

CITY PLANNING COMMISSION

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

APPLICANT Niiya, Calpo, Hom & Dong, Inc., 1700 I Street, Suite 200, Sacramento, CA
OWNER Pheasant Run Investors, 600 West I Street, C, S. Los Banos, CA
PLANS BY Niiya Architects, Inc., 1860 Howe Avenue, #340, Sacramento, CA 95825
FILING DATE 4/14/89 **ENVIR. DET.** Negative Declaration **REPORT BY** BW:kjr
ASSESSOR'S PCL. NO. 031-070-049

APPLICATION:

- A. Negative Declaration
- B. Special Permit Modification to convert a senior citizen residential project with 52 independent living apartment units, and a 36 unit residential care facility into a senior citizen residential project with 34 independent living units and a 62 unit residential care facility located on 2.8+ partially developed acres in the Multi-Family Review (R-3-R) zone

LOCATION:

SW Corner Greenhaven Drive and Rush River Drive

PROPOSAL:

The applicant is requesting the necessary entitlements to modify the number of independent living apartment units and residential care facility units

PROJECT INFORMATION:

General Plan Designation: Medium Density Residential (16-29 du/na)
Pocket Community
Plan Designation: Medium Density Residential (16-29 du/na)
Existing Zoning of Site: R-3-R
Existing Land Use of Site: Partially Developed

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential/Vacant; R-1	Front:	25'	25'
South: Vacant; R-1A-PUD, C-1-PUD	Side(Int):	5'	12'
East: Vacant; R-1A, SC-R	Side(St):	25'	25'
West: Vacant; R-2B-PUD	Rear:	5'	15'

Parking Required:	To be determined by the Commission
Parking Provided:	44 Spaces
Property Dimensions:	irregular
Property Area:	2.8+ acres
Square Footage of Building:	55,100 sq. ft.
Height of Building:	38'
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Wood panel or stucco
Roof Material:	Asphalt

BACKGROUND INFORMATION: On February 26, 1987, the City Planning Commission approved a Special Permit to develop 52 senior housing units, 36 residential care facility units, and a 9,800 square foot day health center for the elderly on 2.8+ vacant acres in the R-3-R zone (P87-065, see attached staff report). The day health center will provide supportive services for the elderly who require either periodic or continuing care.

A Plan Review for a senior complex and a variance to reduce parking was also approved by the Commission.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 2.8+ partially developed site located in the Multi-Family Review (R-3-R) zone. The site is designated Medium Density Residential (16-29 du/na) in the General Plan and in the Pocket Community Plan. Surrounding land uses and zoning include: Residential to the north, zoned R-1; a vacant lot to the south, zoned R-1A and C-1; Single family and a vacant lot to the east, zoned R-1A and SC-R; and a vacant lot to the west, zoned R-2B PUD.

B. Applicant's Proposal

The applicant is proposing to modify the originally approved special permit in order to reduce the number of independent units and increase the number of residential care units. The following chart compares the original approved request with the revised proposal:

Original Approved Request (P87-065)

1.	Independent Units	
	A (one bedroom)	36
	B (two bedroom)	<u>16</u>
		52 Total
2.	Residential Care	
	C (Single Occupant Units)	10
	D (Double Occupant Units)	<u>26</u>
		36 Total

Maximum Occupancy: 62 persons

Revised Proposal (P89-178)

1.	Independent Units	
	A (one bedroom)	18
	B (two bedroom)	<u>16</u>
		34 Total

2. Residential Care

C (single occupant units)	10
D (double occupant units)	44
E (triple occupant units)	8
	<u>62 Total</u>

Maximum Occupancy: 122 persons

C. Staff's Evaluation

The applicant proposes to construct 34 independent living apartment units, 62 residential care units, and a 9,800 square foot senior day health center. A description of the proposed operation is provided in Exhibit D. The day health center program is rehabilitative which helps the elderly improve their physical and mental well-being. The proposed hours of operation for the day health center are from 9 a.m. to 3 p.m. and the residential care units will be a 24-hour live-in facility. The maximum occupancy of the day health center will be 50 persons.

A maximum of eight employees will serve the residents of the residential care units at any one time. The applicant has informed staff that approximately 50 percent of the users of the day health center will be residents living on site and 50 percent will be off-site elderly persons.

A total of 44 spaces were approved in the original application. Staff does not anticipate an increase in traffic since the applicant still intends to provide shuttle van service and the site is adjacent to future bus lines. The bus lines are within walking distance of the facility. The lines are proposed for location on Rush River and Greenhaven Drive.

The applicant proposes to convert the first floor "A" units into two bedrooms, and the first floor "B" units into two bedrooms and a guest room (see Exhibit C). All second floor units will remain as is. The applicant does not propose to increase the square footage of the buildings as per originally approved Special Permit. The applicant shall comply with all conditions as originally approved in application (P87-065). Staff does not object to the proposed modification since the additional units will serve more elderly persons in need of care.

D. Agency Comments

The project was routed to the City Police Department, Fire, and Building Inspections. The following comments were received:

Fire and Building Departments

Both departments expressed concern regarding the occupancy change of the building from R to I (care facility). The departments are requiring additional terminology of a "care facility" from the applicant. The applicant is also required to resubmit revised plans to the Building Division and Fire Department for review and approval prior to issuance of building permits for change of occupancy.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration based upon compliance with the following mitigation measure:

Plant Life

The applicant shall provide a tree preservation plan for the review and approval of the City Arborist prior to issuance of any building permit. The plan shall indicate compliance with the following:

1. Temporary 6 foot chain link fences shall be placed around the drip line of the trees in the construction area to prevent soil compaction. These fences shall remain in place until landscaping commences.
2. Grading, trenching, cutting and/or filling within the drip line of the trees designated for preservation shall not occur.
3. Roadways and building foundation shall not extend into the drip lines of the trees.
4. Pruning or cutting of trees, except for cleaning deadwood, shall be prohibited.

STAFF RECOMMENDATION: Staff recommends the following:

- A. Ratification of the Negative Declaration;
- B. Approve the Special Permit modification, subject to conditions and based on findings of fact which follow;

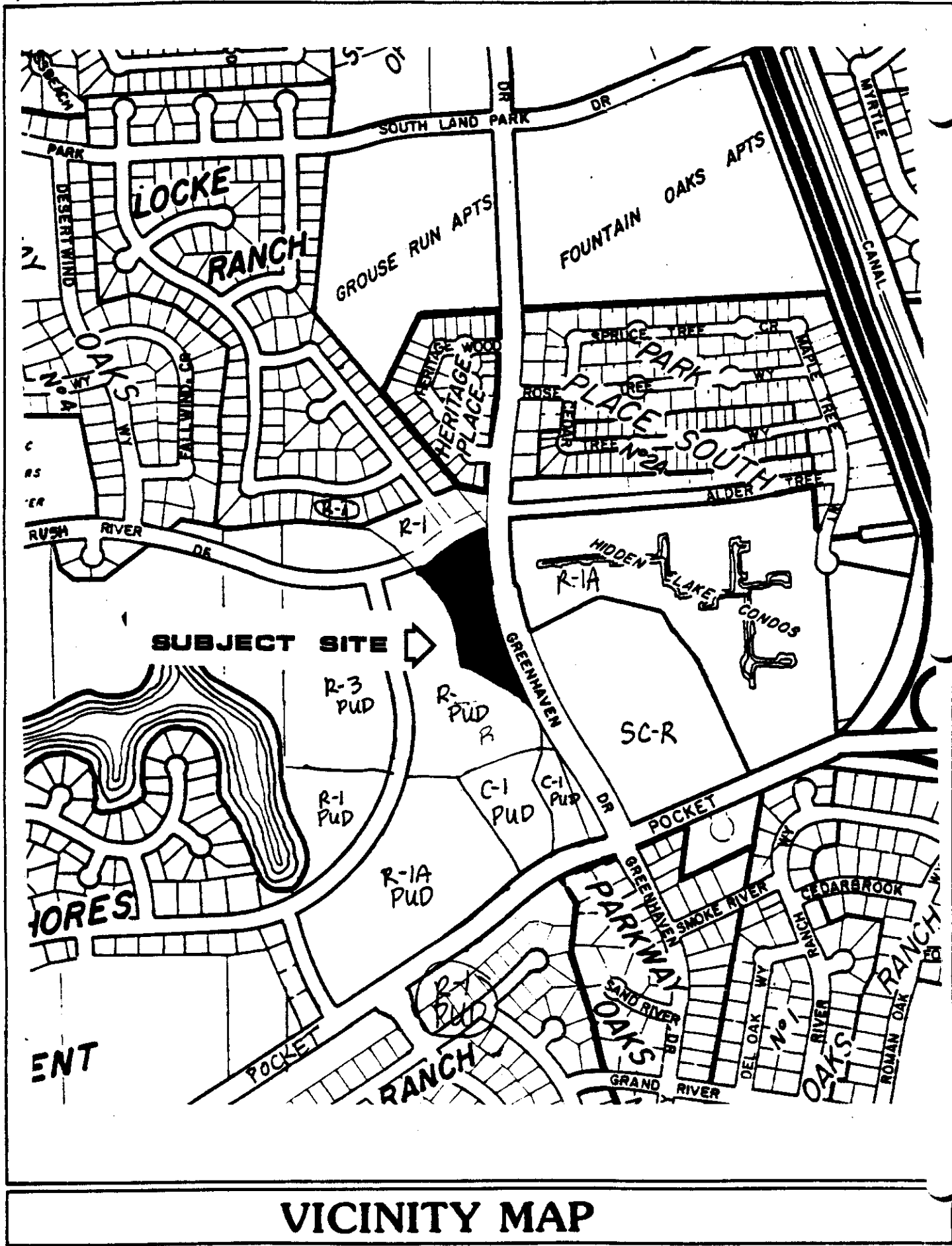
Conditions

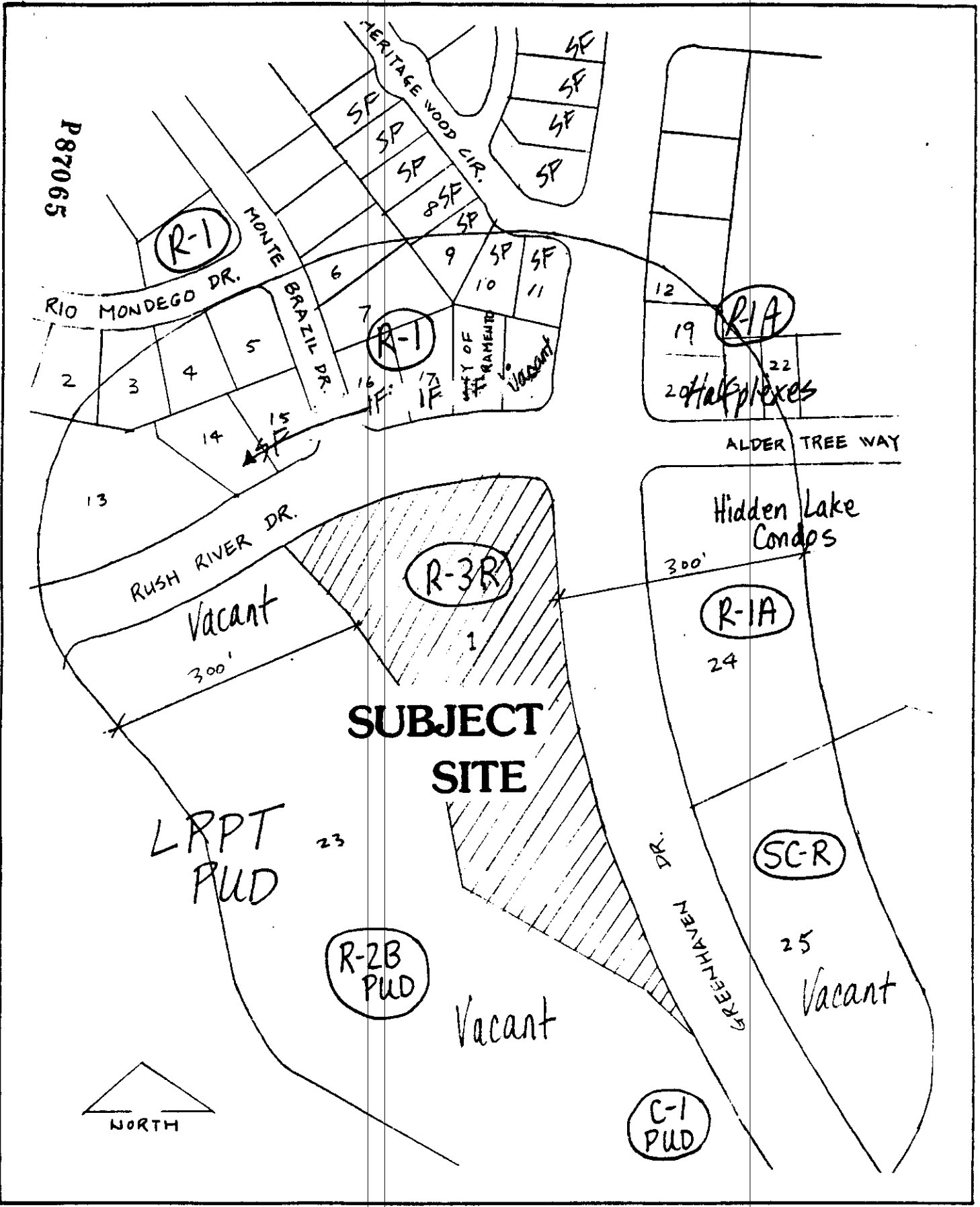
1. The applicant shall resubmit revised floor plans to the Building Division for review and approval prior to issuance of building permits for change of occupancy.
2. The applicant shall comply with all conditions approved per special permit approval P87-065.
3. The applicant shall report back within 30 days (written letter) to the Planning Staff to indicate approval from Building Division and Fire Department for conversion of apartment units into residential care units.

Findings of Fact - Special Permit Modification

1. The project, as conditioned, is based on sound principles of land use in that:
 - a. residential senior living units are allowed in the Multiple Family (R-3-R) zone;

- b. residential care facilities and day health care facilities are allowed in residential zones with a special permit;
 - c. the proposed senior complex is adjacent to the location of future bus lines and is within walking distance of a future shopping center site.
2. The project, as conditioned, will not be detrimental to the public health, safety, or welfare, nor result in the creation of a nuisance, in that:
- a. design features are proposed which are specifically tailored to the needs of senior users;
 - b. adequate parking will be provided for the residents and users of the proposed senior complex;
 - c. alternative transportation will be available to residents and users of the proposed senior complex;
 - d. the project design is compatible with the other types of land uses existing and planned for the area;
 - e. additional units proposed will serve more elderly persons in need of care
3. The proposed project modification is consistent with the General Plan and the Pocket Community Plan in that the site is designated for Medium Density Residential (16-29 du/na) and the proposed senior complex is consistent with the plan designation.





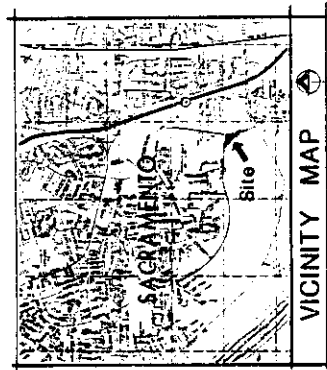
LAND USE & ZONING MAP

SITE TABULATION

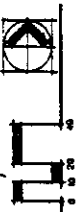
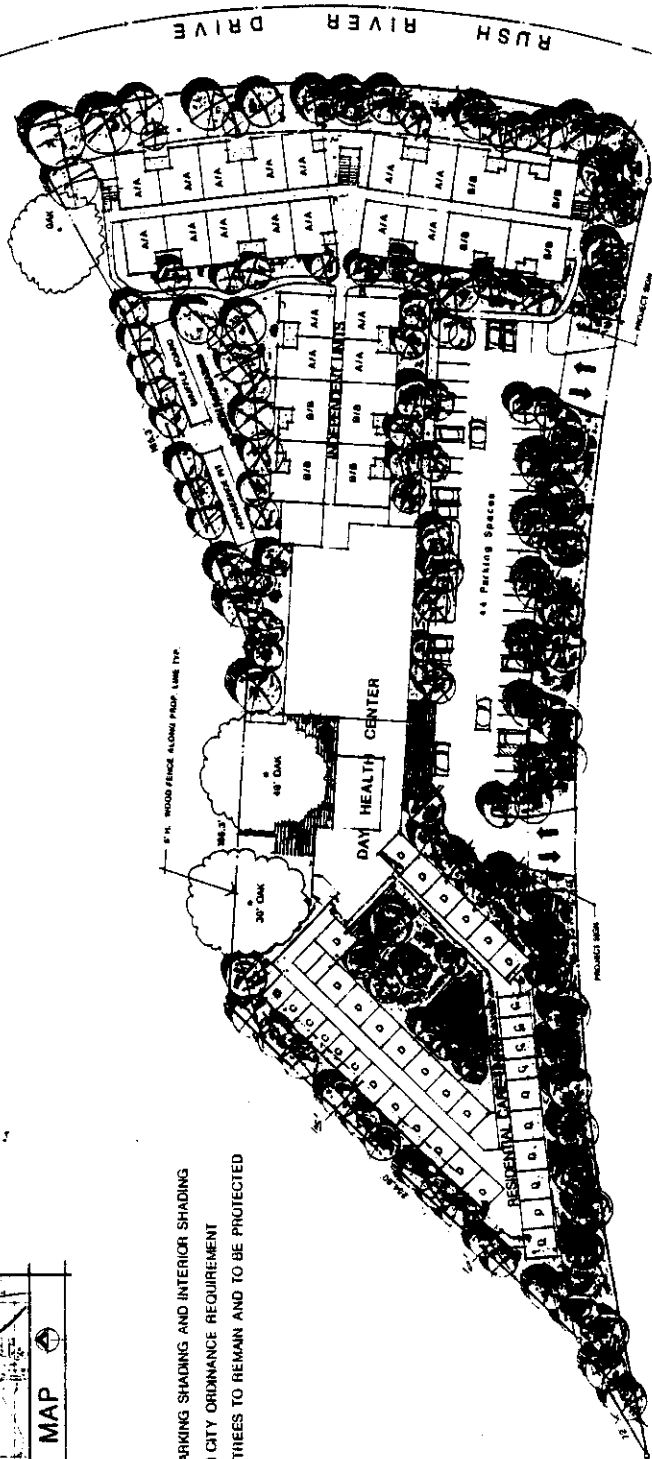
CITY OF SACRAMENTO
 APN: 031-070-49
 PRESENT ZONING: R3R (Special Permit)
 PROPOSED USE: RESIDENTIAL CARE HOME (Modification of Special Permit)
 PARCEL SIZE: 2.8 Acres±
 PARKING PROVIDED: 44 Spaces

PROJECT TABULATION

• INDEPENDENT UNITS: (Modify to Residential Care @ 1st Fl. Only) (UNITS) (OCCUPANCY)
 'A' UNITS: 1st Floor (Two Bedrooms - 561 SF±) 18 36
 2nd Floor (One Bedroom - Existing) 18 18
 'B' UNITS: 1st Floor (Two Bedrooms + Guest - 796 SF±) 8 24
 2nd Floor (Two Bedrooms - Existing) 8 16
 TOTAL: 33,600 SF± (Gross) 52 Total 94 Total
 • RESIDENTIAL CARE UNITS: (Existing) 36 62
 • DAY HEALTH CENTER (9,800 SF± Gross - Existing) 88 TOTAL 156 TOTAL
 TOTAL BUILDING: 55,100 SF± (Gross)



- NOTES:**
- LANDSCAPE FOR PARKING SHADING AND INTERIOR SHADING TO MEET MINIMUM CITY ORDINANCE REQUIREMENT
 - ALL EXISTING OAK TREES TO REMAIN AND TO BE PROTECTED



SITE PLAN RIVER INN - SENIOR CENTER

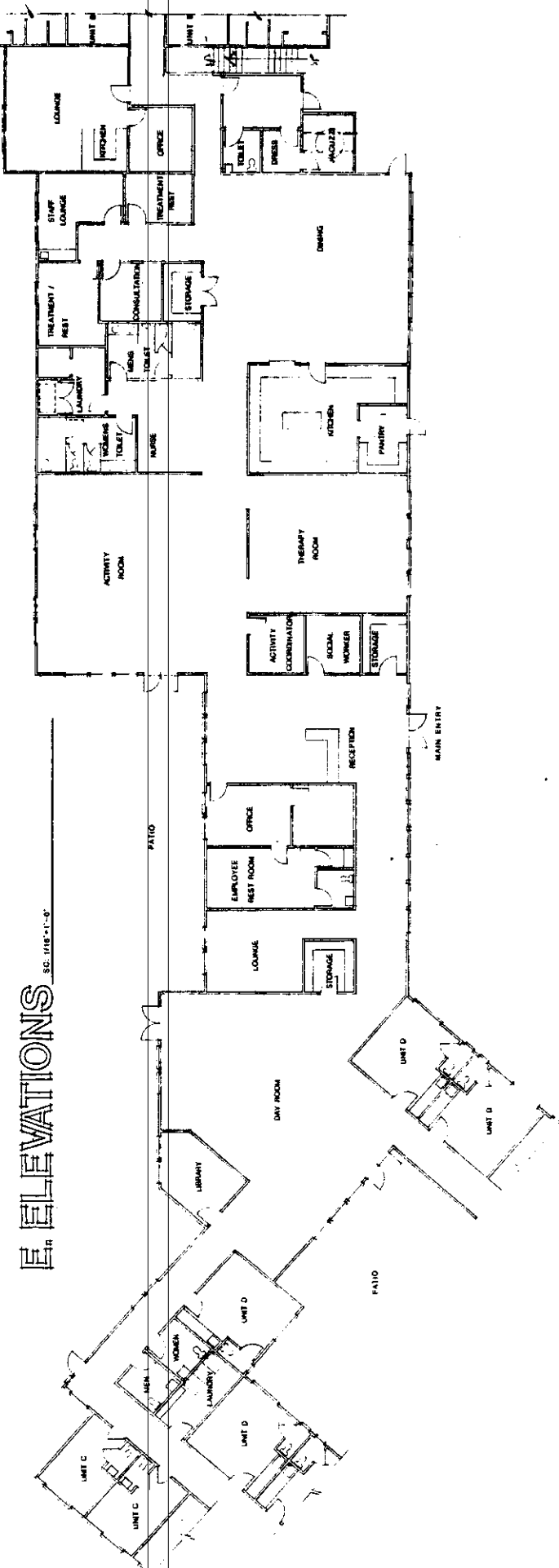
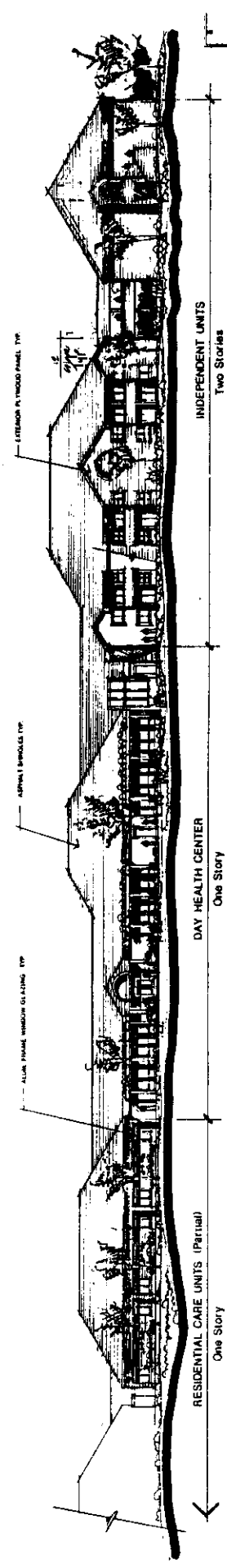
PHEASANT RUN INVESTORS

APR. 12/89
 NATA CARROLL/DODDS, INC.
 Architects

P89-178

5-25-89

Item 4



ELEVATIONS

SC. 1115-1-1-9



MAR. 27/89

FLOOR PLANS RIVER INN - SENIOR CENTER

PHEASANT RUN INVESTORS

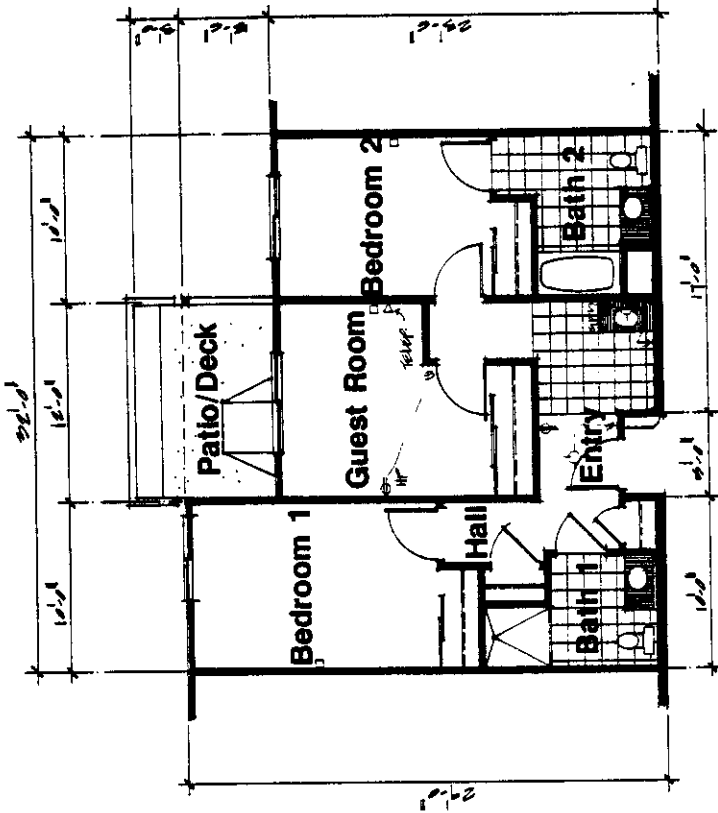
RYA RYAL CALPORN HOLDINGS, INC.
Architects

P89-178

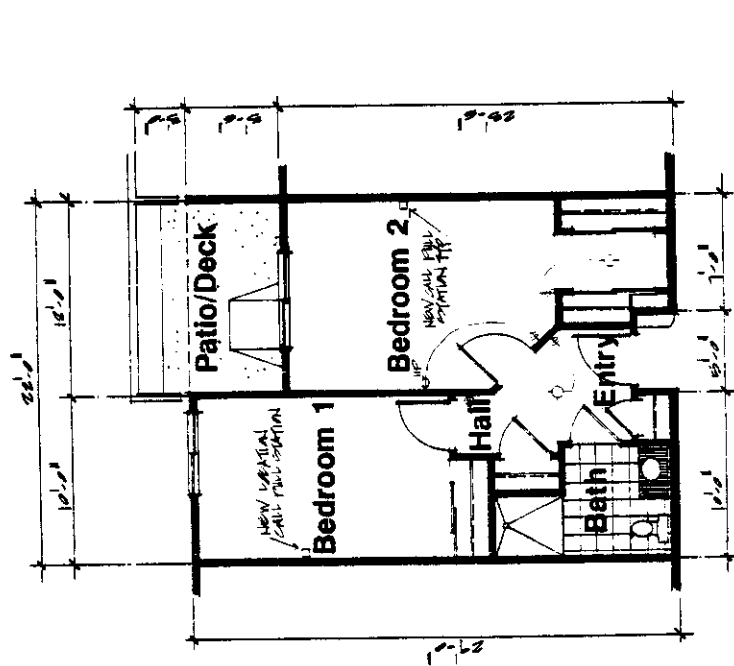
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11/11/89

MAR. 21



UNIT 'B' - FLOOR PLAN 222.1/14' (796 SF±)



UNIT 'A' - FLOOR PLAN 222.1/14' (561 SF±)
 SEE ORIGINAL DRAWING FOR REMAINING ELECTRICAL

FLOOR PLANS RIVER INN - SENIOR CENTER

PHEASANT RUN INVESTORS

NIWAICAIPOI HOWI DONG, INC. Architects

P89-178

5-25-89

Item

PHEASANT RUN SENIOR CENTER

Objective

To provide a comprehensive care living facility for the elderly who do not wish to be institutionalized in a skilled nursing home or acute care center. This center will cater for elderly who may be experiencing some health problems and require either periodic or continuing care.

Proposal

The facility consists of two types of living units for elderly with different degrees of mobility, the independent units and the assisted living units. Centered to this project is a day health care center which provides supportive services for the elderly living in these units, as well as visiting elderly from the neighborhood. The concept of combining the independent and care units on one site is to enable couples and friends to live close to each other if they need to be in different facilities, also enable easy transfer to the care home for some who require supervision periodically.

1) Congregate Housing - this consists of independent apartment-type units with fully equipped kitchens and baths, as well as recreational facilities, optional group dining and health services at the day health care center. While enjoying easy access to these supportive services, these elderly can still maintain a significant degree of independent living.

2) Residential Care Home - this building provides bedrooms with baths but no kitchen. Assistance with daily living and communal dining facilities are offered for the frail elderly who do not require the services of a skilled medical facility but are unable to take care of themselves in their own homes. The basic concept is to provide a care home of residential and caring environment for these elderly. As these elderly are less mobile, their social and recreational activities are mainly confined to the day room and the enclosed courtyard where they can be easily supervised and assisted by the staff. Van or car transportation will be provided for medical appointments and occasional social outings.

3) Day Health Care Center - this serves as a supportive program for the elderly living in either the apartments or the residential care home. The center provides restorative and maintenance services in a protective, socially supportive environment. It organizes a day program of therapeutic, social and health activities, also provides medical monitoring and supervision for those who need it. The basic objective is to prolong independent living for those who do not desire to be institutionalized in a skilled nursing home and, for the frail elderly living in the residential care home, the program is rehabilitative and helps them to improve their physical and mental being.

EXHIBIT D

P89-178

5-25-89

Item 14

CITY PLANNING COMMISSION

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

APPLICANT	Ken Wang-Camino West Development, 1401 El Camino Ave 4th Floor, Sacramento, CA 95815				
OWNER	Ken Wang-Pleasant Run Investors, 1401 El Camino Ave, 4th Floor, Sacramento, CA				
PLANS BY	Niiva Architects, Inc., 1860 Howe Ave, #340, Sacramento, CA 95825				
FILING DATE	1/23/87	ENVIR. DET.	Neq.Dec. 2/16/87	REPORT BY	KMB:kh
ASSESSOR'S-PCL. NO.	031-070-49				

- APPLICATION:**
- A. Negative Declaration with Mitigation Measures.
 - B. Special Permit to develop 52 senior housing units, a 36 unit residential care facility and a 9,800 sq. ft. day health center for the elderly.
 - C. Plan Review for a senior complex on 2.8+ vacant acres in the Light Density Multiple Family (R-3-R) zone.
 - D. Variance to reduce parking requirement from one space per residential unit to one space per two residential units.

LOCATION: Southwest corner of Greenhaven Drive and Rush River Drive

PROPOSAL: The applicant is requesting the necessary entitlements to develop a senior complex with 52 senior independent living apartment units, 36 residential care units and a 9,800 sq. ft. day health center to provide supportive services for the elderly who require either periodic or continuing care.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 South Pocket Community Plan Designation:	Medium Density Multiple Family
Existing Zoning of Site:	R-3-R
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential, R-1	Front:	25'	25'
South: Vacant, R-1A-PUD, C-1-PUD	Side (Int.):	5'	12'
East: Vacant, R-1A, SC-R	Side (St.):	25'	25'
West: Vacant, R-2B-PUD	Rear:	5'	15'

Parking Required:	To be determined by the Commission
Parking Provided:	44 spaces
Property Dimensions:	Irregular
Property Area:	2.8+ acres
Square Footage of Building:	55,100 sq. ft.
Height of Building:	38 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Wood panel or stucco
Roof Material:	Asphalt

APPLC. NO. P87-065 MEETING DATE February 26, 1987 ITEM NO. 12

P89-178

5/25/89

10

BACKGROUND INFORMATION: The subject site has been the focus of 2 previous project approvals. On February 14, 1984, the City Planning Commission approved a request to rezone a 4.7+ acre site from Agriculture (A) to Garden Apartment-Review (R-2B-R) in order to construct an 80-unit apartment complex with a density of 17.1 units per net acre. The City Council considered that proposal at their March 14, 1985 meeting and voted to approve Townhouse (R-1A) zoning rather than R-2B-R and set the maximum density at 10 units per acre.

On September 26, 1985, the City Planning Commission considered and approved requests for various entitlements and a rezoning of the site from R-1A to Light Density Multiple Family Residential-Review (R-3-R) and Single Family (R-1) in order to permit development of five single family residences on 5 lots and a 70 unit senior housing apartment complex on a 2.7 acre lot. On November 12, 1985, the City Council approved this request with the conditions that a maximum of 70 units be permitted in the senior housing complex and that the units be restricted for use by persons over the age of 55. The approval included a variance to waive 23 of the required 70 parking spaces, leaving 47 spaces to be provided for the senior project.

PROJECT EVALUATION:

A. Land Use and Zoning

The subject site is a 2.7+ acre vacant parcel located in the Light Density Multiple Family Residential Review (R-3-R) zone. The site is designated "Residential" by the General Plan and "Medium Density Multiple Family" by the 1976 South Pocket Community Plan. Surrounding land uses include: vacant single family, single family under construction, and the Heritage Place single-family residential development to the north; the Hidden Lakes Condominium development, vacant R-1A land, and a 7.8+ acre site zoned for a neighborhood shopping center to the east; and vacant land zoned for garden apartments (R-2B-PUD) to the south and west.

B. Project Description

The applicant proposes to construct a senior complex which would consist of 52 senior independent living apartment units, 36 residential care units, and a 9,800 square foot senior day health center to provide supportive services for the elderly who require either periodic or continuing care. A description of the proposed operations is provided by Exhibit C. The day health care center would include space for a dining room, activity room, day room, therapy room, offices for employees such as activity coordinator and social worker, and other facilities such as kitchen, jacuzzi and treatment/rest areas. The day center provides a program of therapeutic, social, and health activities, and also provides medical monitoring and supervision for the elderly who require it. The program is rehabilitative and helps the elderly improve their physical and mental well-being. The proposed hours of operation for the day health center are from 9 a.m. to 3 p.m., while the residential care would be 24-hour live-in facility. The maximum occupancy of the day health center would be 50 persons. The maximum occupancy of the residential care facility would be 62 persons in double and single rooms. To serve both the day health center and the residential care facility, a total of 6 employees are anticipated to be on the site at any one time. The applicant anticipates that 50 percent of the day health center users would be persons living on the site, while the other 50 percent would be persons primarily coming from the Greenhaven/Pocket area.

C. Senior Housing and Residential Care Facility Locational Criteria

The Planning Division uses several criteria to evaluate whether proposed facilities are located such that the special needs of residents will be met. Listed below are several criteria and information about how the subject site compares with the desired standard.

<u>Facility</u>	<u>Suggested Minimum Distance</u>	<u>Distance From Site</u>
Bus	2 Blocks	Major bus lines are proposed for location on Rush River and Greenhaven Drives.
Religious Institution	1/2 mile	There are several churches within 1-1/2 miles located in the Pocket area and the Meadowview area. The South Pocket area is still under development and the possibility of a church locating in the area still exists.
Clinic or Hospital	1/2 mile	Methodist Hospital and Kaiser are located between 5-6 miles away. A clinic is located at 900 Florin Road, one mile away. The senior day health care center will provide some health services.
Library	1/2 mile	A small library will be provided on the site.
Neighborhood services and shopping	1/2 mile	A neighborhood shopping center has been approved for the northeast corner of Greenhaven and Pocket, and a limited commercial center at the northwest corner of Greenhaven and Pocket. Both are located within walking distance of the subject site.
Proximity to similar services/ concentration	Avoid duplication or concentration	The proposed facility would not be located in an area with a high concentration of residential care facilities. The facility would be the first of its type to be located in the South Pocket area, but would benefit from the nearby existence of the Asian Community Center nursing home.

Based upon the above locational criteria, staff finds that a senior complex such as that proposed is an appropriate land use for the site.

D. Circulation and Parking

The site plan indicates two driveway entrances off of Greenhaven Drive and none off Rush River. This is intended both for security and to prevent people from using the complex as a short cut between Greenhaven and Rush River.

The applicant is requesting a variance to reduce the parking requirement to 44 spaces. Normally, 1 space per dwelling unit is required, plus an appropriate amount set by the Commission for the residential care facility and the day health center. In the past, the Commission has approved a parking ratio of 0.7 spaces per unit for senior independent living housing projects. The rationale for this is that since the anticipated average age of the senior residents is 75, some of them will not own a car. To assist in the transportation of seniors, the applicant intends to provide a shuttle van service. The site is also adjacent to future major bus lines and will be within walking distance of a future neighborhood shopping center.

For the senior independent living units, then, 36 parking spaces would satisfy the requirement of 0.7 spaces per unit. These parking spaces should be covered, located nearest to the independent living units, and marked for use by the residents of the independent living units.

For the day health center and residential care facility, the Commission has the authority to require an appropriate number of parking spaces. Usually, provision of adequate parking for employee, visitor, and additional resident parking is required. The applicant anticipates 6 employees per shift to serve both the day health center and residential care facility. When six spaces for the employees is added to 36 spaces for the independent living residents, this makes 43 parking spaces. The applicant proposes a total of 44 spaces, which leaves only 1 space to be available for visitor and additional resident parking.

The applicant anticipates that half of the day health center users will be persons living on the site, while the other half would be persons primarily coming from the Greenhaven/Pocket area. Most of the off-site clients are expected to be collected by the shuttle van and brought to the facility, or dropped off for the day by friends or relatives. However, staff feels that just one space will be inadequate to accommodate visitor and additional resident parking for the residents and users of the residential care facility, day health center and senior independent living units.

The applicant has submitted information which indicates that 14.6 percent of the residents of congregate care facilities own and operate automobiles (Exhibit A). If one space is required for 14.6 percent of the residential care units, then five spaces would meet the needs of the residential care facility residents. If one space is required for 14.6 percent of the maximum potential occupants (62) of the care facility, then nine spaces would meet the needs of the residents of the residential care facility. The applicant has indicated that they do not anticipate any of these residents owning cars or driving, and would not object to a condition of the special permit stating that residents of the residential care facility may not keep cars on the site. Staff feels that with this restriction, and given the shuttle van service that will be provided, that the lower requirement of 5 spaces for the residential care facility will be adequate.

Visitor parking will consist of persons visiting residents of the care facility and independent living units, and potentially persons using the day health center. The applicant states that the off-site clients are expected to be collected by the shuttle van and brought to the facility, or dropped off for the day by friends and relatives. Given that the parking demand created by users of the day health center will be minimal, staff finds that provision of 7 visitor parking spaces will be adequate to serve persons visiting residents of the care facility and independent living units. The breakdown of parking spaces necessary to serve this site is

provided by the following chart. The applicant has indicated that it will be possible to locate 10 additional parking spaces on the plan by eliminating some landscaping and making some minor building shifts. A reduction of units and/or facility operations will be necessary if the applicant cannot redesign the site to provide a total of 54 spaces rather than the 44 originally proposed.

Recommended Parking Requirement

<u>User</u>	<u>Units</u>	<u>Ratio</u>	<u>Parking Spaces</u>
Independent Living Units	52	1:.7	36
Residential Care Facility	36	1:.146	5
Employees	6	1:1	6
Visitors	-	-	<u>7</u>
TOTAL			54

E. Site Plan and Building Design

The site plan indicates 25 feet of landscaped setback along both Greenhaven and Rush River Drives. These landscaped areas should be bermed with a 4-foot high undulating berm and planted with a variety of evergreen trees and shrubs with walkways between the streets and facility prohibited.

The applicant proposes to provide both shuffleboard and a horseshoe pit adjacent to a common open-space/recreation area. Each of the independent living units includes a patio/balcony. The day health center will include lounges and activity areas. Staff finds that the amount of recreation and open space to be provided will be adequate for the needs of residents. However, staff recommends that the second floor balconies have solid wall barriers rather than railings, and that roofs be placed over portions of the balcony to add extra protection and privacy for second floor residents.

For the previously approved project, the applicant had provided a list of design features that were to be included in the senior independent living units which would gear those units specifically to seniors. These features include such items as emergency buttons in bathrooms and bedrooms, door levers instead of knobs, and grab bars. Staff recommends that these features be adopted as part of the required design criteria for this proposed project, and they are listed in the conditions of approval.

The applicant has provided only the north elevations to the proposed project, and the east, west and south elevations will need to be reviewed and approved by staff prior to issuance of building permits. The plans indicate use of wood panels or stucco, with asphalt shingles. The project will be done in pastel colors. The previously approved project indicated the use of masonite lap siding and a shake roof. Staff recommends that masonite lap siding be used for this project, along with heavy asphalt shingles with a minimum rated lifespan of 25 years. The applicant has not

indicated the location of trash enclosures or bicycle storage facilities. The applicant should meet the standards of the City's Multi-Family Residential Design Criteria for these facilities.

In the future, if the facility proposes to install fencing along the public street (due to vandalism and burglaries), staff suggests the use of wrought iron fencing. Fence location should also be reviewed by staff.

F. Agency Review

This project was sent to be reviewed by Traffic Engineering, Engineering, Police, Councilwoman Lynn Robie and the South Pocket Homeowners Association, and the following comments were received:

Traffic Engineering - Greenhaven Drive will be divided with a raised medium prohibiting left turns to or from the site.

Engineering - Standard improvements required.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration based upon compliance with the following mitigation measure:

Plant Life

The applicant shall provide a tree preservation plan for the review and approval of the City Arborist prior to issuance of any building permit. The plan shall indicate compliance with the following:

1. Temporary six-foot chain link fences shall be placed around the drip line of the trees in the construction area to prevent soil compaction. These fences shall remain in place until landscaping commences.
2. Grading, trenching, cutting and/or filling within the drip line of the trees designated for preservation shall not occur.
3. Roadways and building foundation shall not extend into the trees' drip lines.
4. Pruning or cutting of trees, except for cleaning deadwood, shall be prohibited.

STAFF RECOMMENDATION: Staff recommends the following:

- A. Ratification of the Negative Declaration, subject to mitigation measure;
- B. Approve the Special Permit, subject to conditions and based on the findings of fact which follow;
- C. Approve the Plan Review, subject to conditions and based on findings of fact which follow;
- D. Approve the Variance, based on the findings of fact which follow:

Special Permit and Plan Review - Conditions

1. The applicant shall submit revised site plan and elevations for Planning Director review and approval prior to issuance of building permits. Plans shall include the following:
 - a. revised site plan to show a minimum of 54 parking spaces;
 - b. north, south, east and west elevations;
 - c. building materials shall consist of masonite lap siding and stucco with heavy, butt-end asphalt shingles with a minimum rated lifespan of 25 years;
 - d. the 36 parking spaces for the independent living units shall be the covered and carports shall be designed with materials that are compatible with the materials used for the other buildings on the site;
 - e. second floor balconies shall have solid wall barriers and a roof placed over a portion of the balcony.
2. Revised landscape, shading and irrigation plans shall be submitted for staff review and approval prior to issuance of building permits. Landscape plans shall include 4-foot-high undulating berms and evergreen trees and shrubs in the street set-back areas, and follow the attached excerpt from the Multiple-Family Residential Design Criteria (Exhibit B). Walkways between the streets and the facility shall be prohibited.
3. Plans and elevations, and locations for the trash enclosures and bicycle storage facilities shall be submitted for staff review and approval prior to issuance of building permits. The facilities shall conform to the attached excerpt from the Multiple-Family Residential Criteria (Exhibit B).
4. 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 City's Sign Ordinance.
5. The applicant shall utilize the attached excerpt from the Multiple-Family Residential Design Criteria in designing on-site circulation for the proposed development (Exhibit B).
6. The following list of design features shall be included as part of the proposed senior apartment complex:
 - a. **HANDICAPPED ACCESSIBILITY**

Site design and unit design will meet State Handicapped Standards.
 - b. **WALKWAYS AND OUTDOOR SITTING SPACE**

Handrails along sloping walks
Walkways and patios made of solid pavement
Outdoor sitting areas with benches and tables.

c. LIGHTING AND COLORS

Adequate lighting along walkways and near stairwells
Objects grabbed - contrasting colors
Braille coding
Color differentiation between buildings to alleviate disorientation.

d. DOORS AND ENTRANCE

Handrails along stairwells
Shelter from weather entries
Non-slip stair steps
Automatic doors in clubhouse
Door levers instead of knobs.

e. ELECTRICAL OUTLETS

Outlets placed waist high
Contrasting color for outlets
Light fixtures with easy to change bulbs.

f. BOOKSHELVES

Designed low in height.

g. KITCHEN

Adjustable sink and cabinetry
Stainless steel sink
Easy to operate faucet lever with spray hose
Lazy susans in cabinets
Slide-out shelves
Easy to clean countertops
Upper cabinets hung low
Rounded countertop corners
Pull door handles
Automatic ice maker, frost-free side by side refrigerator
Self-clean oven
Front stove controls (easy to read)
Garbage disposal
Non-latching cabinet doors.

h. BATHROOM

Grab bars
Large vanity mirror, counter top to ceiling
Easy to operate shower control
Shower Curtains
Showerhead on flexible hose.

i. RECREATION

Shuffleboard and horseshoe areas
Jacuzzi
Exercise Room
Gameroom
Chess and checkers table
Gathering hall with fireplace
Library
Patio area, sitting areas.

j. SAFETY AND SECURITY

Peep holes and dead-bolt locks at appropriate heights
Emergency buttons in bathrooms and bedrooms
Smoke detectors (loud alarm)
Centralized mail
Landscape and site design to discourage criminal activity.

k. STORAGE

Abundant storage space.

l. MISCELLANEOUS

Drapery pulls, low
Thermostat placed low, easy to read.

7. The proposed complex shall be oriented toward seniors and there shall be no other health screening on the site.
8. The applicant shall provide a tree preservation plan for the review and approval of the City Arborist prior to issuance of any building permit. The plan shall indicate compliance with the following:
 - a. Temporary 6-foot chain-link fences shall be placed around the drip line of the trees in the construction area to prevent soil compaction. These fences shall remain in place until landscaping commences.
 - b. Grading, trenching, cutting and/or filling within the drip line of the trees designated for preservation shall not occur.
 - c. Roadways and building foundation shall not exceed into the trees' drip lines.
 - d. Pruning or cutting of trees, except for cleaning dead wood, shall be prohibited.
9. A minimum of 54 parking spaces shall be provided, and 36 of these are to be covered, located nearest to the independent living units, and marked for use by the residents of the independent living units.
10. A shuttle van/bus shall be made available to residents of the site and shall be used to pick up off-site users of the day health center to the extent possible.

11. A covered bus loading/drop-off space shall be made available near the main entrance to the day health center.
12. Residents of the residential care facility shall not be permitted to keep cars on the site.
13. If in the future, the applicant proposes to install fencing along any public street frontage, this fencing shall be wrought iron, and the fencing location shall be reviewed and approved by staff prior to installation.

Findings of Fact - Special Permit, Plan Review, Variance

1. The project, as conditioned, is based on sound principles of land use in that:
 - a. residential senior living units are allowed in the Light Density Multiple Family (R-3-R) zone;
 - b. residential care facilities and day health care facilities are allowed in residential zones with a special permit;
 - c. the proposed senior complex is adjacent to the location of future bus lines and is within walking distance of a future shopping center site.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that:
 - a. design features are proposed which are specifically tailored to the needs of senior users;
 - b. adequate parking will be provided for the residents and users of the proposed senior complex;
 - c. alternative transportation will be available to residents and users of the proposed senior complex;
 - d. the project design is compatible with the other types of land uses existing and planned for the area.
3. Granting of the variance would not be a special privilege extended to one property owner in that senior housing projects have received a variance to waive a portion of the required parking.
4. The proposed project is consistent with the City's Discretionary Land Use Policy in that the site is designated for Medium Density Residential use by the 1976 South Pocket Community Plan and the proposed senior complex is consistent with the plan designation.

