REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

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PUBLIC HEARING
July 14, 2011

To: Members of the Planning Commission

Subject: **Kelsey Village (P11-043):** A request to construct a 20-unit special needs apartment complex on approximately 0.7 acres in the General Commercial (C-2-SPD) Zone located in the Broadway-Stockton Special Planning District at 2830 Stockton Boulevard

A. Environmental Determination: Categorical Exemption (CEQA Guidelines Section 15302, Replacement or Reconstruction);

B. Special Permit to construct a 20-unit apartment building in the General Commercial (C-2-SPD) Zone.

C. Special Permit to waive 23 required parking spaces.

D. Special Permit for a gated development for a 20-unit special needs apartment complex.

Location/Council District:

2830 Stockton Boulevard, Sacramento, CA 95817

Assessor's Parcel Number: 014-0123-032

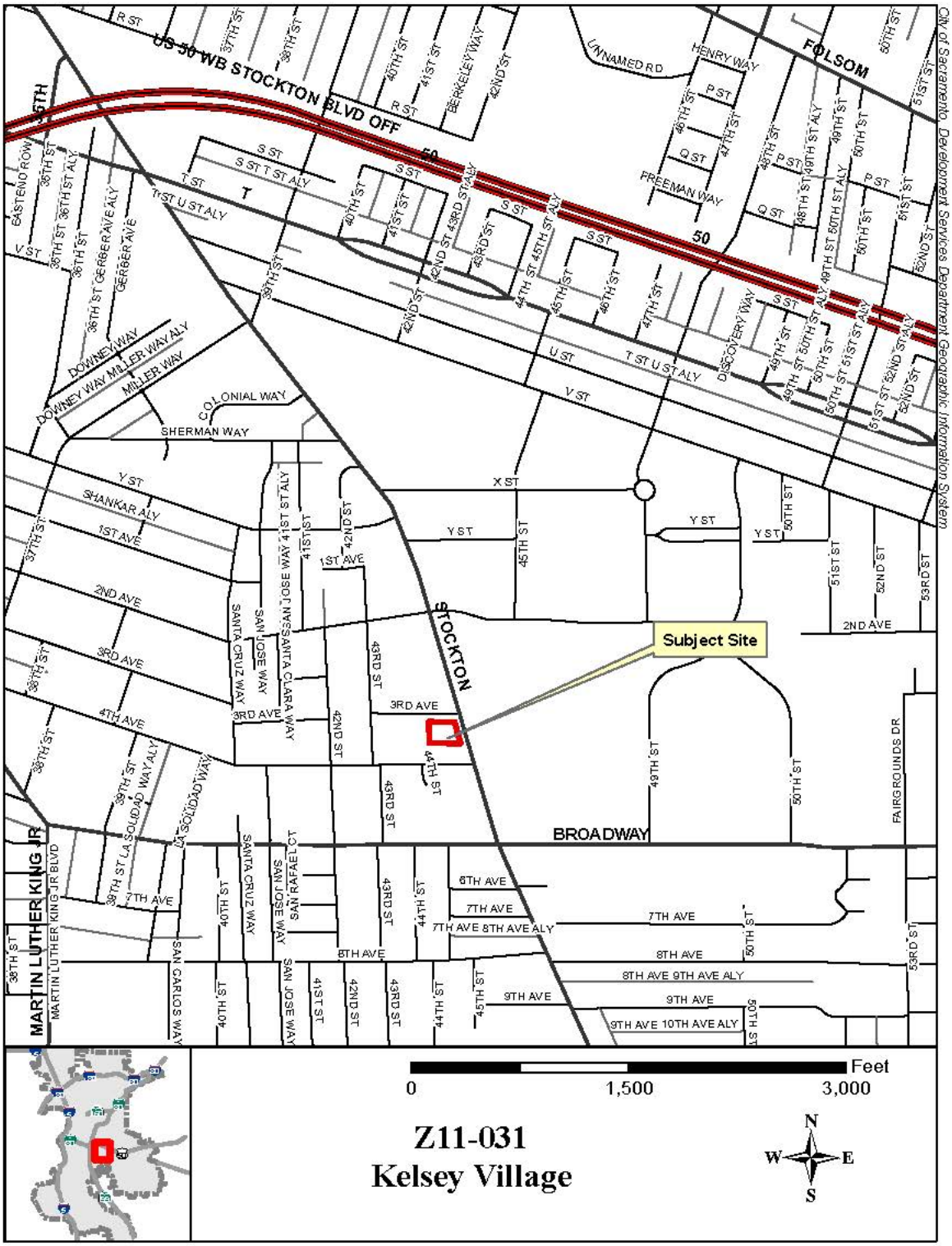
Council District 5

Recommendation: Staff recommends that the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. The Commission has final approval authority over items A through D above and its decision may be appealed to City Council. **At the time of this report, staff is not aware of any opposition to this request and has deemed this project non-controversial.**

Contact: Antonio Ablog, Associate Planner, 808-7702; Lindsey Alagozian, Senior Planner, 808-2659

Applicant: Dori Kojima, Satellite Housing, 1521 University Avenue, Berkeley, CA 94703

Owner: Sacramento Housing and Redevelopment Agency, 801 12th Street, Sacramento, CA 95814


Subject Site
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Summary: The applicant is requesting to replace an existing 23-unit residential care complex with a 20 unit special needs apartment complex on approximately 0.7 acres in the General Commercial (C-2-SPD) Zone. The project will seek HUD Section 811 housing funding that provides assistance for new semi-independent living units for mentally and physically disabled individuals. Due to the nature of the use, the applicant is also requesting to waive 24 parking spaces and also requesting to provide a secure, gated entry.

Project Information
General Plan designation: Urban Corridor Low FAR: 0.3 – 3.0
Existing zoning of site: General Commercial (C-2-SPD)
Special Planning District: Broadway-Stockton SPD
Existing use of site: 23-unit Care Facility
Property area: 0.7 acres

Background Information:

The subject site is a developed 0.7± acre parcel on the west side of Stockton Boulevard that is surrounded by both commercial and residential uses. There is an existing 23-unit building on the subject site that was originally developed as a motor-court motel. The buildings are configured in a "U" shape with the buildings located adjacent to the property lines. The buildings on the north and south property are single-story, while the building on the west property line is two-story. Vehicle parking and an open area with a swimming pool are on the interior of the site.

In 1980, a Special Permit was approved to establish a care facility for developmentally disabled individuals in the existing buildings. The existing buildings have since fallen into disrepair with significant moisture damage and can no longer be used for the intended purpose. The applicant is requesting to demolish the existing building and replace it with a new 20-unit building on the same site. The new units will provide special needs housing for persons with disabilities.

This project was originally submitted and brought to a Zoning Administrator hearing as a Major Modification to the existing Special Permit for residential care facility. Since the new building will provide independent/semi-independent living units, the Zoning Administrator classified the proposed use as apartments and not a modification to the existing residential care facility. The project proposed by the applicant has not changed since its original submittal, only the requested entitlements.

Public/Neighborhood Outreach and Comments: The project was noticed to the Oak Park RAC, Oak Park Neighborhood Association, Med Center Neighborhood Association, the Stockton Boulevard Partnership, and to all property owners within a 500 foot radius of the subject site. Staff has spoken to two adjacent property owners regarding the project. No specific objections to the project were raised after the project was discussed with these property owners.

The project was also presented for review and comment before the Oak Park Redevelopment Advisory Committee on June 8th. The project was well received, with only minor comments related to the gating design. The applicant addressed these comments by pushing the gating and fencing back from the street so that the fence would not be between the street and the new building.

Environmental Considerations: The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that this is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15302, Replacement or Reconstruction. The project consists of the replacement of an existing structure where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

Policy Considerations:

2030 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 Urban Corridor Low, which provides for auto-oriented, moderate-density commercial and residential uses with densities between 20 and 110 dwelling units per acre. At a density of 28 units per acre, the project is a compatible residential use. Furthermore, the Kelsey Village project is consistent with the Goal LU 2.6.2, which states:

- **Redevelopment and Revitalization Strategies.** The City shall employ a range of strategies to promote revitalization of distressed, under-utilized, and/or transitioning areas

The proposed project would also promote the following Urban Corridor policies:

- **Redeveloping Automobile-Oriented Corridors.** The City shall promote redevelopment of existing automobile oriented corridors (LU 6.1.3)

- **Compatibility with Adjoining Uses.** The City shall ensure that the introduction of higher-density development along major arterial corridors is compatible with adjacent land uses, particularly residential uses, by requiring such features as:

    - Buildings setback from rear or side yard property lines adjoining single-family residential uses

    - Building heights stepped back from sensitive adjoining uses to maintain appropriate transitions in scale and to protect privacy and solar access

- Landscaped off-street parking areas, loading areas, and service areas screened from adjacent residential areas, to the degree feasible, and

- Lighting shielded and directed downward to minimize impacts on adjacent residential uses (LU 6.1.14)

The General Plan Floor Area Ratio (FAR) for the Urban Corridor Low designation ranges from 0.3 to 3.0. The total project square footage is 18,380 square feet. With the 0.7± net acre site, the FAR for this project equals 0.6, meeting the General Plan FAR requirement.

The proposed project meets the 2030 General Plan goals and policies related to the Urban Corridor Low land use designation in that the proposed project is a multi-family residential use designed to minimize its impact on the surrounding community.

Project Design:

Land Use: The applicant is proposing to construct a new 20-unit, 18,380 square foot building to replace the existing 23-unit building that has fallen into disrepair. The new building will also include laundry rooms, a community center, activity room, and a lounge. The units will be split amongst the two floors with ten units on each floor. Since the units will provide independent living opportunities for disabled individuals, it has been determined that the use is considered multi-family housing and not residential care. Staff considers the proposed use to be compatible with the adjacent land uses which include a mix of commercial and residential land uses.

Multi-Family developments less than 100 units would typically require only Special Permit approval at the Zoning Administrator level. Since the proposal also includes a parking waiver and request for gated development, the project must be heard by the Planning Commission. In considering the Special Permit for Multi-Family development in the General Commercial (C-2-SPD) Zone, the following findings must be made:

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 as the special needs multi-family housing is compatible with the surrounding commercial and residential uses. The size and scale of the proposed development is consistent with the adjacent single and two-story buildings.

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 will not be detrimental to the public welfare and will not result in the creation of a public nuisance in that the proposed building meets all applicable lot coverage and setback requirements. New landscaping will

further screen the proposed use from adjacent properties. Additionally, a six-foot high solid masonry wall will be constructed to buffer parking from the any adjacent residences and the project is in proportionate scale and size for the site.

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 meets the 2030 General Plan goals and policies related to the Urban Corridor Low land use designation in that the proposed project is a multi-family residential use designed to minimize its impact on the surrounding community. Furthermore, the project will redevelop a site that has fallen into disrepair and could no longer function as a residential building without major rehabilitation.

Access/Parking: The applicant proposes to construct a gated 8 space parking lot for the new building. The parking lot will be located on the south side of the property with a single two-way driveway providing access to Stockton Boulevard. Consistent with code, a 6-foot concrete masonry wall will be constructed along the south property line where the parking lot is adjacent to residential uses. An automatically controlled gate will be located at the entry of the parking lot. The parking lot and gate designs have been reviewed by the Department of Transportation to comply with City Code. Pedestrian access to the site will be via a secured, covered entry adjacent to Stockton Boulevard.

The Zoning Ordinance specifies that parking for multi-family uses be provided at a ratio of 1.5 spaces per unit plus one visitor space for every 15 units. Based on this ratio, the proposed project requires 31 parking spaces. Since the proposed units will be special needs units, on-site parking will only be needed by staff and/or visitors. Staff believes that the 8 spaces provided on site are sufficient for the proposed use given residents will not have their own vehicles and will have access to public transportation and other options such as paratransit.

The gated parking lot and the parking waiver both require the approval of Special Permits. As required by Zoning Ordinance Section 17.76.070, the proposed use requires a Special Permit to establish a gated development. In considering the Special Permit, the following findings are observed:

A. The project will not impede public access to a public resource or interfere with existing or planned traffic circulation patterns.

The proposed gates will not impede access to any public resources and will not interfere with any existing or planned traffic patterns.

B. The project is consistent with city regulations related to the establishment of gated developments

The project has been reviewed by the Department of Transportation including an analysis of the existing site conditions compared with the proposed development.

The project has been designed to meet the Department of Transportation condition that vehicular gates be located a minimum of 20-feet behind the right of way and equipped with an automatic opener.

C. The project is consistent with the objectives of the general plan, community plan, or other local plan for the area in which the project is to be located.

The proposed project meets the 2030 General Plan goals and policies related to the Urban Corridor Low land use designation in that the proposed project is a multi-family residential use designed to minimize its impact on the surrounding community.

D. The project will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance.

The project will not be detrimental to public health, safety or welfare, or result in the creation of a nuisance in that the gates are intended to provide privacy for residents of the proposed special needs housing units. The gates will not impede access to any public improvements or amenities.

In considering the Special Permit to waive 23 parking spaces, the following findings are observed:

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 as the operations of the proposed facility do not necessitate parking beyond what is needed by staff and visitors. Residents will not have private vehicles and will utilize a combination of public and private rideshare options.

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 parking waiver will not be detrimental to the public welfare and will not result in the creation of a public nuisance in that reducing the number of on-site parking spaces will not negatively impact adjacent properties. A six-foot high solid masonry wall will be constructed to buffer parking from the any adjacent residences and the project is in proportionate scale and size for the site. Additionally, the project plans have been reviewed by all applicable internal and external departments, and have been conditioned to comply with all applicable 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 meets the 2030 General Plan goals and policies related to the Urban Corridor Low land use designation in that the proposed project is a multi-family residential use designed to minimize its impact on the surrounding community.

Setbacks, height and bulk: As shown in the table below, the proposed building meets all of the setback, height, and bulk development standards for development within the General Commercial (C-2-SPD) zone in the Broadway-Stockton Special Planning District.

The proposed building is on the northern portion of the site with the parking lot to the south. The layout of the site allows sufficient maneuvering depth for vehicles entering and exiting the site and easily accessible parking.

Standard	Required	Proposed	Deviation
Height	35’	22’ to plate line	no
Front setback	0’ min	23’	no
Side setbacks	0’	16’ min	no
Rear setback	20’	25’	no
Lot coverage	n/a	20%	no

Open Space: A major part of the programming of the site has been the incorporation of outdoor open space. Nearly the entire southwest quadrant of the site has been dedicated as common outdoor space for residents. This area includes a paved patio, wheelchair accessible bermed lawn area, and a community garden.

Building design: The applicant is proposing to construct a new 20-unit, 18,380 square foot building to replace the existing 23-unit building that has fallen into disrepair. The new will also include laundry rooms, a community center, activity room, and a lounge. The units will be split amongst the two floors with ten units on each floor. Two of the 20 units will be 2-bedroom units. The community room and administrative office will be on the first floor and the laundry room, lounge, and activity room will be located on the second floor. The exterior of the building will be craftsman style and finished with stucco and fiber cement board trim. Wood trellis accents will also enhance the exterior.

As it is located in the Stockton-Broadway Special Planning District, the project design is subject to formal design review requirements. The proposed project was heard by the Design Director on June 23, 2011. The Design Director approved the project with conditions. These conditions are listed in Attachment 3.

Conclusion

Staff believes that granting the requested Special Permits is appropriate as the size and operations of the special needs apartments are compatible with the surrounding land uses. The project will redevelop a site that has fallen in to disrepair and will provide new housing opportunities for physically and mentally disable persons. Additionally, the applicant has accepted project conditions that address lighting, architecture, access, utilities, and community outreach.

Respectfully submitted by

Antonio Ablog
Associate Planner

Approved by:

LINDSEY ALAGOZIAN
Senior Planner

Recommendation Approved:

GREGORY BITTER, AICP
Principal Planner

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Attachment 1 – Recommended Findings and Conditions

Findings of Fact

A. Environmental Determination: Exemption

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 Planning Commission finds that the Project is exempt from review under Section 15302 (Replacement or Reconstruction) of the California Environmental Quality Act Guidelines as follows:

The project consists of the replacement of an existing structure where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

B. The **Special Permit** to construct a 20-unit apartment building in the General Commercial (C-2-SPD) Zone is approved based on following Findings of Fact:

1. Granting the Special Permit is based upon sound principles of land use in that the special needs multi-family housing is compatible with the surrounding commercial and residential uses. The size and scale of the proposed development is consistent with the adjacent single and two-story buildings.

2. Granting the Special Permit would not be detrimental to the public health, safety, or welfare, nor result in the creation of a nuisance in that the proposed building meets all applicable lot coverage and setback requirements. New landscaping will further screen the proposed use from adjacent properties. Additionally, a six-foot high solid masonry wall will be constructed to buffer parking from the any adjacent residences and the project is in proportionate scale and size for the site.

3. The proposed is consistent with the General Plan's Urban Corridor Low designation in that the proposed project is a multi-family residential use designed to minimize its impact on the surrounding community. Furthermore, the project will redevelop a site that has fallen into disrepair and could no longer function as a residential building without major rehabilitation.

C. The **Special Permit** to waive 23 required parking spaces is approved based on the following Findings of Fact:

1. Granting the Special Permit is based upon sound principles of land use in that the operations of the proposed facility do not necessitate parking beyond what is needed by staff and visitors. Residents will not have private vehicles and will utilize a combination of public and private rideshare options.

2. Granting the Special Permit would not be detrimental to the public health, safety, or welfare, nor result in the creation of a nuisance in that reducing the number of on-site

parking spaces will not negatively impact adjacent properties. A six-foot high solid masonry wall will be constructed to buffer parking from the adjacent residences and the project is in proportionate scale and size for the site. Additionally, the project plans have been reviewed by all applicable internal and external departments, and have been conditioned to comply with all applicable development policies and standards.

3. The proposed use is consistent with the General Plan's Urban Corridor Low designation in that the proposed project is a multi-family residential use designed to minimize its impact on the surrounding community.

D. The **Special Permit** for a gated development for a 20-unit special needs apartment complex is approved based on the following Findings of Fact:

1. The project will not impede public access to a public resource or interfere with existing or planned traffic circulation patterns as the proposed gates will not restrict access to any public resources and will not interfere with any existing or planned traffic patterns.

2. The project is consistent with city regulations related to the establishment of gated developments as the project has been reviewed by the Department of Transportation including an analysis of the existing site conditions compared with the proposed development. The project has been designed to meet the condition that vehicular gates be located a minimum of 20-feet behind the right of way and equipped with an automatic opener.

3. The project is consistent with the objectives of the General Plan Urban Corridor Low land use designation in that the proposed project is a multi-family residential use designed to minimize its impact on the surrounding community.

4. The project will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance as the gates are intended to provide privacy for residents of the proposed special needs housing units. The gates will not impede access to any public improvements or amenities.

Conditions of Approval:

B. The Special Permit to construct a 20-unit apartment building in the General Commercial (C-2-SPD) Zone approved subject to the following conditions:

Planning:

B1. Development of this site shall be in compliance with the attached, except as conditioned. Any modification to the project shall be subject to review by Development Services staff prior to the issuance of building permits. Any significant modifications to the project may require subsequent entitlements.

B2. The applicant shall obtain all necessary building permits prior to construction.

B3. The applicant shall construct a six foot high solid masonry wall consistent with Zoning Ordinance Section 17.76.030 along the south property line where the parking area abuts residential uses.

B4. 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 minimum maintained foot-candle 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.

B5. 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:

a. Establish a process for neighbors to communicate directly with administrative staff of Kelsey Village.

b. Provide an emergency contact person and phone number on-site, in a clearly identified place.

B6. The applicant shall submit a sign program identifying all project signage for review and approval by the Development Services Department. Sign permits shall be required for all new signage.

B7. 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.

Department of Transportation:

B8. Construct standard improvements as noted in these conditions pursuant to chapter 18 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. 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 replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk fronting the property along Stockton Boulevard per City standards and to the satisfaction of the Department of Transportation.

B9. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Transportation. The applicant shall remove any existing driveways that are not in use according to the new proposed site plan and reclaim the curb and planter area per City standards and to the satisfaction of the Department of Transportation.

B10. The applicant shall remove any existing driveways that will not be in use with the proposed plan, and reconstruct the curb, sidewalk and reclaim the planter area matching the existing improvements along 15th Avenue per City standards and to the satisfaction of the Department of Transportation.

B11. The site plan shall conform to the parking lot development requirements set forth in chapter 17 of City Code (Zoning Ordinance).

B12. 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:

B13. All turning radii for fire access shall be designed as 35’ inside and 55’ outside. CFC 503.2.4

B14. 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

B15. 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

B16. Provide the required fire hydrants in accordance with CFC 507 and Appendix C, Section C105.

B17. 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

B18. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 508.4

B19. 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 northwest portion of the building doesn't meet this requirement. A dry standpipe shall be installed to the satisfaction of the Fire Department. The FDC shall be clearly marked and located.*

B20. Provide appropriate Knox access for site. CFC Section 506

B21. 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.

B22. 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.

B23. 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.

B24. 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

B25. 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.

B26. Vehicle gate shall be AC powered and provide 20 feet clear access. Gate shall be provided with Key override switch (Knox) and Radio Operated controller (Click2Enter). Pedestrian gates shall be provided with 4 feet of clear access width. If gates are to be locked, they shall be provided with approved Knox boxes and keys.

B27. Roof mounted Photo-Voltaic panels shall meet the California Department of Forestry and Fire Protection Office of the State Fire Marshal Solar Photovoltaic Installation Guideline requirements.

Utilities:

B28. There is currently an 8" combined sanitary sewer main located along the west property line and a 6" combined sanitary sewer main along the south lot line of the subject parcel. The proposed structure including footings shall be a minimum of four feet from the center of the City utilities or five feet from the property line whichever is the greater distance. Prior to design and applicant shall field verify the exact location of all City sanitary sewer main and show this utility with the distances dimensioned from the property line on the construction plans. The Department of Utilities Field Services will assist the applicant in field verifying the location of City Utilities. The applicant should call the following for assistance: Customer Service at (916) 808-5454.

B29. Per City Code 13.04.230, no permanent structures shall be constructed on top of water, drainage or sewer pipelines or anywhere within the associated utility easements, unless approved by the director upon execution of a hold harmless agreement approved by the City Attorney.

B30. Trees are not allowed to be constructed on top of water, drainage or sewer pipelines

B31. Either provide proof of an existing easement for the 6" and 8" combined sewer main or dedicate an easement to the satisfaction of the Department of Utilities.

Building:

B32. Vertical accessible access (elevator or ramp) shall be provided. See CBC Section 1103B.

B33. This project shall comply with all applicable requirements of the 2010 California Code of Regulations Title 24 parts 2, 3, 4, 5, 6, 9, 11, and 12.

Advisory notes for the Special Permit

Utilities:

1. The applicant is responsible for the protection and repair of the City sanitary sewer mains during construction of the proposed structure.

2. This project is served by the Combined Sewer System (CSS), however based on the project description there will be no significant impact to the CSS.

C. The Special Permit to waive 23 required parking spaces is approved subject to the following conditions of approval:

Planning:

C1. A minimum of 8 parking spaces shall be provided. Shall the use of the special needs units ever transition to general, market-rate housing (regular apartment use) the applicant shall request a modification to this entitlement for the parking waiver and additional parking may be required.

D. The Special Permit for a gated development for a 20-unit special needs apartment complex is approved subject to the following conditions of approval:

Planning:

D1. Development of this site shall be in compliance with the attached, except as conditioned. Any modification to the project shall be subject to review by Development Services staff prior to the issuance of building permits. Any significant modifications to the project may require subsequent entitlements.

Department of Transportation:

D2. All gates must be located a minimum of 20-feet behind the right of way per City Code. All gates shall be equipped with an automatic opener.

Fire:

D3. Provide appropriate Knox access for site. CFC Section 506

Exhibit 1A: Site Plan

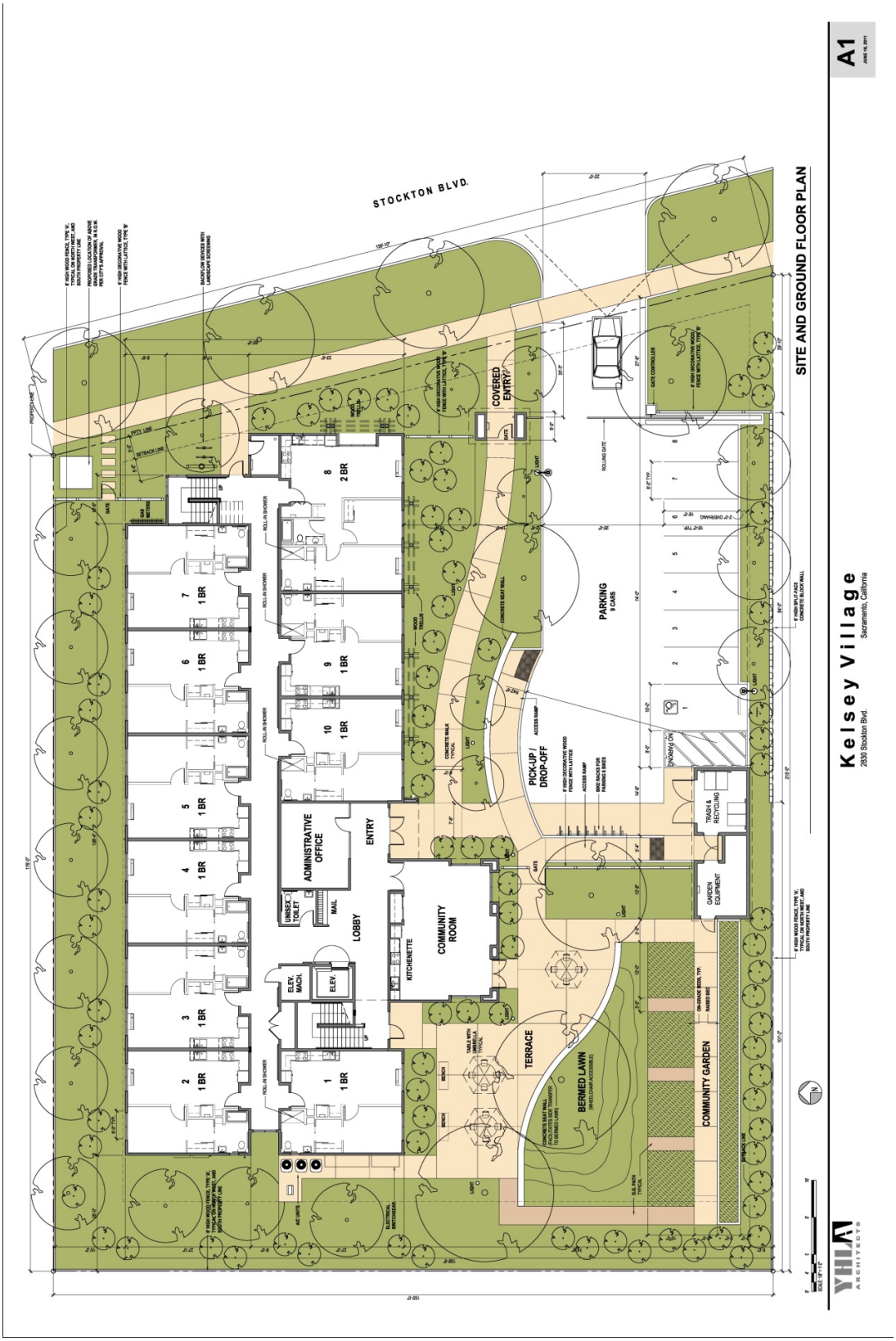


Exhibit 1B: Second Floor Plan

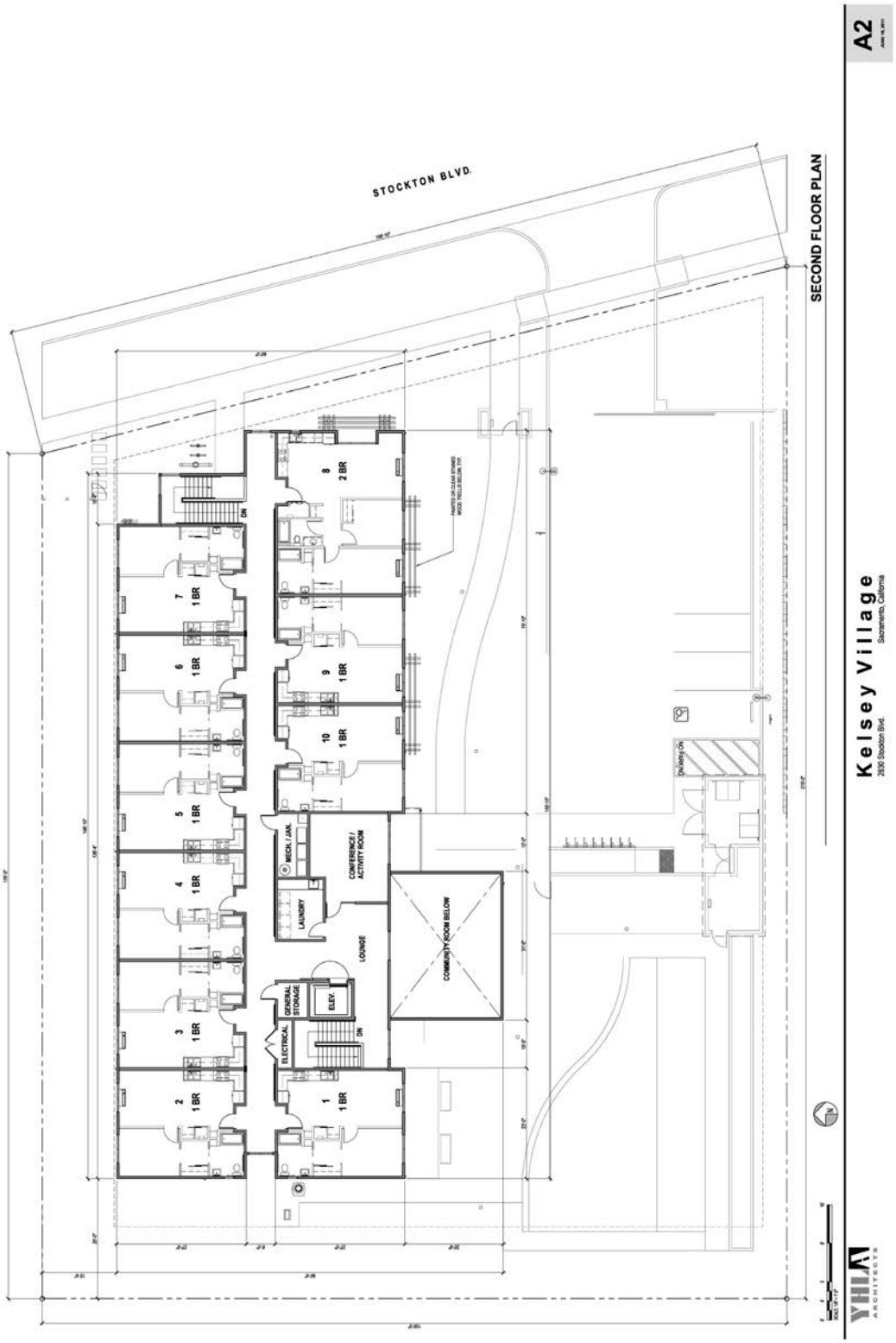


Exhibit 1C: Roof Plan

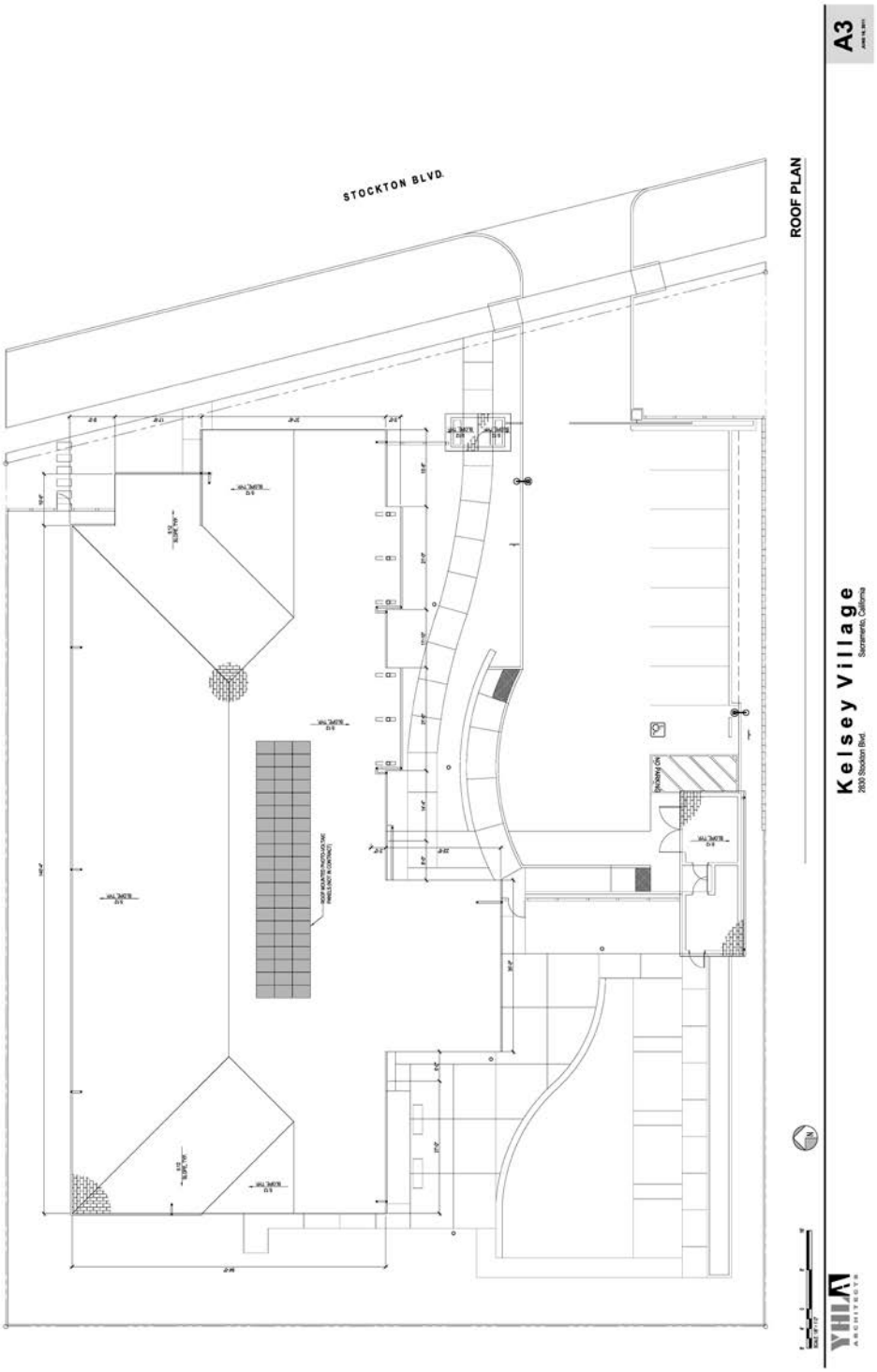


Exhibit 1D: Unit Plan

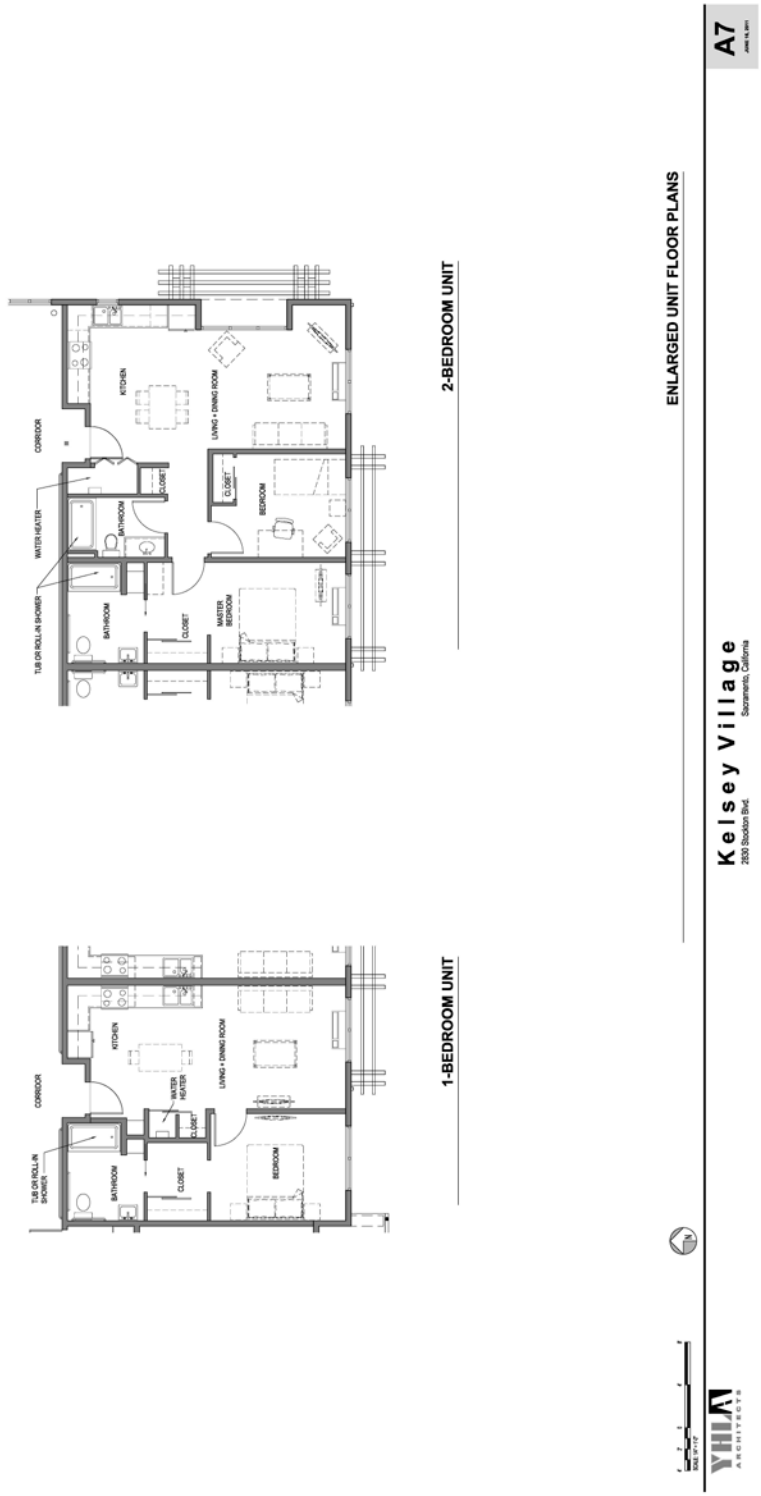


Exhibit 1E: Landscape Plan

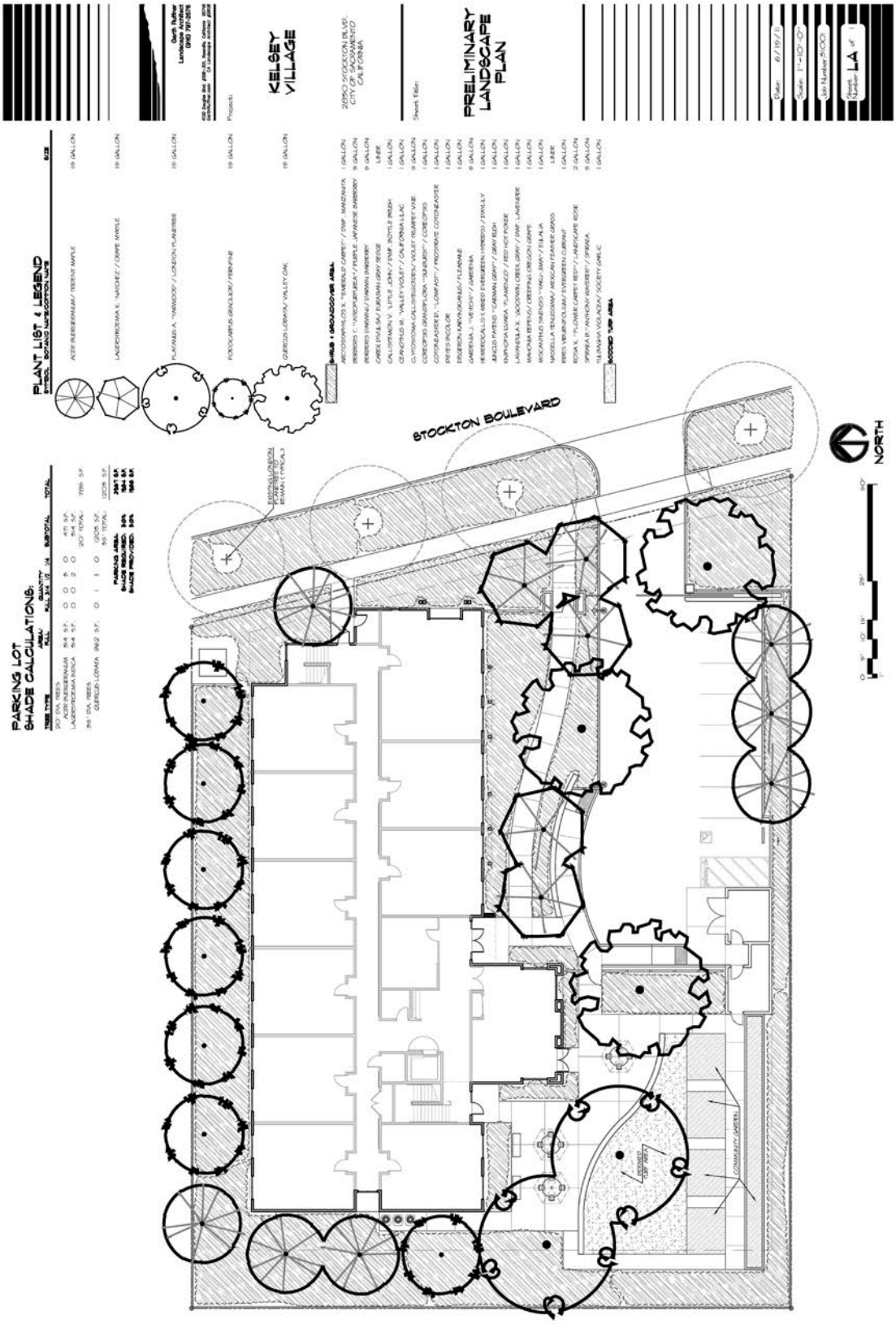


Exhibit 1F: Elevations

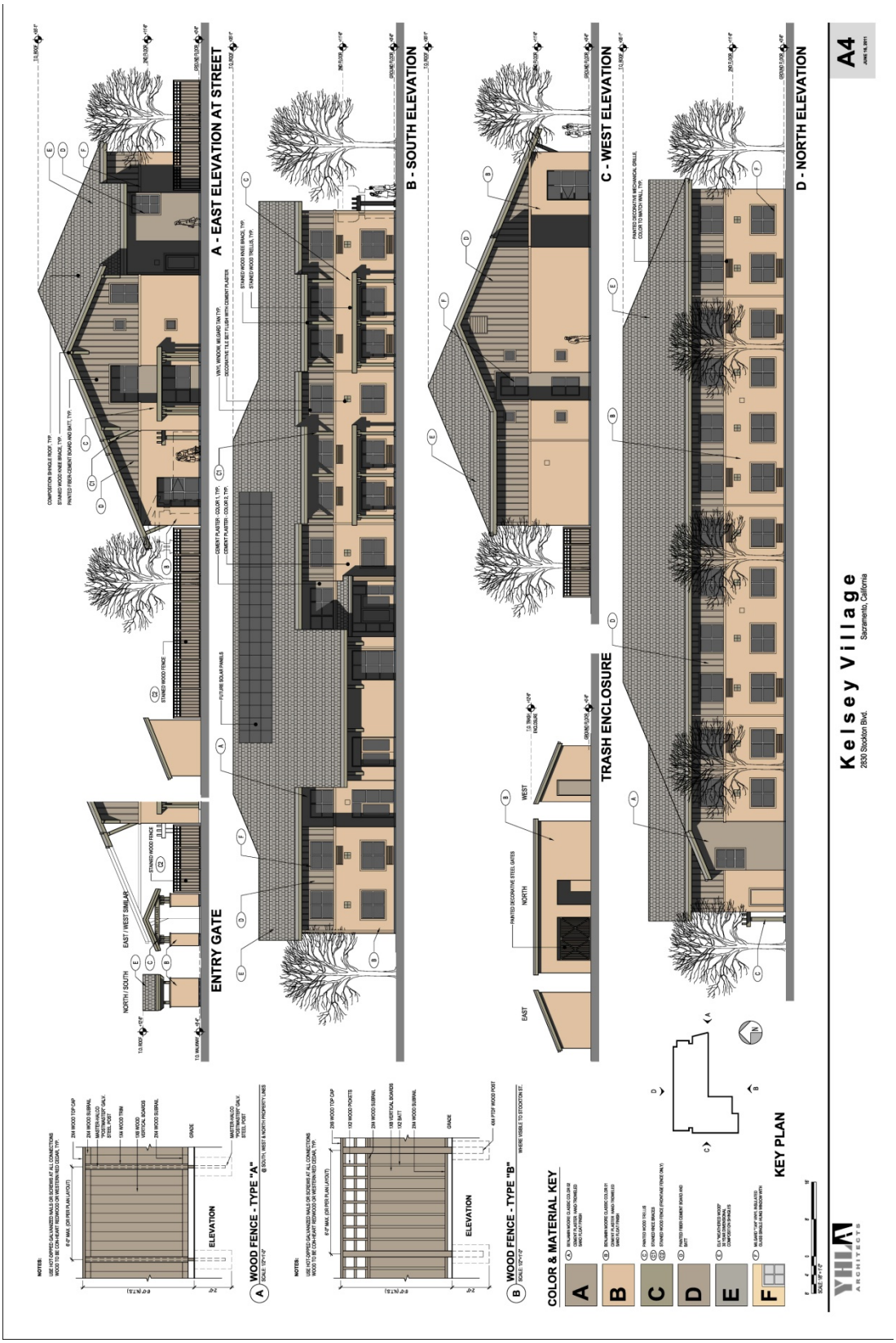
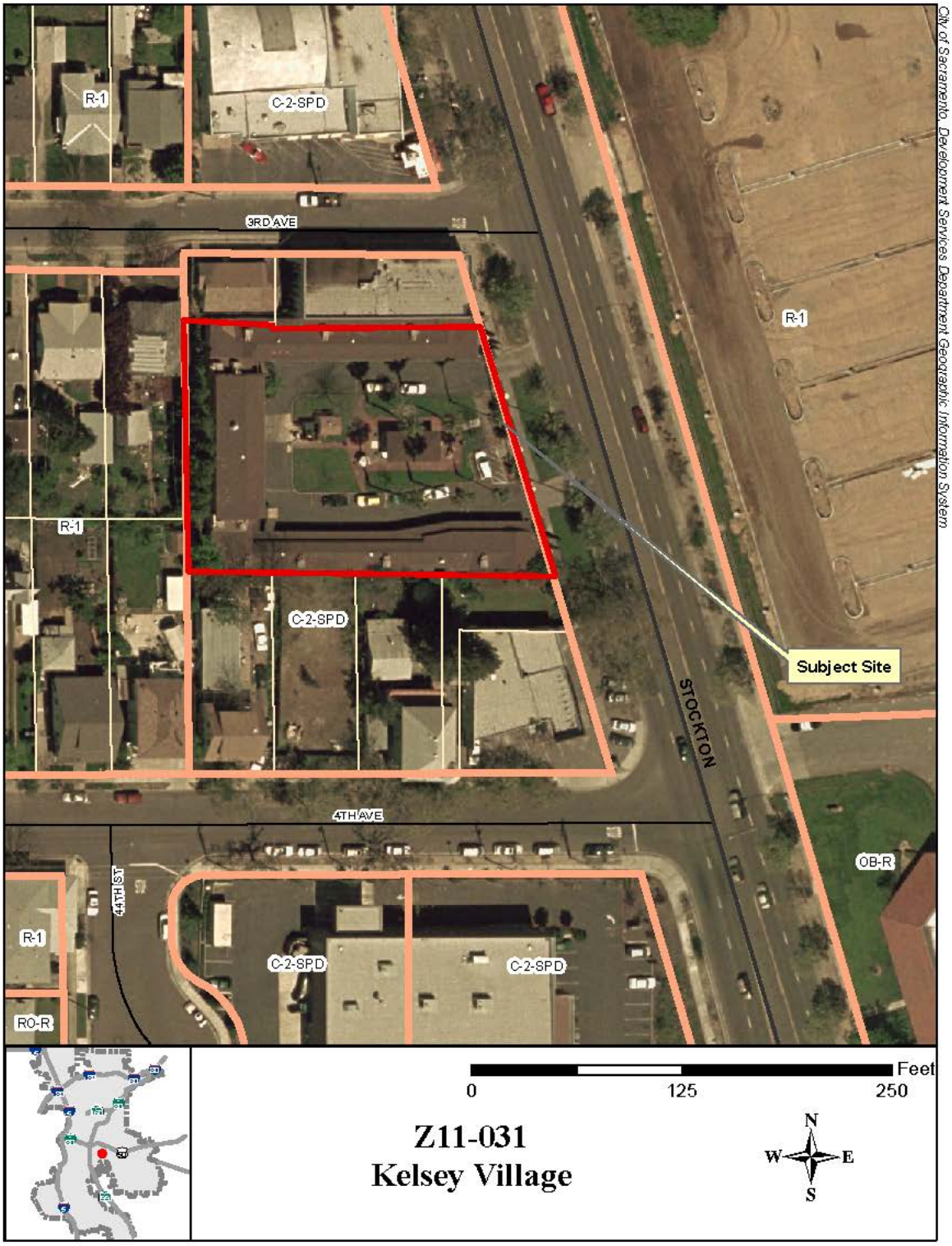


Exhibit 1G: Renderings

SITE AND BUILDING RENDERING
A6
Kelsey Village
2830 Stockton Blvd.
Sacramento, California
YHLA
ARCHITECTS

Attachment 2 – Land Use Map



Attachment 3 – Design Review Conditions

Conditions of Approval – Design Review

The Design Review request to construct a 20-unit residential care building in the Stockton Boulevard Special Planning District (SPD) is hereby approved subject to the following conditions:

A. The design of the site (see plans attached) is hereby approved subject to the following conditions. These conditions must be met prior to the issuance of a building permit:

1. The buildings shall be sited as indicated in the report and exhibits.

2. The project shall have building setbacks as indicated in the exhibits.

3. The project shall have building entries as indicated in the exhibits.

4. The project shall include auto access and landscaping as indicated on the reports and exhibits.

5. The Applicant shall submit details and specifications of the various paving materials to be reviewed and approved by Design Review staff prior to Building Permit submittal.

6. The project shall include fences and walls with landscaping elements as indicated on the reports and exhibits, and final landscape plans shall be reviewed and approved by Design Review staff prior to Building Permit submittal.

7. The Applicant shall submit final building and site lighting locations and cut sheets to be reviewed and approved by Design Review staff prior to Building Permit submittal.

B. The design of the new building (see plans attached) is hereby approved subject to the following conditions:

9. The design of the building shall be as indicated in the report and exhibits. The building elevations shall have a consistency of detail and quality as indicated on the plans

10. Cement plaster with fiber cement board and batt shall be provided as indicated on plans.

11. Decorative tile set shall be provided as indicated on plans

12. Wooden trellises shall be provided as indicate on plans

13. Windows shall be single hung vinyl shown on the plans. Final window specifications shall be reviewed and approved by Design Review staff prior to Building Permit submittal.

14. Maximum door height shall be provided for the north facing trash enclosure doors. Gates and doors for the trash enclosure shall provide adequate ventilation. The final gate/door design shall be approved by Design Review staff prior to Building Permit submittal

15. The foam trim between located below the second floor windowsills shall provide a minimum 1" depth for additional shadowcasting.

16. The final detail of the wood knee braces and downspout treatment shall be approved by Design Review staff prior to building permit submittal

17. Roofing shall be minimum 30-year dimensional composition shingles.

18. Location of HVAC equipments shall located as indicated on approved plans. No roof mounted HVAC equipment is allowed. All HVAC equipment shall be screened from street view.

19. Final building lighting plans and fixture cut sheets shall be reviewed and approved by Design Review staff prior to Building Permit submittal.

20. All final material and color selections shall be submitted to Design Review staff for approval prior to Building Permit submittal.

21. Any new signage shall be subject to review and approval by Design Review.

22. All final details affecting the exterior building design that are not determined at the time of the Director's final review shall be reviewed and approved by Design Review staff prior to Building Permit submittal.

23. All required new and revised plans shall be submitted for review and approval by Design Review staff prior to issuance of building permits. A set of the appropriate plans shall be submitted directly to Design Review Staff. All necessary planning entitlements shall have been approved prior to final Design Review sign-off of plans.

24. 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 by the Design Commission upon written request of the applicant.

25. The Record of Decision shall be scanned and inserted into the final set as a general sheet to be submitted for building permit.

26. A signed copy of the Affidavit of Zoning Code Development Standards shall be scanned and inserted into the final set as a general sheet to be submitted for building permit