

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT J-Dart Developments Inc., 850 Montgomery Street Suite 400, San Francisco, CA 94133
OWNER Sacramento Business Park, 3700 Wilshire Boulevard, Los Angeles, CA 90010
PLANS BY Tower Architects, 10 Lombard Street, Suite 150, San Francisco, CA 94111
FILING DATE 12/4/86 ENVIR. DET. 12/11/86 REPORT BY FG:ec
ASSESSOR'S PCL. NO. 011-200-48

APPLICATION:

- A. Negative Declaration
- B. Tentative Parcel Map to subdivide 21.4+ acres into two lots
- C. Special Permit to allow a 25 percent density bonus for a 196 unit senior citizens project
- D. Variance to waive 66 of the required 196 parking spaces
- E. Plan Review of a 196 unit senior citizen's project

LOCATION:

East side 49th Street, between V Street and 50th Street

PROPOSAL:

The applicant is requesting the necessary entitlements to construct a 196 unit senior citizens independent living center.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1963 E. Broadway Community
Plan Designation: State Fair Grounds
Existing Zoning of Site: R-2A-R
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	25'	26'
South: Vacant; R-2A-R	Side(Int):	5'	38'
East : Single Family; R-1	Side(St):	25'	25'
West : Vacant; R-3-R	Rear:	15'	69'

Parking Required: 196 spaces
Parking Provided: 130 spaces
Property Dimensions: irregular
Property Area: 21.4+ acres
Density of Development: 21.8 d.u. per acres
Square Footage of Building: 625 to 835 square feet
Height of Building: 35 feet and 12 feet
Topography: Flat
Street Improvements: Existing
Utilities: to be provided
Exterior Building Materials: Stucco, exposed heavy timber framing
Roof Material: Tile

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On December 23, 1986, by a vote of 6 ayes, 4 absent, the Subdivision Review committee voted to recommend approval of the tentative map subject to conditions.

BACKGROUND INFORMATION: The subject site is a portion of the former State Fairground. In 1974, the old fairground site was subdivided and rezoned to OB-R, R-2A-R and R-3R. The subject site was rezoned to R-2A-R in order to develop a unit apartment complex.

PROJECT EVALUATION: Staff has the following comments.

A. Land Use/Zoning:

The subject site consists of a vacant 21.8+ acre lot which is zoned garden apartment-review (R-2A-R). The site is designated for residential uses by the General Plan and State Fairgrounds site by the 1963 East Broadway Community Plan. Surrounding land uses include undeveloped parcels and single family dwellings.

B. Project Description:

The applicant is proposing to develop nine acres of the site with a 196 unit senior citizen independent living center. The facility would include a central community complex accommodating dining, recreational facilities and eight rooms for overnight visitors.

C. Site Plan/Building Design:

The development will comprise 226,680+ square feet of gross floor area. Two building types will be provided, 28 single-story cottages and 166 units will be located in four 3-story buildings. The mix of units proposed is as follows:

	<u>* of units</u>	<u>floor area</u>
2 bedroom/2 bath	30	825 square feet
2 bedroom/2 bath	44	815 square feet
1 bedroom/1 bath	94	625 square feet
2 bedroom/2 bath	28	835 square feet

The four three-story "villages" would surround a landscaped courtyard with all access to the units being off the courtyard. Each unit's kitchen/dining area will have bay windows to allow visual access to the courtyard.

The central community complex will accommodate various activities although the primary function will be to house the central dining room and kitchen. At least one cooked meal per day will be provided. In addition, the central complex will also accommodate recreation, leisure and craft activities including a lounge, library, TV room, card room, exercise room, workshop, beauty salon, visiting bank, doctor's office and administrative office space.

The entire complex will be constructed with a Spanish/Mediterranean theme - red roof tiles, stucco (white or off-white) with exposed heavy timber framing.

D. PARKING

A total of 196 spaces are required and the applicant proposes to provide 130 spaces. A variance to waive 66 spaces is requested. As proposed, the parking ratio equals 0.66 spaces per unit. Of the 130 spaces, 114 carports will be for residents only and 16 spaces will be located near the project entrance for jitney and visitor parking. The average age of residents is expected to be 75+ years so that low auto ownership is expected. In addition, a jitney-van service will be provided as a substitute for or supplement to the residents' transportation requirements.

Staff has previously recommended approval of parking variance to waive required parking for other senior projects based on low auto ownership and the availability of public transportation. Other senior projects in the city have provided varying amounts of parking depending upon site limitations, however, the average parking ratio of 0.7 spaces per unit was provided. The proposed project would appear to be consistent with previous developments and staff would therefore recommend approval of the variance.

E. LANDSCAPE BUFFER AND FENCING

The applicant is proposing a 25 foot (minimum) landscape strip along the entire 49th Street and V Street frontages. Staff recommends that these strip be planted with a variety of trees and evergreen groundcover and that the strip be developed with four feet high undulating berms.

The applicant proposes to construct a solid block wall along the south and east property lines. A decorative wrought iron fence will be constructed along the 49th and V Streets frontage. These fences shall be no greater than six feet in height in accordance with zoning ordinance regulations.

F. INFILL BONUS

The applicant is requesting a 25 percent density bonus to increase the number of units from 157 to 196. The proposed development would equal a density of 21.8 dwelling units per acre, while the R-2A zone permits 17 dwelling units per acre. Staff has generally supported well-designed seniors project since they provide needed housing for senior citizens. The proposed project also complies with the senior citizen housing design criteria which evaluates projects on the basis of location, security, parking, landscaping, design quality and project amenities (see Exhibit A).

G. TENTATIVE MAP

The applicant proposed to subdivide the 21+ acre lot into two lots. The northerly lot will be developed with the seniors project while the southerly lot will remain undeveloped. The applicant has not indicated any future proposal to develop this site. Staff has no objection to the tentative map based upon the conditions placed on the map.

OTHER AGENCY COMMENTS

The project was reviewed by the City Arborist, Traffic, Public Works, Fire and Police.

The following comments were received:

POLICE

Security gates should be secured in a method approved by both fire and police departments to provide for emergency access.

TRAFFIC

1. Provide a second entrance.
2. Maximum length of cul-de-sac is 500 feet.
3. Private street width to be at least 26 feet from face of curb to face of curb.

PUBLIC WORKS

1. Sewer study required to verify capacity in existing sewer system.
2. Check easement for drain 'B' Sacramento Business Park.

ARBORIST

Recommend cluster of Eucalyptus trees along easterly property line be preserved or replaced with specimen sized evergreen trees. If trees are removed from landscape plan indicating size and species of trees shall be reviewed and approved by the City Arborist.

No other comments have been received.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has determined that the project will not have a significant impact on the environment and has filed a negative declaration.

RECOMMENDATION

Staff recommends the following action:

- A. Ratify the negative declaration;
- B. Recommend approval of the tentative map subject to conditions which follow;
- C. Approve the special permit to allow a 25 percent density bonus subject to conditions and based upon findings of fact which follow;
- D. Approve the variance based upon findings of fact which follow;
- E. Approve the plan review subject to conditions and based upon findings of fact which follow.

TENTATIVE MAP - CONDITIONS

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer study for the review and approval of the City Engineer;
3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
4. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.
5. Remove all trash, rubbish and garbage to an appropriate dump site to the satisfaction of the City/County Health Department.

SPECIAL PERMIT/PLAN REVIEW - CONDITIONS

1. A minimum of 130 parking spaces shall be provided on-site.
2. A maximum of 196 units shall be developed on the site.
3. All development shall conform to the site, building, floor plans and elevations approved by the Planning Commission. Any substantial modifications to the development plans shall be reviewed by the Planning Commission.
4. The project managers/owners shall provide a jitney-van service for utilization of the project residents.
5. A minimum 25 foot landscape strip along the entire 49th and V Street frontages shall be provided. No building shall be located within the 25 foot setback. The strip shall include a four foot high undulating berm planted with a variety of trees and evergreen groundcover.
6. The proposed solid masonry block wall along the south and east property lines shall be no greater than six feet in height.
7. The project shall be rented to senior citizens (as defined by California law) only.
8. The applicant shall comply with the requirements of the City Traffic Engineering Division.

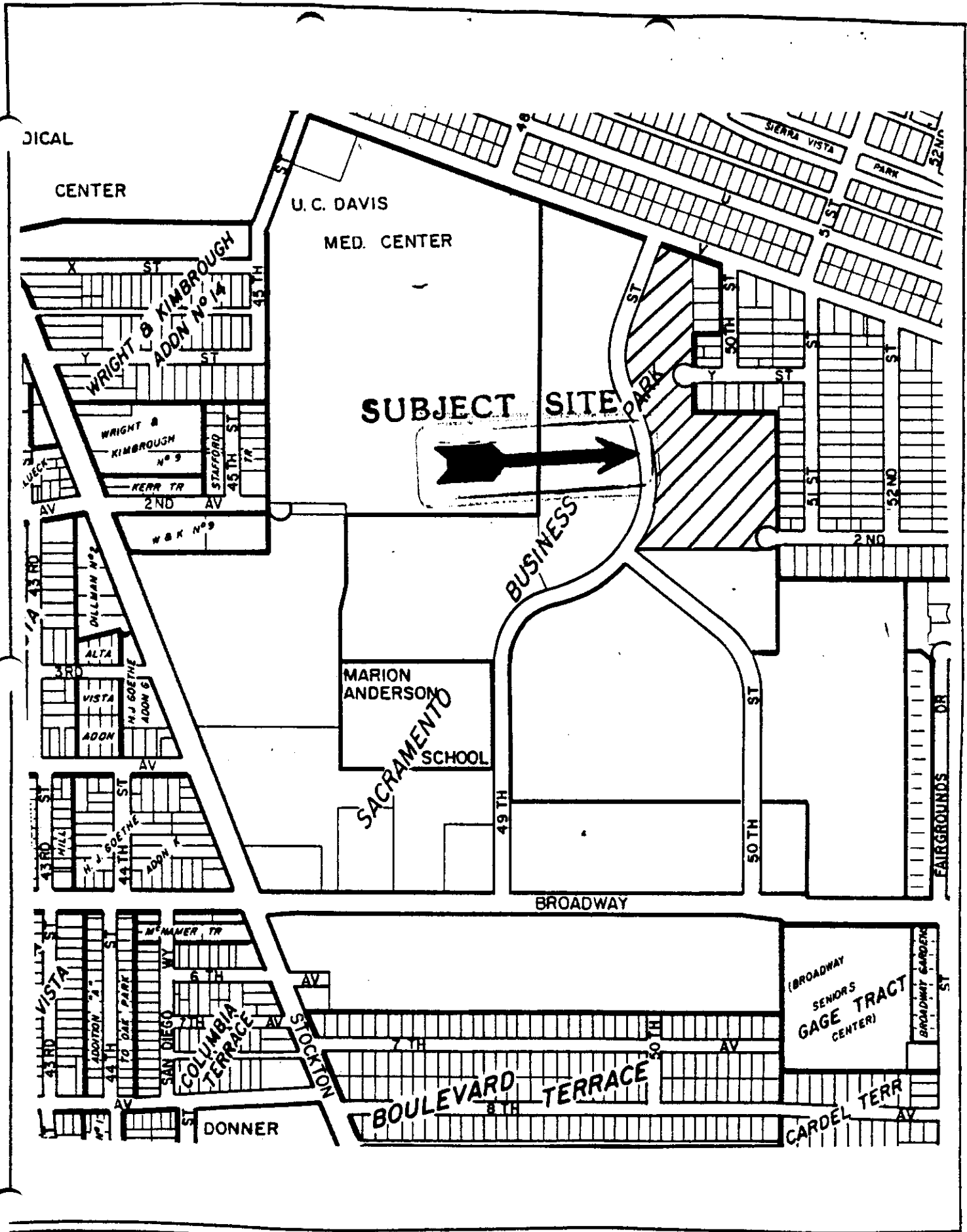
9. If the cluster of Eucalyptus trees along the easterly property line are removed, replacement trees shall consist of 15 gallon and 24 inch specimen trees. A landscape plan indicating these trees shall be reviewed and approved by the City Arborist.

FINDINGS OF FACT - SPECIAL PERMIT/PLAN REVIEW

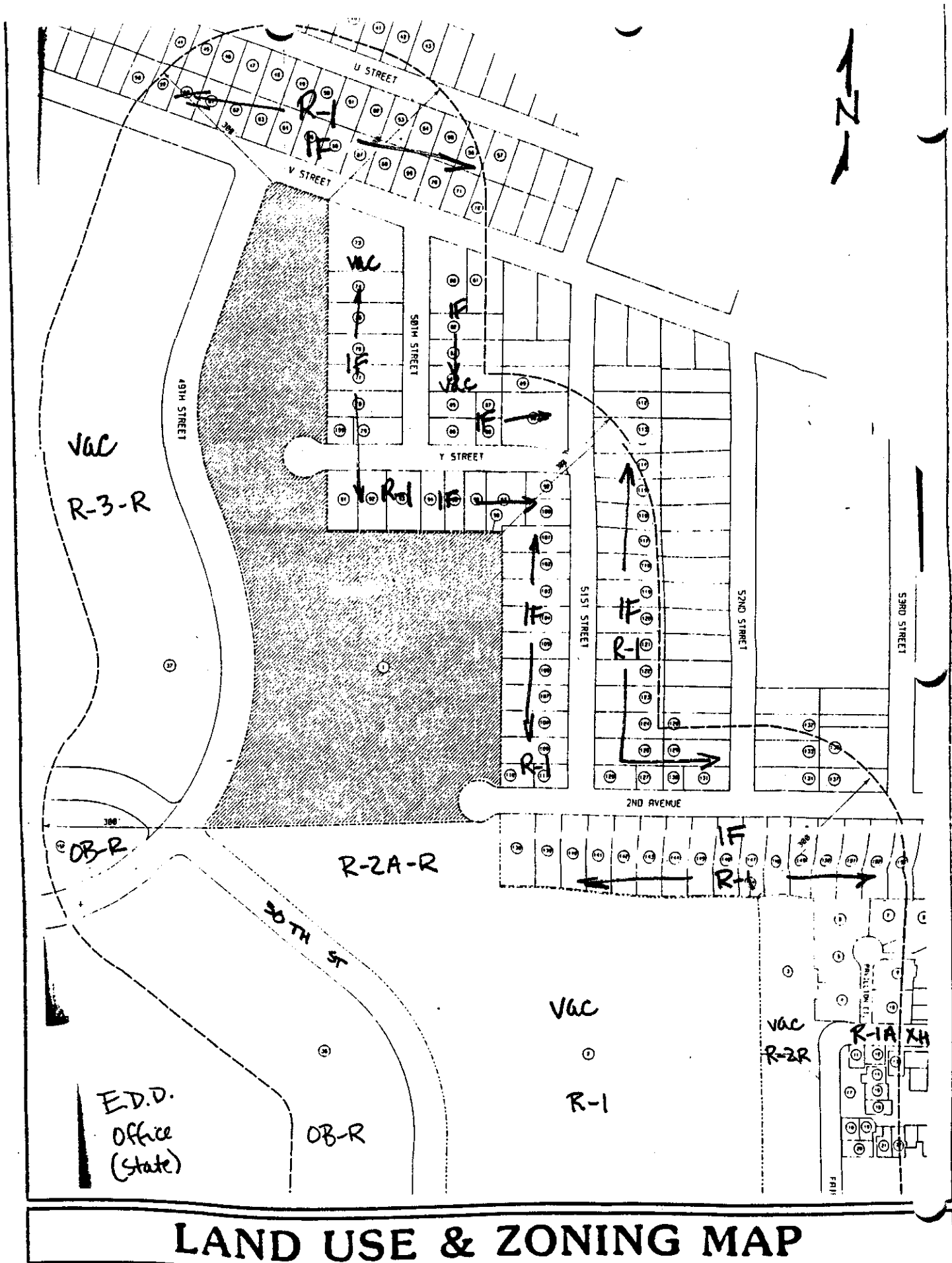
1. The project is based on sound principles of land use in that
 - a) The proposed use will not alter the character of the neighborhood which consists of residential, school and office uses.
 - b) The proposal conforms to the design criteria for senior citizen projects.
2. The project, as conditioned, is not detrimental to the public health, safety or welfare, nor to surrounding properties, in that:
 - a) Adequate landscaping will be provided on site.
 - b) The project will be aesthetically pleasing and will not degrade the character of the neighborhood.
3. The proposed project is consistent with the City's Discretionary Land Use Policy in that the site is designated for residential use by the 1974 General Plan and the proposed senior citizen housing project is consistent with the plan designation.

FINDINGS OF FACT - VARIANCE

1. The variance is not a special privilege extended to one property owner in that a variance would be granted to other property owners facing similar circumstances.
2. The variance will not be detrimental to public health, safety or welfare, nor to surrounding properties in that a jitney-van service will provide transportation for the residents thereby reducing parking demand.
3. The proposed project is consistent with the City's *discretionary Land Use Policy in that the site is designated for residential use by the 1974 General Plan and the proposed senior citizen housing project is consistent with the plan designation.



VICINITY MAP



DRAFT

SENIOR CITIZEN HOUSING DESIGN CRITERIA

Included in the Senior Citizen Housing Design Criteria is the Multifamily Residential Design Criteria and parts 2, 3 and 5 (handicapped standards) of the Title 24 requirements.

LOCATION

1. Freedom from excessive noise and disturbances such as airplane noise and industrial activity.
2. Proximity to parks or other outdoor areas suitable for passive recreation.
3. Views of nearby activity such as baseball diamonds, preschool playground, pedestrian traffic and auto traffic.
4. Spaces which encourage users conflict by either their placement or their scarcity should be modified. (For example, conflict between teenagers and elderly persons, each seeking to use a public outdoor area for musical entertainment activities illustrates a sort of competition which can promote criminal harassment.)
5. Absence of steep grades in and around the general circulation area of the proposed site.
6. Compatability with the surrounding neighborhood (height, building type).
7. Within 2 blocks of a bus stop.
8. Within 1/2 mile of a clinic and hospital.
9. Within 1/2 mile of library.
10. Within 1/2 mile of neighborhood services and shopping.
11. Allow for small detached housing units in single family neighborhoods.
12. Juxtapose Senior Housing to single and multifamily developments.

PROJECT SECURITY

1. Public entries to the area should be limited in terms of their number, location, and the possibilities of surveillance by residents.
2. Outdoor areas should have distinct boundaries which encourage resident supervision of their use.
3. Placement of dwelling units and public activity nodes should enhance the opportunities for surveillance.

7. Within the lobby area are the following: administrative offices, lounge, 24 hour switch board and receptionist desk, or intercom entrance control system, public restrooms, mail boxes (opened with apartment door key).
8. Corridor length should not be any more than 150 feet long and need not be any more than 6 feet wide (elderly people lose their perception so that long corridors look even longer than they actually are).
9. Put handrails in corridors. Exclude handrails in public areas (e.g., lobby).
10. Put windows at the end of corridors.
11. Corridors should promote easy orientation and not be confusing. Distinct identification of floors.
12. No sharp curves in corridors.
13. Elevators should have handrails and be big enough for wheelchairs.
14. Congregate facilities should consider including the following: dining area, large kitchen, small chapel, beauty salon, barber shop, gift shop with tenants arts and crafts for sale, pool table, card tables, manager's office, office space for social workers and psychiatrists, small conference room, library, small commissary, craft/hobby/small kitchen room, laundry room, greenhouse, first aid medical examination room, multipurpose room with moveable room dividers, overnight guest room.
15. Separate the less formal congregate care facilities from the more formal ones.

PARKING FACILITIES

1. Parking facilities should be provided for tenants, guests and employees.
2. Stalls and driving aisles should be at least 9 feet wide.
3. Stalls for the tenants should not be more than 150 feet from the front entrance, or in the case of enclosed parking, from the elevator.
4. Tenant parking should be no less than 25 percent nor more than 50 percent of the number of units.

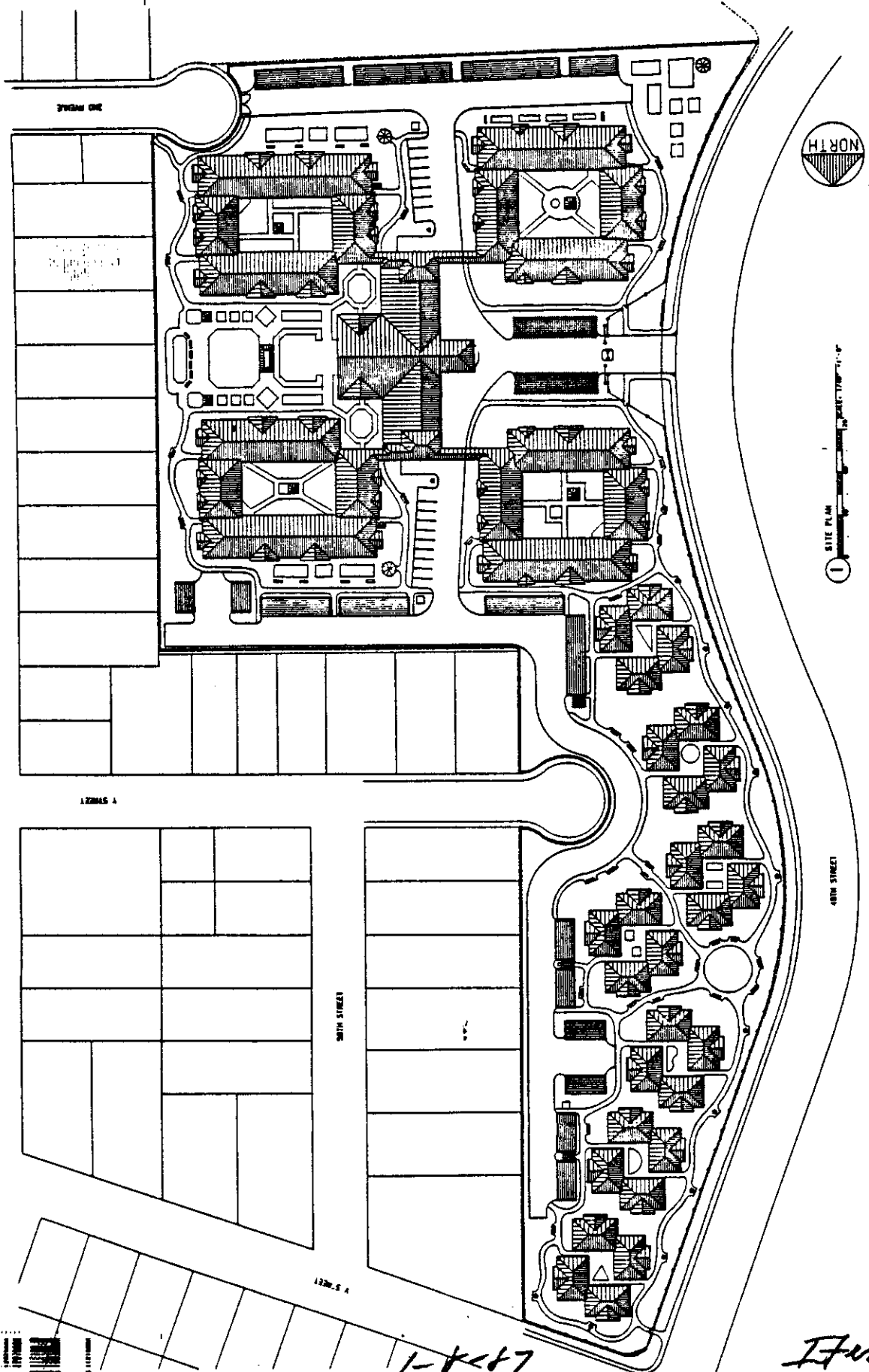
INDIVIDUAL UNITS

1. Kitchen windows should be low.
2. Overall illumination and strong light over kitchen sink.
3. Provision of knee space under the sink.

MANAGEMENT

1. The key to a successful Senior Citizen housing facility is good professional management which assumes responsibility for service coordination, as well as preventive maintenance.
2. The management should provide a safe and secure environment for residents, which incorporate needs for personal control and privacy, as well as social interaction.

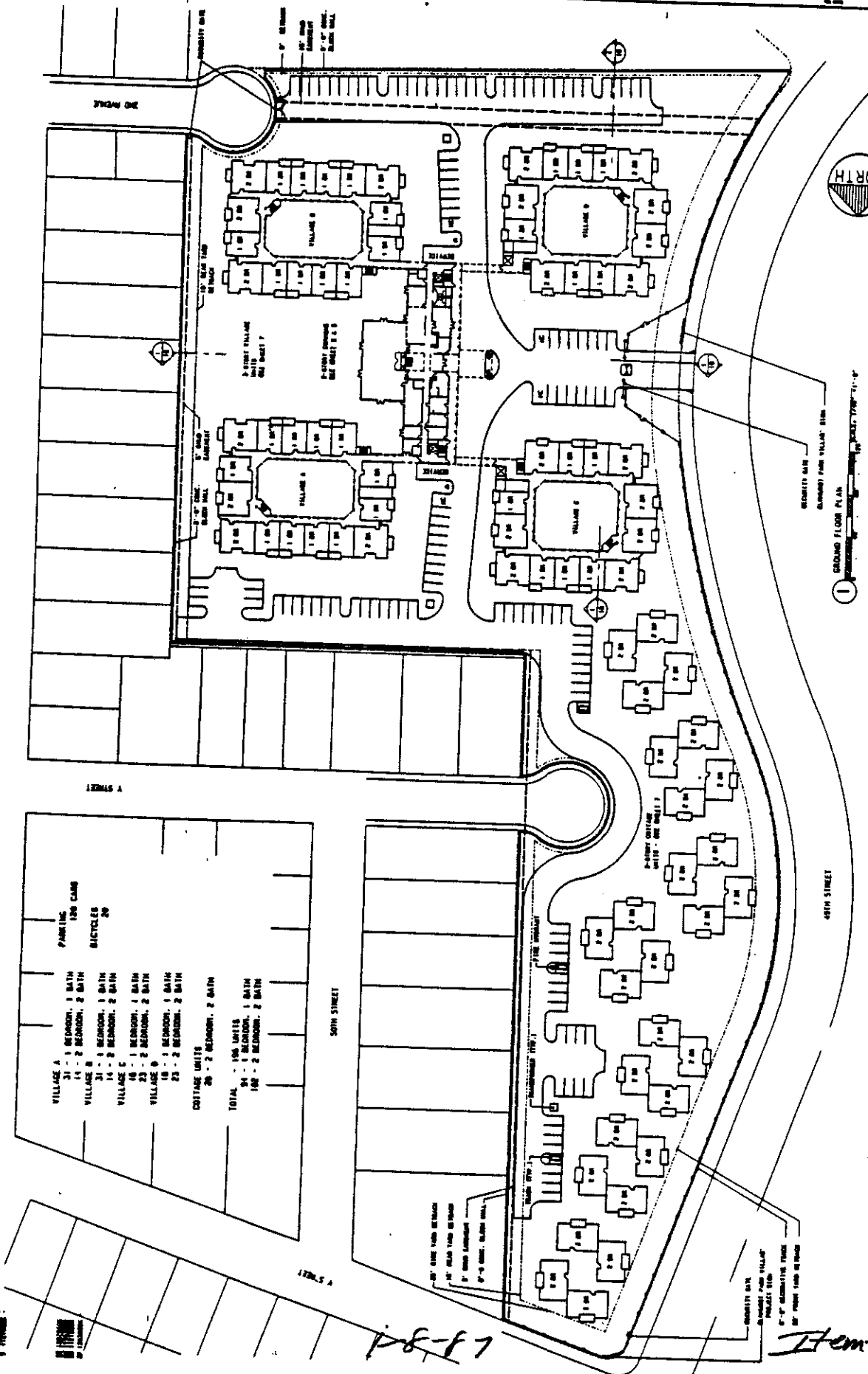
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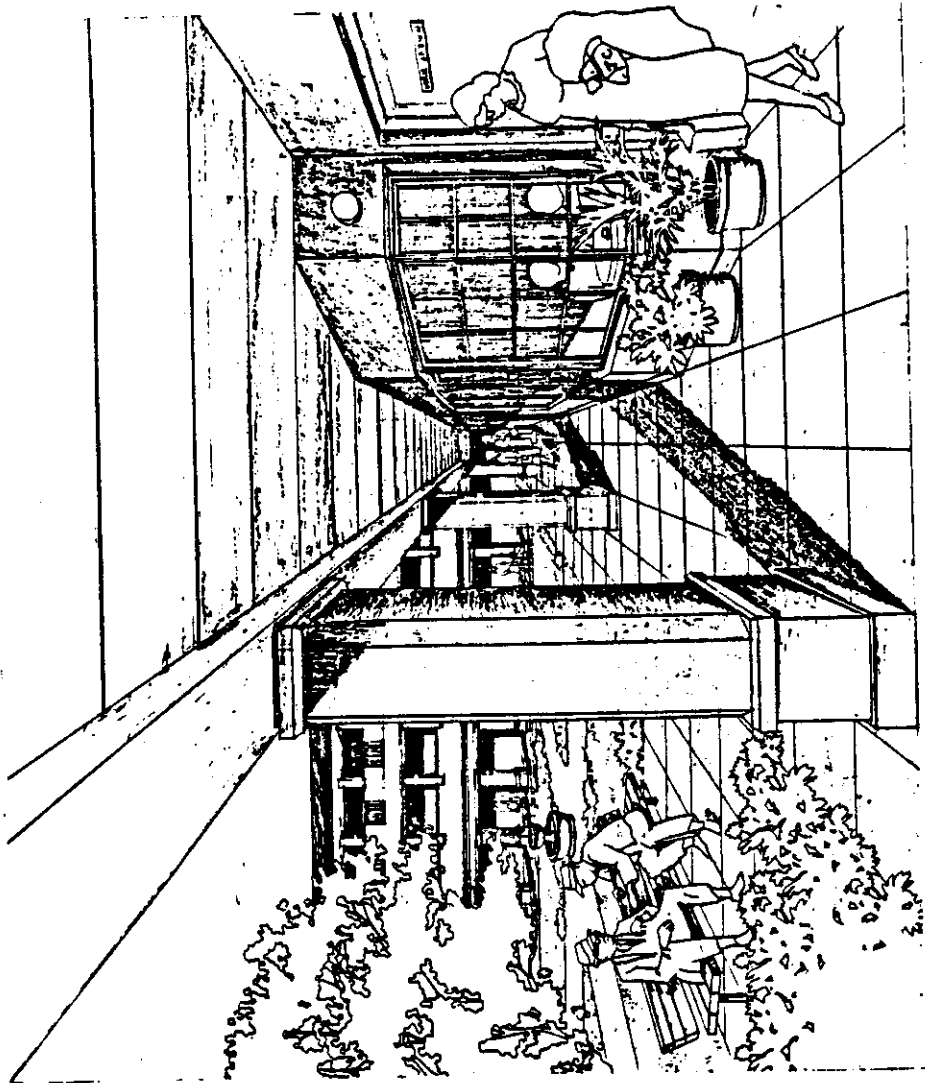


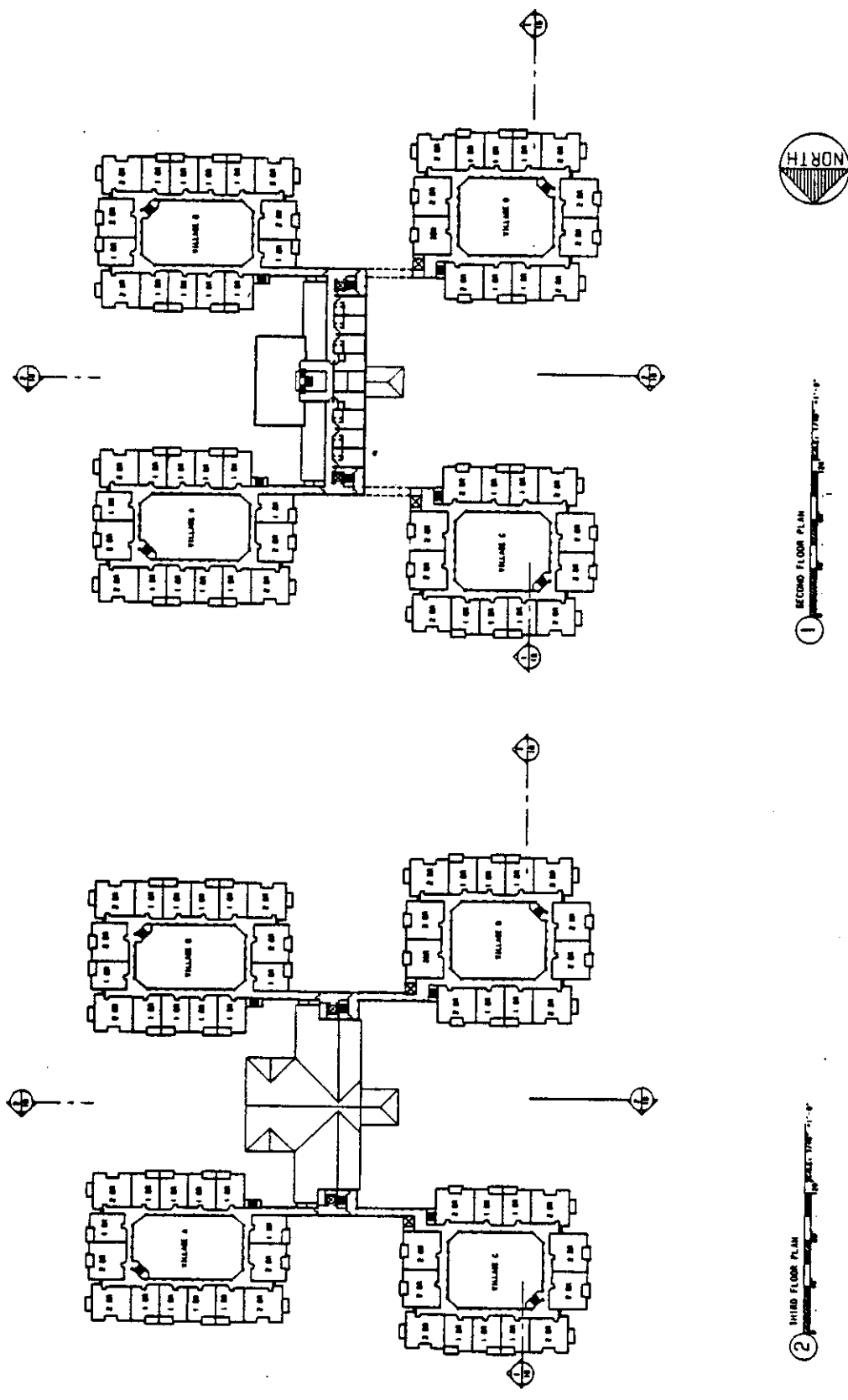
VILLAGE A	1 BEDROOM, 1 BATH
31	2 BEDROOM, 2 BATH
VILLAGE B	1 BEDROOM, 1 BATH
14	2 BEDROOM, 2 BATH
VILLAGE C	1 BEDROOM, 1 BATH
14	2 BEDROOM, 2 BATH
VILLAGE D	1 BEDROOM, 1 BATH
18	2 BEDROOM, 2 BATH
VILLAGE E	1 BEDROOM, 1 BATH
18	2 BEDROOM, 2 BATH
VILLAGE F	1 BEDROOM, 1 BATH
18	2 BEDROOM, 2 BATH
VILLAGE G	1 BEDROOM, 1 BATH
18	2 BEDROOM, 2 BATH
VILLAGE H	1 BEDROOM, 1 BATH
18	2 BEDROOM, 2 BATH
VILLAGE I	1 BEDROOM, 1 BATH
18	2 BEDROOM, 2 BATH
VILLAGE J	1 BEDROOM, 1 BATH
18	2 BEDROOM, 2 BATH
VILLAGE K	1 BEDROOM, 1 BATH
18	2 BEDROOM, 2 BATH
VILLAGE L	1 BEDROOM, 1 BATH
18	2 BEDROOM, 2 BATH
VILLAGE M	1 BEDROOM, 1 BATH
18	2 BEDROOM, 2 BATH
VILLAGE N	1 BEDROOM, 1 BATH
18	2 BEDROOM, 2 BATH
VILLAGE O	1 BEDROOM, 1 BATH
18	2 BEDROOM, 2 BATH
VILLAGE P	1 BEDROOM, 1 BATH
18	2 BEDROOM, 2 BATH
VILLAGE Q	1 BEDROOM, 1 BATH
18	2 BEDROOM, 2 BATH
VILLAGE R	1 BEDROOM, 1 BATH
18	2 BEDROOM, 2 BATH
VILLAGE S	1 BEDROOM, 1 BATH
18	2 BEDROOM, 2 BATH
VILLAGE T	1 BEDROOM, 1 BATH
18	2 BEDROOM, 2 BATH
VILLAGE U	1 BEDROOM, 1 BATH
18	2 BEDROOM, 2 BATH
VILLAGE V	1 BEDROOM, 1 BATH
18	2 BEDROOM, 2 BATH
VILLAGE W	1 BEDROOM, 1 BATH
18	2 BEDROOM, 2 BATH
VILLAGE X	1 BEDROOM, 1 BATH
18	2 BEDROOM, 2 BATH
VILLAGE Y	1 BEDROOM, 1 BATH
18	2 BEDROOM, 2 BATH
VILLAGE Z	1 BEDROOM, 1 BATH
18	2 BEDROOM, 2 BATH
TOTAL: 100 UNITS	
100 - 2 BEDROOM, 2 BATH	

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Item 2





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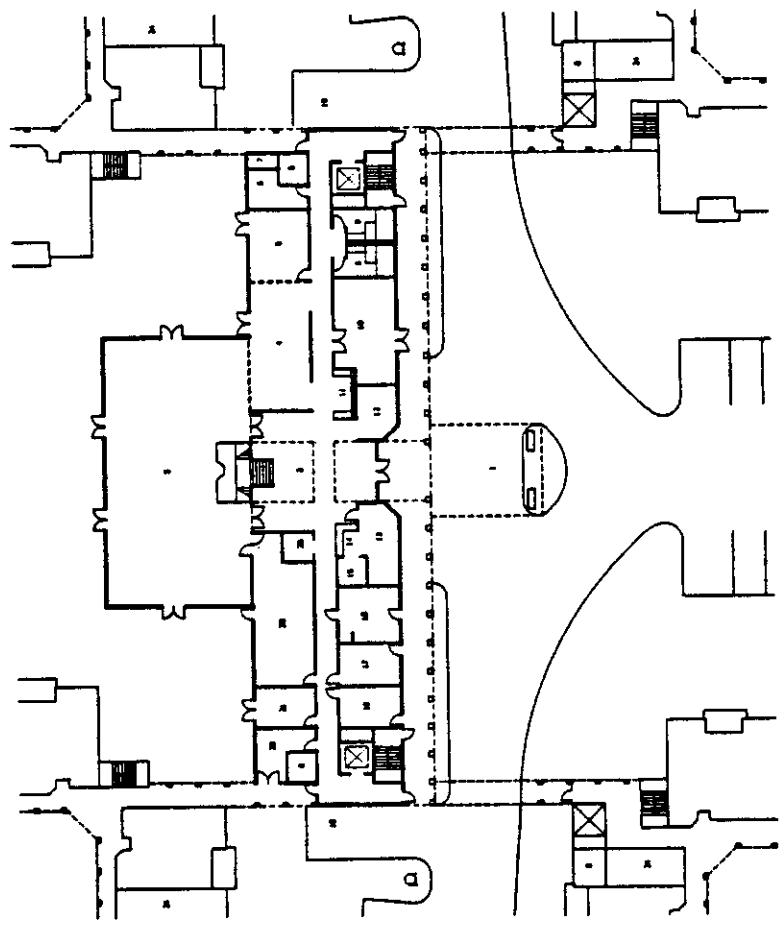


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Item 2



- 1 Porch/Cookers
- 2 Entry/Lobby
- 3 Living
- 4 Community Room
- 5 Corridor
- 6 Dr.'s Office
- 7 Janitor
- 8 Trash
- 9 Public Restroom
- 10 Library
- 11 Mail
- 12 Gift Shop
- 13 Office
- 14 Reception
- 15 Bath
- 16 Card Room
- 17 Crafts
- 18 Beauty Parlor
- 19 Service
- 20 Maintenance
- 21 Workshop
- 22 Kitchen
- 23 Coat Closet
- 24 Laundry



1 CONDOMINIUM BUILDING - GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

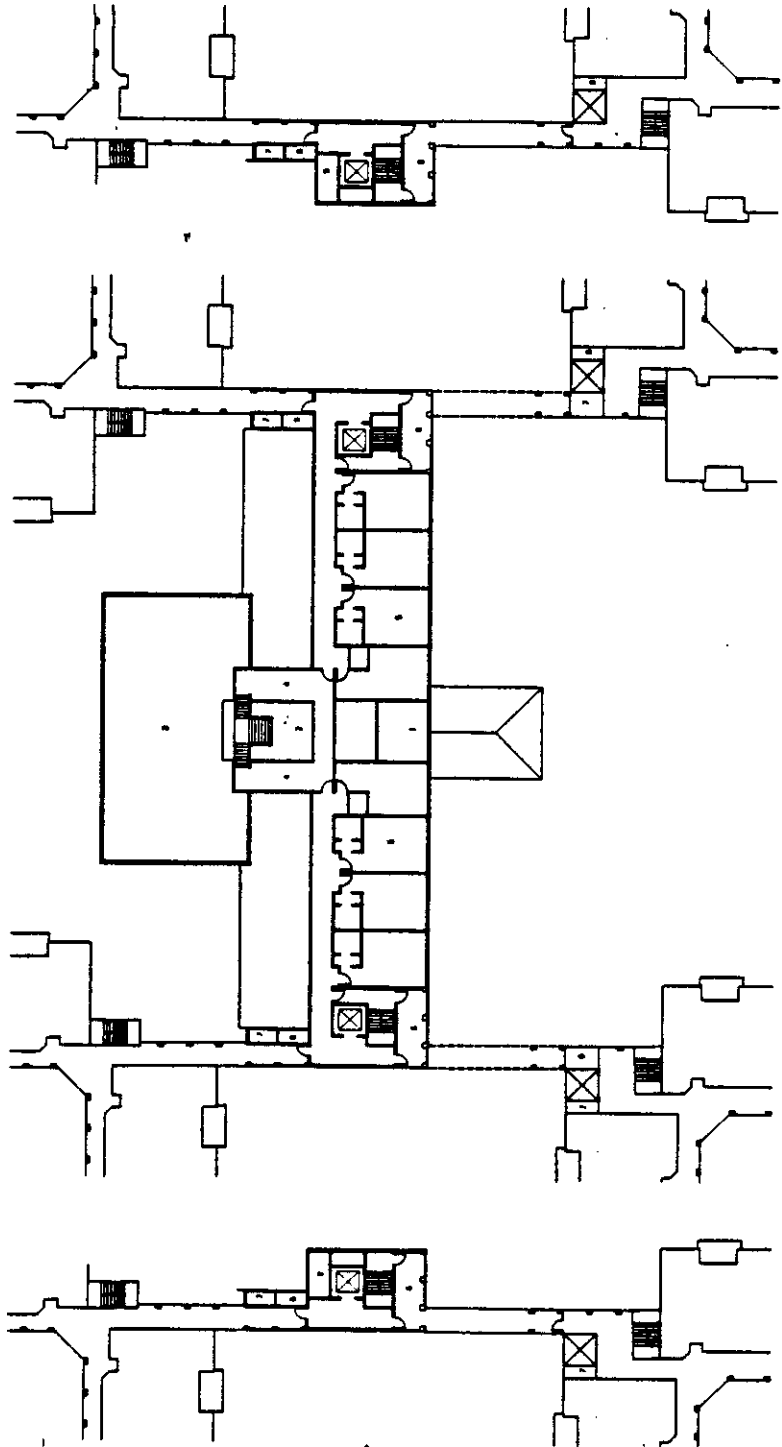
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Item 21

- 1 Open to Entry Balco
- 2 Open to Lobby Balco
- 3 Mail Room
- 4 Mail Room
- 5 Corridor
- 6 Corridor
- 7 Corridor
- 8 Corridor
- 9 Corridor



1 COMMON BUILDING - THIRD FLOOR PLAN

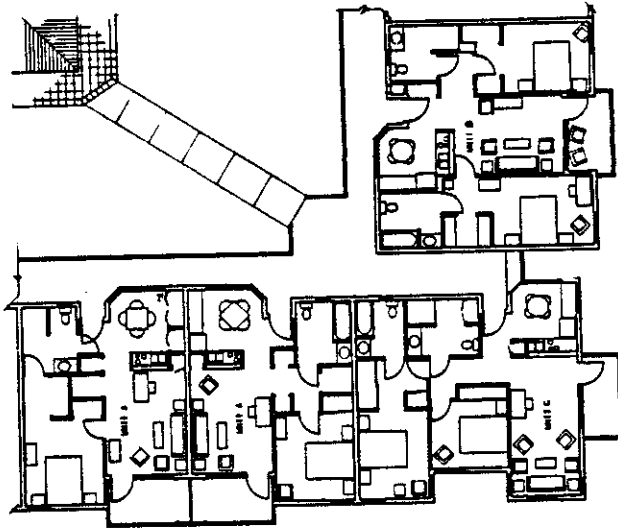
2 COMMON BUILDING - SECOND FLOOR PLAN

3 COMMON BUILDING - THIRD FLOOR PLAN

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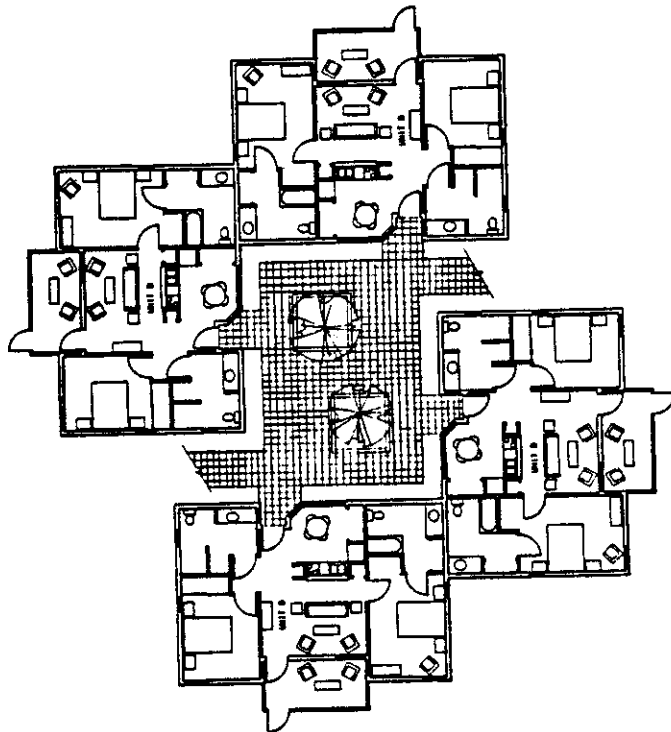
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- UNIT A - 1 Bedroom, 1 Bath
625 s.f.
- UNIT B - 2 Bedrooms, 2 Baths
815 s.f.
- UNIT C - 2 Bedrooms, 2 Baths
825 s.f.

1 TYPICAL VILLAGE UNIT PLANS



- UNIT D - 2 Bedrooms, 2 Baths
820 s.f.

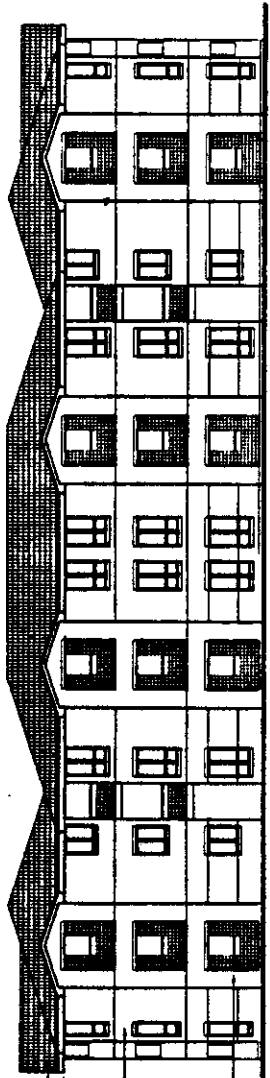
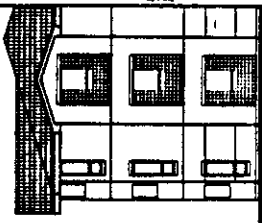
2 TYPICAL COTTAGE CLUSTER PLANS

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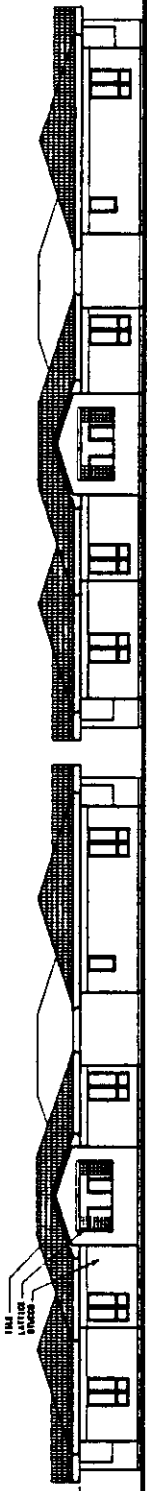


GRADE 49TH ST.

TRUE

LATTICE ON WEST SIDE OF ROOFING
AND ON EAST SIDE OF ROOFING
FOR THE EAST & WEST TO
FACE THE ROOF

② VILLAGE 49TH STREET ELEVATION



TRUE
LATTICE
ON WEST
SIDE

① COTTAGE 49TH STREET ELEVATION

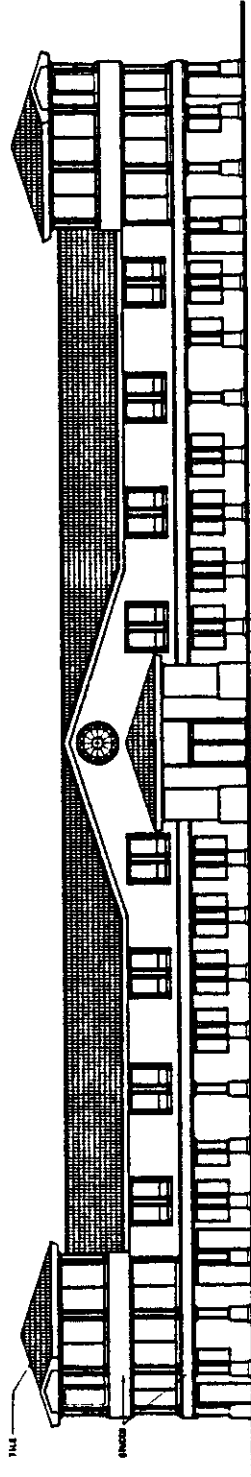
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ELMHURST PARK VILLAS
SACRAMENTO, CALIFORNIA

COMMON 49TH STREET ELEVATION

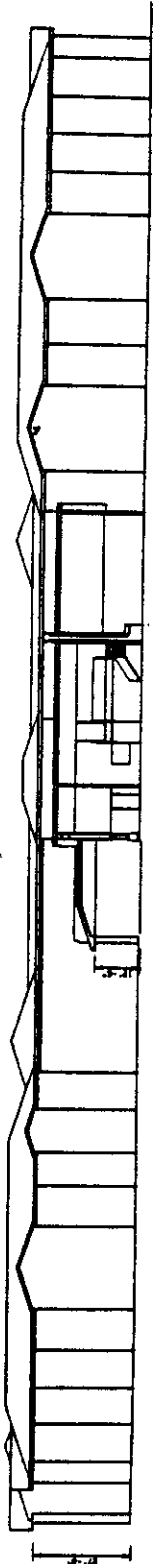


1 COMMON 49TH STREET ELEVATION

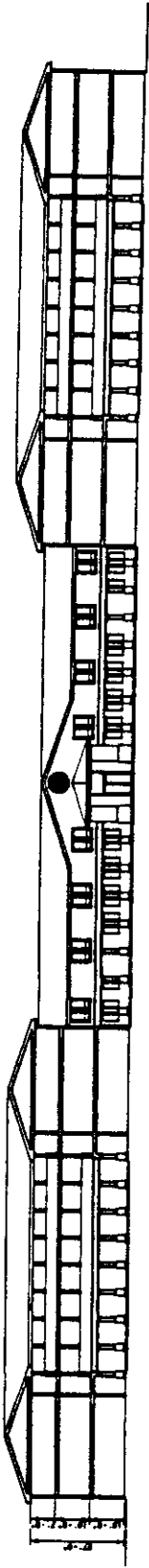
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Item 2



② EAST - WEST SECTION

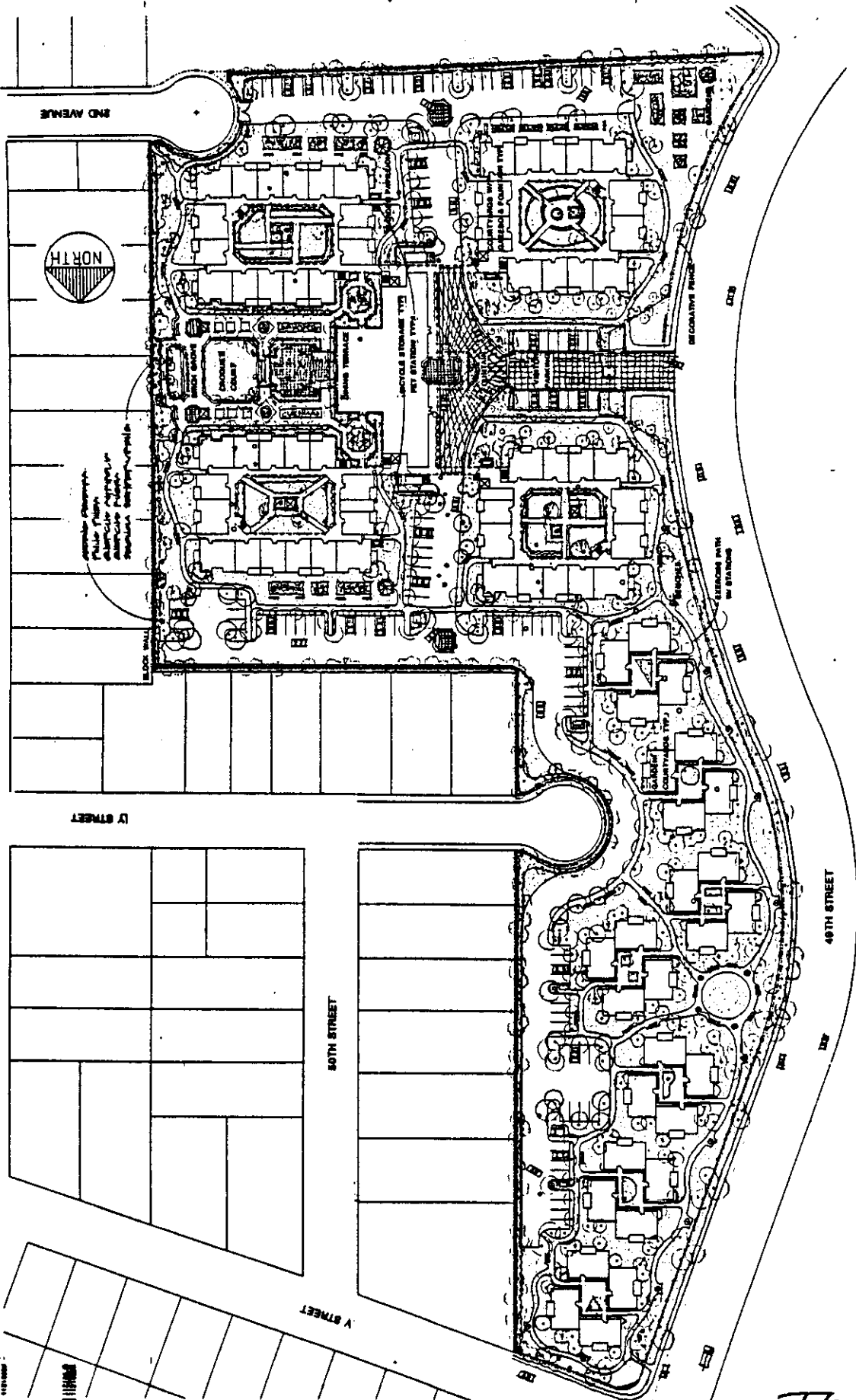


① NORTH - SOUTH SECTION

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Item 21



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Item 21

TENTATIVE PARCEL MAP

PLAN 2-38 PM 22
 CITY OF SACRAMENTO CALIFORNIA
 NOVEMBER 1987 SCALE: 1"=40'
 MORTON & PITALO, INC.
 SHEET 1 OF 1 SHEETS

OWNER/DEVELOPER
 SACRAMENTO BUSINESS PARK
 C/O BUZZ GATES ENTERPRISES
 8401 JACKSON ROAD
 SACRAMENTO, CA 95826

APPLICANT
 MORTON & PITALO, INC.
 1430 ALHAMBRA BLVD., SUITE 200
 SACRAMENTO, CA 95816

ASSESSOR'S PARCEL NO.
 11-200-48

AREA
 21.46 AC.

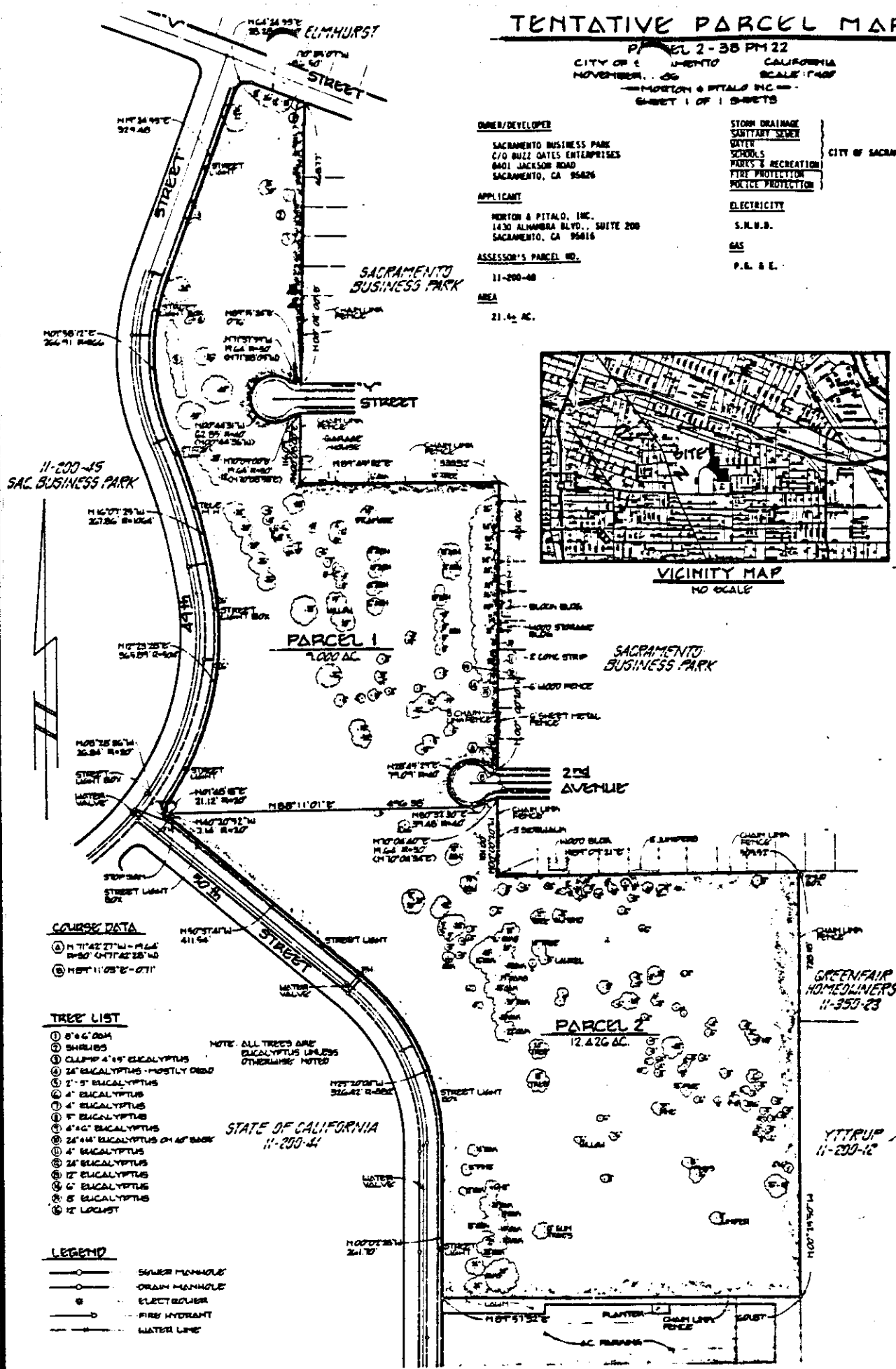
STORM DRAINAGE
 SANITARY SEWER
 WATER
 SCHOOLS
 PARKS & RECREATION
 FIRE PROTECTION
 POLICE PROTECTION
 CITY OF SACRAMENTO

ELECTRICITY
 S.I.N.D.

GAS
 P.R. & E.



VICINITY MAP
NO SCALE



- COURSE DATA**
- ① N 17°42'27"W - 115.6' - CHITFAC 28'40"
 - ② N 87°11'05"E - 67.1'

- TREE LIST**
- ① 8" x 6" DBH
 - ② SHRUBS
 - ③ CLUMP 4" x 15" EUCALYPTUS
 - ④ 24" EUCALYPTUS - MOSTLY OPEN
 - ⑤ 2" - 3" EUCALYPTUS
 - ⑥ 4" EUCALYPTUS
 - ⑦ 4" EUCALYPTUS
 - ⑧ 4" EUCALYPTUS
 - ⑨ 24" x 4" EUCALYPTUS ON 40' BANK
 - ⑩ 4" EUCALYPTUS
 - ⑪ 24" EUCALYPTUS
 - ⑫ 12" EUCALYPTUS
 - ⑬ 6" EUCALYPTUS
 - ⑭ 8" EUCALYPTUS
 - ⑮ 12" LOCUST

- LEGEND**
- SEWER MANHOLE
 - DRAIN MANHOLE
 - ⊕ ELECT. POLE
 - ⊕ FIRE HYDRANT
 - WATER LINE

NOTE: ALL TREES ARE
 EUCALYPTUS UNLESS
 OTHERWISE NOTED

STATE OF CALIFORNIA
 11-200-48

STATE OF CALIFORNIA
 11-200-47

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