



REPORT TO PLANNING COMMISSION City of Sacramento

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915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
July 22, 2010

Members of the Planning Commission

Subject: Asian Community Center (ACC) Assisted Living Facility. A request to construct and operate a 62,000 square foot assisted living facility on approximately 2.5 acres in the proposed Standard Single Family (R-1) zone. (P09-041)

- A. **Environmental Determination:** Exempt per CEQA Guidelines Section 15332.
- B. **Rezone** of approximately 2.5 acres from Agricultural (A) to Standard Single Family Residential (R-1).
- C. **Special Permit** to establish a residential care facility within the Standard Single Family Residential (R-1) zone.
- D. **Variance** to reduce the required maneuvering width within the Standard Single Family Residential (R-1) zone.
- E. **Variance** to reduce the required front setback within the Standard Single Family Residential (R-1) zone.

Location/Council District:

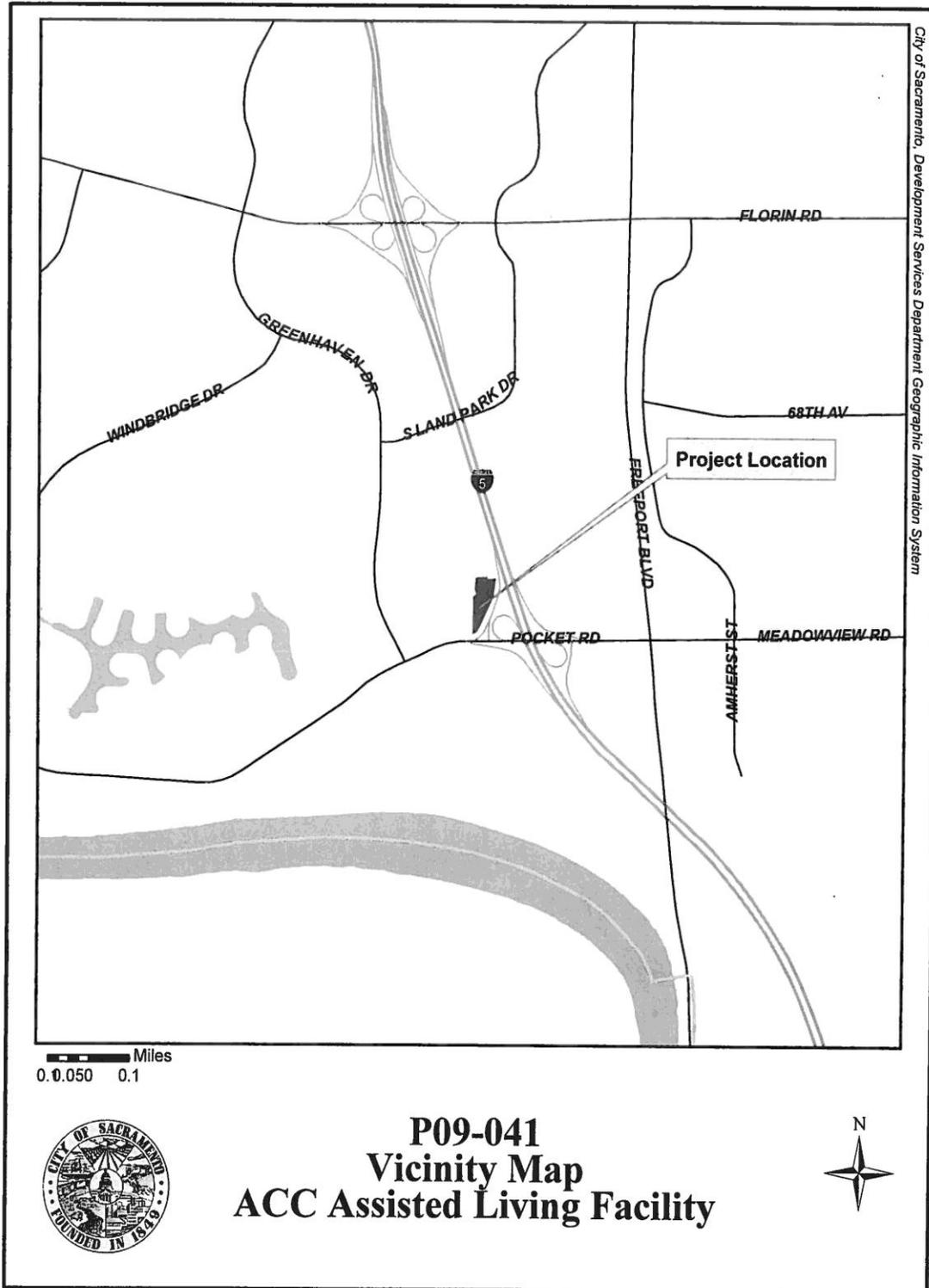
Southeastern side of the Maple Tree Way cul-de-sac, Sacramento, CA 95831

Assessor's Parcel Numbers: 031-0070-030

Council District 7

Recommendation: Staff recommends the Commission forward a recommendation of approval for items A-E above to City Council. This recommendation is based upon the conclusion that the project is consistent with adopted applicable policies and goals of the City's General Plan. City Council has final approval over items A-E above.

Contact: Heather Forest, Associate Planner, (916) 808-5008 and Lindsey Alagozian, Senior Planner (916) 808-2659



Applicant: Raymond Gee, Asian Community Center of Sacramento Valley, Inc., 7311 Greenhaven Drive, Sacramento, CA, 95831, (916) 394-6399

Owner: Susan Selix (Rosemary Reed Family Trust) c/o Webb & Tapella Law Corporation, 906 G Street, Suite 630, Sacramento, CA 95814, (916) 447-1675

Summary: The applicant is requesting the approval of entitlements to rezone a parcel and allow the construction and operation of an 85-unit (93 beds) residential care facility within the proposed Standard Single Family Residential (R-1) zone. The residential care facility would be ambulatory and non-ambulatory in nature, providing twenty-four hour onsite care. At the time of writing the report, **there are no outstanding issues associated with the project.**

Table 1 Project Information
General Plan Designation: Suburban Low Density Residential, SLDR
Existing Zoning of Site: Agricultural (A)
Proposed Zoning of Site: Standard Single Family Residential (R-1)
Existing Use of Site: Vacant
Property Area: 2.5 ± gross acres

Background Information:

The project site is vacant, with antiquated Agricultural (A) zoning. There is no known entitlement history.

Public/Neighborhood Outreach and Comments:

The project was routed to the Park Place South Homeowner's Association, the Riverlake Community Association, the South Pocket Homeowner's Association, the Z'Berg Park Neighborhood Association, and all property owners within a 500-foot radius of the project site. City staff did not receive formal comments from any of the neighborhood associations, nor the general public.

Environmental Considerations: The Community Development Department, Environmental Planning Services Division (EPS) reviewed this project and determined that it is exempt from the provisions of CEQA (the California Environmental Quality Act) under Class 32, Section number 15332, which consists of projects characterized as in-fill development.

Projects exempted under Class 32, Section number 15332 consists of a project that is consistent with the General Plan and applicable zoning designations, is located within the City limits on a site that is not more than five (5) acres in size and is substantially surrounded by urban uses, is located at a site with no habitat value, and can be

adequately served by utilities and public services. The project would not have significant effects relating to traffic, noise, air quality, or water quality.

Conditions of approval (Condition #s A11-A13) were added to the project that would reduce the amount of noise. These conditions require installation of a 6-foot high solid fence along the eastern property boundary and triple paned windows on the building sides facing I-5.

A condition of approval to require passive electrostatic filtering systems for units within 500-feet of the freeway would significantly reduce the residents' exposure to toxic air contaminants. *A Health Risk Assessment is not warranted for this project per the Air District's Recommended Protocol for Evaluating the Location of Sensitive Land Use Adjacent to Major Roadways.*

Per the City's Department of Transportation, the project would not result in significant traffic impacts. The project is not adjacent to a waterway and would not result in a site design that would significantly increase the amount of stormwater runoff.

Policy Considerations:

General Plan:

The 2030 General Plan Update was adopted by City Council on March 3, 2009. The 2030 General Plan's goals, policies, and implementation programs define a roadmap to achieving Sacramento's vision to be the most livable city in America. The 2030 General Plan Update designation of the subject site is Suburban Low Density Residential, which provides for, "...low-intensity housing and neighborhood support uses including...limited neighborhood-serving commercial on lots three acres or less...compatible public, quasi-public, and special uses." Rezoning the site from Agricultural to Residential, would bring the site into compliance with the 2030 General Plan land use designation. As a compatible special use, the proposed residential care facility would meet Goal LU 8.2, which states:

- **Special Uses.** Provide for the development of Special Uses (e.g., assembly facilities, live-work studios and care facilities) that are included within several Land Use and Urban Form Designations.

Specifically, the proposed project would promote the following Special Use policy:

- **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.

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

Rezone:

As stated previously, the site is vacant, currently zoned Agricultural (A) and will be rezoned to Standard Single Family Residential (R-1). Multi-family uses are located to the west and north, with the Interstate-5/Pocket Road off ramp to the south and east. The 2030 General Plan designates the site as Suburban Low Density Residential, SLDR, and rezoning the site to Standard Single Family (R-1) will bring the site into compliance with the 2030 General Plan.

The proposed use of the site as a residential care facility is an allowed use within the Standard Single Family Residential (R-1) zone, upon the approval of a Special Permit. Staff is in support of the residential zone for the proposed use of a residential care facility.

Land Use:

The proposed residential care facility will be approximately 62,000 square feet in size, ranging in height from one to two stories, providing one and two bedroom units of 442 square feet in size, studio memory care units of 186 square feet in size, and an overall density of approximately thirty-four (34) units per acre. The facility will also provide a large group kitchen/cafeteria, staff offices, nursing stations, and group meeting rooms. The entrance to the facility will be comprised of a large covered porte cochere and auto drop-off/pick-up area, centrally located along the eastern side of the building. The delivery and garage pick-up area will be centrally located along the western side of the building, accessible by a small gated entrance.

The Zoning Ordinance indicates that a Planning Commission Special Permit is required to locate a residential care facility within the Standard Single Family (R-1) zone. In evaluating special permit proposals of this type, the Commission is required to make the following findings:

A. Sound Principles of Land Use. A special permit shall be granted upon sound principles of land use.

Staff finds that approval of the Special Permit is appropriate due to compatibility of the proposed residential care facility with multi-family residential uses to the west and north, and the Interstate 5/Pocket Road off ramp to the east and south. Furthermore, the site is surrounded by existing development and infrastructure.

B. Not Injurious. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.

The approval of the Special Permit for a residential care facility will not be detrimental to the public welfare and will not result in the creation of a public nuisance in that the use is a low traffic generator, buffered from the multi-family residential uses to the west by landscaping and a six-foot high solid masonry wall. The setbacks are appropriate for a residential care facility use, the project is in proportionate scale and size for the site, and

the building design is compatible with nearby residential uses. Additionally, the residential care facility plans have been reviewed by all applicable internal and external departments, all of which have found that the plans comply with development policies and standards.

C. Must Relate to a Plan. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.

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

Parking, Circulation, and Access:

Vehicle Parking: The Zoning Code does not specify a parking ratio for residential care facilities. Rather, it indicates that parking is to be determined by the Planning Commission.

Recent residential care facilities proposed have provided an average of one parking space per every two to three beds. The parking is for both staff and visitors. As proposed, the residential care facility provides approximately one parking per every 1.6 beds, meeting the average requirement. Although staff will be present on site 24-hours a day, most patient visitations take place on the weekends. It is also important to note that as a residential care facility, the residents will not have personal automobiles. Based on one parking space per two beds, the required parking would be forty-eight (48) parking spaces. The proposed project would provide fifty-seven (57) on-site parking spaces, six of which are handicapped accessible; thus meeting the parking requirements. The parking requirements based on a one parking space per two bed ratio is outlined in Table 2 below.

Table 2 Parking			
Use	Recommended Parking	Proposed Parking	Difference
Residential Care Facility 1 Space/2 Beds	48	57	+9

Bicycle Parking: The project is required to provide bicycle parking based on the number of required parking spaces. The Sacramento City Code, Section 17.64.050, requires one (1) bicycle parking space for every twenty (20) required vehicle parking spaces. This project is required to provide a minimum of 3 bicycle parking spaces (Class I). The

attached site plan does not identify a bicycle parking location. The project is conditioned to provide the bicycle parking spaces (Condition #A7).

Pedestrian Circulation: Off-site pedestrian access is provided to the site via sidewalks bordering the parcel along the Maple Tree Way cul-de-sac, to the interior of the site. Internally, the 4-foot to 6-foot wide sidewalk abuts the care facility, providing a walkway from the parking spaces to the main entrance of the building, which is centrally located under the porte cochere. Staff supports the pedestrian circulation plan as it provides access throughout the site.

Access: The project site has a single ingress/egress driveway from the Maple Tree Way cul-de-sac, with an internal parking lot and maneuvering area bordering the site along the north and east. Due to the irregular shape of the parcel, the applicant is requesting a Variance to reduce the required vehicle maneuvering width from twenty-six (26) feet to twenty-four (24) feet. The Department of Transportation has reviewed the request and does not object to the Variance.

Maneuvering Width Variance:

As mandated by Section 17.60.030 (3)(a) of the Zoning Ordinance, the following findings must be made in order to grant a variance:

- A. A variance cannot be a special privilege extended to one individual property owner. The circumstances must be such that the same variance would be appropriate for any property owner facing similar circumstances.**

Because the project site is an odd shaped, secluded parcel at the terminus of the Maple Tree Way cul-de-sac, ingress/egress to the site is limited to the cul-de-sac and, thus; constraining the potential layout of a building on the project site. Furthermore, the layout and area available for parking maneuvering is limited. Therefore, a reduced maneuvering width is appropriate.

- B. A variance must not be injurious to public welfare, nor to property in the vicinity of the applicant.**

The reduced maneuvering width does not affect compliance with the rules and regulations of internal City Departments, including the Department of Transportation, Utilities, Buildings, and Fire. Compliance with the recommended conditions of approval would ensure that the project would not cause injury to public welfare or property within the vicinity of the site.

- C. The consideration of “use variances” is specifically prohibited. These are variances which request approval to locate a use in a zone from which it is prohibited by ordinance.**

No use variance is requested; the proposed use as a residential care facility is consistent with the General Plan and Zoning Code.

D. A variance must be in harmony with the general purpose and intent of the Zoning Code. It must not adversely affect the general plan or specific plans of the city, or the open space zoning regulations.

Although the maneuvering width will be reduced by two feet, the twenty-four (24) foot maneuvering width is sufficient for vehicles and overall site operations. The proposed development is otherwise consistent with the zoning regulations and the proposal does not violate any applicable General Plan policies.

Setbacks, height and bulk:

As shown in Table 3 below, the proposed residential care facility meets all of the setback, height, and bulk development standards for non-residential development within the Standard Single Family Residential (R-1) zone, with the exception of the front setback.

Table 3			
Height and Area Standards			
Standard	Required	Proposed	Deviation?
Height	35'	28'	no
Front setback	25'	10'-11"	yes, variance required
Interior side setback	5'	5'9" and 47'	no
Rear setback	15'	47'	no
Lot coverage	50% or less	38%	no
Floor Area Ratio (FAR)	1.50 or less	.56	no

Front Setback Variance:

Within the Standard Single Family (R-1) zone, the front setback shall be twenty-five (25) feet. The applicant is proposing a building setback of approximately ten (10) feet along the Maple Tree Way cul-de-sac thus, requesting a Variance in order to allow the reduced setback.

As mandated by Section 17.60.030 (3)(a) of the Zoning Ordinance, the following findings must be made in order to grant a variance:

- A. A variance cannot be a special privilege extended to one individual property owner. The circumstances must be such that the same variance would be appropriate for any property owner facing similar circumstances.**

Because the project site is an odd shaped, secluded parcel at the terminus of the Maple Tree Way cul-de-sac, ingress/egress to the site is limited to the cul-de-sac and, thus; constraining the potential layout of a building on the project site. Furthermore, in order to provide greater privacy and adequate buffering between the proposed residential care facility and the Interstate to the east, a reduced front setback is appropriate.

- B. A variance must not be injurious to public welfare, nor to property in the vicinity of the applicant.**

The reduced front setback does not affect compliance with the rules and regulations of internal City Departments, including the Department of Transportation, Utilities, Buildings, and Fire. Compliance with the recommended conditions of approval would ensure that the project would not cause injury to public welfare or property within the vicinity of the site.

- C. The consideration of “use variances” is specifically prohibited. These are variances which request approval to locate a use in a zone from which it is prohibited by ordinance.**

No use variance is requested; the proposed use is consistent with the General Plan and Zoning Ordinance.

- D. A variance must be in harmony with the general purpose and intent of the Zoning Code. It must not adversely affect the general plan or specific plans of the city, or the open space zoning regulations.**

Although the setback would be reduced by fifteen feet along the Maple Tree Way cul-de-sac, the setback will be landscaped with groundcover and trees, and contributes to the aesthetics in the neighborhood. Staff believes that the reduced setback is appropriate for the use of the building and the odd configuration of the parcel as it abuts a small portion of the public right-of-way (approximately 135' lineal feet). The proposed

development is otherwise consistent with the zoning regulations and the proposal does not violate any applicable General Plan policies.

Building design, signage and landscaping:

The proposed residential care facility will be one-story in height for the memory care portion, and two stories in height for the assisted living units. The exterior has a residential appearance, with a light brown stucco finish, horizontal siding wainscoting, vertical stone veneer elements, and composition shingle roofing. Detailed features include decorative shutters flanking the windows, shingle siding in the upper gables, and gridded windows.

In order to create an appropriate land use buffer and sound buffer, a six-foot high solid masonry wall is required along the eastern and western property lines where the residential care facility abuts multi-family uses to the west and the Interstate off-ramp to the east and south. Although the wall is not shown on the project plans, the project is conditioned to provide the six-foot high masonry wall (Condition #A11).

Extensive landscaping is proposed throughout the project site, including an internal outdoor atrium area for the residents of approximately 7,000 square feet in size, and an outdoor garden area. In addition, the Zoning Code requires that trees be planted and maintained throughout the 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. The site plan shows sufficient landscaping areas in which the required landscaping can be placed. The project is also conditioned to meet parking lot shading requirements. Sign details for the project have not been submitted, but the applicant will be required to obtain a signage permit for any exterior signs.

Respectfully submitted by:



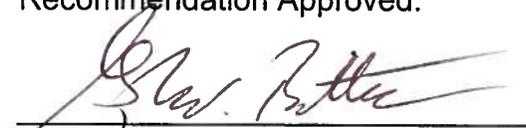
HEATHER FOREST
Associate Planner

Approved by:



LINDSEY ALAGOZIAN
Senior Planner

Recommendation Approved:



GREGORY W. BITTER, AICP
Principal Planner

Attachments:

Attachment 1	City Planning Commission Proposed Record of Decision
Attachment 2	Recommended Resolution for Environmental Determination
Attachment 3	Recommended Ordinance for Rezone
Exhibit A	Rezone Exhibit
Attachment 4	Recommended Project Entitlement Resolution
Exhibit A	Site Plan & First Floor Plan
Exhibit B	Second Floor Plan
Exhibit C	Exterior Elevations
Exhibit D	Landscape Plan
Attachment 5	Land Use & Zoning Map

Attachment 1 – City Planning Commission Proposed Record of Decision

**City Planning Commission Proposed Record of Decision
Recommended Findings of Fact and Conditions of Approval
ACC Assisted Living Facility (P09-041)**

- A. The Planning Commission has reviewed and considered that the project is exempt from environmental review under the CEQA Guidelines, Section 15332, as an infill project in making the recommendations set forth in Attachment 2.
- B. The Planning Commission recommends approval and forwards to the City Council the **Rezoning** of the site as set forth in Attachment 3.
- C. The Planning Commission recommends approval and forwards to the City Council the **Special Permit** for the Project as set forth in Attachment 4.
- D. The Planning Commission recommends approval and forwards to the City Council the **Maneuvering Width Variance** for the Project as set forth in Attachment 4.
- E. The Planning Commission recommends approval and forwards to the City Council the **Front Setback Variance** for the Project based on the findings as set forth in Attachment 4.

Attachment 2 – Recommended Resolution for Environmental Determination

RESOLUTION NO. 2010-

Adopted by the Sacramento City Council

DETERMINING THE ACC ASSISTED LIVING FACILITY PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, FOR THE PROPERTY LOCATED AT THE SOUTHEAST TERMINUS OF THE MAPLE TREE WAY CUL-DE-SAC (P09-041) (APN: 031-0070-030)

BACKGROUND

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

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

The project consists of an approval of rezoning the property from Agricultural (A) to Standard Single Family Residential (R-1) to allow the development of a residential care facility.

- 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 CEQA Guidelines Section 15332, Infill Exemption of the California Environmental Quality Act Guidelines as follows:

The project consists of the request for entitlements for the purpose of constructing a residential care facility on a vacant infill parcel that is less than five acres in size and surrounded by urban uses. The project site also has no value as habitat and can be adequately served by all required utilities and public services. The project would also not result in any significant effects relating to traffic, noise, air quality, or water quality.

Attachment 3 – Recommended Ordinance for Rezone

ORDINANCE NO. 2010-

Adopted by the Sacramento City Council

**AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) BY
REZONING CERTAIN REAL PROPERTY FROM AGRICULTURAL (A) TO
STANDARD SINGLE FAMILY RESIDENTIAL (R-1) ZONE (SOUTHEAST TERMINUS
OF THE MAPLE TREE WAY CUL-DE-SAC)
(P09-041) (APN: 031-0070-030)**

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

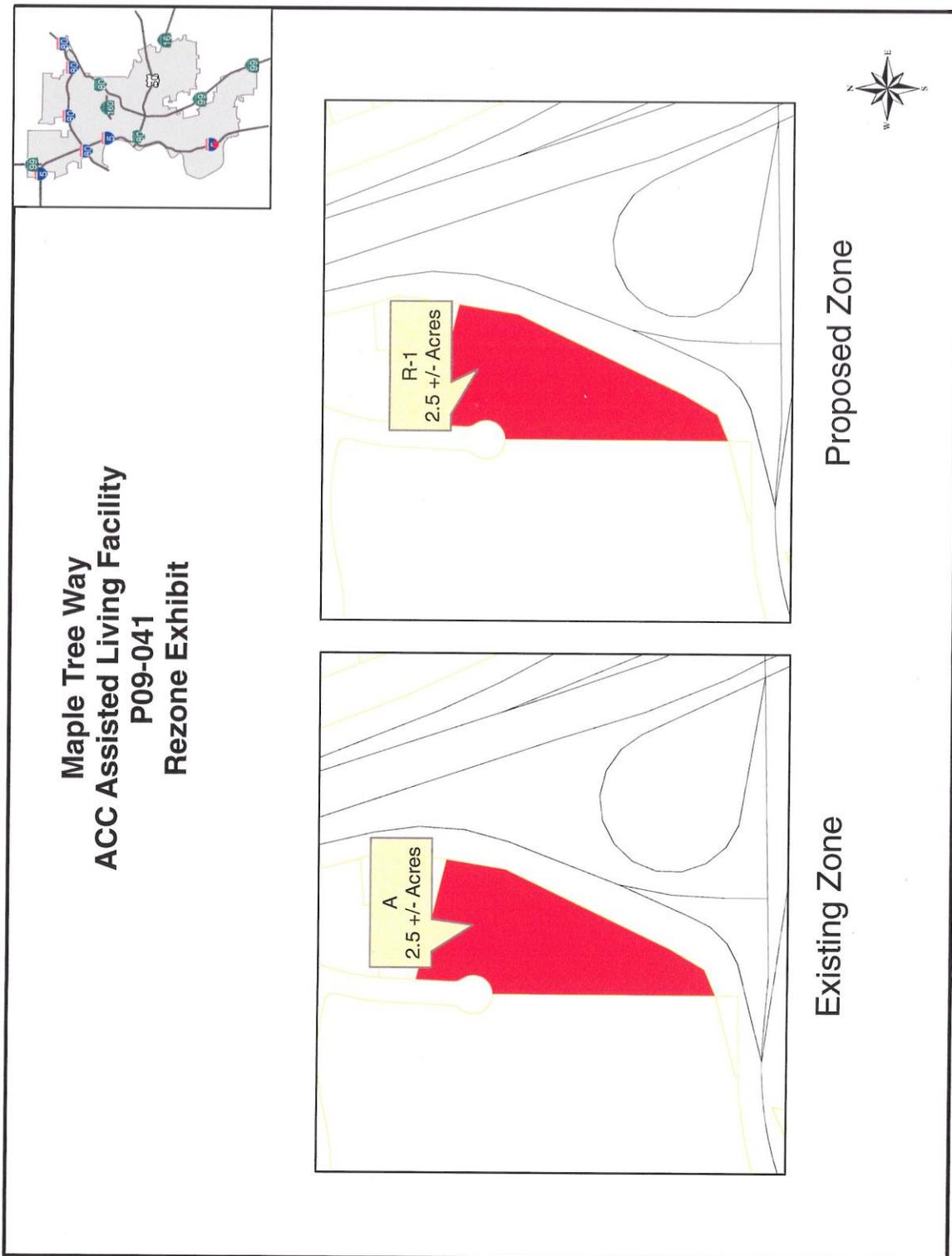
Section 1. Title 17 of the Sacramento City Code (the Zoning Code) is amended by rezoning the property shown in the attached Exhibit A, generally described, known, and referred to as the southeast terminus of the Maple Tree Way cul-de-sac (APN: 031-0070-030) and consisting of 2.38± net acres, from Agricultural (A) to Standard Single Family Residential (R-1).

Section 2. Rezoning of the property shown in the attached Exhibit A, by the adoption of this Ordinance, will be considered to be in compliance with the requirements for the rezoning of property described in the Zoning Code, as amended, as those procedures have been affected by recent court decisions.

Section 3. The City Clerk of the City of Sacramento is directed to amend the official zoning maps, which are a part of the Zoning Code, to conform to the provisions of this Ordinance.

Table of Contents:
Exhibit A - Rezone

Exhibit A – Rezone Exhibit



Attachment 4 – Recommended Project Entitlement Resolution

RESOLUTION NO. 2010 -

Adopted by the Sacramento City Council

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

BACKGROUND

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

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

Section 1. Based on the verbal and documentary evidence received at the hearing on the ACC Assisted Living Facility project, the City Council approves the project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.

Section 2. The City Council approves the project entitlements based on the following findings of fact:

A. Special Permit: The Special Permit to allow the development of the ACC Assisted Living Facility project is approved based on the following Findings of Fact:

- 1. Granting the Special Permit is based upon sound principles in land use in that the Special Permit is appropriate due to compatibility of the proposed residential care facility with multi-family residential uses to the west and north, and the Interstate 5/Pocket Road off ramp to the east and south. Furthermore, the site is surrounded by existing development and infrastructure.
- 2. Granting the Special Permit will not be detrimental to the public health, safety, or welfare, nor result in the creation of a nuisance in that the use is a low traffic generator, buffered from the multi-family residential uses to the west by landscaping and a six-foot high solid masonry wall, the setbacks are appropriate for a residential care facility use, the project is in proportionate scale and size for the site, and the building design is

compatible with nearby residential uses. Additionally, the residential care facility plans have been reviewed by all applicable internal and external departments, all of which have found that the plans comply with development policies and standards.

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

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

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

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

1. Granting the variance does not constitute a special privilege extended to an individual property owner in that the project site is an odd shaped, secluded parcel at the terminus of the Maple Tree Way cul-de-sac, ingress/egress to the site is limited to the cul-de-sac and, thus; constraining the potential layout of a building on the project site.

Furthermore, in order to provide greater privacy and adequate buffering between the proposed residential care facility and the Interstate to the east, a reduced front setback is appropriate.

2. Granting the variance will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the reduced front setback does not affect compliance with the rules and regulations of internal City Departments, including the Department of Transportation, Utilities, Buildings, and Fire. Compliance with the recommended conditions of approval would ensure that the project would not cause injury to public welfare or property within the vicinity of the site.
3. Granting the variance does not constitute a use variance in that a use variance is not requested; the proposed use is consistent with the General Plan and Zoning Code.
4. The variance is consistent with the general purpose and intent of the City Zoning Code (Title 17 of the City Code) including the open space regulations and the General Plan in that although the setback would be reduced by fifteen feet along the Maple Tree Way cul-de-sac, the setback will be landscaped with groundcover and trees, and contributes to the aesthetics in the neighborhood. The proposed development is otherwise consistent with the zoning regulations and the proposal does not violate any applicable General Plan policies.

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

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

PLANNING:

- A1. Development of this site shall be in compliance with the attached exhibits (Exhibits A through D), except as conditioned. Any modification to the project shall be subject to review by planning staff prior to the issuance of building permits. Any significant modifications to the project may require subsequent entitlements.
- A2. Obtain all necessary building permits prior to construction.
- A3. The number of beds shall not exceed ninety-three (93).
- A4. Landscaping plans shall be submitted to the Building Division - Site Conditions Unit for review and approval by the Site Conditions Unit and the Landscape Architecture Section. The scope of the review shall include plant species selection, landscape materials, irrigation system, and calculation to ensure that

the 50% shading requirement is met. In order to provide adequate surveillance opportunities, all plants and shrubs are to be maintained at maximum height of thirty inches (30"). Decorative planting shall be maintained so as not to obstruct or diminish lighting level throughout the project.

- A5. Lighting:
- a. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists, adjacent properties, or the general public. All fixtures should be placed in a manner that avoids glare when observed from the street or other public areas.
 - b. All open parking lots shall be provided with a minimum intensity of 1.5 foot-candles per square foot of lighting from one half-hour before sunset until one half-hour after sunrise. All lighting devices shall be equipped with weather and vandal resistant covers. Lighting shall be engineered so as not to produce direct glare or "stray light" on adjacent properties.
 - c. Aisles, passageways and recesses related to and within the building complex shall be illuminated with an intensity of at least seventy-five one-hundredths (.75) minimum maintained footcandle of light as measured at ground level during the hours of darkness. These lighting devices shall be protected by weather and vandal resistant covers.
 - d. Applicant shall submit a lighting plan to Current Planning for review prior to the issuance of building permits.
- A6. All mechanical equipment shall be screened. All rooftop mechanical and communications equipment shall be completely screened from view from public streets by the building parapet, screen wall, and architectural projections which are integral to the building design.
- A7. The proposal is required to meet the Sacramento City Code regulations, regarding bicycle parking (Section 17.64.050). Bicycle parking shall be located in a secure area located in close proximity to public view.
- A8. The applicant shall provide a maximum of fifty-seven (57) on-site parking spaces.
- A9. All building numbers and street addresses shall be clearly visible from all public or private access streets. The street and building numbers shall be no less than four inches in height and of a contrasting color to their background.
- A10. The applicant shall provide copies of the Affidavit of Zoning, adopted Ordinance, and adopted Resolutions, including all project conditions of approval, as a coversheet(s) to the building permit submittal.
- A11. The applicant shall construct a six foot high solid masonry wall along the western and eastern property lines.
- A12. The applicant shall install triple-pane windows along the entire eastern elevation of the residential care facility.

- A13. The applicant shall install passive (drop-in) electrostatic filtering systems, especially those with low air velocities (i.e., 1 mph), on all residential units within five-hundred (500') feet of the western edge of the pavement for the Interstate-5 mainline.

DEPARTMENT OF TRANSPORTATION:

- A14. Construct standard improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Department of Transportation. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk fronting the property along Maple Tree Way per City standards and to the satisfaction of the Department of Transportation.
- A15. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Transportation. The proposed driveway is considered a commercial driveway per City Code.
- A16. The site plan shall conform to A.D.A. requirements in all respects.
- A17. The applicant shall install appropriate signage to restrict any vehicles from entering the proposed trash pickup area off Maple Tree way where a proposed gate will be installed to the satisfaction of the Department of Transportation.
- A18. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance). With a maneuvering variance, the proposed 24-foot drive isle width is acceptable to the Department of Transportation.
- A19. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Transportation.

FIRE:

- A20. All turning radii for fire access shall be designed as 35' inside and 55' outside.
- A21. Dead ends exceeding 150 feet in length require an approved Fire Department turnaround (45' radius cul-de-sac or city standard hammerhead). *Applicant will*

be required to provide minimum of (2) Fire Department turnarounds due to depth and limited access.

- A22. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.
- A23. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. CFC 503.2.3
- A24. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105.
- A25. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
- A26. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 508.4
- A27. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 503.1.1) *The west side of the structure isn't meeting this requirement. Applicant shall install a dry standpipe system to serve the west side of the building to the satisfaction of the Fire Department. Standpipe and FDC that serves this system shall be appropriately labeled. **The standpipe system shall be installed so that all portions of the west side of the building are covered.***
- A28. Provide appropriate Knox access for site
- A29. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.
- A30. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 3,599 square feet.
- A31. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 50 feet and no closer than 15 feet from a fire hydrant.
- A32. An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. Fire control rooms shall be located within the building at a location approved by the Chief, and shall be provided with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room. CFC 903.8

- A33. Provide at least 5' setback for second story bedroom windows to allow for fire ladder rescue operations. Provide clear access to buildings openings, free to landscaping and other obstructions. Exterior doors and openings required by this code or the Building Code shall be maintained readily accessible for emergency access by the Fire Department. CFC 504.1
- A34. Gates servicing the delivery area shall be provided with an approved Knox padlock.

UTILITIES:

- A35. A water main extension is required in Maple Tree Way. The location, design and construction of the water main shall be to the satisfaction of the Department of Utilities. (Note: There is an existing 8" water main just north of the project site in Maple Tree Way.)
- A36. Only one domestic water service is allowed per parcel. Any new domestic water services shall be metered. Excess domestic water services shall be abandoned to the satisfaction of the Department of Utilities.
- A37. A separate metered irrigation service is required.
- A38. Per City Code 13.80.190, each parcel shall have separate sanitary sewer services. Sewer services shall be located to the satisfaction of the Department of Utilities.
- A39. A sewer main extension is required in Maple Tree Way. (Note: The closest sewer main is the existing 6" sewer main located just north of the project site in the intersection of Maple Tree Way and Alder Tree Way.)
- A40. A sewer study for this project must be completed by the applicant and approved by the Department of Utilities. The sewer study shall verify that the existing 6" sewer line has capacity for this project. If the existing sewer line does not have capacity, then the applicant shall upsize the line as needed to the satisfaction of the Department of Utilities.
- A41. An onsite drainage system is required and shall connect to the existing 48" storm drainage systems by means of a storm drain service tap. All onsite shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual). New service connection to the existing 48" storm drainage main shall be made at the public street ROW.
- A42. All lots shall be graded so that drainage does not cross property lines.
- A43. Per City Code, the applicant may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of the drainage across the property. The project shall construct the required public and/or private

infrastructure to handle off-site runoff to the satisfaction of the Department of Utilities. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.

- A44. Finished lot pad elevation shall be a minimum of 1.5 feet above the controlling overland release elevation and a minimum of 1.2 feet above the highest adjoining back of sidewalk elevation. Finished lot pad elevations shall be accepted by the Department of Utilities.
- A45. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- A46. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans and prepare plans to control urban runoff pollution from the project site during construction.
- A47. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is greater than an acre, both source controls and onsite treatment control measures are required. Onsite treatment control measures may affect site design and site configuration and therefore should be considered during the early planning stages. Improvement plans must include on-site treatment control measures. Refer to the "Stormwater Quality Design Manual" dated May 2007 for appropriate source control and onsite treatment control measures.

PARK PLANNING & DEVELOPMENT SERVICES:

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

TRANSPORTATION – ENGINEERING SERVICES – ELECTRICAL SECTION:

- A49. This project does not require street lighting. There is an existing street lighting system around this project area. Improvements of right-of-way may require

modification to the existing system. Electrical equipment shall be protected and remain functional during construction.

ADVISORY NOTES:

UTILITIES:

- A50. Many projects within the City of Sacramento require onsite booster pumps for fire suppression and domestic water systems. During the early planning stages of the project and prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems.
- A51. Be advised that an onsite fire loop may be required. The second point of connection for the fire loop will require the applicant to secure an easement from the adjacent properties.
- A52. Onsite sewer system is in the Building Department's jurisdiction. The applicant should satisfy Building Department's requirements.
- A53. There is existing 48" drainage main along the west property line of the subject project. Prior to design, the applicant should field verify the exact location of the main and plot it on the construction plan. The applicant is responsible for the protection and repair of the existing drainage main during construction of the proposed structure. Contact Underground Service Alert at 1-800-642-2444, 48 hours before work is to begin.
- A54. The proposed project is located in the Flood zone designated as **Shaded X** zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective December 8, 2008. Within the Shaded X zone, there are no requirements to elevate or flood proof.

Exhibit A – Site Plan & First Floor Plan

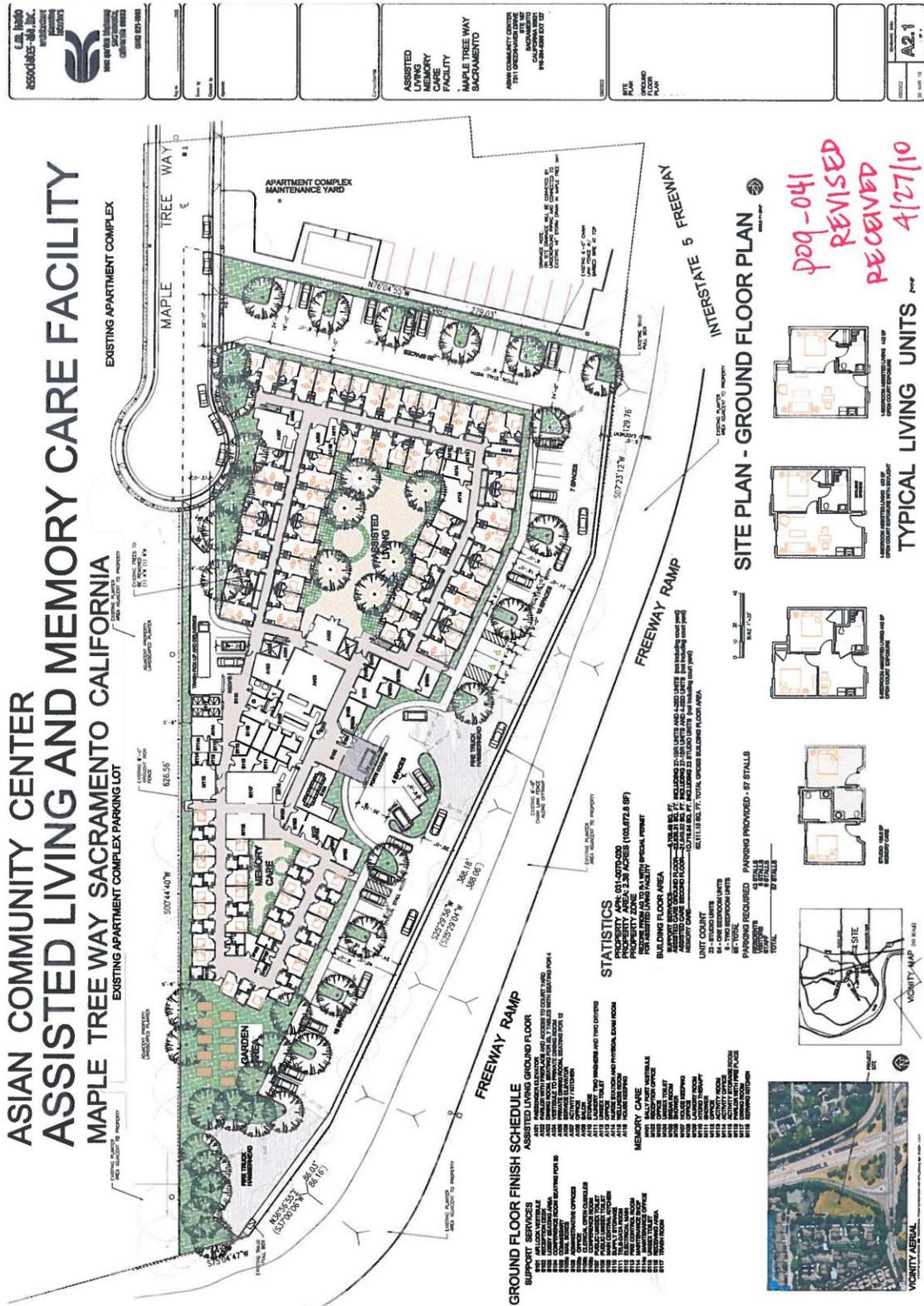
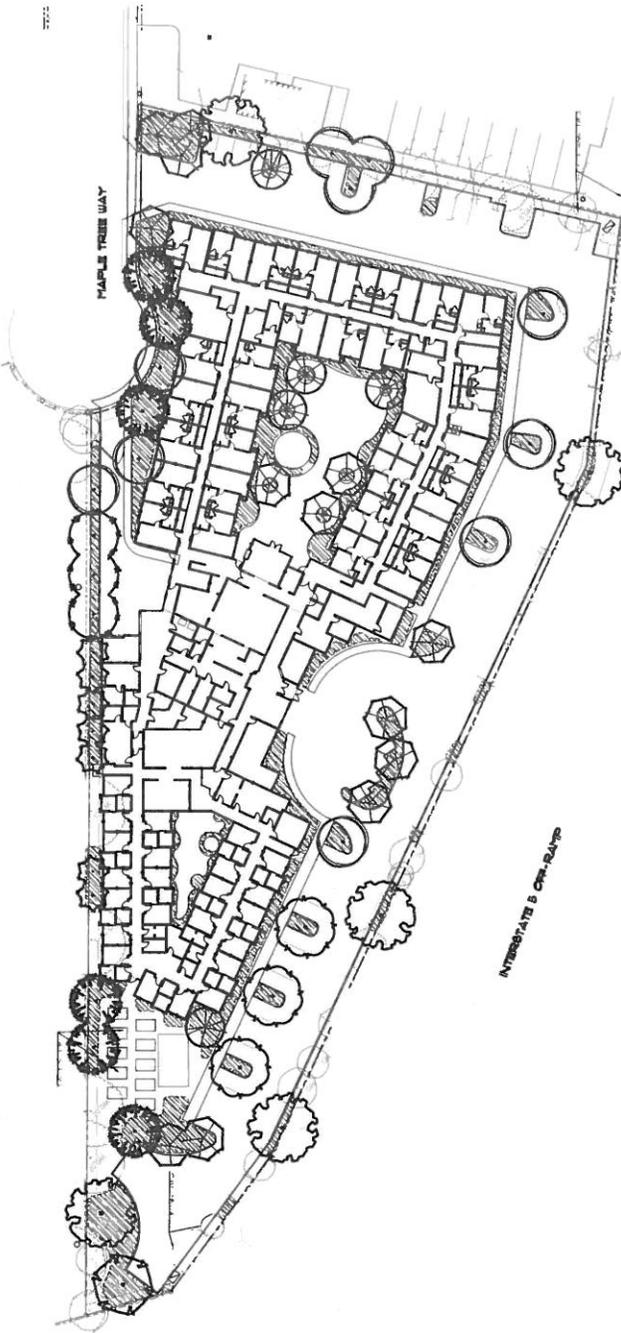


Exhibit D – Landscape Plan

	SHEET NO. 101 DATE: 07/22/10	PROJECT NO. 09-041 CLIENT: ACC	SCALE: AS SHOWN DRAWN BY: [Name] CHECKED BY: [Name]	ASSISTED LIVING MEMORY CARE FACILITY MAPLE TREE WAY SACRAMENTO	ASHBY COMMUNITY CENTER 1711 GREENHILL BLVD SACRAMENTO, CA 95811 916-487-0817	PRELIMINARY LANDSCAPE PLAN	DATE: 07/22/10 DRAWN BY: [Name] CHECKED BY: [Name]
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PRELIMINARY LANDSCAPE PLAN

PARKING LOT SHADE CALCULATIONS:

LOT NO.	TOTAL AREA (SQ. FT.)	SHADE PROVIDED (SQ. FT.)	% SHADE PROVIDED
1	10,000	2,000	20%
2	15,000	3,000	20%
3	20,000	4,000	20%
4	25,000	5,000	20%
5	30,000	6,000	20%
6	35,000	7,000	20%
7	40,000	8,000	20%
8	45,000	9,000	20%
9	50,000	10,000	20%
10	55,000	11,000	20%
11	60,000	12,000	20%
12	65,000	13,000	20%
13	70,000	14,000	20%
14	75,000	15,000	20%
15	80,000	16,000	20%
16	85,000	17,000	20%
17	90,000	18,000	20%
18	95,000	19,000	20%
19	100,000	20,000	20%
20	105,000	21,000	20%
21	110,000	22,000	20%
22	115,000	23,000	20%
23	120,000	24,000	20%
24	125,000	25,000	20%
25	130,000	26,000	20%
26	135,000	27,000	20%
27	140,000	28,000	20%
28	145,000	29,000	20%
29	150,000	30,000	20%
30	155,000	31,000	20%
31	160,000	32,000	20%
32	165,000	33,000	20%
33	170,000	34,000	20%
34	175,000	35,000	20%
35	180,000	36,000	20%
36	185,000	37,000	20%
37	190,000	38,000	20%
38	195,000	39,000	20%
39	200,000	40,000	20%
40	205,000	41,000	20%
41	210,000	42,000	20%
42	215,000	43,000	20%
43	220,000	44,000	20%
44	225,000	45,000	20%
45	230,000	46,000	20%
46	235,000	47,000	20%
47	240,000	48,000	20%
48	245,000	49,000	20%
49	250,000	50,000	20%
50	255,000	51,000	20%
51	260,000	52,000	20%
52	265,000	53,000	20%
53	270,000	54,000	20%
54	275,000	55,000	20%
55	280,000	56,000	20%
56	285,000	57,000	20%
57	290,000	58,000	20%
58	295,000	59,000	20%
59	300,000	60,000	20%
60	305,000	61,000	20%
61	310,000	62,000	20%
62	315,000	63,000	20%
63	320,000	64,000	20%
64	325,000	65,000	20%
65	330,000	66,000	20%
66	335,000	67,000	20%
67	340,000	68,000	20%
68	345,000	69,000	20%
69	350,000	70,000	20%
70	355,000	71,000	20%
71	360,000	72,000	20%
72	365,000	73,000	20%
73	370,000	74,000	20%
74	375,000	75,000	20%
75	380,000	76,000	20%
76	385,000	77,000	20%
77	390,000	78,000	20%
78	395,000	79,000	20%
79	400,000	80,000	20%
80	405,000	81,000	20%
81	410,000	82,000	20%
82	415,000	83,000	20%
83	420,000	84,000	20%
84	425,000	85,000	20%
85	430,000	86,000	20%
86	435,000	87,000	20%
87	440,000	88,000	20%
88	445,000	89,000	20%
89	450,000	90,000	20%
90	455,000	91,000	20%
91	460,000	92,000	20%
92	465,000	93,000	20%
93	470,000	94,000	20%
94	475,000	95,000	20%
95	480,000	96,000	20%
96	485,000	97,000	20%
97	490,000	98,000	20%
98	495,000	99,000	20%
99	500,000	100,000	20%
100	505,000	101,000	20%
101	510,000	102,000	20%
102	515,000	103,000	20%
103	520,000	104,000	20%
104	525,000	105,000	20%
105	530,000	106,000	20%
106	535,000	107,000	20%
107	540,000	108,000	20%
108	545,000	109,000	20%
109	550,000	110,000	20%
110	555,000	111,000	20%
111	560,000	112,000	20%
112	565,000	113,000	20%
113	570,000	114,000	20%
114	575,000	115,000	20%
115	580,000	116,000	20%
116	585,000	117,000	20%
117	590,000	118,000	20%
118	595,000	119,000	20%
119	600,000	120,000	20%
120	605,000	121,000	20%
121	610,000	122,000	20%
122	615,000	123,000	20%
123	620,000	124,000	20%
124	625,000	125,000	20%
125	630,000	126,000	20%
126	635,000	127,000	20%
127	640,000	128,000	20%
128	645,000	129,000	20%
129	650,000	130,000	20%
130	655,000	131,000	20%
131	660,000	132,000	20%
132	665,000	133,000	20%
133	670,000	134,000	20%
134	675,000	135,000	20%
135	680,000	136,000	20%
136	685,000	137,000	20%
137	690,000	138,000	20%
138	695,000	139,000	20%
139	700,000	140,000	20%
140	705,000	141,000	20%
141	710,000	142,000	20%
142	715,000	143,000	20%
143	720,000	144,000	20%
144	725,000	145,000	20%
145	730,000	146,000	20%
146	735,000	147,000	20%
147	740,000	148,000	20%
148	745,000	149,000	20%
149	750,000	150,000	20%
150	755,000	151,000	20%
151	760,000	152,000	20%
152	765,000	153,000	20%
153	770,000	154,000	20%
154	775,000	155,000	20%
155	780,000	156,000	20%
156	785,000	157,000	20%
157	790,000	158,000	20%
158	795,000	159,000	20%
159	800,000	160,000	20%
160	805,000	161,000	20%
161	810,000	162,000	20%
162	815,000	163,000	20%
163	820,000	164,000	20%
164	825,000	165,000	20%
165	830,000	166,000	20%
166	835,000	167,000	20%
167	840,000	168,000	20%
168	845,000	169,000	20%
169	850,000	170,000	20%
170	855,000	171,000	20%
171	860,000	172,000	20%
172	865,000	173,000	20%
173	870,000	174,000	20%
174	875,000	175,000	20%
175	880,000	176,000	20%
176	885,000	177,000	20%
177	890,000	178,000	20%
178	895,000	179,000	20%
179	900,000	180,000	20%
180	905,000	181,000	20%
181	910,000	182,000	20%
182	915,000	183,000	20%
183	920,000	184,000	20%
184	925,000	185,000	20%
185	930,000	186,000	20%
186	935,000	187,000	20%
187	940,000	188,000	20%
188	945,000	189,000	20%
189	950,000	190,000	20%
190	955,000	191,000	20%
191	960,000	192,000	20%
192	965,000	193,000	20%
193	970,000	194,000	20%
194	975,000	195,000	20%
195	980,000	196,000	20%
196	985,000	197,000	20%
197	990,000	198,000	20%
198	995,000	199,000	20%
199	1,000,000	200,000	20%

Attachment 5 – Land Use & Zoning Map

