

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Design Director approve, with conditions, Site Plan and Design Review for the project known as **1532 Rosalind Street Fencing (DR24-066)**. Draft Conditions of Approval and Findings of Fact for the project are included below.

REQUESTED ENTITLEMENTS

1. **Site Plan and Design Review** to construct an 8-foot wrought iron fence surrounding the property with a deviation for fence height on a 0.51-acre parcel in the Residential Mixed-Use Zone, (RMX) within the Del Paso Heights Design Review Area.
- 2.

PROJECT INFORMATION

Location: 1532 Rosalind Street, Sacramento, CA 95838

Parcel Number: 251-0230-002-0000

Council District: 2, Shoun Taho

Applicant: Natalia Amatuni
6925 Roling Drive, unit F San Jose, CA 95138

Property Owner: Gregory Braverman
National Psychiatric Care and Rehabilitation
1532 Rosalind Street, Sacramento, CA 95838

Project Planner: Whitney Johnson

Hearing Date: August 1, 2024

Land Use Information

General Plan:	Suburban Corridor
Community Plan Area:	North Sacramento
Specific Plan:	Del Paso Heights
Zoning:	Residential Mixed Use, RMX
Special Planning District:	N/A
Planned Unit Development:	N/A
Design Review Area:	Del Paso Heights
Parking District:	Traditional
Open Space District:	N/A
Historic Landmark:	No
Historic District:	N/A

Surrounding Land Use and Zoning

North:	R-1	Office Building
South:	RMX	School
East:	RMX	Residential- apartment complex
West:	RMX	Residential

Site Characteristics

Existing Property Area:	22,150 square foot / 0.51-acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Existing Land Use:	Residential Care Facility

Other Information**PROPOSED PROJECT AND ANALYSIS**Background

The subject parcel is in the Del Paso Heights Neighborhood, located mid-block on Rosalind Street between Marysville Boulevard and Sheldon Street. The site is surrounded by residential & mixed-use parcels consisting of single-unit, multi-unit dwellings with the R.A. Wilson Center Adult Day School located directly to the south. This residential care facility use has been active prior to June of 1965 including an existing wood fence.

Project Analysis

The site is currently an existing residential care facility which was surrounded by a six-foot tall existing wood fence. The applicant is proposing the installation of an 8-foot wrought iron fence along the perimeter of the South, West and East property lines. The 8-foot wrought iron fence was installed after the existing wood fence was destroyed during the past winter storm without an entitlement and building permit. Due to the nature of the business performed at the National Psychiatric Care and Rehabilitation there was an immediate need for a replacement fence to be installed. This property without the installed fence would create a non-compliant environment for the patients and their surrounding neighbors per state regulations and permitting.

This request includes a deviation for the West and East property lines pursuant Title 17.620.110.B, which states only a 6' tall fence can abut a residence. The 8' fence installation along the two interior property lines requires a Director Level public hearing to approve.

Deviation

The purpose of the 8-foot fence height deviation enhances the security of the premises, ensuring a safer environment for both patient's staff, surrounding residences, and compliance with state regulations and permitting. Furthermore, the fencing is located 101" from the street facing property line on the east side of the property 75' on the west side, thus reducing the overall visibility of this semi-permeable fence type. The fence as proposed is similar to other wrought iron fences within the area and painted black to blend into the adjacent background.

Therefore, despite the deviation to exceed the typical 6-foot fencing heights at both the East and West side of the property the design, layout, and physical characteristics of the installed fencing are visually and functionally compatible with the surrounding neighborhood in that the fence replacement will not negatively impact the adjacent residential dwellings.

The design of the project is consistent with the goals and policies of the Del Paso Heights Design Review Area in that the proposed installation of the 8' wrought iron fence is installed with the intent to maintain a safe living environment for the residences of 1532 Rosalind Street as well as provide a safe living environment for the surrounding neighbors.

Public/ Neighborhood Outreach and Comments

The project was routed to Preservation Sacramento, Hagginwood Community Association (HCA), Rancho Del Paso Neighborhood Association, North Sacramento Chamber Of Commerce, Benito Juarez Neighborhood Association. No comments were received as of the drafting of this report.

Environmental Considerations:

Environmental Determination: The project is determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 11, Section Number 15311, Accessory Structures.

Flood Hazard Zone

“State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA’s Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer’s report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2023 Adequate Progress Annual Report accepted by City Council Resolution No. 2023-0337 on October 24, 2023.”

Draft Findings of Fact:

1. The design, layout, and physical characteristics of the proposed project are consistent with the general plan and any applicable specific plan or transit village plan in that the proposal adheres to the goals and policies of the general plan land use designation of Suburban Corridor (SCOR) within the North Sacramento Community Plan Area and under the Del Pasao Height Design Review Guidelines.
2. The design, layout, and physical characteristics of the proposed project are consistent with all applicable design guidelines and with all applicable development standards in that the proposal meets all applicable development standards for the RMX zone and the design standards for Residential Mixed-use Dwellings, with exception of the 8-foot fence requirement. Furthermore, the project meets the Del Paso Heights guidelines in relation to residential mixed uses.

3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the subject site and comply with all applicable design guidelines and development standards.
4. The design, layout, and physical characteristics of the proposed project are visually and functionally compatible with the surrounding neighborhood, in that the fence is visually transparent and similar to other fences in the area.
5. The design, layout, and physical characteristics of the proposed project ensure energy consumption is minimized and use of renewable energy sources is encouraged.
6. The design, layout, and physical characteristics of the proposed project are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance and will not be a detriment to the neighborhood.
7. The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2023 Adequate Progress Annual Report accepted by the City Council on October 24, 2023 (Resolution No. 2023-0337).

DRAFT CONDITIONS OF APPROVAL

Environmental

Environmental Determination: The project is also determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 11, Section Number 15311, Accessory Structures.

Design Review / Planning

1. The proposed installation of the fence is approved per attached plans and conditions of approval.

2. Any modifications to the approved project shall be subject to the review and approval of Planning staff (and may require additional entitlements).
3. Provide the following building materials indicated per approved plans:
 - a. 8' wrought iron fencing with two pedestrian gates.
4. The applicant shall obtain all necessary building and encroachment permits prior to commencing construction. No permits shall be issued within the 10-day appeal period.
5. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by the Planning staff shall be subject to review and approval prior to issuance of a building permit.
6. This approval shall expire in three (3) years from the approval date.

Sacramento Area Sewer District

7. The subject property is outside the Local Collection Boundaries of SacSewer but within the Interceptor Collection Service Boundary. SacSewer will provide treatment of the sewer generated from this site, but the City of Sacramento Utilities Department's approval will be required for local sewage service.

Sacramento Municipal Utility District (SMUD)

8. SMUD has existing overhead secondary facilities crossing Rosalind Street that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
9. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.
10. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.
11. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any

damages to the developed property within said easement that unreasonably interferes with those needs.

12. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).

13. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>.

Sacramento Police Department


14. Applicant shall install a police, law enforcement “Knox Box” at the main vehicle entrance for police access afterhours.

The following advisory notes are informational in nature:


ADV1. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if Regional San impact fees are due. Fees are to be paid prior to the issuance of building permits.

ATTACHMENTS

Attachment 1: Project Plans



Whitney Johnson
Urban Design Staff


Matthew Sites (Jul 25, 2024 12:09 PDT)

Matthew Sites, AIA, LEED AP
Senior Architect

The decision of the Design Director may be appealed to the Planning and Design Commission. An appeal must be filed within 10 days of the Design Director’s hearing. If an appeal is not filed, the action of the Design Director is final.

PROJECT DATA

PROJECT NAME: NATIONAL PSYCHIATRIC CARE AND REHABILITATION MHRS
 1532 ROSALIND ST.
 SACRAMENTO, CA, 95838
APN: NATALIAMATJUN 408 4200411
 251-0230-002
PLANS DRAWN BY: NATALIAMATJUN 408 4200411
OWNERS: VLAD GORSHTEIN 408 9402150
 GREGORY BROVNERMAN 408 6884737
 (B) OCCUPANCY: R-41
 ADULT RESIDENTIAL FACILITY
 / SOCIAL REHABILITATION

OCCUPANT LOAD: R-18
CONSTRUCTION: TYPE V-A, PRE-FABRICATED
ZONING: RMX
FENCE PERM: 1532 ROSALIND ST., ONE STORY
CLIENTS: 170, 15-60 YEARS OLD,
 LICENSED 24 HOUR CARE FACILITY,
 TOTAL NUMBER OF BEDS: 18

RMX - ZONE SETBACKS:
 MAX. SETBACK FROM FRONT 25'
 MIN. SETBACK SIDE IF NEXT TO R1 5'
 MAX. SETBACK REAR 45'
 MAX. HEIGHT 45'
 SUBURBAN COSEPARATOR (SCORP) FAR 60.25-20
 6041 SQ.FT./22750 SQ.FT FAR

PROJECT SUMMARY

LOT AREA: 22 190 SQ.FT./0.51 ACRES 5998.5 SQ.FT.
 1532 ROSALING FACILITY SQ.FT.:

PROJECT DESCRIPTION

TO INSTALL NEW 8H WROUGHT IRON FENCE & TWO GATES.

LEGEND

- PROPERTY LINE
- - - SETBACK LINE
- CONTOUR
- (N) 8" WROUGHT IRON FENCE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- NEW TREE
- Electrical power
- Stormwater pipe
- Gas line
- Clean Out
- Parking stall

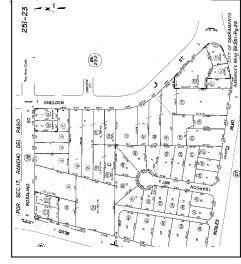
KEYED NOTES

- 1 8" wrought-iron fence w/gate
- 2 Light pole

NATALIA AMTUNI
 RESIDENTIAL DESIGN
 408 4200411
 NATALIAMATJUN@gmail.com
 NATIONAL PSYCHIATRIC CARE AND
 REHABILITATION MHRS
 1532 ROSALIND ST.
 SACRAMENTO, CA, 95838.

- PLANS SHALL BE IN COMPLIANCE WITH:
- CALIFORNIA BUILDING CODE, 2022 EDITION
 - CALIFORNIA RESIDENTIAL CODE, 2022 EDITION
 - CALIFORNIA PLUMBING CODE, 2022 EDITION
 - CALIFORNIA MECHANICAL CODE, 2022 EDITION
 - CALIFORNIA ELECTRICAL CODE, 2022 EDITION
 - 2022 CALIFORNIA ENERGY CODE
 - 2022 GREEN BUILDING CODE
 - 2022 CALIFORNIA FIRE CODE
 - 2023 CITY OF SACRAMENTO MUNICIPAL CODE

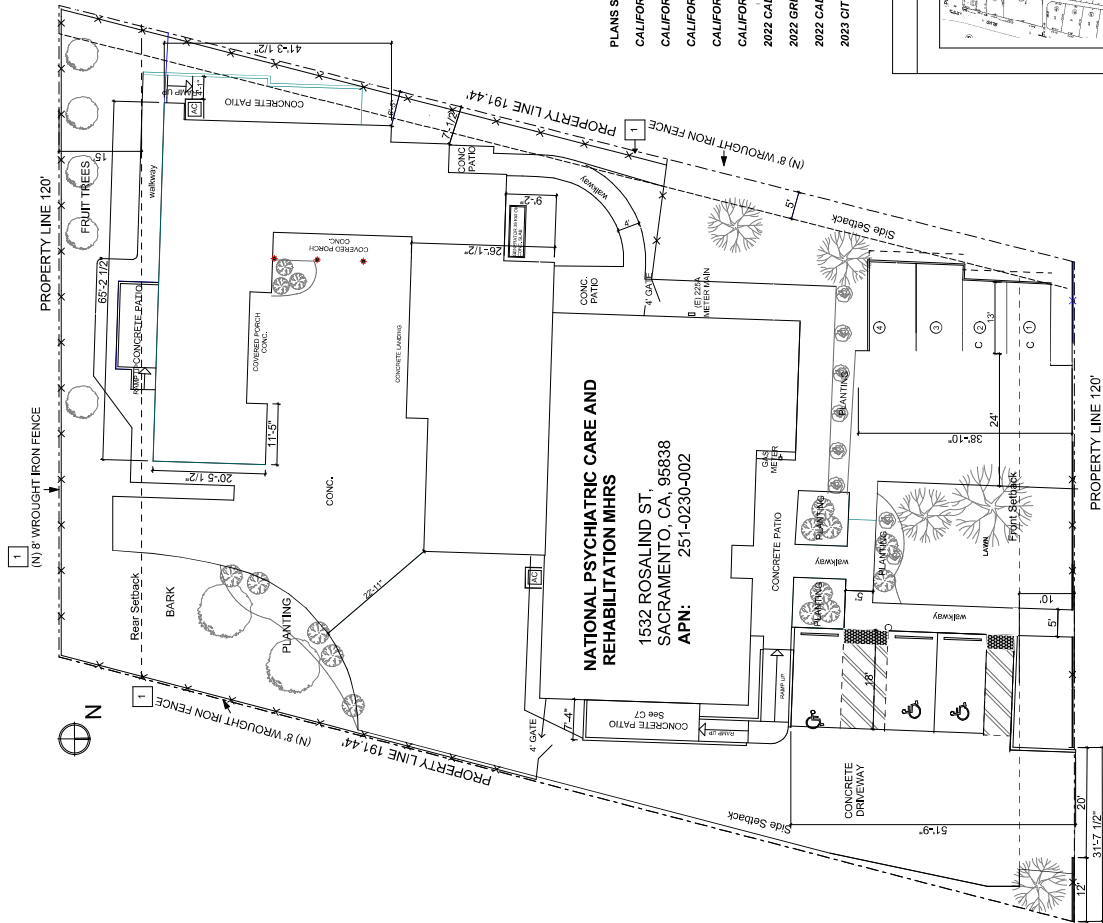
LOCATION MAP



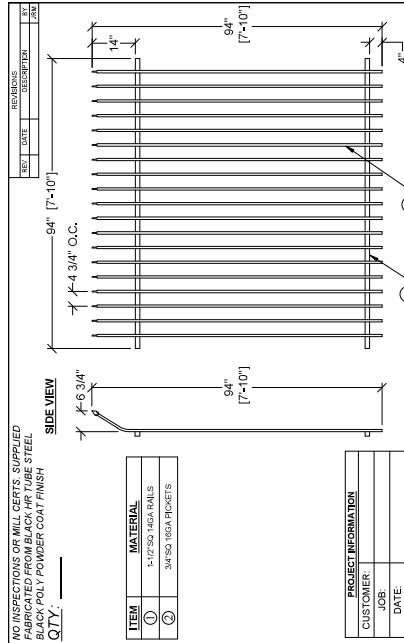
PROJECT NO.

A 10F

SHEET NUMBER



PLOT PLAN
 3/ 32"=1'0"



ALL DRAWINGS ARE VIEWED FROM OUTSIDE UNLESS OTHERWISE STATED. **ICK628**

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 ESTIMATOR: JOSEPH I. DATE: 03/28/2024
 DRAWN BY: JOSEPH I. SHEET 1 OF 1

PROJECT INFORMATION	
CUSTOMER:	
JOB:	
DATE:	