

P98-105 - Hearthside at Sacramento

- REQUEST:
- A. **Environmental Determination:** Negative Declaration
 - B. **Mitigation Monitoring Plan**
 - C. **Special Permit** for a 106± unit Residential Care Facility on 5.17± partially developed acres in the Multi-Family Residential Review (R-2BR) zone.
 - D. **Plan Review** for a 106± unit Residential Care Facility, consisting of four Assisted Living cottages, two Special Care cottages, and one Community cottage, in the Multi-Family Residential Review (R-2BR) zone.
 - E. **Variance** to waive the 6-foot concrete wall requirement adjacent to residential property.

LOCATION: 6115 Riverside Blvd.
APN: 029-0021-051
Pocket Community Plan Area
Sacramento Unified School District
Council District 4

APPLICANT:	Marriott Senior Living Services <i>Mike Thomas</i> 12647 Alcosta Blvd. STE 470 San Ramon, CA 94583 <i>3130 Harbor Blvd. Ste 430</i> <i>Santa Ana, CA 92704</i>
OWNER:	Max and Eleanor Hosit
PLANS BY:	700 University Avenue STE 140 Sacramento, CA 95825 Boyle Engineering, Geoff Shaw (916) 483-7771 100 Howe Ave. Ste 250 North Sacramento, CA 95825
APPLICATION FILED:	9/24/98
STAFF CONTACT:	Colleen C. Laubinger, (916) 264-5691

SUMMARY: The applicant is requesting the necessary entitlements to allow development and operation of a 106± unit Marriott Residential Care Facility offering assisted living and special care (dementia/alzheimers) services. The project site is located in the Multi-Family Residential Review (R-2BR) zone and is within the Pocket Community Plan Area, which designates the site for Residential (16-29 du/na). The applicant proposes to construct six residential cottages (4

assisted living cottages, 2 special care cottages) and one community cottage (includes kitchen and lounges). Each assisted living cottage (8,239 s.f. each) will contain 17 units. Special care cottages (8,822 s.f. each) will contain 19 units. The site is designed (including mitigation measures) to retain many of the existing trees located within the site. The project design also includes a combination solid wood with concrete/brick post fencing along the northern and eastern property boundaries, as well as enclosed gating for the special care cottages (providing security for the residents and surrounding property owners). The City Zoning Ordinance requires a Special Permit for Residential Care facilities and a solid masonry wall separating residential and non-residential uses. In order to preserve numerous trees located along the project property lines, continuous footings for this masonry wall are not feasible. Therefore, the current request includes a Variance to waive this wall requirement. Based upon the project description, the project requires the entitlements listed on the prior page.

RECOMMENDATION: Staff recommends approval of the project subject to compliance with the conditions of approval included in Attachment 1 (Notice of Decision and Findings of Fact).

Staff's recommendation for approval of the Special Permit, Plan Review, and Variance to allow development and operation of the 106± unit Marriott Residential Care Facility, is based upon the fact that the project has been designed to be compatible with the existing adjacent properties, the project does not create significant environmental impacts, and the project is consistent with the land use designations of the Sacramento General Plan and the Pocket Community Plan, which designate the site for Medium Density Residential (16-29 du/na) and Residential (16-29 du/na).

PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential (16-29 du/na)
Community Plan Designation:	Residential (16-29 du/na)
Existing Land Use of Site:	one existing structure w/garage, remaining portion vacant
Existing Zoning of Site:	Multi-Family Residential Review (R-2BR)

Surrounding Land Use and Zoning:

North: single family residences; Standard Single Family Residential (R-1) zone
 South: Trap commercial establishment; Standard Single Family Residential (R-1) zone
 East: Riverside Garden Apts.; Multi-Family (R-3) zone
 West: The Park Townhomes ; Multi-Family (R-3) zone

Setbacks: Required Provided

Front:	25'	40' (27'landscape setback)
Side(St):	25'	50'+
Side(Int):	5'	25'
Rear:	15'	25'+

Property Dimensions:	Irregular
Property Area:	5.17± acres
Square Footage of Buildings:	
Assisted Living Cottages	8,239 s.f. x 4 buildings = 32,956 s.f.
Special Care Cottages	8,822 s.f. x 2 buildings = 17,644 s.f.
Community Cottage	3,500 s.f. approx. x 1 building = 3,500± s.f.
Height of Building:	24 feet, 1 story
Exterior Building Materials:	stucco
Roof Material:	Asphalt shingle proposed (conditioned to provide tile)
Hours of Operation:	24-hours
Parking Provided:	62 spaces
Parking Required:	To Be Determined by Planning Commission
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division
Sign Permit	Building Division

BACKGROUND INFORMATION:

A. Project Site Background

In 1989, The Planning Commission and City Council approved a Rezone from Multi-Family Residential (R-2B) and Single Family Residential (R-1) to Multi-Family Residential Review (R-2BR) in order to develop a 96-unit apartment complex on the project site (P88-432). In 1991, a request was made to delete a condition regarding landscaping in order to install drought resistant landscaping. The Planning Commission approved the request for modification to the landscape requirements. The City Council approved a modified request regarding site landscaping (P91-012). This apartment complex was never constructed.

B. Social Service Siting Information

Social Services are activities of helping people become more self-sufficient, preventing dependency, strengthening family relationships, and restoring individuals, families, groups, or communities to successful social functioning. The siting of facilities for these services has raised issues and concerns by licensing/permitting agencies, neighborhoods, and communities. Since 1995, because of the need for a policy relating to appropriate siting of these services, the City worked with a focus group comprised of

representatives from stakeholder groups developing goals and guidelines relating to this issue. This group focused on nine categories of social services. The City of Sacramento adopted a Policy for the siting of Social Service Facilities in 1997 and is currently working on an implementation Ordinance for this Policy.

Of the nine categories of Social Service Facilities, the proposed project would be classified as a residential care facility. A residential care facility typically provides primarily non-medical resident services to individuals in need of personal assistance essential for sustaining the activities of daily living, or for the protection of the individual, excluding members of the resident family or persons employed as facility staff, on a twenty-four (24) hour a day basis.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The Sacramento General Plan Update (SGPU), adopted in 1988, designates the site for Medium Density Residential land use. The General Plan indicates that this land use allows multiple family dwellings with densities ranging from 16-29 dwelling units per net acre. Based upon the acreage, this site could accommodate up to 149 dwelling units. The Pocket Community Plan, adopted in 1979, also designates the site for Residential land use (16-29 du/na). The project is consistent with Goal 3 of the Pocket Community plan which provides for a wide range of residential styles and densities which are compatible with each other and with the suburban community by encouraging well-designed and constructed projects (PCP, pg. 2).

The proposed project is also consistent with many of the goals and policies of the City's Social Service Siting Policy (Ordinance currently in progress) such as to:

- Provide support to individuals, clients, and neighborhoods, to be more self-sufficient;
- Treat Social Services more consistent with businesses of similar operation in the zoning process; and
- Promote the use of the "Good Neighbor Guidelines and Process" early in the planning process for new facilities.

The proposed Zoning Permit Process for Social Services within residential care categories allows for a Planning Commission issued Social Service Facility permit for large facilities of 21 or more participants located a minimum of 1,000 feet from other facilities, if they comply with other siting criteria requirements (i.e. setbacks, parking, hours of visiting, etc.). If these requirements are not met, a Planning Commission Special Permit is required. Because this permit process has not been adopted, the current City Zoning Ordinance requires a Planning Commission Special Permit for all

residential care facilities of 7 or more participants.

Based upon City Social Service mapping records, there are no existing facilities located within 1,000 feet of the proposed facility. One facility, the Margaret Floyd Care Home (adult care facility), is located on Briarcrest Way which is within one mile of the project site.

C. Site Plan Design/Zoning Requirements

1. Setbacks/Walls

The project site is currently zoned Multi-Family Residential Review (R-2BR). Consistent with the City Zoning Ordinance, for purposes of this proposal, the front of the parcel is the narrower portion along 43rd Avenue. The Multi-Family Residential zone requires a minimum 25-foot front yard setback, a minimum 15-foot rear yard setback, a 25-foot street side yard setback, and a 5-foot interior side yard setback. The proposed project meets and exceeds all of these setback requirements. The project provides a 40-foot front building setback which includes landscaped setback areas between 27 to 40 feet. The project provides street-side building setbacks of between 50 to 190 feet. This includes landscaped setback areas ranging between 50 to 140 feet and parking lot area. Interior side yard building setback areas are provided, ranging between 20 to 25 feet, and include landscaping and walking paths. Rear yard building setbacks are provided at 25+ feet. This area includes a fire access road and landscaping.

The City Zoning Ordinance requires a 6-foot masonry wall separating non-residential uses from residential uses. In order to preserve numerous trees located along the property boundaries, continuous footings are not feasible for the required masonry wall. Therefore, the project includes a request for a Variance to allow a combination solid wood fence with concrete/brick posts along the northern and eastern property lines. Because the original application submitted identified the location of the northern property fencing just south of the actual property lines (creating vacant areas between the properties to the north and the proposed fencing), the project has been conditioned that this fencing be constructed along the property lines and that the additional property be incorporated into the site landscape plan for additional outdoor resident garden/walking areas.

2. Parking/Circulation

The City Zoning Ordinance does not address parking requirements for residential care facilities. Parking requirements for uses not specified in the Ordinance are to be determined by the Planning Commission. The project, as proposed, includes 62 parking spaces. Based upon this number of spaces, the California State Accessibility Standards (Title 24) require three of these spaces to be

handicap stalls. The project provides three handicap stalls located near the community cottage.

The applicant has indicated that the average age of the residents at this facility will be 80+ years; therefore, they do not anticipate many of the residents driving and owning their own vehicles (the facility will provide shuttle services). The applicant indicates that the facility will have a peak employee count of 28 (22 shift employees/6 live on-site staff), which will occur between the hours of 8:00 a.m. to 10:00 a.m. The lowest employee count of 8 (2 shift employees/6 live on-site staff) occurs between the hours of 11:00 p.m. to 4:00 a.m. In considering this information, the project would provide: 28 parking spaces for employees and 34 parking spaces for residents and visitors during the day; 17 parking spaces for employees and 45 parking spaces for residents and visitors between 5:00 p.m. and 11:00 p.m.; and 8 parking spaces for employees and 54 parking spaces for residents and visitors between 11:00 p.m. and 7:00 a.m. Because of the staggering of shifts, and because it is anticipated that many of the residents will not drive or own vehicles, Staff believes that the project provides adequate parking. The project does include a condition requiring that, in the event ten or more residents own vehicles parked on-site, covered parking be provided (Attachment 1).

The project site includes two main driveways, one on 43rd Avenue and one on Riverside Boulevard, serving as access to the parking lot. A fire access road is also provided along the northern boundary of the site. This access is proposed to include turfblock. The project has been conditioned that this access shall be designed subject to review and approval by the Fire Department (including provision of Knox Box/Lock access).

3. Landscaping

The City Zoning Ordinance allows a maximum 50 percent lot coverage in the Multi-Family Residential (R-2B) zone. The City Zoning Ordinance also requires 50 percent shading within 15 years for all parking lot areas.

The current proposal includes preservation of many of the existing trees located within the project site, as well as many required for preservation through mitigation measures (Attachment 1, Exhibit 1A). The project proposes additional evergreen and deciduous trees along the 43rd Avenue and Riverside Boulevard landscape setbacks (between 27' and 50'+setback areas), and throughout the walking areas within the interior of the site. Currently, the project results in a 24 percent building lot coverage, a 19 percent paved surface area coverage, and a 57 percent landscaping area lot coverage.

4. Signage

The City Sign Ordinance allows one identification sign and one bulletin board for each street frontage, not exceeding a total of sixteen square feet in area for non-residential uses in a residential zone. Any detached signs shall be monument type signs. The height of the monument signs shall not exceed six feet. The detached signs may be placed in the landscaped setback areas; however, they must be located more than 10 feet from the public right-of-way.

The current proposal does not include review of signage. Any future signage proposals shall comply with the City Sign Ordinance requirements. Deviations from these requirements would require additional review and approvals.

D. Building Design

The current proposal includes development of six 8,000+ square foot, one-story buildings for participant living units and one 3,500+ square foot, one-story community building for offices, common kitchen and activity areas. These buildings are located around (but setback from) the interior property boundaries, with the community building centrally located (pedestrian pathways connect to the living units). The exterior building materials consist of stucco. The project originally proposed composition shingle roofing. In order to assure quality and durable building materials, the project has been conditioned to provide tile roofing materials (concrete or similar type). The maximum building height is 24 feet (at roof peak). The project colors include tan, beige, ochre, and sand. The overall buildings are designed to be very compatible with the surrounding multi-family and single-family neighborhoods. Each cottage includes covered porch areas, as well as varied building setbacks.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address noise (include upgraded construction materials for Cottage 7) and tree resources (include preservation of some of the existing trees on site, including the 51" Valley Oak tree located along Riverside Blvd.). These mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 1A).

B. Public/Neighborhood/Business Association Comments

The current request for entitlements was routed to the following neighborhood associations: the Florin Road Partnership, the South Sacramento Neighborhood Coalition, the South Sacramento Chamber of Commerce, the Freeport Renovation on the Move, the Sacramento Roundtree Homeowner's Association, the Sacramento County Alliance of Neighborhoods, the South Land Park Neighborhood Association, the Sacramento River Parkway Association, the Lake Greenhaven Homeowner's Association, and the Crestwater Garden Homeowner's Association.

As of the date of this report, comments have been received from the South Sacramento Chamber of Commerce, the Florin Road Partnership, and the South Land Park Neighborhood Association. The South Sacramento Chamber of Commerce indicated their support for additional residential care in the area. The Florin Road Partnership acknowledged their receipt of the routing and indicated that they had no comments on this project. The South Land Park Neighborhood Association indicated that the project was just outside their western boundary; but recommended that we notify all neighbors and other neighborhood groups in the area.

In an effort to provide early notification to adjacent residents and property owners, City Staff sent out early notification letters and copies of the project application to adjacent property owners within a 500-foot radius (in addition to the standard legal noticing requirements). This additional notification to adjacent property owners was conducted at an early stage in the processing of the application so that any issues of concern would be raised in a timely fashion to facilitate potential resolution. No comments in opposition to the project have been received by the City; however, the City has received comments in favor of the project. As part of the legal noticing requirements, the surrounding property owners within a 500-foot radius have also received notification of the proposed project hearing date.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Departments of Public Works/Utilities

Comments received from the Department of Public Works related primarily to improvements on Riverside Boulevard and 43rd Avenue. The project includes conditions (Attachment 1) addressing these issues.

Comments received from the Department of Utilities related to standard provision of water and drainage to the site, AR regulations, and for compliance with applicable City Ordinances and Codes. The project includes conditions (Attachment 1) addressing these issues.

2. Departments of Fire/Police

Comments received from the Fire Department related to provision of adequate emergency vehicle access (Knox Locks/Box, fire lane adequacy), provision of adequate fire flow, provision of building sprinklers, and compliance with other Uniform Fire Code requirements. These issues are addressed through conditions included in the project (Attachment 1).

Comments were not received from the Police Department; however, standard site security conditions (i.e. lighting, landscaping, gating) applicable to residential care facility projects have been included as conditions of approval (Attachment 1).

3. Solid Waste Division

Comments received from the Solid Waste Division related to compliance with Section 34 of the City Zoning Ordinance regarding recycling. Information regarding Section 34 requirements have been forwarded to the applicant. A condition is included in the project requiring compliance with Section 34.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A, B, C, D, and E. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact ratifying the Negative Declaration;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Mitigation Monitoring Plan;
- C. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit for a 106± unit Residential Care Facility on 5.17± partially developed acres in the Multi-Family Residential Review (R-2BR) zone;
- D. Adopt the attached Notice of Decision and Findings of Fact approving the Plan Review for a 106± unit Residential Care Facility, consisting of four Assisted Living cottages, two Special Care cottages, and one Community cottage, in the Multi-Family Residential Review (R-2BR) zone; and
- E. Adopt the attached Notice of Decision and Findings of Fact approving the Variance to waive the 6-foot concrete wall requirement adjacent to residential property.

Report Prepared By,

Report Reviewed By,



Colleen C. Laubinger
Associate Planner



Barbara L. Wendt
Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Mitigation Monitoring Plan
Exhibit 1B	Site Plan
Exhibit 1C	Elevations
Exhibit 1D	Floor plans
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map

Amended by Staff 4/6/99**ATTACHMENT 1****NOTICE OF DECISION AND FINDINGS OF FACT FOR
Hearthside at Sacramento, LOCATED AT 6115 Riverside Blvd. SACRAMENTO,
CALIFORNIA IN THE ZONE. (P98-105)**

At the regular meeting of April 8, 1999, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination - Ratified the Negative Declaration;**
- B. Approved the Mitigation Monitoring Plan;**
- C. Approved the Special Permit for a 106± unit Residential Care Facility on 5.17± partially developed acres in the Multi-Family Residential Review (R-2BR) zone;**
- D. Approved the Plan Review for a 106± unit Residential Care Facility, consisting of four Assisted Living cottages, two Special Care cottages, and one Community cottage, in the Multi-Family Residential Review (R-2BR) zone; and**
- E. Approved a Variance to waive the 6-foot concrete wall requirement adjacent to residential property.**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Negative Declaration: The City Planning Commission approves the Negative Declaration (the Negative Declaration is approved), based upon the following findings:**
 - 1. The Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA;**
 - 2. The proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project;**
 - 3. Based upon the Initial Study and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment.**

- B. Mitigation Monitoring Plan: The Mitigation Monitoring Plan is approved based upon the following findings:
1. One or more mitigation measures have been added to the above-identified project;
 2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit 1A;
 3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.
 4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.
- C. Special Permit for a 106± unit Residential Care Facility: The Special Permit for a 106± unit Residential Care Facility on 5.17± partially developed acres in the Multi-Family Residential Review (R-2BR) zone is hereby approved subject to the following findings of fact and conditions of approval:
1. The project is ~~not~~ based upon sound principles of land use in that the project is consistent with the land use designation of Medium Density Residential and is designed to be compatible with the existing surrounding multi-family and single-family residential developments; ***Typo revised by Staff 4/6/99***
 2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the high activity areas are not located adjacent to single-family residential properties. Perimeter setback areas are landscaped to provide additional buffering. The living areas for Special Care residents are secured with gating to prevent wandering.
 3. The project is consistent with the General Plan and Pocket Community Plan which designate the site for medium density residential (16-29 du/na).
- D. Plan Review for a 106± unit Residential Care Facility, consisting of four Assisted Living cottages, two Special Care cottages, and one Community cottage: The Plan Review for a 106± unit Residential Care Facility, consisting of four Assisted Living cottages, two Special Care cottages, and one Community cottage, in the Multi-Family Residential Review (R-2BR) zone is hereby approved subject to the following findings of fact and conditions of approval:
1. The proposed development is consistent with the General Plan and Pocket Community Plan for medium density residential development;

2. As conditioned, facilities, including utilities, access roads, sanitation, and drainage are adequate and consistent with City standards, and the proposed improvements are properly related to existing streets;
3. The property involved is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback, parking area and other requirements of this ordinance; and
4. Approval of the Plan Review will not be contrary to the public health or safety, or injurious to the property or improvements of adjacent properties because the project includes security fencing and is designed to be compatible with the existing multi-family residential developments.

E. Variance to waive the 6-foot concrete wall requirement: The Variance to waive the 6-foot concrete wall requirement adjacent to residential property is hereby approved subject to the following findings of fact and conditions of approval:

1. Granting the Variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances. Due to the number of trees on site, a continuous footing fence is not feasible; therefore, a combination concrete/brick post and solid wood fence will be constructed along the property boundaries adjacent to the single-family and multi-family residential properties.
2. Granting the Variance would not be detrimental to the public welfare and not result in the creation of a public nuisance in that a solid wood fence will be provided along the property lines separating the use from the single- and multi-family residential properties.
3. Granting the Variance does not constitute a use Variance in that wood fences are typical and allowed in the multi-family residential zone.
4. The project is consistent with the General Plan and Pocket Community Plan which designate the site for medium density residential development (16-29 du/na).

CONDITIONS OF APPROVAL

C. The Special Permit for a 106± unit Residential Care Facility on 5.17± partially developed acres in the Multi-Family Residential Review (R-2BR) zone is hereby approved subject to the following conditions of approval:

Department of Public Works Conditions:

- C1. Provide standard improvements pursuant to Section 40.12.1211 of the City Code;
- C2. Dedicate and improve 43rd Avenue (east of Riverside Blvd.) to a 55 foot half-section (7'-½ median, 14' lane, 12' lane, 5' bike lane, 9' parking, 8' curb/sidewalk (includes 2'-10" behind sidewalk));
- C3. Dedicate and improve Riverside Boulevard (north of 43rd Avenue) to a 27 foot half-section (12' lane, 8' parking, 7' curb/sidewalk (includes 1'-10" behind sidewalk)). The width from the existing face-of-curb on the westerly side of Riverside Boulevard to the new face-of-curb on the easterly side of Riverside Boulevard shall be 40 feet. This improvement shall include the curve at the northwest corner of the site. A modified street section shall be constructed at the 70 inch diameter oak tree, approximately 300 feet north of 43rd Avenue, to the satisfaction of the City Arborist and the City Department of Public Works;
- C4. Submit a soils test prepared by a registered engineer to be used in street design;
- C5. Provide a seepage study prepared by a registered engineer. The study shall identify and recommend solutions for groundwater related problems which may occur within the public right-of-way. Construct appropriate facilities to alleviate those problems;
- C6. Design street sections to provide for stabilized subgrades and pavement sections under high groundwater conditions;
- C7. 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 measures to reduce any archaeological impact to less-than-significant before construction resumes. A note shall be placed on the final improvement plans referencing this condition;
- C8. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
- C9. Remove all existing structures on site;
- C10. Pay Pocket Bridge fees;
- C11. Parking lots shall be designed to City standards (stalls, maneuvering, shading,

etc.);

- C12. The throat distance for the driveway on 43rd Avenue should be a minimum of 50-feet;
- C13. The project shall comply with Section 34 of the City Zoning Ordinance relating to Recycling;

Department of Utilities Conditions:

- C14. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities;
- C15. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedure Manual). The on-site drainage system shall connect to the public system in 43rd Avenue at Johnfer Way. The 10-year and 100-year GHL's shall be shown on the improvement plans. The 10-year HGL shall be no higher than 6 inches below the lowest DI. Finished lot pad elevations shall be a minimum of 1.00 foot above the 100-year HGL and approved by the Department of Utilities;
- C16. Provide separate water services for domestic, irrigation, and fire services for this proposed development to the satisfaction of the Department of utilities. The 8-inch water service for fire protection shall be tapped-off of the water main at 43rd Avenue and to be terminated at the 8-inch main on riverside Blvd., north of the project. The domestic and irrigation services shall be metered and connected directly to the 8-inch main in 43rd Avenue;
- C17. This project is greater than 5 acres (5.17± acres), therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharge Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from the Department of Utilities by calling 264-1400;

- C18. The applicant must comply with the City of Sacramento's Grading, Erosion, and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the improvement plans. These plans shall also show the methods to control urban run-off pollution from the project site during construction;
- C19. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban run-off pollution caused by development of the area. Only source control measures are required. This will not affect site design. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures", dated January 23, 1995, for appropriate source control measures;

Advisory Note:

- C20. The proposed project is located in the 100-year floodplain, designated as an AR zone (Elevation 19.0') on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Map (FIRM) dated July 8, 1998. Within the AR zone, all new residential development will be required to be constructed with the lowest floor, including basement, at or above the base flood elevation, or 3 feet above the highest adjacent grade, whichever is lower.

In areas where two flood zones exist concurrently (e.g. AR/AE), the designation with the highest development standard applies.

The Army Corps of Engineers is currently considering reducing the estimated 100-year flows on the American River. If the estimated flows are reduced, the AR flood zone may be replaced with a less restrictive flood zone thus precluding the requirement to elevate or flood proof this project. However, elevation requirements due to the underlying AE flood zone still apply. Please contact the Department of Utilities at (916) 264-1400 prior to building design for an up-to-date status of the flood zone;

Department of Fire Conditions:

- C21. Knox Box/Locks are required for emergency access;
- C22. Fire access road shall be designed subject to review and approval by the Fire Department;
- C23. Adequate fire flow shall be provided;

- C24. A fire sprinkler system is required for each building;
- C25. The project shall comply with all requirements of the Uniform Building Code and Uniform Fire Code (fire alarm systems, etc.);

Department of Police Conditions:

- C26. Light levels shall be as follows:
- 1.5 foot-candles of minimum maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise;
 - a minimum of .25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the building project during the same hours;
- C27. All landscaping shall be maintained at a minimum plant and/or shrub height of 30 inches. Trees shall be maintained at a minimum distance of 6-feet from the lowest branch to the ground;
- C28. Decorative planting shall be maintained as not to obstruct or diminish lighting levels throughout the project;
- C29. Site security monitoring and fencing shall be designed to prevent participants wandering from the facility;

Planning Division Conditions:

- C30. The Project shall be constructed in compliance with conditions and per the plans submitted (stucco exterior). Any deviations or modifications shall be subject to additional Planning review, including but not limited to, Special Permit Modifications or a new Special Permit;
- C31. Roofing materials shall consist of tile (concrete or similar type);
- C32. Parking lots shall meet the Zoning Ordinance requirements for stall sizes, maneuverability, landscaping, and shading.
- C33. The applicant shall comply with all mitigation measures included in the Mitigation Monitoring Plan (Exhibit 1A);
- C34. If more than 10 of the residents will park their vehicles on-site, covered parking

stalls shall be required for these vehicles. Design of the parking covers shall be subject to review and approval by Planning Staff. Future parking covers shall include roofing materials similar to that of the existing buildings.

C35. The Special Permit is for operation of a 24-hour 106±unit residential care facility for assisted living and special care participants. Any deviation or modification to the operations as proposed in the application shall be subject to additional Planning review, including but not limited to, Special Permit Modifications or a new Special Permit.

D. The Plan Review for a 106± unit Residential Care Facility, consisting of four Assisted Living cottages, two Special Care cottages, and one Community cottage, in the Multi-Family Residential Review (R-2BR) zone is hereby approved subject to the following conditions of approval:

Planning Division Conditions:

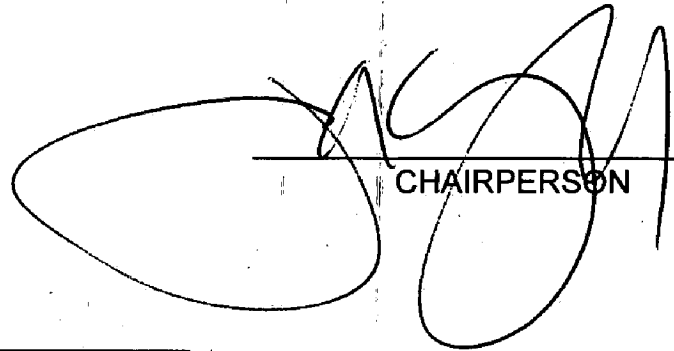
- D1. The Project shall be constructed in compliance with conditions and per the plans submitted (stucco exterior).
- D2. Roofing materials shall consist of tile (concrete or similar type);
- D3. Parking lots shall meet the Zoning Ordinance requirements for stall sizes, maneuverability, landscaping, and shading.
- D4. The applicant shall comply with all mitigation measures included in the Mitigation Monitoring Plan (Exhibit 1A);
- D5. Covered parking structure design, as required by and in compliance w/ condition C34, shall be allowed subject to review and approval of Planning Staff prior to issuance of building permits for the cover structure.

E. The Variance to waive the 6-foot concrete wall requirement adjacent to residential property is hereby approved subject to the following conditions of approval:

- E1. The applicant shall construct a combination solid wood and concrete/brick post fence along the northern and eastern property lines of the site (adjacent to the multi-family and single-family residential developments);
- E2. The actual fence location along the northern boundary of the property shall

follow the property lines. The project site plan shall incorporate this additional project property (previously to the north of the originally proposed fence location) into the landscape plan as additional usable outdoor area (i.e. garden/patio area, etc.);

- E3. The applicant shall be responsible for repairs and maintenance of this wall/fence (condition E1). Graffiti shall be removed within 24 hrs. of such occurrence.



CHAIRPERSON

ATTEST:

Garry Strohman
 SECRETARY TO CITY PLANNING COMMISSION

4-8-99
 DATE (P98-105)

- Exhibit 1A Mitigation Monitoring Plan
- Exhibit 1B Site Plan
- Exhibit 1C Elevations
- Exhibit 1D Floor plans

P98-105

April 8, 1999

Exhibit 1A

Recording
Not
Required

MITIGATION MONITORING PLAN

FOR

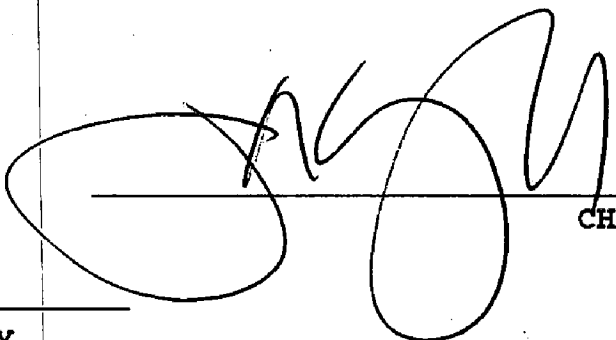
HEARTHSIDE AT SACRAMENTO (Residential Care/Alzheimer's)
(P98-105)

Initial Study

Prepared By:
City of Sacramento
Department of Neighborhoods, Planning, and Development Services
January, 1999

Adopted By:
City of Sacramento City Planning Commission

Date: Apr. 8, 1999



CHAIRPERSON

Gayle Strubinger

Planning Commission Secretary

CITY OF SACRAMENTO

MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Neighborhoods, Planning and Development Services, 1231 I Street, Suite 300, Sacramento, CA 95814, (916) 264-5691, pursuant to California Environmental Quality Act Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Hearthside at Sacramento / P98-105
Applicant/Owner/Developer: Marriott Senior Living Services
Address: 12647 Al Costa Blvd. STE 470
San Ramon, CA 94583

Project Location / Legal Description of Property (if recorded):

Southeast corner of Riverside Boulevard and 43rd Avenue

SECTION 2: GENERAL INFORMATION

The project as approved includes mitigation measures placed on plant and animal life and noise. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Negative Declaration for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the applicant/owner/developer identified above.

SECTION 3: PLAN CONTENTS

I. Tree Resources

- A. Trees identified for preservation on the site plan or proposed to be preserved (Attachment D) shall be protected and preserved (7 Oak trees located along the northern property boundary; the 24", 20", & 18" multi-trunk Black Walnut located along the northern property boundary-tree tag #38; the 10" Valley Oak located along the eastern side of the site; the 10" Valley Oak located near the proposed trash receptacle; the 43" Plane tree located along the Riverside Boulevard site boundary- tree tag #2; the 12", 11", 12", & 16" multi-trunk Black Walnut tree located along the Riverside Boulevard site boundary; and the 51" Valley Oak tree- tree tag #1 located along the Riverside Boulevard frontage) subject to the following:

1. Prior to construction, place a 6-foot high construction barrier around the driplines of all trees to be preserved (orange environmental fencing will be allowed). The 6-foot high construction barrier shall be erected around the tree driplines prior to commencement of construction and shall remain erected at all times.
 2. No storage of materials or parking of vehicles shall occur within the dripline of any existing or transplanted trees.
 3. If during construction activities or grading, tree roots of 2" in diameter or greater are encountered, work shall stop immediately and an ISA (International Society of Arboriculture) Certified Arborist shall be contacted for a root inspection. Root cutting of any roots over 2" in diameter must have prior approval.
 4. Pruning of trees to be saved shall be subject to the approval of an ISA Certified Arborist.
 5. New landscaping under the existing oaks shall be carefully planned to avoid excess soil moisture. Therefore, no turf grass shall be allowed under the driplines of the oak trees to be preserved.
 6. No machine trenching for utilities or irrigation lines shall occur within the driplines of the existing trees to remain except as allowed by this measure. Acceptable methods for installing utility and irrigation lines through tree dripline areas are boring, tunneling, and hand-trenching. All plans for boring, tunneling, and trenching within the dripline areas shall be subject to the approval of an ISA Certified Arborist.
- B. The 51" Valley Oak tree (tag #1) located along Riverside Boulevard shall be saved.
1. This tree shall be subject to tree protection methods listed in "A" above, as well as those listed below.
 2. A detail frontage improvement plan for Riverside Boulevard shall be prepared in coordination with and subject to approval by the City Planning Division, Department of Public Works, and Tree Services Division.
 3. If it becomes infeasible for tree preservation to occur, appropriate replacement value shall be determined by the City Tree Services Division/City Arborist.
- C. No paving or concrete shall be installed within 10 feet of the trunk of the 10" Valley Oak located near the proposed trash receptacle.
- D. The 10" Valley Oak tree located along the eastern boundary of the project site may be removed subject to replacement inch-for-inch with a Valley Oak tree planted within the project site.
- E. Continuous footings shall not be allowed for fencing along the northern property boundary adjacent to trees identified for preservation (combination solid wood fencing/concrete pillar is acceptable). Footings of proposed fencing along the northern property boundary shall be a minimum of 4-feet from the trunks of trees to be preserved.
- F. Plans and protection methods shall be noted on all improvement and grading plans for the subdivision and project plans submitted for Building Permits.

- G. Alternative protection methods may be used subject to approval by the Planning Division and Tree Services/City Arborist.

Entities Responsible for Ensuring Compliance:

The City of Sacramento, Department of Neighborhoods, Planning, and Development Services
The City of Sacramento, Tree Services Division
The City of Sacramento, Department of Public Works

Monitoring Program:

Prior to the issuance of any Building or Grading Permit, the Building Division shall require that the project plans incorporate the tree mitigation measures listed above. Prior to the issuance of a Notice to Proceed, the Public Works Department shall transmit the project plans to the City Arborist for verification that the planting requirements have been correctly shown on the project plans. No Building Permits or Notice to Proceed shall be issued until the City Arborist has made this verification.

If any protective barriers are penetrated, moved or removed as a result of construction activities, the Building Division/Department of Public Works shall require the developer to provide an analysis from a certified arborist identifying the condition of the affected trees. In such a case, the responsible City department shall be that department with the responsibility for inspection of the particular component of the project which is affected by the discovery.

In the event that any protective barriers are penetrated, moved, or removed as described above, the responsible City department shall require that all work within the driplines of affected trees, as shown on the original project plans, be ceased. The responsible City department shall verify the accuracy of the required arborist report by referring the report to the Department of Neighborhood, Planning and Development Services (NPDS) for review. If the trees are determined to be damaged or removed as a result of construction activities, the Building Division/Department of Public Works shall require that alternative mitigation measures be developed and implemented subject to approval by the Department of NPDS. The Building Division/Department of Public Works shall require the approved alternative measures to be incorporated into the project plans, prior to resumption of work within the affected area.

In the case of additional review as required above, the developer shall deposit with the City adequate funds, as determined by the Department of NPDS, to provide funding for City review of revised mitigation measures and monitoring program provisions. These funds will be deposited prior to resumption of work within the affected area.

Documentation of completion of the required mitigation measures shall be placed in the project record by the applicable City Entity as follows:

- The Building Division shall document implementation of all mitigation prior to issuance of final building permits, a Certificate of Occupancy, or a Certificate of Compliance for the project.
- The Public Works Department shall document implementation of all mitigation prior to issuance of a Notice of Completion

II Noise

- H. All penetrations of exterior walls shall include a ½ inch airspace around the perimeter. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with resilient, non-hardening caulking or mastic.
- I. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
- J. Skylights shall not be used unless they have an STC rating of 29 or better.
- K. Windows must have a minimum STC rating of 28 or better. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. Ft. when tested with a 25-mile an hour wind per ASTM standards.
- L. Gravity vent openings in attic space shall not exceed code minimums in number and size. Openings facing 43rd Avenue shall be fitted with transfer ducts at least 3 ft. in length and shall be lined with 1" duct liner full length. Each duct shall include a lined 90 degree bend to prevent direct line-of-sight from the exterior through the duct into the attic.
- M. All exhaust fans connecting the interior to the exterior shall be connected with a minimum 10 ft. duct, lined with 1" fiberglass liner and containing one 90 degree bend. This applies only where the outlet is on the side with a view of 43rd Avenue.
- N. Alternative methods and materials may be used subject to approval by the Planning Division

Entity Responsible For Ensuring Compliance:

City of Sacramento, Department of Neighborhoods, Planning and Development Services
City of Sacramento, Department of Public Works

Monitoring Program:

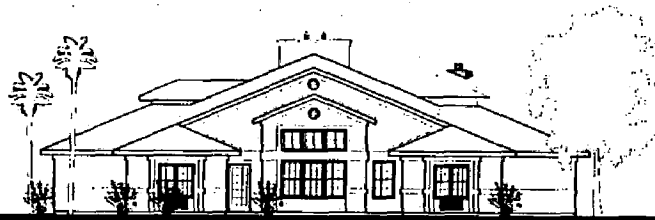
Prior to issuance of any Building Permit, the Building Division shall require that the approved construction plans incorporate all applicable noise attenuation measures. The Building Division shall also require that site inspections are included on the Special Conditions Attachment. Prior to issuance of any Final Permits, Certificate of Occupancy, or Certificate of Compliance, the Building Division shall require full compliance and completion of the specified noise attenuation measures.

Exhibit 1C
Elevations



SEE SHEET NO. 101 FOR WALLS AND POOL

FRONT ELEVATION
SCALE 1/8" = 1'



REAR ELEVATION
SCALE 1/8" = 1'



SIDE ELEVATION
SCALE 1/8" = 1'
COTTAGE TYPE A

<p>MARRIOTT DESIGN REVIEW COMM. #7968</p>		<p>HEARTHSIDE SACRAMENTO POCKET, CALIFORNIA SEPTEMBER, 1998</p>
<p>Cole + Russell Architects</p>		

April 8, 1999

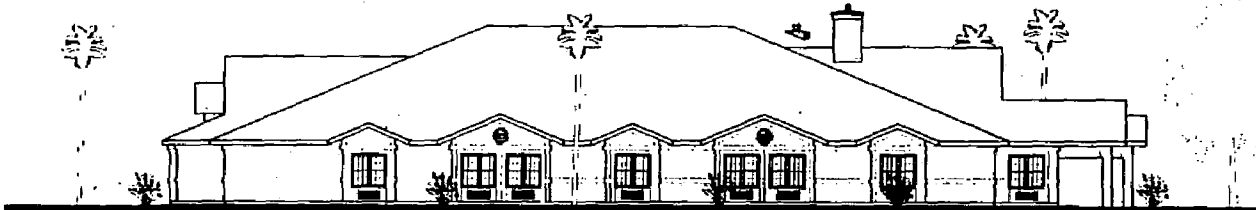
ITEM # 2
PAGE 28



FRONT ELEVATION
SCALE 1/8" = 1'



REAR ELEVATION
SCALE 1/8" = 1'



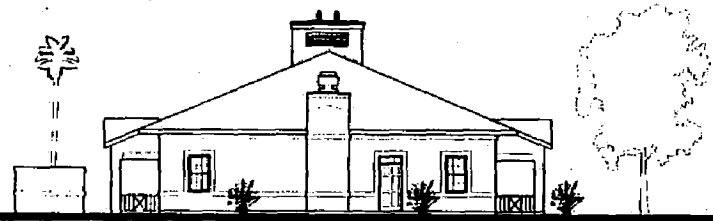
SIDE ELEVATION
SCALE 1/8" = 1'

COTTAGE TYPE B

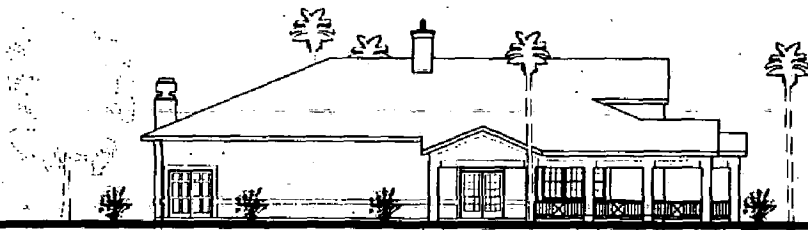
MARRIOTT	110	HEARTHSIDE
DESIGN REVIEW COMM. #7668	Cole + Egan Architects	SACRAMENTO POCKET, CALIFORNIA SEPTEMBER, 1991



FRONT ELEVATION
SCALE 1/8" = 1'



REAR ELEVATION
SCALE 1/8" = 1'

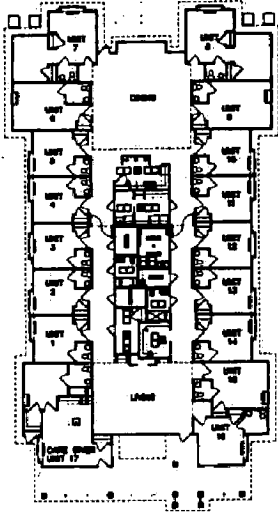


SIDE ELEVATION
SCALE 1/8" = 1'

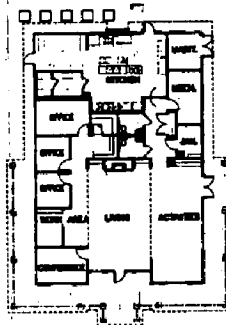
COMMUNITY COTTAGE

MARRIOTT		HEARTHSIDE
DESIGN REVIEW COMM. #7066	Cole + Bassett Architects	SACRAMENTO POCKET, CALIFORNIA SEPTEMBER, 1998

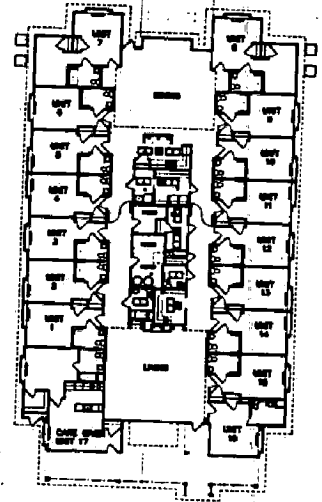
Exhibit 1D
Floor Plans



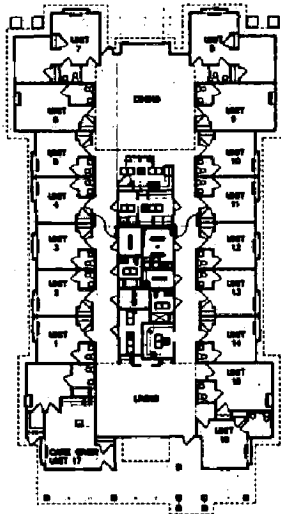
COTTAGE TYPE A FLOOR PLAN
SCALE: 1/8"=1'-0" DATE: 04



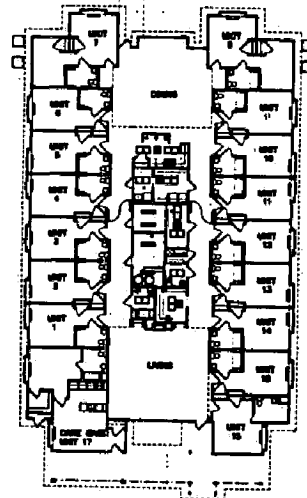
COMMUNITY COTTAGE FLOOR PLAN
SCALE: 1/8"=1'-0"



COTTAGE TYPE B FLOOR PLAN
SCALE: 1/8"=1'-0" DATE: 04



COTTAGE TYPE A FLOOR PLAN
SCALE: 1/8"=1'-0" DATE: 04



COTTAGE TYPE B FLOOR PLAN
SCALE: 1/8"=1'-0" DATE: 04

MARRIOTT

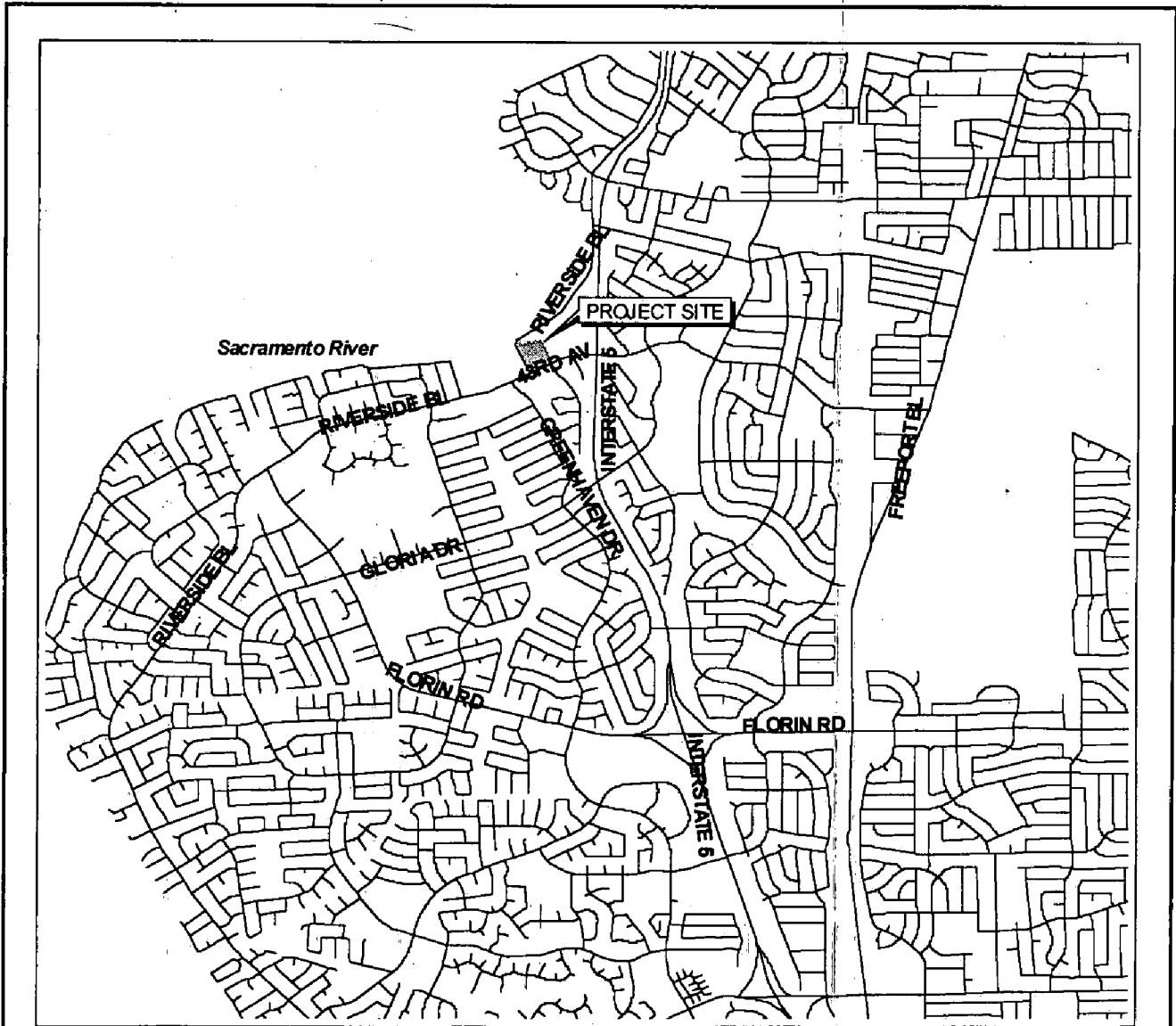
DESIGN REVIEW
COMM. #7061

HEARTHSIDE

Cole + Russell Architects

SACRAMENTO POCKET, CALIFORNIA
SEPTEMBER, 1999

ATTACHMENT 2



Neighborhoods,
Planning & Development
Services Department

Geographic
Information
System

Vicinity Map
P98-105
HEARTHSIDE AT SACRAMENTO



ATTACHMENT 3

