

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 J Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, January 5, 2000, the Zoning Administrator approved with conditions a Special Permit Major Modification to allow the phased construction of an expansion to the Children's Receiving Home for the project known as Z99-094. Findings of Fact and conditions of approval for the project are listed on pages 3-5.

Project Information

- Request: 1. **Negative Declaration**
2. **Mitigation Monitoring Plan**
3. **Zoning Administrator Special Permit Major Modification** to expand the existing facility in a phased master plan to provide forty-five(45) additional parking spaces, a 7,000 square foot Activity Center, four(4) duplex dormitory units(3,948 square feet each), and a 20 foot emergency access drive around the perimeter of the site on 6.22± developed acres in the Standard Single Family (R-1) zone.

Location: 3555 Auburn Boulevard (D2, Area 4)

Assessor's Parcel Number: 240-0342-005

Applicant: Children's Receiving Home of Sacramento (David Ballard)
 3555 Auburn Boulevard
 Sacramento, CA 95821

Property Same as owner
Owner:

Project Planner: Sandra Yope

General Plan Designation: Parks, Recreation, Open Space
Existing Land Use of Site: Children's Receiving Home of Sacramento
Existing Zoning of Site: Standard Single Family (R-1)

Surrounding Land Use and Zoning:
North: Interstate 80 on/off ramps; TC
South: Commercial and Residential; County
East: Park; R-1
West: Commercial; R-1

Property Dimensions: Irregular

Property Area:	6.22+ acres
Square Footage of Buildings:	Existing structures: 31,526 square feet Proposed structures: 27,592 square feet Total: 598,118 square feet
Height of Building:	Existing building: 1 story, 18 feet Proposed: 1 story, 20 feet
Exterior Building Materials:	Stucco
Roof Materials:	Composition
Topography:	Flat
Street Improvements:	Existing

Project Plans: See Exhibits A-C

Previous Files: Z99-060

Background Information: The Children's Receiving Home of Sacramento has a 26,700 square foot main building that was constructed in 1965. The facility was built prior to the requirement for a Special Permit so there is no existing Special Permit for the Sacramento Children's Receiving Home. Any additions or modifications to a site that has a use that normally requires a special permit requires a Special Permit Modification. Currently, there is a 1,974 square foot new dormitory under construction as well as an additional 22 parking spaces approved by the Zoning Administrator as Minor Modification to a deemed Special Permit (Z99-060).

Additional Information: The project consists of a phase master plan for expansion of the facilities. The site is located at the northeast corner of Watt Avenue and Auburn Boulevard. The on/off ramps for Interstate 80 border the site to the north. The first phase includes the site work for all phases. The proposal includes constructing a 20 foot wide emergency access drive around the site perimeter, an eight foot high sound wall along the north and west property lines, the expansion of the southern parking lot to the west by an additional 45 parking spaces, and the site work for several future buildings. The second phase is for the construction of four new duplex dormitory units that will be 3,948 square feet each. The additional dormitories will increase the number of children that can be housed on the site from 60 to 100. The third phase will be the construction of a 7,000 square foot activities building on the southwest side of the site. The last phase will include interior remodeling and small, but not yet determined, additions to the original structure to provide more office and classroom space from the vacated dormitory areas as well as overall facility modernization (see Exhibit A).

There will be a total of 85 staff members with approximately 30 people per shift. The site will have 134 parking spaces at the completion of the first phases. There is no actual parking requirement for a children's home in the Zoning Ordinance; however, 80 spaces had been previously required and the proposed parking will provide for the additional client load increase. The existing structure requires significant improvements to meet required ADA and life safety mandates. Additionally, there is a growing need within the county for the services provided by the Children's Home.

The project was noticed and staff did not receive any calls.

Environmental Determination: The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address noise, water, and cultural resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan.

Conditions of Approval

1. The applicant shall comply with all required Mitigation Measures of the Negative Declaration.
2. Prior to submission for a building permit for the activity building and for the modifications to the existing facility, the applicant shall provide floor plans and elevations for the review and approval of the Zoning Administrator.
3. The project shall meet all the Building Division requirements including the following conditions:
 - a. The building locations shall be arranged to provide 10 feet minimum distance between dormitory building and 25 feet minimum distance between dormitory building and the multi-purpose building or existing building.
 - b. All buildings shall be handicap accessible.
 - c. Parking, walkways, and path of travel shall meet accessibility requirements.
4. The parking area shall conform with all ADA requirements.
5. The new parking spaces shall conform with the Zoning Ordinance to include shading requirements.
6. Size and location of the building shall conform to the plans submitted. Any additional changes, modifications, or additions will require Planning review and approval.
7. The applicant shall obtain all necessary building permits prior to commencing construction.
8. The applicant shall repair or replace existing deteriorated curb, gutter and sidewalk to the satisfaction of the Department of Public Works.
9. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one-foot off-site contours within 100' (400') of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.

10. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
11. Remove existing unused curb cut on Auburn Boulevard and replace it with appropriate curb, gutter and sidewalk to the satisfaction of the Department of Public Works.
12. An On-site drainage system is required and shall drain to the northeast corner of the lot.
13. Contact Arcade Water District for water conditions.
14. Contact County Sanitation District for sewer conditions.
15. Any new trash enclosures for the facility shall comply with the Zoning Ordinance to include adequate recycling facilities.
16. Any new signage shall comply with Sign Ordinance and have a Sign Permit.
17. The sound wall shall be eight feet high and constructed along the north and west property lines as shown on the plans. The sound wall must have a minimum surface weight of 4 lbs/square feet, and be continuous along its length and height. No holes or gaps are allowed including where the wall meets the ground. The wall should be constructed on ground at its highest elevation to maximize the wall's acoustical value.
18. The Children's Receiving Home population is limited to a maximum of 100 children.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed phased expansion will not substantially alter the characteristics of the site or the surrounding mixed use area.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. adequate on-site parking and setbacks will be provided;
 - b. the proposed expansion will provide newer and larger facilities on an existing site to serve an expanding county wide need; and
 - c. a new eight foot high sound wall will be constructed along the west and north property lines that will also serve as a visual buffer.
3. The project is consistent with the General Plan which designates the subject site as Parks, Recreation, Open Space. A residential care facility is permitted in any zone with a Special Permit.

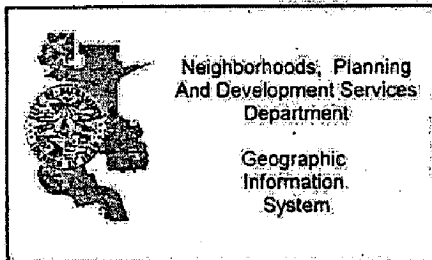
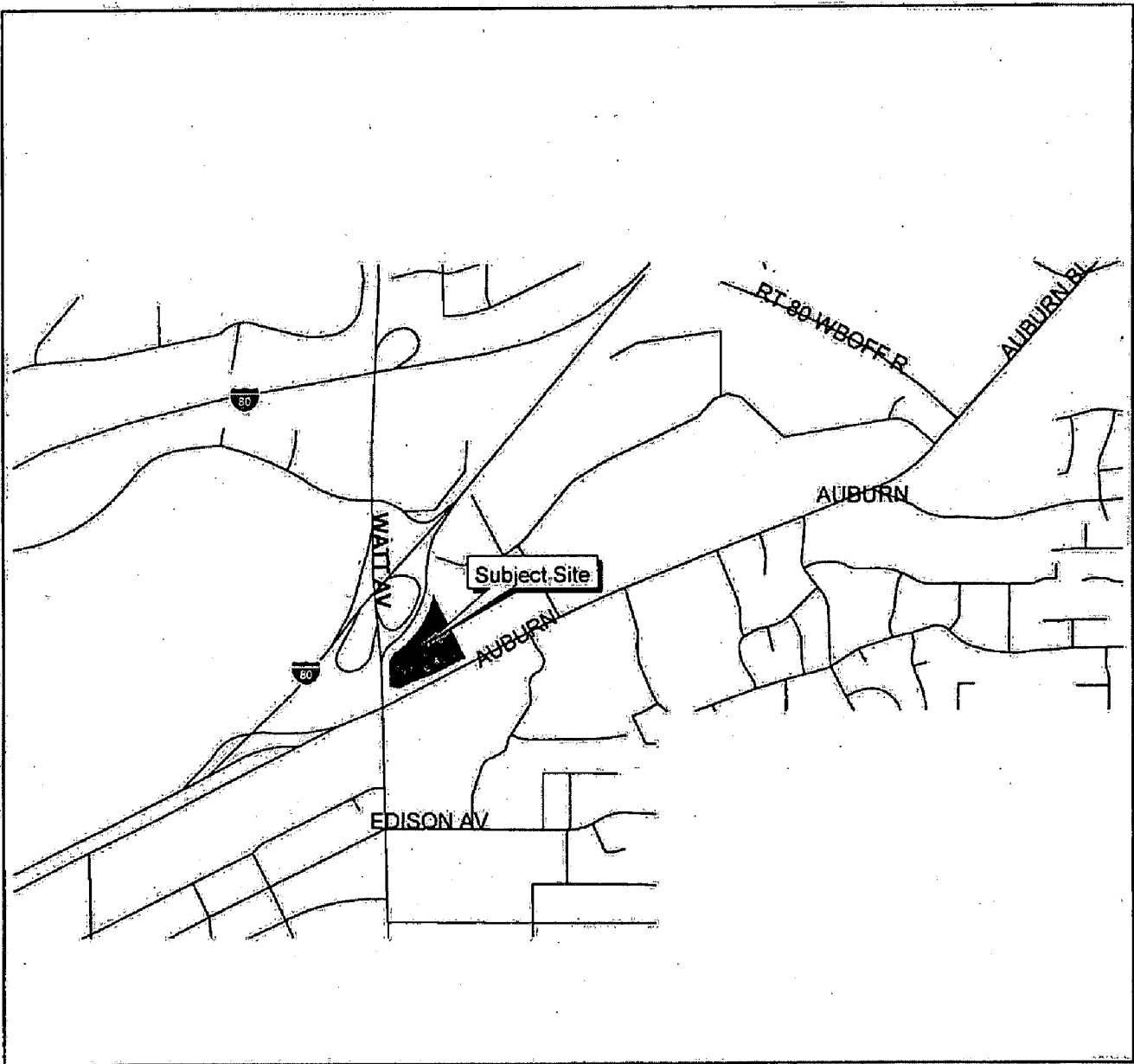
Joy D. Patterson

Joy D. Patterson
Zoning Administrator

A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File Applicant ZA Log Book



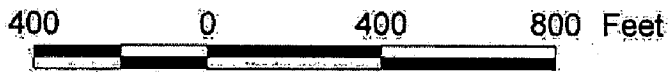
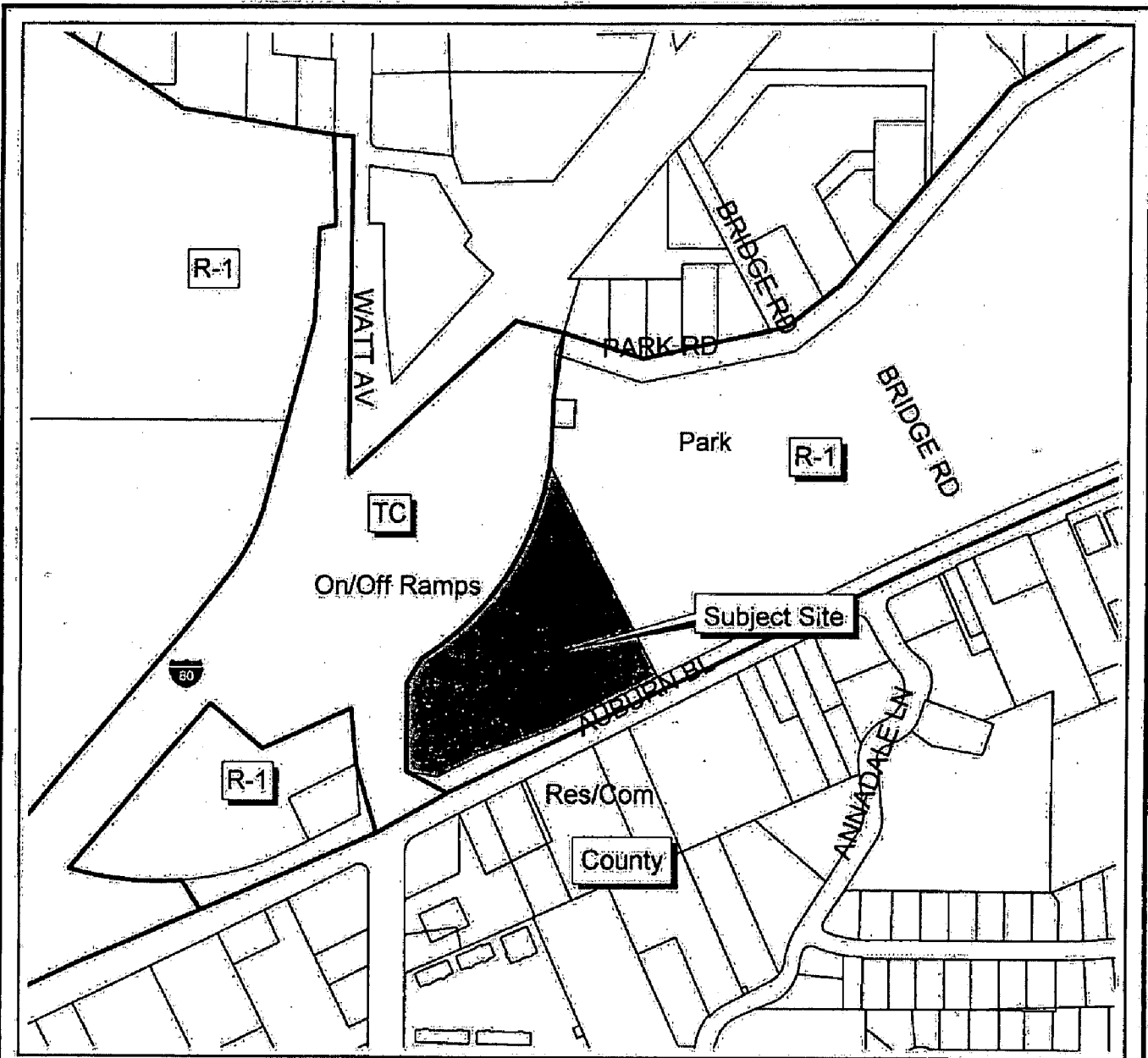
VICINITY MAP



Z99-094

January 5, 2000

Item 3



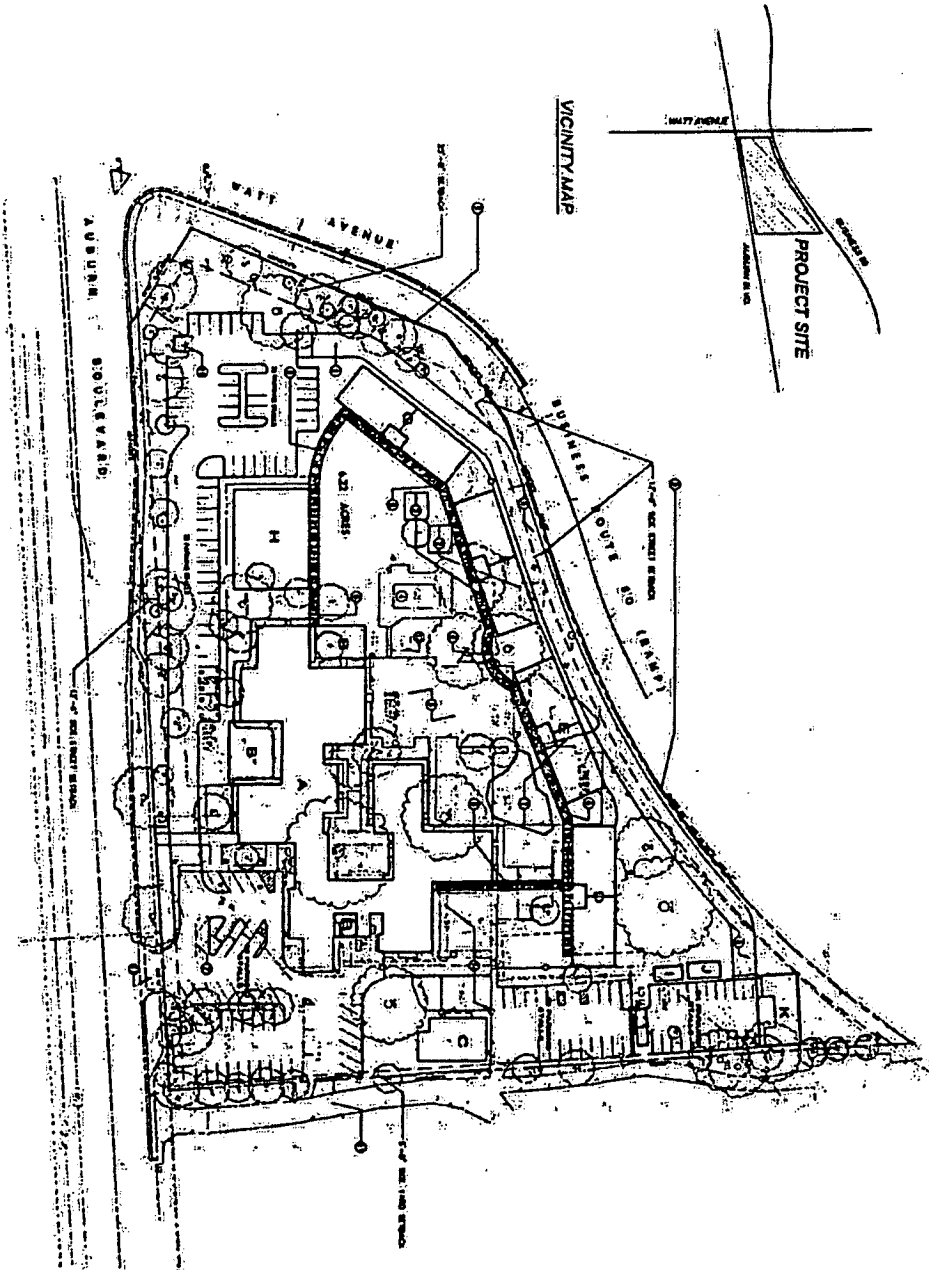
Neighbors, Planning
And Development Services
Department

Geographic
Information
System

LAND USE AND ZONING



SITE MASTER PLAN



BUILDING LEGEND

- EXISTING BUILDING TO REMAIN AND BE RECONSTRUCTED
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING BUILDING TO BE DEMOLISHED AND RECONSTRUCTED
- NEW BUILDING TO BE CONSTRUCTED
- NEW BUILDING TO BE CONSTRUCTED AND RECONSTRUCTED
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TOTAL NUMBER OF BEDS PROPOSED: 100

PARKING CALCULATIONS

EXISTING PARKING: 0 SPACES
 PROPOSED PARKING: 0 SPACES

PROJECT SITE NOTES:

- THE PROJECT SITE IS A 10.0 ACRES TRACT.
- EXISTING AND PROPOSED BUILDING FOOTPRINTS ARE SHOWN BY DASHED AND SOLID LINES, RESPECTIVELY.
- EXISTING AND PROPOSED PARKING ARE SHOWN BY DASHED AND SOLID LINES, RESPECTIVELY.
- EXISTING AND PROPOSED DRIVEWAYS ARE SHOWN BY DASHED AND SOLID LINES, RESPECTIVELY.
- EXISTING AND PROPOSED DRIVEWAYS TO ADJACENT ACCESS TO THE PROJECT ARE SHOWN BY DASHED AND SOLID LINES, RESPECTIVELY.
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PROJECT BUILD OUT NOTES:

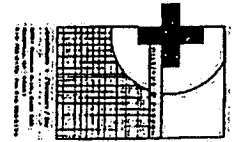
- CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND REMOVE AS NECESSARY.
- REMOVE EXISTING DRIVEWAYS AND RECONSTRUCT AS SHOWN ON THE PLAN.
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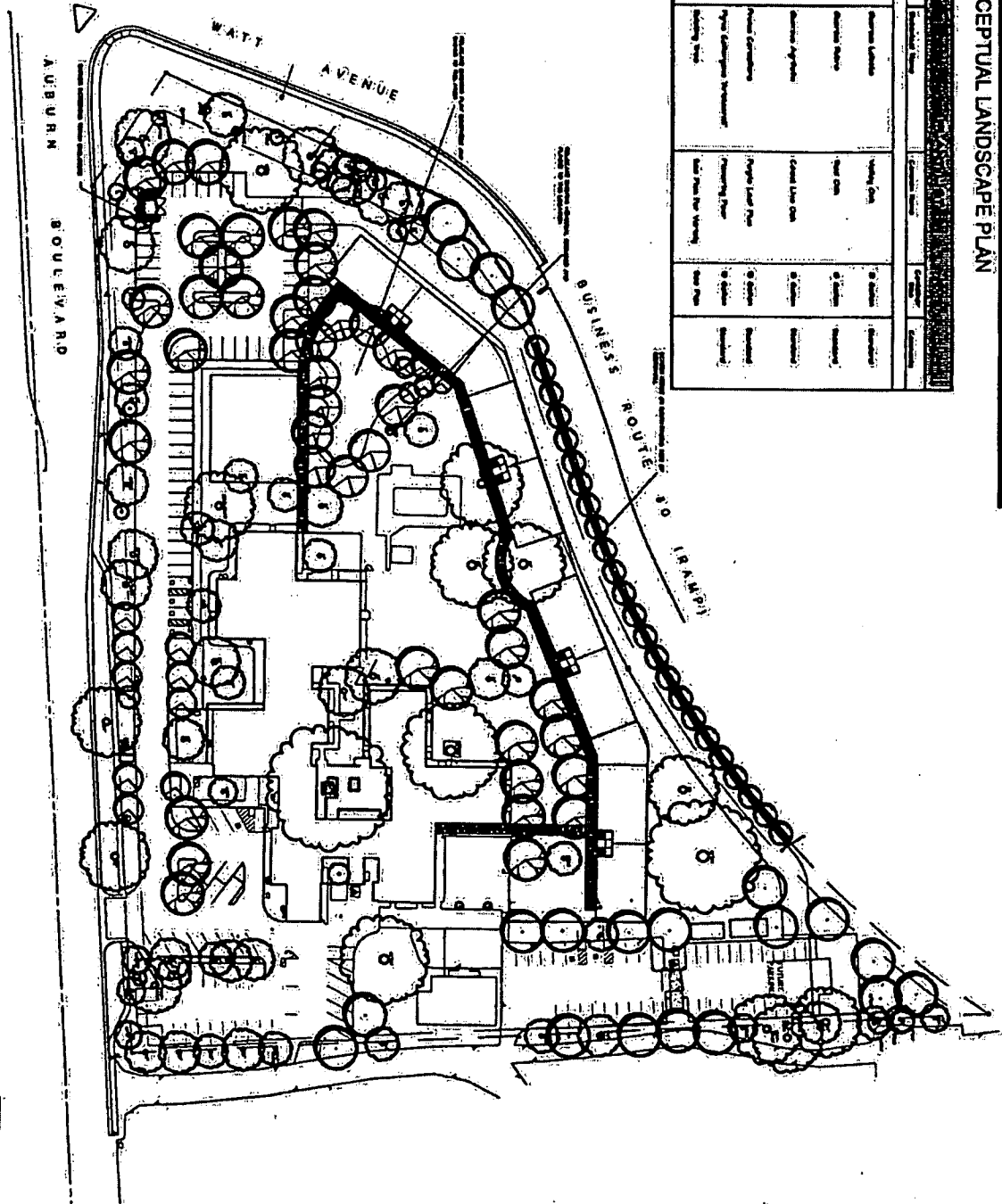
AUG 06 REC'D

CHILDREN'S RECEIVING HOME
 CHILDREN'S RECEIVING HOME OF SACRAMENTO
 3555 RUBEN BLVD.
 SACRAMENTO, CA. 95821



THE CHILDREN'S RECEIVING HOME OF SACRAMENTO
 CONCEPTUAL LANDSCAPE PLAN

Symbol	Description	Symbol	Description	Symbol	Description
(Circle with diagonal line)	Planting Area	(Circle with horizontal line)	Planting Area	(Circle with vertical line)	Planting Area
(Circle with cross-hatch)	Planting Area	(Circle with dots)	Planting Area	(Circle with wavy lines)	Planting Area
(Circle with solid fill)	Planting Area	(Circle with concentric circles)	Planting Area	(Circle with irregular pattern)	Planting Area
(Circle with diagonal line)	Planting Area	(Circle with horizontal line)	Planting Area	(Circle with vertical line)	Planting Area
(Circle with cross-hatch)	Planting Area	(Circle with dots)	Planting Area	(Circle with wavy lines)	Planting Area
(Circle with solid fill)	Planting Area	(Circle with concentric circles)	Planting Area	(Circle with irregular pattern)	Planting Area



THE HILA GROUP
 LANDSCAPE ARCHITECTS AND PLANNERS, INC.



799-094 AUG 06 RECD

CHILDREN'S RECEIVING HOME
 CHILDREN'S RECEIVING HOME OF SACRAMENTO
 3555 AUBURN BLVD.
 SACRAMENTO, CA. 95821

EXHIBIT B

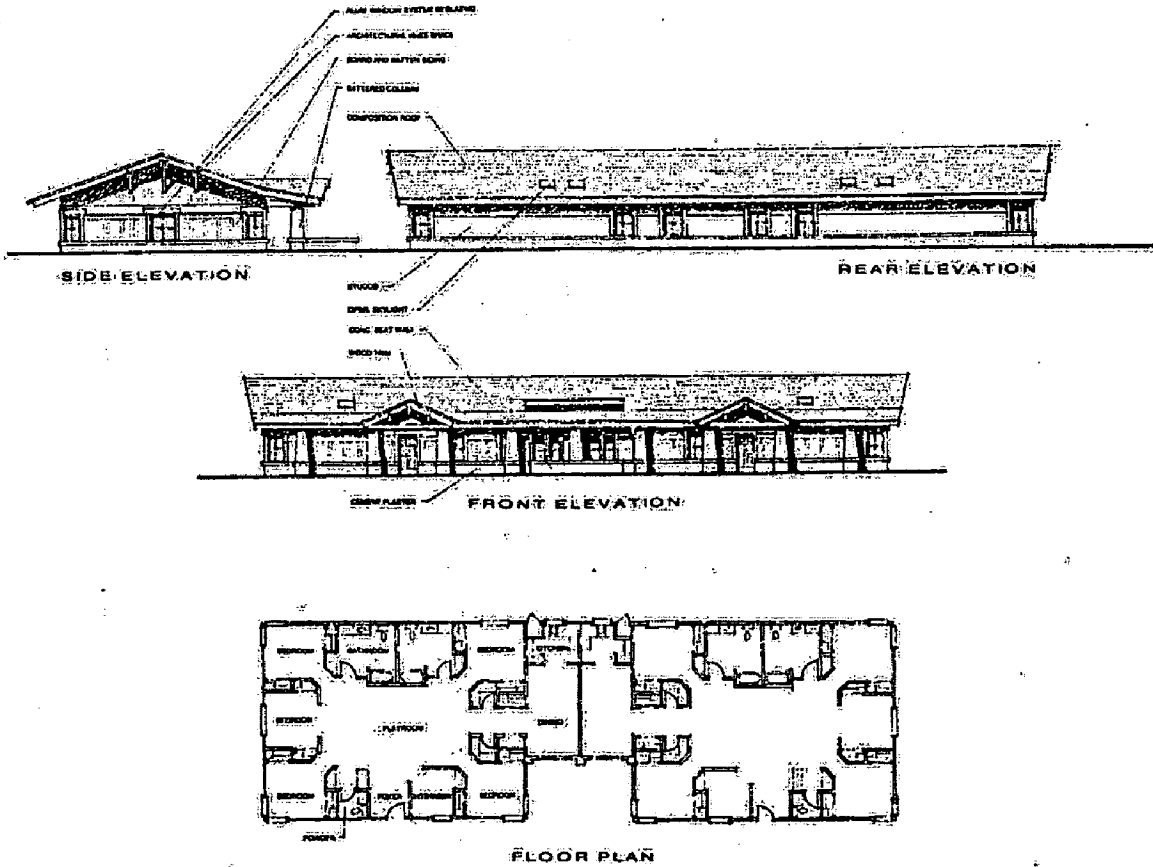


DATE	DESCRIPTION

Z99-094

January 5, 2000

ITEM 3



RECEIVING HOME DORMITORIES
SCALE 1/8" = 1'-0" 8/5/99

CHILDREN'S RECEIVING HOME

SACRAMENTO, CA.

WILLIAMS + PADDON ARCHITECTS

AUG 0 6 1999

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EXHIBIT C