

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

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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)	16
		<u>52 Total</u>
2.	Residential Care	
	C (Single Occupant Units)	10
	D (Double Occupant Units)	26
		<u>36 Total</u>

Maximum Occupancy: 62 persons

Revised Proposal (P89-178)

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

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;

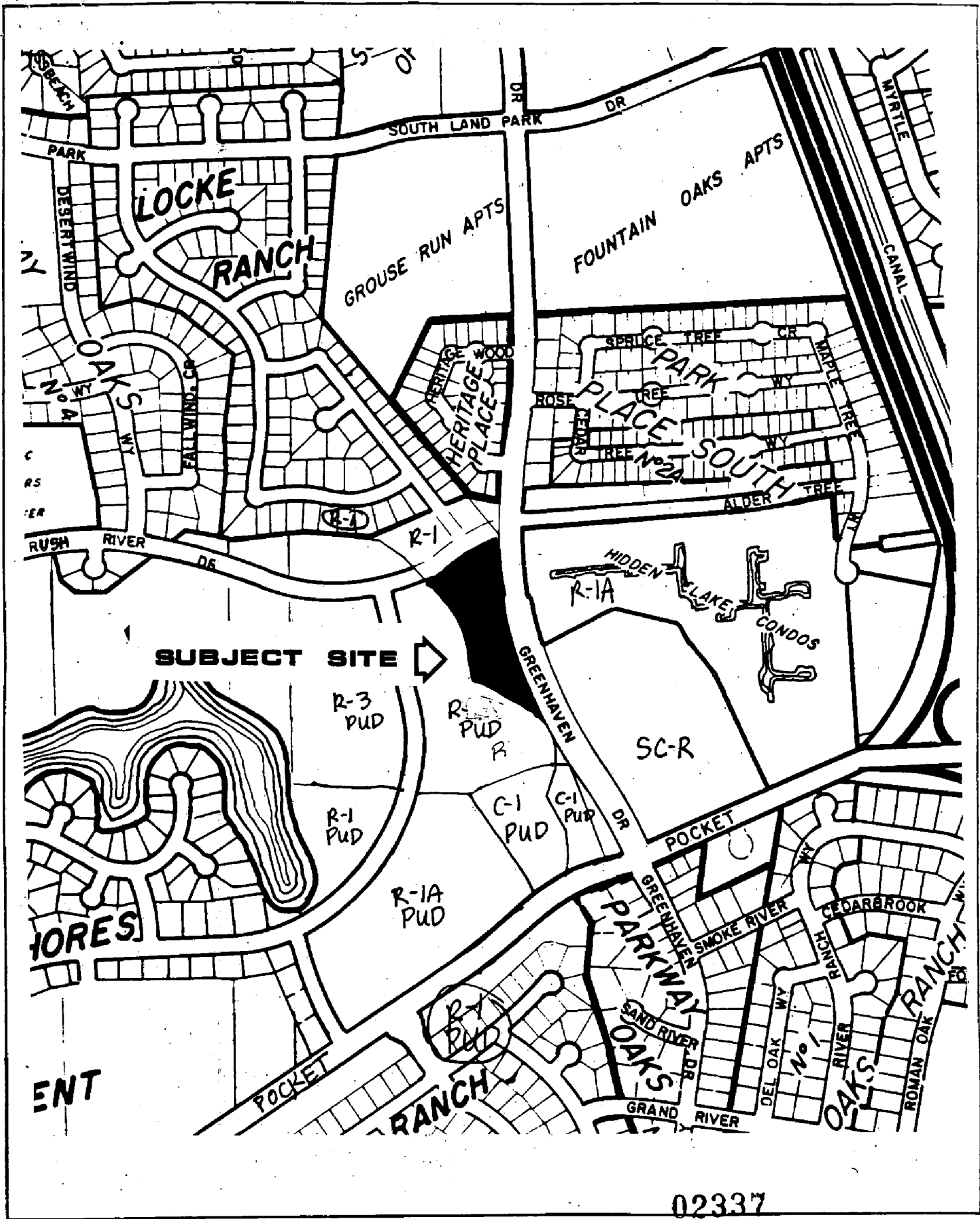
Conditions

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

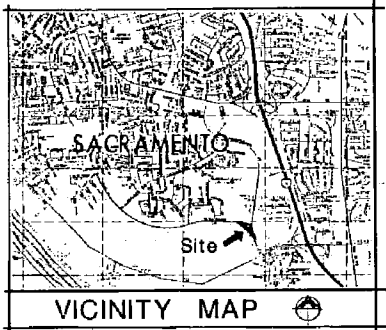
1. The project, as conditioned, is based on sound principles of land use in that:
 - a. residential senior living units are allowed in the Multiple Family (R-3-R) zone;

- 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.



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VICINITY MAP



SITE TABULATION

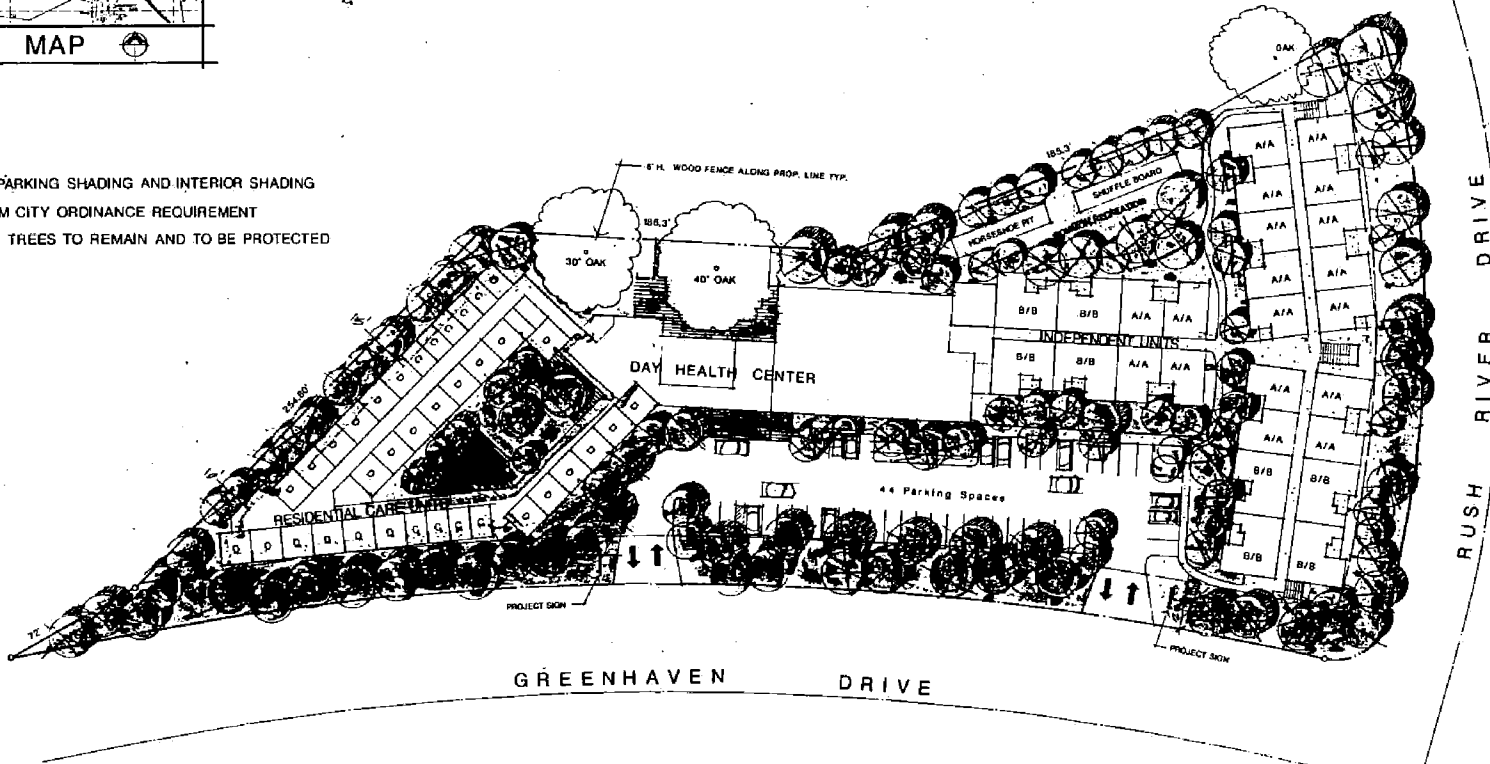
CITY of SACRAMENTO
 APN: 031-070-49
 PRESENT ZONING: R3R (Special Permit)
 PROPOSED USE: RESIDENTIAL
 CARE HOME (Modification of Special Permit)
 PARCEL SIZE: 2.8 Acres=
 PARKING PROVIDED: 44 Spaces

PROJECT TABULATION

	(UNITS)	(OCCUPANCY)
• INDEPENDENT UNITS: (Modify to Residential Care @ 1st Flr. Only)		
'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)		
TOTAL BUILDING: 55,100 SF± (Gross)	88 TOTAL	156 TOTAL

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

1"=30'-0"

APR. 12/89



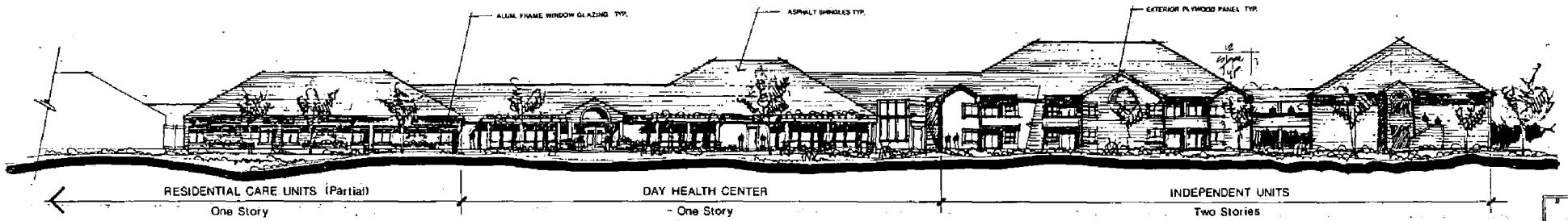
PHEASANT RUN INVESTORS



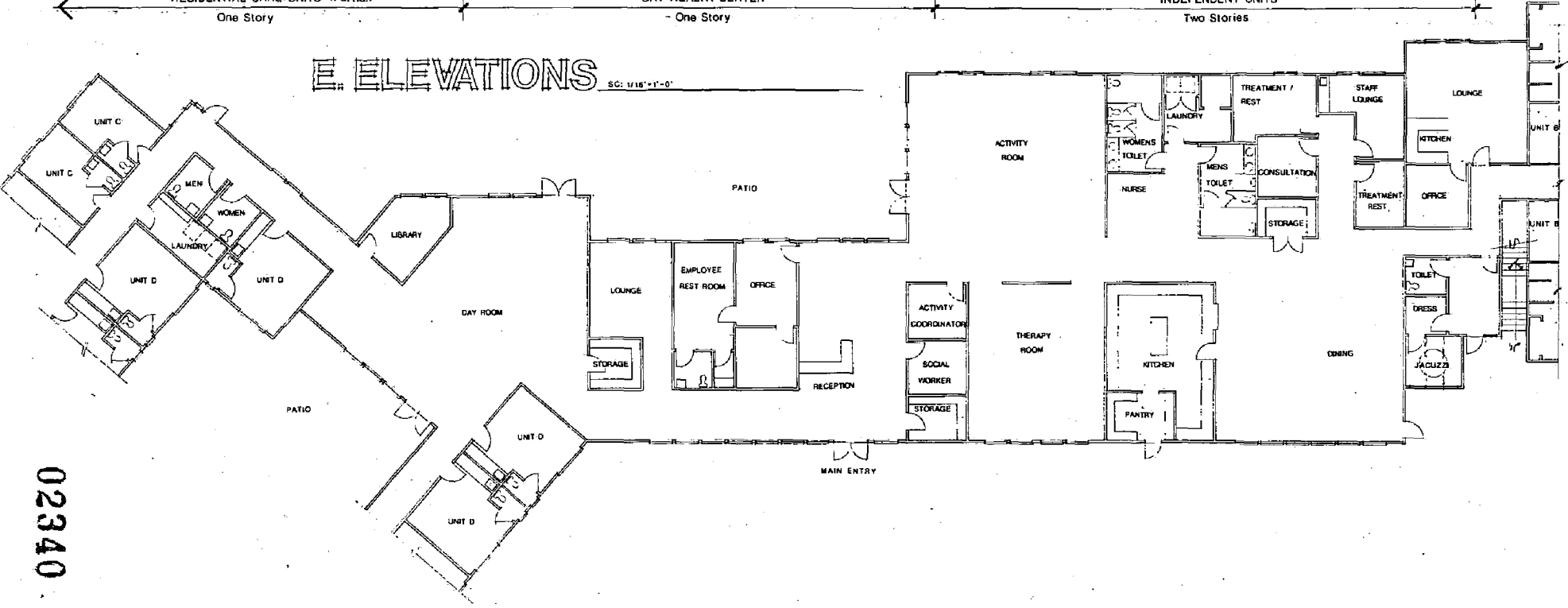
NIYAI CALPO HQWI DONG, INC.
 Architects

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EXHIBIT A



E. ELEVATIONS SC: 1/16"=1'-0"



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FLOOR PLANS RIVER INN - SENIOR CENTER

MAR. 27/89

PHEASANT RUN INVESTORS

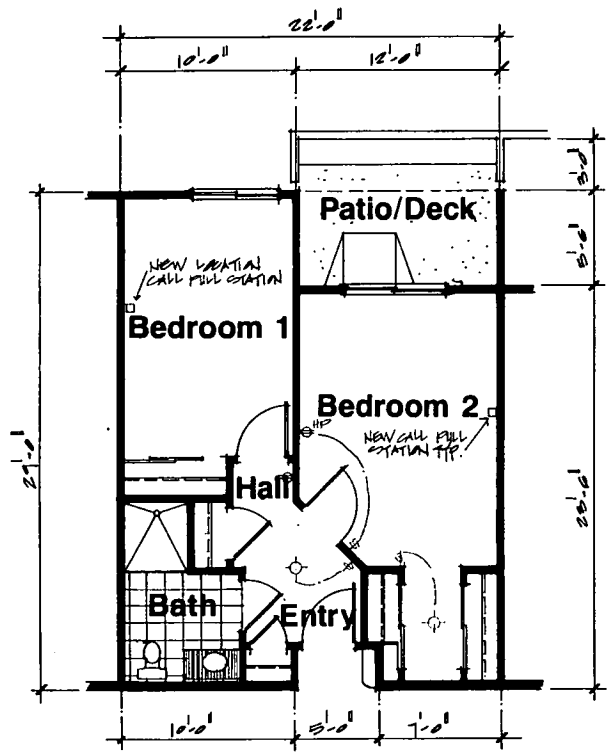
NIYA CALPO HQM DONG, INC.
Architects

EXHIBIT B

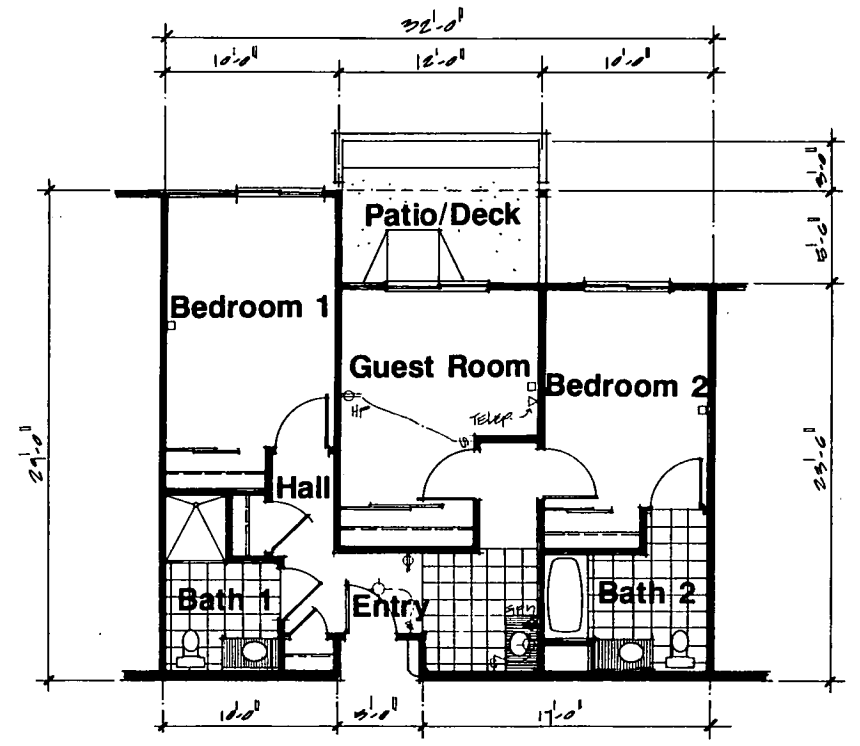
P89-178

5-25-89

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UNIT 'A' - FLOOR PLAN 20:1/4"
 SEE ORIGINAL PERM. PERMIT FOR REMAINING ELECTRICAL
 (561 SF±)



UNIT 'B' - FLOOR PLAN 20:1/4"
 (796 SF±)

FLOOR PLANS RIVER INN - SENIOR CENTER

MAR. 27

PHEASANT RUN INVESTORS

NA NIUYAI CALPOI HO MI DONG, INC.
 Architects
 13201 SMALL HURM ST
 SAN JOSE, CA 95134
 408/444-7711

EXHIBIT C

Item 110