

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Cathedral Pioneer Church Homes, 415 "P" Street, Sacramento CA 95814		
OWNER	Cathedral Pioneer Church Homes, 415 "P" Street, Sacramento CA 95814		
PLANS BY	N/A		
FILING DATE	10-15-82	50 DAY CPC ACTION DATE	12-9-82
		REPORT BY:	SC:CP
NEGATIVE DEC	11-29-82	EIR	ASSESSOR'S PCL. NO. 007-171-16

APPLICATION: 1. Negative Declaration;  
 2. Rezone .29 acres from Residential/Office (R-0) to Hospital zone (H);

LOCATION: 2701 Capitol Avenue

PROPOSAL: The applicant is requesting the rezone to (H) Hospital to conform to the new designation for major medical facilities.

PROJECT INFORMATION:

1974 General Plan Designation: Residential/Office  
 1980 Central City Community Plan Designation: Residential/Office  
 Existing Zoning of Site: R-0  
 Existing Land Use of Site: Skilled care nursing and residential facility  
 Surrounding Land Use and Zoning:  
 North: Residential/Office; and R-0  
 South: Residential/Office; and R-0  
 East: Commercial; and C-2  
 West: Residential/Office; and R-0

Property Dimensions: 80 x 160 ft.  
 Property Area: 12,800 sq. ft.

Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing

BACKGROUND INFORMATION:

The Trinity House is an existing nursing home and housing facility for the elderly. A recent zoning ordinance amendment established a new zoning classification for all major medical care facilities. By the new definition, a skilled care home such as Trinity House is considered a major medical facility. The new classification for this use is the Hospital (H) zone and due to this new zoning, the Trinity House is considered a non-conforming use in the existing zone.

A letter was sent to all facilities affected by the new zoning informing the property owner of the non-conformity of the use. The letter indicated that rezoning of these facilities would be performed free of charge on all applications received prior to October 22, 1982. It is due to this provision that the applicant is requesting the rezone from Residential/Office (R-0) to the Hospital (H) zone.

001997

STAFF EVALUATION:

Staff has the following comments regarding this request:

1. The subject site is located in the R-0 zone and due to the new zoning classification of (H) Hospital, the Trinity House is a non-conforming use and the rezone to H will be necessary.
2. The subject site is fully developed and further expansion of this facility is not anticipated. Should the site be used for purposes other than those existing at the present time, the new uses must comply with those allowed in the H zone.

RECOMMENDATION:

Staff recommends the following actions:

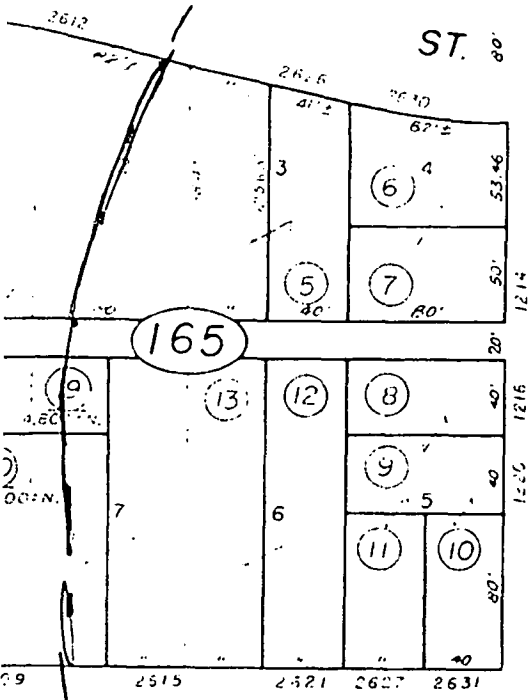
1. Ratify the Negative Declaration;
2. Approve the rezone of .29 acres from R-0, Residential/Office to H, Hospital zone.

001998

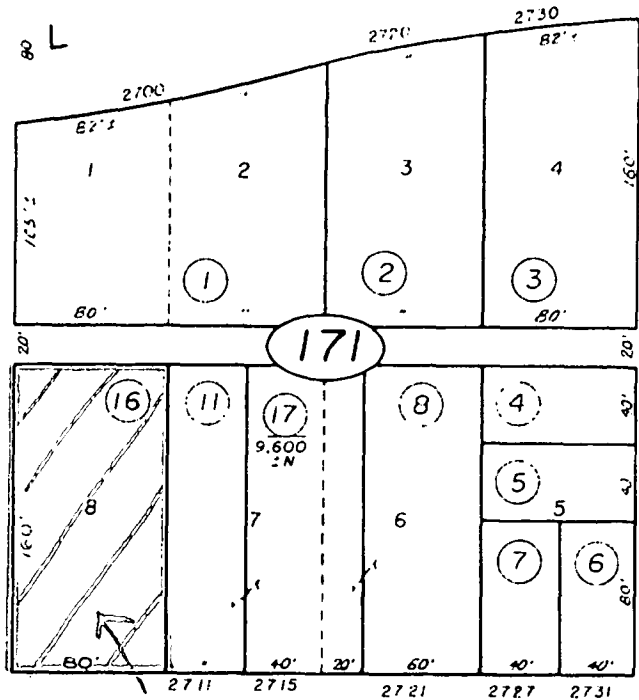
Tax Area Code

7-16

007-112-0100



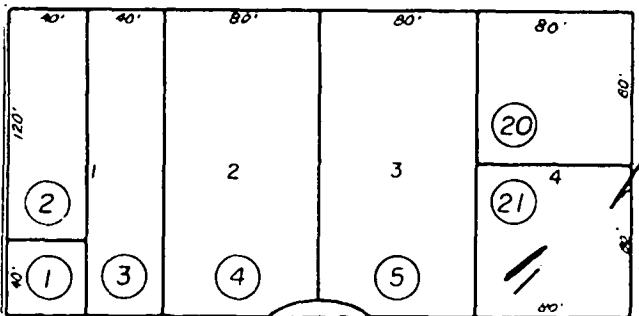
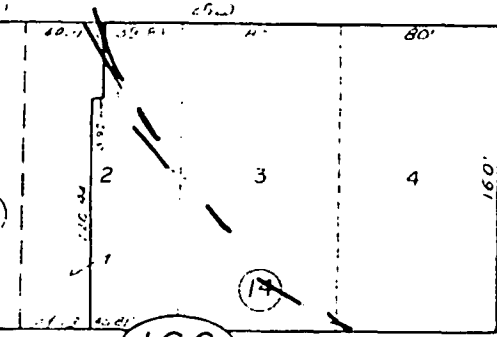
ST. 80'



ST. 80'

AVE. 100'

SUBJECT SITE CAPITOL



ST. 80'

ST. 80'

8' N

002001

CITY OF SACRAMENTO

Assessor's Map Bk. 7

County of Sacramento

Ellipses P82-239

12-9-82

No. 12

(10)