



CITY OF SACRAMENTO

17

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

August 1, 1984

APPROVED
BY THE CITY COUNCIL

City Council
Sacramento, California

AUG - 7 1984

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

- SUBJECT:
1. Negative Declaration
 2. General Plan Amendment from School to Hospital Use
 3. North Sacramento Community Plan Amendment from School to Hospital
 4. Rezoning from Single Family (R-1) to Hospital (H) (P84-207)

LOCATION: Northwest Corner of Las Palmas Avenue and Fairfield Street

SUMMARY

The applicant is requesting necessary entitlements to convert a vacant school facility into a convalescent home and elderly housing project. The Planning Commission and Staff recommend approval of the project, subject to conditions.

BACKGROUND

The subject 39 acre site is the former Las Palmas School Facility. The applicant proposes to convert the existing structures for convalescent care use and build 16 small apartment structures, containing 168 units for elderly housing. The entire site will provide housing for 318 persons. After reviewing the project, the Planning Commission voted to recommend approval of the project, with conditions, and to approve the special permit and lot line adjustment. A condition of the special permit approved by the Commission was to require review and approval of detailed floor plans and elevations by the Design Review Board prior to issuance of building permits.

VOTE OF THE PLANNING COMMISSION

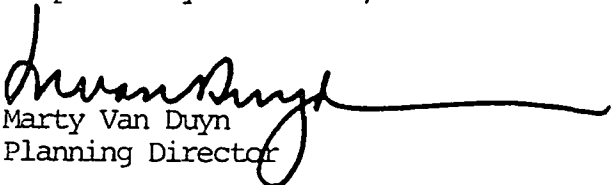
On June 28, 1984, the Commission, by a vote of 6 ayes, 3 absent, recommended approval of the project.

RECOMMENDATION

The Planning Commission and Staff recommend the City Council:

1. Ratify the Negative Declaration;
2. Adopt the attached resolution, amending the North Sacramento Community Plan and the 1974 General Plan; and
3. Adopt the attached ordinance, rezoning the subject site from R-1 to H.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:AG:pkb
Attachments
P84-207

August 7, 1984
District No. 2

RESOLUTION NO. 84-674

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION AMENDING THE NORTH SACRAMENTO COMMUNITY PLAN FROM SCHOOL TO HOSPITAL, AND THE 1974 GENERAL PLAN FROM SCHOOL TO HOSPITAL FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT A (P84-207) (APN: 263-101-01,10)

WHEREAS, the City Council conducted a public hearing on August 7, 1984 concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

- 1. The proposed plan amendment is compatible with the surrounding uses;
- 2. The subject site is suitable for a convalescent/elderly housing development; and
- 3. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the area as described on the attached Exhibit A in the City of Sacramento is hereby designated on the North Sacramento Community Plan as Hospital and the 1974 General Plan as Hospital.

MAYOR

ATTEST:

CITY CLERK

P84-207

APPROVED
BY THE CITY COUNCIL

AUG - 7 1984

OFFICE OF THE
CITY CLERK

GRA03 01

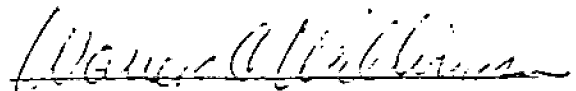
PARCEL "A"

All that real property situate in the City of Sacramento, County of Sacramento, State of California and being a portion of the Northwest 1/4 of Section 13 of Rancho Del Paso, according to the Official Plat thereof filed in the Office of the Recorder of Sacramento County, California on March 4, 1911 in Book "A" of Surveys, Map No. 94, more particularly described as follows:

Beginning at the southwest corner of Lot 1 as shown on the plat of Richardson Village, filed in the Office of the Recorder of Sacramento County in Book 28 of Maps, Map No. 30. Said point of beginning also being a point on the line of an old fence marking the north boundary line of Altos Acres, the official plat of which is recorded in the Office of the Recorder of Sacramento County in Book 16 of Maps, Map No. 55. Thence from said point of beginning along the north boundary line of said Altos Acres, South 88° 46' West 554.80 feet to the Northerly production of the West line of Fifth Street shown on said Altos Acres. Thence along said Northerly production, North 1° 48' 35" West 553.00 feet. Thence leaving said West line, North 88° 46' 00" East 716.24 feet to a point in the centerline of Fairfield Street, shown as Sixth Street on the plat of Richardson Village. Thence along an 1800 foot radius curve concave to the Southeast, said curve being subtended by a chord bearing South 4° 04' 50" West 333.41 feet. Thence South 1° 14' 00" East 221.00 feet to a point in the North line of said Altos Acres. Thence along said North line of Altos Acres South 88° 46' 00" West 125.00 feet to the point of beginning.

Containing 8.743 acres more or less.

Approved for form and contract:



Warren C. Williamson L.S. #5536

ORDINANCE NO. 84-080

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 577

LAS PALMAS AVENUE
FROM THE SINGLE FAMILY, R-1 ZONE(S)

AND PLACING SAME IN THE HOSPITAL, H ZONE(S)

(FILE NO. P-84-207)(APN: 263-101-01; 263-010-10)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

APPROVED
BY THE CITY COUNCIL

SECTION 1.

AGG - 7 1084

The territory described in the attached exhibit(s) which is in the Single Family, R-1 zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Hospital, H zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission June 28, 1984, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P84-207

GRA03 01

LEGAL DESCRIPTION

P 84207

PARCEL "A"

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Containing 8.743 acres more or less.

Approved for form and contract: Warren C. Williamson

Warren C. Williamson L.S. #5536

X 8

GRA03 01

LEGAL DESCRIPTION

PARCEL "B"

P 84207

All that real property situate in the City of Sacramento, County of Sacramento, State of California and being a portion of the Northwest 1/4 of Section 13 of Rancho Del Paso, according to the official plat thereof filed in the Office of the Recorder of Sacramento County, California on March 4, 1911 in Book "A" of Surveys, Map No. 94, more particularly described as follows:

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Thence along a curve to the right, said curve having a radius of 354.00 feet and being subtended by a chord bearing North 58° 22' 00" East 261.97 feet. Thence North 80° 05' 00" East 338.96 feet. Thence leaving said centerline, South 38° 57' 20" West 31.93 feet to the Northwest corner of Lot 275, shown on said plat of Richardson Village Unit No. 4. Thence along the Easterly boundary line of said Richardson Village Unit No. 4, South 9° 55' 00" East 125.00 feet. Thence South 67° 56' 40" East 53.07 feet. Thence South 10° 29' 40" East 114.78 feet. Thence South 10° 29' 40" East 114.78 feet. Thence leaving said Easterly boundary line of said Richardson Village Unit No. 4, along a curve to the right having a radius of 735.00 feet and being subtended by a chord bearing North 71° 26' 06" East 111.76 feet. Thence along a curve to the right, said curve having a radius of 1,000.00 feet and being subtended by a chord bearing South 11° 51' 25" West 471.37 feet. Thence along a curve to the left, said curve having a radius of 1,800.00 feet and being subtended by a chord bearing South 17° 26' 31" West 503.96 feet. Thence South 88° 46' 00" West 716.24 feet to the point of beginning.

Containing 30.305 acres more or less.

Approved for form and contract:



Warren C. Williamson L.S. #5536

17

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	A. D. Cleveland & Associates, P.O. Box 2342, Carlsbad, CA 92008		
OWNER	Grant Union High School Dist., 1333 Grand Avenue, Sacramento, CA 95838		
PLANS BY	R. Faulkner, 3837 'V' Street, Sacramento, CA 95816		
FILING DATE	5/25/84	50 DAY CPC ACTION DATE	6/28/84
		REPORT BY:	SC:bw
NEGATIVE DEC.	6/7/84	EIR	
		ASSESSOR'S PCL NO.	263-101-01 & 263-010-10

- APPLICATION:**
- A. Negative Declaration
 - B. General Plan Amendment from School to Hospital (General Plan)
 - C. Amend 1984 North Sacramento Community Plan from Elementary and Jr. High School to Hospital (C Plan)
 - D. Rezone 8.6± acres from R-1 to H (Sec. 13)
 - E. Special Permit to establish a residential care facility (Sec. 15 & Sec. 2-B(8))
 - F. Variance to waive 59 of 246 required parking spaces (WITHDRAWN)
 - G. Lot Line Adjustment to relocate property line on two parcels totaling 39± acres (Sub. Ord.)

LOCATION: 577 Los Palmas Avenue

PROPOSAL: The applicant is requesting the entitlements necessary to develop a senior citizen housing complex and residential care facility in a vacant school.

PROJECT INFORMATION:

1974 General Plan Designation: School
1984 North Sacramento Community Plan Designation: Elementary School & Jr. High School
Existing Zoning of Site: R-1
Existing Land Use of Site: School

Surrounding Land Use and Zoning:

North: School; R-1
South: Single and Multiple Family; R-5 & R-1
East: Single Family; R-1
West: School; R-1

Parking Required: To be determined by Commission
Property Dimensions: Irregular
Property Area: 39± acres
Height of Structure: 16 feet + gym
Topography: Flat
Street Improvements: Existing
Utilities: To be improved

STAFF EVALUATION: Staff has the following comments regarding this request:

- A. This application involves a 39-acre site developed with two schools. At the present time, one of the schools is no longer in use, and the applicant is requesting to convert the school facility into a convalescent home and elderly housing. The site of the proposed elderly housing is surrounded on two sides by a playground and an expansive recreational field which are part of the two adjacent schools.

The adjacent property on the south and east side of the site is developed with multiple and single family uses. Since the site is designated for a school use in the General Plan and the North Sacramento Community Plan, a plan amendment is necessary to allow for the housing and residential care facility. Staff has no objections to this request since the site is no longer being used for a school by the district. In addition, the proposed elderly housing and care facility use is compatible with the surrounding residential development. A rezone from single family to the Hospital zone is also necessary since the proposed use is consistent with the uses allowed in the Hospital zone.

- B. At the present time, the site contains 10 buildings. As proposed, the existing classrooms will be expanded and developed with private rooms, with a common area and a men's and women's restroom with showers. The existing gymnasium will be converted into a convalescent facility for non-ambulatory residents. The applicant will also be constructing 16 small apartment buildings on the site which will provide 84 studio units and 84 one-bedroom units. As proposed, the entire facility will provide housing for 318 persons. Plans for the proposed expansion are not available at this time; therefore, staff recommends the project be submitted to the Design Review/Preservation Board prior to issuance of building permits.
- C. At the present time, there are 30 parking spaces on the site. The applicant will, however, expand the parking area to include a total of 187 spaces. As proposed, the parking will be distributed throughout the site for the convenience of the residents. It was also necessary to provide vehicle access around the site to accommodate emergency vehicles. On-site parking should be adequate since the parking provided exceeds the ratio of one space per two beds which is the parking requirement for a nursing home. Staff does, however, recommend that detailed landscape, shading and irrigation plans be submitted for staff review and approval since these plans were not included with the application.
- D. This request also involves a lot line adjustment which is necessary to separate the care facility from the adjacent schools. Staff has no objections to the proposed lot line adjustment which will relocate the property line from the interior of the subject site to the northern boundry adjacent to the parking area and access lane. As proposed, the lot line adjustment will provide 8.6± acres on which the elderly housing and care facility will be located.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse affect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Approval of the General Plan Amendment;
- C. Approval of the 1984 North Sacramento Community Plan Amendment;
- D. Approval of the Rezone from R-1 to H;
- E. Approval of the Special Permit, subject to the following conditions and based upon Findings of Fact which follow; and
- F. Variance (Withdrawn);
- G. Approval of the Lot Line Adjustment by adopting the attached resolution.

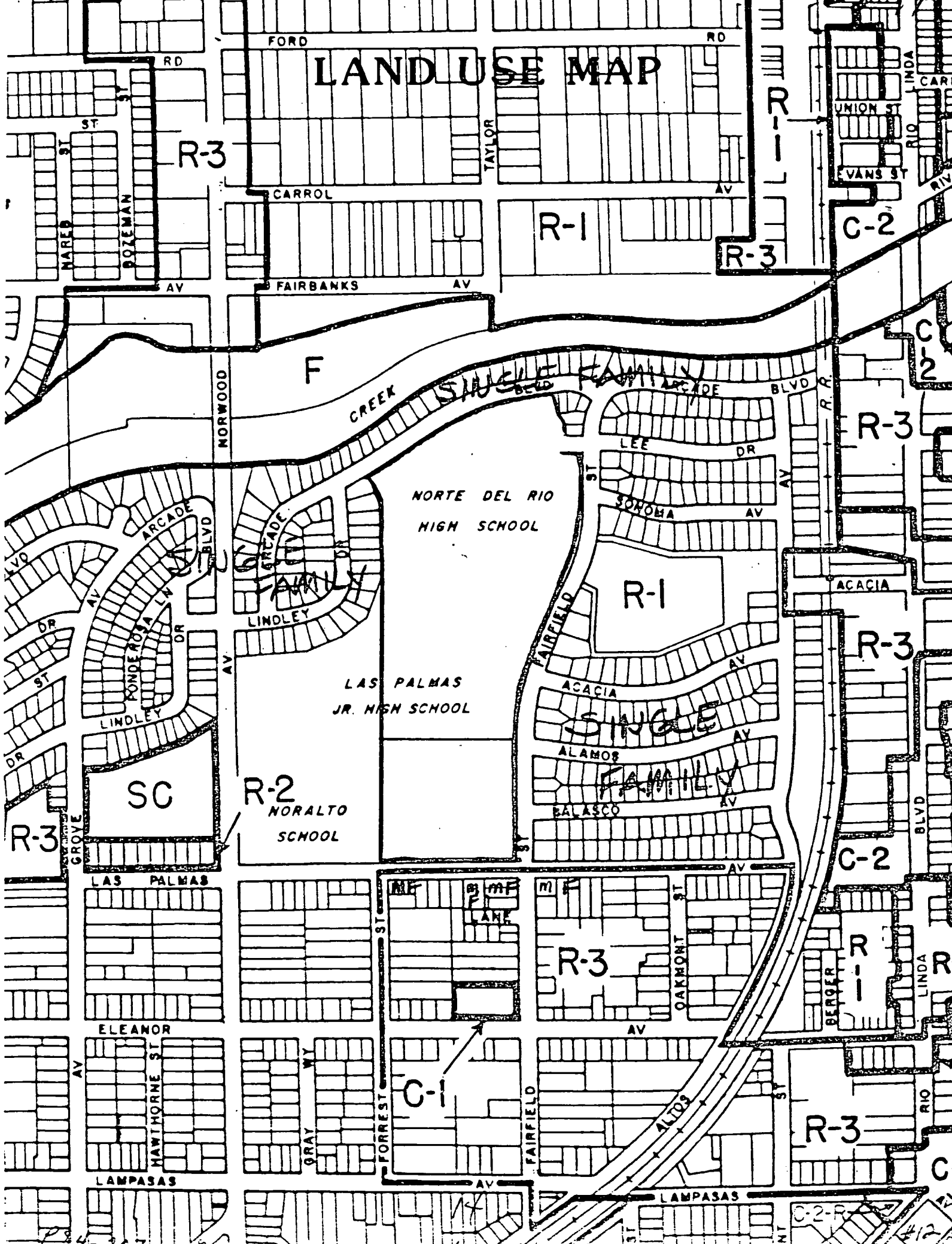
Conditions - Special Permit

- 1. The applicant shall provide landscape, shading and irrigation plans for staff's review and approval prior to issuance of a building permit.
- 2. The applicant shall submit detailed floor plans and elevations for Design Review/Preservation Board review and approval prior to issuance of a building permit.

Findings of Fact - Special Permit

- 1. The special permit, as conditioned, is based upon sound principles of land use in that the elderly housing and residential care use is compatible with adjacent residential uses.
- 2. As proposed and conditioned, the special permit will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that:
 - a. adequate on-site parking will be provided;
 - b. the site will be landscaped and irrigated, and the parking lot will be shaded over 50 percent of the surfaced area.
- 3. As proposed, the special permit is consistent with the North Sacramento Community Plan and the General Plan in that the site will be designated for hospital type uses.

LAND USE MAP



LOCATION MAP HEIGHTS

IBERRY
TERRACE

FORD RD

RD

FORD RD

CARROLL AV

AV

ALTOS

FAIRBANKS AV

AV

NORWOOD

CREEK

BLVD

ARCADIA

BLVD

UNIT No 4

UNIT No 3

VILLAGE

NORTE DEL RIO
HIGH SCHOOL

LEE DR

SONOMA AV

PARK
ADDITION

ACACIA

RESUB. UNIT NO 5
UNIT No 5
ARCADIA
PONDEROSA
WIL-ACRES
LINDLEY
UNIT No 3

LINDLEY DR

NORALTO
SCHOOL

LAS PALMAS
JR. HIGH
SCHOOL

ACACIA

UNIT - No 2

ALAMOS

BALASCO

UNIT No 1

GROVEWOOD
SQUARE

GROVE

NORALTO
SCHOOL

LAS PALMAS
JR. HIGH
SCHOOL

ACACIA

UNIT - No 2

ALAMOS

BALASCO

UNIT No 1

LAS PALMAS

AV

LAS PALMAS

AV

SUBJECT SITE

ACRES

NORWOOD

ALTOS

WOOD

ELEANOR

HAWTHORNE ST

LAMPASAS

GRAY WY

FORREST ST

LANE

FAIRFIELD

AV

ALTOS

LAMPASAS

OAKMONT ST

FISHER TR

ELEANOR

BERGER

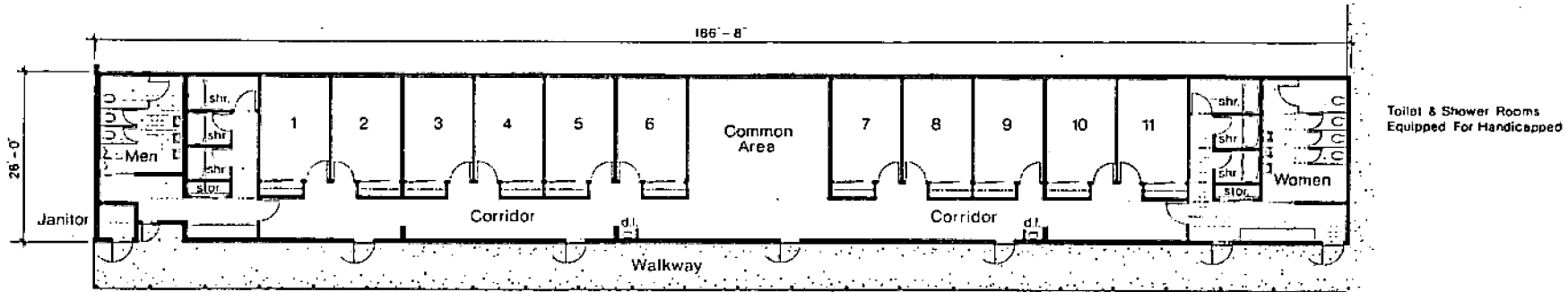
EDGEWOOD

LINDA

RIO

No. 12

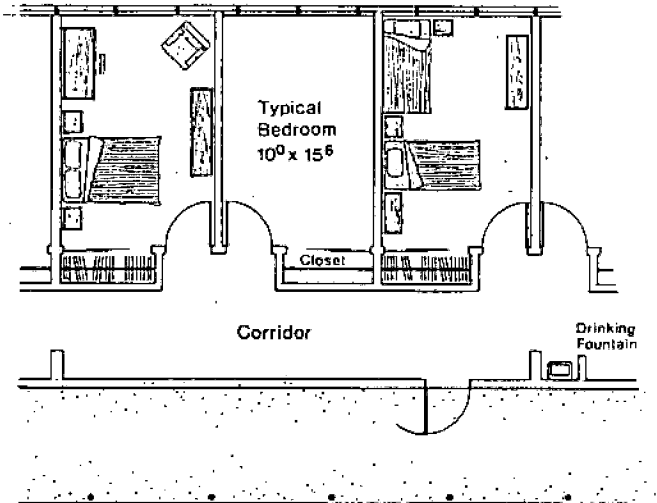
P24-207



SCHEMATIC BUILDING PLAN
1/8" = 1'-0"

6-28-94

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TYPICAL BEDROOM UNIT PLAN
1/4" = 1'-0"

EXIST. BUILDING DATA

- Description:** A single story rectangular shaped building - 4,000 sq. ft. x 170.5 ft. Occupancy: 100 - 120 beds and 100 - 120 staff.
- Building Area:** 4,000 sq. ft.
- Overall Storage Area:** 2,500 sq. ft.
- Year Started:** 1952
- Construction:** Reinforced concrete frame.
- Floors:** Reinforced concrete slab on ground - smooth finish service areas - vinyl tile elsewhere - suspended floor rest room.
- Walls:** Solid frame masonry exterior on concrete base with wood frame partition areas - plaster and plaster board, natural and paint finish concrete tile in rest room.
- Roof:** Stone type - wood joist - 2" x 8 sheathing - Fibre insulation composition paper and tar.
- Doors & Windows:** Metal and wood frame doors and full wall windows - aluminum and wood trim.
- Interior Finish:** Average quality built-in, linoleum floor in rest room and bathroom - acoustic ceiling tile over strapping - recessed drop-type track, marble stone tile partition areas - plaster board finish and paint - service area.
- Exterior Finish:** Concrete foundation base wall above ground - concrete in floor and paint finish - wood lattice window frames.
- Lighting:** Average quality fluorescent suspended fixture (pendant) in rest room - recessed with reflector, track-in and ball fixture. Transformer: 2,500 wpt. main service.
- Plumbing:** Average quality standing seam roof structure - built under quality leaded supply, vent and sewage piping.
- Heating and Ventilating:** Unitary heating system, boiler in flag, 2.
- Fire Alarm System:** Fire Alarm system and Fire Extinguisher.
- Overall Comments:** Pipe columns - steel frame wood 2" x 8 sheathing base - composition paper and tar concrete wall base.
- Architect:** Leonard Shuck.

**LAS PALMAS
RESIDENTIAL CARE**

Richard W. Faulkner
3837 J Street * Architect
Sacramento, CA 95818
(916) 434-2641

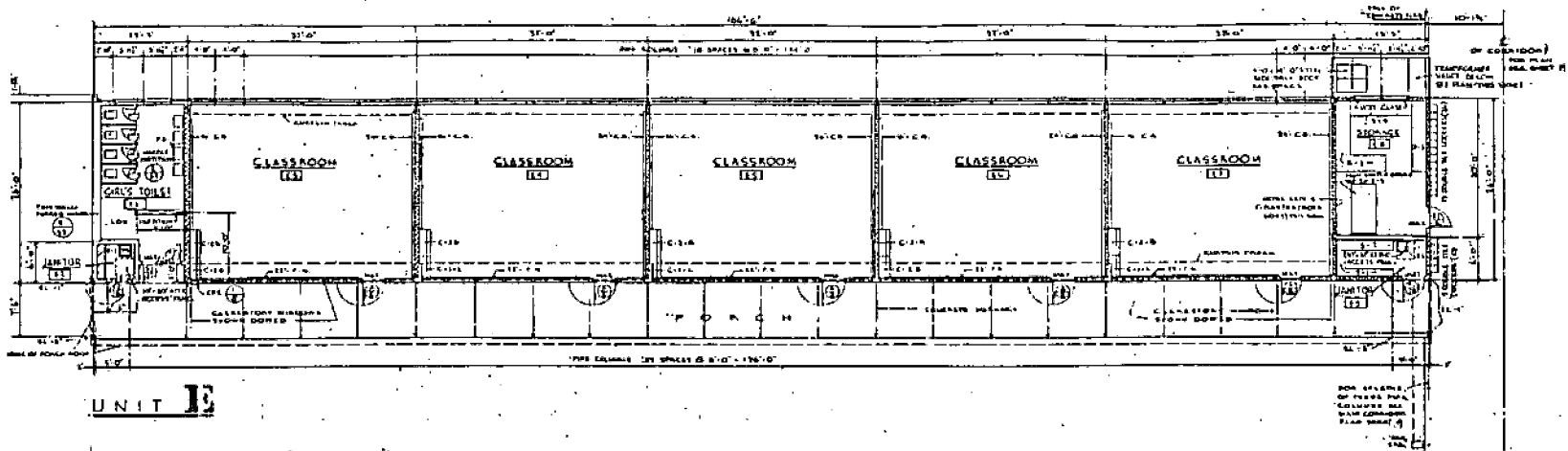
LAS PALMAS RESIDENTIAL CARE
Jr. High School Remodel Conversion
Sacramento, CA

sheet
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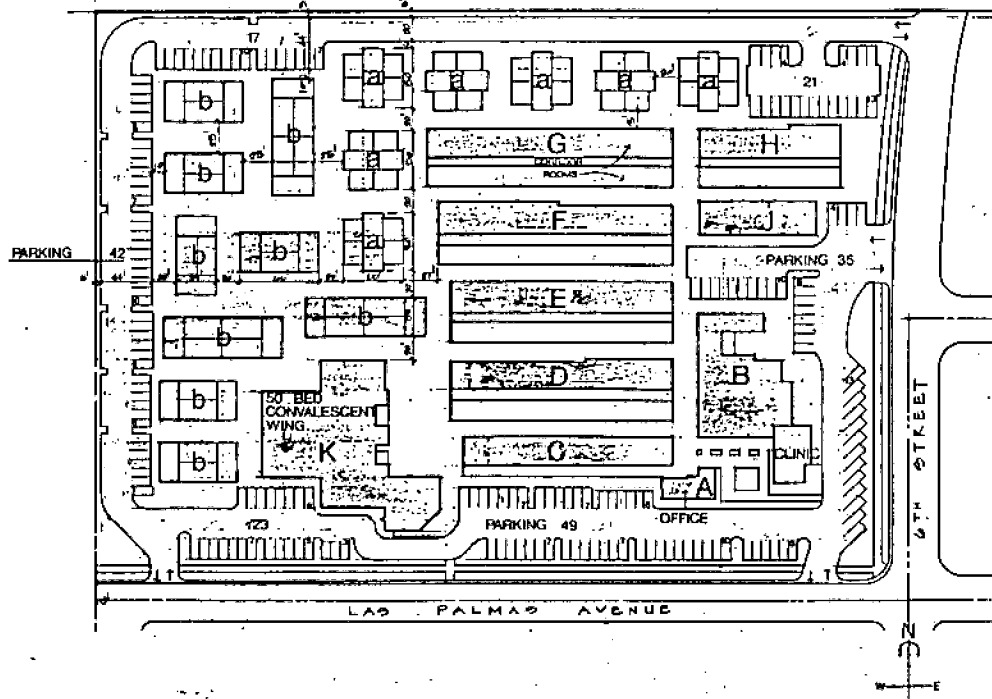
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No. 12

11



UNIT E



SCHEMATIC SITE PLAN



SITE DATA

TOTAL NEW UNITS	
UNIT 'a' - 327 sq. ft. STUDIO	84
UNIT 'b' - 544 sq. ft. 1 BEDROOM	84
PRIVATE ROOMS - 262 sq. ft.	50
EXISTING STRUCTURES CONVERTED	
BUILDING 'A' OFFICE	
BUILDING 'B-J' PRIVATE ROOMS (Ambulatory)	50
BUILDING 'K' PRIVATE ROOM (Non-Ambulatory)	50
PARKING	
REQUIRED	
residential 'a & b' 1 per unit	168
office 1 per 400 sq. ft.	3
convalescent 1 per 2 beds	75
PROVIDED	
	187

No. 12

6-22-84

P84-207

Richard W. Faulkner
3937 J. Street • Architect
Sacramento, CA. 95818
(916) 454-2071

LAS PALMAS RESIDENTIAL CARE
Jr. High School Remodel Conversion
Sacramento, CA

sheet
1

EXHIBIT
B

17

GRA03 01

PARCEL "A"

P 84207

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Approved for form and contract: Warren C. Williamson

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6-22-84 19

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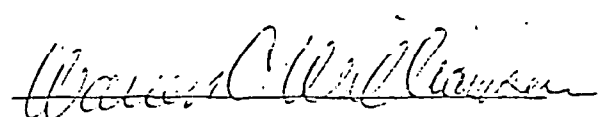
GRA03 01

Parcel B (continued)

Thence along a curve to the right, said curve having a radius of 354.00 feet and being subtended by a chord bearing North 58° 22' 00" East 261.97 feet. Thence North 80° 05' 00" East 338.96 feet. Thence leaving said centerline, South 38° 57' 20" West 31.93 feet to the Northwest corner of Lot 275, shown on said plat of Richardson Village Unit No. 4. Thence along the Easterly boundary line of said Richardson Village Unit No. 4, South 9° 55' 00" East 125.00 feet. Thence South 67° 56' 40" East 53.07 feet. Thence South 10° 29' 40" East 114.78 feet. Thence South 10° 29' 40" East 114.78 feet. Thence leaving said Easterly boundary line of said Richardson Village Unit No. 4, along a curve to the right having a radius of 735.00 feet and being subtended by a chord bearing North 71° 26' 06" East 111.76 feet. Thence along a curve to the right, said curve having a radius of 1,000.00 feet and being subtended by a chord bearing South 11° 51' 25" West 471.37 feet. Thence along a curve to the left, said curve having a radius of 1,800.00 feet and being subtended by a chord bearing South 17° 26' 31" West 503.96 feet. Thence South 88° 46' 00" West 716.24 feet to the point of beginning.

Containing 30.305 acres more or less.

Approved for form and contract:



Warren C. Williamson L.S. #5536

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: JP

P 84 207

Project Location 577 Los Palmas Avenue
 Assessor Parcel No. 263-101-01 & 263-010-10
 Owners Grant Union High School Dist., Phone No. _____
 Address 1333 Grand Avenue, Sacramento, CA 95838
 Applicant A. D. Cleveland & Associates Phone No. _____
 Address P.O. Box 2342, Carlsbad, CA 92008
 Signature _____ C.P.C. Mtg. Date 6/28/84

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

REQUESTED ENTITLEMENTS	Commission date	Council date	Filing Fees
<input checked="" type="checkbox"/> Environ. Determination <u>Neg Dec</u>	<u>6/28/84</u>	_____	\$ _____
<input type="checkbox"/> General Plan Amend _____	_____	_____	\$ _____
_____	_____	Res. _____	_____
<input type="checkbox"/> Community Plan Amend from Elementary & Jr. High () School to Hospital designation	<u>RA</u>	_____	\$ _____
_____	_____	Res. _____	_____
<input checked="" type="checkbox"/> Rezone <u>8.6± ac. from R-1 to H-R</u>	<u>RA to H</u>	_____	\$ _____
_____	_____	Ord. _____	_____
<input type="checkbox"/> Tentative Map _____	_____	_____	\$ _____
_____	_____	Res. _____	_____
<input checked="" type="checkbox"/> Special Permit <u>to establish convalescent home</u>	<u>AC</u>	_____	\$ _____
_____	_____	_____	_____
<input checked="" type="checkbox"/> Variances <u>to waive 59 of 246 required parking spaces for convalescent facility</u>	<u>Withdrawn</u>	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> Plan Review _____	_____	_____	\$ _____
_____	_____	_____	_____
<input type="checkbox"/> PUD _____	_____	_____	\$ _____
_____	_____	_____	_____
<input checked="" type="checkbox"/> Other <u>Lot Line Adjustment on 2 parcels totaling 39± acres</u>	<u>AC</u>	_____	\$ _____
_____	<u>IN RESD</u>	_____	_____

FEE TOTAL \$ _____

Sent to Applicant: _____ Date _____ By: _____ Sec. to Planning Commission

RECEIPT NO. 4535
By/date JP 5/25/84

Key to Entitlement Actions

- | | | |
|------------------------------------|---|--|
| R - Ratified | D - Denied | IAF - Intent to Approve based on Findings of Fact |
| Cd - Continued | RD - Recommend Denial | AFF - Approved based on Findings of Fact |
| A - Approved | RA - Recommend Approval | RPC - Return to Planning Commission |
| AC - Approved W/conditions | RAC - Recommend Approval W/conditions | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions | |

P 84207

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Gold - applicant receipt White - applicant permit Green - expiration book Yellow - department file Pink - permit book

P 84 207

MEETING DATE June 28 1984
 ITEM NO. 12B FILE # 84-207
 M _____

- GENERAL PLAN AMENDMENT TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
- REZONING LOT LINE ADJUSTMENT
- SPECIAL PERMIT ENVIRONMENTAL DET.
- VARIANCE OTHER _____

Location: 597 Las Palmas Avenue

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

<u>PROPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>

<u>OPPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta	✓		✓	
Ferris	<i>absent</i>			
Fong	<i>absent</i>			
Goodin	✓			
Hunter	✓			
Ishmael	✓			✓
Ramirez	✓			
Simpson	<i>absent</i>			
Holloway				

- MOTION
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE _____
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

MEETING DATE June 28 1984
 ITEM NO. 12C FILE P. 84-207
 M _____

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER _____

Location: 577 Las Palmas Avenue

Recommendation:
 Favorable
 Unfavorable
 Petition
 Correspondence

<u>PROPOSERS</u>		
<u>NAME</u>		<u>ADDRESS</u>

<u>OPPOSERS</u>		
<u>NAME</u>		<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	SECOND
Aucusta	✓		✓	
Ferris	<i>absent</i>			
Fong	<i>absent</i>			
Goodin	✓			
Hunter	✓			
Ishmael	✓			✓
Ramirez	✓			
Simpson	<i>absent</i>			
Holloway	✓			

- MOTION
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE.
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

MEETING DATE June 28 1984
 ITEM NO. 127 FILE # 84-207
 M _____

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER _____

Location: 577 Las Palomas Avenue

Recommendation:

- Favorable to H
- Unfavorable
- Petition
- Correspondence

<u>PROPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>

<u>OPPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta	✓		✓	
Ferris	<u>absent</u>			
Fong	<u>absent</u>			
Goodin	✓			
Hunter	✓			
Ismael	✓			✓
Ramirez	✓			
Simpson	<u>absent</u>			
Holloway	✓			

- MOTION
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE _____
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL to H
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

August 8, 1984

Grant Union High School District
1333 Grand Avenue
Sacramento, CA 95838

Dear Gentlemen:

On August 7, 1984, the Sacramento City Council took the following actions for property located at 577 Las Palmas Avenue (P-84207). (P-84176):

Hearing closed; Resolution No. 84-674 adopted; Ordinance No. 84-080 adopted.

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Lorraine Magana
City Clerk

LM/rr/17

Enclosures

cc: Planning Department
A.D. Cleveland & Associates, Applicant

RESOLUTION NO. 84-674

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AUG 07 1984

RESOLUTION AMENDING THE NORTH SACRAMENTO COMMUNITY PLAN FROM SCHOOL TO HOSPITAL, AND THE 1974 GENERAL PLAN FROM SCHOOL TO HOSPITAL FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT A (P84-207) (APN: 263-101-01,10)

WHEREAS, the City Council conducted a public hearing on August 7, 1984 concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding uses;
2. The subject site is suitable for a convalescent/elderly housing development; and
3. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the area as described on the attached Exhibit A in the City of Sacramento is hereby designated on the North Sacramento Community Plan as Hospital and the 1974 General Plan as Hospital.

ANNE RUDIN

MAYOR

ATTEST:

LORRAINE MAGANA

CITY CLERK

P84-207

**CERTIFIED AS TRUE COPY
of Resolution No. 84-674**

AUG 9 1984

DATE CERTIFIED

Lorraine Magana
CITY CLERK, CITY OF SACRAMENTO

GRA03 01

PARCEL "A"

All that real property situate in the City of Sacramento, County of Sacramento, State of California and being a portion of the Northwest 1/4 of Section 13 of Rancho Del Paso, according to the Official Plat thereof filed in the Office of the Recorder of Sacramento County, California on March 4, 1911 in Book "A" of Surveys, Map No. 94, more particularly described as follows:

Beginning at the southwest corner of Lot 1 as shown on the plat of Richardson Village, filed in the Office of the Recorder of Sacramento County in Book 28 of Maps, Map No. 30. Said point of beginning also being a point on the line of an old fence marking the north boundary line of Altos Acres, the official plat of which is recorded in the Office of the Recorder of Sacramento County in Book 16 of Maps, Map No. 55. Thence from said point of beginning along the north boundary line of said Altos Acres, South 88° 46' West 554.80 feet to the Northerly production of the West line of Fifth Street shown on said Altos Acres. Thence along said Northerly production, North 1° 48' 35" West 553.00 feet. Thence leaving said West line, North 88° 46' 00" East 716.24 feet to a point in the centerline of Fairfield Street, shown as Sixth Street on the plat of Richardson Village. Thence along an 1800 foot radius curve concave to the Southeast, said curve being subtended by a chord bearing South 4° 04' 50" West 333.41 feet. Thence South 1° 14' 00" East 221.00 feet to a point in the North line of said Altos Acres. Thence along said North line of Altos Acres South 88° 46' 00" West 125.00 feet to the point of beginning.

Containing 8.743 acres more or less.

Approved for form and contract:



Warren C. Williamson L.S. #5536

ORDINANCE NO. 84-080

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AUG 07 1984

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 577

LAS PALMAS AVENUE FROM THE SINGLE FAMILY, R-1 ZONE(S)

AND PLACING SAME IN THE HOSPITAL, H ZONE(S)

(FILE NO. P-84-207)(APN: 263-101-01; 263-010-10)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s) which is in the Single Family, R-1 zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Hospital, H zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission June 28, 1984, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

LEGAL DESCRIPTION

P 84207

PARCEL "A"

All that real property situate in the City of Sacramento, County of Sacramento, State of California and being a portion of the Northwest 1/4 of Section 13 of Rancho Del Paso, according to the Official Plat thereof filed in the Office of the Recorder of Sacramento County, California on March 4, 1911 in Book "A" of Surveys, Map No. 94, more particularly described as follows:

Beginning at the southwest corner of Lot 1 as shown on the plat of Richardson Village, filed in the Office of the Recorder of Sacramento County in Book 28 of Maps, Map No. 30. Said point of beginning also being a point on the line of an old fence marking the north boundary line of Altos Acres, the official plat of which is recorded in the Office of the Recorder of Sacramento County in Book 16 of Maps, Map No. 55. Thence from said point of beginning along the north boundary line of said Altos Acres, South 88° 46' West 554.80 feet to the Northerly production of the West line of Fifth Street shown on said Altos Acres. Thence along said Northerly production, North 1° 48' 35" West 553.00 feet. Thence leaving said West line, North 88° 46' 00" East 716.24 feet to a point in the centerline of Fairfield Street, shown as Sixth Street on the plat of Richardson Village. Thence along an 1800 foot radius curve concave to the Southeast, said curve being subtended by a chord bearing South 4° 04' 50" West 333.41 feet. Thence South 1° 14' 00" East 221.00 feet to a point in the North line of said Altos Acres. Thence along said North line of Altos Acres South 88° 46' 00" West 125.00 feet to the point of beginning.

Containing 8.743 acres more or less.

Approved for form and contract:

Warren C. Williamson

Warren C. Williamson L.S. #5536

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION: JUL 31 1984

PASSED: ~~AUG 0 7 1984~~

EFFECTIVE: SEP 0 6 1984

ANNE RUDIN

MAYOR

ATTEST:

LORRAINE MAGANA

CITY CLERK

P84-207

**CERTIFIED AS TRUE COPY OF
Ordinance No. 84-080 4th Series**

**DATE
CERTIFIED AUG 10 1984**

Lorraine Magana

City Clerk, City of Sacramento

THE GREAT SEAL OF THE UNITED STATES

APR 1 1884
DATE

RECEIVED BY THE SECRETARY OF THE
TREASURY

LEGAL DESCRIPTION
PARCEL "B"

P 84207

All that real property situate in the City of Sacramento, County of Sacramento, State of California and being a portion of the Northwest 1/4 of Section 13 of Rancho Del Paso, according to the official plat thereof filed in the Office of the Recorder of Sacramento County, California on March 4, 1911 in Book "A" of Surveys, Map No. 94, more particularly described as follows:

Beginning at a point which bears the following two (2) courses and distances from the Southwest corner of Lot 1 as shown on the plat of Richardson Village, filed in the Office of the Recorder of Sacramento County in Book 28 of Maps, Map No. 30. Said Southwest corner of Lot 1 also being a point on the line of an old fence marking the North boundary line of Altos Acres, the official plat of which is recorded in the Office of the Recorder of Sacramento County in Book 16 of Maps, Map No. 55 (1) along the North boundary line of said Altos Acres, South $88^{\circ} 46'$ West 554.80 feet to the Northerly production of the West line of Fifth Street shown on said Altos Acres. And (2) along said Northerly production, North $1^{\circ} 48' 35''$ West 553.00 feet to the point of beginning. Thence from said point of beginning, North $1^{\circ} 48' 35''$ West 1,009.78 feet, to the Southwest corner of Lot 263 as shown on the plat of Richardson Village Unit No. 4, filed in the Office of the Recorder of Sacramento County in Book 32 of Maps, Map No. 37. Thence along the Westerly line of said Lot 263 and its Northerly production thereof, North $20^{\circ} 20' 30''$ West 192.53 feet to a point on the centerline of Arcade Avenue shown on said plat of Richardson Village Unit No. 4. Thence along said centerline, North $70^{\circ} 04' 00''$ East 28.12 feet. Thence along a curve to the left, said curve having a radius of 617.61 feet and being subtended by a chord bearing North $53^{\circ} 21' 28''$ East 355.15 feet.

Thence along a curve to the right, said curve having a radius of 354.00 feet and being subtended by a chord bearing North 58° 22' 00" East 261.97 feet. Thence North 80° 05' 00" East 338.96 feet. Thence leaving said centerline, South 38° 57' 20" West 31.93 feet to the Northwest corner of Lot 275, shown on said plat of Richardson Village Unit No. 4. Thence along the Easterly boundary line of said Richardson Village Unit No. 4, South 9° 55' 00" East 125.00 feet. Thence South 67° 56' 40" East 53.07 feet. Thence South 10° 29' 40" East 114.78 feet. Thence South 10° 29' 40" East 114.78 feet. Thence leaving said Easterly boundary line of said Richardson Village Unit No. 4, along a curve to the right having a radius of 735.00 feet and being subtended by a chord bearing North 71° 26' 06" East 111.76 feet. Thence along a curve to the right, said curve having a radius of 1,000.00 feet and being subtended by a chord bearing South 11° 51' 25" West 471.37 feet. Thence along a curve to the left, said curve having a radius of 1,800.00 feet and being subtended by a chord bearing South 17° 26' 31" West 503.96 feet. Thence South 88° 46' 00" West 716.24 feet to the point of beginning.

Containing 30.305 acres more or less.

Approved for form and contract:



Warren C. Williamson L.S. #5536



CITY OF SACRAMENTO

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO
SEP 17 11 41 AM '84

OFFICE OF THE CITY CLERK
915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

August 8, 1984

Grant Union High School District
1333 Grand Avenue
Sacramento, CA 95838

Dear Gentlemen:

On August 7, 1984, the Sacramento City Council took the following actions for property located at 577 Las Palmas Avenue (P-84207). (P-84176):

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Lorraine Magana
City Clerk

LM/rr/17

Enclosures

cc: Planning Department
A.D. Cleveland & Associates, Applicant

