



REPORT TO PLANNING and DESIGN COMMISSION City of Sacramento

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PUBLIC HEARING
August 16, 2012

To: Members of the Planning and Design Commission

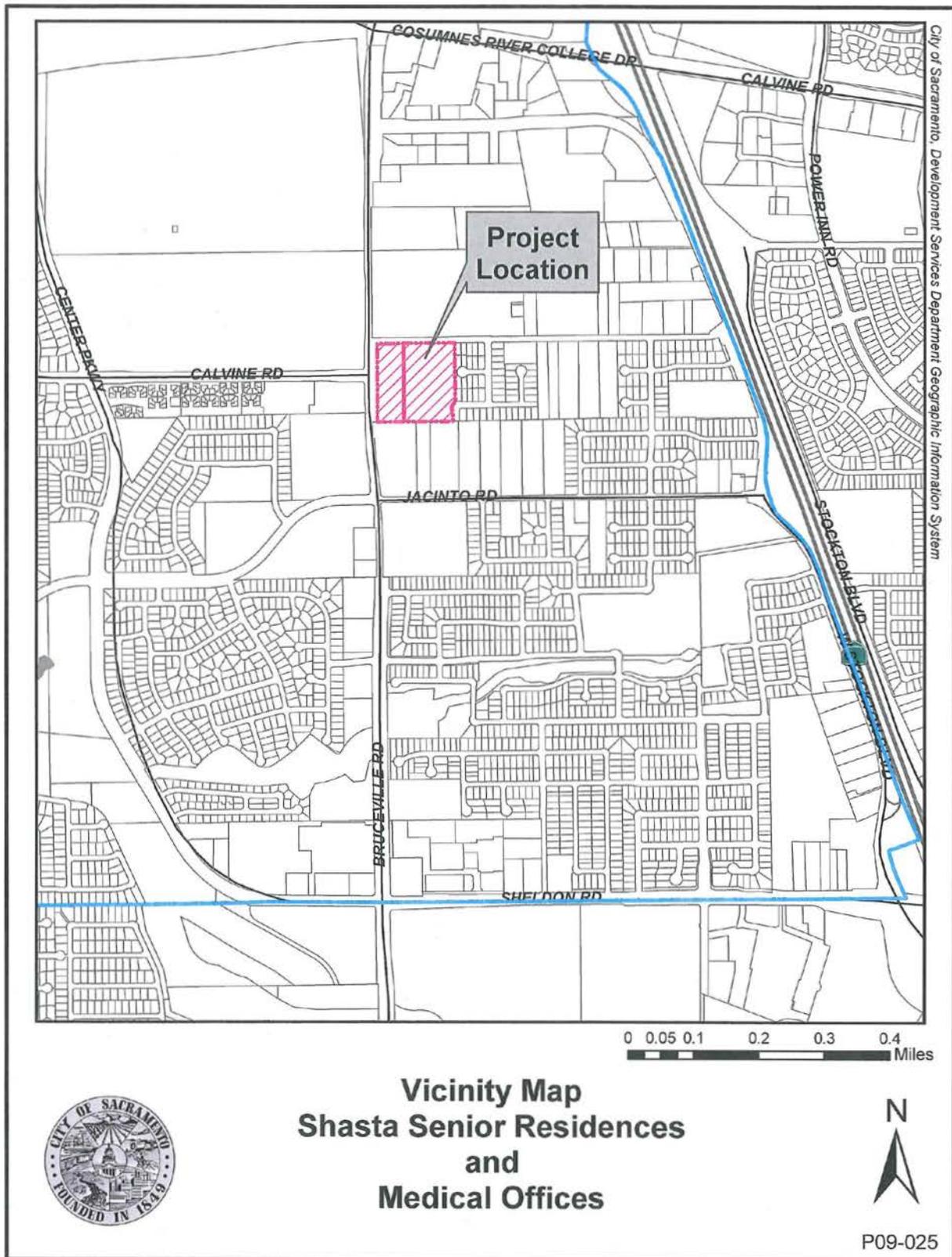
Subject: Shasta Senior Residences, Care Facility, and Medical Offices (P09-025)

A request to construct and operate a 126 unit senior residential care and 76 unit apartment community on 5.98 net acres in the Multi-Family Plan Review (R-2B-R) zone. Also proposed is a four building medical complex comprising medical offices and imaging centers on a 2.8 net acre parcel in the Office Building (OB) zone. The project is located within the Jacinto Creek Planning Area (JCPA).

- A. Environmental Determination:** Mitigated Negative Declaration.
- B. Mitigation Monitoring Plan**
- C. Special Permit** to establish and operate a senior residential care facility and 76 senior apartment units on approximately 5.98 net acres.
- D. Plan Review** of a four building, 44,000 square foot medical complex comprising medical offices and imaging centers on approximately 2.8 net acres.
- E. Special Permit** to waive required parking for a residential care facility and apartments.
- F. Special Permit** to waive required parking for a medical office and imaging facility.
- G. Variance** to reduce the required 26 foot vehicle maneuvering distance to 24 feet for the Residential Care Facility and Apartment community.
- H. Variance** to reduce the required 26 foot vehicle maneuvering distance to 24 feet for the medical office and imaging facility.
- I. Variance** to reduce the required 15 foot rear yard setback to 12.5 feet in the Multi-family Plan Review (R-2B-R) zone.
- J. Variance** to exceed the allowed 35 foot height limit for an apartment building's skylight tower.
- K. Variance** to waive the required 6-foot tall masonry wall between the medical office and residential uses.

Location/Council District:

Southeast corner of Bruceville Road and Shasta Avenue.
Assessor's Parcel Numbers: 117-0202-041 and 042
Council District 8



Recommendation: Staff recommends the Commission approve the request based on the findings and subject to the conditions of approval listed in Attachment 1. The Commission has final approval authority over items A-K above and its decision may be appealed to City Council. **The project has no outstanding issues and is noncontroversial.**

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Summary: The applicant proposes to develop the 8.8 net acre property with a senior “Age in Place” community. Age in Place is a senior living philosophy wherein the senior individual is allowed the opportunity to remain in their preferred living environment with increasing support services or adaptations available onsite for the individual as needed.

The community would comprise: assisted living and secured memory care units in a three story, 112,850 square foot, centrally located main building; a three-story, 52 unit independent living apartments building located on the southeast portion of the property and two, three-story 12 unit independent living apartment buildings fronting Shasta Avenue. The residentially zoned parcel has approximately 5.98 net acres and is zoned Multi-Family Plan Review (R-2B-R).

Along Bruceville Road, a medical complex comprising four, two-story buildings on approximately 2.8 net acres zoned Office (OB) zone is proposed. Two of the buildings would have an approximate area of 12,000 square feet and would house doctors’ offices and imaging centers, and two buildings would have areas of approximately 10,000 square feet each and would be exclusively medical offices. The entire project is located within the Jacinto Creek Planning Area (JCPA).

Special permits for a residential care facility and to waive required parking, a plan review of the medical complex, variances to vary from the required maneuvering distance, to reduce the required rear setback, to waive the required 6 foot tall masonry wall between the residential and medical office uses, and to exceed the allowed 35 foot building height for a skylight tower are the requested entitlements.

The proposed project is consistent with the land use designations and applicable policies of the 2030 General Plan. Staff notified all property owners within a 500 foot radius of the project site regarding this public hearing and has received no opposition from the surrounding neighborhood or neighborhood groups. **The project is not considered to be controversial.**

Table 1: Project Information
2030 General Plan designation: Medical Office Site-Employment Center Low Rise (F.A.R. 0.25-1.0) Proposed F.A.R. 0.36; Residential Care Facility and Apartments Site-Suburban Neighborhood High Density (F.A.R. 0.35-1.5)- Proposed F.A.R. 0.76
Existing zoning of site: Office (OB) and Multi-family Plan Review (R-2-B-R)
Existing use of site: Vacant
Property area: 8.81 net acres (2.83 net acres and 5.98 net acres)

Background Information: On June 20, 1995, the City Council approved the Jacinto Creek Planning Area (JCPA) Land Use Plan and adopted the necessary resolutions amending the General Plan and the South Sacramento Community Plan (Resolutions 95-349, 95-350, and 95-351) in an effort to facilitate development within the south Sacramento area. This effort did not include site specific rezones, therefore new developments within the JCPA required individual rezones. The JCPA project area was not rezoned during the land use planning process because many area residents requested their existing zoning remain in place in order to maintain their existing land uses. On January 7, 1997, the City Council approved the necessary Resolutions and Ordinances adopting the JCPA Finance Plan and Nexus Study, which established fees for development and financing of infrastructure within the JCPA and the implementation of Development Impact Fees within the JCPA.

On September 25, 1997, the Planning Commission approved the Lu Parcel Tentative Map (P93-144) which established the current project's parcel configuration. At that time, the Planning Commission approved a Mitigation Monitoring Plan, a Tentative Map, and Subdivision Modifications, and forwarded a Rezoning to the City Council. On November 6, 1997, the City Council adopted a Mitigation Monitoring Plan and approved a Rezone from Multiple Family Review (R-2A-R) to ±3.1 acres of Office Building (OB) and ±5.9 acres of Multiple Family Plan Review (R-2B-R) (Ord. No. 97-068). The approved Lu Parcel Tentative Map expired on November 6, 1999. The second Lu Parcel Map (P00-054) was approved on September 14, 2000. The second Lu parcel map was finalized in 2005.

On January 26, 2006, the Planning Commission approved a 120 unit apartment complex on the residentially zoned 5.98 acre parcel (P05-054) however, the project was never constructed. The current proposal initially involved just the 5.98 acre residential parcel and the senior residential complex but over time the applicant decided to expand the project to include development of the corner parcel with medical offices. The current proposal would develop two parcels totaling 8.82 net acres with the senior Age in Place community and medical imaging and offices.

Public/Neighborhood Outreach and Comments: Early project notification was sent to the North Laguna Creek Neighborhood Association. The applicant has attended several community meetings over the past four years, periodically updating the community regarding the proposed project as it evolved. The most recent community meeting was held on February 22 of 2012. Though lightly attended, those in attendance

had definite ideas regarding project improvements. Included in the community's recommendations was the addition of covered parking, increased open space, the provision of adequate parking, a secured (gated) facility, and questions regarding the viability of the medical office use with so much medical office space located to the north of the project site across Cosumnes River Boulevard.

In response to community input, the applicant added covered parking for the independent living apartments, increased the amount of onsite open space, added parking spaces, and secured the residential component with a gated, wrought iron fence. As far as the viability of the medical office use, the applicant has indicated the medical offices are proximate to the care facility and residences to afford the residents ready access to medical services.

All property owners within a 500' radius of the project site were notified of the public hearing. At the date of the writing of this report, no comments had been received by staff.

Environmental Considerations:

The City of Sacramento, Community Development Department, Environmental Planning Services has completed preparation of a Mitigated Negative Declaration (MND) for the Shasta Senior Residences and Medical Offices project in compliance with the California Environmental Quality Act (CEQA). The MND was circulated for public review from February 22, 2012 to March 22, 2012. The comment period was advertised in a newspaper of general circulation, posted with the County Clerk and a notice of availability (NOA) was sent to stakeholders in the project area. The City received two comment letters regarding the proposed project. The comments do not require changes to the initial study or MND and recirculation of the environmental document is not required. Comments received regarding the environmental document are included as Attachment 2 of this staff report. The MND and Initial Study are posted on the Community Development Department's web site at: <http://www.cityofsacramento.org/dsd/planning/environmental-review/eirs/>.

Policy Considerations:

The two parcel project site has parcel specific zoning as well as General Plan Land Use designations. The 2.8 acre parcel on which the medical offices would be located is zoned Office (OB) and has a land use designation of Employment Center Low. The 5.98 acre parcel, on which the residential care facility and senior apartments would be located, is zoned Multi-family Plan Review (R-2B-R) and has the Suburban Neighborhood High land use designation. The entire site is within the Jacinto Creek Planning Area (JCPA).

The project's medical office component is consistent with the land use designation in that the medical offices and imaging centers will generate employment opportunities and will provide medical support services for the residential care facility's residents as well as for the senior apartment residents (LU pg. 2-100). The medical complex design

subscribes to the anticipated Employment Center Low urban form characteristics with two-story building design, lot coverage of less than 60 percent, and sidewalks located along the street to provide accessibility for pedestrians.

The residential care facility and apartment uses are consistent with the Suburban Neighborhood High density land use designation in that the introduction of the “Aging in Place” residential facility allows a range of housing types and choice from independent living to assisted living and memory care within one residential complex as envisioned in the suburban neighborhood urban form characteristics (LU pg. 2-42). The multi-family apartments are envisioned in the land use designation and because the project is located near major transportation routes and facilities and has a shopping center nearby, the project is consistent with the Suburban High Density land use designation.

2030 General Plan:

As previously noted, the 2030 General Plan designates the subject parcels as Employment Center Low and Suburban Neighborhood High Density. The proposal is consistent with the following General Plan goals and policies:

- Growth and Change. Support sustainable growth and change through orderly and well-planned development that provides for the needs of existing and future residents and businesses, ensures the effective and equitable provision of public services, and makes efficient use of land and infrastructure. (Goal LU 1.1).
- City Sustained and Renewed. Promote sustainable development and land use practices in both new development and redevelopment that provide for the transformation of Sacramento into a sustainable urban city while preserving choices for future generations. (Goal LU 2.6)
- Complete and Well-Structured Neighborhoods. The City shall promote the design of complete and well-structured neighborhoods whose physical layout and land use mix promote walking to services, biking, and transit use; foster community pride; enhance neighborhood identity; ensure public safety; are family-friendly and address the needs of all ages and abilities (LU 2.1.3).

The project, as proposed, would allow residents living in the area the option of providing a home for their aging family members where they could “Age in Place”. The project’s location, proximate to a City park, library, light rail, transit, shopping, and community college, affords the residents diverse edification, education, entertainment, and transportation options, all of which are sustainable. The development has made efficient use of the land with the multi-story design, the provision of somewhat limited parking, and has optimized the open space areas with passive and active recreation opportunities. The gating of the residential portion of the facility will help ensure the residents safety and the quality of the project design and materials will foster and enhance the neighborhood identity.

Project Design:**Land Use***Special Permit – Residential Care Facility and Independent Living Apartments*

The applicant proposes to construct and operate a senior residential community comprising 76 independent living apartments contained in three buildings. The largest building contains 52 one-bedroom apartments and is situated along the southern portion of the parcel with the remaining 24 apartment units divided evenly between two smaller, three story, two-bedroom unit apartment buildings, fronting Shasta Avenue. The aggregate four building area totals approximately 200,000 square feet.

The independent living apartments have a majority of the same components as non-senior apartments do with a kitchenette, family room, private patios or balconies for the vast majority of the units, and private bath and bedrooms. Where the larger independent living apartment building differs from a traditional apartment complex is the additional amenities built-in and afforded the residents. Those amenities include common areas comprising kitchen and dining areas on all three levels, meal delivery from the main kitchen to their in-building dining facilities, weekly housekeeping, large parlors, open air terrace and patio areas on all levels, and a central atrium providing natural light for the common areas on all three levels.

Six floor plans are provided. which range in area from 445 square feet to 600 square feet as illustrated on sht. A 4.4 (Exhibit 1-S) and Table 1-A of this report.

Table 1-A			
Independent Living Apartment Building			
Apartment Type	Area Square feet	Patio/Balcony Area (Sq.ft.)	Number of Units
IL-A	498 sq. ft.	na	2
IL-B	498 sq. ft.	45 sq. ft.	2
IL-C	600 sq. ft.	45 sq. ft.	28
IL-D	593 sq. ft.	45 sq. ft.	14
IL-E	445 sq. ft.	na	4
IL-F	493 sq. ft.	na	2
Total Number of Units			52

The two apartment buildings fronting Shasta Avenue afford a more traditional apartment design. Each building houses twelve, 1,125 square foot units on three levels. Three of the four units on each level have two bedrooms and the fourth unit offers a one-bedroom with den. Each apartment has private outdoor space in the form of either a patio or balcony with an approximate area of 50 square feet of usable space. These units also have a larger kitchen area than the independent living apartments' kitchenettes. It is anticipated these residents will not take part in the meal delivery service from the main building so the kitchens were designed accordingly.

The Main Building comprises the campus' residential care facility. Ten different floor plans, eight for the assisted living wing and two for the memory care wing are proposed. The units range in area from 300 square feet (AZ 1) to 780 square feet (C-1). A total of 126 assisted living and secured memory care units with a total of 152 beds are proposed as illustrated below and on Exhibit 1-N.

Table 1-B					
Main Building Assisted Living and Memory Care Units					
	Unit Type	Room Area	Number of Bedrooms	Number of Units	Total Beds
Assisted Living Units	A1	380 sq. ft.	1	8	8
	A2	390 sq. ft.	1	5	5
	*B1	430 sq. ft.	1	51	51
	B2	525 sq. ft.	1	2	2
	B4	500 sq. ft.	1	6	6
	B6	480 sq. ft.	1	2	2
	C1	780 sq. ft.	2	3	6
	C2	775 sq. ft.	2	3	6
Total				80 Assisted Living Units	86 Beds
Memory Care Units	AZ-1	300 sq. ft.	1	26	26
	AZ-2	490 sq. ft.	2	20	40
Total				46 Memory Care Units	66 Beds

*B1 Units have a 42 sq. ft. private patio/balcony

The three-level, 80 unit assisted living wing provides individual support services to the residents as needed with the care tailored to meet each individual's needs. The care may include long-term care, personal support, and individual health care which may comprise assistance with everyday activities such as bathing, dressing, meals, and medications.

Though the units vary in size all but six of the assisted living units are one bedroom units. The two-bedroom C1 and C2 units are considerably larger with areas of 780 sq. ft. and 775 sq. ft., respectively, and are located on the building's northeast and northwest corners. The C2 units also have additional private outdoor space in the form of either patios or balconies.

Meals for all main building residents are provided in the main pavilion dining room which can accommodate up to 128 diners at one seating as well as in the private dining room on the second floor. Each floor of the assisted living wing has two lounge areas and an activity and/or television room. The second floor provides the residents a general store, a gym, a spa, and a beauty salon.

The two-level, 46 unit secured memory care wing provides constant care for residents diagnosed with Alzheimer's disease or other dementia-related limitations. The units were developed with additional security and emergency devices programmed specifically for residents with some form of dementia in order to keep them safe and secure. The memory care wing will be staffed with specially trained and certified personal that will attend to the challenges posed for the Alzheimer's and dementia residents. There are two unit types with the AZ-1 providing a ratio of one to one bed and bath facilities. The AZ-2 units have two beds and those residents will share a bathroom.

The secured memory care unit has private dining areas with a smaller kitchen area on both levels but the residents are welcome to dine in the main dining room as well. The memory care wing also has a separate lounge and multi-purpose rooms as well as a secure private open court and atrium area around which the multi-purpose and dining rooms are located on both levels.

The applicant has indicated the staffing levels will be determined by the assisted living management company brought on to manage the facility once constructed however, the applicant has offered there will be 24-hour staffing for the care facility. The project will be conditioned to provide on-site management living quarters on the premises. Anticipated staffing positions will include, registered nurses, licensed practical nurses, nurses' aides, chef and kitchen staff and servers, housekeeping staff, physical therapist and assistants, maintenance personnel, administrators, and an activity coordinator.

For the senior residents' security, the site will be enclosed with a six-foot tall decorative wrought iron fence with electronic gating for vehicles and residents access. The gates will remain open during daylight hours during the week but will be closed at night and on weekends. Along the east and south property lines a six-foot tall, decorative masonry wall with pilasters will be constructed to separate and buffer the facility from the

adjacent single-family residential development, to the east, and to afford the residents of the independent living apartments building privacy along the southern portion of the site.

The applicant has provided extra-wide sidewalks throughout the campus to allow for side-by-side strolling, to minimize wheelchair and pedestrian encounters, and to encourage outdoor activities. The minimum sidewalk width is seven feet and the walkway connecting the independent living apartment building and the main building is extra wide, at over 19 feet, and partially shaded with a shade structure running along the southwest side of the main building. The shade structure was introduced to provide the residents partial shelter from the sun and the elements, depending on the season.

Adequate open space and recreation areas including a swimming pool and spa, extensive walkways, gazebos, fountain and meditation area, and pergolas are provided within the complex. In addition, a public library and public park are located across Shasta Avenue and the east entrance to Cosumnes Community College is located less than a quarter-mile north of the project site. Medical offices including imaging centers will be located on the adjacent parcel so the residents may have their medical services easily accessible.

The project site is bounded by Bruceville Road on the west and by Shasta Avenue on the north. Vehicle access onto the site is available off both streets via two full movement driveways. There are 150 parking spaces provided within the gated facility for the senior care facility and apartments.

Table 1C: Parking		
Use	Required Parking	Parking Provided
Residential Care Facility	Determined by the Planning and Design Commission 86 assisted living beds + 66 memory care beds	69 spaces (9 spaces for management staff plus 1 space/2.5 beds)

Vehicle Parking: Per Section 17.64.020 of the Zoning Code, the parking requirement for a residential care facility is determined by the Planning and Design Commission. The assisted living residences parking (including memory care beds) is provided at a ratio of one space per 2.5 beds plus employee parking for up to 9 management staff for a total parking space allocation of 69 spaces. The applicant has indicated they anticipate a maximum of 25 employees per shift with just nine of those employees (management) provided parking spaces on-site. The parking lot within the gated facility provides a total of 150 parking spaces, including 22 ADA accessible spaces for the

apartments and the residential care facility. The apartments will be assigned one parking space per unit plus five guest spaces.

Special Permit-Residential Care Facility and Apartments

Per Section 17.24.050, footnote 75, of the City Code apartments are a permitted use in the Multi-family (R-2B) zone subject to plan review except that a plan review shall not be required for an apartment project for which a special permit is required. In this instance, approval of a special permit is required for the residential care facility per Section 17.24.050, footnote 5.

The City's Zoning Code, Section 17.212.010, specifies the findings required for the special permit approval. In evaluating special permit proposals of this type, the Commission is required to make the following findings:

1. A special permit shall be granted upon sound principles of land use.

The granting of the special permit is based upon sound principles of land use in that the proposed use is consistent with the land use designation, has made efficient use of the property with the multi-story design, has designed the project with the residents security and well-being in mind, and has optimized the open space and recreation opportunities for the residents.

2. 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 project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the property will be securely fenced and will be gated at night and on weekends, the memory care wing will employ additional security measures to ensure the safety of the residents and will have specially trained and certified staff members. Furthermore, the facility will be separated from the adjacent single-family residences, to the east, by a six-foot tall decorative masonry wall, adequate parking will be provided for the apartments as well as for the care facility, and the project site has nearby transit stops for both rapid transit and light rail.

3. The 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 project is consistent with the Suburban Neighborhood High Density land use designation in that the Aging in Place residential facility allows a range of housing types and choices for the residents and the proximity to major transportation routes and nearby shopping is consistent with the urban form characteristics envisioned for this land use designation.

Plan Review-Medical Offices

The applicant proposes to construct four medical office buildings with a total area of approximately 44,000 square feet on the 2.8 net acre Office (OB) zoned parcel. Two building types are proposed. The two-story medical office buildings have footprints of 5,000 sq. ft. and the medical imaging buildings, comprising medical offices and imaging centers on two levels, have building footprints of 6,000 sq. ft. of which 3,200 sq. ft. per level is reserved for imaging

Two driveways provide access to the site, one off Bruceville Road and the other from Shasta Avenue. The contemporary, tower enhanced architecture complements the care facility and apartment buildings' design in massing, materials, and scale. The 12,000 sq. ft. medical imaging buildings areas comprise 6,400 sq. ft. of imaging area with the remaining 5,600 sq. ft. of building area devoted to medical offices and common areas (waiting, restrooms, stairs, foyers). The Floor Area Ratio in the Employment Center Low Rise has a requirement range of 0.25 to 1.0. The medical office and imaging project's F.A.R. is 0.36 which meets the requirement.

A total of 83 parking spaces are proposed to be shared among the four buildings. Because the parking provision is less than the required number of spaces the applicant has requested a special permit to waive required parking. The special permit to waive parking request, which is supported by staff, is addressed later in this report.

Per Section 17.24.050, footnote 18, of the Zoning Code, medical office development in the Office (OB) zone requires approval of a Plan Review. The Plan Review allows for the review of a proposed development plan to ensure, among other things, the proposed development is consistent with the general plan and any applicable community or specific plans; the utilities and infrastructure are sufficient to support the proposed development and are compatible with city standards; and the proposed development is compatible with surrounding development per Section 17.220.010 of the Zoning Code.

In approving the proposed development the following findings must be made:

1. The proposed development, including but not limited to the density of a proposed residential development, is consistent with the general plan and any applicable community or specific plan.

The proposed medical office use is consistent with the Employment Center Low Rise land use designation in that the development's F.A.R. of 0.36 is within the Floor Area Ratio range of 0.25-1.0. In addition, the medical complex design subscribes to the anticipated Employment Center Low urban form characteristics with two-story building design, lot coverage of less than 60 percent, and sidewalks located along the street to provide accessibility for pedestrians.

2. Facilities, including utilities, access roads, sanitation and drainage are adequate and consistent with city standards, and the proposed improvements are properly related to existing and proposed streets and highways.

Staff has determined the project complies with all applicable city policies related to facilities and infrastructure, and has included conditions of approval to ensure adequate drainage capacity and street frontage improvements.

3. The property involved is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback, parking area and other requirements of this title.

The design of the project complies with applicable setback, lot coverage, density, height and parking regulations, provided the entitlement requests to vary the setback, waive parking, and exceed the height are approved.

4. Approval of the plan review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties.

Approval of the plan review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties in that the project design, both site and architecture, were developed keeping adjacent uses in mind as well as establishing a street presence along Bruceville Road. By maintaining landscaping at appropriate heights, screening project lighting from adjacent properties and streets, and providing ongoing property maintenance, the project will enhance the streetscape and will provide employment opportunities for the area.

Access, Circulation and Parking

The project site is bounded by Bruceville Road on the west and by Shasta Avenue on the north. Vehicle access onto the site is available off both streets via two full movement driveways. There are 150 parking spaces provided within the gated facility for the senior residences and an additional 83 spaces provided for the medical offices and imaging centers. Covered parking has been provided for the independent living apartments along the southern portion of the site as well as for the two apartment buildings fronting on Shasta Avenue. The residential portion of the project is proposed to be gated at night as well as on weekends.

Table 1C: Parking		
Use	Required Parking	Parking Provided
Residential Care Facility	Determined by the Commission 86 assisted living beds + 66 memory care beds	69 spaces (9 spaces for management staff plus 1 space/2.5 beds)
Apartments	1.5 sp./unit plus 1 guest sp/15 units 76 units=114 + 5 guest sp= 119 rq'd spaces	81 spaces 1 space per unit plus 5 guest spaces

Medical Offices and Imaging	1 sp/200 sq.ft.= 220 spaces	83 spaces
Totals		233 spaces

Table 1D: Bicycle Parking			
Total parking provided	Required bicycle parking	Provided bicycle parking	Difference
150 spaces	Determined by the Commission	8	0
83 spaces	1 space/20 rq'd spaces	4	0

Vehicle Parking: According to the Zoning Code, the parking requirement for a residential care facility is determined by the Planning and Design Commission per Section 17.64.020 of the Zoning Code. The assisted living residences parking (including memory care beds) is provided at a ratio of one space per 2.5 beds plus employee parking for up to 9 management staff for a total parking space allocation of 69 spaces. The applicant has indicated they anticipate a maximum of 25 employees per shift with just nine of those employees (management) provided parking spaces on-site. The parking lot within the gated facility provides a total of 150 parking spaces, including 22 ADA accessible spaces for the apartments and the residential care facility.

Special Permits to Waive Parking

The standard parking requirement for apartments is 1.5 spaces per apartment plus one guest space per 15 apartment units. For this project, the parking requirement is 119 spaces (114 spaces @ 1.5 spaces/unit plus 5 guest spaces). The applicant proposes to provide 81 parking spaces or a ratio of one space per apartment plus five guest spaces. Reducing required multi-family parking spaces requires approval of a special permit to waive parking per Section 17.64.010(B) (1) of the City Code.

In the past, other senior living apartment projects have had parking waivers approved. The Arena Seniors senior living apartment complexes (P09-013), approved by the planning commission in 2008, allocated parking at a ratio of .75 spaces per unit. The parking ratio was developed with data from a parking study which analyzed the senior parking needs at other facilities run by their company during both the busiest and least busy parking times, 8 p.m. and noon, respectively. The applicant proposes to provide parking on a one to one apartment to parking space ratio plus five guest parking spaces within the gated facility.

The project's 44,000 sq. ft. medical office complex comprises two building types. One type has medical offices only with a 5,000 sq. ft. building footprint and the other is the combination of a 3,200 sq. ft. imaging center and lab with 2,800 sq. ft. of medical offices for a building footprint of 6,000 sq. ft. The parking ratio for medical offices is one space per 200 sq. ft. which would require the provision of 220 parking spaces.

The applicant has indicated the imaging and lab facilities would be limited to just two patients at any one time and has employed a ratio of 1 sp./1,600 sq. ft. for a total of eight spaces overall for the imaging and lab facilities. The remaining 76 parking spaces are provided at a ratio of 1 sp/410 sq. ft. of office area. Reducing required nonresidential parking requirements requires approval of a special permit to waive parking per Section 17.64.010(B)(2) of the Zoning Code.

The project site comprises two parcels, one with a proposed medical office use and the other comprising independent living apartments and a residential care facility. Under the special permit review for the residential care facility, the planning and design commission determines the appropriate amount of parking needed. However, the independent senior living apartments are not included in that review rather a separate special permit to waive parking is required. Because the medical office use is on a separate parcel, and the special permit runs with the land, a separate special permit to waive non-residential parking is required for the medical office use.

The City's Zoning Code, Section 17.212.010, specifies the findings required for the approval of a special permit. In evaluating special permit proposals of this type, the Commission is required to make the following findings:

1. A special permit shall be granted upon sound principles of land use.

The granting of the special permits is based upon sound principles of land use in that the proposed uses are consistent with the land use designations; the parking reduction is appropriate for the senior apartments because a majority of the units are one bedroom units thereby reducing the additional need for roommate parking, similar reductions have been approved for senior apartment projects, the site is within 1/3 of a mile of the Cosumnes River College light rail station, which terminates just north of the project site on Bruceville Road, and adequate guest parking has been provided.

The parking reduction is appropriate for the medical offices because it is anticipated many of the medical offices', imaging centers' and labs' clients will simply walk from the adjacent apartments and care facility, and many of the employees will take light rail or rapid transit given their proximity to the project site.

2. 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 project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that each apartment parking space will be assigned, other senior apartment complexes have shown a reduced need of 0.75 parking spaces

per apartment so there should be no overflow parking onto Shasta Avenue with the provision of 81 parking spaces, and the residential facility will be gated at night minimizing vandalism opportunities.

The medical office parking will not be detrimental nor result in a public nuisance in that almost 30 percent of the medical offices' floor area will be utilized for imaging and labs where the demand for parking is greatly reduced, the proximity of a residential care facility and senior apartments provides a client-base with little to no parking need because the residents can simply walk to the offices.

3. The 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 senior apartments are consistent with the Suburban Neighborhood High Density land use designation in that apartments are envisioned in the land use designation, and proximity to major transportation routes and facilities and shopping make the project consistent with the land use designation.

The medical offices are consistent with the general plan land use designation of Employment Center Low in that the two-story offices will generate employment opportunities, will provide medical support services for the residential care facilities residents as well as the apartments residents, and the medical office subscribes to the urban form characteristics of buildings three stories or less, lot coverage not exceeding 60 percent, and street adjacent sidewalks to provide pedestrian accessibility.

Variance to Reduce Parking Lot Maneuvering Standards

The project parking spaces were designed with a typical width of nine feet instead of the required 8 foot width to allow the residents additional "wobble-room" when parking. Many of the drive aisles have a reduced width of 24 feet, less than the required 26 feet however the additional parking space width compensates for the reduced drive aisle maneuvering width with additional maneuverability.

In order to reduce the maneuvering width standard, approval of a variance to vary from the development standard width of 26 and reduce the width to 24 feet is required per Section 17.64.030(I) of the Zoning Code.

- 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.

The granting of the variance is not a special privilege extended to one individual property owner. The circumstances are such that the same variance would be appropriate for any property owner facing similar circumstances in that the applicant proposes to reduce the maneuvering area to 24 feet and to increase the parking stall width to 9 feet to allow for smooth parking maneuvers and to compensate for the reduced maneuvering width.

B. 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 office use is permitted in the Office zone with the approval of a plan review and the residential care facility and apartments are allowed in the Multi-family (R-2B) zone with approval of a special permit.

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

Granting the variance will not be injurious to public welfare, nor to property in the project vicinity in that the applicant proposes to increase the parking stall width to compensate for the reduced maneuvering area.

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

The proposed maneuvering distance reduction is otherwise consistent with the purpose and intent of the zoning regulations in that the safety and proper functioning of the parking lot and adjacent properties is not impaired. Construction of the project is consistent with General Plan policy to promote sustainable development and land use practices in that the development has made efficient use of the land with the multi-story design, the provision of somewhat limited parking, and has optimized the open space areas with passive and active recreation opportunities.

Because of the provision of the additional parking stall width to facilitate ease of maneuvering, and the efficient use of the property, development-wise a unique hardship does exist and because there is a lack of harm to public safety, staff supports the variance request.

Variance to Reduce the Multi-family (R-2B) Rear Yard Setback

The rear yard setback requirement in the Multi-family (R-2-B) zone is 15 feet. Portions of the independent living apartment building encroach into the setback area by 2.5 feet and reduce the setback to 12.5 feet. In order for the building to be constructed within the rear yard setback area, as proposed, a variance is needed per Section 17.216.010 of the Zoning Code.

Variance to Exceed the Multi-family (R-2B) Height Allowance

The Independent Living apartment building has a 22.3' x 22.3' square skylight tower which provides natural light throughout the central atrium area on all three levels. While the building plate line does not exceed the 35 foot height limit, the top of the skylight does. The skylight exceeds the allowed skylight height exception of twenty percent or an additional seven feet per Section 17.60.040(A) of the Zoning Code with an overall

height of 49.5 feet. The tower extends approximately seven feet above the uppermost roof ridgeline of 42.5' Above Ground Level (AGL).

Table 1E			
Height and Area Standards for the Multi-family (R-2B) Zone			
Standard	Allowed/Required	Existing/Proposed	Deviation
Height	35'	49.5' for skylight tower	yes
Front yard setback	20'	20'	no
Interior side yard setback	5'	74'	no
Rear setback	15'	12.5'	yes
Lot coverage	na	na	na
Floor Area Ratio (FAR)	F.A.R. 0.35-1.5	0.76	no

As noted above, the project deviates from the Multi-family (R-2B) rear yard and height development standards.

Variance to Waive the 6' Tall Masonry Wall

There currently is no solid fencing proposed to separate the medical office complex from the adjacent residential care facility and apartment site. Because the medical office use abuts a residentially zoned parcel (R-2B) a six foot tall solid wall separation is required per Section 17.76.030(A) of the Zoning Code.

In order to construct the overall project as proposed, the applicant has requested variances to: reduce the required 15 foot setback requirement to 12.5 feet; to exceed the allowed 35 foot height standard with the construction of a skylight tower; and to waive the solid six foot tall wall requirement between the medical office complex and the residentially zoned property. Each request requires approval of a variance per Section 17.216.010 of the City Code.

In order to grant the requested variances, the following findings must be made:

1. 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.

Granting the setback variance does not constitute a special privilege extended to an individual property owner in that: reducing the setback to 12.5 feet for approximately one-half the building's length still provides sufficient light and air as well as a landscape buffer for the apartments' residents; a majority of the apartments have a minimum of 45' sq. ft. of private outdoor space in the form of either a patio or balcony; and a 6' tall

decorative wall will separate the apartments from the residential mixed-use and limited commercial zoned properties to the south;

Granting the height variance does not constitute a special privilege extended to an individual property owner in that just a small portion of the apartment building will exceed the allowed height and the tower will provide light and air through the three levels of the apartments' atrium area and the tower's design has minimal visually impact due to the transparency of a majority of the materials used.

Granting the wall variance does not constitute a special privilege extended to an individual property owner in that a 28 foot wide drive aisle will separate and buffer the uses, minimizing the need for the solid wall similar to if an alley separated the uses, which would negate the necessity of providing the solid wall separation, per Section 17.76.030(A) of the Zoning Code.

2. 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 uses are permitted subject to the approval of a special permit or a plan review and adherence to City development standards.

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

Granting the setback variance will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the setback area will be landscaped and irrigated, and there will be a solid six-foot tall decorative masonry wall separating the development from the vacant property to the south, and the area will be well-lit for security purposes with the lighting screened from adjacent properties and roadways.

Granting the height variance will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the tower is sufficiently setback from the building face and from adjacent properties so as to minimize visual impacts and will be constructed per City Building Code to maintain structural integrity.

Granting the wall variance will not be detrimental to the public welfare nor result in the creation of a public nuisance in that there will be no solid structure to pose a tempting target for taggers near the Bruceville Road frontage, sufficient buffer is provided between the uses with the 28 foot wide drive aisle, and the residential care facility will be securely fenced and gated, with the gates open during daylight hours and closed the remainder of the time.

4. 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.

The proposed development is otherwise consistent with the zoning regulations in that the safety and aesthetic of the area is not impaired. The proposed variances do not violate any applicable general plan policies.

Because of the unique circumstance and the lack of harm to public safety, staff has no objection to the variances to: reduce the rear yard setback in the Multi-family (R-2B Plan Review (R-2B-R) zone; to exceed the allowed building height in the Multi-family Plan Review (R-2B-R) zone; and to waive the required 6-foot tall masonry wall between the residential and medical office uses.

Building Design and Landscaping

The residential care facility and apartments campus comprises four well-articulated multi-story buildings. The contemporary upscale design belies the underlying quasi-institutional uses of the main building. The exterior building materials, massing, fenestration, and architectural accent materials combine to break the large building areas into smaller, more visually manageable and pedestrian scale areas. Each of the four buildings remains unique in design but in combination creates a unified campus in design and execution.

The landscape design helps create a more serene atmosphere within the residential compound with key placement of trees, shrubbery, and groundcover helping to screen the surrounding streets and uses and to provide privacy for the residents. The required fifty percent shading requirement is met through a combination of covered parking structures and tree shading with the overall shading percentage of approximately sixty percent.

Signage

The applicant has proposed a small, cast-iron medallion with the project name, as the residential care facility signage. The medallion would be included as part of the facility's wrought iron access gates as well as an insert in the monument wall along the west side of the parcel, in front of the main entryway. The applicant has not proposed any signage for the medical offices complex. The project will be conditioned to comply with the City's Sign Code.

Conclusion: Staff is in support of the Shasta Residential Care Facility, Apartments, and Medical Offices proposal because the project, as proposed, would allow residents living in the area the option of providing a home for their aging family members where they could "Age in Place". The project's location, proximate to a City park, library, light rail, transit, shopping, and community college, affords the residents diverse edification, education, entertainment, and transportation options, all of which are sustainable. The development has made efficient use of the land with the multi-story design, with the provision of somewhat limited parking, and has optimized the open space areas with passive and active recreation opportunities. The gating of the residential portion of the facility will help ensure the residents safety and the quality of the project design and

materials will foster and enhance the neighborhood identity. Therefore, staff recommends the Commission approve items A through K.

Respectfully submitted by:


KIMBERLY KAUFMANN-BRISBY
Associate Planner

Approved by:


LINDSEY ALAGOZIAN
Senior Planner

Recommendation Approved:

for 
GREGORY BITTER, AICP
Principal Planner

Attachments:

- Pg 23 Attachment 1 Recommended Findings of Fact and Conditions of Approval
- Pg 58 Exhibit 1-A Title Sheet
- Pg 59 Exhibit 1-B Code Analysis
- Pg 60 Exhibit 1-C Parcel Map
- Pg 61 Exhibit 1-D Site Plan
- Pg 62 Exhibit 1-E Pool Area Details
- Pg 63 Exhibit 1-F Site Plan Details
- Pg 64 Exhibit 1-G Main Building 1st Floor Plan
- Pg 65 Exhibit 1-H Main Building 2nd Floor Plan
- Pg 66 Exhibit 1-I Main Building 3rd Floor Plan
- Pg 67 Exhibit 1-J Main Building Roof Plan
- Pg 68 Exhibit 1-K Main Building East and West Elevations
- Pg 69 Exhibit 1-L Main Building Courtyard Elevations
- Pg 70 Exhibit 1-M Main Building North and South Elevations
- Pg 71 Exhibit 1-N Main Building Unit Type Floor Plans
- Pg 72 Exhibit 1-O Independent Living Apartment Building-1st and 2nd Floor Plans
- Pg 73 Exhibit 1-P Independent Living Apartments -3rd Floor and Roof Plans
- Pg 74 Exhibit 1-Q Independent Living Apartments -North and South Elevations
- Pg 75 Exhibit 1-R Independent Living Apartments – East and West Elevations
- Pg 76 Exhibit 1-S Independent Living Apartments-Unit type Floor Plans

- Pg 77 Exhibit 1-T 12 Unit Apartment Building Floor and Roof Plans and Elevations
- Pg 78 Exhibit 1-U Medical Offices Building Floor and Roof Plans and Elevations
- Pg 79 Exhibit 1-V Medical and Imaging Offices Floor and Roof Plans and Elevations
- Pg 80 Exhibit 1-W Landscape Plan
- Pg 81 Attachment 2 – Mitigation Monitoring Plan, Agreement and Mitigation Measures
- Pg 90 Attachment 2a – Comment Letters
- Pg 94 Attachment 3 – Land Use and Zoning Map

Attachment 1
City Planning and Design Commission Record of Decision
Recommended Findings of Fact and Conditions of Approval
Shasta Senior Residences, Care Facility, and Medical Offices (P09-025)

Findings Of Fact

A&B. Mitigated Negative Declaration and Mitigation Monitoring Program:

1. The Planning and Design Commission of the City of Sacramento finds as follows:

The Project initial study determined, based on substantial evidence, that the Project is an anticipated subsequent project identified and described in the 2030 General Plan Master EIR; that the Project is consistent with the 2030 General Plan land use designation and the permissible densities and intensities of use for the project site; that the discussions of cumulative impacts, growth inducing impacts, and irreversible significant effects in the Master EIR are adequate for the Project; and that the Project would have additional potentially significant environmental effects not previously examined in the Master EIR. Mitigation measures from the Master EIR were applied to the Project as appropriate, and revisions to the Project made by or agreed to by the Project applicant before the proposed mitigated negative declaration and initial study were released for public review were determined by City's Environmental Planning Services to avoid or reduce the potentially significant effects to a less than significant level, and, therefore, there was no substantial evidence that the Project as revised and conditioned may have a significant effect on the environment. A Mitigated Negative Declaration (MND) for the Project was then completed, noticed and circulated in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the Sacramento Local Environmental Procedures as follows:

a. On February 22, 2012 a Notice of Intent to Adopt the MND (NOI) dated February 22, 2012 was circulated for public comments for 30 days. The NOI was sent to those public agencies that have jurisdiction by law with respect to the proposed project and to other interested parties and agencies, including property owners within 500 feet of the boundaries of the proposed project. The comments of such persons and agencies were sought.

b. On February 22, 2012 the NOI was published in the Daily Recorder, a newspaper of general circulation, and on February 22, 2012 the NOI was posted in the office of the Sacramento County Clerk.

2. The Planning and Design Commission has reviewed and considered the information contained in the MND, including the initial study, the revisions and conditions incorporated into the Project, and the comments received during the public review process and the hearing on the Project. The Planning Commission has

determined that the MND constitutes an adequate, accurate, objective and complete review of the environmental effects of the proposed project.

6. Based on its review of the MND and on the basis of the whole record, the Planning and Design Commission finds that the MND reflects the Planning and Design Commission's independent judgment and analysis and that there is no substantial evidence that the Project will have a significant effect on the environment.

7. The Planning and Design Commission adopts the MND for the Project.

8. Pursuant to CEQA section 21081.6 and CEQA Guidelines section 15074, and in support of its approval of the Project, the Planning and Design Commission adopts the Mitigation Monitoring Program to require all reasonably feasible mitigation measures, including mitigation measures from the Master EIR as appropriate, be implemented by means of Project conditions, agreements, or other measures, as set forth in the Mitigation Monitoring Program.

9. Upon approval of the Project, the City's Environmental Planning Services shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

10. The documents and other materials that constitute the record of proceedings upon which the Planning and Design Commission has based its decision are located in the City of Sacramento Community Development Department, Environmental Planning Services, 300 Richards Boulevard, Sacramento, CA 95811-0218. The custodian of these documents and other materials is the Community Development Department, Environmental Planning Services.

C. The **Special Permit** to establish and operate a senior residential care facility with an approximate area of 112,850 square feet and 76 senior apartment units on approximately 5.98 net acres in the Multi-family Plan Review (R-2-B-R) zone within the Jacinto Creek Planning Area (JCPA) is approved subject to the following Findings of Fact:

1. The granting of the special permit is based upon sound principles of land use in that the proposed use is consistent with the land use designation, has made efficient use of the property with the multi-story design, has designed the project with the residents security and well-being in mind, and has optimized the open space and recreation opportunities for the residents.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the property will be securely fenced and will be gated at night and on weekends, the memory care wing will employ additional security measures to ensure the safety of the residents and will have specially trained and certified staff members,

and the facility will be separated from the adjacent single-family residences, to the east, by a six-foot tall decorative masonry wall, adequate parking will be provided for the apartments as well as for the care facility, and the project site has nearby transit stops for both rapid transit and light rail.

3. The project is consistent with the Suburban Neighborhood High Density land use designation in that the Aging in Place residential facility allows a range of housing types and choices for the residents and the proximity to major transportation routes and nearby shopping is consistent with the urban form characteristics envisioned for this land use designation.

D. The **Plan Review** of a four building medical complex comprising medical offices and imaging centers with an approximate area of 44,000 square feet on approximately 2.8 net acres in the Office (OB) zone within the Jacinto Creek Planning Area (JCPA) is approved subject to the following Findings of Fact:

1. The proposed medical office use is consistent with the Employment Center Low Rise land use designation in that the development's F.A.R. of 0.36 is within the Floor Area Ratio range of 0.25-1.0, the medical complex design subscribes to the anticipated Employment Center Low urban form characteristics with two-story building design, lot coverage of less than 60 percent, and sidewalks located along the street providing accessibility for pedestrians.
2. Staff have reviewed the proposal and found it to comply with all applicable city policies related to facilities and infrastructure, and have included conditions to ensure adequate drainage capacity and street frontage improvements.
3. The design of the project complies with applicable setback, lot coverage, density, height and parking regulations, provided the entitlement requests to vary the setback, waive parking, and exceed the height are approved.
4. Approval of the plan review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties in that the project design, both site and architecture, were developed keeping adjacent uses in mind as well as establishing a street presences along Bruceville Road. By maintaining landscaping at appropriate heights, screening project lighting from adjacent properties and streets, and providing ongoing property maintenance, the project will enhance the streetscape and will provide employment opportunities for the area.

E. The **Special Permit** to waive required parking for a residential care facility and apartments in the Multi-family Plan Review (R-2-B-R) zone within the Jacinto Creek Planning Area (JCPA) is approved subject to the following Findings of Fact:

1. The granting of the special permit is based upon sound principles of land use in that the proposed use is consistent with the land use designation; the parking reduction is appropriate for the senior apartments because a majority of the units are one bedroom units thereby reducing the additional need for roommate parking, similar reductions have been approved for senior apartment projects, the site is within 1/3 of a mile of the Cosumnes River College light rail station, which terminates just north of the project site on Bruceville Road, and adequate guest parking has been provided.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that each apartment will have an assigned parking space, other senior apartment complexes have shown a reduced need of 0.75 parking spaces per apartment so there should be no overflow parking onto Shasta Avenue with the provision of 81 parking spaces, and the residential facility will be gated at night minimizing vandalism opportunities.
3. The senior apartments are consistent with the Suburban Neighborhood High Density land use designation in that apartments are envisioned in the land use designation, and proximity to major transportation routes and facilities and shopping make the project consistent with the land use designation.

F. The **Special Permit** to waive required parking for a medical office and imaging facility in the Office (OB) zone within the Jacinto Creek Planning Area (JCPA) is approved subject to the following Findings of Fact:

1. The granting of the special permit is based upon sound principles of land use in that the proposed use is consistent with the land use designation. The parking reduction is appropriate for the medical offices because it is anticipated many of the medical offices', imaging centers' and labs' clients will simply walk from the adjacent apartments and care facility, and many of the employees will take light rail or rapid transit given their proximity to the project site.
2. The medical office parking will not be detrimental nor result in a public nuisance in that almost 30 percent of the medical offices' floor area will be utilized for imaging and labs where the demand for parking is greatly reduced, the proximity of a residential care facility and senior apartments provides a client-base with little to no parking need because the residents can simply walk to the offices.
3. The medical offices are consistent with the general plan land use designation of Employment Center Low in that the two-story offices will generate employment opportunities, will provide medical support services for the residential care facilities residents as well as the apartments residents, and the medical office subscribes to the urban form

characteristics of buildings three stories or less, lot coverage not exceeding 60 percent, and street adjacent sidewalks to provide pedestrian accessibility.

G. The **Variance** to reduce the required 26 foot vehicle maneuvering distance to 24 feet in the Multi-family Plan Review (R-2-B-R) zone is approved subject to the following Findings of Fact:

1. The granting of the variance is not a special privilege extended to one individual property owner. The circumstances are such that the same variance would be appropriate for any property owner facing similar circumstances in that the applicant proposes to reduce the maneuvering area to 24 feet and to increase the parking stall width to 9 feet to allow for smooth parking maneuvers and to compensate for the reduced maneuvering width.
2. No use variance is requested; the residential care facility and apartments are allowed in the Multi-family (R-2B) zone with approval of a special permit.
3. Granting the variance will not be injurious to public welfare, nor to property in the project vicinity in that the applicant proposes to increase the parking stall width to compensate for the reduced maneuvering area.
4. The proposed maneuvering distance reduction is otherwise consistent with the purpose and intent of the zoning regulations in that the safety and proper functioning of the parking lot and adjacent properties is not impaired. Construction of the project is consistent with General Plan policy to promote sustainable development and land use practices in that the development has made efficient use of the land with the multi-story design, the provision of somewhat limited parking, and has optimized the open space areas with passive and active recreation opportunities.

H. The **Variance** to reduce the required 26 foot vehicle maneuvering distance to 24 feet Office (OB) zone is approved subject to the following Findings of Fact:

1. The granting of the variance is not a special privilege extended to one individual property owner. The circumstances are such that the same variance would be appropriate for any property owner facing similar circumstances in that the applicant proposes to reduce the maneuvering area to 24 feet and to increase the parking stall width to 9 feet to allow for smooth parking maneuvers and to compensate for the reduced maneuvering width.
2. No use variance is requested; the office use is permitted in the Office zone with the approval of a plan review.

3. Granting the variance will not be injurious to public welfare, nor to property in the project vicinity in that the applicant proposes to increase the parking stall width to compensate for the reduced maneuvering area.
4. The proposed maneuvering distance reduction is otherwise consistent with the purpose and intent of the zoning regulations in that the safety and proper functioning of the parking lot and adjacent properties is not impaired. Construction of the project is consistent with General Plan policy to promote sustainable development and land use practices in that the development has made efficient use of the land with the multi-story design, the provision of somewhat limited parking, and has optimized the open space areas with passive and active recreation opportunities.

I. The **Variance** to reduce the required 15 foot rear yard setback to 12.5 feet in the Multi-family Plan Review (R-2B-R) zone is approved subject to the following Findings of Fact:

1. Granting the setback variance does not constitute a special privilege extended to an individual property owner in that: reducing the setback to 12.5 feet for approximately one-half the building's length still provides sufficient light and air as well as a landscape buffer for the apartments' residents; a majority of the apartments have a minimum of 45' sq. ft. of private outdoor space in the form of either a patio or balcony; and a 6' tall decorative wall will separate the apartments from the residential mixed-use and limited commercial zoned properties to the south.
2. No use variance is requested; the proposed use is permitted subject to the approval of a special permit or a plan review and adherence to City development standards.
3. Granting the setback variance will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the setback area will be landscaped and irrigated, and there will be a solid six-foot tall decorative masonry wall separating the development from the vacant property to the south, and the area will be well-lit for security purposes with the lighting screened from adjacent properties and roadways.
4. The proposed development is otherwise consistent with the zoning regulations in that the safety and aesthetic of the area is not impaired. The proposed variances do not violate any applicable general plan policies.

J. The **Variance** to exceed the allowed 35 foot height limit for an apartment building's skylight tower in the Multi-family Plan Review (R-2-B-R) zone is approved subject to the following Findings of Fact:

1. Granting the height variance does not constitute a special privilege extended to an individual property owner in that just a small portion of the apartment building will exceed the allowed height, the tower will provide light and air through the three levels of the apartments' atrium area, and the tower's design has minimal visually impact due to the transparency of a majority of the materials used.
2. No use variance is requested; the proposed use is permitted subject to the approval of a special permit or a plan review and adherence to City development standards.
3. Granting the height variance will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the tower is sufficiently setback from the building face and from adjacent properties so as to minimize visual impacts and will be constructed per City Building Code to maintain structural integrity.
4. The proposed development is otherwise consistent with the zoning regulations in that the safety and aesthetic of the area is not impaired. The proposed variance does not violate any applicable general plan policies.

K. The **Variance** to waive the required 6-foot tall masonry wall between the medical office and residential uses is approved subject to the following Findings of Fact:

1. Granting the wall variance does not constitute a special privilege extended to an individual property owner in that a 28 foot wide drive aisle will separate and buffer the uses, minimizing the need for the solid wall similar to if an alley separated the uses, which would negate the necessity of providing the solid wall separation, per Section 17.76.030(A) of the Zoning Code.
2. No use variance is requested; the proposed uses are permitted subject to the approval of a special permit or a plan review and adherence to City development standards.
3. Granting the wall variance will not be detrimental to the public welfare nor result in the creation of a public nuisance in that there will be no solid structure to pose a tempting target for taggers near the Bruceville Road frontage, sufficient buffer is provided between the uses with the 28 foot wide drive aisle, and the residential care facility will be securely fenced and gated, with the gates open during daylight hours and closed the remainder of the time.
4. The proposed development is otherwise consistent with the zoning regulations in that the safety and aesthetic of the area is not impaired.

The proposed variances do not violate any applicable general plan policies.

Conditions Of Approval

C. The **Special Permit** to establish and operate a senior residential care facility and 76 senior apartment units on approximately 5.98 net acres is hereby approved subject to the following conditions of approval:

Planning:

1. The applicant shall obtain all required building permits prior to commencing construction.
2. This approval is for the construction and operation of a 126 unit (152 bed) residential care facility and 76 unit apartment complex.
3. The project shall substantially conform to the approved plans as shown on the attached exhibits, except as conditioned in this approval (P09-025). Any modification to the project shall be subject to the review and approval of Planning staff (and may require additional entitlements) prior to the issuance of building permits.
4. The applicant shall comply with all mitigation measures in the Mitigation Monitoring Plan under P09-025.
5. The applicant shall paint electrical meters/cabinets, telephone connection boxes and other utility appurtenances to match the building to which they are attached, to the satisfaction of the Planning Director.
6. All vehicle gates shall remain open during weekday business hours from 7 a.m. to 6 p.m., Monday through Friday.
7. Pedestrian connections shall be provided as shown on the site plan (Exhibit 1-D). The pedestrian pathways shall be delineated with special paving treatment when located within driveway, drive aisles, and parking areas.
8. The applicant shall adopt a "Good Neighbor Policy", including providing the adjacent residents the manager on duty's contact information-cell phone number, and the owner/operator's contact information for after-hours- in case problems arise associated with the care facilities operations. The contact information shall be kept up-to-date and the contact number shall connect with a responsible person any time of the day or night. An annual meeting with the neighbors shall be initiated and organized by the applicant. The meetings shall serve as a forum for the neighbors and the applicant to discuss ongoing care facility issues and to develop solutions for same.

9. The landscaping on the east side of the Shasta Avenue driveway shall be revised to include a minimum of three medium to large, low water use shade trees. The trees shall be selected from the City's approved shade tree list. After the plan is revised the applicant/owner shall submit detailed landscape and irrigation plans to the Planning Division for review and approval prior to issuance of a building permit. Landscape plans shall indicate quantity, size, and species of each plant and tree;
10. All rooftop mechanical equipment shall be screened from view. All rooftop mechanical and communications equipment shall be completely screened from view from public streets and the adjacent properties when at grade level by the building parapet, and/or architectural projections that are integral to the building design.
11. Continuous 6" high, 6" wide concrete curbing shall be provided around all planter areas within or adjacent to parking lots and driveways;
12. Screening shrubbery shall be planted where parking areas are adjacent to public streets as determined by the Planning Director;
13. All drainage swales shall be automatically irrigated (drip irrigation) and landscaped with drought tolerant plants and shrubbery as allowed by the Dept. of Utilities.
14. All landscaping shall be automatically irrigated.
15. Landscaping shall be provided, as allowed, to screen ground-mounted mechanical equipment, backflow preventors, transformers, and other similar appurtenances to the satisfaction of the Planning Director.
16. Adequate spacing shall be provided between the trees to allow the trees to obtain full maturity growth potential. All landscaped area soil surfaces shall be covered with living drought tolerant groundcover within two years of installation. If groundcover is not indicated beneath the trees a covering 6" deep with mulch shall be applied and maintained in perpetuity beneath and around the trees to an average diameter of six feet around the base of each tree.
17. The project shall comply with the fifty percent shading requirement (Section 17.64.030(H) of the Zoning Code) for all parking and maneuvering areas, be fully automatically irrigated and landscaped with a mix of at least six different (minimum 15 gallon size) tree types (genera), from the City's approved tree list, throughout the required shading area (staff recommends the landscaping plan include no more than 20 percent oak trees). All planter soil surfaces shall be covered with living groundcover within two years of installation unless not indicated by the Urban Forest staff

18. The owner/operator shall maintain the grounds and landscaped areas in a clean, weed free and groomed manner. Landscaping shall be replaced with live, healthy plants, trees and shrubs as needed if original landscaping dies;
19. All landscaping shall be maintained so that ground cover plants and shrubs do not exceed a maximum height of thirty inches (30") except where climbing vines are indicated; and tree limbs shall be trimmed (at maturity) so they hang no lower than six feet (6') above grade level at maturity.
20. The placement of walls, gates/openings, fencing and the vehicular access points shall conform to the site plan. Any modifications may require additional staff review and/or a Plan Review modification.
21. Prior to the issuance of building permits details of the 6' tall solid decorative masonry wall proposed to separate the residential care facility from the adjacent residential uses to the east and along the south property line shall be submitted to the planning director for review and approval prior to construction. The decorative masonry wall shall be interrupted at regular intervals by column/pilasters topped with pre-cast concrete caps shall be constructed at a maximum spacing of 50' – 75' along the entirety of the wall length. Said six foot wall, however, shall not extend into any required front yard or street side yard setbacks areas of the project site or adjacent residential developments
22. The trash enclosure shall be constructed of concrete block or similar masonry material and finished with material compatible in color and texture to the buildings' façades.
23. The trash enclosure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines and the landscaping shall be automatically irrigated.
24. Lighting fixtures shall be of a high quality decorative design, having a color and style, which is compatible with the building architecture, as determined by the Planning Director.
25. Lighting shall be designed so as not to produce hazardous and/or annoying glare to motorists on Bruceville Road and Shasta Avenue, adjacent residences, or the general public.
26. Adequate overall exterior site lighting shall be installed and shall be coordinated with the landscaping plan so there is minimal interference between the light standards and required illumination and the trees and required shading. Project lighting shall be provided as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space during business hours and .25 foot-candles of minimum maintained illumination per square foot of surface on any walkway, alcove, passageway, from one-half hour before dusk to one-half hour after dawn. All light fixtures are to be vandal-resistant. On-site lighting shall

be shielded from adjacent parcels and the street so the on-site illumination will not shine on to, or impact the adjacent residential properties or the street.

27. Parking design shall be provided as required by the Zoning Ordinance and as approved to vary from the development standards. A minimum of 150 parking spaces shall be provided including the required number of ADA accessible spaces. Of the 150 spaces, 81 spaces shall be assigned to the apartments. The remaining 69 spaces shall be labeled for the residential care facility's use.
28. Prior to the issuance of the Certificate of Occupancy, the applicant shall revise the Site and Landscaping plans to include eight bicycle parking spaces of which four must be Class I bicycle lockers located in a secure and readily visible area. The remaining bicycle parking spaces may be Class I, II or III. Submit the revised plans to the planning director for review and approval. The bicycle parking space(s) shall be placed in secure, well lit areas near building entrances and shall be installed prior to the issuance of the Certificate of Occupancy for the residential care facility or the apartments, whichever is completed first.
29. The project shall comply with the City's Sign Ordinance (Chapter 15).
30. Lighting levels shall be as follows: All open parking lots and carports shall be provided with a minimum maintained one foot-candle of light as measured at the parking surface, 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. (Title 15.80.020)
31. Lighting fixtures shall be of a high quality decorative design, having a color and style, which is compatible with the building architecture, as determined by the Planning Director.
32. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.

Management & Security:

33. The applicant shall install exterior video cameras to be placed in the parking lots, on entrance doors, and in hallways.
34. Aisles, passageways and recesses related to and within the complex shall be illuminated with an intensity of at least twenty-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. (Title 15.80.020)
35. City apartment addressing standards shall be followed by the applicant.

36. Parking spaces shall be steam cleaned at a minimum of twice per year.
37. Visitor parking shall be strictly enforced.
38. The applicant shall sign an agreement delegating the sworn employees of the Sacramento Police Department to act as the applicant's agent for the sole purpose of enforcing Section 602(k) of the California Penal Code and the applicant agrees to properly post project property, aid in the investigation and prosecution of such cases. The posting shall consist of notices, in block letters, with the wording:

NO TRESPASSING
VIOLATORS WILL BE PROSECUTED
UNDER 602(K) C.P.C.
39. Live-in on-site management shall be provided and shall reside onsite full-time.
40. Owner/Operator shall post and maintain signage on the premises that provides the phone number to contact maintenance staff. Signage shall be subject to approval by the Planning Director.
41. Owner/Operator shall conduct periodic inspections, not less than monthly, of the exterior of all buildings, fencing, masonry walls, trash enclosures, and recreation facilities.
42. Owner/Operator shall establish and conduct a regular program of routine maintenance for the property. Such a program shall include common areas and scheduled repainting, replanting and other similar activities that typically require attention at periodic intervals but not necessarily continuous. Owner/Operator shall repaint or retreat all painted or treated areas at least once every 8 years; provided that the Planning Director may approve less frequent painting or retreatment upon a determination that less frequent repainting or retreatment is appropriate, given the nature of the materials used or other factors. The program shall be subject to review and approval by the Planning Director.
43. Owner/Operator shall maintain landscaping and irrigation in a health and serviceable condition.
44. Owner/Operator shall indicate and maintain all locations of parking stalls for handicapped/disabled access and strictly enforce rules related thereto.
45. Copies of the signed affidavit, project conditions of approval and exhibits shall be included on full-size plan sheet(s) as part of the Building Permit plan check submittal.

Department of Public Works

46. 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. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Department of Public Works;
47. The applicant shall dedicate sufficient right of way and construct full frontage improvements along Bruceville Road. Bruceville Road construction shall be consistent with the City's 6-lane arterial standard with separated sidewalks and bike lanes. The construction of Bruceville Road shall be per City standards and to the satisfaction of the Department of Public Works;
48. The applicant shall dedicate and construct full frontage improvements along Shasta Avenue per the JCPA plan as a 54-foot roadway section with separated sidewalks to the satisfaction of the Department of Public Works;
49. The applicant shall coordinate with Regional Transit (RT) on relocating the existing bus stop along the Bruceville Road frontage within the area proposed for the main access driveway (Calvine Road intersection). The applicant shall dedicate and construct a continuous bus turn-out / right turn lane (for Shasta Avenue) for the bus stop adjacent to the subject site on Bruceville Road to the satisfaction of the Department of Public works;
50. The applicant shall dedicate sufficient right-of-way (If necessary) and modify/reconstruct the exiting median along Bruceville Road at the intersection with Calvine Road. The modification/reconstruction of the median is to install a left turn pocket (on Bruceville Road, south bound) to the site's main driveway to provide left turn access to the site from the existing signal. The construction of the left turn pocket shall be to the satisfaction of the Department of Public Works;
51. The applicant shall construct the fourth leg of the existing intersection of Bruceville Road and Calvine Road per City standards and to the satisfaction of the Department of Public Works. The modification to the existing signal and construction shall include all needed striping, signage, equipment, mast arms, signal heads, etc to accommodate the creation of a forth leg to the satisfaction of the Department of Public Works;
52. The applicant shall submit a signal design concept report (SCDR) per section 15.18 of the City's Design and Procedures Manual to the Department of Public Works for review and approval prior to the submittal of any improvement plans involving traffic signal work. The SCDR provides crucial geometric information for signal design and should be started as early as possible to avoid delays

- during the plan check process. There will be modifications to the existing signal at Calvine Road and Bruceville Road to accommodate the proposed fourth leg of the intersection, which includes modifications to the signal timing, installation of mast arms, electrical work, etc;
53. Private reciprocal ingress, egress, maneuvering and parking easements are required for future development of the proposed project area. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, maneuvering, and parking easement shall be conveyed to and reserved from Parcels 1 and 2, at no cost, at the time of sale or other conveyance of either parcel;
 54. All of the proposed internal gates shall remain open during the medical buildings business hours, or from 7AM to 6PM. The gates shall remain open to ensure adequate access to the independent living and assisted living portion of the site;
 55. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned;
 56. The Applicant shall participate in the JCPA Financing Plan;
 57. Improvement plans shall be consistent with the Infrastructure and Utilities Plan, and the Drainage Master Plan that will provide for ultimate development of the Jacinto Creek Planning Area (JCPA);
 58. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works. The proposed driveway on Bruceville Road shall be constructed with one inbound lane and two outbound lanes (one left turn lane and one through-right shared lane) consistent with the traffic analysis;
 59. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp along the site's frontage that does not meet current A.D.A. standards to the satisfaction of the Department of Public Works;
 60. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance);
 61. 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 Public Works;

Department of Utilities

The following are conditions for the **Special Permit** to develop and then operate a residential care facility within a senior residential development comprising independent living, assisted living, and memory care facilities and medical offices within the JCPA that shall be approved by the Department of Utilities prior to issuance of a building permit:

62. Applicant shall participate in the Jacinto Creek Planning Area (JCPA) Finance Plan and pay all required fees.
63. Provide standard subdivision improvements pursuant to Section 16.48.110 of the City Code. Improvement plans shall be consistent with the JCPA Infrastructure and Utilities Plan, and the JCPA Drainage Master Plan that will provide for the ultimate development of the Jacinto Creek Planning Area.
64. Per the JCPA Infrastructure and Utilities Plan, the applicant shall construct a 12-inch water main in Bruceville Blvd from the existing 12-inch water main to the south of the project boundary.
65. Per City Code 13.04.070 and the Department current Tap Policy, commercial lots may have more than one domestic tap. (Note: No tap shall be connected to the existing 24-inch transmission water main in Bruceville Road.)
66. Each parcel shall have a separate, metered irrigation service; provided that an owner or entity possessing an easement or other property right authorizing a common irrigation service for multiple parcels may request a common irrigation service for such parcels, and the DOU may, in its sole discretion, approve a Utility Service Agreement to provide a common irrigation service, on such terms and conditions as may be determined by the DOU.
67. Multiple fire services are allowed per parcel and may be required.
68. Per Sacramento City Code, the point of service for water and drainage service is located at the public street right-of-way. The on-site water and storm drainage systems shall be private systems.
69. The applicant shall grant and reserve easements as needed, for water, drainage and sanitary sewer facilities, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Final Map: "Reciprocal easements for ingress/egress, parking, utilities, drainage, water and sanitary sewer facilities, and surface storm drainage shall be granted and reserved, as necessary and at

no cost, at or before the time of sale or conveyance of any parcel shown in this map.”

70. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
71. Prepare a drainage study for this development consistent with the JCPA Drainage Master Plan for the review and approval of the Department of Utilities. (According to the JCPA, approximately 5.3 acres drain to the existing 36” storm drainage main in Shasta Avenue. The remaining ±1-acre for this project is required to drain to Bruceville Road). The 10-year and 100-year HGLs shall be shown on the improvement plans. The 10-year HGL shall be no higher than 6 inches below the lowest DI. Finished floor elevations shall be a minimum of 1.5’ above the 100-year HGL and 1.7’ above the controlling overland release elevation.
72. Per City Code, the Subdivider may not develop the project in anyway 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 DOU. 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 and Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney
73. 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. At a minimum, one-foot off-site contours within 100’ of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
74. 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.
75. This project is greater than 1 acre, therefore the project is required to comply with the State “NPDES General Permit for Stormwater Discharges Associated with Construction Activity” (State Permit).
76. 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 not serve by a regional water

quality control facility and is greater than 1 acre, both source controls and on-site treatment control measures are required. On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages. Improvement plans must include the source controls and on-site treatment control measures selected for the site. Refer to the latest edition of the "Guidance Manual for On-site Stormwater Quality Control Measures" for appropriate source control and onsite treatment control measures.

77. Show all existing easements on the improvement plans.

Utilities Advisories:

- a. The proposed development is located within Sacramento Area Sewer District (SASD). Satisfy all SASD requirements.
- b. Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems. 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 on-site fire suppression and domestic water system.
- c. The proposed project is located in the Flood zone designated as an 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 February 18, 2005. Within the X zone, there are no requirements to elevate or flood proof.

Department of Parks and Recreation

78. Maintenance District: Prior to issuance of a Building Permit, the applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), annex the project into an existing parks maintenance district or otherwise mitigate the project impact to the satisfaction of the City. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Public Improvement Financing, Special Districts Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.)

Department of Parks and Recreation Advisories:

- a. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

1. 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 \$308,148. This is based on 76 independent care living units (multi-family residential) at the standard rate of \$3,250 per unit and a total of 156,790 square feet of commercial services (112,790 square feet for the Main Building and 44,000 square feet for the two medical buildings and two imaging centers) at the standard rate of \$0.39 per square foot. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
2. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

Sacramento Area Sewer District (SASD):

79. Connection to the District's sewer system shall be required to the satisfaction of the District. District Design Standards apply to any on and off-site sewer construction.
80. Each parcel with a sewage source shall have a separate connection to the District public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or the District public sewer line.
81. In order to obtain sewer service, construction of District sewer infrastructure may be required.
82. Sewer easements may be required. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. The District will provide maintenance only in public right-of-ways and in easements dedicated to the District.
83. The District requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis.
84. All structures along private drives shall have a minimum 10-foot setback (measured horizontally from edge of collector pipe to edge of structure) so that the District can properly maintain the sewer line.

SASD Advisories:

- a. Any use of District sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.
- b. Developing this property will require the payment of sewer impact fees. Impact fees for the District shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

Fire Department Advisories:

- a. All turning radii for fire access shall be designed as 35' inside and 55' outside. This shall be required at all driveways, within the parking lot (including gate entrances) to the parcel. When leaving the loading/unloading area of the main building, the curb located on the driver side of the driveway doesn't meet this requirement.
- b. Vehicle gates shall provide unobstructed 20' wide and have 13'6" vertical clearance. Gates shall be AC powered and provided with key override switch (Knox), and radio operated controller (Click2Enter). Man gates shall be capable of use with the Sacramento Fire Department Key Box key. All gates shall be constructed in a manner that will not impede or limit fire department turning radius requirements. Gates shall be installed to the satisfaction of the Sacramento Fire Department.
- c. Canopy located at the main building shall be provided with 13'6" vertical clearance.
- d. 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.
- e. 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
- f. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105.
- g. 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.

- h. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 508.4
- i. 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) make sure exterior walls at the rear of the independent living bldg #1 will meet this requirement. If 150' hose pull can't be achieved, the installation of dry standpipes will be required.
- j. Provide appropriate Knox access for site
- k. 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.
- l. 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.
- m. 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.
- n. 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
- o. Provide at least 5' setback for second story and 8' setback for third 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

Building Division Advisories:

- a. Specify building construction type for each building (to be noted that type IV is heavy timber construction).
- b. Specify occupancy group for each building per Chapter 3 of CBC.
 - 1. Skilled Nursing, I-2, Assisted Living Facility could be R-2.1 if skilled nursing is not provided.
 - 2. Medical buildings could be either I-2 or B depending on the level of medical services provided. (If defined as I-2 occupancies, plan review and permits must

be obtained from OSHPD) *Check with the State Department of Public Health and State Department of Social Services for level of services required.*

- c. Fire-resistance rating requirements for building elements, & fire-resistance rating requirements for exterior walls based on fire separation distance (set back distance from property line to exterior wall of a building) shall comply with 2010 CBC Tables 601, & 602, respectively.
- d. Provide allowable building height & building areas per CBC Table 503, & also the main building shall be based on mixed use & occupancy & clearly specify either non-separated occupancies or separated occupancies per CBC section 508.
- e. A Conveyance of Easement will be required for common utilities that cross property lines.
- f. Property owner's association will be required for maintenance of common utilities.
- g. Accessibility requirements in terms of accessible route, accessible parking, & adaptable dwelling units etc. shall comply with 2010 CBC Chapter 11A. Multistory dwelling units shall comply with CBC sections 1106A.
- h. I-2 occupancy shall comply with code provisions in CBC section 407.
- i. I-2 & R-2.1 occupancies shall comply with special provisions in CBC section 425.
- j. Common path of egress travel shall not exceed 75 feet per CBC section 1014.3.
- k. Dead end in corridors shall not be more than 20 feet per CBC section 1018.4.
- l. Provide exiting plan to each stair, & show maximum travel distance per CBC Table 1016.1.
- m. Two exits are required in dining room (2,070 sf), & auditorium (2,403 sf) in A-3 assembly occupancy.
- n. Parking facilities shall have a minimum vertical clearance of 8 feet 2 inches from floor to the lowest projection from the ceiling per CBC section 1109A.1.
- o. In new construction the elevator or lift shall be provided with 200 feet of travel of each stair per CBC section 1103B.2.
- p. Provide 18" minimum on the strike side of main entry door of dwelling unit per CBC section 1126A.3.2.

The above comments are code requirements and cannot be waived.

Solid Waste Advisory:

Project must meet the requirements outlined in Sacramento City Code Chapter 17.72.

I. The **Variance** to reduce the required 15 foot rear yard setback to 12.5 feet in the Multi-family Plan Review (R-2B-R) zone is hereby approved subject to the following condition of approval:

1. The independent senior living apartment building may extend into the rear yard setback area no more than 2.5 feet, reducing the distance between the building and the property line to no less than 12.5 feet.

J. The **Variance** to exceed the allowed 35 foot height limit for an apartment building's skylight tower is hereby approved subject to the following condition of approval:

1. The independent senior living apartment building's skylight tower may not exceed 49.5 feet in height.

- D.** The **Plan Review** of a four building, 44,000 square foot medical complex comprising medical offices and imaging centers on approximately 2.8 net acres is hereby approved subject to the following conditions of approval:

Planning:

1. The applicant shall obtain all required building permits prior to commencing construction.
2. This approval is for the construction and operation of a four building, 44,000 sq. ft. medical office complex.
3. The project shall substantially conform to the approved plans as shown on the attached exhibits, except as conditioned in this approval (P09-025). Any modification to the project shall be subject to the review and approval of Planning staff (and may require additional entitlements) prior to the issuance of building permits.
4. The applicant shall comply with all mitigation measures in the Mitigation Monitoring Plan under P09-025.
5. The applicant shall paint electrical meters/cabinets, telephone connection boxes and other utility appurtenances to match the building to which they are attached, to the satisfaction of the Planning Director.
6. Pedestrian connections shall be provided as shown on the site plan (Exhibit 1-D). The pedestrian pathways shall be delineated with special paving treatment when located within driveway, drive aisles, and parking areas.
7. The applicant shall adopt a "Good Neighbor Policy", including providing the property manager on duty's contact information-cell phone number, and the owner/operator's contact information for after-hours- in case problems arise associated with the building operations. The contact information shall be kept up-to-date and the contact number shall connect with a responsible person any time of the day or night.
8. All rooftop mechanical equipment shall be screened from view. All rooftop mechanical and communications equipment shall be completely screened from view from public streets and the adjacent properties when at grade level by the building parapet, and/or architectural projections that are integral to the building design.
9. Continuous 6" high, 6" wide concrete curbing shall be provided around all planter areas within or adjacent to parking lots and driveways;
10. Screening shrubbery shall be planted where parking areas are adjacent to public streets as determined by the Planning Director;

11. All drainage swales shall be automatically irrigated (drip irrigation) and landscaped with drought tolerant plants and shrubbery as allowed by the Dept. of Utilities.
12. All landscaping shall be automatically irrigated.
13. Landscaping shall be provided, as allowed, to screen ground-mounted mechanical equipment, backflow preventors, transformers, and other similar appurtenances to the satisfaction of the Planning Director.
14. Adequate spacing shall be provided between the trees to allow the trees to obtain full maturity growth potential. All landscaped area soil surfaces shall be covered with living drought tolerant groundcover within two years of installation. If groundcover is not indicated beneath the trees a covering 6" deep with mulch shall be applied and maintained in perpetuity beneath and around the trees to an average diameter of six feet around the base of each tree.
15. The project shall comply with the fifty percent shading requirement (Section 17.64.030(H) of the Zoning Code) for all parking and maneuvering areas, be fully automatically irrigated and landscaped with a mix of at least six different (minimum 15 gallon size) tree types (genera), from the City's approved tree list, throughout the required shading area (staff recommends the landscaping plan include no more than 20 percent oak trees). All planter soil surfaces shall be covered with living groundcover within two years of installation unless not indicated by the Urban Forest staff
16. The owner/operator shall maintain the grounds and landscaped areas in a clean, weed free and groomed manner. Landscaping shall be replaced with live, healthy plants, trees and shrubs as needed if original landscaping dies;
17. All landscaping shall be maintained so that ground cover plants and shrubs do not exceed a maximum height of thirty inches (30") except where climbing vines are indicated; and tree limbs shall be trimmed (at maturity) so they hang no lower than six feet (6') above grade level at maturity.
18. The placement of walls, gates/openings, fencing and the vehicular access points shall conform to the site plan. Any modifications may require additional staff review and/or a Plan Review modification.
19. Prior to the issuance of building permits details of the 6' tall solid decorative masonry wall proposed to separate the medical complex from the properties to the south shall be submitted to the planning director for review and approval prior to construction. The decorative masonry wall shall be interrupted at regular intervals by column/pilasters topped with pre-cast concrete caps shall be constructed at a maximum spacing of 50' – 75' along the entirety of the wall length. Said six foot wall, however, shall not extend into any required front yard or street side yard setbacks areas of the project site.

20. The trash enclosure shall be constructed of concrete block or similar masonry material and finished with material compatible in color and texture to the buildings' façades.
21. The trash enclosure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines and the landscaping shall be automatically irrigated.
22. Lighting fixtures shall be of a high quality decorative design, having a color and style, which is compatible with the building architecture, as determined by the Planning Director.
23. Lighting shall be designed so as not to produce hazardous and/or annoying glare to motorists on Bruceville Road and Shasta Avenue, adjacent residences, or the general public.
24. Adequate overall exterior site lighting shall be installed and shall be coordinated with the landscaping plan so there is minimal interference between the light standards and required illumination and the trees and required shading. Project lighting shall be provided as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space during business hours and .25 foot-candles of minimum maintained illumination per square foot of surface on any walkway, alcove, passageway, from one-half hour before dusk to one-half hour after dawn. All light fixtures are to be vandal-resistant. On-site lighting shall be shielded from adjacent parcels and the street so the on-site illumination will not shine on to, or impact the adjacent residential properties or the street.
25. Parking design shall be provided as required by the Zoning Ordinance and as approved to vary from the development standards. A minimum of 83 parking spaces shall be provided including the required number of ADA accessible spaces.
26. Prior to the issuance of the Certificate of Occupancy, the applicant shall revise the Site and Landscaping plans to include four bicycle parking spaces of which two must be Class I bicycle lockers located in a secure and readily visible area. The remaining bicycle parking spaces may be Class I, II or III. Submit the revised plans to the planning director for review and approval. The bicycle parking space(s) shall be placed in secure, well lit areas near building entrances and shall be installed prior to the issuance of the Certificate of Occupancy for the first medical office building.
27. The project shall comply with the City's Sign Ordinance (Chapter 15).
28. Lighting levels shall be as follows: All open parking lots and carports shall be provided with a minimum maintained one foot-candle of light as measured at the parking surface, 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. (Title 15.80.020)

29. Lighting fixtures shall be of a high quality decorative design, having a color and style, which is compatible with the building architecture, as determined by the Planning Director.
30. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.

Management & Security:

31. The applicant shall install exterior video cameras to be placed in the parking lots, on entrance doors, and in hallways.
32. Aisles, passageways and recesses related to and within the complex shall be illuminated with an intensity of at least twenty-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. (Title 15.80.020)
33. Parking spaces shall be steam cleaned at a minimum of twice per year.
34. The applicant shall sign an agreement delegating the sworn employees of the Sacramento Police Department to act as the applicant's agent for the sole purpose of enforcing Section 602(k) of the California Penal Code and the applicant agrees to properly post project property, aid in the investigation and prosecution of such cases. The posting shall consist of notices, in block letters, with the wording:

NO TRESPASSING
VIOLATORS WILL BE PROSECUTED
UNDER 602(K) C.P.C.

35. Owner/Operator shall conduct periodic inspections, not less than monthly, of the exterior of all buildings, fencing, masonry walls, and trash enclosures.
36. Owner/Operator shall establish and conduct a regular program of routine maintenance for the property. Such a program shall include common areas and scheduled repainting, replanting and other similar activities that typically require attention at periodic intervals but not necessarily continuous. Owner/Operator shall repaint or retreat all painted or treated areas at least once every 8 years; provided that the Planning Director may approve less frequent painting or retreatment upon a determination that less frequent repainting or retreatment is appropriate, given the nature of the materials used or other factors. The program shall be subject to review and approval by the Planning Director.

37. Owner/Operator shall maintain landscaping and irrigation in a healthy and serviceable condition.
38. Owner/Operator shall indicate and maintain all locations of parking stalls for handicapped/disabled access and strictly enforce rules related thereto.
39. Copies of the signed affidavit, project conditions of approval and exhibits shall be included on full-size plan sheet(s) as part of the Building Permit plan check submittal.

Department of Public Works

40. 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. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Department of Public Works;
41. The applicant shall dedicate sufficient right of way and construct full frontage improvements along Bruceville Road. Bruceville Road construction shall be consistent with the City's 6-lane arterial standard with separated sidewalks and bike lanes. The construction of Bruceville Road shall be per City standards and to the satisfaction of the Department of Public Works;
42. The applicant shall dedicate and construct full frontage improvements along Shasta Avenue per the JCPA plan as a 54-foot roadway section with separated sidewalks to the satisfaction of the Department of Public Works;
43. The applicant shall coordinate with Regional Transit (RT) on relocating the existing bus stop along the Bruceville Road frontage within the area proposed for the main access driveway (Calvine Road intersection). The applicant shall dedicate and construct a continuous bus turn-out / right turn lane (for Shasta Avenue) for the bus stop adjacent to the subject site on Bruceville Road to the satisfaction of the Department of Public works;
44. The applicant shall dedicate sufficient right-of-way (If necessary) and modify/reconstruct the exiting median along Bruceville Road at the intersection with Calvine Road. The modification/reconstruction of the median is to install a left turn pocket (on Bruceville Road, south bound) to the site's main driveway to provide left turn access to the site from the existing signal. The construction of the left turn pocket shall be to the satisfaction of the Department of Public Works;

45. The applicant shall construct the fourth leg of the existing intersection of Bruceville Road and Calvine Road per City standards and to the satisfaction of the Department of Public Works. The modification to the existing signal and construction shall include all needed striping, signage, equipment, mast arms, signal heads, etc to accommodate the creation of a forth leg to the satisfaction of the Department of Public Works;
46. The applicant shall submit a signal design concept report (SCDR) per section 15.18 of the City's Design and Procedures Manual to the Department of Public Works for review and approval prior to the submittal of any improvement plans involving traffic signal work. The SCDR provides crucial geometric information for signal design and should be started as early as possible to avoid delays during the plan check process. There will be modifications to the existing signal at Calvine Road and Bruceville Road to accommodate the proposed fourth leg of the intersection, which includes modifications to the signal timing, installation of mast arms, electrical work, etc;
47. Private reciprocal ingress, egress, maneuvering and parking easements are required for future development of the proposed project area. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, maneuvering, and parking easement shall be conveyed to and reserved from Parcels 1 and 2, at no cost, at the time of sale or other conveyance of either parcel;
48. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned;
49. The Applicant shall participate in the JCPA Financing Plan;
50. Improvement plans shall be consistent with the Infrastructure and Utilities Plan, and the Drainage Master Plan that will provide for ultimate development of the Jacinto Creek Planning Area (JCPA);
51. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works. The proposed driveway on Bruceville Road shall be constructed with one inbound lane and two outbound lanes (one left turn lane and one through-right shared lane) consistent with the traffic analysis;
52. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp along the site's frontage that does not meet current A.D.A. standards to the satisfaction of the Department of Public Works;

53. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance);
54. 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 Public Works;

Department of Utilities

The following are conditions for the **Plan Review** to develop the medical offices within the JCPA that shall be approved by the Department of Utilities prior to issuance of a building permit:

55. Applicant shall participate in the Jacinto Creek Planning Area (JCPA) Finance Plan and pay all required fees.
56. Provide standard subdivision improvements pursuant to Section 16.48.110 of the City Code. Improvement plans shall be consistent with the JCPA Infrastructure and Utilities Plan, and the JCPA Drainage Master Plan that will provide for the ultimate development of the Jacinto Creek Planning Area.
57. Per the JCPA Infrastructure and Utilities Plan, the applicant shall construct a 12-inch water main in Bruceville Blvd from the existing 12-inch water main to the south of the project boundary.
58. Per City Code 13.04.070 and the Department current Tap Policy, commercial lots may have more than one domestic tap. (Note: No tap shall be connected to the existing 24-inch transmission water main in Bruceville Road.)
59. Each parcel shall have a separate, metered irrigation service; provided that an owner or entity possessing an easement or other property right authorizing a common irrigation service for multiple parcels may request a common irrigation service for such parcels, and the DOU may, in its sole discretion, approve a Utility Service Agreement to provide a common irrigation service, on such terms and conditions as may be determined by the DOU.
60. Multiple fire services are allowed per parcel and may be required.
61. Per Sacramento City Code, the point of service for water and drainage service is located at the public street right-of-way. The on-site water and storm drainage systems shall be private systems.

62. The applicant shall grant and reserve easements as needed, for water, drainage and sanitary sewer facilities, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Final Map: "Reciprocal easements for ingress/egress, parking, utilities, drainage, water and sanitary sewer facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map."
63. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
64. Prepare a drainage study for this development consistent with the JCPA Drainage Master Plan for the review and approval of the Department of Utilities. (According to the JCPA, approximately 5.3 acres drain to the existing 36" storm drainage main in Shasta Avenue. The remaining ± 1 -acre for this project is required to drain to Bruceville Road). The 10-year and 100-year HGLs shall be shown on the improvement plans. The 10-year HGL shall be no higher than 6 inches below the lowest DI. Finished floor elevations shall be a minimum of 1.5' above the 100-year HGL and 1.7' above the controlling overland release elevation.
65. Per City Code, the Subdivider 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 DOU. 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.
66. 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. At a minimum, one-foot off-site contours within 100' of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
67. 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.

68. This project is greater than 1 acre, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit).
69. 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 not served by a regional water quality control facility and is greater than 1 acre, both source controls and on-site treatment control measures are required. On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages. Improvement plans must include the source controls and on-site treatment control measures selected for the site. Refer to the latest edition of the "Guidance Manual for On-site Stormwater Quality Control Measures" for appropriate source control and on-site treatment control measures.
70. Show all existing easements on the improvement plans.

Utilities Advisories:

- a. The proposed development is located within Sacramento Area Sewer District (SASD). Satisfy all SASD requirements.
- b. Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems. 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 on-site fire suppression and domestic water system.
- c. The proposed project is located in the Flood zone designated as an 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 February 18, 2005. Within the X zone, there are no requirements to elevate or flood proof.

Department of Parks and Recreation

71. Maintenance District: Prior to issuance of a Building Permit, the applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), annex the project into an existing parks maintenance district or otherwise mitigate the project impact to the satisfaction of the City. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Public Improvement Financing, Special Districts Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax

districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.)

Department of Parks and Recreation Advisories:

- a. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
 - i. 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 \$308,148. This is based on 76 independent care living units (multi-family residential) at the standard rate of \$3,250 per unit and a total of 156,790 square feet of commercial services (112,790 square feet for the Main Building and 44,000 square feet for the two medical buildings and two imaging centers) at the standard rate of \$0.39 per square foot. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
 - ii. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

Sacramento Area Sewer District (SASD):

72. Connection to the District's sewer system shall be required to the satisfaction of the District. District Design Standards apply to any on and off-site sewer construction.
73. Each parcel with a sewage source shall have a separate connection to the District public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or the District public sewer line.
74. In order to obtain sewer service, construction of District sewer infrastructure may be required.
75. Sewer easements may be required. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. The District will provide maintenance only in public right-of-ways and in easements dedicated to the District.
76. The District requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet

(measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis.

77. All structures along private drives shall have a minimum 10-foot setback (measured horizontally from edge of collector pipe to edge of structure) so that the District can properly maintain the sewer line.

SASD Advisories:

- a. Any use of District sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.
- b. Developing this property will require the payment of sewer impact fees. Impact fees for the District shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

Fire Department Advisories:

- a. All turning radii for fire access shall be designed as 35' inside and 55' outside. This shall be required at all driveways, within the parking lot (including gate entrances) to the parcel. When leaving the loading/unloading area of the main building, the curb located on the driver side of the driveway doesn't meet this requirement.
- b. Vehicle gates shall provide unobstructed 20' wide and have 13'6" vertical clearance. Gates shall be AC powered and provided with key override switch (Knox), and radio operated controller (Click2Enter). Man gates shall be capable of use with the Sacramento Fire Department Key Box key. All gates shall be constructed in a manner that will not impede or limit fire department turning radius requirements. Gates shall be installed to the satisfaction of the Sacramento Fire Department.
- c. Canopy located at the main building shall be provided with 13'6" vertical clearance.
- d. 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.
- e. 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

- f. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105.
- g. 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.
- h. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 508.4
- i. 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) make sure exterior walls at the rear of the independent living bldg #1 will meet this requirement. If 150' hose pull can't be achieved, the installation of dry standpipes will be required.
- j. Provide appropriate Knox access for site
- k. 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.
- l. 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.
- m. 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.
- n. 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
- o. Provide at least 5' setback for second story and 8' setback for third 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

Building Division Advisories:

- a. Specify building construction type for each building (to be noted that type IV is heavy timber construction).

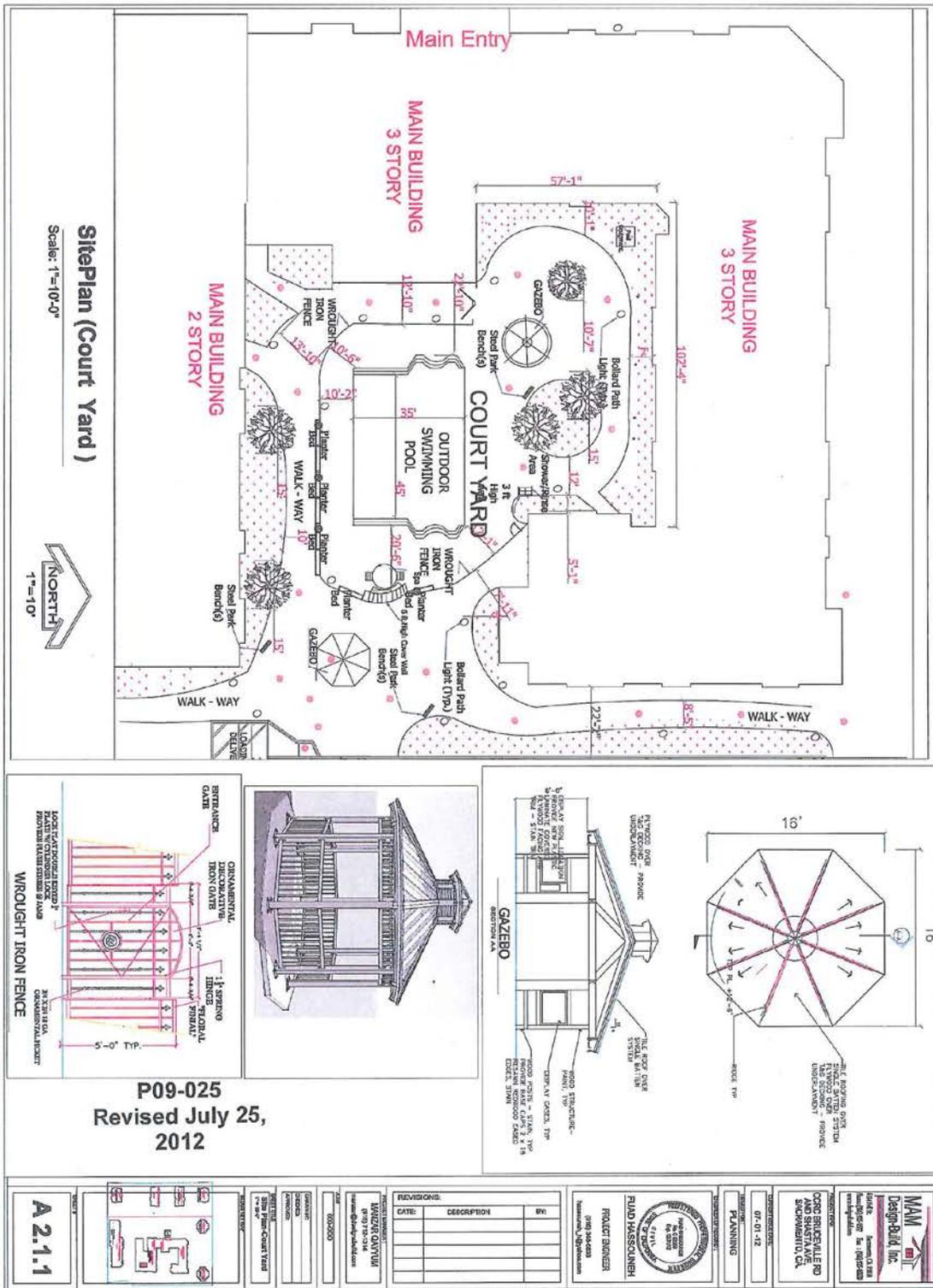
- b. Specify occupancy group for each building per Chapter 3 of CBC.
 - 1. Medical buildings could be either I-2 or B depending on the level of medical services provided. (If defined as I-2 occupancies, plan review and permits must be obtained from OSHPD) *Check with the State Department of Public Health and State Department of Social Services for level of services required.*
- c. Fire-resistance rating requirements for building elements, & fire-resistance rating requirements for exterior walls based on fire separation distance (set back distance from property line to exterior wall of a building) shall comply with 2010 CBC Tables 601, & 602, respectively.
- d. Provide allowable building height & building areas per CBC Table 503, & also the main building shall be based on mixed use & occupancy & clearly specify either non-separated occupancies or separated occupancies per CBC section 508.
- e. A Conveyance of Easement will be required for common utilities that cross property lines.
- f. Property owner's association will be required for maintenance of common utilities.
- g. Accessibility requirements in terms of accessible route, accessible parking, & adaptable dwelling units etc. shall comply with 2010 CBC Chapter 11A. Multistory dwelling units shall comply with CBC sections 1106A.
- h. I-2 occupancy shall comply with code provisions in CBC section 407.
- i. I-2 & R-2.1 occupancies shall comply with special provisions in CBC section 425.
- j. Common path of egress travel shall not exceed 75 feet per CBC section 1014.3.
- k. Dead end in corridors shall not be more than 20 feet per CBC section 1018.4.
- l. Provide exiting plan to each stair, & show maximum travel distance per CBC Table 1016.1.
- m. Two exits are required in dining room (2,070 sf), & auditorium (2,403 sf) in A-3 assembly occupancy.
- n. Parking facilities shall have a minimum vertical clearance of 8 feet 2 inches from floor to the lowest projection from the ceiling per CBC section 1109A.1.
- o. In new construction the elevator or lift shall be provided with 200 feet of travel of each stair per CBC section 1103B.2.
- p. Provide 18" minimum on the strike side of main entry door of dwelling unit per CBC section 1126A.3.2.

The above comments are code requirements and cannot be waived.

Solid Waste Advisory:

- 1. Project must meet the requirements outlined in Sacramento City Code Chapter 17.72.

Exhibit 1-E Pool Area Details



P09-025
Revised July 25,
2012

NO.	REVISIONS	DATE	DESCRIPTION

PROJECT: SHASTA SENIOR RESIDENCES
 DRAWING: POOL AREA DETAILS
 DATE: 07-25-12
 DRAWN BY: [Name]
 CHECKED BY: [Name]

PROJECT MANAGER: [Name]
 PROJECT ARCHITECT: [Name]

CONTRACT NO.: 09-02500
 SHEET NO.: A.21.1

MAM
 Design-Build, Inc.
 1000 S. [Address]
 [City, CA] [Phone]

Exhibit 1-F Site Plan Details

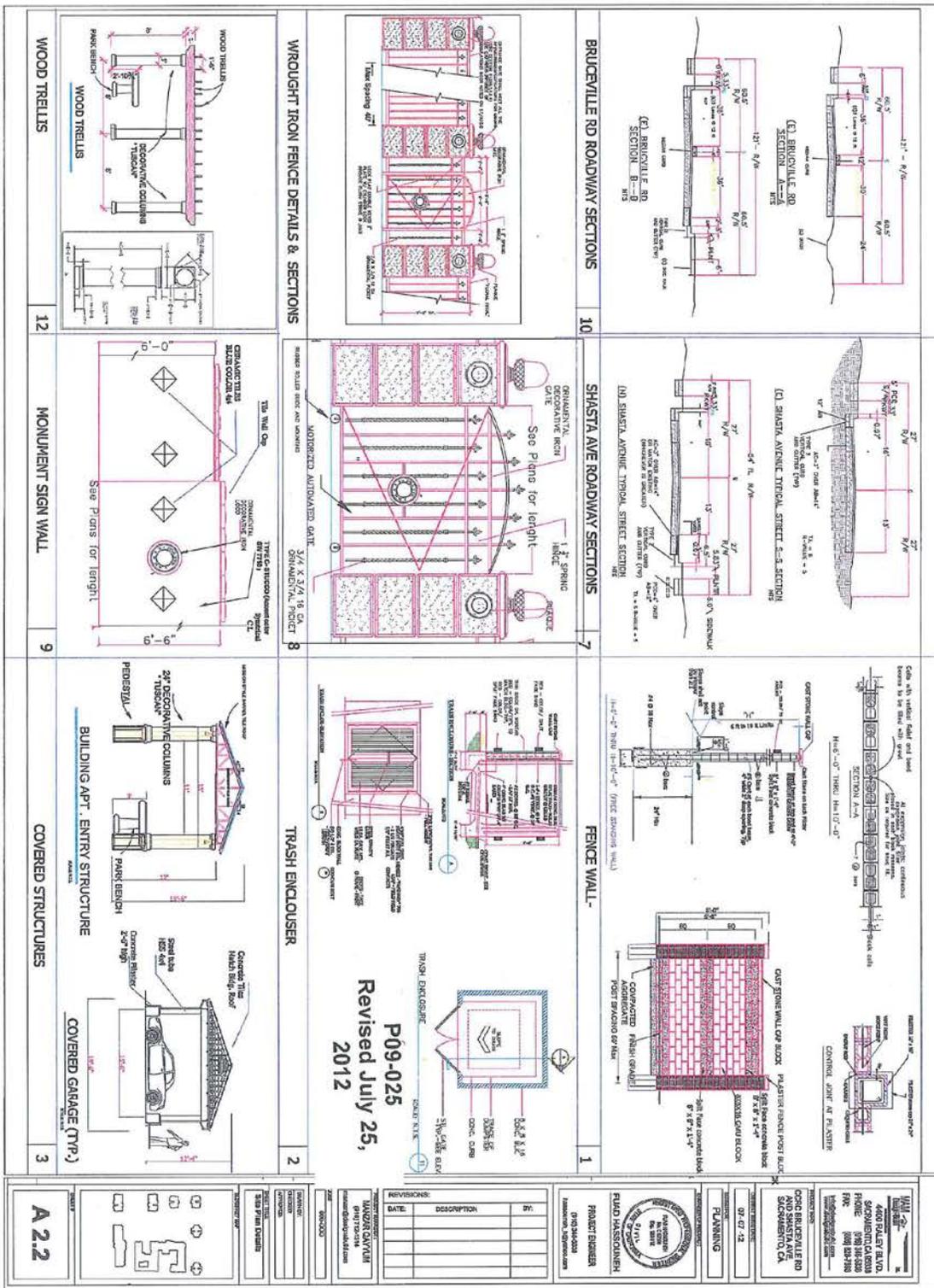


Exhibit 1-J Main Building Roof Plan

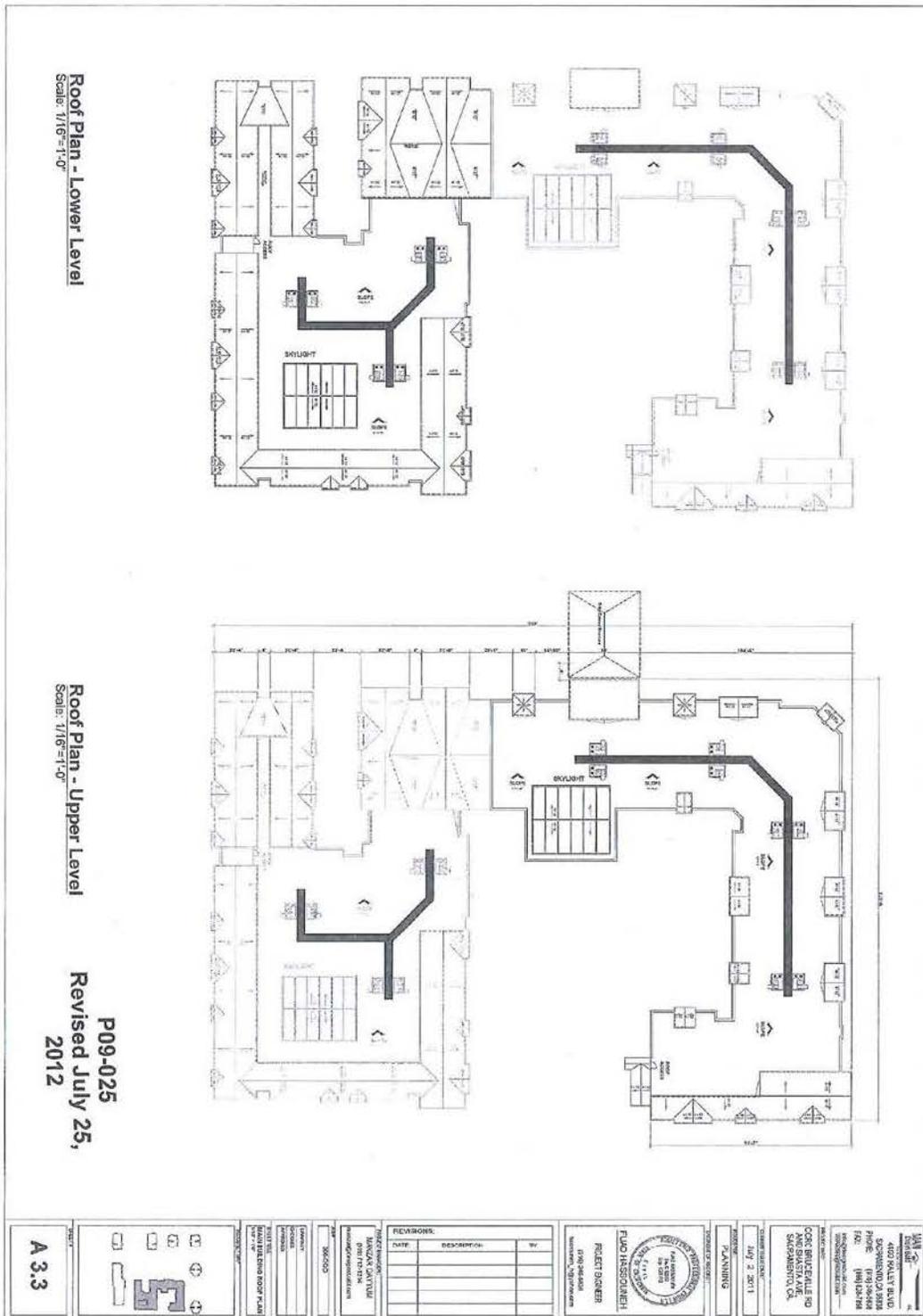
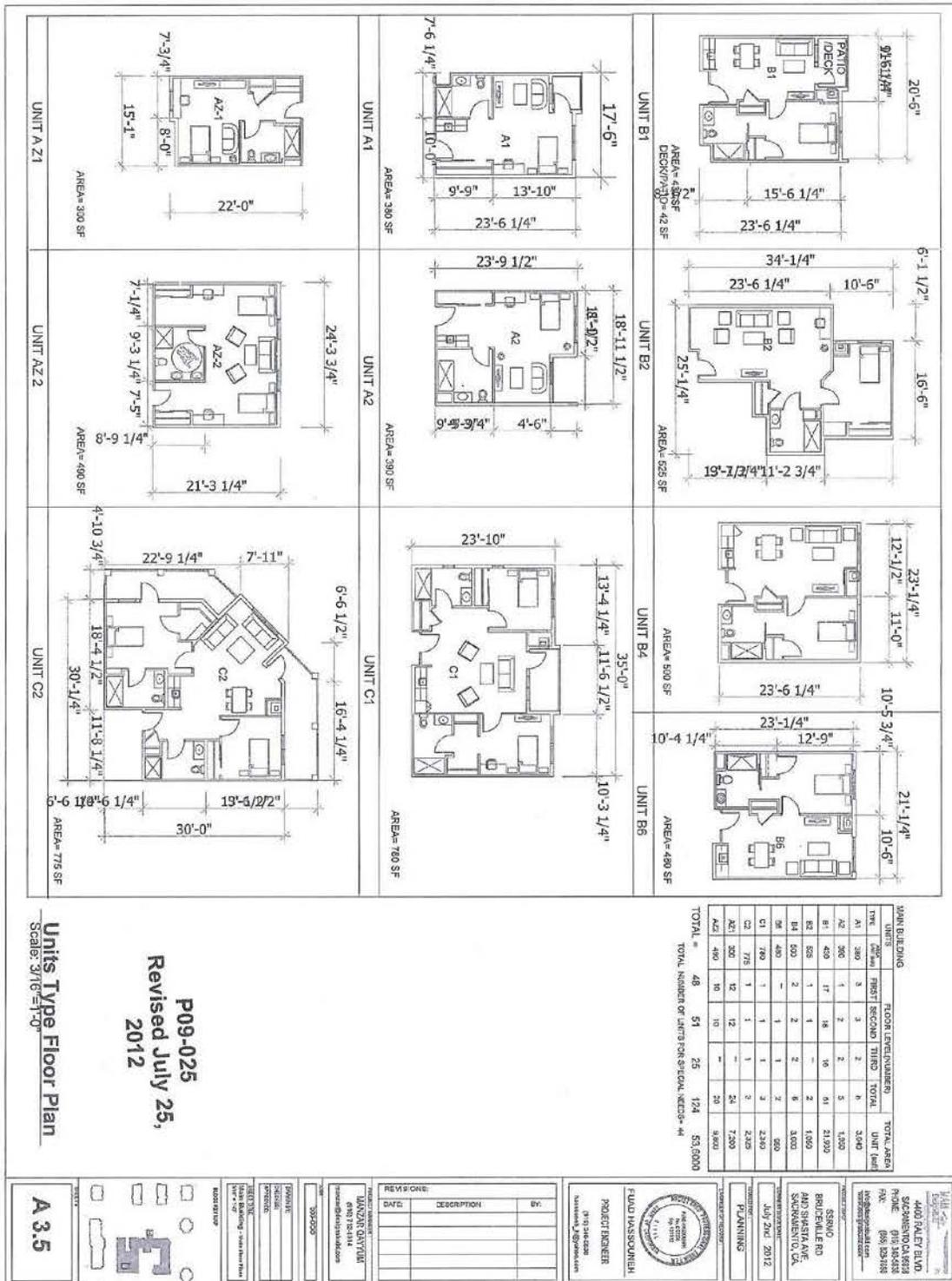


Exhibit 1-N Main Building Unit Type Floor Plans



MAIN BUILDING					
UNIT TYPE	UNITS	FIRST	SECOND	THIRD	TOTAL
A1	380	3	3	2	8
A2	390	1	2	2	5
B1	428	17	18	10	45
B2	528	1	1	2	4
B4	500	2	2	2	6
B6	480	1	1	1	3
C1	760	1	1	1	3
C2	775	1	1	1	3
AZ1	300	12	12	1	25
AZ2	400	10	10	1	21
TOTAL	48	51	25	124	53,000

TOTAL NUMBER OF UNITS FOR ORIGINAL DESIGN = 44

P09-025
Revised July 25,
2012

Units Type Floor Plan
Scale: 3/16" = 1'-0"

<p>PROJECT NUMBER: 09-025</p> <p>DATE: 07/25/12</p> <p>DESCRIPTION: UNIT FLOOR PLANS</p>	<p>PROJECT ENGINEER: FLUO HASSANPOUR</p> <p>DATE: 07/25/12</p> <p>DESCRIPTION: UNIT FLOOR PLANS</p>	<p>PROJECT ENGINEER: FLUO HASSANPOUR</p> <p>DATE: 07/25/12</p> <p>DESCRIPTION: UNIT FLOOR PLANS</p>	<p>PROJECT ENGINEER: FLUO HASSANPOUR</p> <p>DATE: 07/25/12</p> <p>DESCRIPTION: UNIT FLOOR PLANS</p>
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Exhibit 1-O Independent Living Apartments 1st and 2nd Floor Plans

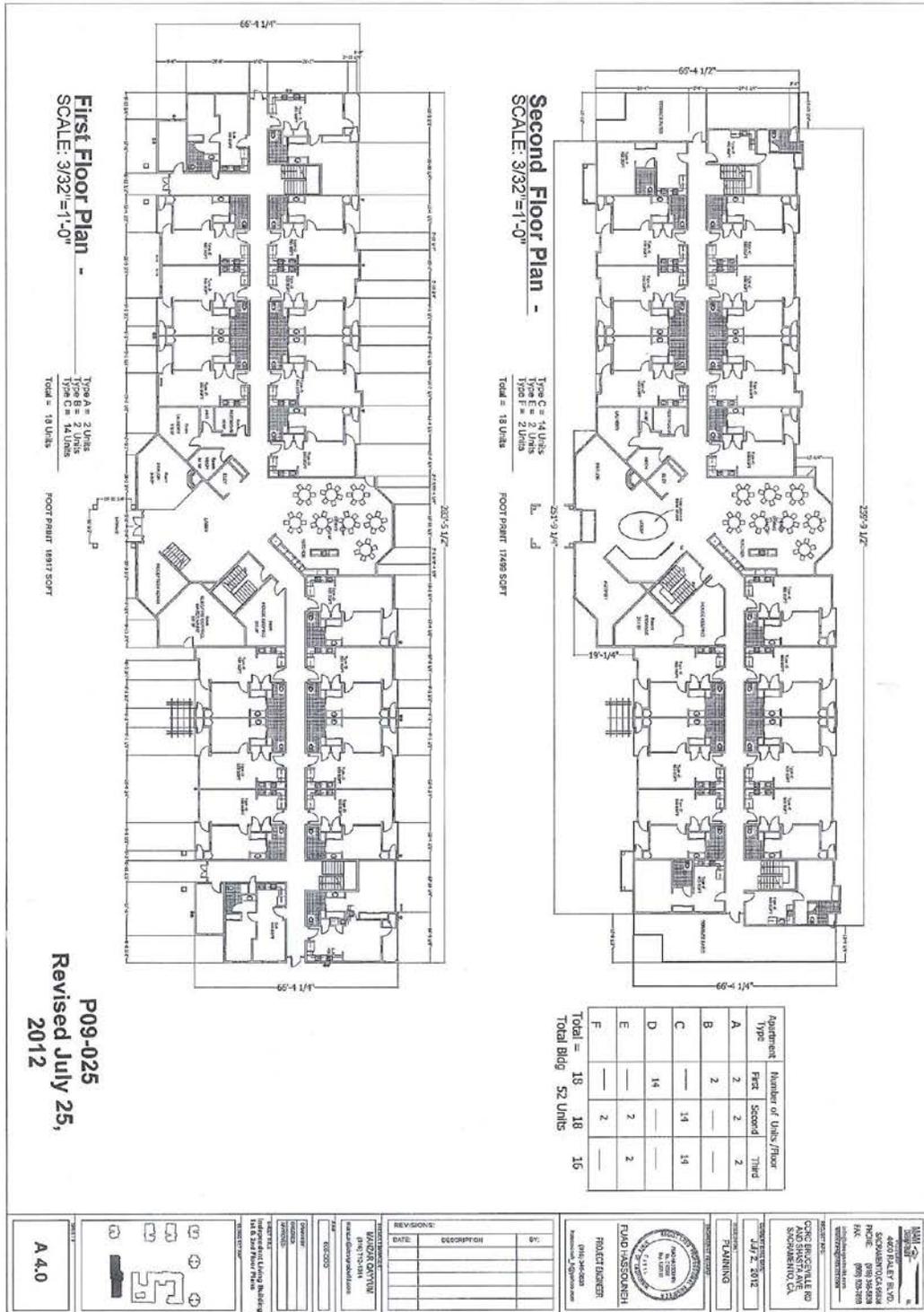


Exhibit 1-P Independent Living Apartments -3rd Floor and Roof Plans

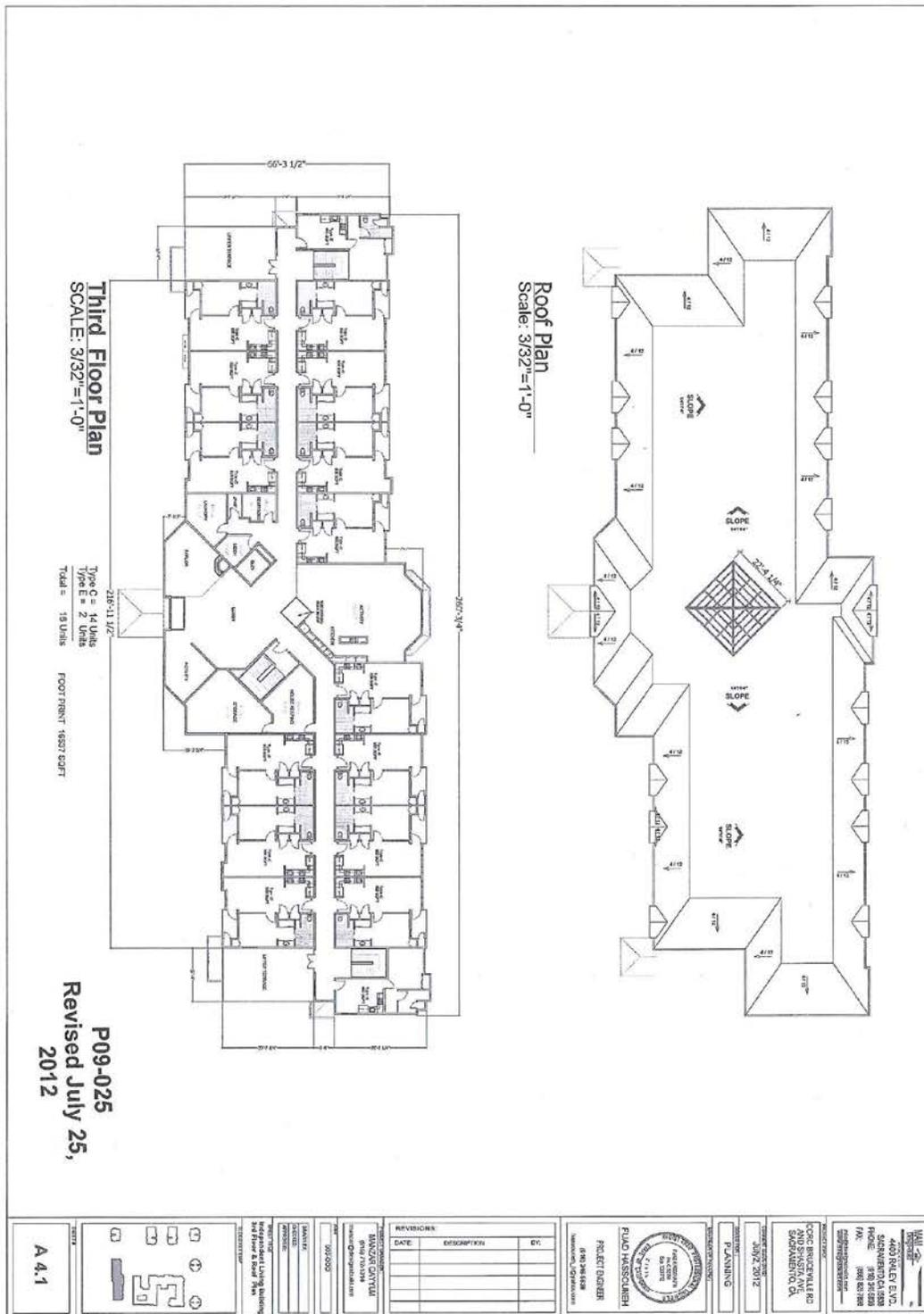


Exhibit 1-Q Independent Living Apartments -North and South Elevations

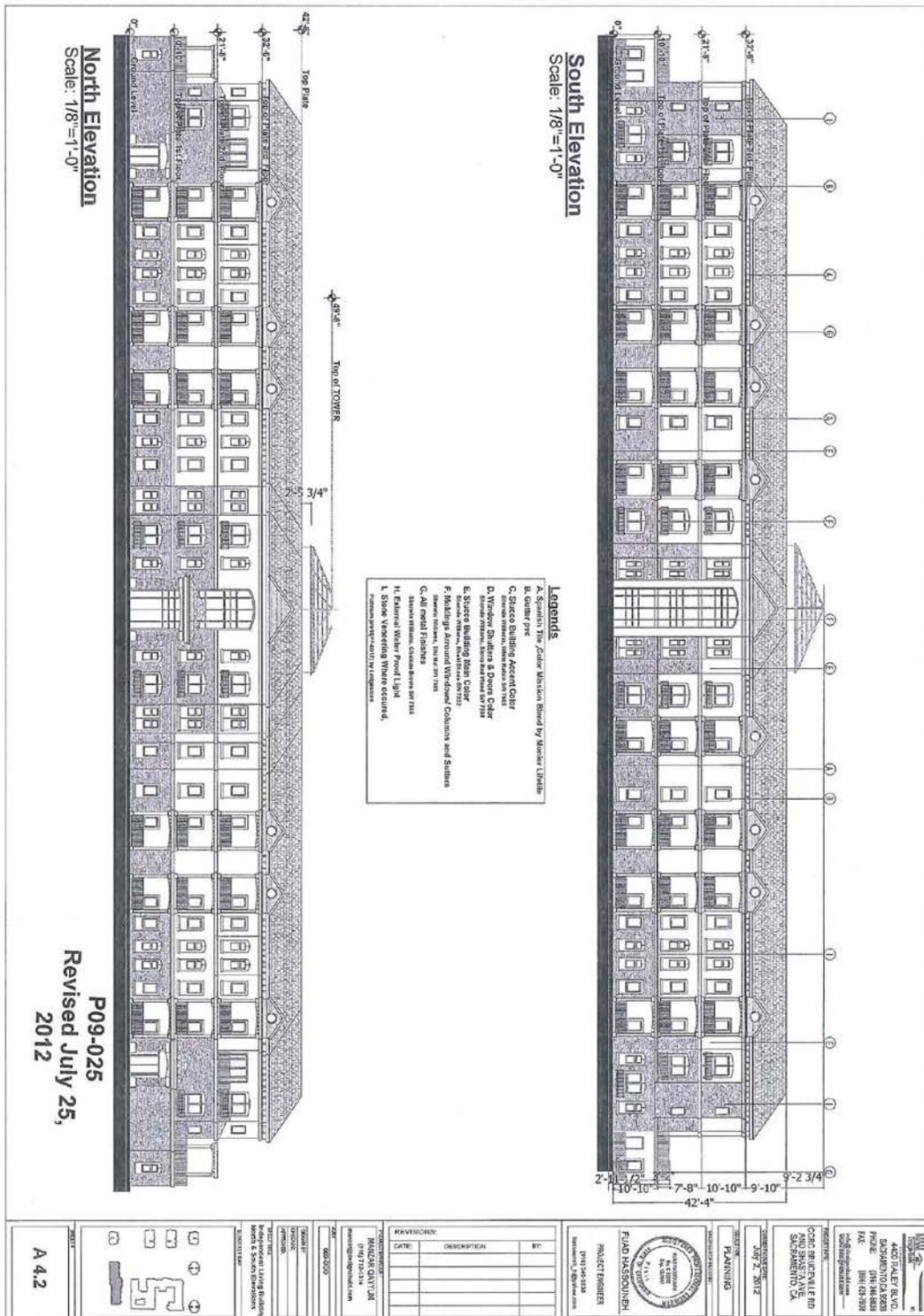


Exhibit 1-R Independent Living Apartments – East and West Elevations

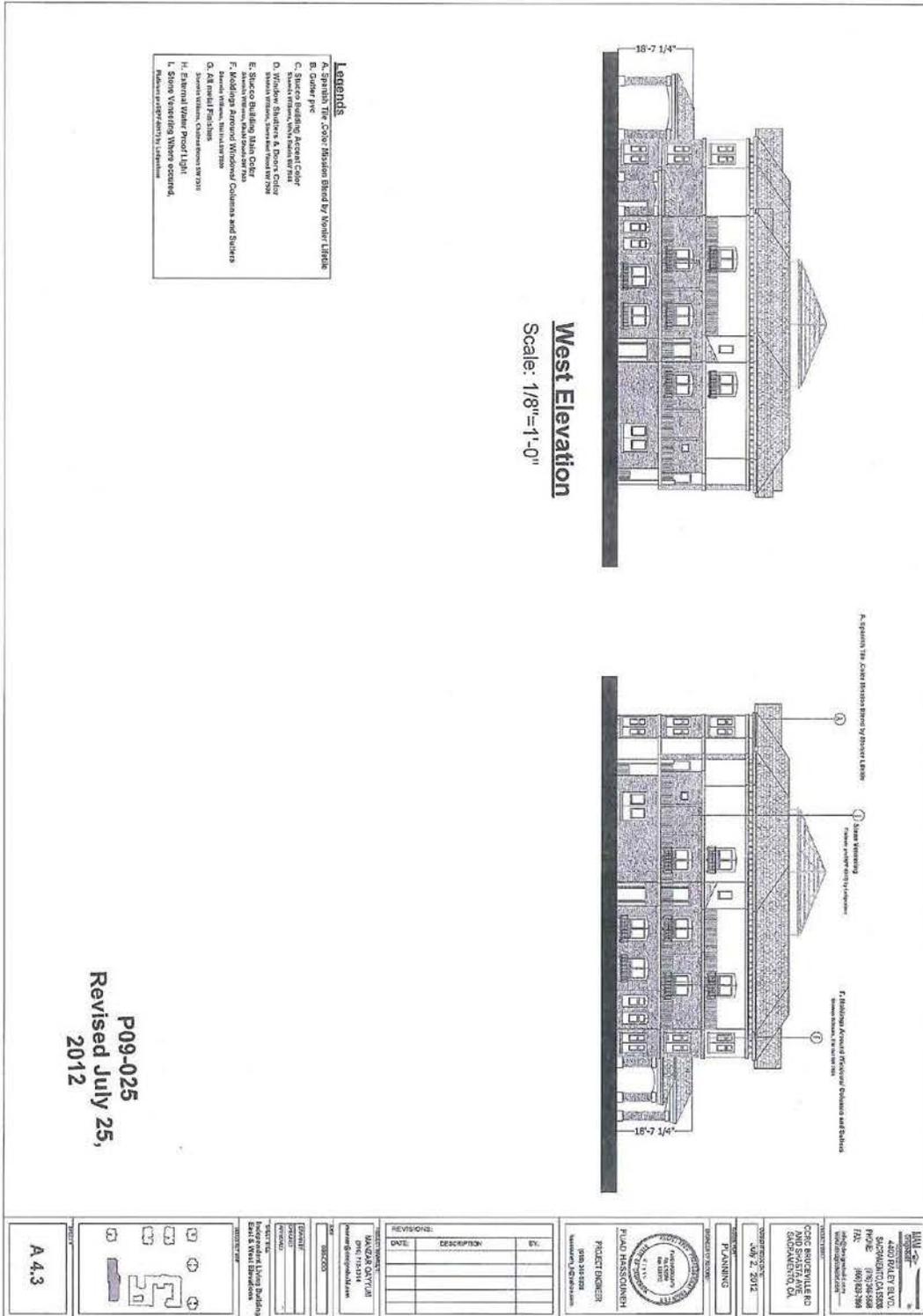


Exhibit 1-S Independent Living Apartments-Unit type Floor Plans

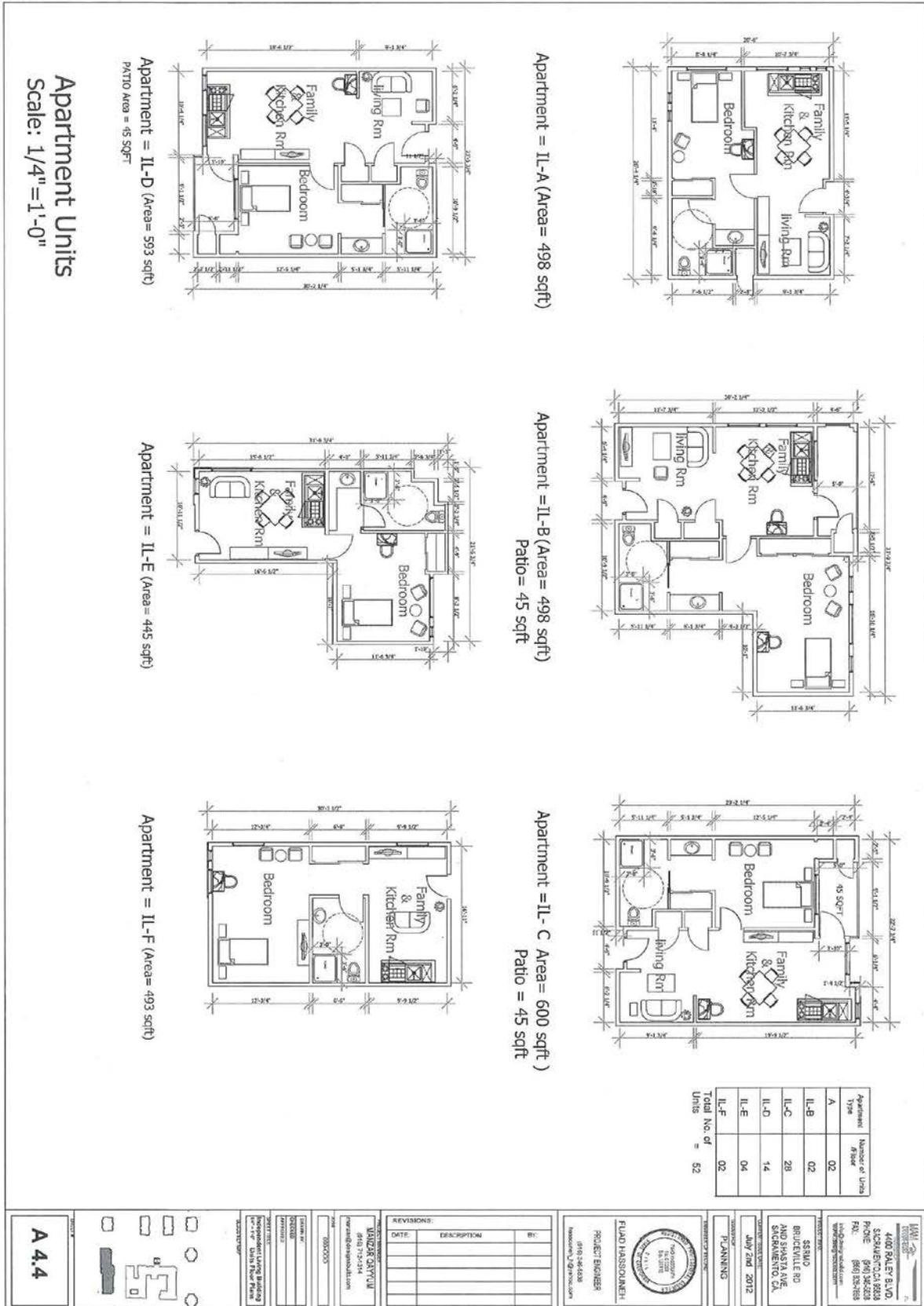


Exhibit 1-T 12 Unit Apartment Building Floor and Roof Plans and Elevations

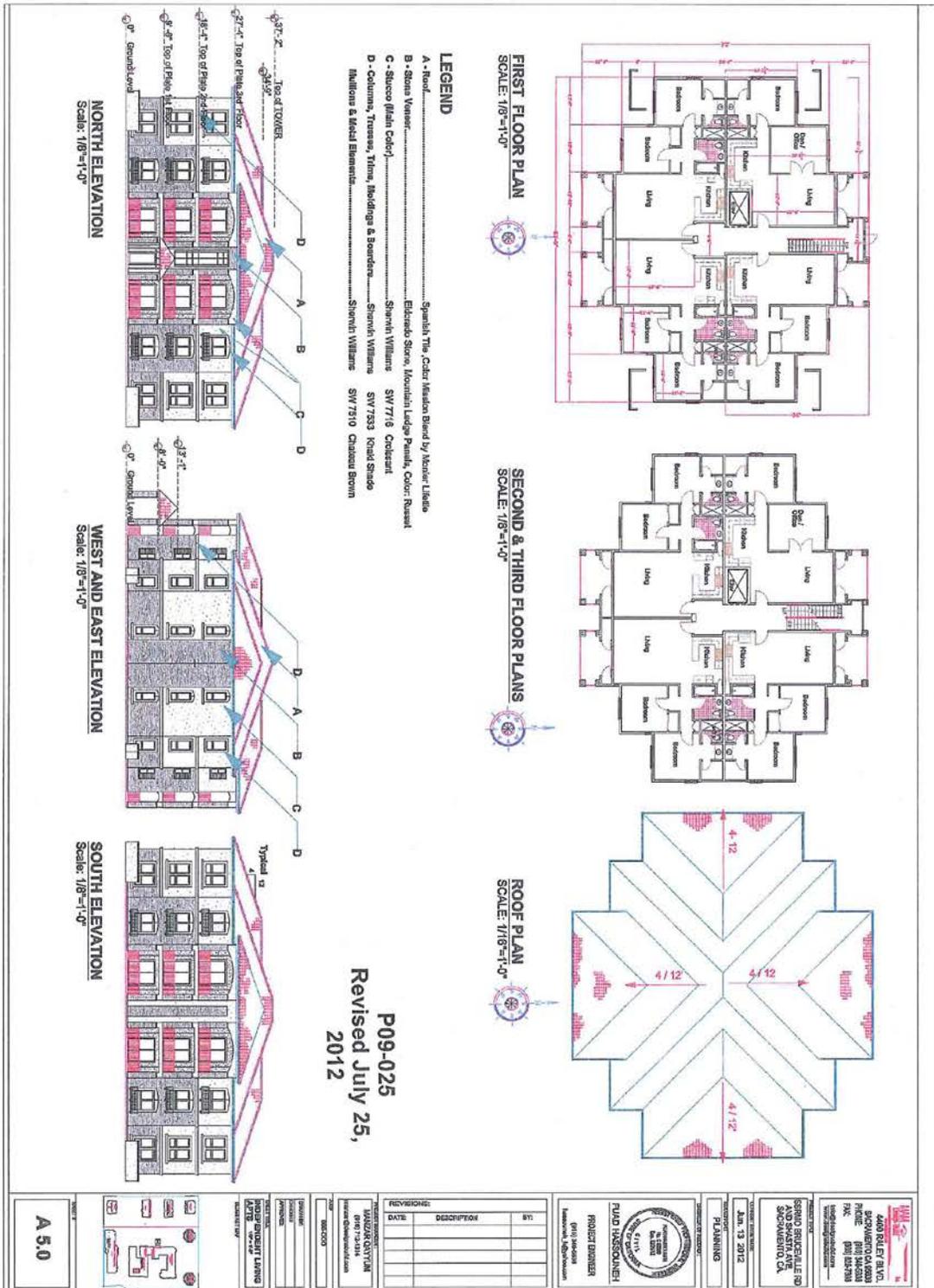
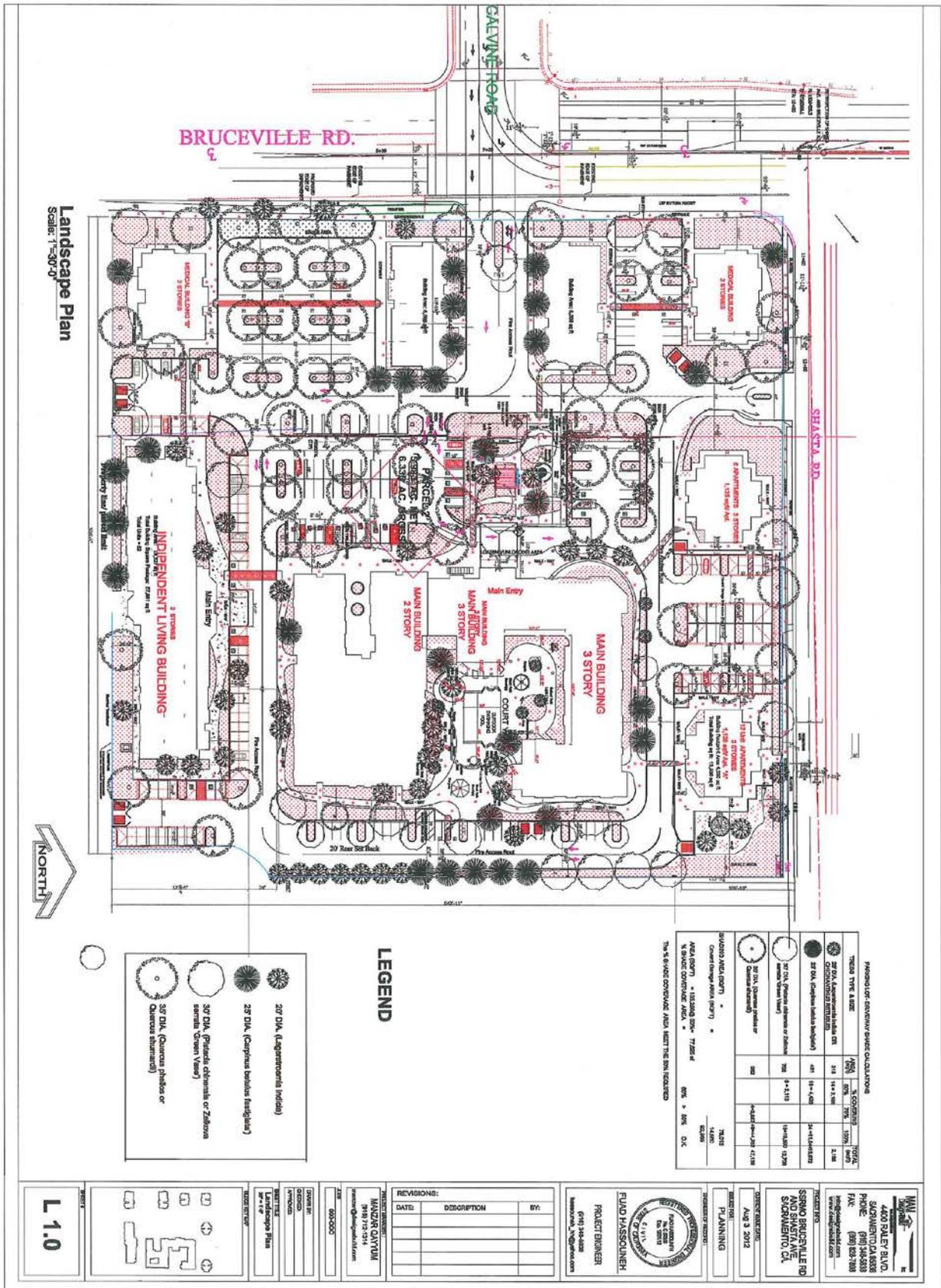


Exhibit 1-W Landscape Plan



Attachment 2 – Mitigation Monitoring Plan, Agreement and Mitigation Measures

SHASTA SENIOR RESIDENCES AND MEDICAL OFFICES (P09-025) MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Community Development Department, Environmental Planning Services, 300 Richards Boulevard, Sacramento, CA 95811, pursuant to Public Resources Code of California, Statute, 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Name/File Number: Shasta Senior Residences and Medical Offices (P09-025)

Project Applicant: Manzar Qayyum
MA Design Building, Inc.
4810 Black Rock Dr.
Sacramento, CA 95835

City of Sacramento Contact: Dana Allen, Associate Planner
Environmental Planning Services
Community Development Department
300 Richards Boulevard
Sacramento, CA 95811
Phone: (916) 808-2762

Project Location

The project site consists of two parcels approximately 10.07 acres in size (APN 117-0202-041 and 117-0202-042). The project site lies within the Jacinto Creek Planning Area (JCPA) of South Sacramento, south of Shasta Ave., and southeast of Bruceville Road and Calvine Road.

Project Components

The proposed project entitlements include: Special Permit to develop a 220 bed senior care facility comprising independent living, assisted living, and memory care in the Multi-family review (R-2B-R) zone; Special Permit for Parking Reduction to waive required parking for a medical office use in the office (OB) zone; Special Permit for Parking Reduction to waive required parking for a residential care facility in the Multi-family Review (R-2B-R) zone; Variance for Height to exceed the 35 foot height limit in the Multi-family Review (R-2B-R) zone; Variance to reduce the required 26 foot vehicle maneuvering distance to 24 feet; Variance to provide less than the required 50 percent shading for all parking and maneuvering areas in the Multi-family (R-2B-R) and Office (OB) zones; and, Variance for Setback reduction to 12.5' for the rear yard setback.

SECTION 2: GENERAL INFORMATION

The Mitigation Monitoring Plan (MMP) includes mitigation for Air Quality, Biological Resources, Cultural Resources, Light and Glare and Noise impacts. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the

mitigation measures as identified within the Initial Study/Mitigated Negative Declaration for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer/applicant identified above. This Mitigation Monitoring Plan (MMP) is designed to aid the City of Sacramento in its implementation and monitoring of mitigation measures adopted for the proposed project.

The mitigation measures have been taken verbatim from the Mitigated Negative Declaration/Initial Study and are assigned the same number they have in the document. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions. The developer would be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMP. The City of Sacramento, along with other applicable local, state or federal agencies, would be responsible for ensuring compliance.

MITIGATION AGREEMENT

Project Name and File Number: Shasta Senior Residences and Medical Offices
(P09-025)

Project Applicant: Manzar Qayyum
MA Design Building, Inc.
4810 Black Rock Dr.
Sacramento, CA 95835

I, Madan Sharma (applicant), agree to amend the project application P09-025 to incorporate the attached mitigation measures as identified in the Initial Study for the project. I understand that by agreeing to these mitigation measures, all identified potentially significant environmental impacts should be reduced to below a level of significance, thereby enabling the Environmental Coordinator to prepare a Mitigated Negative Declaration of environmental impact for the above referenced project.

I also understand that the City of Sacramento will adopt a Mitigation Monitoring Plan (Plan) for this project. This Plan will be prepared by the Community Development Department, pursuant to the California Environmental Quality Act Guidelines Section 21081.6 and pursuant to Article III of the City's Local Administrative Procedures for the Preparation of Environmental Documents.

I acknowledge that this project, P09-025, would be subject to this Plan at the time the Plan is adopted. This Plan will establish responsibilities for the monitoring of my project by various City Departments and by other public agencies under the terms of the agreed upon mitigation measures. I understand that the mitigation measures adopted for my project may require the expenditure of owner/developer funds where necessary to comply with the provisions of said mitigation measures.

Madan Sharma
Signature (Applicant)

President
Title

2/21/12
Date

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
Air Quality	<p>AQ-1: Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads.</p> <p>AQ-2: Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered.</p> <p>AQ-3: Use wet power vacuum street sweepers to remove any visible track out mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited.</p> <p>AQ-4: Limit vehicle speeds on unpaved roads to 15 miles per hour (mph).</p> <p>AQ-5: All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.</p> <p>AQ-6: Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [required by California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site.</p> <p>AQ-7: Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determine to be running in proper condition before it is operated.</p>	<p>City of Sacramento-Community Development Department</p> <p>Sacramento Metropolitan Air Quality District</p>	<p>Prior to issuance of any grading or building permit, measures identified on plans shall be verified for compliance.</p> <p>The Community Development Department shall assure that measures are identified on construction plans and specifications and confirm compliance prior to issuance of any grading or building permit.</p>

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
<p>Biological Resources</p>	<p>Bio 1: General Plan Policy ER 2.1.10 - Habitat Assessments: The City shall consider the potential impact on sensitive plants and for each project requiring discretionary approval and shall require preconstruction surveys and/or habitat assessments for sensitive plant and wildlife species. If the preconstruction survey and/or habitat assessment determines that suitable habitat for sensitive plant and/or wildlife species is present, then either (1) protocol-level or industry recognized (if no protocol has been established) surveys shall be conducted; or (2) presence of the species shall be assumed to occur in suitable habitat on the project site. Survey Reports shall be prepared and submitted to the City and the CDFG or USFWS (depending on the species) for further consultation and development of avoidance and/or mitigation measures consistent with state and federal law.</p> <p>Bio 2: To mitigate impacts to Swainson's hawk and other migratory birds during the nesting season (March 1 through September 15), the project applicant(s) shall retain a qualified biologist to conduct preconstruction surveys and to identify active nests on and within 0.5 mile of the project site. The surveys shall be conducted no more than 14 days before the beginning of construction. To the extent feasible, guidelines provided in Recommended Timing and Methodology for Swainson's hawk Nesting Surveys in the Central Valley (Swainson's Hawk Technical Advisory Committee 2000) shall be followed.</p> <p>If no nests are found, no further mitigation is required.</p> <p>If active nests are found, impacts to nesting Swainson's hawks and other migratory birds shall be avoided by establishment of appropriate buffers around the nests to the extent any portion of the buffer area is located on the project site. No project activity shall commence within the buffer area until a qualified biologist confirms that any young have fledged and the nest is no longer active. DFG guidelines recommend implementation of 0.25-mile buffers for most birds and 0.5-</p>	<p>City of Sacramento-Community Development Department;</p> <p>California Department of Fish and Game</p> <p>United States Fish and Wildlife Service</p>	<p>Prior to issuance of any grading or building permit, measures identified on plans shall be verified for compliance.</p> <p>The Community Development Department shall assure that measures are identified on construction plans and specifications and confirm compliance prior to issuance of any grading or building permit.</p>

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
	<p>mile buffers for Swainson's hawk, but the size of the buffer may be adjusted if a qualified biologist and the City, in consultation with DFG, determine that such an adjustment would not be likely to adversely affect the nest. If adjustments to this buffer are made, Fish and Game Code Section 2081 permits may need to be obtained through DFG. Monitoring of the nest by a qualified biologist during and after construction activities will be required if the activity has potential to adversely affect the nest. Initiation of construction before March 1 or after September 15 does not require a survey to be conducted, and mitigation is not required.</p> <p>Bio 3: Prior to the issuance of grading permits, the project applicant shall preserve 9 acres of suitable raptor foraging habitat for the loss of habitat. Suitable foraging habitat includes alfalfa or other low growing row crops. Preservation may occur through the purchase of conservation easements or fee title of lands with suitable foraging habitat. Land and easements shall be approved by the City in consultation with DFG.</p> <p>Bio 4: Prior to the issuance of grading permits or any ground disturbing activities, the project applicant shall retain a qualified biologist to conduct a pre-construction burrowing owl survey. The survey shall be conducted in accordance with the guidelines set forth in the California Burrowing Owl Consortium's April 1993 Burrowing Owl Survey Protocol and Mitigation Guidelines, and shall be conducted no more than 14 days prior to ground disturbing activity.</p> <p>If no suitable burrows are found, no further mitigation is required. If suitable burrows are found, but no owls are found, all burrows shall be hand-excavated and collapsed prior to any ground disturbing activity. If nesting owls are found, buffers shall be established and no disturbance shall be allowed within 160-feet of the active nest burrow during the nesting season (i.e., between February 1 and August 21).</p>		

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
	<p>Outside the nesting season, and/or upon confirmation by the qualified biologist, in consultation with CDFG, that all young have fledged and left an active nest, burrowing owls present in the burrow shall be excluded from the burrow(s) by a qualified biologist through a passive relocation as outlined in the California Burrowing Owl Consortium's April 1993 Burrowing Owl Survey Protocol and Mitigation Guidelines. Once the burrows have been cleared, they shall be hand-excavated and collapsed prior to ground disturbing activity.</p>		
<p>Cultural Resources</p>	<p>CR 1: a) In the event that any prehistoric subsurface archeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits, animal bone, obsidian and/or mortars are discovered during construction-related earth-moving activities, all work within 50 meters of the resources shall be halted, and the City shall consult with a qualified archeologist to assess the significance of the find. Archeological test excavations shall be conducted by a qualified archeologist to aid in determining the nature and integrity of the find. If the find is determined to be significant by the qualified archeologist, representatives of the City and the qualified archeologist shall coordinate to determine the appropriate course of action. All significant cultural materials recovered shall be subject to scientific analysis and professional museum curation. In addition, a report shall be prepared by the qualified archeologist according to current professional standards.</p> <p>b) If a Native American site is discovered, the evaluation process shall include consultation with the appropriate Native American representatives.</p> <p>If Native American archeological, ethnographic, or spiritual resources are involved, all identification and treatment shall be conducted by qualified archeologists, who are certified by the Society of Professional Archeologists (SOPA) and/or meet the federal standards as stated in the Code of Federal Regulations (36 CFR 61), and</p>	<p>City of Sacramento-Community Development Department;</p> <p>Native American Heritage Commission</p>	<p>Prior to issuance of any grading or building permit, measures identified on plans shall be verified for compliance.</p> <p>The Community Development Department shall assure that measures are identified on construction plans and specifications and confirm compliance prior to issuance of any grading or building permit.</p>

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
	<p>Native American representatives, who are approved by the local Native American community as scholars of the cultural traditions.</p> <p>In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. If historic archeological sites are involved, all identified treatment is to be carried out by qualified historical archeologists, who shall meet either Register of Professional Archeologists (RPA), or 36 CFR 61 requirements.</p> <p>CR-2: If a human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, who shall notify the person most likely believed to be a descendant. The most likely descendant shall work with the contractor to develop a program for re-internment of the human remains and any associated artifacts. No additional work is to take place within the immediate vicinity of the find until the identified appropriate actions have taken place.</p>		
<p>Light and Glare</p>	<p>Light 1: The project shall be designed in a manner to avoid each of the following:</p> <ol style="list-style-type: none"> 1) using reflective glass that exceeds 50 percent of any building surface and on the ground three floors; 2) using mirrored glass; 3) using black glass that exceeds 25 percent of any surface of a building; and, 4) using metal building materials that exceed 50 percent of any street-facing surface of a primarily residential building. 	<p>City of Sacramento-Community Development Department;</p>	<p>Prior to issuance of any building permit, measures identified on plans shall be verified for compliance.</p> <p>The Community Development Department shall assure that measures are identified on</p>

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
			construction plans and specifications and confirm compliance prior to issuance of any building permit.
Noise	<p>Noise 1: All mechanical building equipment, including heating, air conditioning and ventilating equipment and other mechanical equipment, shall be completely screened.</p> <p>Noise 2: Landscape maintenance activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m.</p>	City of Sacramento-Community Development Department	<p>Prior to issuance of any building permit, measures identified on plans shall be verified for compliance.</p> <p>The Community Development Department shall assure that measures are identified on construction plans and specifications and confirm compliance prior to issuance of any building permit.</p>

Attachment 2a – Comment Letters



SACRAMENTO AREA BICYCLE ADVOCATES

March 12, 2012

Dana Allen, Associate Planner
City of Sacramento Community Development Department
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811
dallen@cityofsacramento.org

Subject: Initial Study and Mitigated Negative Declaration (IS/MND) for Shasta Senior Residences and Medical Offices (P09-025)

Dear Ms. Allen:

Thank you for the opportunity to comment on the subject IS/MND. The IS/MND appropriately states that a failure of the project to “adequately provide for access by bicycle” is considered a significant adverse impact of the project. However, the project description does not address the issue of bicycle parking which is a crucial measure to provide adequate bicycle access to a facility. Therefore this issue should be described as a significant adverse impact of the project.

The IS/MND states that the project has applied for 2 special permits to reduce vehicle parking requirements. In general, we support reductions in vehicle parking requirements to reduce incentives for visitors and employees to use single-occupancy vehicles. However, it is crucial that adequate bicycle parking be provided. We expect that many employees of this facility will be interested in riding bikes to work, especially as the price of auto fuel continues to rise.

The City of Sacramento’s zoning ordinance specifies requirements for bicycle parking at 17.64.050. For projects outside of the Central Business District, one bike parking space is required for every 20 off-street vehicle parking spaces, and half of these bike parking spaces shall be for long-term secure storage (e.g. employees) and one-half shall be for short-term visitor parking. The bike parking facilities shall be located in view of building entrances, windows, and/or security personnel stations.

We request that the IS/MND specify that the project will provide both long-term and short-term bicycle parking to at least comply with the City’s bike parking requirements if not exceed it. Bike parking should be provided at the ratio to vehicle parking spaces required before the special-permit waivers of vehicle parking requirements are applied to the project.

The Association of Pedestrian and Bicycle Professionals (APBP) has excellent guidelines for bicycle parking at <http://www.apbp.org/?page=Publications>.

Thank you for considering our comments.

SABA works to ensure that bicycling is safe, convenient, and desirable for everyday transportation. Bicycling is the healthiest, cleanest, cheapest, quietest, most energy efficient, and least congesting form of transportation

Sincerely,

Tricia Hedahl
Executive Director

CC: Ed Cox, City of Sacramento Alternative Modes Coordinator

909 12TH STREET, SUITE 116 SACRAMENTO, CA 95814 (916) 444-6600 WWW.SACBIKE.ORG



Matthew Rodriguez
Secretary for
Environmental Protection

California Regional Water Quality Control Board
Central Valley Region
Karl E. Longley, ScD, P.E., Chair

11020 Sun Center Drive, #200, Rancho Cordova, California 95670-6114
(916) 464-3291 • FAX (916) 464-4645
<http://www.waterboards.ca.gov/centralvalley>



Edmund G. Brown Jr.
Governor

8 March 2012

Dana Allen, Associate Planner
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COMMENTS TO DRAFT MITIGATED NEGATIVE DECLARATION, SHASTA SENIOR RESIDENCES AND MEDICAL OFFICES (P09-025) PROJECT, SCH NO. 2012022057, SACRAMENTO COUNTY

Pursuant to the State Clearinghouse's 23 February 2012 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Draft Mitigated Negative Declaration* for the Shasta Senior Residences and Medical Offices (P09-025) Project, located in Sacramento County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

California Environmental Protection Agency



Shasta Senior Residences and
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Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 97-03-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit, or any other federal permit, is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

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Waste Discharge Requirements

If USACOE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project will require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/

If you have questions regarding these comments, please contact me at (916) 464-4745 or gsparks@waterboards.ca.gov.



Genevieve (Gen) Sparks
Environmental Scientist
401 Water Quality Certification Program

cc: State Clearinghouse Unit, Governor's Office of Planning and Research, Sacramento

