

1 **REPORT AMENDED BY CPC 5-8-86 ✓
*REPORT AMENDED BY STAFF 5-8-86
CITY PLANNING COMMISSION

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

APPLICANT	Ralph Solenne - 8248 Florintown Way, Sacramento, CA 95828				
OWNER	Richard Berti - 510 Castillo Street, Santa Barbara, CA 93101				
PLANS BY	Ralph Solenne - 8248 Florintown Way, Sacramento, CA 95828				
FILING DATE	March 7, 1986	ENVIR. DET.	April 14, 1986	REPORT BY	DH:sg
ASSESSOR'S-PCL. NO.	274-232-10.11				

APPLICATION: A. Negative Declaration

B. Special Permit to develop 79 senior citizen housing units utilizing 25% density bonus on 2.9+ vacant acres in the Garden Apartment Multi-Family Review (R-2B-R) zone

C. Lot Line Adjustment to combine two lots totaling 2.9+ acres

LOCATION: 2360 and 2400 Northview Drive

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 79 unit senior citizens' apartment complex.

PROJECT INFORMATION:

1974 General Plan Designation: Residential

1986 South Natomas Community

Plan Designation: Medium High Density Residential - 11-21 du/ac.,
18 avg. max.

Existing Zoning of Site: R-2B-R

Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single family residence; R-1	Front:	25'	25'
South: Vacant; R-2B-R	Side(Int):	5'	15'
East: Shopping center; SC	Side(St):	5'	15'
West: Child care center, single family; R-1	Rear:	15'	15'

Parking Required: 79 spaces at one space per unit

Parking Provided: 79 spaces

Property Dimensions: Irregular

Property Area: 2.9+ acres

Density of Development: 27 d.u. per acre

Square Footage of Building: 35,506 sq. ft. in 7 buildings; 12 unit A's at 648 sq. ft.,
67 unit B's at 400 sq. ft.

Height of Building: One & two story

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Exterior Building Materials: T1-11 wood siding, masonite

Roof Material: Composition shingle

BACKGROUND INFORMATION: On January 28, 1982 the Planning Commission approved a special permit for a 54 unit townhouse development. The Commission also recommended approval of a tentative map for the proposed condominium development and an amendment to the South Natomas Community Plan to reduce the average minimum density to 18 units per acre. On February 28, 1984 the City Council approved a one year extension on the tentative map which was due to expire on March 9, 1984.

APPLC. NO. P86-107 **MEETING DATE** May 8, 1986 **ITEM NO.** 8

A second special permit was approved by the Commission on March 22, 1984. Both approvals expired (P84-085).

On July 25, 1985 the Planning Commission approved a new special permit and tentative map for a 54 unit condominium project on one 2.9+ acres (P85-274). The density computed to 19 units per acre. Floor plans ranged in size from a one-bedroom unit of 662 square feet to a two-bedroom unit of 1,185 square feet. The applicant has determined that this project is not feasible and is requesting the necessary entitlements to construct a 79 unit senior citizens apartment development with smaller units.

PROJECT EVALUATION: Staff has made the following comments:

A. Land Use and Zoning

The subject site is designated for residential uses in the 1974 General Plan. The site is surrounded by residential and commercial development (see attached land use map). The 1986 South Natomas Community Plan designates the site for Medium High Density Residential, 11 to 21 du/acre with 18 dwelling units per acre average. The site is presently Apartment Multi-Family-Review (R-2B-R) zone, which allows a maximum of 63 units on the site. The applicant is requesting a 25 percent density bonus (16 units) to exceed the maximum allowed density to 79 units. The overall project density will be 27 dwelling units per acre with the density bonus for senior citizens. The project density is consistent with General Plan and community plan policy of encouraging housing for the elderly in the South Natomas Community Plan area.

The applicant is proposing the merger of two vacant parcels which cover the project site. Staff supports the lot line merger and senior citizens' housing on the subject property.

Planning Division staff is in the process of developing locational and special design criteria to address the special needs of housing the elderly (Exhibit D). The following is a list of locational criteria in relation to the subject site.

<u>Facility</u>	<u>Suggested Maximum Distance</u>	<u>Distance From Site</u>
Bus	Two blocks	Major bus lines exist on West El Camino Ave. and Northgate Blvd.
Religious institution	1/2 mile	Several churches along Northgate Blvd. exist
Clinic or hospital	1/2 mile	Community Hospital is located three miles to the east. It is proposed for relocation to Northgate Blvd. & San Juan Road intersection
Library	1 mile	No library site in the South Natomas area
Neighborhood services (restaurants, drug stores, shopping, etc.)	1/2 mile	A neighborhood shopping center with Lucky Market is located adjacent to the site

Based upon the above locational criteria, staff finds that a senior housing facility is an appropriate land use for the site. The increase in density to 27 d.u./ac. for a senior's facility should not create any adverse impacts on the infrastructure in the area.

The applicant is proposing to merge two parcels and construct seven apartment structures with a total of 79 dwelling units for senior citizens. The definition of senior citizen for a 79 unit project, according to the State, is any person 62 years and over. Staff recommends that language be included in the deed covenants, conditions and restrictions (C.C. & R's) or in a separate recorded document which assures the 79 unit apartment project shall only be sold or rented/or used by senior individuals.

B. Site Plan and Building Design

The proposed building elevations indicate use of vertical T1-11 exterior wood siding with a composition shingle roof. Horizontal treatment will be provided by masonite siding. Staff is concerned with the long block of building mass along the central portion and south property line (see elevation plan). More variation could be designed into the cluster buildings by breaking up the roof line with vertical walls or different roof planes. Addition of windows in blocks of walls and end elevations would also provide relief in the wall planes. Staggering the footprints of each four unit, six unit or eight unit structure so that variable setbacks are shown would also provide relief. Staff recommends these modifications be reflected on revised site plans and elevations.

The square footage of the units proposed are 400 square feet in 67 one-bedroom units and 648 square feet in 12 two-bedroom units. Staff conducted a survey of four recently approved senior citizens' apartment projects over the past six months and reports the results in Table 1. Staff is concerned that the 400 square foot units are too small to be attractive to elderly renters. Staff recommends that the applicant increase the number of units larger than 500 square feet to 50% of the total units. The survey of Table 1 indicates a variety of floor areas per unit and general mix of units over 500 square feet. The Norwood Avenue development, P85-273, underwent considerable revision with the City Council. According to statements from developers of senior's housing, a more spacious apartment is more desirable from senior citizens' perspective.

The applicant is aware of the 25 foot landscaped setback off Northview Drive and reflects it on his plans. A six foot high solid decorative masonry wall is required on the north and east property line. A six foot high solid board fence is required on the south property line.

A detailed landscape and irrigation plan will require review and approval by the Planning Division staff prior to issuance of building permits. Staff recommends that intensive tree planting along Northview Drive be shown. Also a landscaped 10 foot setback along all property lines adjacent to the fence is recommended. Provision of outdoor seating and landscaping for seniors is recommended as found in Exhibit D.

The parking area is not covered. Staff recommends that 75% of the parking spaces be covered. Since the Commission has approved parking ratios from 0.7

to 1.0 space per unit, the requirement to cover 75% of the spaces is reasonable. The previously approved project had covered parking.

In approving the special permit in 1982 and in 1985, the Planning Commission added a condition requiring the applicant to retain two large walnut trees on the north portion of the site unless the City Arborist finds that the trees are diseased or not important to retain.

The site plan does not indicate the location and type of trash enclosures to be used for this project. Staff recommends the applicant submit detailed plans for the enclosures using guidelines in Exhibit C.

The subject site is adjacent to vacant commercial land, commercial uses, and residential uses. Staff recommends a six foot decorative masonry wall around the perimeter of the site to help buffer the varied uses from one another. Since the property to the south is zoned R-2B-R and the community plans designate the site for multi-family residential, a wall is not necessary. The applicant should install a six foot high wooden fence along the southern property line.

The North/Sacramento School District indicates that the nearest elementary school is at capacity. A waiver of school impact fees may be necessary prior to building permit issuance. (Not an impacted school district) (staff amended)

Agency Review

The proposed project was reviewed by the City Engineer, Traffic Engineer, Fire Department, Water Division, and South Natomas Advisory Committee. Comments were received from the South Natomas Advisory Committee and are attached as Exhibit E.

CONCLUSION: Staff finds that the proposed senior apartment project is an appropriate land use for the site. The site is located near the intersection of two major streets, complies with the locational criteria for senior housing and will be compatible in density and design with existing and previously approved uses in the area. The apartments will be tailored to meet the needs of senior residents. Staff, therefore, recommends approval of the requested entitlements.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a negative declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Approval of the Special Permit, subject to conditions and based upon findings of fact which follow;
- C. Approval of the Lot Line Adjustment by adopting the attached resolution.

Conditions - Special Permit

1. The applicant shall submit detailed landscape, shading, and irrigation plans to the Planning Director for review and approval prior to

issuance of building permits. The plans shall comply with the landscape design criteria indicated in Exhibits C and D. The plans shall also include undulating berms in the front setback area with intensive landscaping.

2. The applicant shall redesign the driveway entrances to the satisfaction of the City Traffic Engineer.
3. Bicycle storage facilities shall be provided in convenient locations throughout the site and meet the criteria outlined in Exhibit C, subject to review and approval by the Planning Director.
4. The applicant shall provide a six foot decorative masonry wall around the perimeter of the site, except for the southern property line. A wooden fence shall be installed along the southern property line. The design of the wall shall be reviewed and approved by the Planning Director.
5. All trash enclosures shall comply with the Residential Design Criteria in Exhibit C, subject to review and approval by the Planning Director.
6. The two large walnut trees on the north side of the site shall be retained unless the City Arborist finds they are diseased or otherwise not worth retaining.
7. A 10 foot landscape setback shall be provided along the northerly property line adjacent to the residential dwellings.
8. Language shall be included in the deed restrictions and covenants, conditions and restrictions and/or in a separate document which assures that the 79 unit apartment development shall only be sold or rented to/or used by senior individuals. A senior means prsons over the age of 62 years, provided that for each unit sold or rented to, or used by, two or more persons, one of such persons may be under 62 years old. Such language shall be acceptable in form and content to the Planning Director and City Attorney and may conclude any measure for enforcement deemed appropriate by the Planning Director and City Attorney.
9. The applicant shall submit revised elevations for Planning Director review and approval prior to issuance of building permits. Elevation plans shall include the following:
 - a. Delete the 5/8" grooved plywood on exterior surfaces.
 - b. Building materials shall consist of masonite lap siding and stucco with heavy composite shingle roofs;
 - c. Carports shall be designed with materials that are compatible with the apartment structures;
 - d. End elevations shall be modified to provide relief and interest by adding additional windows;

- e. Second floor patios shall have solid railings/barriers and a roof placed over a portion of the patio.
- f. Use decorative entry doors.
- 10. A sign program for the complex, including identification signs and interior directional signs and maps, shall be submitted for staff review and approval prior to issuance of sign permits. The sign program shall conform to the attached Residential Design Criteria.
- 11. The applicant shall utilize the attached Multiple Family Residential Design Criteria for the proposed development (Exhibit C).
- 12. The list of design features in Exhibit D shall be included as part of the proposed senior apartment complex.
- *13. A minimum of 50% of the units shall be 500 square feet of area or larger. (staff added)
- *14. Revise site plan to provide parking closer to the easterly units. (staff added)
- *15. Each unit shall have an enclosed patio space. (staff added)
- **16. Applicant shall seek City approval to reduce parking to 0.7 spaces per unit. Applicant shall apply for a variance prior to Design Review Board action. (CPC added)
- **17. Development plans shall be submitted for Design Review Board review and approval. (CPC added)
- **18. Applicant shall provide enclosed storage areas for each unit. (CPC added)

Findings of Fact - Special Permit

- 1. The project, as conditioned, is based on sound principles of land use in that the proposed townhouse units are compatible with the surrounding commercial, single family dwellings, and apartment complex.
- 2. The special permit, as conditioned, will not be detrimental to the public health, safety, or welfare in that:
 - a. the proposal will have adequate on-site parking area and landscaping will be provided throughout the project as well as around the perimeter of the site;
 - b. the proposal will not significantly alter the characteristics of the area; and
 - c. Alternative transportation will be available to residents of the proposed senior apartment project.
- 3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for Medium-High Density Residential, 11 to 21 du/acre, on the 1986 South Natomas Community Plan and seniors' housing is encouraged in the community plan and conforms with the policies of the plan designation.

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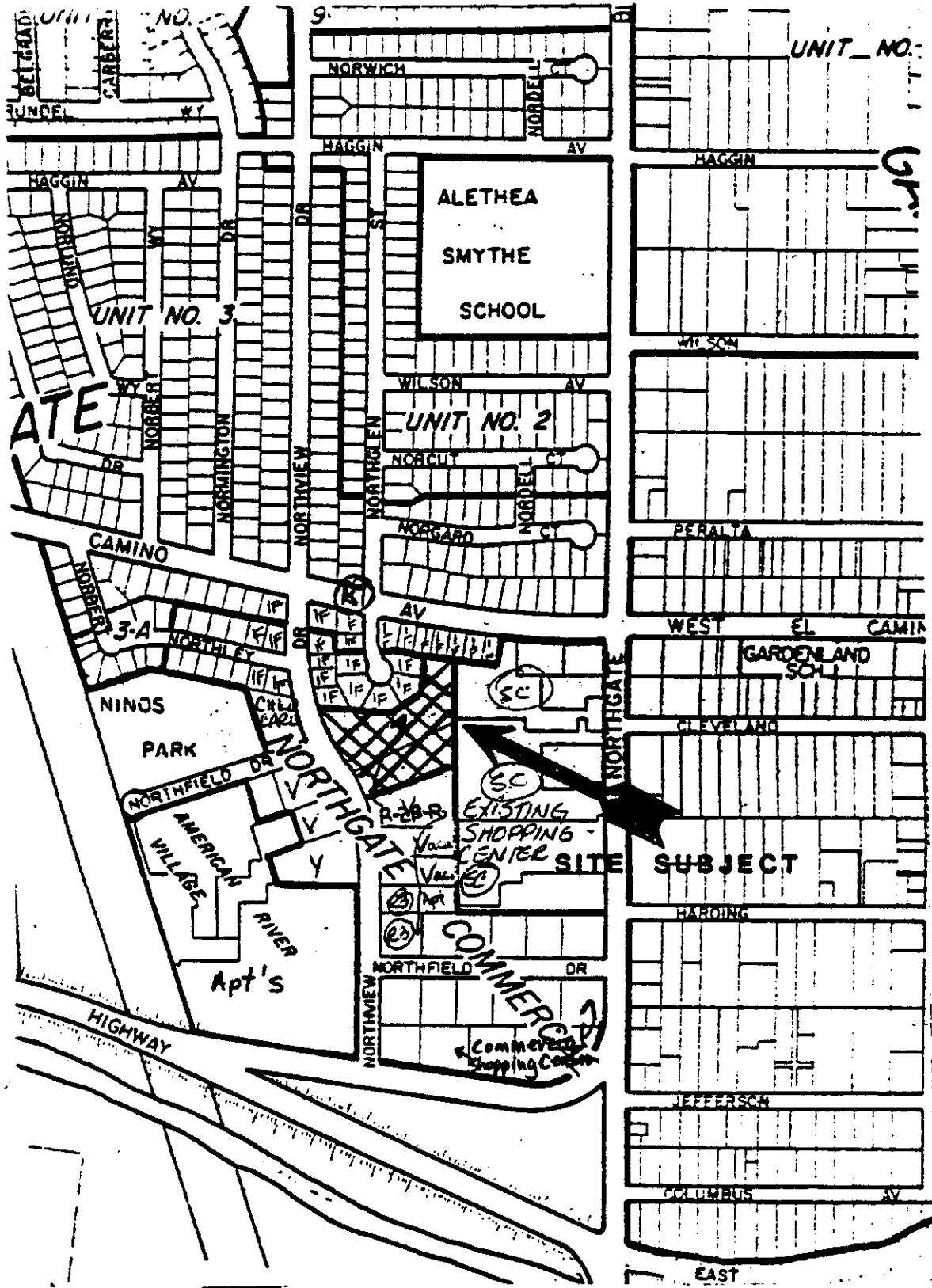
Findings of Fact - Special Permit

1. The project, as conditioned, is based on sound principles of land use in that the proposed townhouse units are compatible with the surrounding commercial, single family dwellings, and apartment complex.
2. The special permit, as conditioned, will not be detrimental to the public health, safety, or welfare in that:
 - a. the proposal will have adequate on-site parking area and landscaping will be provided throughout the project as well as around the perimeter of the site;
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TABLE 1

Senior Citizens' Apartment Projects: September 1985 to April 1986

<u>Project</u>	<u>Location</u>	<u>Units</u>	<u>Bedrooms</u>	<u>Square Footage</u>
P83-414	La Mancha Drive	414	1	504 sq. ft.
Approved 4-10-86 by C.P.C.	Valley High Area	<u>56</u>	2	672 sq. ft.
	Total	470 Units		
P85-273	3549 Norwood Avenue	88	1	400 sq. ft.
Approved 2-11-86 by C.C.	North Sacramento Community Plan Area	<u>32</u>	2	802 sq. ft.
	Total	120 Units		
P85-333	Heritage Wood Circle & Greenhaven Drive	64	1	624 sq. ft.
Approved 9-26-85 by C.P.C.	South Pocket Community Plan Area	<u>6</u>	2	840 sq. ft.
	Total	72 Units		
P85-468	Southeast Corner of 6th & I Streets	71	Type A - 1	520 sq. ft.
Approved 1-9-86 by C.P.C.	Central City Community Plan Area	22 24 <u>6</u>	Type B - 1 Type C - 1 Type D - 1	556 sq. ft. 550 sq. ft. 571 sq. ft.
	Total	123 Units		
P86-107	2360 & 2400 North- view Drive	67	Unit A - 1	400
	South Natomas Community Plan Area	12 —	Unit B - 2	648 sq. ft.
	Total	79 Units		

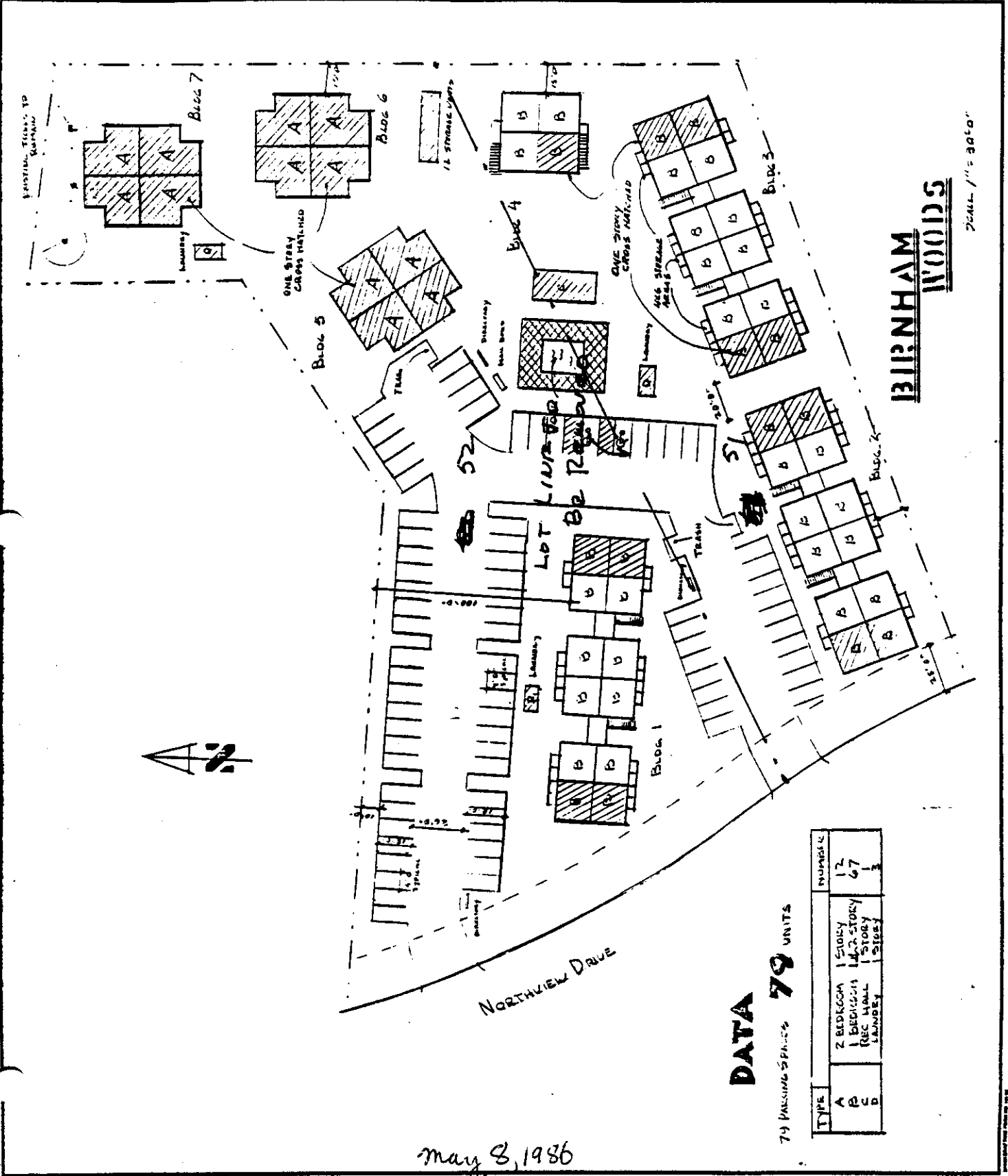


VICINITY - LAND USE - ZONING

SITE PLAN

NO.	BY

DATE	3/20/86
SCALE	3/8" = 1'-0"
DRAWN	F.O.P.
CHECKED	
DATE	
BY	



BIRNHAM WOODS

SCALE - 1/8" = 1'-0"



DATA

74 PARKING SPACES **79** UNITS

TYPE	DESCRIPTION	NUMBER
A	2 BEDROOM 1 STORY	12
B	1 BEDROOM 1 1/2 STORY	47
C	REC HALL 1 STORY	1
D	LAUNDRY 1 STORY	1

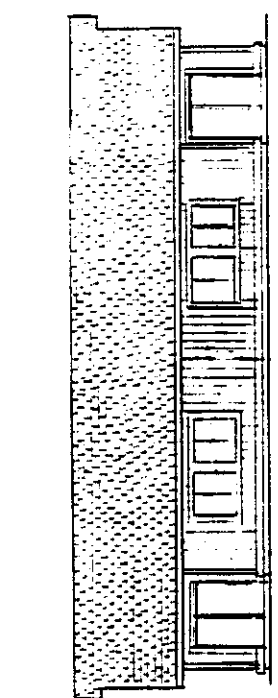
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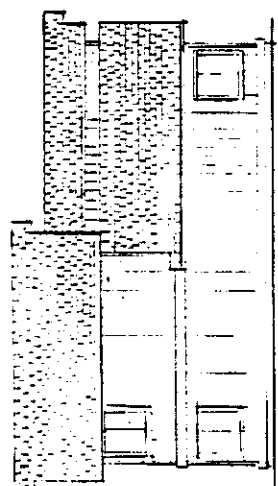
Item 8

ELEVATIONS

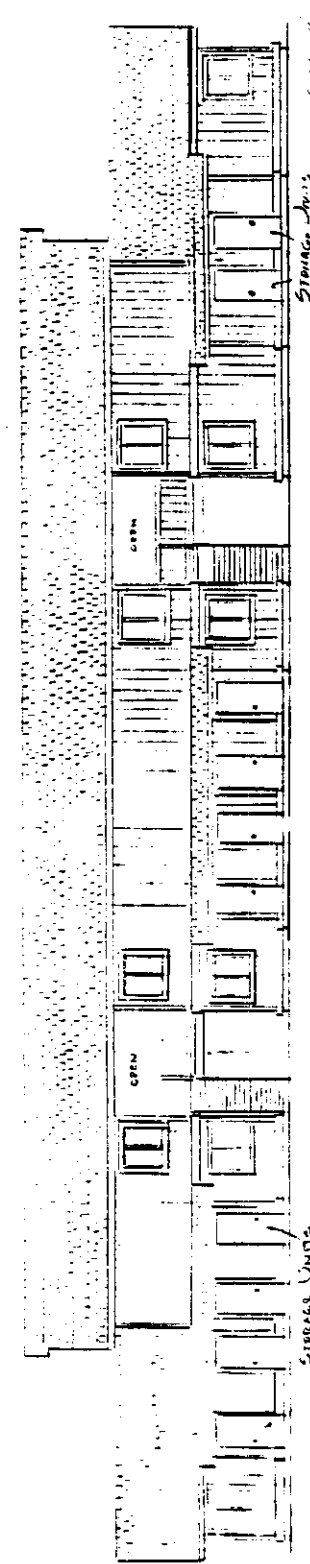
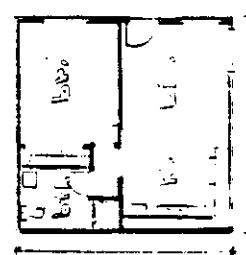
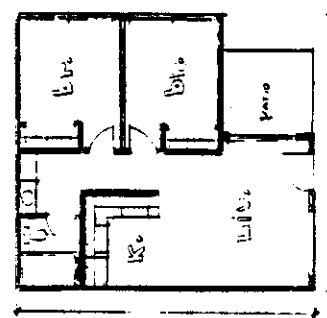
REVISIONS BY		DATE	3/10/86
		SCALE	1/8" = 1'-0"
		DRAWN	J.S.
		CHECK	J.S.
		PROJECT	



Block 5



Block 4



Scale 1/8" = 1'-0"

UNIT C (CONTINUED) FIG. 2

STORAGE UNITS

May 8, 1986
~~April 24, 1986~~

P-86-107

item 8

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE
LOTS 51 AND 52 AS SHOWN ON THE "PLAT OF
NORTHGATE COMMERCIAL" RECORDED IN THE OFFICE
OF THE RECORDER OF SACRAMENTO COUNTY ON
MAY 13, 1966 IN BOOK 79 OF MAPS, MAP NO. 11
(P86-107)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 2360 and 2400 Northview Drive; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for Residential Use by the 1986 South Natomas Community Plan and the proposed senior citizens housing project conforms with the Plan Designation

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at 2360 and 2400 Northview Drive, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following condition:

Pay off any existing assessments.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

EXHIBIT A

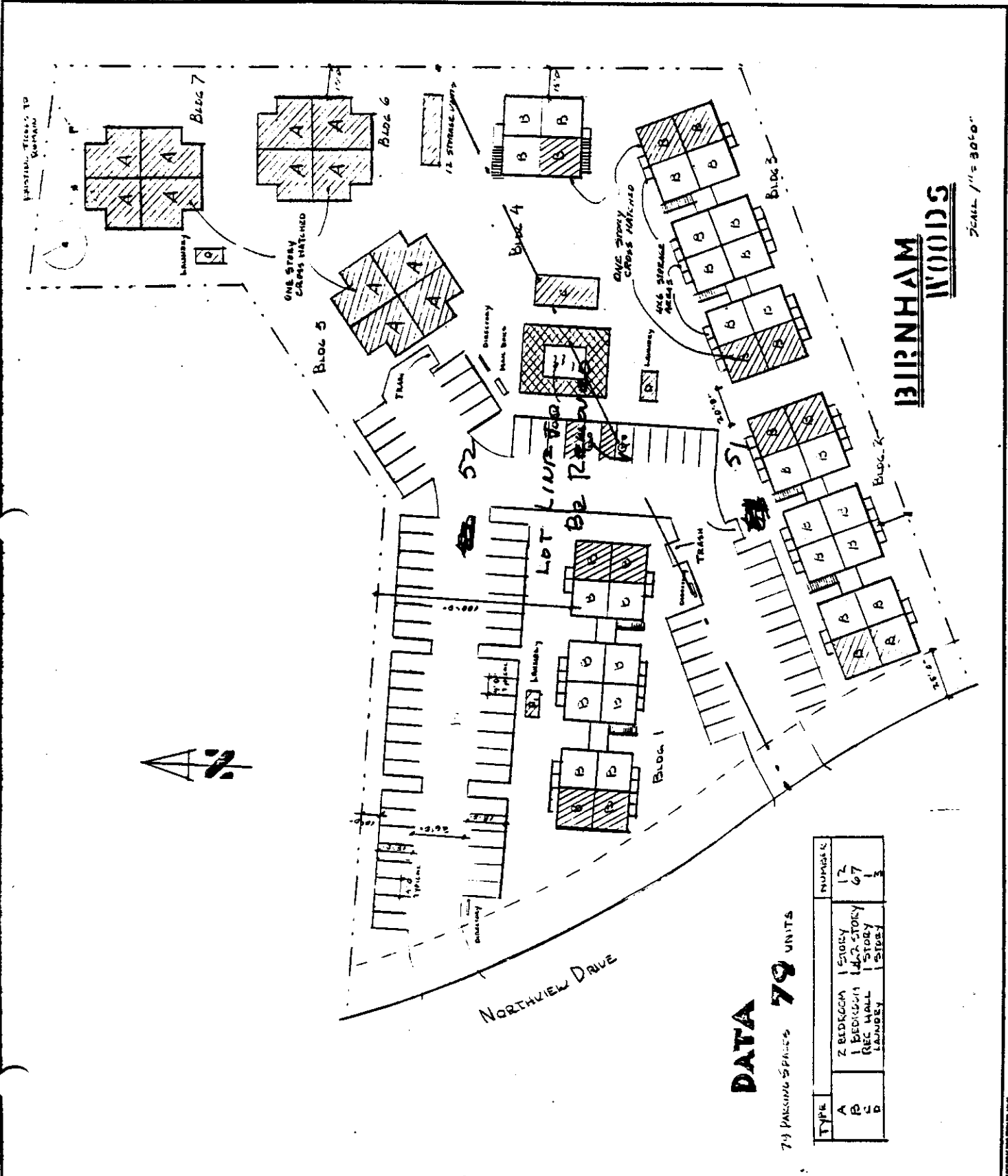
NEW LEGAL DESCRIPTION

Lots 51 and 52 as shown on the "Plat of Northgate Commercial" recorded in the office of the recorder of Sacramento County on May 13, 1966 in Book 79 of Maps, Map No. 11.

EXHIBIT B

NO.	BY

DATE	3/10/86
SCALE	3/8" = 1'-0"
DRAWN	F.O.D.
BY	BIRNHAM WOODS
NO.	
OF	



DATA
79 PARKING SPACES **79** UNITS

TYPE	DESCRIPTION	NUMBERS
A	2 BEDROOM 1 STORY	12
B	1 BEDROOM 1 1/2 STORY	67
C	REAR HALL 1 STORY	1
D	LAUNDRY	1

EXHIBIT C

MULTIFAMILY RESIDENTIAL DESIGN CRITERIA P86-107

A. BICYCLE STORAGE

1. One bicycle parking facility is required for every ten (10) off-street parking spaces required, excluding developments which provide individual enclosed garages.
2. Fifty percent (50%) of the required bicycle parking facilities shall be Class I. The remaining facilities may be Class I, Class II or Class III.
3. Bicycle racks and lockers shall be provided throughout the development.

B. LANDSCAPING AND OPEN SPACE

1. Landscape materials selected shall be:
 - a. Compatible with one another and with existing material on the adjacent site.
 - b. Complimentary to building design and architectural theme.
 - c. Varied in size (one and five gallon shrubs, five and 15 gallon).
2. Landscape treatment shall include:
 - a. The major treatment for all setback areas shall be lawn and trees. At least 75% of the ground cover treatment within landscaped areas within the entire project shall be lawn. Lawn areas shall be established by sodding or hydromulching when conditions such as excessive gradient, anticipated seasonal rain, etc., may result in erosion or other problems.
 - b. Larger specimens of shrubs and trees along the site periphery, particularly along setback areas adjacent to public streets.
 - c. Greater intensity of landscaping at the end of buildings when those elevations lack window and door openings or other details that provide adequate visual interest. This is especially significant at the street frontage and interior side and rear property lines and for two story structures.
 - d. Consistency with energy conservation efforts.
 - e. Trees located so as to screen parking areas and private first floor areas and windows from second story units.

- f. Undulating landscaped berms located along street frontage and achieving a minimum height of four feet measured off of the street sidewalk or the adjacent building pad or parking lot, whichever is higher.
- g. Deciduous trees shall be utilized along the south and west facing building walls to allow solar access during the winter.
- h. For crime deterrent reasons, shrubs planted below first floor windows should be of a variety which has thorns and/or prickly leaves.
- i. Large growing street trees (preferably deciduous) shall be planted within the landscape setback areas adjacent to all public streets as a means of reducing outdoor surface temperatures during summer months and to provide a visual buffer between the units and public street.

3. Landscaping of parking areas is discussed in Section B.

C. TRASH ENCLOSURES

1. The walls of the trash enclosure structure shall be constructed of solid masonry material with decorative exterior surface finish compatible to the main residential structures. Split face concrete block finish is recommended. Brick or tile veneer exterior finish should be avoided.
2. The trash enclosure structure shall have decorative heavy gauge metal gates and be designed with cane bolts on the doors to secure the gates when in the open position.
3. The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.
4. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
5. The perimeter of the trash enclosure structure shall be planted with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. A concrete apron shall be constructed either in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at point of dumpster pickup.

The minimum demensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10' or width of enclosure facility; length 20'. Larger trash enclosure facilities shall

require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technicians (Plan Checker).

Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.

7. The enclosures shall be adequate in capacity, number, and distribution.

D. PERSONAL SAFETY DESIGN CRITERIA

Ordinance No. 84-056 relating to personal safety building code requirements has been adopted by the City Council on June 19, 1984. This ordinance applies to all residential building project including apartments and condominiums.

The building code requirements relate to: minimum outdoor lighting standards, addressing and project identification, door locking standards, etc.

A copy of this ordinance may be obtained from the City Building Inspections Division.

SENIOR CITIZEN HOUSING DESIGN CRITERIA

EXHIBIT D

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.

A. 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.

B. 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.
4. "Unassigned space" for which no one feels or assumes responsibility should be avoided.

C. LANDSCAPING AND OUTDOOR ACTIVITIES

1. Deciduous Ivy over trellise covering outdoor sitting areas where the ivy will screen the sun out in the summer and let it in in the winter.
2. No thorny or sharp leaved shrubs.
3. Barrier type walls should be of plantings, not brick, rock, etc.
4. Create landscaping so that it encourages residents to go outside.
5. Grades should not be more than 5 degrees.
6. Sitting areas in sun and shade, secluded or in groups.
7. Outdoor benches with backs facing each other or at 90 degree angle to facilitate conversation.
8. Light and sturdy outdoor furniture.
9. Well defined outdoor spaces and patios.
10. Outdoor activities such as barbecues, gardens, shuffleboard.
11. Well illuminated walkways without barriers.
12. Designed structures which function as security around recreational areas to keep out intruders.
13. Sheltered galleries for lounging, etc.

D. ENTRY, LOBBY, CORRIDORS AND OTHER CONGREGATE FACILITIES

1. A porte cochere at the entrance with nonslip walking surface.
2. No abrupt changes in ground and floor levels.
3. Separate service entrance behind building and screened from view.
4. All areas should be well lit.
5. Avoid elongated buildings to minimize "institutional" look.
6. Lobby should be large and very well lighted.
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.

E. 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.

F. 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.
4. Full length pantry with bi-folding doors.
5. Minimum kitchen facilities would be a 2 burner stove, bar sink, and small refrigerator.
6. Beds in bedrooms should be accessible from three sides.

7. Emergency signaling devise with cord to floor.
8. Telephone jacks.
9. Television outlets.
10. Bedroom size should provide sufficient space for double size bed night tables, chest of drawers, desk and desk chair.
11. A minimum of five to six percent of the units should have 2 bedrooms.
12. There should be a direct route to the bathroom from the bedroom.
13. Bathrooms should contain adequate space to transfer from a wheelchair to the toilet.
14. Walls adjacent to the toilet should have side bars.
15. Fifty percent of the bathrooms should have shower stalls and 50 percent have bathtubs.
16. There should be an emergency signaling device with a cord to the floor in the bathroom.
17. Units with showers should have a shower seat and a removeable shower hose.
18. Studio units are often not marketable to seniors and should not be required or encouraged by staff.
19. Other safety devices should be intercoms, smoke alarms, "open door" warning indicators, dome light above hall door which flashes when bedroom or bath alarm is activated.
20. There should be a panal at the receptionists desk which contains all central control systems, intercoms, smoke alarm monitors, tenant bedroom and bath emergency call monitors and "open door" warning indicators.
21. Flooring should be ceramic mosiac and or concrete pavers. No corregated tiles or exposed aggregate should be used. Carpeting should not be thick.
22. All units should have a lot of storage such as a guest closet, utility closet, linen closet, wardrobe closet and a storage closet. These storage spaces may be combined.

G. 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.

BRUCE A. MONIGHAN
ARCHITECT

AIA

CITY PLANNING DIVISION

APR 29 1986

RECEIVED

April 25, 1986

Mr Dan Hendricks
City Planning Department
1231 I Street
Sacramento Ca

Re: Plan Review P86 107
Birnam Woods Senior Housing

Dan, the Natomas Community Association Planning Committee has reviewed the referenced submittal and has the following comments.

1. The density for this area based on the new community plan is at 18 units per acre average. With a density bonus of 25% for senior housing, the density would be at 22.5 units per acre. The community will not support a development in excess of that number, and will actively oppose it. The project is at 27.33 units per acre and this is one of the reasons we went thru a two year process of developing a new community plan.

2. The buildings are the same unimaginative trash we have consistently worked to eliminate from our community. The use of T-1/11 siding, the lack of surface articulation and fenestration, and the lack of any sensitive massing and scale are typical of the building design elements we object to. The two buildings at the south side of the site are 140' long with a separation of only 20'. These buildings will read as a single building 280' long, a situation that is unacceptable. This design appears to be worse than government designed housing.

3. The one bedroom units are too small. Both unit designs will not meet the current handicapped access design standards and will be rejected by the Building Department in their current form. None of the units indicate any private or personal exterior space in the form of patios or fenced yards.

4. There is no indication of landscaping as required by a special permit application. We will withhold comments on landscaping until a plan is developed.

5. Some of the units are too far from parking. The site plan should be redesigned to accommodate immediate adjacency of parking to the units based on the proposed senior housing use.

6. Fencing should be provided adjacent to commercial uses

7. Design of community buildings, laundries, and accessory structures should be reviewed.

8. A development agreement should restrict the use to seniors if the density bonus is to be allowed.

The community actively supports sensitive and imaginative development, and in the past has work with developers to gain approvals for their projects when there is project merit and community enhancement. We have also actively supported the development of senior housing. However, this project as designed, cannot receive our support and we actively object to its density and design.

Sincerely,


Bruce A. Monighan AIA
NCA Planning Committee

May 8, 1986

item 8