

## RESOLUTION NO. 2010-530

Adopted by the Sacramento City Council

August 31, 2010

### ADOPTING FINDINGS OF FACT AND APPROVING THE ACC ASSISTED LIVING FACILITY PROJECT (P09-041) (APN: 031-0070-030)

#### BACKGROUND

- A. On July 22, 2010, the City Planning Commission conducted a public hearing on, and recommended approval of the ACC Assisted Living Facility project (P09-041).
- B. On August 31, 2010, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(2)(a), (b), and (c), and received and considered evidence concerning the ACC Assisted Living Facility project (P09-041).

#### BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. Based on the verbal and documentary evidence received at the hearing on the ACC Assisted Living Facility project, the City Council approves the project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.
- Section 2. The City Council approves the project entitlements based on the following findings of fact:
  - A. **Special Permit:** The Special Permit to allow the development of the ACC Assisted Living Facility project is approved based on the following Findings of Fact:
    - 1. Granting the Special Permit is based upon sound principles in land use in that the Special Permit is appropriate due to compatibility of the proposed residential care facility with multi-family residential uses to the west and north, and the Interstate 5/Pocket Road off ramp to the east and south. Furthermore, the site is surrounded by existing development and infrastructure.
    - 2. Granting the Special Permit will not be detrimental to the public health, safety, or welfare, nor result in the creation of a nuisance in that the use is a low traffic generator, buffered from the multi-family residential uses to the west by landscaping and a six-foot high solid masonry wall, the setbacks are appropriate for a residential care facility use, the project is in proportionate scale and size for the site, and the building design is compatible with nearby residential uses. Additionally, the residential care facility plans have been reviewed by all applicable internal and external departments, all of which have found that the plans comply with development policies and standards.

3. The proposed project is consistent with the General Plan policy for providing special uses and care facilities.

**B. Variance:** The Variance to reduce the required maneuvering width for the ACC Assisted Living Facility project is approved based on the following Findings of Fact:

1. Granting the variance does not constitute a special privilege extended to an individual property owner in that the project site is an odd shaped, secluded parcel at the terminus of the Maple Tree Way cul-de-sac, ingress/egress to the site is limited to the cul-de-sac and, thus; constraining the potential layout of a building on the project site. Further, the layout and area available for parking maneuvering is limited. Therefore, a reduced maneuvering width is appropriate.
2. Granting the variance will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the reduced maneuvering width does not affect compliance with the rules and regulations of internal City Departments, including the Department of Transportation, Utilities, Buildings, and Fire. Compliance with the recommended conditions of approval would ensure that the project would not cause injury to public welfare or property within the vicinity of the site.
3. Granting the variance does not constitute a use variance in that a use variance is not requested; the proposed use is consistent with the General Plan and Zoning Code.
4. The variance is consistent with the general purpose and intent of the City Zoning Code (Title 17 of the City Code) including the open space regulations and the General Plan in that a twenty-four (24) foot maneuvering width is sufficient for vehicles and overall site operations. The proposed development is otherwise consistent with the zoning regulations and the proposal does not violate any applicable General Plan policies.

**C. Variance:** The Variance to reduce the required front setback for the ACC Assisted Living Facility project is approved based on the following Findings of Fact:

1. Granting the variance does not constitute a special privilege extended to an individual property owner in that the project site is an odd shaped, secluded parcel at the terminus of the Maple Tree Way cul-de-sac, ingress/egress to the site is limited to the cul-de-sac and, thus; constraining the potential layout of a building on the project site. Furthermore, in order to provide greater privacy and adequate buffering between the proposed residential care facility and the Interstate to the east, a reduced front setback is appropriate.
2. Granting the variance will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the reduced front setback does not affect compliance with the rules and regulations of internal City Departments, including the Department of Transportation, Utilities, Buildings, and Fire. Compliance with the recommended conditions of approval would ensure that

the project would not cause injury to public welfare or property within the vicinity of the site.

3. Granting the variance does not constitute a use variance in that a use variance is not requested; the proposed use is consistent with the General Plan and Zoning Code.
4. The variance is consistent with the general purpose and intent of the City Zoning Code (Title 17 of the City Code) including the open space regulations and the General Plan in that although the setback would be reduced by fifteen feet along the Maple Tree Way cul-de-sac, the setback will be landscaped with groundcover and trees, and contributes to the aesthetics in the neighborhood. The proposed development is otherwise consistent with the zoning regulations and the proposal does not violate any applicable General Plan policies.

Section 3. The City Council approves the project entitlements subject to the following conditions of approval:

**A. Special Permit:** The Special Permit to construct a residential care facility is approved subject to the following conditions of approval:

**PLANNING:**

- A1. Development of this site shall be in compliance with the attached exhibits (Exhibits A through D), except as conditioned. Any modification to the project shall be subject to review by planning staff prior to the issuance of building permits. Any significant modifications to the project may require subsequent entitlements.
- A2. Obtain all necessary building permits prior to construction.
- A3. The number of beds shall not exceed ninety-three (93).
- A4. Landscaping plans shall be submitted to the Building Division - Site Conditions Unit for review and approval by the Site Conditions Unit and the Landscape Architecture Section. The scope of the review shall include plant species selection, landscape materials, irrigation system, and calculation to ensure that the 50% shading requirement is met. In order to provide adequate surveillance opportunities, all plants and shrubs are to be maintained at maximum height of thirty inches (30"). Decorative planting shall be maintained so as not to obstruct or diminish lighting level throughout the project.
- A5. Lighting:
  - a. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists, adjacent properties, or the general public. All fixtures should be placed in a manner that avoids glare when observed from the street or other public areas.
  - b. All open parking lots shall be provided with a minimum intensity of 1.5 foot-candles per square foot of lighting from one half-hour before sunset until one half-hour after sunrise. All lighting devices shall be equipped with weather and

vandal resistant covers. Lighting shall be engineered so as not to produce direct glare or "stray light" on adjacent properties.

- c. Aisles, passageways and recesses related to and within the building complex shall be illuminated with an intensity of at least seventy-five one-hundredths (.75) minimum maintained footcandle of light as measured at ground level during the hours of darkness. These lighting devices shall be protected by weather and vandal resistant covers.
  - d. Applicant shall submit a lighting plan to Current Planning for review prior to the issuance of building permits.
- A6. All mechanical equipment shall be screened. All rooftop mechanical and communications equipment shall be completely screened from view from public streets by the building parapet, screen wall, and architectural projections which are integral to the building design.
- A7. The proposal is required to meet the Sacramento City Code regulations, regarding bicycle parking (Section 17.64.050). Bicycle parking shall be located in a secure area located in close proximity to public view.
- A8. The applicant shall provide a maximum of fifty-seven (57) on-site parking spaces.
- A9. All building numbers and street addresses shall be clearly visible from all public or private access streets. The street and building numbers shall be no less than four inches in height and of a contrasting color to their background.
- A10. The applicant shall provide copies of the Affidavit of Zoning, adopted Ordinance, and adopted Resolutions, including all project conditions of approval, as a coversheet(s) to the building permit submittal.
- A11. The applicant shall construct a six foot high solid masonry wall along the western and eastern property lines.
- A12. The applicant shall install triple-pane windows along the entire eastern elevation of the residential care facility.
- A13. The applicant shall install passive (drop-in) electrostatic filtering systems, especially those with low air velocities (i.e., 1 mph), on all residential units within five-hundred (500') feet of the western edge of the pavement for the Interstate-5 mainline.

#### **DEPARTMENT OF TRANSPORTATION:**

- A14. Construct standard improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Department of Transportation. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk fronting the property along Maple Tree Way per City standards and to

the satisfaction of the Department of Transportation.

- A15. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Transportation. The proposed driveway is considered a commercial driveway per City Code.
- A16. The site plan shall conform to A.D.A. requirements in all respects.
- A17. The applicant shall install appropriate signage to restrict any vehicles from entering the proposed trash pickup area off Maple Tree way where a proposed gate will be installed to the satisfaction of the Department of Transportation.
- A18. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance). With a maneuvering variance, the proposed 24-foot drive isle width is acceptable to the Department of Transportation.
- A19. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Transportation.

**FIRE:**

- A20. All turning radii for fire access shall be designed as 35' inside and 55' outside.
- A21. Dead ends exceeding 150 feet in length require an approved Fire Department turnaround (45' radius cul-de-sac or city standard hammerhead). *Applicant will be required to provide minimum of (2) Fire Department turnarounds due to depth and limited access.*
- A22. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.
- A23. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. CFC 503.2.3
- A24. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105.
- A25. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
- A26. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 508.4

- A27. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 503.1.1) *The west side of the structure isn't meeting this requirement. Applicant shall install a dry standpipe system to serve the west side of the building to the satisfaction of the Fire Department. Standpipe and FDC that serves this system shall be appropriately labeled. **The standpipe system shall be installed so that all portions of the west side of the building are covered.***
- A28. Provide appropriate Knox access for site
- A29. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.
- A30. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 3,599 square feet.
- A31. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 50 feet and no closer than 15 feet from a fire hydrant.
- A32. An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. Fire control rooms shall be located within the building at a location approved by the Chief, and shall be provided with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room. CFC 903.8
- A33. Provide at least 5' setback for second story bedroom windows to allow for fire ladder rescue operations. Provide clear access to buildings openings, free to landscaping and other obstructions. Exterior doors and openings required by this code or the Building Code shall be maintained readily accessible for emergency access by the Fire Department. CFC 504.1
- A34. Gates servicing the delivery area shall be provided with an approved Knox padlock.

#### UTILITIES:

- A35. A water main extension is required in Maple Tree Way. The location, design and construction of the water main shall be to the satisfaction of the Department of Utilities. (Note: There is an existing 8" water main just north of the project site in Maple Tree Way.)
- A36. Only one domestic water service is allowed per parcel. Any new domestic water services shall be metered. Excess domestic water services shall be abandoned to the satisfaction of the Department of Utilities.
- A37. A separate metered irrigation service is required.

- A38. Per City Code 13.80.190, each parcel shall have separate sanitary sewer services. Sewer services shall be located to the satisfaction of the Department of Utilities.
- A39. A sewer main extension is required in Maple Tree Way. (Note: The closest sewer main is the existing 6" sewer main located just north of the project site in the intersection of Maple Tree Way and Alder Tree Way.)
- A40. A sewer study for this project must be completed by the applicant and approved by the Department of Utilities. The sewer study shall verify that the existing 6" sewer line has capacity for this project. If the existing sewer line does not have capacity, then the applicant shall upsize the line as needed to the satisfaction of the Department of Utilities.
- A41. An onsite drainage system is required and shall connect to the existing 48" storm drainage systems by means of a storm drain service tap. All onsite shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual). New service connection to the existing 48" storm drainage main shall be made at the public street ROW.
- A42. All lots shall be graded so that drainage does not cross property lines.
- A43. Per City Code, the applicant may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of the drainage across the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the Department of Utilities. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.
- A44. Finished lot pad elevation shall be a minimum of 1.5 feet above the controlling overland release elevation and a minimum of 1.2 feet above the highest adjoining back of sidewalk elevation. Finished lot pad elevations shall be accepted by the Department of Utilities.
- A45. 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. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- A46. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires 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.
- A47. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is greater than an acre, both source controls and onsite treatment control measures are required. Onsite treatment control

measures may affect site design and site configuration and therefore should be considered during the early planning stages. Improvement plans must include on-site treatment control measures. Refer to the "Stormwater Quality Design Manual" dated May 2007 for appropriate source control and onsite treatment control measures.

#### **PARK PLANNING & DEVELOPMENT SERVICES:**

A48. Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$195,869. This is based on 62 multi-family units at the rate of \$ 3,058 per unit for a subtotal of \$189, 596; and on 17,425.02 square feet of memory care and support services square footage at the Retail/Commercial Services/ Other Rate of \$0.36 per square foot for a subtotal of \$6,273. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

#### **TRANSPORTATION – ENGINEERING SERVICES – ELECTRICAL SECTION:**

A49. This project does not require street lighting. There is an existing street lighting system around this project area. Improvements of right-of-way may require modification to the existing system. Electrical equipment shall be protected and remain functional during construction.

#### **ADVISORY NOTES:**

##### **UTILITIES:**

- A50. Many projects within the City of Sacramento require onsite booster pumps for fire suppression and domestic water systems. During the early planning stages of the project and prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems.
- A51. Be advised that an onsite fire loop may be required. The second point of connection for the fire loop will require the applicant to secure an easement from the adjacent properties.
- A52. Onsite sewer system is in the Building Department's jurisdiction. The applicant should satisfy Building Department's requirements.
- A53. There is existing 48" drainage main along the west property line of the subject project. Prior to design, the applicant should field verify the exact location of the main and plot it on the construction plan. The applicant is responsible for the protection and repair of the existing drainage main during construction of the proposed structure. Contact Underground Service Alert at 1-800-642-2444, 48 hours before work is to begin.

A54. The proposed project is located in the Flood zone designated as **Shaded X** zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective December 8, 2008. Within the Shaded X zone, there are no requirements to elevate or flood proof.

Adopted by the City of Sacramento City Council on August 31, 2010 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters, and Mayor Johnson.

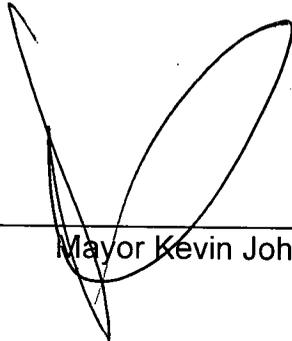
Noes: None.

Abstain: None.

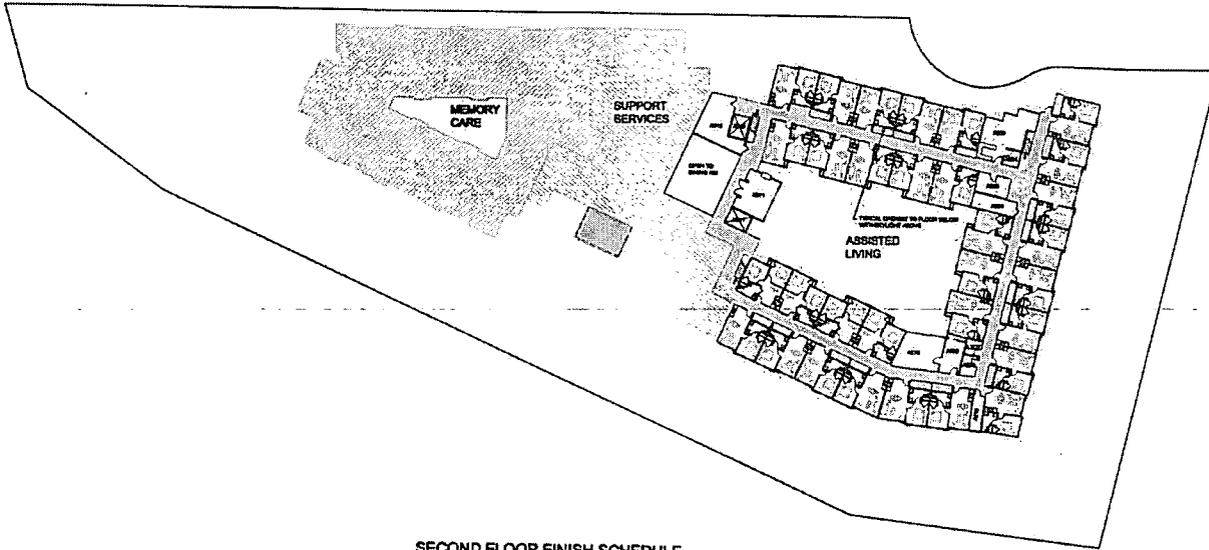
Absent: None.

Attest:

  
Shirley Concolino, City Clerk

  
\_\_\_\_\_  
Mayor Kevin Johnson

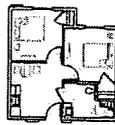




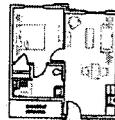
**SECOND FLOOR FINISH SCHEDULE**

- ASSISTED LIVING SECOND FLOOR**
- AS01 PASSENGER ELEVATOR
  - AS02 SERVICE ELEVATOR
  - AS03 ACTIVITY HATCHWAY
  - AS04 OFFICE
  - AS05 HALLS
  - AS06 LAUNDRY
  - AS07 LUNDSY TOILET
  - AS08 OFFICE
  - AS09 NURSING STATION PHYSICAL EXAM ROOM
  - AS10 BELL ROOM
  - AS11 BELL ROOM
  - AS12 STORAGE

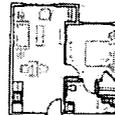
**SECOND FLOOR PLAN**



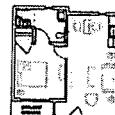
1-BEDROOM ASSISTED LIVING UNIT WITH PRIVATE BATHROOM



1-BEDROOM ASSISTED LIVING UNIT WITH SHARED BATHROOM



2-BEDROOM ASSISTED LIVING UNIT WITH PRIVATE BATHROOM



2-BEDROOM ASSISTED LIVING UNIT WITH SHARED BATHROOM

**TYPICAL LIVING UNITS**



Scale:
Date:
Sheet:

**ASSISTED LIVING MEMORY CARE FACILITY**  
**MAPLE TREE WAY SACRAMENTO**

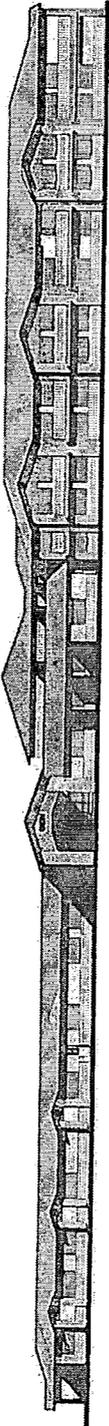
ASHLAND COMMUNITY CENTER  
 1811 OREGON AVENUE DRIVE  
 SACRAMENTO CALIFORNIA 95811  
 916.386.2288 EXT 10

SECOND FLOOR PLAN

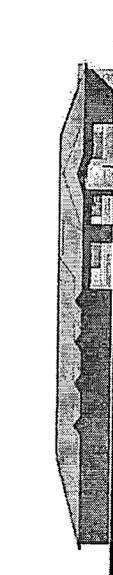
**A2.2**

Exhibit C – Exterior Elevations

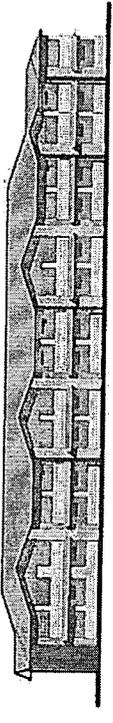
	<p>ASSISTED LIVING MEMORY CARE FACILITY MAPLE TREE WAY SACRAMENTO</p>	<p>ARCHITECTS E.A. BROWN ASSOCIATES, INC. 1000 UNIVERSITY DRIVE SACRAMENTO, CA 95833 (916) 441-1200</p>	<p>DATE: 07-15-10</p>
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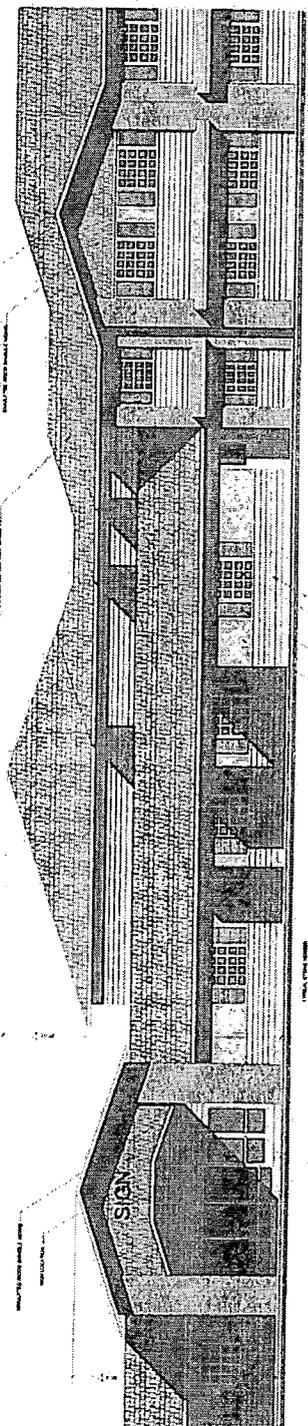
**EAST ELEVATION**  
(WEST ELEVATION SIMILAR - OPPOSITE HAND)  
SEE EXPANDED VIEW OF EAST ELEVATION FOR TYPICAL FRAMES, MATERIALS AND NOTES



**SOUTH ELEVATION**  
SEE EXPANDED VIEW OF EAST ELEVATION FOR TYPICAL FRAMES, MATERIALS AND NOTES



**NORTH ELEVATION**  
SEE EXPANDED VIEW OF EAST ELEVATION FOR TYPICAL FRAMES, MATERIALS AND NOTES



**EXPANDED VIEW OF EAST ELEVATION**  
WITH TYPICAL FRAMES, MATERIALS AND NOTES  
SCALE: 1/4" = 1'-0"

Exhibit D – Landscape Plan

