residential Care facilities.

* Where conflicts between conformance with regional versus site criteria occur, site criteria shall be controlling. A region is generally defined as the boundaries of a Community Planning Area.

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Non-residential
Care Facility

Residential
Care Facility

Site Criteria

X

7. Neighborhood Disruption-Within residential areas, activities which generate excessive noise or which extend beyond the boundaries of the facility's site in such a manner as to impose upon the living space of neighbors should be avoided.

X

X

8. Parking-Adequate off-street parking should be provided for staff, clients, and visitors based on the type of service, the number of clients served per day, the scheduling of services, the level of staff required, and the number of non-client visitors anticipated. Within residential areas, facilities should not create traffic or parking problems that could result in a nuisance.

X

X

9. Size of Structure-The proposed structure should be capable of accommodating the anticipated number of clients given the type of services and operating schedule proposed. The structure should be accessible for the handicapped. Within residential areas, the size of new or remodeled facilities should be compatible with adjacent structures. Adequate outdoor areas for client use should be provided on the facility grounds.

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Non-residential
Care Facility

X

Residential
Care Facility

X

Site Criteria

10. Compatibility of Site Design-
Within residential areas, the exterior of a facility should be preserved in its appearance as a residential structure to conform with the surrounding neighborhood. The placement of off-street parking, exterior lighting, signage (including size), and landscaping should also be compatible with adjacent structures.

MAYOR

ATTEST:

CITY CLERK

M-612

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