

Meeting Date: 1/7/2014

Report Type: Public Hearing

Report ID: 2013-00875

**Title: Appeal: I Street Senior Housing (P13-029) (Published 11/27/2013)
(Continued from 12/10/2013)**

Location: 3325 and 3333 I Street, District 3

Issue: A third party has appealed to the City Council the Planning and Design Commission's decision to allow the construction of a new 3-story residential care facility for the elderly in the R-1-SPD zone in the Alhambra Corridor Special Planning District.

Recommendation: Conduct a public hearing and upon conclusion pass 1) a Resolution determining the project is exempt under CEQA Section Guidelines Sections 15332 (Infill Development) and 15061(b)(3) (No Significant Effect), and Public Resources Code section 21094.5 (consistent with the Sustainable Communities Strategy in reducing greenhouse gas emissions); and 2) a Resolution approving the Conditional Use Permit and the Site Plan and Design Review with deviations to construct a new 3-story residential care facility for the elderly in the R-1-SPD zone in the Alhambra Corridor Special Planning District.

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Presenter: Stacia Cosgrove, Senior Planner, (916) 808-7110, Community Development Department

Department: Community Development Dept

Division: Planning

Dept ID: 21001221

Attachments:

- 01-Description/Analysis
- 02-Background
- 03-Vicinity Map
- 04-Resolution CEQA
- 05-Resolution Project Approval
- 06-Staff Response to Appellant
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- 10-Parking Lease Agreement
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City Attorney Review

Approved as to Form
Jeffrey Heeren
12/4/2013 11:20:04 AM

City Treasurer Review

Reviewed for Impact on Cash and Debt
Russell Fehr
11/26/2013 11:31:40 AM

Approvals/Acknowledgements

Department Director or Designee: Max Fernandez - 12/2/2013 12:18:29 PM

Description/Analysis

Issue Detail: The applicant is requesting to construct a new three-story residential care facility in the Single-Unit Dwelling Special Planning District (R-1-SPD) zone in the Alhambra Corridor Special Planning District design review area. The project requires the approval of a Conditional Use Permit and Site Plan and Design Review to develop the site. Deviations to the site's development standards are being requested for the rear yard setback, lot coverage, and masonry wall requirement. Various neighborhood advisory groups and agencies were notified of the proposal. Primary concerns include perceived negative parking impacts and size of the structure. The project was approved unanimously by the Planning and Design Commission on October 10, 2013, and subsequently was appealed by a third party to the City Council (Attachment 12). The appeal was filed on behalf of the owner of the property to the north of the site, at 3344 H Street. The specific concerns raised in the appeal and staff response are discussed in Attachment 6.

The project proposes a 28-room (32 beds) residential care facility on the subject site. The building contains three levels and totals approximately 19,267 square-feet in area. The first floor contains the lobby and 11 resident rooms; the second floor contains a dining room, a kitchen, a physical therapy room, a laundry room, and eight resident rooms; the third floor contains a dining room, an office and nine resident rooms.

The proposed residential care facility for the elderly will be licensed by the Department of Social Services for the State of California, and sets the minimum age of residents at 60 years old. The facility will care for all four levels of assisted living, including memory care. The facility offers assistance with the activities of daily living. Besides the meals, residents have planned activities throughout the day, including exercise, crafts, games, and entertainment. There are also regularly scheduled outings such as shopping, rides to parks, plays and community events, and to medical appointments. In order to compare the proposed facility with other similar residential care facilities, staff has surveyed a select group of existing and proposed facilities within the area (see Attachment 8).

Policy Considerations:

General Plan. The 2030 General Plan designation of the subject site is Traditional Neighborhood Low Density, which allows a diversity of uses within residential setting that includes limited neighborhood-serving commercial on lots two acres or less as well as compatible public, quasi-public, and special uses. The project does not exceed the maximum allowed Floor Area Ratio (FAR) of 1.50. Additionally, neighborhood support uses such as elderly care facilities are allowed (footnote 4 under Table LU1, pg. 2-36) and specifically called out as neighborhood support uses. The proposed project can be supported based on the following General Plan goals and policies:

LU 8.2.3 Care Facilities. *The City shall encourage the development of senior daycare facilities, assisted living facilities, hospice, child care, and other care facilities in appropriate areas throughout the city.* Staff finds that the proposed assisted living facility provides care for

the aging family members of current and future residents within the community. The surrounding properties on the block are predominantly multi-family with the Turn Verein social hall across the street. The subject site has been a commercial use for many years (a former Jehovah's Witness Kingdom Hall). Staff finds that this is an appropriate area for a care facility.

LU 4.1.11 Senior Housing Development. *The City shall encourage the development of senior housing in neighborhoods that are accessible to public transit, commercial services, and health and community facilities.* Staff finds that the proposed residential care facility provides good adjacency to public transit, a neighborhood park with amenities (McKinley Park), commercial services and health facilities such as Sutter Hospital, Mercy General Hospital, and the UC Davis Medical Center.

LU 2.7.2 Design Review. *The City shall require design review that focuses on achieving appropriate form and function for new and redevelopment projects to promote creativity, innovation, and design quality.* The project is designed to fit well within the neighborhood in terms of scale and function and will meet the design guidelines for the Alhambra Corridor SPD.

The proposed project meets the 2030 General Plan goals and policies related to the Traditional Neighborhood Low Density land use designation.

Alhambra Corridor SPD. The goals of the Alhambra Corridor SPD are to:

- A. Maintain and improve the character, quality, and vitality of individual neighborhoods
- B. Maintain the diverse character and housing opportunities provided in these urban neighborhoods
- C. Provide the opportunity for a balanced mixture of uses in neighborhoods adjacent to transit facilities and transportation corridors

Staff believes that the project is consistent with the goals of the urban, mixed-use Alhambra Corridor SPD. The proposed project will add diversity to the neighborhood and enhance the type of housing available to East Sacramento residents by providing quality assisted living and memory care services. The project contributes to a balanced mixture of uses adjacent to transportation corridors.

Economic Impacts: None

Environmental Considerations: The proposed project has been reviewed and evaluated by staff in the Community Development Department, Environmental Planning Services. This includes a review of the appellant's appeal documents and the assertion that the project is not exempt from the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et seq.).

Consistent with CEQA and the CEQA Guidelines, staff has conducted a review of the project to determine whether it is exempt from CEQA review. This includes review of the various statutory and categorical exemptions that are established in CEQA and the CEQA Guidelines (Cal. Code of Regulations, title 14, section 15000 et seq.), and the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment (CEQA

Guidelines section 15061). Staff has also reviewed the project for the purpose of identifying any unusual circumstances that might result in significant effects, as well as cumulative effects that could result and that have not been evaluated in the Master EIR for the 2030 General Plan.

Staff has concluded that the proposed project is exempt from CEQA pursuant to (1) CEQA Guidelines section 15332 (infill exemption), (2) CEQA Guidelines section 15061(b)(3) (no significant effect), and (3) Public Resources Code section 21094.5 and CEQA Guidelines section 15183.3 (infill and greenhouse gas emissions). A full discussion of the issue is set forth in Attachment 7, attached to this staff report. An Infill Environmental Checklist form is attached (Attachment 9) to demonstrate that the project is exempt from CEQA pursuant Public Resources Code section 21094.5 and CEQA Guidelines section 15183.3 as a qualifying infill project that is consistent with the Sustainable Communities Strategy adopted by the Sacramento Area Council of Governments (SACOG) for the purpose of reducing greenhouse gas emissions.

Sustainability: The City has adopted a Sustainability Master Plan to complement the City's General Plan. This was done to ensure that the City set the standard for the practices of sustainability within its own organization as well as becoming a model for any construction projects within the City. Applicants should consider the following goals adopted by the City as projects are proposed within the City: 1) Reduce consumption of material and encourage the reuse and local recycling of materials; 2) Reduce the use of toxic materials; 3) Establish and continuously improve "green" building standards for both residential and commercial development--new and remodeled; 4) Reduce dependence on the private automobile by working with community partners to provide efficient and accessible public transit and transit-supportive land uses; 5) Reduce long commutes by providing a wide array of transportation and housing choices near jobs for a balanced, healthy city; 6) Improve the health of residents through access to a diverse mix of wellness activities and locally produced food, promote "greening" and "gardening" within the City; 7) Create "Healthy Urban Environments" through Restorative Redevelopment, and 8) Maintain and expand the urban forest.

The new construction will be required to meet energy efficiency standards in the Building Code. Staff recommends that the applicant introduce sustainable practices during the construction of the proposed project. Staff recommends the use of energy efficient design, and the use of local materials as a minimum standard for this project.

Commission/Committee Action: On October 10, 2013, the City Planning and Design Commission approved the project described above with a unanimous vote of 11 ayes (2 absent). On October 18th, the project entitlements were appealed by a third party to the City Council. Several conditions from the Department of Public Works and Fire Department have been deleted since the commission action because they are not necessary. Several Planning conditions are also being amended.

Rationale for Recommendation: The proposed residential care facility complies with the goals and objectives of the General Plan Traditional Neighborhood Low Density designation in that: 1) the proposal is a neighborhood support use that is easily accessible to community

services and health facilities; 2) the use can be accessed by walking, biking, and public transit; and 3) the project offers exterior materials that are compatible with the surrounding residential structures, and the upper floors of the building are stepped back on the front and sides of the building to create a two story street wall compatible with other structures, and to respect the adjacent structure heights. The building setbacks at each side of the building are appropriate for this type of use.

Financial Considerations: This project has no fiscal considerations.

Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.

Background

Background Information: There is a commercial structure on the subject site that was constructed circa 1959. On November 22, 1976, the Planning Commission approved a Special Permit to develop a parking lot in conjunction with a church building on the subject parcels (P7554). The church operated on the site until early 2013. On January 24, 2013, the applicant submitted a request to the Preservation Director to demolish the building, which is over 50 years old (IR13-022); on February 19, 2013, the Preservation Director made the preliminary determination that the structure on the subject site is not eligible for listing in the Sacramento Register; therefore, the Preservation Director will not oppose demolition or relocation. The application for the subject residential care facility use was submitted on May 7, 2013.

Public/Neighborhood Outreach and Comments: Upon receiving the application, staff routed the proposal to neighborhood groups and associations, which included McKinley East Neighborhood Association (MENA), East Sacramento Improvement Association (ESIA), East Sacramento Preservation (ESP), East Sacramento Chamber of Commerce, Sacramento Area Bicycle Advocates (SABA), and WalkSacramento. Early notices were sent to neighbors within 500 feet radius of the site on July 5, 2013. The applicant held open houses in May and in August of 2013 at the project site and invited neighbors to attend. The meeting in May had approximately 30 neighbors in attendance, and several neighbors, along with two members of the Turn Verein German Club, were in attendance during the meeting in August. Planning staff also met with several neighbors at the site to discuss their concerns and answer questions; staff has had phone conversations with neighbors who have concerns about the project, along with receiving and considering their emails and letters. Staff received letters of support from ESIA (see Exhibit A), ESP (see Exhibit B), and East Sacramento Chamber of Commerce (see Exhibit C).

Early in the planning process, the applicant team met with MENA and input was given, including that the design of the new building should complement the architecture of the adjacent properties, that proper noticing and outreach to neighbors should be done, and that the interior walls of the memory floor be curved to help those residents navigate the structure and prevent wandering and injuries. As the project progressed, however, MENA had the following outstanding concerns: 1) parking for employees and visitors has not been adequately addressed since the site can only provide limited amount of parking and it is not clear that permanent off-site parking (such as at the Turn Verein) can be secured; 2) the size and height of the facility will adversely impact the neighborhood; 3) the design of the exterior patio and gates and various interior elements might pose a hazard to memory impaired individuals; 4) the request to waive the construction of masonry wall adjacent to adjacent residential uses is unacceptable, and 5) trash collection at this facility may adversely impact the street (see Exhibit D). Subsequently, after the decision of the Planning and Design Commission was appealed to the City Council, the applicant contacted MENA with amendments to the project (Exhibit E) that included the provision of eight off-site parking spaces, the application for passenger loading zone in front of the site, the securing of the rear patio area for residents, and the construction of a masonry wall at the rear property

line. As a result, MENA has declared it supports the changes proposed by the applicant and can move towards a neutral position on the proposal if the massing of the structure can be further reduced (see Exhibit F). In response to MENA's massing concern, the applicant is proposing to decrease the area of the third floor plan and shift the rear stairwell, thereby reducing the massing at the rear northeast corner of the building.

A number of adjacent property owners and residents have expressed concerns with the project through correspondence with staff. Concerns include the few number of parking spaces the facility is providing, the increased traffic from employees and visitors of the site, the height and massing of the structure, how the facility will deal with visits by emergency vehicles and the impact those vehicles will have on the neighborhood, the requested deviation to the required masonry wall, and trash collection. Residents have cited that there is already a shortage of parking on this block with the existing apartment uses, and that is exacerbated by large events at the Turn Verein with additional parking demands, and by nearby Sutter Middle School during student pick up and drop off times. Other concerns raised included the potential for lowering of property values in the neighborhood due to the proposed use, the potential for noise from activities generated by the use, and the impacts to the surrounding residents during construction. In the section below, staff seeks to respond to some of the concerns raised by the adjacent property owners and residents.

Staff Response: 1) Parking - As discussed in more detail later on in this report, the subject site is able to accommodate the City Code required number of parking spaces for the use (Chapter 17.608). Staff has visited the site on numerous occasions and at different hours of the day to assess the availability of on-street parking. While "I" Street and the surrounding streets are undoubtedly impacted by special event parking at the Turn Verein or Sutter Middle School, at the non-event times when staff visited the site, there were always multiple on-street parking spaces available on the 3300-3400 block of I Street. Moreover, on November 14, 2013, the applicant entered into a Parking Lease Agreement with Sacramento Turn Verein to provide eight additional parking spaces for the proposed project, bringing the total number of parking spaces to 15 spaces, which further reduces the potential that project employees or visitors will utilize surrounding on-street parking (see Attachment 10); 2) Building Height and Massing - Regarding the design of the building, staff has worked with the applicant on the design of the structure to provide step backs on the front and sides to reduce the massing of the building and minimize any visual impact on the adjacent single-family and multi-family uses. The applicant has proposed further massing reduction by decreasing the area of the third floor plan and shifting the rear stairwell, thereby reducing the massing at the rear northeast corner of the building. The building height does not exceed the 35-foot height limit in the R-1 zone. There are other apartment buildings and commercial structures of similar height in the immediate neighborhood, including a three-story apartment building adjacent to the appellant's property on H Street. It is not anticipated that the height of this project will adversely impact the neighborhood; 3) Emergency Response - Based on the experience of the applicant's

emergency responder, AlphaOne Medical Services, a facility of this size generates around one response every four weeks (see Exhibit G). AlphaOne Medical Services has stated that based on its experience as an emergency responder, approximately 98% of emergency responses made to senior housing facilities such as the proposed project are non-life threatening emergencies. AlphaOne Medical Services will not use sirens when responding to non-life threatening emergencies. As a result, sirens will rarely be used by AlphaOne Medical Services when arriving or departing the project site. If the Fire Department is called to the site, it is also typical that Fire vehicles do not use sirens in residential areas. Ambulances will pull entirely onto the project site beneath the porte-cochere and be able to attend to the person in distress via the secondary entrance. Fire Department trucks and engines will stop in the street, as would be done when the Fire Department responds to any other call on a residential street. Fire Department personnel has confirmed that in the event of an emergency, the Fire Department can adequately fight a fire at this site by parking necessary trucks and engines on the street, using hand ladders to reach upper story windows, and pull water hoses to all points of the building. (King Tunson, Fire Department); 4) Masonry Wall - Staff has reviewed the request to waive the masonry wall requirement and would support the waiver of the masonry wall requirement only in the instance that the adjacent property owner is in agreement. Having evaluated the site plan and use with respect to noise, safety, and light intrusion, staff believes that the elimination of a masonry wall in favor of a six-foot tall wood fence would be acceptable between the residential uses and the proposed residential care facility; 5) Trash Collection - The trash and recycling bins are proposed to be located within an enclosure on the west side of the project site adjacent to a neighbor's garage which is on the property line. The bins will be rolled out to the street when the commercial waste removal truck arrives and then rolled back into place onsite. The bins will not sit out on the street or take up any parking spaces. Any obstruction to vehicular traffic would be temporary and infrequent, similar to the obstruction by trash trucks servicing the surrounding residential uses and their on-street cans.

Planning and Design Commission Public Hearing: On October 10, 2013, the City Planning and Design Commission heard the project. There were 18 public speakers with the majority in opposition to the project. Some of the main issues raised by the speakers include the perceived lack of on-site parking, concerns about increased traffic on the residential street, and concern about the incompatibility of the building with the surrounding neighborhood. Two separate petitions in opposition to the project from adjacent neighbors were also presented to the Commission at the meeting. After public testimony, the Commission deliberated the matter and approved the residential care facility with a vote of 11 ayes, zero noes (two absent).

Project Design:

Conditional Use Permit – Residential Care Facility

The project proposes a 28-room residential care facility on the subject site. The building contains three levels and totals approximately 19,267 square-feet in area. The first floor contains the lobby and 11 resident rooms; the second floor contains a

dining room, a kitchen, a physical therapy room, a laundry room, and eight resident rooms; the third floor contains a dining room, an office and nine resident rooms. Two of the resident rooms on the third floor are larger-sized and may be used for double occupancy. Two additional beds are requested to be permitted on the chance that a married couple may wish to stay in the same room together. This brings the maximum number of total beds at the facility to 32.

The proposed residential care facility for the elderly will be licensed by the Department of Social Services for the State of California, and sets the minimum age of residents at 60 years old. The facility will care for all four levels of assisted living, including memory care. The facility offers assistance with the activities of daily living, including medication management, bathing assistance, help with getting dressed, including grooming, and incontinence care. Besides the meals, residents have planned activities throughout the day, including exercise, crafts, games, and entertainment. There are also regularly scheduled outings such as shopping, rides to parks, plays and community events, and to medical appointments.

The facility staff consists of an Administrator, licensed nurse (LVN), activity director, concierge, marketing director, caregivers, medication aides, kitchen staff, housekeepers, and maintenance staff. Residents will be initially assessed by their primary care physician, as well as the facility LVN; typically less than 10% of residents will be cleared to leave the building unattended.

Within the healthcare industry, the proposed facility is considered to be an “assisted living facility,” as opposed to a “convalescent facility.” Generally speaking, residents at assisted living facilities are more mobile, requiring assistance with daily activities. There is not a minimum employee-to-resident ratio, but the standard is typically one employee per ten residents. It depends in the needs of the particular mix of residents. More intensive care is required for residents at a convalescent facility. The minimum employee-to-resident ratio required at a convalescent facility is one employee per six residents.

A residential care facility requires the approval of a Conditional Use Permit when located in the R-1 zone (PDC Section 17.204.210). The City Council may approve a conditional use permit based on all of the following findings:

A. The proposed use and its operating characteristics are consistent with the general plan and any applicable specific plan or transit village plan;

The proposed use and its operating characteristics are consistent with general plan policies for developing care facilities within appropriate areas of the city that are easily accessible to community services and health facilities. Care facilities are identified as neighborhood support uses within the Traditional Neighborhood General Plan designation. The use is also consistent with the urban, mixed-use nature of the Alhambra Corridor Special Planning District.

B. The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the zoning district in which it is located, and of all other provisions of this title and this code;

The proposed residential care facility use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the R-1 zone; deviations in rear yard setback, lot coverage, and masonry wall requirement are requested. Based upon careful consideration of the site characteristics and surrounding land uses, the requested deviations are determined to be appropriate and not detrimental to neighboring properties.

C. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and that is adequately served by public services and utilities;

The proposed use is situated on a parcel that that allows both pedestrian and vehicular access into the site, and the use can be adequately served by public services and utilities.

D. The proposed use and its operating characteristics 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.

The proposed residential care facility use and its operating characteristics, as conditioned, are determined to not be 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. The proposed use, as described and conditioned, is appropriate for the location and will enhance housing options within the neighborhood.

Site Plan and Design Review

The project requires the approval of Site Plan and Design Review to develop the site. While the Conditional Use Permit (discussed above) addresses the specific land use being requested, the Site Plan and Design Review entitlement addresses the layout and design of the site and the architectural characteristics of the building. Deviations in rear yard setback, lot coverage and masonry wall requirement are being requested.

Height, Bulk and Setbacks

The following height and setback standards are defined in the Planning and Development Code:

Table 2: Height and area standards			
Standard	Required	Proposed	Deviation?

Height	35 feet Measured to the plate line (where the wall meets the roof)	31'-10"	no
Front Setback: south property line (I Street)	Average of adjacent buildings is approx. 15'-0"	15'-0"	no
Interior Setback: east property line	5 feet	7'-1" to 10'-1"	no
Interior Setback: west property line	5 feet	5'-0" at porte-cochere, 52'-1" at north end	no
Rear Setback: north property line	15 feet	10'-0" to apx. 20'-0"	yes
Lot Coverage	40%	47.8%	yes
Floor Area Ratio (FAR)	Maximum 1.50	1.25	no

As shown in the chart above, the project does not meet the rear yard setback and lot coverage requirements for the R-1 zone. Section 17.808.120 of the Planning and Development Code states that Site Plan and Design Review includes the authority to approve or require deviations that are more or less restrictive than the applicable development standards. Staff supports the deviation to the rear yard setback since the portion of the building within the rear yard setback is the rear stairwell, which is provided mainly for egress purpose per building code. No habitable rooms are within the rear yard setback area. The rest of the rear setback is at 20-feet. Staff also supports the deviation in lot coverage since the project provides adequate setbacks at the front and interior sides on the ground floor and building step backs on the upper floors.

Building Height on Surrounding Properties: The applicant has provided information from a civil engineer regarding the height of adjacent structures in order to address the appellant's and neighborhood concerns that the size of the proposed building is not in context with the neighborhood (see Attachment 14). The proposed residential care facility is 31'-10" to the plate line (where the wall of the building meets the roof) and 36'-6" to the highest point of the roof.

Access, Circulation and Parking

The subject site is bounded by I Street to the south and the existing church building is currently served by an ingress driveway on the east side and an egress driveway on the west side. There is an existing sidewalk in front of the site and on-street parking directly in front of the site. This portion of I Street allows two-way traffic and parking on both sides of the street. The proposed project would eliminate the east side driveway and allow both ingress/egress at the driveway on the west side. Vehicles, as well as ambulances, can pull up to the covered driveway for passenger loading, and can turn around within the parking lot. The applicant anticipates that emergency vehicles could be called to the facility approximately once every four weeks.

Table 3: Vehicular Parking			
Use	Required Parking	Proposed Parking	Difference
Residential Care Facility (1 space per 4 beds)	8 spaces (for up to a maximum of 32 beds)	7 onsite and 1 equivalent, via Administrative Parking Permit 8 offsite parking spaces, located across the street at the Turn Verein	0

The project will provide seven onsite parking spaces and eight offsite parking spaces, leased from the Turn Verein cultural center across the street, for a total of 15 parking spaces (see Attachment 10, parking lease).

According to the Planning and Development Code, the parking requirement for a residential care facility/nursing home in the Traditional Parking District is one parking space per four beds. Compared to the parking requirement for traditional apartments of one parking space per dwelling unit, the parking section of the Planning and Development Code recognizes that residential care facilities typically generate much less parking demand. None of the residents at this facility will be permitted to have cars. The majority would be unable to drive even if allowed to have a vehicle. According to the applicant, all residents have their medications passed out by the facility staff, and many of the medications they take have side effects that preclude their ability to drive. Additionally, residents have normally lost the privilege to drive before being admitted to the facility. Moreover, due to the transportation services provided by the project, there is no need for residents to have a car.

Visitors and employees will be able to park on-site or at an offsite parking location obtained by the applicant. There is public parking available on-street, and staff has observed that numerous spaces are available on a typical day. The applicant has indicated that the total number of employees will be 14 full-time and three part-time employees. They will not all be onsite at the same time. There will be at most 12 employees on-site between 8:00 a.m. to 5:00 p.m. weekdays and ten employees at those times on weekends. In the evening hours between 6:00 p.m. to 10:00 p.m.

there will be four employees plus two kitchen staff until 8:00 p.m. daily. For overnight hours between 10:00 p.m. to 7:00 a.m. weekdays and 10:00 p.m. to 6:00 a.m. weekends there will be three caregivers on site. Given the above scenario, the seven on-site parking spaces should be able to satisfy the daily parking needs for all employees between the hours of 6:00 p.m. to 6:00 a.m. in the event that all employees drive to the site. According to the applicant, visitors typically visit between 9:00 a.m. and 7:00 p.m.; the applicant has indicated that statistically there are just a few visitors to this type of facility daily.

There are numerous apartment buildings on this block of I Street and in the surrounding area, including H Street and J Street. Some of those apartment units have no onsite parking, limited parking, or at most one space per unit. If an apartment is occupied by a family or a couple and there is more than one car for the household, one or both cars may utilize on street parking on a regular basis. The Turn Verein is a German cultural center located at 3349 J Street and is a long-standing presence in the neighborhood. Its 46 space parking lot is accessed from I Street, across from the project site. The Turn Verein has annual events that generate a substantial number of visitors and cars that park on the streets of the surrounding neighborhood. Parking at Sutter Middle School is sometimes used by the club to supplement needed parking for events. The building is also rented for events like weddings. The Turn Verein hosts German language classes for adults (evenings after 6:00 p.m., minimum of six people per class) and for children (on Saturdays).

Staff has visited the site more than seven times during the hours of 7:30 a.m.-8:00 p.m. during weekdays and at each occasion there were between 10 to 20 on-street parking spaces available on the subject block of I Street between 33rd Street and 35th Street. The total number of spaces on the block is approximately 51 spaces. Staff observed that I Street east of 35th Street has fewer cars parking on the street. Given that these are the hours when visitors are most likely to frequent the site, and that employees can be accommodated on-site as well as the Parking Lease Agreement providing the proposed project with access to eight parking spaces within the Sacramento Turn Verein parking lot (Attachment 10), staff concludes that adequate public parking is available within the neighborhood and that residents, some of which have no onsite private parking of their own, will not be unduly inconvenienced. The project is also conditioned such that the applicant must provide Regional Transit passes to employees that use public transportation to get to their job at the care facility.

In order to supplement for the shortage of one on-site parking stall the project needs, the applicant has applied for an Administrative Parking Permit. Consistent with Section 17.608.060 of the City Code, the applicant has chosen to add four non-required bicycle parking spaces to substitute for the one on-site parking space; as indicated below.

Table 4: Bicycle Parking		
Use	Required Parking	Proposed Parking

Residential Care Facility	Long-term: non required Short term: 2 spaces	Long-term: 0 Short term: 6 spaces (2 required and 4 non-required spaces)
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Building design, Landscaping, Fencing, and Signage

The main exterior materials for the proposed building are cement plaster, fiber cement lap siding, metal clad windows and lightweight concrete roof. The front setback abutting I Street will be planted with accent trees, screen shrubs, and groundcover; the parking lot will be planted with shade trees. Existing trees on the north and west property lines are generally to remain. If a masonry wall is located along these property lines, some of the existing mature trees may need to be removed. A trash enclosure is shown on the west side; the trash enclosure may be located within the setback. Signage shall be consistent with the R-1 zone and subject to review of a separate sign permit.

Masonry Wall: The applicant is requesting a deviation to waive the required masonry wall that is typically required between a commercial use and residential uses; specifically, the deviation is proposed on the west and east property lines. The applicant is proposing new wood fencing on the east side; a portion of the west side is being screened by the wall at the covered driveway, the remainder of the western border at the parking lot will be screened by trees and landscaping. Staff supports the requested deviation based on: 1) mutual agreement with the adjacent neighbors, 2) the proposed facility being residential in nature, similar to apartments, and not expected to generate much noise, and 3) Parking spaces are oriented such that headlights will face the west side of the building when parked, therefore car headlight intrusion into a neighboring rear yard is minimal.

Staff has also reviewed the project under the design guidelines checklist for Central City Neighborhood, which includes the Alhambra Corridor Special Planning District SPD. The project meets all criteria pertaining to site planning, site design, building character and quality, and equipment, utilities, and service access as discussed below.

Site Comments:

1. Staff supports the proposed front setback of the building to align with the adjacent buildings and the provision of the front patio with fencing to create a semi-private space.
2. Landscaping is being provided along the front setback on I Street as well as along the building edges. Staff supports the landscape design provided on the architectural plans.
3. The project is conditioned such that the applicant shall provide a site lighting plan for review and approval by staff prior to submitting for building permit.

Building Comments:

4. The new building visually steps down the sides of the 3-story structure to a datum point similar to adjacent buildings, as well as stepping back the third floor further to achieve a lower street wall presence along I Street. The plans reflect the progressive step-backs of the second and third floors at the west and east sides of the building; the south-facing front elevation on I Street reflects the step-back of the third floor behind parapet walls; the north-facing rear elevation reflects the step-back of the third floor at the northeast corner. Also, during the course of the review of the planning application, the applicant has reduced ceiling heights on floors and lowered the roof pitch to reduce the overall height of the structure.
5. Staff noted the need for the north (rear) elevation to be further articulated. The plans show the addition of fenestration at the second and third floors and the addition of fiber cement siding, consistent with the other sides of the building. Per staff recommendation, the fiber cement siding is now better integrated on the building as a main horizontal element and is conditioned to be no more than 8" wide.
6. Per staff recommendation, a base plinth has been added to all sides of the building. Staff has conditioned for the variation on color or finish to further articulate the building base.
7. All windows must be wood or metal clad or paintable fiberglass. Third floor windows will have same grid pattern as the other floors. Windows shall not be horizontal sliders, but a better quality awning style.
8. All mechanical equipment must be screened from any street views.

Design Review staff is supportive of the design of the project and recommends the Council approve the project with conditions.

In evaluating site plan and design review proposals of this type, the City Council is required to make the following findings:

- A. The design, layout, and physical characteristics of the proposed development are consistent with the general plan and any applicable specific plan or transit village plan;

The proposed development is consistent with general plan policies in relation to the provision of care facilities in the City. Consistent with General Plan Urban Form Guidelines for the Traditional Neighborhood designation, the building façade and primary entrance directly address the public street for added safety and to contribute to a pleasing streetscape for pedestrians. The height of the building is as anticipated by the General Plan: between one-three stories.

- B. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards or, if deviations from design guidelines or development standards are approved, the proposed development is consistent with the purpose and intent of the applicable design guidelines and development standards;

The proposed development is consistent with the Alhambra Corridor SPD design guidelines and the proposed deviations are consistent with the purpose and intent of the applicable design guidelines and development standards, in that the

proposed project will maintain the diverse character and quality of this urban neighborhood, consistent with the goals of the Alhambra SPD. The deviations that are requested will not have a negative impact on surrounding development.

C. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards;

The project has been analyzed by City departments and it is determined that all streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards.

D. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood;

The proposed project offers exterior materials and finishes that are compatible with the surrounding residential structures and the upper floors of the building are stepped back on the front and sides of the building to create a two story street wall and step down at each side to respect the adjacent structures.

E. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged;

Staff recommends that the project recycle materials from the demolition of the existing structure to the extent possible and incorporate green building methods in the construction of the proposed structure.

F. The design, layout, and physical characteristics of the proposed development 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.

The proposed project is able to accommodate the required parking for a residential care facility through on-site parking, alternative means for providing substitution to required parking, and shared parking. The applicant has also made additional parking available through entering a Parking Lease Agreement for eight (8) parking stalls within the Sacramento Turn Verein parking lot (Attachment 10). The building and site are designed to not be detrimental to the health and safety of residents in the neighborhood or create a nuisance.

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Exhibit F: Comments from MENA

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Exhibit A: Letter by East Sacramento Improvement Association (ESIA)

From: Paul Noble <noblep5@comcast.net>

Date: Wednesday, August 21, 2013 4:30 PM

To: David Hung <DHung@cityofsacramento.org>

Subject: Re: Neighborhood Project Notification for I Street Senior Housing (P13-029)

David,

Project proponents made a presentation to the ESIA Board at its meeting of May 6, 2013. The Board felt that the project appeared to be tasteful and appropriate for the neighborhood, and no negative concerns were voiced.

Paul

Exhibit B: Letter by East Sacramento Preservation (ESP)



2 October 2013

RE: Assisted Senior Living Project, I Street (P13-029)

To Whom It May Concern:

East Sacramento Preservation, Inc. has twice had an opportunity to review the plans that were prepared by the architect for the above referenced project. The project proponents have been very responsive to previous suggestions to both mitigate the project impact on street parking and traffic and the appearance of the project.

We are pleased to support the construction of this project on I Street as shown and look forward to its contributions to the East Sacramento community.

Sincerely,

A handwritten signature in black ink, appearing to read "David Edwards", is written over a faint horizontal line.

David Edwards
Land Use Chair
East Sacramento Preservation, Inc

East Sacramento Preservation • (916) 457-2725, contact@eastsacpreservation.org

Exhibit C: Letter from East Sacramento Chamber of Commerce



Established in 1996 by members of the local business community, the mission of the East Sacramento Chamber of Commerce is to promote East Sacramento businesses, whose merchants are dedicated to maintaining the neighborhood values that make East Sacramento an attractive place to live and conduct business.

October 7, 2013

Sacramento City Planning & Design Commission
300 Richards Boulevard
Third Floor
Sacramento, CA 95811

Re: P13-029
I Street Senior Housing
3333 I Street & 3325 I Street
Sacramento, CA 95816

Dear Commission Members:

The East Sacramento Chamber of Commerce Board of Directors wishes to go on the record in support of the proposed senior housing planned at 3325 and 3333 I Street, Sacramento. Accordingly, please accept this letter as an official expression of the Chamber's support for the current proposal by DT Real Estate Investments, LLC to build an assisted living facility at that site.

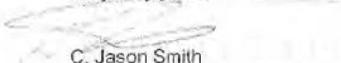
Our Chamber's membership consists primarily of businesses, merchants, and professionals working in the East Sacramento area. Please note that most of those members are residents of the area and our Chamber also has resident members living in East Sacramento not affiliated with a particular business.

A vote was taken among our board members attending the Chamber's October 2 board meeting and the proposal received unanimous support. Our board members believe that the proposal as presented to us will be an asset to the community and surrounding neighborhood.

Our board members feel that there is a strong need for facilities such as this in East Sacramento. They also noted that the \$5 million investment being made in our neighborhood would not only be a positive for the community but would increase the tax base for the city. We also believe that the creation of 21 new jobs in our neighborhood would not only be good for the recipients of those jobs but for our local businesses where these 21 employees, new residents (and their visitors) may shop or use the services.

The East Sacramento Chamber urges the Planning Commission to proceed in reviewing and, ultimately, approving the project.

Very truly yours,


C. Jason Smith
President, East Sacramento Chamber

3104 "O" Street #222, Sacramento, California 95816

Exhibit D: Letter from MENA

*McKinley East Sacramento Neighborhood Association
P.O. Box 160222, Sacramento, Ca. 95816*

September 27, 2013

Mr. David Hung
Associate Planner
300 Richards Blvd., 3rd Floor
Sacramento, Ca. 95811

Re: 3333 I Street

Dear Mr. Hung

MENA has discussed the proposal referenced above with neighbors, the developer and applicant, the consultant assisting the applicant and yourself. The initial meeting with MENA and the applicant/developer resulted in interest in this type of development but indicated that neighborhood compatibility addressment of parking issues and contact with impacted neighbors and associations were essential for consideration of support.

As the proposal has progressed, more detailed design plans have been presented, issues such as ambulance frequency, food service delivery, trash removal and employee parking have been presented. A meeting with neighbors occurred last week with you and a representative of the applicant. It was apparent that parking was still a huge issue for the neighborhood and that the size of the structure with 28 units, 32 beds, 20,000 sq feet of structure and 3 stories in height might be too much for capacity of the site and neighborhood. It was also clear that permanent offsite parking would be essential for employees of this 24/7 residential care facility.

The applicant has proposed leasing seven offsite parking spaces but it is obvious that this action is neither adequate for employee parking requirements nor permanent in nature. More than seven offsite spaces would be required for this facility which will have only seven on site parking spaces. One onsite space is dedicated to a van for the tenants so only 13 parking spaces could be potentially available for 10 employees, guests of tenants and tenants themselves. The developers have indicated previously to neighbors that some tenants may have vehicles and parking provided by the applicant. The neighborhood has limited street parking from existing occupants in the evening, mornings and during commercial events at a neighboring site so it is difficult to recognize the applicants assertion that three or four street spaces would also be available for this 24/7 facility. We are not aware of anything that would provide the applicant with a guaranteed 4 parking space availability on a public street at any time.

It is doubtful that enforceable conditions could be placed on the proposal to address long term operations of this proposed facility. In fact, it is unknown if the applicant will be the actual residential care licensee or whether this is a developer/seller to a licensee/operator. Without assurances of compliance to conditions associated with the proposals approval, the neighbors and MENA are unable to support this proposal.

It is difficult to oppose a proposed infill use which could benefit many families in our neighborhood by allowing close access to older relatives in need of assisted care. However, the size of the structure, resulting large staff to service the number of residents proposed is the downfall for the project. Many residential care facilities operate at smaller bed and staffing levels in Sacramento. It is believed that this option should have been considered by the applicant owner if it was truly going to be a project which would benefit the neighborhood and community.

MENA respectfully asks the City of Sacramento to listen to neighbors impacted by this proposal and reject the proposal as submitted. A list of additional planning concerns and comment is attached.

Deane Dana, President, MENA

Additional MENA comments on 3333 I Street

The tenants of this facility are memory impaired individuals or couples who have one or both persons impacted. A van for tenant use is available and parking of personal vehicles by tenants should be prohibited. The applicant has previously indicated to neighbors that some tenants will have parking access.

The applicant has proposed construction of a wood fence between properties if owners of the adjacent property do not oppose such construction. MENA does not support such an option for this 20,000 sq foot commercial facility. The applicant is required to construct a block wall by code. Noise from multiple on site vehicles and tenants, trash storage adjacent to a home, containment of onsite fire, and even the safety of memory impaired tenants in patio areas requires the construction of solid non-combustible or limited life fencing and secure gates.

The design of the patio and exit gates for tenants is questionable for memory impaired individuals. MENA noted to the applicant earlier this year that many designs are available from existing facilities for memory impaired persons to avoid harm to such residents. Examples of such design include circular patio pathways, rounded corners, placement of gates and doors away from square corners and more. The latest plans submitted to MENA this week do not reflect any of the suggested changes. It is also obvious that the amount of patio space allocated to 32 tenants and staff is inadequate in size. No discussion has occurred concerning potential emergency alarm noise to neighbors at all hours from inadequately designed doorways or gates.

The applicant represents that onsite trash storage will be accomplished by having staff move the bins to the street when the trash truck arrives and then returning them immediately to the trash onsite location. The size of this street will require the trash truck to potentially block the street during this exchange. No onsite pickup is possible because of the buildings design. Specific addressment of the procedure should be detailed so as to prevent additional impactment of the street to residents.

The site plan first floor plan identifies sofa's, tables, fireplaces and seating next to the front entry door on I Street. The same drawing shows memory care tenant rooms adjacent to or within 15 feet of the secondary entrance. It is unknown if this design is compliant with a licensed asisted living residence serving memory impaired tenants.

All of the comments noted must be addressed and presented by the applicant as specific conditions to use of the site for this proposal to have any validity at all. This was noted by several neighbors who attended the on-site review of the proposal with Associate Planner David Hung last week. As noted earlier and by other neighbors attending that meeting, it is doubtful if such conditions would be legally recognized as enforceable and would be subject to change by the City in the future.

MENA has recommended to the applicant that the size of this facility, number of tenants and required staff and third floor height be reduced to permit the addition of this unique infill facility to our neighborhood without adversely impacting the existing residents and owners of the surrounding neighborhood. Without such changes MENA is unable to support this proposal.



DYER TROLIO HOMES

December 9, 2013

RE: Proposed development, 3333 I Street

Dear Deane and Greg:

Thank you for meeting with us to review recent changes to the project and provide us with more detail regarding the concerns that MENA had for the project. In that discussion, we confirmed the following concessions have been committed to be a part of the project, either by changes to the design or by projected City-imposed Conditions of Approval.

These include the following:

- Presentation of our existing off-site parking lease for eight parking spaces at the Turn Verein.
- We will request the City implement a passenger loading parking area in front of the facility on I Street.
- We will make the resident patio at the rear of the facility secure for the residents.
- At Ms. Kelly's (3344 H Street) request, we will construct a masonry wall on the common property line adjacent to her vacant lot that borders the proposed development. To clarify, the lot on which Ms. Kelly's residence sits *does not* back up to the proposed development.

Please feel free to contact me with any further questions or comments.

Best regards,

A handwritten signature in blue ink, appearing to read 'Steve Trolio', is positioned above the typed name.

Steve Trolio
Managing Partner

ST/dp

Exhibit F: Comments from MENA

From: [Deane Dana](#)
To: [David Hung](#)
Cc: [Greg Lin](#)
Subject: Re: FW: Continuance of Hearing for 3333 I St.
Date: Monday, December 16, 2013 11:29:58 AM
Attachments: [MENA letter 12.9.13.pdf](#)

Hi David.

Re: Comment 3333 I Street

MENA does support the third floor modification and stairwell shift to the center of the property. It will afford the property owner and pedestrians on H Street some line of sight relief by replacing a stucco wall with sloped roofing. The change also shifts the patio area to the rear east corner of the lot and allows some linkage with the east side yard walking path and more afternoon shade. MENA has strongly recommended that the fencing on that patio area be cinderblock to enhance long term security of the area.

Attached is a letter from the developer to MENA regarding other changes the developer has offered concerning the public safety and parking concerns raised by our association previously. MENA supports the offer and changes.

Changes in the use of this facility by residents(no vehicle's allowed) or density of occupants would significantly impact neighborhood traffic and public safety concerns previously expressed. MENA recognizes that many of the conditions on the project will run with the property in terms of Planning and Design staff review, but would support the implementation of a conditional use permit which specifically details planning and neighborhood review procedures and review by the Commission for proposed changes in use by future owners/operators of the property. MENA would like to see more of this type of conditioning put on infill projects which impact local neighborhoods and could change over the years.

MENA could move towards a neutral position on the project with these changes. The massing of structure and number of occupants/workers on this infill site remain a concern but are balanced with the benefits a high quality memory care facility could bring to residents in the neighborhood and surrounding area.

Please let me know if you need additional clarification on MENA's comments.

Deane Dana, President, MENA

Exhibit G: Letter from AlphaOne Medical Service



September 20, 2013

City of Sacramento
Planning Department
300 Richards Blvd.
3rd. floor
Sacramento, CA 95811

Subject: Emergency Medical Responses to: **3333 I street, Sacramento**

Dear Planning Commission:

As an expert in the EMS industry, with 35 years responding to medical emergencies in the senior care communities I am qualified to provide an overview as to what may be expected from an EMS system responding to a Residential Care Facility for the Elderly (RCFE).

Residential Care Facilities are licensed to manage a minimum of 6 beds to as many as several hundred beds. I have designed a system to determine how many EMS calls may occur a month in an RCFE based on the number of beds and occupancy.

6 bed	RCFE averages 1 EMS call every 7 weeks
12 bed	RCFE averages 1 EMS call every 5 weeks
24 -30 bed	RCFE averages 1 EMS call every 4 weeks
35- 80 bed	RCFE averages 1 EMS call every 3 weeks
90 -120 bed	RCFE averages 1 EMS call every 2 weeks
200 bed	RCFE averages 1 EMS call every 5 days.

Approximately 98 % of the EMS calls to RCFE's are not life threatening and the ambulance will respond without red lights and siren.

AlphaOne Ambulance Medical Services will be the preferred contracted paramedic ambulance provider responding to 3333 I street. It is anticipated based on a 28 room RCFE with 30 residents at full occupancy that an EMS call will occur once every 4 weeks.

DRIVEN BY EXCELLENCE

11354 White Rock Road, Suite 100 * Rancho Cordova, CA 95742 * (916) 635-1111 * www.alphaoneamb.com

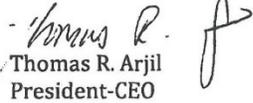
I have surveyed the proposed location and I have reviewed the architectural plans.

My expert opinion is that an ambulance responding to 3333-I Street will not impact the residents in the area of 33rd street and H, I and J Street. Our ambulance personnel very much respect the community that we serve and will minimize the use of sirens within the community. The Facility is designed to allow an ambulance to park off the street and safely park under a covered drive through. All EMS vehicles when parked will have their engines and red lights off.

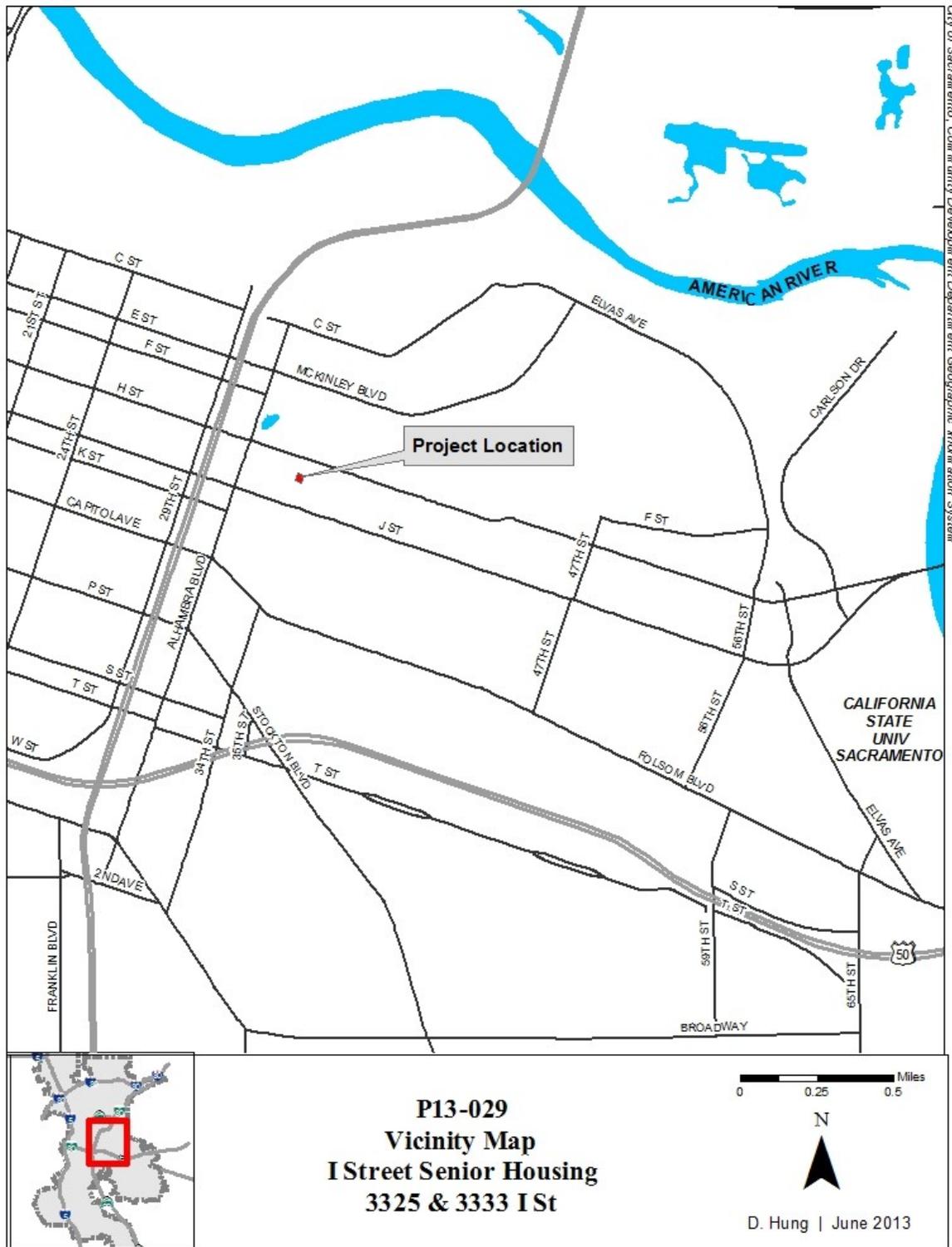
The interior design of the RCFE and the width of the elevator allow our EMS team to safely bring the stretcher and equipment to the patient.

If there should be any questions, please feel to contact me.

Sincerely,


Thomas R. Arjil
President-CEO

Attachment 3: Vicinity Map



Attachment 4: CEQA Resolution

RESOLUTION NO.

Adopted by the Sacramento City Council

DETERMINING I STREET SENIOR HOUSING PROJECT (P13-029) IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

BACKGROUND

- A. On October 10, 2013, the City Planning and Design Commission conducted a public hearing on and approved the I Street Senior Housing project.
- B. On October 18, 2013, a third party appeal on the decision of the Planning Commission for the I Street Senior Housing project was filed with the City.
- C. On January 7, 2014, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.812.030(B)(2) and (B)(3) (posting and mail), and received and considered evidence concerning the I Street Senior Housing project.

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

Section 1. Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the City Council finds that the Project is exempt from review under Sections 15061(b)(3) (No Significant Effect), 15183.3 (infill and greenhouse gas emissions) and 15332 (Infill Development) of the California Environmental Quality Act Guidelines as well as under Section 21094.5 of the Public Resources Code as follows:

- a. The project complies with all applicable policies of the General Plan, as well as with the applicable zoning regulations;
- b. The proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses;
- c. The project site has no value as habitat for endangered, rare or threatened species;

- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality;
- e. The site can be adequately served by all required utilities and public services;
- f. The project qualifies as an infill project that is consistent with the Sustainable Communities Strategy adopted by the Sacramento Area Council of Governments (SACOG) for the purpose of reducing greenhouse gas emissions pursuant to Public Resources Code section 21094.5 and CEQA Guidelines section 15183.3;
- g. There are no unusual circumstances that would result in a significant effect; and
- h. The cumulative effects of the project have been evaluated in the Master Environmental Impact Report (EIR) prepared for the 2030 General Plan. The project would not have a significant effect on the environment.

Attachment 5: Resolution – Project Approval

RESOLUTION NO.

Adopted by the Sacramento City Council

APPROVING THE I STREET SENIOR HOUSING PROJECT, LOCATED AT 3325 AND 3333 I STREET. (APN: 007-0061-026-0000 and 007-0061-027-0000) (P13-029)

BACKGROUND

- A. On October 10, 2013, the City Planning and Design Commission conducted a public hearing on and approved the I Street Senior Housing project.
- B. On October 18, 2013, a third party appeal on the decision of the Planning Commission for the I Street Senior Housing project was filed with the City.
- C. On January 7, 2014, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.812.030(B)(2) and (B)(3) (posting and mail), and received and considered evidence concerning the I Street Senior Housing project.

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

- Section 1. Based on verbal and documentary evidence at said hearing, the City Council takes the following action:

The City Council approves the request to construct a new three-story residential care facility in the Single-Unit Dwelling Special Planning District (R-1-SPD) zone based on the findings of fact and conditions of approval set forth below.

Findings of Fact

- A. The **Conditional Use Permit** to construct a new three-story residential care facility in the R-1 zone is **approved** based on the following findings:
 - 1. The proposed use and its operating characteristics are consistent with general plan policies for developing care facilities within appropriate areas of the city that are easily accessible to community services and health facilities. Care facilities are identified as neighborhood support uses within the Traditional Neighborhood General Plan designation. The use is also

consistent with the urban, mixed-use nature of the Alhambra Corridor Special Planning District.

2. The proposed residential care facility use and its operating characteristics are generally consistent with the applicable standards, requirements, and regulations of the R-1 zone; deviations in rear yard setback, lot coverage, and masonry wall requirement are requested. Based upon careful consideration of the site characteristics and surrounding land uses, the requested deviations are determined to be appropriate and not detrimental to neighboring properties.
3. The proposed use is situated on a parcel that that allows both pedestrian and vehicular access into the site, and the use can be adequately served by public services and utilities.
4. The proposed residential care facility use and its operating characteristics, as conditioned, are determined to not be 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. The proposed use, as described and conditioned, is appropriate for the location and will enhance housing options within the neighborhood.

B. The **Site Plan and Design Review** to construct a new three-story commercial building in the Alhambra Corridor Special Planning District with deviation in rear setback, lot coverage, and required masonry wall is **approved** based on the following findings:

1. The proposed development is consistent with general plan policies in relation to the provision of care facilities in the City. Consistent with General Plan Urban Form Guidelines for the Traditional Neighborhood designation, the building façade and primary entrance directly address the public street for added safety and to contribute to a pleasing streetscape for pedestrians. The height of the building is as anticipated between one-three stories.
2. The proposed development is consistent with the Alhambra Corridor SPD design guidelines and the proposed deviations are consistent with the purpose and intent of the applicable design guidelines and development standards, in that the proposed project will maintain the diverse character and quality of this urban neighborhood, consistent with the goals of the Alhambra SPD. The deviations that are requested will not have a negative impact on surrounding development.
3. The project has been analyzed by City departments and it is determined that all streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards.

4. The proposed project offers exterior materials and finishes that are compatible with the surrounding residential structures and the upper floors of the building are stepped back on the front and sides of the building to create a two story street wall and step down at each side to respect the adjacent structures.
5. Staff recommends that the project recycle materials from the demolition of the existing structure to the extent possible and incorporate green building methods in the construction of the proposed structure.
6. The proposed project is able to accommodate the required parking for a residential care facility through on-site parking, alternative means for providing substitution to required parking, and shared parking. The applicant has also made additional parking available through entering a Parking Lease Agreement for eight parking stalls within the Sacramento Turn Verein parking lot. The building and site are designed to not be detrimental to the health and safety of residents in the neighborhood or create a nuisance.

Conditions of Approval

A&B. The **Conditional Use Permit** to construct a new three-story residential care facility in the R-1 zone and the **Site Plan and Design Review** to construct a new three-story commercial building in the Alhambra Corridor Special Planning District with deviation in rear setback, lot coverage and required masonry wall are hereby **approved** subject to the following conditions:

Planning

- A/B1. Development of this site shall be in compliance with the attached exhibits, except as conditioned. Any modifications to the project shall be subject to additional Planning review and may require subsequent entitlements.
- A/B2. The applicant shall obtain all necessary building permits and encroachment permits prior to commencing construction.
- A/B3. The design of the building and operation of the residential care facility shall comply with all applicable licensing and building code requirements for such uses.
- A/B4. The residential care facility shall not exceed 32 beds without further planning review and approval.
- A/B5. Lot coverage shall be allowed to be a maximum of 48%.
- A/B6. The rear setback shall be a minimum of 10'-0" at the rear stairwell only.
- A/B7. A masonry wall shall be constructed at all property lines abutting adjacent residential uses unless a written agreement to deviate from this requirement is

arrived at between the senior care facility property owner and an adjacent residential owner. In that case, the applicant may construct a wall/fence of different material (other than masonry), subject to review and approval of Urban Design staff.

- A/B8. Prior to the issuance of a building permit, the applicant shall propose and submit for review and approval by the Planning Director a "Good Neighbor Policy" including but not limited to the following: Establish a process for neighbors to communicate directly with staff of the facility. A sign indicating a 24-hour emergency phone number and contact person shall be kept current and posted on the building in a clearly visible place.
- A/B9. A minimum of seven parking spaces shall be provided on-site including the required number of ADA accessible spaces.
- A/B10. The proposal is required to meet the Sacramento City Code regulations regarding bicycle parking; a minimum of two required short-term bicycle parking and four additional bicycle parking are provided.
- A/B11. 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. Parking lot lighting shall be equipped with vandal-proof covers.
 - c. The premises, while closed for operation after dark, must be sufficiently lighted by use of interior night-lights.
- A/B12. Trees shall be planted and maintained throughout surface parking lot to ensure that, within 15 years after establishment of the parking lot, at least 50% of the parking area will be shaded.
- A/B13. The trash enclosure shall meet all requirements of the Sacramento City Code regulations, including, but not limited to, perimeter landscaping, masonry walls, solid metal gate, concrete apron, overhead clearance and signs.
- A/B14. Any signage shall comply with the City's sign code.
- A/B15. Site shall be maintained daily to be clear of litter generated by the business.
- A/B16. The project shall comply with the requirements of Administrative Parking Permit number IR13-292.
- A/B17. Applicant shall facilitate gathering the resident petition signatures for an application for the Residential Permit Parking restrictions on I Street between 33rd and 35th Street.

- A/B18. The owner/operator shall offer (at no expense to the employee) to provide transit passes to employees who use public transportation to get to work on the site.
- A/B19. Two sycamore trees, or a species approved by Urban Forest Services, shall be planted in the front setback in front of the building.
- A/B20. Within the front landscape area, grass shall be planted in the planter area.
- A/B21. Screen shrubs shall be planted on the east elevation (e.g. cherry laurels).
- A/B22. Trash and recycling collections shall occur between 9:00 a.m. to 3:00 p.m.

Design Review

Site Design

- A/B23. The building shall be sited as indicated in the report and exhibits.
- A/B24. Auto access and site layout shall be as indicated in the report and exhibits.
- A/B25. The project shall have building entry and setbacks as indicated in the exhibits.
- A/B26. The project shall include landscaping elements as indicated on the reports and exhibits. Automatic irrigation shall be provided for all planting and landscaping. **Final landscape plans and details shall be reviewed and approved by Design Review staff prior to Building Permit submittal.**
- A/B27. Walls and fencing shall be provided as indicated in the exhibits and as conditioned. **Final plans and details shall be reviewed and approved by Design Review staff prior to Building Permit submittal.**
- A/B28. Bicycle parking shall be provided in close proximity to the entry. **Location of bicycle parking shall be reviewed and approved by Design Review staff prior to Building Permit submittal.**
- A/B29. Exterior lighting style and design shall be compatible and consistent with the building design, and the site should be adequately illuminated for safety and security with a minimum 1.0 foot candle throughout. Appropriate lighting should light up wall surfaces and/or landscape areas. **The applicant shall submit all site light fixtures cut sheets and plan locations for review and approval by Design Review staff prior to submitting for Building Permit.**
- A/B30. Site mechanical equipment and utility vaults shall be incorporated into the project site as provided including generators, SMUD transformers, fire pump,

etc. Backflow prevention devices shall be placed at a location that will minimize street and pedestrian views. **The applicant shall submit final site mechanical locations for review and approval by Design Review staff prior to Building Permit submittal.**

A/B31. The design of any outdoor furniture shall be provided to Design Review Staff for review and approval prior to Building Permit submittal.

Building Design

A/B32. The design of the building shall be as indicated in the report and exhibits.

A/B33. Final heights and massing shall be as indicated in the report and exhibits.

A/B34. The building elevations shall have a consistency of detail and quality as indicated in the report and exhibits.

A/B35. **A lighter color scheme for the building shall be provided. Final color scheme shall be submitted to Design Review staff for final review and approval prior to Building Permit submittal.**

A/B36. The exterior building materials shall include cement plaster, fiber cement lap siding and lightweight concrete roof. The building base plinth shall have variation on color or finish. **Final plans, color, and material board shall be submitted to Design Review staff for final review and approval prior to Building Permit submittal.**

A/B37. Windows shall be metal clad; no horizontal sliders are allowed. **Final window locations and cut sheets shall be submitted to Design Review staff for final review and approval prior to Building Permit submittal.**

A/B38. Exterior lighting style and design shall be compatible and complementary to the building design. **Final building lighting plans and light fixture cut sheets shall be reviewed and approved by Design Review staff prior to Building Permit submittal.**

A/B39. All roof mounted and ground mounted mechanical equipment shall be screened and not visible from any street views. **Final roof plan with mechanical equipment locations, a section through the HVAC unit and building, and cut sheets shall be reviewed and approved by Design Review staff prior to Building Permit submittal.**

General Conditions

- A/B40. Any changes to the final approved set of plans shall be subject to review and approval by Design Review prior to Building Permit submittal. Applicant shall comply with all current building code requirements.
- A/B41. The approval shall be deemed automatically revoked unless required permits have been issued and construction begun within three years of the date of the approval. Prior to expiration, an extension of time may be granted upon written request of the applicant.
- A/B42. Final occupancy shall be subject to approval and involve an on-site inspection by Design Review Staff.

Department of Transportation

- A/B43. Construct standard public improvements as noted in these conditions pursuant to Chapter 18 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Chapter 18.04.130 of the City Code. 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 per City standards to the satisfaction of the Department of Public Works.
- A/B44. All new and existing driveways shall be designed and constructed to City Standards and must be ADA compliant to the satisfaction of the Department of Public Works. The applicant shall remove any existing driveways that are not part of the proposed project and reconstruct the frontage improvements to the satisfaction of the Department of Public Works.
- A/B45. The design of walls, fences, signage, and landscaping 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 Public Works.

Department of Utilities

- A/B46. Only one domestic water service is allowed per parcel. Any new domestic water service must be metered. Any excess domestic water services must be abandoned to the satisfaction of the Department of Utilities.
- A/B47. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of building permit. The Combined

Sewer System fee at time of building permit is estimated to be \$2,461.96 plus any increases to the fee due to inflation. The fee will be used for improvements to the CSS.

- A/B48. If the sheet drain over a public sidewalk is greater than 6,000 square feet, then an onsite surface drainage system is required and shall be connected to the street drainage system by means of a storm drain services tap. All onsite system shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- A/B49. The lot shall be graded so that no drainage crosses property lines.
- A/B50. 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.
- A/B51. 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 this property is in the combined sewer system area, only source control measures are required. Refer to the "Stormwater Quality Design Manual" dated May 2007 for appropriate source control measures.

Fire Department

- A/B52. All turning radii for fire access shall be designed as 35' inside and 55' outside. CFC 503.2.4
- A/B53. 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. CFC 503.2.1
- A/B54. Provide the required fire hydrants in accordance with CFC 507 and Appendix C, Section C105
- A/B55. 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. CFC 501.4
- A/B56. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 507.4
- A/B57. Provide appropriate Knox access for site. CFC Section 506

- A/B58. 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.
- A/B59. 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.
- A/B60. 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.
- A/B61. 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 903.4.1.1
- A/B62. 20' wide access gates shall be A/C powered and provided with Key override switch Knox and Radio operated controller Click2Enter. *Gates may not be a part of this project per applicant. If so, this condition will be removed during plan check.*
- A/B63. Elevator shall comply with 2010 California Building Code Chapter 3002.4a General Stretcher Requirements.
- A/B64. Provide at least 5' setback for second story bedroom windows and 8' for third story bedroom windows to allow for fire ladder rescue operations. Provide clear access to building's 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.

Building Division

- A/B65. All new work must comply with the applicable requirements of the California Code of Regulations Title 24, Part 2 (California Building Code), Part 2.5 (California Residential Code), Part 3 (California Electrical Code), Part 4 (California Mechanical Code), Part 5 (California Plumbing Code), Part 6 (California Energy Code), Part 9 (California Fire Code) and Part 11 (California Green Code).

Police Department (PD)

- A/B66. Closed-circuit color video cameras shall be installed to provide comprehensive coverage of the exterior of the complex, including the parking lot. CCTV often makes an immense deterrent to crime and can assist during the investigation if a crime does occur.

- A/B67. The recording device shall be a digital video recorder (DVR) capable of storing a minimum of 30 days' worth of activity. DVR shall have the capability to transfer recorded data to another medium (i.e. and external hard drive or DVD).
- A/B68. The DVR must be kept in a secured area that is accessible only to management. There shall be at least one member of the managerial staff on-site that can assist law enforcement in viewing and harvesting recorded footage.
- A/B69. The landscaping plan must be coordinated with the lighting plan/surveillance camera plan to ensure proper illumination and visibility is maintained through the maturity of the trees and shrubs. In order to preserve visibility, PD recommends shrubs that mature around 2-3' tall, and trees with canopy no lower than 8'tall.
- A/B70. All dumpsters must be kept locked.
- A/B71. Exterior lighting shall be at a level to allow adequate visibility of the presence of any person on or about the site during hours of darkness. Lighting must meet IESNA minimum standards.
- A/B72. Clearly marked signage for wayfinding.
- A/B73. An emergency preparedness plan shall be developed and practiced with staff.
- A/B74. Staff will establish a procedure to account for residents that have left the facility.
- A/B75. Entry and exit points for the property shall be monitored by staff or equipped with an audible alert device and equipped with CCTV cameras to allow staff to monitor the entry and exit of subjects on the property.

Advisory Notes

1. A Zoning Affidavit shall be submitted by the applicant that affirms the plans submitted for building permit comply with all conditions of approval and approved exhibits. (Planning)
2. Applicant shall apply for lot merger application as part of the proposed development. (Planning)
3. **Applicant should provide a minimum of 7 off-site parking spaces. (Planning)**
4. Applicant should recycle materials from the demolition of the existing structure to the extent possible and incorporate green building methods in the construction of the proposed structure. (Planning)
5. As per City Code, the applicant will be responsible to meet his/her obligations regarding 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 \$7,800. This is based on a 20,000 square foot building at the standard rate of \$0.39 per square foot. 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. (Parks & Recreation)

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Exhibit 1A: Existing Site Plan
Exhibit 1B: Proposed Site Plan
Exhibit 1C: First Floor Plan
Exhibit 1D: Second Floor Plan
Exhibit 1E: Third Floor Plan
Exhibit 1F: Roof Plan
Exhibit 1G: Exterior Elevations
Exterior 1H: Exterior Elevations
Exterior 1I: Building Sections
Exhibit 1J: Street Elevation
Exhibit 1K: Color Elevations

Exhibit 1B: Proposed Site Plan



Exhibit 1C: First Floor Plan



NO.	REVISION

1 Street Senior Housing
 1333 I Street
 Sacramento, Calif 95816

FIRST FLOOR
 PLAN

BARREY CHINN ARCHITECTS
 2077 STREET 203
 SACRAMENTO, CA 95811
 (916) 441-1111
 EMAIL: CHINN@CHINNA1.COM



DATE: 10/1/10
 SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN
 6/30/10

NO.	REVISION

Exhibit 1D: Second Floor Plan



NO.	REVISIONS

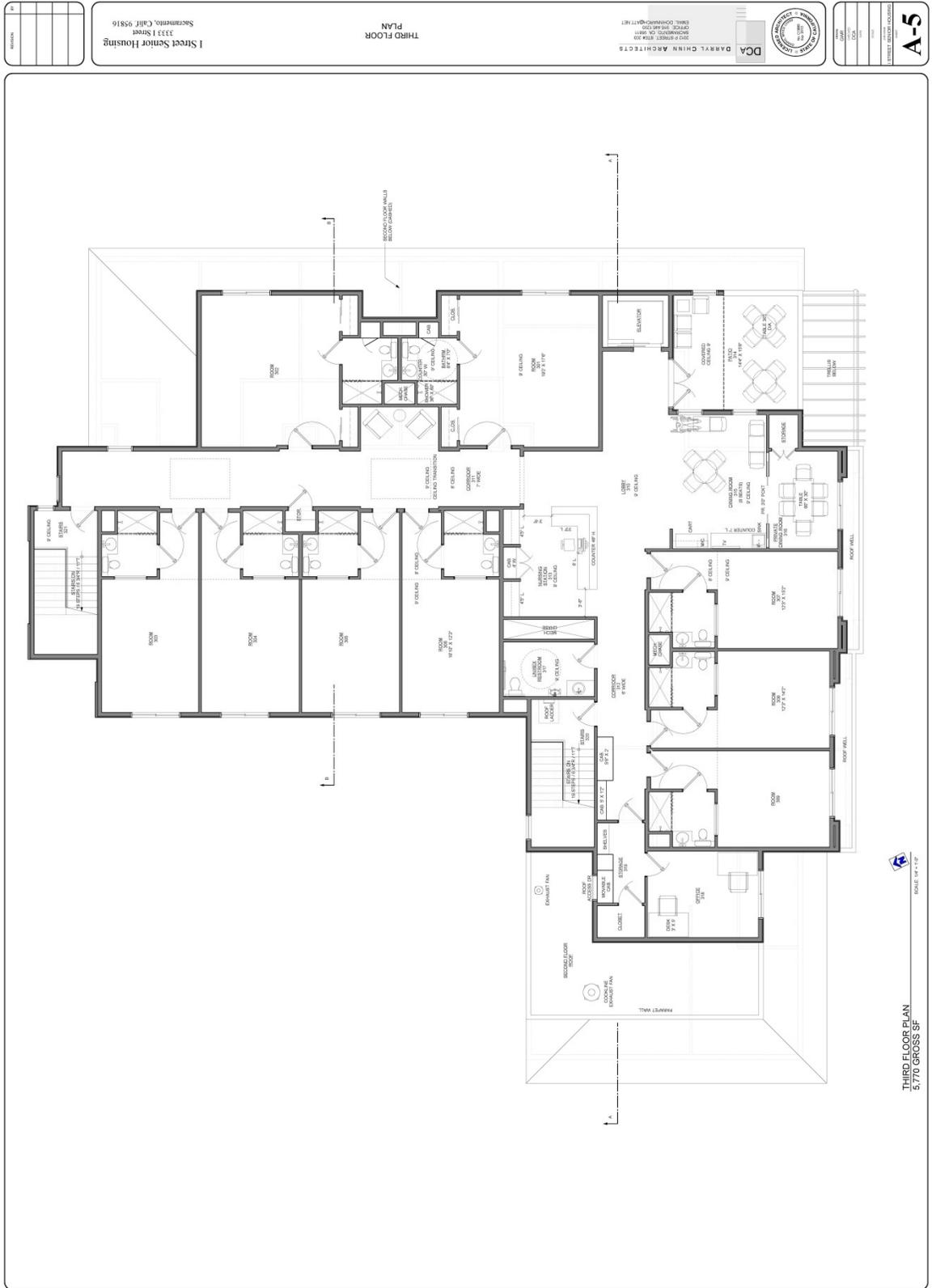
Street Senior Housing
 3333 I Street
 Sacramento, Calif 95816

SECOND FLOOR PLAN

DCA BARRY CHINN ARCHITECTS
 2021 P STREET, SUITE 200
 SACRAMENTO, CA 95811
 TEL: 916.442.8222
 EMAIL: DCHINN@DCA.AE

SHEET NO. **A-4**
 TOTAL SHEETS: 4
 DATE: 10/1/18

Exhibit 1E: Third Floor Plan




THIRD FLOOR PLAN
 5,770 GROSS SF
 SCALE: 1/4" = 1'-0"

1 Street Senior Housing
 3333 Street
 Sacramento, Calif 95816

THIRD FLOOR PLAN

DCA
 DARRYL CHINN ARCHITECTS
 2025 F STREET, SUITE 200
 SACRAMENTO, CA 95811
 TEL: (916) 441-1187
 FAX: (916) 441-1188
 WWW.DCAARCHITECTS.COM

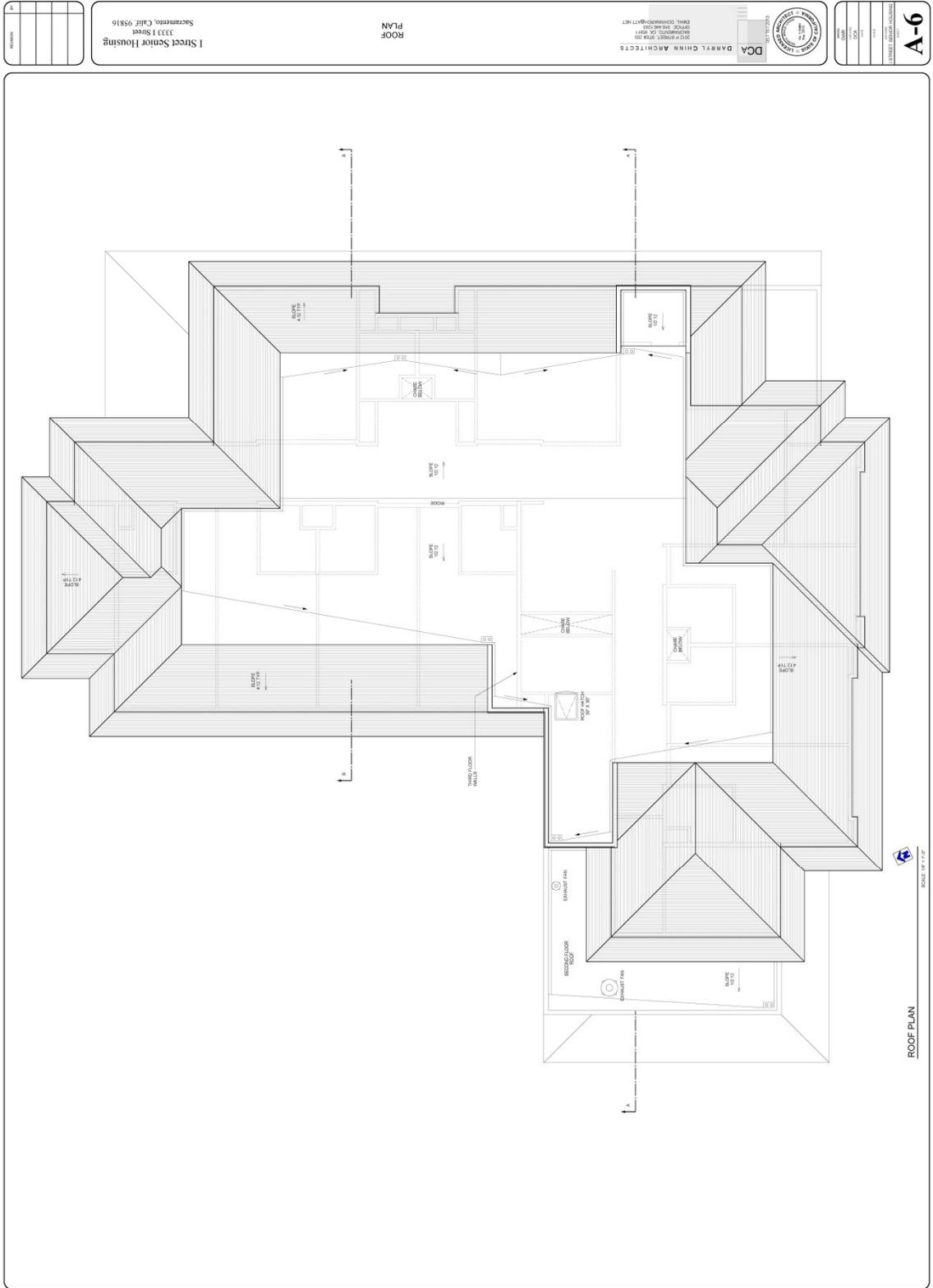


DATE	DESCRIPTION

A-5
 SHEET TOTAL: 10 SHEETS

NO.	REVISION

Exhibit 1F: Roof Plan



ROOF PLAN



SCALE: 1/4" = 1'-0"

A-6

DATE: _____

SCALE: _____

PROJECT: _____

DATE: _____

SCALE: _____

PROJECT: _____

DCA

DARRYL CHINN ARCHITECTS

1011 P STREET, SUITE 100
 SACRAMENTO, CA 95811
 OFFICE: 916.441.3331
 FAX: 916.441.1117
 EMAIL: CHINN@DCA1.COM

ROOF PLAN

1 Street Senior Housing
 3333 I Street
 Sacramento, Calif. 95816

NO.	DATE	DESCRIPTION

Exhibit 1G: Exterior Elevations

1 SHEET NO.	EXTERIOR ELEVATIONS 1 Street Senior Housing 3333 J Street Sacramento, Calif 95816	DCA DARRYL CHINN ARCHITECTS 2015 P STREET, SUITE 200 SACRAMENTO, CA 95811 (916) 442-1111 OFFICE: (916) 442-1111 MOBILE: (916) 442-1111 FAX: (916) 442-1111 WWW.DCAARCHITECTS.COM	DATE: _____ DRAWN BY: _____ CHECKED BY: _____ PROJECT NO.: _____ A-7 EXHIBIT 1G: EXTERIOR ELEVATIONS
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SOUTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"

GARDEN WALL ELEVATION
SCALE: 1/4" = 1'-0"

WEST ELEVATION
SCALE: 1/4" = 1'-0"

Exterior 1H: Exterior Elevations

5 SHEET NO.	EXTERIOR ELEVATIONS Street Senior Housing 3333 I Street Sacramento, Calif 95816	DARYL CHINN ARCHITECTS 2017 F STREET, SUITE 200 SACRAMENTO, CA 95811 OFFICE: 916.442.0101 EMAIL: DCHINN@DCA-ARCH.COM WWW.DCA-ARCH.COM	A-8 STREET SENIOR HOUSING
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NORTH ELEVATION (BACK)
SCALE 1/4" = 1'-0"

EAST ELEVATION
SCALE 1/4" = 1'-0"

Exhibit 1J: Street Elevation

STREET ELEVATION

1 Street Senior Housing
3333 I Street
Sacramento, Calif 95816

DCA DARRYL CHINN ARCHITECTS
2017 F STREET, SUITE 200
SACRAMENTO, CA 95811
PHONE: (916) 442-1111
EMAIL: DCHINN@DCA11.COM



A-10

STREET ELEVATION
DATE:



STREET ELEVATION (LOOKING NORTH)

I STREET SENIOR HOUSING



I STREET ELEVATION (LOOKING NORTH)



WEST ELEVATION

MATERIAL LEGEND:

- 1. CEMENT PLASTER, HAND TROWEL, SAND FLOAT FINISH, COLOR 1.
- 2. CEMENT PLASTER, HAND TROWEL, SAND FLOAT FINISH, COLOR 2.
- 3. 8" WIDE FIBER CEMENT SIDING
- 4. STEEL TRELLIS, DOORS, GARDEN RAILING AND ACCESS GATE
- 5. LIGHTWEIGHT CONCRETE ROOF, CHARCOAL BLEND.
- 6. WOOD FRAMED WINDOWS WITH METAL CLADDING, (DARK BRONZE).

DCA DARRYL CHINN ARCHITECTS
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 PH: 303.733.1111
 EMAIL: DCHINN@DCAINT.NET

Staff Response to Applicant Appeal of the I Street Senior Housing Project			
Item	Author (Page #)	Brief Summary of Issue Raised by Appellant	Staff Response
1	Rutan & Tucker, LLP (Pg. 2)	The Project is incompatible with the neighborhood and inconsistent with the General Plan. The site is located in a neighborhood which is overwhelmingly made up of single family homes; there is only one three-story multi-family residential building within a 1,000 foot radius of the site. The project is inconsistent with the site's General Plan designation of Traditional Neighborhood Low Density.	The General Plan encourages the development of assisted living facilities in appropriate areas throughout the City, within neighborhoods that are accessible to public transit, commercial services, and health and community facilities. Staff finds that the proposed facility is within close proximity to public transit, a neighborhood park, commercial businesses and health facilities; therefore the project is consistent with polices of the General Plan in regards to the siting of assisted living facilities. The project requires Design Review which takes into consideration the massing and height of the structure in relation to surrounding structures. The project is located on a street that has multiple two-story multi-unit dwellings (e.g. apartments) on raised foundations, making them of comparable height to this three-story structure. The block where the project is located is overwhelmingly multi-family. It is also incorrect that there is only one three-story multi-family residential building within 1,000 feet: including the one the appellant's letter identified which is next door to the appellant's property, staff identified three more: 3300 J Street, 3540 J Street, and 3570 I Street. There are also numerous three-story commercial buildings in the area.

2	Rutan & Tucker, LLP (Pg. 3)	The proposal relies on the granting of deviations from the minimum required rear setback and maximum lot coverage. No findings were made for these variances to the Planning and Development Code.	The project was entitled with a Site Plan and Design Review with deviations to development standards. <u>These deviations are not considered to be variances per City Code.</u> Deviations may be approved only if they are consistent with the purpose and intent of the development standards that would otherwise apply, and thus are consistent with the standards established under the Code. Staff finds that the deviations are consistent with the purpose and intent of the development standards.
3	Rutan & Tucker, LLP (Pg. 4)	The “Infill Exemption” does not apply here because the Project requires deviations from applicable zoning standards.	As noted above, deviations may be approved if they are consistent with the purpose and intent of the development standards that would otherwise apply, and thus are consistent with the standards established under the zoning regulations, which is one of the findings of the CEQA Guidelines section 15322 infill exemption. Staff maintains that the Infill Exemption is appropriate.
4	Rutan & Tucker, LLP (Pg. 5)	The City has not analyzed and mitigated the Project’s significant impacts under CEQA.	Staff has conducted a review of the project to determine whether it is exempt from CEQA review. This includes review of the various statutory and categorical exemptions that are established in CEQA and the CEQA Guidelines, and the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment (CEQA Guidelines section 15061). Staff has also reviewed the project for the purpose of identifying any unusual circumstances that might result in significant effects, as

			well as cumulative effects that could result and that have not been evaluated in the Master EIR for the 2030 General Plan. No significant impacts have been identified therefore no CEQA mitigation is required.
5	Exhibit A: Terra Nova (Pg. 1)	The Project cannot be exempt under CEQA since it is not consistent with zoning regulations.	Staff finds that the project is consistent with the standards established under the zoning regulations, which is one of the findings of the CEQA Guidelines section 15322 infill exemption. See the discussion above regarding deviations.
6	Exhibit A: Terra Nova (Pg. 2)	The Project has the potential to impact traffic. The appellant has asserted that delivery trucks could clog residential streets during deliveries.	The applicant has testified that residents of the facility would not be allowed to have cars. Many residents take medication, and the facility maintains this rule to avoid the need for oversight of resident capacity to drive on a daily basis. Vehicle trips to and from the facility would result from employees, visitors and vendors. The Department of Public Works has determined that the number of trips estimated to be generated by the proposed use can be accommodated by the street system that serves the facility, and no significant effect would result. Staff has reviewed the project design and surrounding streets, and has concluded that adequate room exists to load and unload supplies at the facility. (Anis Ghobril, Department of Public Works)
7	Exhibit A: Terra Nova (Pg. 2)	The Project has significant impact to the sanitary sewer and storm drain capacity in the neighborhood.	The project is conditioned to pay the fee required by City Code for cumulative effects on the Combined Sewer and Stormwater System (CSS), and connections to the City's CSS

			<p>system would be overseen and approved by the City's Department of Utilities. The site is currently developed (with a church) and stormwater increases, if any, would be negligible. No significant impacts would result. (Neal Joyce, Department of Utilities).</p>
8	<p>Exhibit A: Terra Nova (Pg. 2)</p>	<p>The Project does not comply with various fire safety requirements.</p>	<p>The proposed facility is located on a parcel that has frontage on a public street, which accommodates fire response apparatus. To the extent fire or emergency response activities were required, the access to the site, including all areas to the rear of the proposed structure, would be accessible to fire department personnel. The Fire Department does not need to bring a truck or engine onto the site to fight a fire- all points of the building are accessible via hose. For this reason, minimum vertical clearance of 13'-6" is not required beneath the porte-cochere. The development of this small site does not require an access road. The project setbacks will not impair the Fire Department's ability to respond efficiently to an emergency on this site. The design of the structure, including the installation of fire sprinklers, would be conditioned and approved by the Sacramento Fire Department. There would be no significant risk to health and safety. (King Tunson, Fire Department)</p>
9	<p>Exhibit A: Terra Nova (Pg. 3)</p>	<p>The Project does not provide sufficient parking for the use.</p>	<p>The project meets required parking per code by providing on-site parking and additional bicycle parking under the</p>

			<p>administrative parking permit approval. The applicant is also voluntarily providing off-site parking for employees, which is an advisory note to the project. On November 14, 2013, the applicant entered an agreement with Sacramento Turn Verein to lease eight parking spaces in the Sacramento Turn Verein parking lot. A total of 15 parking spaces will be provided. (See Attachment 10)</p>
10	<p>Exhibit A: Terra Nova (Pg. 3)</p>	<p>The Project is inconsistent with the visual character and aesthetics of the neighborhood.</p>	<p>The project required Design Review which took into consideration the visual character and aesthetics of the neighborhood. The neighborhood contains numerous multi-family and commercial structures of similar design and height. The building maintains the same front setback as the two adjacent structures (a single-family home to the west and a 16-unit apartment complex to the east).</p>
11	<p>Exhibit A: Terra Nova (Pg. 4)</p>	<p>The mass, scale, and architectural style of the building is inconsistent with the neighborhood.</p>	<p>The proposed project offers exterior materials that are compatible with the surrounding residential and commercial structures. The upper floors of the building are stepped back on the front and sides of the building to create a two story street wall compatible with other structures, and to respect the adjacent structure heights. The building setbacks at each side of the building are appropriate for this type of use. The design of the project is not inconsistent with the surrounding, mixed use neighborhood.</p>
12	<p>Exhibit A: Terra Nova</p>	<p>The facility provides inadequate common open space.</p>	<p>The project provides front and rear patio areas on the exterior</p>

	(Pg .4)		and internal gathering places within the building for dining and socializing. The residential care professionals involved with designing the project are confident that the amount of common space provided onsite, both inside and outside of the building, are adequate to serve the needs of residents.
13	Exhibit A: Terra Nova (Pg. 4)	Vehicular access on the property is of significant concern.	The proposed parking lot allows for adequate access and maneuvering of vehicles.
14	Exhibit A: Terra Nova (Pg. 5)	Trash collection is of significant concern.	The refuse collection and recycling plan was reviewed by the City's Solid Waste Division and was deemed satisfactory. (Chris Thoma, Solid Waste Division) A trash truck visiting what is already a commercial property (church) is not anticipated to "change the character" of the neighborhood.
15	Exhibit B: Ver Consultants	80% of the buildings within 1,000 feet radius of the site are single-family residential dwellings, and only 11% of the buildings are multi-family use.	Staff notes that some of the data provided by Ver Consultants are erroneous and misleading; see Attachment 11 for a comparison of unit counts by Planning staff and by Ver Consultants. Ver Consultants describes I Street between 33 rd and 35 th Streets as being predominantly single family, which is incorrect. The street is predominantly multi-family with a nice mix of single family and commercial uses, consistent with the Alhambra Corridor SPD.
16	Exhibit C: Staff Report for Planning File P13-014	By comparison, the ACC Greenhaven Terrace Assisted Living project that was approved by the Planning and Design Commission on May 9, 2013, provided 72 on-site parking spaces for a 68-bed residential care facility.	The ACC Greenhaven Terrace Assisted Living project was the conversion of one floor of an existing three-story, 166-unit apartment complex to a 68-bed assisted living facility. All of the parking was existing and more parking was provided per the

			<p>parking code for the more intense apartment use. It is not reasonable to compare the ACC Greenhaven project to the I Street project. A more reasonable comparison would be another recently approved assisted living project, Meadows at Land Park, 4540 Del Rio Road, a 40-bed facility with 15 parking spaces, in the R-1 zone. The appellant points to the ACC Greenhaven project site as being the appropriate location for a residential care facility because the site is nearly 5-acres and zoned for multi-family uses and that senior care facilities do not belong in single family neighborhoods. Even if one were to accept the assertion that the site of the I Street facility is in a single-family neighborhood, which is not correct because the street is predominantly multi-family with single-family and mixed use, there are numerous other care facilities in East Sacramento that have been located adjacent to single family for decades. Three of them are located in the R-1 (single family) zone. Please see Attachment 8 for a comparison of proximate residential care facilities.</p>
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CEQA Discussion

The proposed project has been reviewed and evaluated by staff in Environmental Planning Services. This included a review of the appellant's appeal documents and the assertion that the project is not exempt from the provisions of the California Environmental Quality Act (CEQA).

Consistent with CEQA and the CEQA Guidelines, staff has conducted a review of the project to determine whether it is exempt from CEQA review. This includes review of the various statutory and categorical exemptions that are established in CEQA and the CEQA Guidelines, including section 15332 (infill exemption), and the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment (CEQA Guidelines section 15061). In addition, staff has confirmed that the project qualifies for an exemption pursuant to Public Resources Code section 21094.5 and CEQA Guidelines section 15183.2 relating to infill and greenhouse gas emissions. Correspondence from the Sacramento Area Council of Governments dated December 6, 2013 confirming the project's consistency with the Metropolitan Transportation Plan/Sustainable Communities Strategy is attached below (Exhibit A).

Staff has also reviewed the project to confirm that there are no unusual circumstances that might result in significant effects, nor are there cumulative effects that could result and that were not evaluated in the Master EIR for the 2030 General Plan.

The appellant challenges the City's use of CEQA Guidelines section 15322 (infill exemption) as a basis for determining the project is exempt from CEQA review. The appellant asserts that the project is inconsistent with the 2030 General Plan, and secondly that it does not satisfy all of the applicable zoning regulations, each of which is a requirement for the infill exemption.

The staff report concludes that the project is consistent with the 2030 General Plan. In the event the City Council were to determine the project is not consistent with the general plan the infill exemption would fail, but the project would not be approved in any event. As for zoning regulations, the staff report identifies several "deviations" that would be required under the new Planning and Development Code. These relate to a deviation in the rear setback, lot coverage and the proposal to construct a non-masonry wall on the property line. The standards for approving deviations are set forth in section 17.808.180B2 of the Code:

The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable

development standards, or, if deviations from design guidelines or development standards are approved, the proposed development is consistent with the purpose and intent of the applicable design guidelines and development standards...” (emphasis supplied)

Deviations may be approved only if they are consistent with the purpose and intent of the development standards that would otherwise apply, and thus are consistent with the standards established under the Code.

The appellant has asserted that the project would have significant effects on the physical environment in the following areas: traffic and parking, public utilities and infrastructure, fire safety, and aesthetics. Staff review of these issue areas has revealed no substantial evidence of any significant effect:

Traffic and parking: The applicant has testified that residents of the facility would not be allowed to have cars. Many residents take medication, and the facility maintains this rule to avoid the need for oversight of resident capacity to drive on a daily basis. Vehicle trips to and from the facility would result from employees, visitors, and vendors. The Department of Public Works has estimated the number of trips, based on the Institute of Transportation Engineer’s (ITE) Manual as follows: Four morning peak hour trips (7:00 a.m. - 9:00 a.m.), five evening peak hour trips (4:00 p.m. - 6:00 p.m.) and 104 weekday daily trips. These trips would be accommodated by the street system that serves the facility, and no significant effect would result. The appellant has asserted that delivery trucks could clog residential streets during deliveries. Staff has reviewed the project design and surrounding streets, and has concluded that adequate room exists to load and unload supplies at the facility.

The project satisfies the minimum parking requirements established in the Planning and Development Code. While employees and visitors could, on occasion, be required to park on local residential streets, such a result does not have a physical effect on the environment. There is no substantial evidence in the record that parking demand is likely to result in a new parking structure (e.g., construction impacts) or that the increased demand for parking, to the extent it exists, would have a substantial effect on congestion (e.g., air quality impacts). (Anis Ghobril, DPW)

Public utilities and infrastructure: The appellant asserts that the City’s aging sewer infrastructure is inadequate to respond to project demands. The project is, as the appellant asserts, located within the area served by a combined sewer and stormwater system (CSS). The project would be required to pay the fee required by City Code for cumulative effects on the CSS system, and connections to the City’s CSS system would be overseen and approved by the City’s Department of Utilities. The site is currently

developed and stormwater increases, if any, would be negligible. No impacts would result. (Neal Joyce, DOU)

Fire safety: The appellant asserts that the project design would result in inadequate access for fire control and safety purposes (Terra Nova correspondence, page 2). The proposed facility is located on a parcel that has frontage on a public street, which accommodates fire response apparatus. To the extent fire or emergency response activities were required, the access to the site, including all areas to the rear of the proposed structure, would be accessible to fire department personnel. The design of the structure, including the installation of fire sprinklers, would be conditioned and approved by the Sacramento Fire Department. There would be no significant risk to health and safety. (King Tunson, Fire Department)

Aesthetics: The appellant assertions regarding aesthetics basically recount the assertions set forth regarding the general plan (e.g., visual character, mass, and scale of the structure) along with concerns regarding light and glare. As noted by the appellant, the facility may have some ground floor apartments, and it is possible that on occasion a car may park at the facility and shine light on the windows of a residence. The project design may minimize these effects, and they do not amount to significant effects on the environment.

In the absence of significant project-specific effects on the environment, and with cumulative effects considered in the Master EIR, the project qualifies for several exemptions from CEQA:

- CEQA Guidelines section 15332: consistent with general plan, zoning code and regulations; project within city limits on a site of no more than five acres; site has no value for habitat; approval would not result in significant effect relating to traffic, noise, air quality or water quality; and the site is adequately served by all required utilities and public services.
- CEQA Guidelines section 15061(b)(3): It can be seen with certainty that the project would have no significant effects on the environment.
- Public Resources Code section 20194.5: The project qualifies as an infill project that is consistent with the Sustainable Communities Strategy adopted by the Sacramento Area Council of Governments (SACOG) for the purpose of reducing greenhouse gas emissions.

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Exhibit A: SACOG Letter

Sacramento Area
Council of
Governments

1415 L Street,
Suite 300
Sacramento, CA
95814

tel: 916.321.9000
fax: 916.321.9551
tdd: 916.321.9550
www.sacog.org



December 6, 2013

Susanne Cook
Associate Planner
Department of Community Development
City of Sacramento
300 Richards Boulevard, Room 300
Sacramento, CA 95811

Dear Ms. Cook:

You requested SACOG's confirmation that the proposed I Street Senior Housing project is consistent with the Metropolitan Transportation Plan/Sustainable Communities Strategy for 2035 (MTP/SCS). It is important to note that it is the responsibility of the lead agency to make the final determination on a project's consistency with the MTP/SCS and that SACOG will provide a consistency determination only at the request of the lead agency. This letter concurs with the city's determination that the I Street Senior Housing project is consistent with the MTP/SCS.

The I Street Senior Housing project as defined in the city's SCS consistency analysis and the project documents consists of redevelopment of an existing, non-operational church to a new 3-story residential care facility on a 0.36 acre parcel.

SACOG reviewed the city's SCS consistency analysis (Attachment) to determine that the I Street Senior Housing project is consistent with the general use designation, density and intensity, and applicable policies of the MTP/SCS. The I Street Senior Housing project is located in the Established Community designation of the MTP/SCS for the City of Sacramento, which is anticipated to add approximately 21,000 new housing units and 35,000 new jobs by 2035. The policies of the MTP/SCS are embedded in the metrics and growth forecast assumptions of the MTP/SCS. For the purposes of determining SCS consistency, projects consistent with the growth forecast assumptions of the MTP/SCS are consistent with these policies. The proposed I Street Senior Housing project is consistent with these growth forecast assumptions because it is located within the Established Community designation for the City of Sacramento and is consistent with the allowed uses, densities and intensities of the applicable adopted local land use plan (in this case, the city's 2030 General Plan).

Our confirmation of the project's consistency with the MTP/SCS is not intended to express any opinion on the site design or the appropriate conditions of approval of the project.

Thank you for inviting SACOG's input as to the consistency of the I Street Senior Housing project with the MTP/SCS for 2035. If you have further questions or need further assistance, please don't hesitate to contact me.

Sincerely,

Mike McKeever
Chief Executive Officer

MM:pm

cc: David Kwong

- Auburn*
- Citrus Heights*
- Colfax*
- Davis*
- El Dorado County*
- Elk Grove*
- Folsom*
- Galt*
- Isleton*
- Lincoln*
- Live Oak*
- Loomis*
- Marysville*
- Placer County*
- Placerville*
- Rancho Cordova*
- Rocklin*
- Roseville*
- Sacramento*
- Sacramento County*
- Sutter County*
- West Sacramento*
- Wheatland*
- Winters*
- Woodland*
- Yolo County*
- Yuba City*
- Yuba County*

Selected Residential Care Facilities for Comparison							
Line Item	Name	Address (Zip Code)	Description	Zoning	Number of Beds	Off-Street Parking	Employee to patient ratio
1	McKinley Park Terrace (Subject Project)	3325 & 3333 I Street (95819)	Assisted living facility that includes memory care.	R-1-SPD	32	15 (7 onsite and 8 off-site leased spaces)	1:10 standard
2	Saylor Lane Healthcare	3500 Folsom Boulevard (95816)	Skilled nursing facility specializing in wound care and pain management.	R-1, R-3	42	11	1:6 minimum required
3	Sherwood Healthcare Center	4700 Elvas Avenue (95819)	Skilled nursing facility specializing in serious health issues, wound and pain care.	C-2	62	26	1:6 minimum required
4	McKinley Healthcare Center	3700 H Street (95816)	Skilled nursing facility specializing in post-acute rehabilitation and wound care management.	R-1	86	33	1:6 minimum required
5	Mercy McMahan Terrace	3865 J Street (95816)	Assisted living facility that accepts both independent and assisted living residents. Specializes in more intensive care.	C-1, R-1, R-4	189	15	1:10 standard
6	The Meadows at Land Park (Not constructed)	4540 Del Rio Road (95822)	Assisted living facility with extensive personal care services.	R-1	40	15	1:10 standard



I Street Senior Housing (P13-029)

Infill Environmental Checklist Based on Master EIR Review

(Public Resources Code section 21094.5; CEQA Guidelines section 15183.3)

I. INTRODUCTION

Where an environmental impact report was certified for a planning level decision of a city or county, CEQA Guidelines section 15183.3, subdivision (d)(2)(A), provides that “[n]o additional environmental review is required [for a qualifying infill project] if the infill project would not cause any new specific effects or more significant effects, or if uniformly applicable development policies or standards would substantially mitigate such effects. Where the lead agency determines that no additional environmental review of the effects of the infill project is required, the lead agency shall file a Notice of Determination as provided in Section 15094.”

This Infill Environmental Checklist has been prepared for the I Street Senior Housing Project (P13-029) (“proposed Project”). The proposed Project is a qualifying infill project pursuant to Public Resources Code section 21094.5 and CEQA Guidelines section 15183.3. The prior environmental impact report certified for a planning level decision that is applicable to the proposed Project is the City’s 2030 General Plan Master Environmental Impact Report (“Master EIR”). City staff has reviewed the proposed Project in consideration of the Master EIR and supporting evidence and has concluded the proposed Project does not have the potential to result in any new specific effects not otherwise analyzed in, or environmental effects more significant than described in, the Master EIR. Finally, the proposed Project is consistent with the 2030 General Plan and incorporates all applicable mitigation measures from the Master EIR. Therefore, pursuant to Public Resources Code section 21094.5, CEQA Guidelines section 15183.3, and this Infill Environmental Checklist, the City finds that the proposed Project is exempt from further CEQA review.

II. PROJECT DETAILS

1. Project title:

I Street Senior Housing (P13-029) (“proposed Project”)

Infill Environmental Checklist
(Public Resources Code, § 21094.5; CEQA Guidelines, § 15183.3)

2. Lead agency name and address:

City of Sacramento
915 I Street
Sacramento, CA 95814-2671

3. Contact person and phone number:

David Hung
Associate Planner
(916) 808-5530

4. Project location:

3325 and 3333 I Street
Sacramento, CA 95816

5. Project sponsor's name and address:

Darryl Chinn
Darryl Chinn Architects
2612 J Street, # 2
Sacramento, CA 95816
(916) 761-6956

Steve Trolio
Dyer Trolio Real Estate Investments
P.O. Box 19003
Sacramento, CA 95819
(916) 804-2227

6. General plan designation

Traditional Neighborhood Low Density

7. Zoning:

R-1-SPD (Alhambra Corridor Special Planning District)

8. Prior Environmental Document(s) Analyzing the Effects of the Infill Project:

City of Sacramento 2030 General Plan Master Environmental Impact Report (Master EIR)
(State Clearinghouse Number 2007072024)

9. Location of Prior Environmental Document(s) Analyzing the Effects of the Infill Project:

City of Sacramento (<http://www.sacgp.org/MasterEIR.html>)

Infill Environmental Checklist
(Public Resources Code, § 21094.5; CEQA Guidelines, § 15183.3)

10. Description of project:

The Project site consists of a previously developed 0.36 acre parcel located in East Sacramento. A church building currently exists on the project site. A church operated on the site until early 2013.

The proposed Project consists of construction of a new 3-story 28-room (19,660 sq.ft.) residential care facility requiring a Conditional Use Permit and Site Plan and Design Review. The Project requires three design deviations authorized by the City's Zoning Code relating to the rear yard setback, lot coverage, and construction material for a wall along the property line.

The first floor of the proposed Project will contain the lobby and 11 resident rooms; the second floor will contain a dining room, a kitchen, a physical therapy room, a laundry room, and 8 resident rooms; the third floor will contain a media room, an activity room, an office and 9 resident rooms.

The proposed residential care facility for the elderly will be licensed by the Department of Social Services for the State of California, and sets the minimum age of residents at 60 years old. The facility will care for all four levels of assisted living, including memory care. The facility will offer assistance with the activities of daily living, including medication management, bathing assistance, help with getting dressed, including grooming, and incontinence care. Besides the meals, residents will have planned activities throughout the day, including exercise, crafts, games, and entertainment. There will also be regularly scheduled outings such as shopping, rides to parks, plays and community events, and to medical appointments.

The facility staff will consist of an Administrator, licensed nurse (LVN), activity director, concierge, marketing director, caregivers, medication aides, kitchen staff, housekeepers, and maintenance staff. Residents will be initially assessed by their primary care physician, as well as the facility LVN; typically less than 10% of residents will be cleared to leave the building unattended.

The proposed Project will employ fourteen full-time and three part-time employees. The employees will not all be onsite at the same time. There will be twelve employees on-site between 8:00 a.m. to 5:00 p.m. on weekdays and ten employees at those same times on weekends. In the evening hours between 6:00 p.m. to 10:00 p.m. there will be four employees plus two kitchen staff until 8:00 p.m. daily. For overnight hours between 10:00 p.m. to 7:00 a.m. on weekdays and 10:00 p.m. to 6:00 a.m. on weekends there will be three caregivers on site.

Infill Environmental Checklist
(Public Resources Code, § 21094.5; CEQA Guidelines, § 15183.3)

11. Surrounding land uses and setting:

Until earlier this year, the existing building on the project site was used as a church. The project site is surrounded by urban uses. Specifically, the project site is surrounded by a mixture of apartment buildings, multi- and single- family homes, as well as Sacramento Turn Verein. As such, the project qualifies for Public Resources Code section 21094.5 and CEQA Guidelines section 15183.3 streamlining as a previously developed site adjoining existing qualified urban uses on at least seventy-five percent of the site's perimeter not counting public right of ways. (CEQA Guidelines, § 15183.3, subd. (b)(1).)

12. Other public agencies whose approval is required:

The Department of Social Services, Community Care Licensing Division is responsible for regulating senior residential care housing facilities such as the proposed Project. No further public agency approvals are required.

13. Consistency with the Sustainable Communities Strategy adopted by the Sacramento Area Council of Governments:

In June of 2012, the State Air Resources Board ("ARB"), pursuant to subparagraph (H) of paragraph (2) of subdivision (b) of Section 65080 of the Government Code, accepted the Sacramento Area Council of Governments' ("SACOG") determination that the sustainable communities strategy ("SCS") prepared for the greater Sacramento region would, if implemented, achieve the greenhouse gas emission reduction targets established by ARB. As a result, projects that are consistent with the SCS may be eligible for the CEQA streamlining provisions established by Public Resources Code section 21094.5 and CEQA Guidelines section 15183.3. SACOG has released a worksheet to assist lead agencies in determining whether a project is consistent with the region's SCS. (See <http://www.sacog.org/2035/files/Determination-MTP-SCS-Consistency-Worksheet.pdf>.) The SCS Worksheet determination of consistency is set forth below:

A. Applicable SCS Policies.

As stated in the SCS Worksheet, for the purposes of determining SCS consistency, the policies of the SCS are embedded in the metrics and growth forecast assumptions of the SCS. Projects consistent with the growth forecast assumptions of the SCS, as determined by application of items B and C below, are consistent with the SCS and its policies.

B. Applicable Community Type.

The SCS land use forecast is illustrated using Community Types. In order to determine the general use designation, density and intensity of the Project site for the purposes of the SCS, the Project must be located within a Community Type designated in the SCS. The SCS defines density/building intensity in terms of the amount of growth (residential and non- residential)

Infill Environmental Checklist

(Public Resources Code, § 21094.5; CEQA Guidelines, § 15183.3)

forecasted and the amount of build out potential within each Community Type area.

B.1. For the purposes of the lead agency's determination of SCS consistency, SCS Appendix E-3 is used to identify the Community Type for the Project. Here, the proposed Project is located in the Established Community. (SCS, Executive Summary, p. vii [SCS with Blueprint Reference and TPA Map], available at http://www.sacog.org/2035/files/MTP-SCS/MTPSCS_WEB.pdf; see also generally SCS, Appendix E-3, available at [http://www.sacog.org/2035/files/MTP-SCS/appendices/E-3 Land Use Forecast Background Documentation.pdf](http://www.sacog.org/2035/files/MTP-SCS/appendices/E-3_Land_Use_Forecast_Background_Documentation.pdf).)

B.2. The SCS forecasts that development within the Established Community will result in approximately 20,763 new housing units and 35,465 new employees by 2035. Development of the proposed Project, when added to other entitled projects within the City's Established Community, will not exceed the SCS's build-out forecast of approximately 20,763 new housing units and 35,465 new employees by 2035.

C. General Use Designation, Density and Building Intensity.

The foundation of the land use designations for the SCS is adopted and proposed local general plans, community plans, specific plans and other local policies and regulations. A project is consistent with the SCS if its uses are identified in the applicable SCS Community Type and its uses meet the general density and building intensity assumptions for the Community Type. The proposed project does not have to include all allowed uses in the MTP/SCS. The determination of consistency within the Established Community may be based on either of the following criteria:

C.1. The Project uses are consistent with the allowed uses of the applicable adopted local land use plan as it existed in 2012 and are at least 80 percent of the allowed density or intensity of the allowed uses.

C.2. The Project uses have been reviewed in the context of, and are found to be consistent with, the general land use, density, and intensity information provided for this Community Type in Appendix E-3 of the MTP/SCS.

Here, the proposed Project is consistent with the allowed uses of the applicable adopted local land use plans. (See *infra* Section IV.J.) The Project site is designated Traditional Neighborhood Low Density by the City's 2030 General Plan. Pursuant to the Land Use and Urban Design Chapter of the City's 2030 General Plan, densities of between three to eight units per acre are authorized within the Traditional Neighborhood Low Density land use designation. The proposed Project consists of a 28-room senior residential care housing facility. The City finds the use to be a compatible special neighborhood supporting use contemplated by the City's 2030 General Plan. The City further finds that in consideration of the average household size anticipated in the City's 2030 General Plan (see, e.g., Master EIR, pp. 5-13 to 14), the

Infill Environmental Checklist
(Public Resources Code, § 21094.5; CEQA Guidelines, § 15183.3)

proposed Project includes a household density that is greater than 80% of the maximum density contemplated by the City's 2030 General Plan for the Project site. As the proposed Project exceeds 80 percent of the allowed density or intensity authorized by the City's 2030 General Plan, the proposed Project is consistent with the SCS pursuant to Option C.1 identified above. Therefore, as required by CEQA Guidelines section 15183.3, subdivision (b)(3), the proposed Project constitutes an infill project that is consistent with the SCS prepared by SACOG for the Sacramento region.

III. COMPLIANCE WITH APPENDIX M PERFORMANCE STANDARDS

1. Project Type:

The Project constitutes "senior housing" pursuant to City Zoning Code section 17.108.200. Thus, the Project qualifies as a residential infill project. To the extent a senior residential care housing facility is considered to be a mixed- residential and commercial use, CEQA Guidelines Appendix M, section IV.G, states that "[w]here a project includes some combination of residential, commercial and retail, office building, transit station, and/or schools, the performance standards in this Section that apply to the predominant use shall govern the entire project." As the proposed Project is designed to serve as the primary residence for senior residents, the City finds that the predominant use is residential. Therefore, requirements related to residential infill projects are applicable to the Project.

2. Is the Project site included on any list compiled pursuant to Section 65962.5 of the Government Code?

The project site is not included on a list compiled pursuant to Section 65962.5 of the Government Code.

3. Does the infill project include residential units located within 500 feet (or such other distance that the local agency or local air district has determined is appropriate based on local conditions) of a high volume roadway or other significant source of air pollution?

Appendix M defines a "high volume roadway" as "freeways, highways, urban roads with 100,000 vehicles per day" and other significant sources of air pollution as "airports, marine ports, rail yards and distribution centers that receive more than 100 heavy-duty truck visits per day, as well as stationary sources that are designated major by the Clean Air Act."

H Street, J Street, and all others streets within 500 feet of the project site do not meet the definition of a high volume roadway Pursuant to Appendix M (Samar Hajeer, Department of Public Works). Moreover, no significant sources of air pollution are located within 500 feet of the project site.

4. Is the Project a residential project that satisfies one of the following: (a) Located within a low vehicle travel area, as defined in Appendix M; (b) Located within ½ mile of an existing major transit stop or an existing stop along a high quality transit

Infill Environmental Checklist

(Public Resources Code, § 21094.5; CEQA Guidelines, § 15183.3)

corridor; or (c) Consists of 300 or fewer units that are each affordable to low income households.

Existing stops on Sacramento Regional Transit District Bus Routes 30 and 34 are each located less than 1/2 mile from at least 75 percent of the surface area of the project site as required by Section IV(A) of Appendix M of the CEQA Guidelines. (See Attached Map.) Therefore, the proposed Project qualifies pursuant to (b) above: it is located within 1/2 mile of an existing major transit stop or an existing stop along a high quality transit corridor.

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The infill project does not have the potential to result in any environmental effects not adequately analyzed in the Master EIR for the 2030 General Plan. See discussion below.

A. AESTHETICS

STANDARDS OF SIGNIFICANCE

As discussed in the Master EIR for the City of Sacramento's 2030 General Plan, impacts to aesthetics may be considered significant if the proposed Project would result in one or more of the following:

- Create glare in such a way as to cause public hazard or annoyance for a sustained period of time; or
- Create a new source of light that would be cast onto oncoming traffic or residential uses.

(Master EIR, p. 6.13-26.)

SUMMARY OF ANALYSIS UNDER THE 2030 GENERAL PLAN MASTER EIR

Chapter 6.13, "Urban Design and Visual Resources," of the Master EIR evaluates the potential effects of development that could occur under the 2030 General Plan associated with the creation of glare in such a way as to cause public hazard or annoyance for a sustained period of time (Impact 6.13-1) and project-specific and cumulative creation of a new source of light that would be cast onto oncoming traffic or residential uses (Impacts 6.13-2 and 6.13-3). (Master EIR, pp. 6.13-26 to 29.)

Policy ER 7.1.6 requires that new development avoid creating unsafe and incompatible glare by incorporating design features to reduce or eliminate glare. However, the Master EIR determined that future development could contribute glare in such a way as to cause public hazard or annoyance and Impact 6.13-1 was considered potentially significant. Implementation of Mitigation Measure 6.13-1, set forth below, would reduce impacts associated with the creation of glare to a less-than-significant level. (Master EIR, pp. 6.13-26 to 27.)

Policy ER 7.1.5 requires that misdirected, excessive, or unnecessary outdoor lighting be minimized and Policy LU 6.1.14 (Compatibility with Adjoining Uses) includes a requirement for

Infill Environmental Checklist

(Public Resources Code, § 21094.5; CEQA Guidelines, § 15183.3)

lighting to be shielded and directed downward to minimize impacts on adjacent residential uses. Policies are included in the 2030 General Plan to reduce impacts associated with the creation of a new source of light to a less-than-significant level. (Master EIR, pp. 6.13-16 to 25.)

MITIGATION MEASURES FROM 2030 GENERAL PLAN MASTER EIR THAT APPLY TO PROJECT

Master EIR Mitigation Measure 6.13-1: New development shall be prohibited from:

- 1) using reflective glass that exceeds 50 percent of any building surface and on the ground three floors;
- 2) using mirrored glass;
- 3) using black glass that exceeds 25 percent of any surface of a building; and
- 4) using metal building materials that exceed 50 percent of any street-facing surface of a primarily residential building.

(Master EIR, p. 6.13-27.)

APPLICATION TO THE PROPOSED INFILL PROJECT

The proposed Project complies with the building height maximum applicable to the Project site. City staff also reviews building designs of projects to ensure designs are consistent with the 2030 General Plan and the mitigation measure set forth in the Master EIR. The proposed Project will not use reflective glass that exceeds 50 percent of any building surface, use mirrored glass, use black glass that exceeds 25 percent of the surface of a building, or use metal building materials that exceed 50 percent of any street-facing surface. Additionally, City staff worked with the applicant on the design of the structure to provide step backs on the front and sides to reduce the massing of the building and minimize any visual impact on the adjacent single-family and multi-family uses.

The Master EIR concludes all potential aesthetic impacts are less than significant after mitigation. (Master EIR, pp. 6.13-29 to 30.) City staff has reviewed the proposed Project in consideration of the Master EIR and supporting evidence and concludes the proposed Project does not create any new specific effects not analyzed in, or more significant than identified in, the aesthetic impacts analysis in the Master EIR. Consistent with the Master EIR, the proposed Project's potential aesthetic impacts are less than significant.

B. AGRICULTURE AND FORESTRY RESOURCES

STANDARDS OF SIGNIFICANCE

As discussed in the Master EIR for the City of Sacramento's 2030 General Plan, impacts on agricultural resources are considered significant if the proposed Project would:

Infill Environmental Checklist

(Public Resources Code, § 21094.5; CEQA Guidelines, § 15183.3)

- affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses, or premature conversion of Williamson Act contracts).

(Master EIR, p. 6.2-12.)

SUMMARY OF ANALYSIS UNDER THE 2030 GENERAL PLAN MASTER EIR

Chapter 6.2, "Agricultural Resources," of the Master EIR evaluates the potential of development proposed under the 2030 General Plan to affect agricultural resources or operations within the city limits (Impact 6.2-1), result in land uses that are incompatible with adjacent agricultural uses (Impact 6.2-2), conflict with zoning for agricultural uses or Williamson Act contracts (Impact 6.2-3), or result in cumulative effects associated with agricultural resources in the region (Impacts 6.2-4 and 6.2-5). In addition to evaluating the effect of the 2030 General Plan on lands within the City, the 2030 General Plan Master EIR noted that to the extent the 2030 General Plan accommodates future growth within the city limits, the conversion of farmland outside the city limits is minimized (Master EIR, page 6.2-13). Policies are included in the 2030 General Plan to reduce impacts on agricultural resources to a less-than-significant level (Master EIR, pages 6.2-13 to 6.2-19).

MITIGATION MEASURES FROM 2030 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT

None.

APPLICATION TO THE PROPOSED INFILL PROJECT

The proposed project site is located within an urbanized area, which includes surrounding apartments, commercial, as well as multi- and single- family residential uses. Agricultural activities do not currently occur within the vicinity of the project. In addition, the area does not include land that is designated as Prime Farmland, nor is the land under a Williamson Act contract. The proposed Project would have no impact on agricultural resources.

City staff has reviewed the proposed Project in consideration of the Master EIR and supporting evidence and concludes the proposed Project does not create any new specific effects not analyzed in, or more significant than identified in, the agricultural resources impacts analysis in the Master EIR. Therefore, no further agricultural resources analysis is required.

C. AIR QUALITY

STANDARDS OF SIGNIFICANCE

As discussed in the Master EIR for the City of Sacramento's 2030 General Plan, impacts on air quality are considered significant if the proposed Project would:

- conflict with or obstruct implementation of an applicable air quality plan.

Infill Environmental Checklist

(Public Resources Code, § 21094.5; CEQA Guidelines, § 15183.3)

The Sacramento Metropolitan Air Quality Management District (“SMAQMD”) considers that any development project or plan with the following emissions of ozone precursors, nitrogen oxide (NOx) and reactive organic gases (ROG) would represent a significant conflict or obstruction to the success of the regional ozone attainment plans:

- short-term (construction) emissions of NOx above 85 pounds per day;
- long-term (operational) emissions of NOx or ROG above 65 pounds per day; or
- violate any air quality standard or contribute substantially to an existing or projected air quality violation.

SMAQMD considers that the following concentrations of PM10 and CO would represent a significant violation of these ambient air quality standards:

- PM10 concentrations equal to or greater than five percent of the state ambient air quality standard (i.e., 50 micrograms/cubic meter for 24 hours) in areas where there is evidence of existing or projected violations of this standard. Further, the SMAQMD holds that if project/plan emissions of NOx and ROG are below the emission thresholds given above, then the project/plan would not threaten violations of the PM10 ambient air quality standards;
- CO concentrations that exceed the 1-hour state ambient air quality standard (i.e., 20.0 ppm) or the 8-hour state ambient standard (i.e., 9.0 ppm); or
- expose sensitive receptors to substantial pollutant concentrations.

Ambient air quality standards have not been established for toxic air contaminants (TAC). TAC exposure is deemed to be significant if:

- TAC exposures create a risk of 10 in 1 million for stationary sources, or substantially increase the risk of exposure to TACs for mobile sources; or
- the project results in a cumulatively considerable net increase of any criteria pollutant for which the project area is in non-attainment under an applicable federal or state ambient air quality standard (including the release of emissions that exceed quantitative thresholds for ozone precursors).

(Master EIR, pp. 6.1-9 to 10.)

SUMMARY OF ANALYSIS UNDER THE 2030 GENERAL PLAN MASTER EIR

The Master EIR addresses the potential effects of the 2030 General Plan on ambient air quality and the potential for exposure of people, especially sensitive receptors such as children or the elderly, to unhealthful pollutant concentrations. (Master EIR, pp. 6.1-1 to 23.)

Policies are included in the 2030 General Plan to mitigate potential effects of development that could occur under the 2030 General Plan. For example, Policy ER 6.1.1 calls for the City to work with the California Air Resources Board and the Sacramento Metropolitan Air Quality

Infill Environmental Checklist

(Public Resources Code, § 21094.5; CEQA Guidelines, § 15183.3)

Management District (SMAQMD) to meet state and federal air quality standards; Policy ER 6.1.12 requires the City to review proposed development projects to ensure that the projects incorporate feasible measures that reduce construction and operational emissions; Policy ER 6.1.11 calls for coordination of City efforts with SMAQMD; and Policy ER 6.1.15 requires the City to give preference to contractors using reduced-emission equipment. (Master EIR, pp. 6.1-7 to 9.)

The Master EIR finds that development within the City has the potential to result in significant and unavoidable project-specific and cumulative impacts relating to construction activities that would increase NO_x levels above 85 pounds per day (Impacts 6.1-2 and 6.1-7), operational emissions that would increase either of the ozone precursors, NO_x or reactive organic gases (ROG), above 65 pounds per day (Impacts 6.1-3 and 6.1-8), and PM₁₀ concentrations due to the emission of particulate matter associated with construction activities at a level equal to or greater than five percent of the state ambient air quality standard (i.e., 50 micrograms/cubic meter for 24 hours) (Impacts 6.1-4 and 6.1-9). (Master EIR, pp. 6.1-11 to 16, 6.11-19 to 22.)

The Master EIR further concludes that through implementation of the 2030 General Plan, the following air quality impacts will be less than significant: potential for development to conflict with or obstruct implementation of Sacramento area air quality plans (Impact 6.1-1), potential for project-specific or cumulative CO concentrations to exceed the 1-hour state ambient air quality standard of 20.0 parts per million (ppm) or the 8-hour state ambient standard of 9.0 ppm (Impacts 6.1-5 and 6.1-10), potential for project-specific or cumulative TAC emissions to adversely affect sensitive receptors (Impacts 6.1-6 and 6.1-11). (See Master EIR, pp. 6.1-10 to 11, 6.1-17 to 19, and 6.1-22 to 23.)

MITIGATION MEASURES FROM 2030 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT

The Master EIR identifies compliance with the 2030 General Plan as mitigation for air quality impacts. (Master EIR, pp. 6.1-11, 13, 15, 17 to 22.)

APPLICATION TO THE PROPOSED INFILL PROJECT

Pursuant to CEQA Guidelines section 15183.3, "CEQA does not apply to the effects of an eligible infill project... if an effect was addressed as a significant effect in a prior EIR for a planning level decision... even when that effect was not reduced to a less than significant level in the prior EIR." (CEQA Guidelines, § 15183.3, subd. (c).) As summarized above, the Master EIR for the 2030 General Plan includes a comprehensive discussion of air quality impacts. The proposed Project consists of a three story building located on an approximately 0.36 acre previously developed urban infill site. The proposed Project is consistent with the types of infill projects envisioned in and encouraged by the 2030 General Plan. The proposed Project is required to comply with all policies included in the 2030 General Plan to avoid air quality impacts. Moreover, no major construction projects are currently proposed in the immediate vicinity of the Project site.

Infill Environmental Checklist
(Public Resources Code, § 21094.5; CEQA Guidelines, § 15183.3)

City staff has reviewed the proposed Project in consideration of the Master EIR and supporting evidence and concludes the proposed Project does not create any new specific effects not analyzed in, or more significant than identified in, the air quality impacts analysis in the Master EIR. Therefore, no further analysis of air quality impacts is required for the proposed Project. (CEQA Guidelines, § 15183.3, subd. (c).)

D. BIOLOGICAL RESOURCES

STANDARDS OF SIGNIFICANCE

As discussed in the Master EIR for the City of Sacramento's 2030 General Plan, a biological resources impact would be significant if any of the following conditions, or potential thereof, would result with implementation of the proposed Project:

- Creation of a potential health hazard, or use, production or disposal of materials that would pose a hazard to plant or animal populations in the area affected;
- Substantial degradation of the quality of the environment, reduction of the habitat, reduction of population below self-sustaining levels of threatened or endangered species of plant or animal;
- Affect other species of special concern to agencies or natural resource organizations (such as regulatory waters and wetlands); or
- Violate the City's Heritage Tree Ordinance (City Code 12.64.040).

(Master EIR, p. 31.)

SUMMARY OF ANALYSIS UNDER THE 2030 GENERAL PLAN MASTER EIR

Chapter 6.3 of the Master EIR evaluates the effects of the 2030 General Plan on biological resources within the general plan policy area. The Master EIR identifies potential impacts in terms of degradation of the quality of the environment or reduction of habitat or population below self-sustaining levels of special-status birds, through the loss of both nesting and foraging habitat.

Policies are included in the 2030 General Plan to mitigate the effects of development that could occur under the provisions of the 2030 General Plan. Policy 2.1.5 calls for the City to preserve the ecological integrity of creek corridors and other riparian resources; Policy ER 2.1.10 requires the City to consider the potential impact on sensitive plants for each project and to require pre-construction surveys when appropriate; and Policy 2.1.11 requires the City to coordinate its actions with those of the California Department Fish and Game, U.S. Fish and Wildlife Service, and other agencies in the protection of resources. (Master EIR, 6.3-25 to 30.)

The Master EIR concludes that the cumulative effects of development that could occur under the 2030 General Plan would be significant and unavoidable as they relate to effects on special-status plant species (Impact 6.3-2), reduction of habitat for special-status invertebrates (Impact 6.3-3), loss of habitat for special-status birds (Impact 6.3-4), loss of habitat for special status

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(Public Resources Code, § 21094.5; CEQA Guidelines, § 15183.3)

amphibians and reptiles (Impact 6.3-5), loss of habitat for special-status mammals (Impact 6.5-6), special-status fish (Impact 6.3-7), and, in general, loss of riparian habitat, wetlands and sensitive natural communities such as elderberry savannah (Impacts 6.3-8 through 10). (Master EIR, pp. 6.3-2 to 48.)

The Master EIR found development of projects consistent with the 2030 General Plan would have a less than significant impact associated with potential health hazards, or involve the use, production or disposal of materials that pose a potential hazard to plant or animal populations in the affected area (Impact 6.3-1), violation of the City's Heritage Tree Ordinance (Impact 6.3-11), and cumulative biological resource impacts (Impacts 6.3-12 to 14). (Master EIR, pp. 6.3-31 to 32, 6.3-48 to 53.)

MITIGATION MEASURES FROM 2030 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT

The Master EIR identifies compliance with the 2030 General Plan as mitigation for biological resource impacts. (Master EIR, pp. 6.3-31 to 32, 6.3-35 to 36, 6.3-38 to 39, 6.3-41, 6.3-44, 6.3-46 to 50, 6.3-52.)

APPLICATION TO THE PROPOSED INFILL PROJECT

The Master EIR states that “[t]he majority of development within the Policy Area under the proposed 2030 General Plan would consist of infill and urban expansion of developed areas, which do not support a wide diversity of biological resources. Lands within the city boundaries are largely urbanized and contain few significant biological resources.” (Master EIR, pp. 6.3-31.) The proposed Project consists of a three story building located on an approximately 0.36 acre previously developed urban infill site. The proposed Project is consistent with the types of infill projects envisioned in and encouraged by the 2030 General Plan. The proposed Project is required to comply with all policies included in the 2030 General Plan to avoid impacts to biological resources as well as to comply with the City's Heritage Tree Ordinance. Redevelopment of the site does not have the potential to result in any significant biological resource impacts.

City staff has reviewed the proposed Project in consideration of the Master EIR and supporting evidence and concludes the proposed Project does not create any new specific effects not analyzed in, or more significant than identified in, the biological resources impacts analysis in the Master EIR. Therefore, no further biological resources analysis is required.

E. CULTURAL RESOURCES

STANDARDS OF SIGNIFICANCE

As discussed in the Master EIR for the City of Sacramento's 2030 General Plan, cultural resource impacts may be considered significant if the proposed project would:

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(Public Resources Code, § 21094.5; CEQA Guidelines, § 15183.3)

- Cause a substantial change in the significance of a historical or archaeological resource as defined in CEQA Guidelines Section 15064.5.

(Master EIR, p. 6.4-25.)

SUMMARY OF ANALYSIS UNDER THE 2030 GENERAL PLAN MASTER EIR

The Master EIR evaluates the potential effects of development under the 2030 General Plan on prehistoric and historic resources. See Chapter 6.4. The Master EIR identifies significant and unavoidable effects on historic resources and archaeological resources relating to substantial project-specific or cumulative changes in the significance of a historical resource as defined in CEQA Guidelines section 15064.5 (Impacts 6.4-1 and 6.1-3) and substantial project-specific or cumulative changes in the significance of an archaeological resource as defined in CEQA Guidelines section 15064.5 (Impacts 6.4-2 and 6.1-4). (Master EIR, pp. 6.4-26 to 32.)

General plan policies identified as reducing such effects call for identification of resources on project sites (Policy HCR 2.1.1), implementation of applicable laws and regulations (Policy HCR 2.1.2 and HCR 2.1.15), early consultation with owners and land developers to minimize effects (Policy HCR 2.1.10), and encouragement of adaptive reuse of historic resources (Policy HCR 2.1.13). Demolition of historic resources is deemed a last resort (Policy HCR 1.1.14). (Master EIR, pp. 6.4-22 to 25.)

MITIGATION MEASURES FROM 2030 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT

The Master EIR identifies compliance with the 2030 General Plan as mitigation for cultural resource impacts. (Master EIR, pp. 6.4-26, 6.4-28, 6.4-30 to 31.)

APPLICATION TO THE PROPOSED INFILL PROJECT

The proposed Project is not located on a site identified in the Master EIR as having either a high or moderate archeological sensitivity level. (Master EIR, p. 5 [Figure 6.4-1].) No City Landmarks are located in the immediate vicinity of the Project site. (Master EIR, p. 11 [Figure 6.4-2].) A church building is currently located on the Project site. On February 19, 2013, the Preservation Director made the preliminary determination that the church structure is not eligible for listing in the Sacramento Register. Because the site has been previously developed, the potential for archeological resources to be encountered during construction is further diminished.

Furthermore, pursuant to CEQA Guidelines section 15183.3, "CEQA does not apply to the effects of an eligible infill project... if an effect was addressed as a significant effect in a prior EIR for a planning level decision... even when that effect was not reduced to a less than significant level in the prior EIR." (CEQA Guidelines, § 15183.3, subd. (c).) As summarized above, the Master EIR for the 2030 General Plan includes a comprehensive discussion of cultural resource impacts. The proposed Project consists of a three story building located on an approximately 0.36 acre previously developed urban infill site. The proposed Project is consistent with the types of infill projects envisioned in and encouraged by the 2030 General

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Plan. The proposed Project is also required to comply with all policies included in the 2030 General Plan relating to avoidance of cultural resource impacts.

City staff has reviewed the proposed Project in consideration of the Master EIR and supporting evidence and concludes the proposed Project does not create any new specific effects not analyzed in, or more significant than identified in, the cultural resource impacts analysis in the Master EIR. Therefore, no further analysis of cultural resource impacts is required for the proposed Project. (CEQA Guidelines, § 15183.3, subd. (c).)

F. GEOLOGY, SOILS AND MINERAL RESOURCES

STANDARDS OF SIGNIFICANCE

As discussed in the Master EIR for the City of Sacramento's 2030 General Plan, impacts to geology and soils may be considered significant if the proposed project would:

- introduce either geologic or seismic hazards by allowing the construction of the project on a site without protection against those hazards;
- directly or indirectly destroy a unique paleontological resource or site or unique geologic feature;
- result in the loss of availability of a known mineral resource that would be of value to the region and residents of the state; or
- result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

(Master EIR, p. 6.5-19.)

SUMMARY OF ANALYSIS UNDER THE 2030 GENERAL PLAN MASTER EIR

Chapter 6.5, "Geology, Soils, and Mineral Resources," of the Master EIR evaluates the potential effects of development that could occur under the 2030 General Plan related to seismic hazards (Impact 6.5-1), geologic hazards associated with unstable soil conditions (Impact 6.5-2), soil erosion (Impact 6.5-3), project-specific or cumulative loss of mineral resources (Impacts 6.5-4 and 6.5-6), project specific or cumulative destruction of unique paleontological resources or sites or unique geologic features (Impacts 6.5-5 and 6.5-7). (Master EIR, pp. 6.5-19 to 27.) Policies are included in the 2030 General Plan to reduce impacts associated with geology, soils, and mineral resources to a less-than-significant level. (*Ibid.*)

Policies EC 1.1.1 through EC 1.1.3 ensure that the City keeps up-to-date records of seismic conditions, implements and enforces the most current building standards, and continues to require site-specific geotechnical analyses be prepared for projects within the city and implement report recommendations. In addition, Policy ER 1.1.7 requires that necessary erosion control measures are used during site development activities for all projects in the City. (Master EIR, pp. 6.5-17 to 19.)

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(Public Resources Code, § 21094.5; CEQA Guidelines, § 15183.3)

MITIGATION MEASURES FROM 2030 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT

The Master EIR identifies compliance with the 2030 General Plan as mitigation for geology, soils, and mineral resources impacts. (Master EIR, pp. 6.5-19, 6.5-21 to 22, 6.5-24 to 27.)

APPLICATION TO THE PROPOSED INFILL PROJECT

The Master EIR concludes geology, soils, and mineral resources impacts are less than significant. (Master EIR, pp. 6.5-19 to 27.) City staff has reviewed the proposed Project in consideration of the Master EIR and supporting evidence and concludes the proposed Project does not create any new specific effects not analyzed in, or more significant than identified in, the geology, soils, and mineral resources impacts analysis in the Master EIR. Consistent with the Master EIR, the proposed Project's potential geology, soils, and mineral resources impacts are less than significant.

G. GREENHOUSE GAS EMISSIONS

STANDARDS OF SIGNIFICANCE

As discussed in the Master EIR for the City of Sacramento's 2030 General Plan, the Master EIR considered whether development within the City would interfere with the following GHG emission reduction targets:

- by 2010, reduce GHG emissions to 2000 levels;
- by 2020, reduce GHG emissions to 1990 levels; and
- by 2050, reduce GHG emissions to 80 percent below 1990 levels.

(Master EIR, p. 8-35.)

SUMMARY OF ANALYSIS UNDER THE 2030 GENERAL PLAN MASTER EIR

The 2030 General Plan calls for land use patterns that focus on infill and mixed use development that support public transit and increase opportunities for pedestrians and bicycle use; quality design guidelines and "complete" neighborhoods and streets to enhance neighborhood livability and the pedestrian experience; "green building" practices including the adoption of a green building rating program and ordinance and the use of recycled construction materials and alternative energy systems; and adaptation to climate change, such as reducing the impacts from the urban heat island effect, managing water use, and increasing flood protection. Specific goals, policies, and programs targeting greenhouse gas reductions commit the City to AB 32 reduction targets, preparation of a greenhouse gas emissions inventory for existing land uses and 2030 General Plan build-out, reductions in greenhouse gas emission from new development, and adoption of a climate action and adaptation plan. (Master EIR, p. 8-61.) In February 2012, the City of Sacramento adopted the Climate Action Plan. The Climate Action Plan provided additional guidance for the City's ongoing efforts to reduce GHG

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(Public Resources Code, § 21094.5; CEQA Guidelines, § 15183.3)

emissions. For instance, the Climate Action Plan includes seven strategies and 31 measures to reduce GHG emissions.

To prevent the continued escalation of GHG emissions, the Climate Action Plan establishes a 2020 target (15 percent below 2005 levels) and 2030 and 2050 goals (38 percent and 83 percent below 2005 levels, respectively) to reduce annual emissions levels consistent with state laws and guidelines. According to the Climate Action Plan, the actions that could be quantified along with those that could not outline a path to meet the City's 2020 reduction target, consistent with state laws and guidelines. When combined with quantified state and federal legislative reductions, primary actions contained in the Climate Action Plan offer a potential reduction of about 1.37 million metric tons of carbon dioxide equivalent (CO₂e) annually. This level of reduction exceeds the City's 2020 target of 15 percent by 6,227 metric tons of CO₂e, and is consistent with state laws.

The Master EIR concludes that GHG emissions that could be emitted by development that is consistent with the 2030 General Plan would be cumulatively considerable and unavoidable (Master EIR, pp. 8.60 to 61; see also Errata No. 2, Page 12). The Master EIR includes a full analysis of GHG emissions and climate change, and adequately addresses these issues.

The Master EIR identifies numerous policies included in the 2030 General Plan that address GHG emissions and climate change (See Master EIR, pp. 8-49 to 60). Policies identified in the 2030 General Plan include directives relating to sustainable development patterns and practices, and increasing the viability of pedestrian, bicycle and public transit modes. A complete list of policies addressing climate change is included in the Master EIR in Table 8-5 (Master EIR, pp. 8-53 to 58).

MITIGATION MEASURES FROM 2030 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT

The Master EIR identifies compliance with the 2030 General Plan as mitigation for greenhouse gas emissions impacts. (See Mitigation Monitoring Plan, Attachment No. 1 to the Master EIR.)

APPLICATION TO THE PROPOSED INFILL PROJECT

As summarized above, the Master EIR for the 2030 General Plan includes a comprehensive discussion of cumulative greenhouse gas emission impacts. The Master EIR concludes that the result of development densification through infill projects and development of currently underutilized parcels throughout the city as well as implementation of proposed land use and transit policies in the 2030 General Plan, vehicle miles traveled ("VMT") would decrease as a result of the 2030 General Plan. (Master EIR, Vol. 3, p. 4-29.)

The proposed Project consists of a three story building located on an approximately 0.36 acre previously developed urban infill site. The proposed Project is consistent with the types of infill projects envisioned in and encouraged by the 2030 General Plan. The proposed Project does not have the potential to result in a significant impact related to greenhouse gas emissions.

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(Public Resources Code, § 21094.5; CEQA Guidelines, § 15183.3)

Moreover, pursuant to CEQA Guidelines section 15183.3, “CEQA does not apply to the effects of an eligible infill project... if an effect was addressed as a significant effect in a prior EIR for a planning level decision... even when that effect was not reduced to a less than significant level in the prior EIR.” (CEQA Guidelines, § 15183.3, subd. (c).) City staff has reviewed the proposed Project in consideration of the Master EIR and supporting evidence and concludes the proposed Project does not create any new specific effects not analyzed in, or more significant than identified in, the greenhouse gas impacts analyzed in the Master EIR and associated Climate Action Plan. Therefore, no further analysis of greenhouse gas emissions is required for the proposed Project. (CEQA Guidelines, § 15183.3, subd. (c).)

H. HAZARDS AND HAZARDOUS MATERIALS

STANDARDS OF SIGNIFICANCE

As discussed in the Master EIR for the City of Sacramento’s 2030 General Plan, impacts to hazards may be considered significant if the proposed project would result in the following:

- Expose people (e.g., residents, pedestrians, construction workers) to existing contaminated soil during construction activities,
- Expose people (e.g., residents, pedestrians, construction workers) to asbestos containing materials or other hazardous materials, or
- Expose people (e.g., residents, pedestrians, construction workers) to existing contaminated groundwater during dewatering activities.

(Master EIR, p. 6.6-21.)

SUMMARY OF ANALYSIS UNDER THE 2030 GENERAL PLAN MASTER EIR

Chapter 6.6, “Hazards and Hazardous Materials,” of the Master EIR evaluates the potential effects of development that could occur under the 2030 General Plan related to exposure of people to hazards and hazardous materials during construction (Impact 6.6-1), exposure of people to hazards and hazardous materials during the life of the General Plan (Impact 6.6-2), and exposure of people to hazards associated with interference with emergency response and airport hazards during the life of the General Plan (Impact 6.6-3). (Master EIR, pp. 6.6-21 to 27.) Policies are included in the 2030 General Plan to reduce impacts related to hazards and hazardous materials to a less-than-significant level. (*Ibid.*)

Policy PHS 3.1.1 requires that buildings and sites under consideration for new development or redevelopment are investigated for the presence of hazardous materials prior to development activities. Similarly, Policy PHS 3.1.2 requires that property owners of contaminated sites to develop plans to investigate and manage hazardous material contamination to prevent risk to human health or the environment. (Master EIR, pp. 6.6-19 to 20.)

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(Public Resources Code, § 21094.5; CEQA Guidelines, § 15183.3)

MITIGATION MEASURES FROM 2030 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT

The Master EIR identifies compliance with the 2030 General Plan as mitigation for hazards and hazardous materials impacts. (Master EIR, pp. 6.6-21, 6.6-24, and 6.6-27.)

APPLICATION TO THE PROPOSED INFILL PROJECT

The proposed Project consists of a three story building located on an approximately 0.36 acre previously developed urban infill site. The proposed Project is consistent with the types of infill projects envisioned in and encouraged by the 2030 General Plan. The proposed Project will be developed consistent with the 2030 General Plan. The design of the building and operation of the residential care facility will also have to comply with all applicable licensing and building code requirements.

The Master EIR concludes hazards and hazardous materials impacts are less than significant. (Master EIR, pp. 6.6-21 to 27.) City staff has reviewed the proposed Project in consideration of the Master EIR and supporting evidence and concludes the proposed Project does not create any new specific effects not analyzed in, or more significant than identified in, the hazards and hazardous materials impacts analysis in the Master EIR. Consistent with the Master EIR, the proposed Project's potential hazards and hazardous materials impacts are less than significant.

I. HYDROLOGY AND WATER QUALITY

STANDARDS OF SIGNIFICANCE

As discussed in the Master EIR for the City of Sacramento's 2030 General Plan, impacts to hydrology and water quality may be considered significant if the proposed project would result in one or more of the following:

- Substantially degrade water quality and violate any water quality objectives set by the State Water Resources Control Board, due to increases in sediments and other contaminants generated by construction and/or project operation; or
- Substantially increase the exposure of people and/or property to the risk of injury and damage in the event of a 100-year flood.

(Master EIR, p. 6.7-23.)

SUMMARY OF ANALYSIS UNDER THE 2030 GENERAL PLAN MASTER EIR

Chapter 6.7, "Hydrology and Water Quality," of the Master EIR evaluates the potential effects of development that could occur under the 2030 General Plan related to potential project-specific and cumulative water quality degradation due to construction activities (Impacts 6.7-1, 6.7-2, and 6.7-5) and exposure of people to project-specific or cumulative flood risks (Impacts 6.7-3, 6.7-4, 6.7-6, and 6.7-7). (Master EIR, pp. 6.7-24 to 36.) Policies are included in the 2030

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General Plan to reduce impacts related to hydrology and water quality to a less-than-significant level. (*Ibid.*; Master EIR, pp. 6.7-19 to 22.)

Policies ER 1.1.3 through ER 1.1.8 require measures to reduce post-construction increases in runoff rates, maintains agreements for selected on-site stormwater quality facilities through the development permit process, reduces use of chemicals applied for landscape use, provides recycling programs and facilities to prevent unauthorized dumping, and provides watershed education to City staff. (Master EIR, p. 6.7- 20.)

Policy EC 2.1.6 requires new development to evaluate potential peak flow flood hazards and prevent on- or off-site post-project flooding, Policy ER 1.1.5 requires that there be no net increase in stormwater runoff peak flows over existing conditions associated with a 100-year storm event, and Policy U 4.1.5 requires new development proponents to submit drainage studies that adhere to City stormwater design requirements and incorporate measures to prevent on- or offsite flooding. (Master EIR, pp. 6.7-20 to 22.)

MITIGATION MEASURES FROM 2030 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT

The Master EIR identifies compliance with the 2030 General Plan as mitigation for hydrology and water quality impacts. (Master EIR, pp. 6.7-24, 6.7-26, 6.7-29, 6.7-31 to 32, and 6.7-34 to 35.)

APPLICATION TO THE PROPOSED INFILL PROJECT

The proposed Project consists of a three story building located on an approximately 0.36 acre previously developed urban infill site. The proposed Project is consistent with the types of infill projects envisioned in and encouraged by the 2030 General Plan. The proposed Project will be developed consistent with the 2030 General Plan. The Master EIR concludes hydrology and water quality impacts are less than significant. (Master EIR, pp. 6.6-21 to 27.) City staff has reviewed the proposed Project in consideration of the Master EIR and supporting evidence and concludes the proposed Project does not create any new specific effects not analyzed in, or more significant than identified in, the hydrology and water quality impacts analysis in the Master EIR. Consistent with the Master EIR, the proposed Project's potential hydrology and water quality impacts are less than significant.

J. LAND USE AND PLANNING

STANDARDS OF SIGNIFICANCE

As discussed in the Master EIR for the City of Sacramento's 2030 General Plan, land use impacts may be considered significant if the proposed project would:

- physically divide an established community; or
- conflict with applicable land use plans, policies, or regulations adopted for the purpose to avoid or mitigating environmental effects.

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(Public Resources Code, § 21094.5; CEQA Guidelines, § 15183.3)

SUMMARY OF ANALYSIS UNDER THE 2030 GENERAL PLAN MASTER EIR

The land use policies included in the Land Use and Urban Design Element of the 2030 General Plan are supported by six themes: 1) making great places, 2) growing smarter, 3) maintaining a vibrant economy, 4) creating a healthy city, 5) living lightly – reducing the carbon footprint, and 6) developing a sustainable future. (Master EIR, p. 4-9.) Land use policies provide for strategic growth and change that preserves existing viable neighborhoods and targets new development primarily to infill areas that are vacant or underutilized areas, and only secondarily to new “greenfield” areas. The 2030 General Plan has been designed as a cohesive plan that builds upon existing neighborhoods and developed areas and would not physically divide an existing established community and was drafted to be consistent with other applicable local and regional plans. (Master EIR, pp. 4-10 to 12.)

MITIGATION MEASURES FROM 2030 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT

The Master EIR does not identify any potentially significant land use impacts and does not include mitigation measures for such impacts. (Master EIR, pp. 4-1 to 12.)

APPLICATION TO THE PROPOSED INFILL PROJECT

The proposed Project consists of a three story building located on an approximately 0.36 acre previously developed urban infill site. The proposed Project is consistent with the types of infill projects envisioned in and encouraged by the 2030 General Plan.

The 2030 General Plan designation of the subject site is Traditional Neighborhood Low Density, which allows diverse variety of uses within residential setting that includes limited neighborhood-serving commercial on lots two acres or less as well as compatible public, quasi-public and special uses. The proposed Project does not exceed the maximum allowed FAR of 1.50. Additionally, neighborhood support uses such as elderly care facilities are allowed (2030 General Plan, Table LU1, p. 2-36, fn. 4) and such facilities are specifically called out as neighborhood support uses.

Additionally, the proposed Project is consistent with the following General Plan goals and policies:

LU 8.2.3 Care Facilities. The City shall encourage the development of senior daycare facilities, assisted living facilities, hospice, child care, and other care facilities in appropriate areas throughout the city. Staff finds that the proposed assisted living facility provides care for the aging family members of current and future residents within the community.

LU 4.1.11 Senior Housing Development. The City shall encourage the development of senior housing in neighborhoods that are accessible to public transit, commercial services, and health and community facilities. Staff finds that the proposed residential care facility provides good adjacency to public transit, a neighborhood park with amenities (McKinley Park), commercial services and health facilities.

Infill Environmental Checklist

(Public Resources Code, § 21094.5; CEQA Guidelines, § 15183.3)

LU 2.7.2 Design Review. The City shall require design review that focuses on achieving appropriate form and function for new and redevelopment projects to promote creativity, innovation, and design quality. The project is designed to fit well within the neighborhood and is required to meet design guidelines for the Alhambra Corridor SPD.

The proposed project meets the 2030 General Plan goals and policies related to the Traditional Neighborhood Low Density land use designation. The project is also consistent with the East Sacramento Community Plan and the Alhambra Corridor SPD.

The goals of the Alhambra Corridor SPD are to:

- A. Maintain and improve the character, quality, and vitality of individual neighborhoods;
- B. Maintain the diverse character and housing opportunities provided in these urban neighborhoods; and
- C. Provide the opportunity for a balanced mixture of uses in neighborhoods adjacent to transit facilities and transportation corridors.

The proposed Project is consistent with the goals of the mixed use Alhambra Corridor SPD. The proposed Project will add diversity to the neighborhood and enhance the type of housing available to East Sacramento residents. The Project contributes to a balanced mixture of uses adjacent to transportation corridors.

As discussed further in the Staff Report, the proposed Project requires three “deviations” authorized under the City’s new Planning and Development Code. These relate to a deviation in the rear setback, lot coverage and the proposal to construct a non-masonry wall on the property line. The standards for approving deviations are set forth in section 17.808.180(B)(2) of the Code:

The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards, or, *if deviations from design guidelines or development standards are approved, the proposed development is consistent with the purpose and intent of the applicable design guidelines and development standards...* (Emphasis added.)

Deviations may be approved only if they are consistent with the purpose and intent of the development standards that would otherwise apply, and thus are consistent with the standards established under the Code. They can be contrasted with variances, which is a limited waiver or modification of a requirement. (See City Code, § 17.808.210.) Unlike a variance, the City Code expressly authorizes deviation only if a project, including any requested deviations, is “consistent with the purpose and intent of the applicable design guidelines and development standards.” (City Code, § 17.808.180(B)(2).) Therefore, as a matter of City policy a deviation does not constitute an inconsistency with the City Code.

Infill Environmental Checklist

(Public Resources Code, § 21094.5; CEQA Guidelines, § 15183.3)

As discussed further in the Staff Report, City staff supported approval of the variants sought by the Project applicant. The Planning Commission unanimously approved the proposed Project including the requested deviations.

Regardless of the characterization of the requested deviations, the deviations required for the proposed Project would not result in potentially significant environmental impacts. A land use inconsistency is only considered a potentially significant environmental impact to the extent the policy or regulation was adopted for the purpose of avoiding or mitigating an environmental effect. The design guidelines for which the proposed Project requires deviations were not adopted by the City for the purpose of avoiding or mitigating an environmental effect. Rather, the setback, coverage, and wall material design guidelines were adopted as principles of design generally endorsed by the City. The proposed Project does not have the potential to conflict with any applicable land use plans, policies, or regulations that were adopted for the purpose of avoiding or mitigating an environmental effect.

K. NOISE & VIBRATION

STANDARDS OF SIGNIFICANCE

Thresholds of significance are those established by the Title 24 standards and by the 2030 General Plan Noise Policies and the City Noise Ordinance. Noise and vibration impacts resulting from the implementation of the proposed project would be considered significant if they cause any of the following results:

- Exterior noise levels at the proposed project exceeding the upper value of the normally acceptable category for various land uses caused by noise level increases due to the project;
- Residential interior noise levels of Ldn 45 dB or greater caused by noise level increases due to the project;
- Construction noise levels not in compliance with the City of Sacramento Noise Ordinance;
- Occupied existing and project residential and commercial areas are exposed to vibration peak particle velocities greater than 0.5 inches per second (in/sec) due to project construction;
- Project residential and commercial areas are exposed to vibration peak particle velocities greater than 0.5 in/sec due to highway traffic and rail operations; and
- Historic buildings and archaeological sites are exposed to vibration peak particle velocities greater than 0.2 in/sec due to project construction, highway traffic, and rail operations.

(Master EIR, pp. 6.8-26 to 27.)

SUMMARY OF ANALYSIS UNDER THE 2030 GENERAL PLAN MASTER EIR

The Master EIR evaluates the potential for development under the 2030 General Plan to increase noise levels in the community. New noise sources include vehicular traffic, aircraft,

Infill Environmental Checklist
(Public Resources Code, § 21094.5; CEQA Guidelines, § 15183.3)

railways, light rail and stationary sources. The General Plan policies establish exterior (Policy EC 3.1.1) and interior (EC 3.1.3) noise standards. A variety of policies provide standards for the types of development envisioned in the General Plan. See Policy EC 3.1.8, which requires new mixed-use, commercial and industrial development to mitigate the effects of noise from operations on adjoining sensitive land uses, and Policy 3.1.9, which calls for the City to limit hours of operations for parks and active recreation areas to minimize disturbance to nearby residences. (Master EIR, pp. 6.8-24 to 26.)

Through implementation of the 2030 General Plan, the Master EIR finds that project-specific and cumulative construction noise (Impacts 6.8-3 and 6.8-8) and certain project-specific and cumulative vibration impacts (Impacts 6.8-5, 6.8-6, 6.8-8, and 6.8-10) will be reduced to a less than significant level. (Master EIR, pp. 6.8-43 to 46, 6.8-49, 6.8-51.) However, notwithstanding application of the General Plan policies, the Master EIR concludes that project-specific and cumulative noise impacts for exterior noise levels (Impacts 6.8-1 and 6.8-7) and interior noise levels (Impacts 6.8-2 and 6.8-7), as well as certain project-specific and cumulative vibration impacts (Impacts 6.8-4 and 6.8-9) are significant and unavoidable. (Master EIR, pp. 6.8-27 to 43, 6.8-44 to 45, 6.8-47 to 48, 6.8-50.)

MITIGATION MEASURES FROM 2030 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT

The Master EIR identifies compliance with the 2030 General Plan as mitigation for noise and vibration impacts. (Master EIR, pp. 6.8-27, 6.8-42 to 47, 6.8-49 to 51.)

APPLICATION TO THE PROPOSED INFILL PROJECT

As summarized above, the Master EIR for the 2030 General Plan includes a comprehensive discussion of noise impacts. The proposed Project consists of a three story building located on an approximately 0.36 acre previously developed urban infill site. The proposed Project is consistent with the types of infill projects envisioned in and encouraged by the 2030 General Plan. Moreover, no major construction projects are currently proposed in the immediate vicinity of the Project site.

Once operation commences, City staff estimates that the proposed Project will generate around one emergency response every two to four weeks. While development of a senior residential care housing facility may increase the number of emergency calls and create associated siren noise, based on the City's experience with similarly sized senior residential care housing facilities within the City, the increase in ambulance visits over traditional residential uses is marginal. Additionally, sirens are rarely used upon arrival and departure related to the types of service calls typically generated at a facility of this nature. Furthermore, within an urban setting occasional siren noises are normal and not considered a significant impact. (See also City Code, § 8.68.080(C) [stating that noise connected with emergency activities is exempt from the City's Noise Ordinance].) Therefore, the City finds the proposed Project does not have the potential to cause a significant noise impact.

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(Public Resources Code, § 21094.5; CEQA Guidelines, § 15183.3)

Pursuant to CEQA Guidelines section 15183.3, "CEQA does not apply to the effects of an eligible infill project... if an effect was addressed as a significant effect in a prior EIR for a planning level decision... even when that effect was not reduced to a less than significant level in the prior EIR." (CEQA Guidelines, § 15183.3, subd. (c).) City staff has reviewed the proposed Project in consideration of the Master EIR and supporting evidence and concludes the proposed Project does not create any new specific effects not analyzed in, or more significant than identified in, the noise impacts analysis in the Master EIR. Therefore, no further analysis of noise impacts is required for the proposed Project. (CEQA Guidelines, § 15183.3, subd. (c).)

L. POPULATION AND HOUSING

STANDARDS OF SIGNIFICANCE

Appendix G to the CEQA Guidelines provides that a project may have a significant population and housing impact if it:

- Results in substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure;
- Displaces substantial numbers of existing housing necessitating the construction of replacement housing; or
- Displaces a substantial number of people necessitating construction of replacement housing.

(CEQA Guidelines, App. G.)

SUMMARY OF ANALYSIS UNDER THE 2030 GENERAL PLAN MASTER EIR

The 2030 General Plan was designed to accommodate growth projected within the City, and not to induce growth. To estimate the amount of growth that is anticipated to occur within the City over the next 25 years, the 2030 General Plan considered a range of factors, including the physical capacity of the General Plan Land Use Diagram, the projected growth in the SACOG region, the specific policy directions in the plan, and socioeconomic trends. The results of the forecast were used to evaluate potential impacts of the 2030 General Plan. (Master EIR, pp. 5-1 to 14.)

MITIGATION MEASURES FROM 2030 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT

The Master EIR does not identify any potentially significant housing or population impacts and does not include mitigation measures for such impacts. (Master EIR, pp. 5-1 to 14.)

APPLICATION TO THE PROPOSED INFILL PROJECT

The proposed project is located within a developed area of the City. Surrounding land uses include apartments, single- and multi- family units, commercial uses, and parks. The proposed

Infill Environmental Checklist
(Public Resources Code, § 21094.5; CEQA Guidelines, § 15183.3)

Project would include 28 rooms. Residents are anticipated to come from surrounding neighborhoods within the City. It is not anticipated the proposed Project would induce residents to move into the City from surrounding regions. Moreover, due to its size, even if new residents were drawn to Sacramento by the proposed Project, the population increase would be minimal and less than significant.

The Project site is currently a vacant church building. Construction of the proposed Project would not displace existing homes or existing populations.

City staff has reviewed the proposed Project in consideration of the Master EIR and supporting evidence and concludes the proposed Project does not create any new specific effects not analyzed in, or more significant than identified in, the population and housing analysis in the Master EIR. Therefore, no further population and housing analysis is required for the proposed Project. (CEQA Guidelines, § 15183.3, subd. (c).)

M. PUBLIC SERVICES

STANDARDS OF SIGNIFIICANCE

As discussed in the Master EIR for the City of Sacramento's 2030 General Plan, an impact would be considered significant if the project resulted in the need for new or altered services related to fire protection, police protection, school facilities, roadway maintenance, or other governmental services beyond what was anticipated in the 2030 General Plan.

(Master EIR, p. 6.10-11.)

SUMMARY OF ANALYSIS UNDER THE 2030 GENERAL PLAN MASTER EIR

The Master EIR evaluated the potential effects of the 2030 General Plan on various public services. These include police, fire protection, schools, libraries and emergency services (Chapter 6.1 0). (Master EIR, pp. 6.10-1 to 68.)

The General Plan provides that adequate staffing levels for police and fire are important for the long-term health, safety and well-being of the community (Goal PHS 1.1, PHS 2.1). General Plan policies also call for the City to consider impacts of new development on schools and libraries (see, for example, Policy ERC 1.1.2 setting forth locational criteria and Policy ERC 1.1.5 that encourages joint-use development of facilities). (Master EIR, pp. 6.10-10 to 11, 6.10-21 to 23, 6.10-39 to 41, 6.10-52 to 53, 6.10-64 to 65.)

The Master EIR concludes that through implementation of the 2030 General Plan all public services impacts, including potential impacts to police (Impact 6.10-1), fire (Impact 6.10-2), emergency services (Impacts 6.10-9 and 6.10-10), all levels of schools (Impacts 6.10-3, 6.10-4, 6.10-5, and 6.10-6), and libraries (Impacts 6.10-7 and 6.10-8) are less than significant. (Master EIR, pp. 6.10-11 to 12, 6.10-23 to 24, 6.10-41 to 45, 6.10-54 to 56, 6.10-65 to 68.)

Infill Environmental Checklist
(Public Resources Code, § 21094.5; CEQA Guidelines, § 15183.3)

MITIGATION MEASURES FROM 2030 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT

The Master EIR identifies compliance with the 2030 General Plan as mitigation for public services impacts. (Master EIR, pp. 6.10-11, 6.10-23, 6.10-41 to 43, 6.10-45, 6.10-54 to 55, 6.10-65, 6.10-67.)

APPLICATION TO THE PROPOSED INFILL PROJECT

The proposed Project consists of a three story building located on an approximately 0.36 acre previously developed urban infill site. The proposed Project is consistent with the types of infill projects envisioned in and encouraged by the 2030 General Plan. The proposed Project will be developed consistent with the 2030 General Plan. The Master EIR concludes public services impacts are less than significant. (Master EIR, pp. 6.10-11 to 12, 6.10-23 to 24, 6.10-41 to 45, 6.10-54 to 56, 6.10-65 to 68.)

City staff estimates that the proposed Project will generate around one emergency response every two to four weeks. While development of a senior residential care housing facility may increase the number of emergency calls, based on the City's experience with similarly sized senior residential care housing facilities within the City the increase in ambulance visits over traditional residential uses is marginal. Moreover, in developing the 2030 General Plan the City accounted for the need to house and to provide services for the City's senior population. City staff has reviewed the proposed Project in consideration of the Master EIR and supporting evidence and concludes the proposed Project does not create any new specific effects not analyzed in, or more significant than identified in, the public services impacts analysis in the Master EIR. Consistent with the Master EIR, the proposed Project's potential public services impacts are less than significant (King Tunson, Fire Department).

N. RECREATION

STANDARDS OF SIGNIFICANCE

As discussed in the Master EIR for the City of Sacramento's 2030 General Plan, impacts to recreational resources are considered significant if the proposed project would do either of the following:

- Cause or accelerate substantial physical deterioration of existing area parks or recreational facilities; or
- Create a need for construction or expansion of recreational facilities beyond what was anticipated in the 2030 General Plan.

(Master EIR, p. 6.9-18.)

SUMMARY OF ANALYSIS UNDER THE 2030 GENERAL PLAN MASTER EIR

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(Public Resources Code, § 21094.5; CEQA Guidelines, § 15183.3)

Chapter 6.9 of the Master EIR considered the effects of the 2030 General Plan on the City's existing parkland, urban forest, recreational facilities and recreational services. The General Plan identified a goal of providing an integrated park and recreation system in the City (Goal ERC 2.1). (Master EIR, pp. 6.9-13 to 18.) The Master EIR finds that recreation impacts (Impacts 6.9-1 and 6.9-2) are less than significant after application of the applicable policies. (Master EIR, pp. 6.9-19 to 20.)

MITIGATION MEASURES FROM 2030 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT

The Master EIR identifies compliance with the 2030 General Plan as mitigation for recreation impacts. (Master EIR, pp. 6.9-19 to 20.)

APPLICATION TO THE PROPOSED INFILL PROJECT

The proposed Project consists of a three story building located on an approximately 0.36 acre previously developed urban infill site. The proposed Project is consistent with the types of infill projects envisioned in and encouraged by the 2030 General Plan. The proposed Project will be developed consistent with the 2030 General Plan. The Master EIR concludes recreation impacts are less than significant. (Master EIR, pp. 6.9-19 to 20.) City staff has reviewed the proposed Project in consideration of the Master EIR and supporting evidence and concludes the proposed Project does not create any new specific effects not analyzed in, or more significant than identified in, the recreation impacts analysis in the Master EIR. Consistent with the Master EIR, the proposed Project's potential recreation impacts are less than significant.

O. TRANSPORTATION AND TRAFFIC

STANDARDS OF SIGNIFICANCE

As discussed in the Master EIR for the City of Sacramento's 2030 General Plan, impacts resulting from changes in transportation or circulation may be considered significant if construction and/or implementation of the proposed Project would result in the following impacts:

Roadway Segments

- the traffic generated by a project degrades peak period Level of Service (LOS) from A,B,C or D (without the project) to E or F (with project); or
- the LOS (without project) is E or F, and project generated traffic increases the Volume to Capacity Ratio (V/C ratio) by 0.02 or more.

Intersections

- the traffic generated by a project degrades peak period level of service from A, B, C or D (without project) to E or F (with project) or

Infill Environmental Checklist

(Public Resources Code, § 21094.5; CEQA Guidelines, § 15183.3)

- the LOS (without project) is E or F, and project generated traffic increases the peak period average vehicle delay by five seconds or more.

Freeway Facilities

Interstate 5 and Interstate 80

- cause the freeway segment to change from LOS A, B, C, D, or E under the 2030 No Project to LOS F, or
- add one trip to a freeway segment already operating worse than LOS E under the 2030 No Project.

State Routes 50, 51 and 99

- add one trip to a freeway segment already operating worse than LOS F under the 2030 No Project.

Transit

- adversely affect public transit operations; or
- fail to adequately provide for access to public transit.

Bicycle Facilities

- adversely affect bicycle travel, bicycle paths; or
- fail to adequately provide for access by bicycle.

Pedestrian Circulation

- adversely affect pedestrian travel, pedestrian paths; or
- fail to adequately provide for access by pedestrians.

Parking

- parking proposed is inconsistent with the parking requirements in the City Code and exceeds available or planned parking supply for typical day conditions.

(Master EIR, pp. 6.12-60 to 61.)

SUMMARY OF ANALYSIS UNDER THE 2030 GENERAL PLAN MASTER EIR

Transportation and circulation are discussed in the Master EIR in Chapter 6.12. (Master EIR, pp. 6.12-1 to 98.) Various modes of travel are included in the analysis, including vehicular (Impacts 6.12-1, 6.12-2, 6.12-3, 6.12-8, 6.12-9, and 6.12-10), transit (Impacts 6.12-4 and 6.12-11), bicycle (Impact 6.12-6), and pedestrian (Impact 6.12-5), as well as parking impacts (Impact 6.12-7). The analysis included consideration of roadway capacity and identification of levels of

Infill Environmental Checklist

(Public Resources Code, § 21094.5; CEQA Guidelines, § 15183.3)

service, and effects of the 2030 General Plan on the public transportation system. (Master EIR, pp. 6.12-79 to 94.)

Provisions of the 2030 General Plan that provide substantial guidance include Goal Mobility 1.1, calling for a transportation system that is effectively planned, managed, operated and maintained, promotion of multimodal choices (Policy M 1.2.1), identification of level of service standards (Policy M 1.2.2), development of a fair share funding system for Caltrans facilities (Policy M 1.5.6) and development of complete streets (Goal M 4.2). (Master EIR, pp. 6.12-49 to 60.)

While the general plan includes numerous policies that direct the development of the City's transportation system, the Master EIR concludes that the general plan development would result in significant and unavoidable effects to roadway segments in the City (Impacts 6.12-1, 6.12-8), roadway segments in neighboring jurisdictions (Impacts 6.12-2, 6.12-9), and freeway segments (Impacts 6.12-3, 6.12-10). (Master EIR, pp. 6.12-79 to 87, 6.12-91 to 93.)

MITIGATION MEASURES FROM 2030 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT

The Master EIR identifies compliance with the 2030 General Plan as mitigation for transportation and circulation impacts. (Master EIR, pp. 6.12-79, 6.12-85 to 93.)

APPLICATION TO THE PROPOSED INFILL PROJECT

The subject site is bounded by I Street to the south and the existing building is currently served by an ingress driveway on the east side and an egress driveway on the west side. There is an existing sidewalk in front of the site and on-street parking directly in front of the site. This portion of I Street allows two-way traffic and parking on both sides of the street. The proposed project would eliminate the east side driveway and allow both ingress/egress at the driveway on the west side. Vehicles, as well as ambulances, can pull up to the covered driveway for passenger loading, and can turn around within the parking lot.

According to the Planning and Development Code, Section 17.608.030(A), Table 17.608.030B the parking requirement for a residential care facility/nursing home in the Traditional parking district is one (1) parking space per four (4) beds. Compared to the parking requirement for traditional apartments of one parking space per dwelling unit, the parking section of the Planning and Development Code recognizes that residential care facilities typically generate much less parking demand. According to the applicant, residents of the facility will not be permitted to drive. Additionally, residents will normally have lost the privilege to drive before being admitted to the facility. Moreover, with the transportation services that are provided to residents (i.e. a shuttle service), there is no need for a car.

The proposed Project would employ fourteen full-time and three part-time employees. The employees would not all be onsite at the same time. There would be twelve employees on-site between 8:00 a.m. to 5:00 p.m. on weekdays and ten employees at those same times on weekends. In the evening hours between 6:00 p.m. to 10:00 p.m. there would be four

Infill Environmental Checklist

(Public Resources Code, § 21094.5; CEQA Guidelines, § 15183.3)

employees plus two kitchen staff until 8:00 p.m. daily. For overnight hours between 10:00 p.m. to 7:00 a.m. on weekdays and 10:00 p.m. to 6:00 a.m. on weekends there would be three caregivers on site.

In addition to the facility employees, the proposed Project would generate visitors. However, based on the City's experience with similar facilities in other areas of the City, the proposed Project is not anticipated to generate more than a few visitors per day.

The project would satisfy the City's requirements for parking. Based on City staff visits to the site, City staff has determined that on-street parking is typically available within the immediate vicinity of the Project site from 7:30 a.m. to 8:00 p.m., which coincides with the time period when the facility will generate the greatest need for parking. Finally, a project's parking impact is only considered a potentially significant impact if the project does not comply with the City's parking requirements. (Master EIR, p. 6.12-61.) Here, the proposed Project site is able to accommodate the City Code required number of parking spaces for the use. Therefore, the proposed Project does not have a potentially significant parking impact.

Pursuant to CEQA Guidelines section 15183.3, "CEQA does not apply to the effects of an eligible infill project... if an effect was addressed as a significant effect in a prior EIR for a planning level decision... even when that effect was not reduced to a less than significant level in the prior EIR." (CEQA Guidelines, § 15183.3, subd. (c).) As summarized above, the Master EIR for the 2030 General Plan includes a discussion of transportation and circulation impacts. The proposed Project consists of a three story building located on an approximately 0.36 acre previously developed urban infill site. The proposed Project is consistent with the types of infill projects envisioned in and encouraged by the 2030 General Plan.

For all of the above reasons, the proposed Project will not cause transportation or circulation impacts that are not considered in, or that are more significant than, the impacts evaluated in the Master EIR. Therefore, no further analysis of transportation or circulation impacts is required for the proposed Project. (CEQA Guidelines, § 15183.3, subd. (c).)

P. UTILITIES AND SERVICE SYSTEMS

STANDARDS OF SIGNIFICANCE

As discussed in the Master EIR for the City of Sacramento's 2030 General Plan, impacts to utilities and service systems may be considered significant if the proposed project would result in the following:

- Result in the determination that adequate capacity is not available to serve the project's demand in addition to existing commitments or
- Require or result in either the construction of new utilities or the expansion of existing utilities, the construction of which could cause significant environmental impacts.

Infill Environmental Checklist

(Public Resources Code, § 21094.5; CEQA Guidelines, § 15183.3)

(Master EIR, p. 6.11-31.)

SUMMARY OF ANALYSIS UNDER THE 2030 GENERAL PLAN MASTER EIR

Chapter 6.11, "Public Utilities," of the Master EIR evaluates the effects of development that could occur under the 2030 General Plan on public utilities, including increased demand for potable water supplies (Impact 6.11-1), water supply diversion and water treatment facilities (Impact 6.11-2), sewer and storm drainage infrastructure (Impacts 6.11-3 and 6.11-6), wastewater treatment facilities (Impacts 6.11-4 and 6.11-5), solid waste disposal (Impacts 6.11-7 and 6.11-8), electrical and natural gas infrastructure (Impacts 6.11-9 and 6.11-10), and telecommunication infrastructure (Impacts 6.11-11 and 6.11-12). (Master EIR, pp. 6.11-32 to 39, 6.11-57 to 63, 6.11-74 to 77, 6.11-85 to 88, 6.11-93 to 95.)

Policies are included in the 2030 General Plan to reduce impacts associated with increased demand for potable water supplies (Impact 6.11-1), sewer and storm drainage infrastructure (Impacts 6.11-3 and 6.11-6), solid waste disposal (Impacts 6.11-7 and 6.11-8), electricity and natural gas infrastructure (Impact 6.11-9 and 6.11-10), and telecommunication infrastructure (Impacts 6.11-11 and 6.11-12) to a less-than-significant level. However, no mitigation is available to reduce impacts related to expansion water supply diversion, water treatment facilities, and wastewater treatment plant facilities (Impacts 6.11-2, 6.11-4, 6.11-5) to a less-than-significant level and these impacts would be significant and unavoidable. (Master EIR, pp. 6.11-32 to 39, 6.11-57 to 63, 6.11-74 to 77, 6.11-85 to 88, 6.11-93 to 95.)

Policies U 1.1.1, 1.1.2, and U 1.1.5 ensure that the City provides and maintains adequate water services, establishes and maintains level of service standards for these services, and ensure new facilities are phased in conjunction with development. Policy U 1.1.6 requires that new development provides adequate facilities or pays its fair share of the cost for facilities to provide services without affecting current service levels. Policy U 2.1.3 ensures the City provides sufficient funding to meet the projected water demand, Policy U 2.1.9 prevents the City from granting building permits without sufficient water supply capacity. (Master EIR, pp. 6.11-28 to 31.)

Policies U 1.1.1 through U 1.1.3 ensure that there is sufficient capacity to accommodate increased wastewater and stormwater flows through buildout of the General Plan, Policies U 1.1.5 through U 1.1.8 ensure that the City provides and maintains adequate wastewater and stormwater drainage services, Policy U 3.1.2 establishes and maintains level of service standards, Policy U 3.1.3 provides sustainable facilities and services and ensures new facilities are phased in conjunction with development, and U 3.1.4 prioritizes infill areas for infrastructure improvements. Policy U 4.1.1 requires the City to ensure that all new drainage facilities are adequately sized to accommodate stormwater runoff. In addition, Policy U 1.1.6 requires that new development provides adequate facilities or pays its fair share of the cost for facilities to provide services without affecting current service levels. (Master EIR, pp. 6.11-54 to 57.)

Policies U 5.1.1 through U 5.1.4 as well as Assembly Bill 939, which mandates the reduction of solid waste disposal at landfills, and Sacramento Regional Solid Waste Authority Business

Infill Environmental Checklist

(Public Resources Code, § 21094.5; CEQA Guidelines, § 15183.3)

Recycling Ordinance ensure that solid waste and recycling facilities are adequately provided throughout the city to help reduce the amount of waste sent to landfills. The programs provided through Policies U 5.1.5 to U 5.1.13 are designed to ensure the City continues to provide recycling and clean-up services for its residents and businesses. (Master EIR, pp. 6.11-72 to 74.)

The 2030 General Plan also includes a number of goals to address electricity and natural gas as well as telecommunication services including the goal reduce dependency on non-renewable energy (Goal U.6.1) and to increase public access to state-of-the-art telecommunication systems (Policy U 7.1.1.). (Master EIR, pp. 6.11-83 to 84, 6.11-92 to 93.)

MITIGATION MEASURES FROM 2030 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT

The only mitigation applicable to the proposed Project identified in the Master EIR is compliance with the 2030 General Plan. (Master EIR, pp. 6.11-32 to 33, 6.11-57, 6.11-59 to 60, 6.11-62, 6.11-74, 6.11-76, 6.11-85, 6.11-87, 6.11-93 to 94.)

APPLICATION TO THE PROPOSED INFILL PROJECT

Pursuant to CEQA Guidelines section 15183.3, "CEQA does not apply to the effects of an eligible infill project... if an effect was addressed as a significant effect in a prior EIR for a planning level decision... even when that effect was not reduced to a less than significant level in the prior EIR." (CEQA Guidelines, § 15183.3, subd. (c).) As summarized above, the Master EIR for the 2030 General Plan includes a comprehensive discussion of public utilities impacts. The proposed Project consists of a three story building located on an approximately 0.36 acre previously developed urban infill site. The proposed Project is consistent with the types of infill projects envisioned in and encouraged by the 2030 General Plan.

The Project site is located in the City's combined sewer system. The Master EIR concludes impacts of development contemplated by the 2030 General Plan within the area served by the combined sewer system would "not be substantial" because the area served by the combined sewer system is substantially built out so relatively few projects will be developed in the area and "flows must currently be mitigated in accordance with the Combined System Development Fee." (Master EIR, p. 6.11-59.) City staff has reviewed the proposed Project in consideration of the Master EIR and supporting evidence and concludes the proposed Project does not create any new specific effects not analyzed in, or more significant than identified in, the public utilities impacts analysis in the Master EIR (Neal Joyce, DOU). Therefore, no further analysis of public services impacts is required for the proposed Project. (CEQA Guidelines, § 15183.3, subd. (c).)

V. DETERMINATION

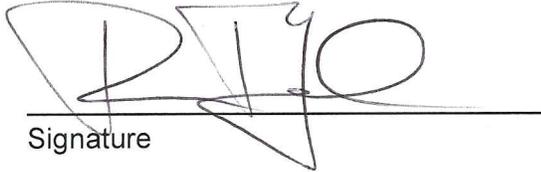
On the basis of this evaluation, the City finds that the proposed infill project would not have any significant effects on the environment that either have not already been analyzed in a prior EIR or that are more significant than previously analyzed. Pursuant to Public Resources Code

Infill Environmental Checklist

(Public Resources Code, § 21094.5; CEQA Guidelines, § 15183.3)

Section 21094.5 and CEQA Guidelines section 15183.3, CEQA does not apply to the proposed Project.

A Notice of Determination (CEQA Guidelines section 15094) will be filed. (CEQA Guidelines, § 15183.3, subd. (d)(2)(A).)


Signature

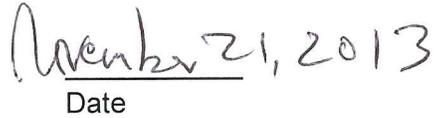

Date

Figure 1: Bus Routes Within Half Mile



Project Location
 Half Mile around Project

Bus Routes

- Route 30
- Route 34
- Routes 67 & 68
- Routes 210 & 211
- Routes 226, 227 & 228



I Street Senior Housing P13-029 Bus Routes within Half Mile



0 103 of 275 0.25
 Miles