

City Planning Commission
Sacramento, California

Members in Session:

- Subject: 1. Environmental Determination
2. Post Subdivision Modification to defer parkland dedication requirements for Lot A
3. Special Permit Modification to add a condition to existing permit

Location: South side of Pocket Road, east of Garcia Bend Park

Summary: This is a request to defer parkland dedication requirements for Lot A until building permits are issued. Staff and the Subdivision Review Committee recommend approval of the request subject to conditions which are attached.

Background Information: On January 14, 1988 the Planning Commission considered requests to develop a 28+ acre site with 86 standard single family lots and a 220 unit senior apartment/residential care facility. On March 1, 1988 the necessary entitlements for development were approved by the City Council.

Lot A is the five-acre portion of the site designated for a senior citizen complex. Upon recordation of the final map the site will be subdivided into 86 residential lots and Lot A. A condition of final map approval is that parkland dedication in-lieu fees be paid for the entire site. The applicant wishes to defer fees on Lot A until building permits are issued.

The Planning Commission, in its action, approved a special permit for the senior citizen complex on Lot A. Staff has suggested that payment of the parkland dedication obligation for the senior facility (Lot A) be deferred until building permits are issued. Therefore, parkland dedication fees for Lot A shall become a requirement of the special permit. Fees shall be paid on the single family lots at the time the map is recorded.

Staff recommends the following revision of condition 'd' of the resolution of approval for the tentative map:

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 required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to filing the final map. Fees shall be based upon 1.2814 acres of land multiplied by the per acre value established by the applicant's appraiser.

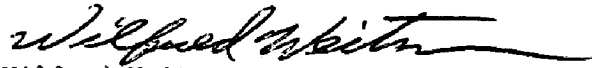
Staff further recommends the following additional condition to the special permit approval:

16. The applicant shall submit to the City an appraisal of Lot A for parkland dedication purposes. The appraisal shall be dated not more than 90 days prior to the issuance of the first building permit on Lot A. Fees shall be based upon 1.936 acres of land multiplied by the per acre value established by the applicant's appraiser.

2. The project, as conditioned, is not detrimental to the public health, safety, or welfare nor will result in the creation of a nuisance in that:
 - a. adequate building setbacks from adjacent residential uses will be provided;
 - b. adequate parking and landscaping will be provided;
 - c. a shuttle van will be provided for residents of the facility; and
 - d. parkland dedication fees will not be collected prior to development of the site.

3. The proposed project is consistent with the community plan in that the site is designated for low density multiple family use by the 1988 Revised South Pocket Community Plan and the proposed senior apartment/residential care facility complex conforms with the plan designation.

Respectfully submitted,



Wilfred Weitman,
Senior Planner

WW:sg

SPECIAL PERMIT CONDITIONS

Conditions - Special Permit and Plan Review

1. Language shall be included in the deed restrictions and covenants, conditions and restrictions and/or in a separate document which assures that the 220-unit complex shall only be rented to or used by senior individuals. A senior means persons over the age of 62-years, provided that for each unit 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 include any measure for enforcement deemed appropriate by the Planning Director and City Attorney.
2. The applicant shall submit evidence that the project is a state-licensed residential care facility to the Planning Director for review and approval prior to issuance of building permits.
3. The applicant shall provide a shuttle van for residents of the project. This van shall be advertised in any brochures or literature on the facility which are given out to prospective residents of the project.
4. Revised landscape, shading and irrigation plans shall be submitted for Planning Director's review and approval prior to issuance of building permits. Landscape materials selected shall be varied in

size (one and five-gallon shrubs, five and 15-gallon and 24-inch box trees). The revised landscape plans shall indicate the following:

- a. landscaping between units, consisting of lawn, trees and shrubs;
 - b. three and one-half to four foot high undulating berms in the front 25 foot landscaped setback and landscaping setback and landscaping consisting of sod, trees and shrubs;
 - c. perimeter evergreen trees, where possible, adjacent to the south, east and west property lines;
 - d. landscaping in the common area adjacent to the terrace; and
 - e. landscaping adjacent to the service entrance.
5. A six foot high solid decorative wall shall be placed adjacent to the south and east property lines and a wrought iron fence adjacent to the west property line. The design and materials of the wall and the wrought iron fence shall be subject to planning Director's review and approval prior to issuance of building permits. If a fence is proposed at any time along the Pocket Road frontage, it shall be subject to Planning Director review and approval.
 6. Eighty-seven (87) of the 132 parking spaces shall be covered with carports. The design and materials of the carports shall be similar to the senior complex and compatible with the single family uses to the south. Wood fascia shall be installed on the roof edges of the carports. The design and materials of the carport shall be subject to Planning Director's review and approval prior to issuance of building permits.
 7. Guest, employee and shuttle van parking spaces shall be clearly marked.
 8. Bicycle parking spaces shall meet Zoning Ordinance requirements.
 9. Driveways and driveway entrances shall meet the requirements of the City Public Works Department and the Fire Department. If emergency vehicle access is required of the western edge of the site, the design and materials used shall be indicated on the site plan and landscape plan and be subject to Planning Director's review and approval prior to issuance of building permits.
 10. Proposed building colors and a sample of the proposed roofing material shall be submitted for Planning Director's review and approval prior to issuance of building permits.
 11. A sign program for the complex shall be submitted for Planning Director's review and approval prior to issuance of sign permits.

12. Trash pick-up shall conform to the requirements of the City's Solid Waste Division. If outdoor trash areas are necessary, the trash enclosures shall meet Zoning Ordinance requirements.
13. The attached Senior Citizen Housing Design criteria shall be utilized for the proposed senior complex.
14. Any dining areas and beauty/barber salons shall be for the use of senior complex residents and not the general public.
15. All mechanical equipment (including public utility boxes and air conditioning equipment) shall be indicated on the submitted plans to the Building Division and attractively screened.
16. *The applicant shall submit to the City an appraisal of Lot A for parkland dedication purposes. The appraisal shall be dated not more than 90 days prior to issuance of the first building permit on the site. Fees shall be based upon 1.936 acres of land multiplied by the per acre value established by the applicant's appraiser. (staff added)*

Findings of Fact - Special Permit and Plan Review

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the project is compatible with existing and proposed residential uses in the area;
 - b. the project is within walking distance of recreational amenities, is within one-half mile of a shopping center site and will be located on a bus line; and
 - c. the project is designated with adequate open space, common areas and amenities for building residents.
2. The project, as conditioned, is not detrimental to the public health, safety, or welfare nor result in the creation of a nuisance in that:
 - a. adequate building setbacks from adjacent residential uses will be provided;
 - b. adequate parking and landscaping will be provided; and
 - c. a shuttle van will be provided for residents of the facility.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for low density multiple family use by the 1976 South Pocket Community Plan and the proposed senior apartment/residential care facility complex conforms with the plan designation.

MAP CONDITIONS

AMENDED RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND
APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT
7660 POCKET ROAD

(P87-473) (APN: 031-0060-008)

WHEREAS, the City Council on March 1, 1988, held a public hearing on the request for approval of a tentative map for property located at 7660 Pocket road;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the South Pocket Community Plan designate the subject site for low density residential use(s).

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4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
 - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; including improvements along D Street and Pocket Road adjacent to parcel east of the subdivision;
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
 - c. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
 - d. 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; *Fees shall be based upon 1.2814 acres of land multiplied by the per acre value established by the applicant's appraiser. (staff added)*
 - e. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
 - f. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
 - g. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes.

A note shall be placed on the final improvement plans referencing this condition.

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- h. Submit a soils test prepared by a registered engineer to be used in street design;
- i. Submit a seepage study prepared by a registered engineer which identified and recommends solutions for ground water related problems which may occur in both the subdivision lots and the public right-of-way; appropriate facilities shall be constructed to alleviate those problems;
- j. Street sections shall be designed to provide for stabilized subgrades and pavement under high ground water conditions;
- k. Minimum lot pad grade = 4.0 feet, minimum gutter grade = +2.5 feet;
- l. Dedicate right-of-way along Pocket Road to 110 foot width per study on file with the City;
- m. Require off-site dedication along Pocket road east of D Street, including round corner. City will condemn at developer's expense if necessary;
- n. Pay Pocket Bridge fees;
- o. File a reimbursement agreement with the City for the over-width of Pocket Road;
- p. Record C.C. and R's for maintenance of island at A Street entrance or delete island;
- q. All street intersections shall be at right angles to the centerline. Tangent on side street shall be equal through $\frac{1}{2}$ street plus corner radius (A Court and B Street);
- r. A portion or all of the property may lie in zone "X" (shaded) of FEMA (firm) flood maps;
- s. Coordinate improvements plans with Pocket Road/Greenhaven Drive Assessment District east of site;
- t. Abandon wells under permit from the City/County Health Department;
- u. Abandon any septic under permit from City Building Inspections Division;
- v. All buildings, debris, appliances, vehicles, tires, household wastes, yard wastes, concrete, etc., shall be removed to a legal disposal site to the satisfaction of the City/County Health Department and the Planning Director;

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