

P03-122 La Fontana at Creekside

- REQUEST:**
- A. **Environmental Determination:** Categorically Exempt, CEQA Section 15332;
 - B. **Tentative Map** to subdivide ±3.89 vacant acres into one common lot and 108 condominium spaces within the Multi-family Planned Unit Development (R-4 PUD) zone;
 - C. **Special Permit** to develop 108 alternative ownership housing units within the Creekside Village PUD.

LOCATION: Located west of La Mancha Way between Creek Centre and South Elder courts.
Assessor's Parcel Number (APN): 118-0290-006
Elk Grove Unified School District
City Council District 8

APPLICANT: Investment Properties, LLC-Greg Hatfield
2625 Fair Oaks Boulevard, Suite 1
Sacramento, California 95864
916-302-6449

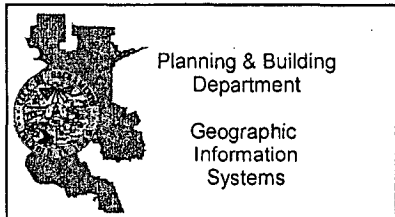
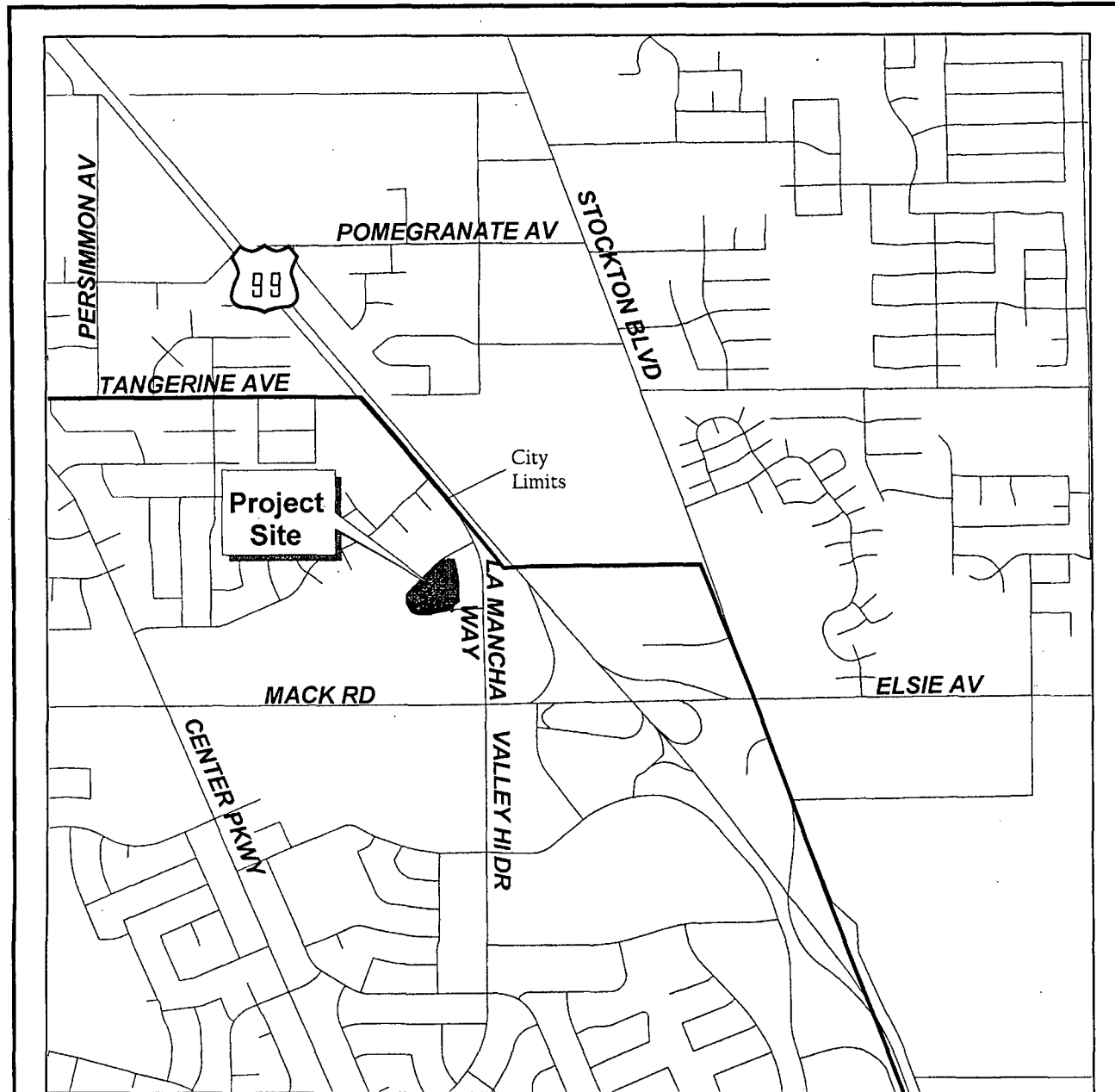
OWNER: BA Investment Properties, LLC -Bruce Seymore
2625 Fair Oaks Boulevard, Suite 1
Sacramento, California 95864
916-973-1067

APPLICATION FILED: October 17, 2003

APPLICATION COMPLETED: January 27, 2004

STAFF CONTACT: Kimberly Kaufmann-Brisby, 916-808-5590

SUMMARY: The applicant is requesting the various entitlements necessary to develop a senior condominium complex comprising 108 condominium units and one common lot within the Creekside Village Planned Unit Development (PUD). The condominiums would be housed within eight (8), three-story buildings that are interconnected by open-air catwalks on the second and third levels. The condominiums on first two levels will have private garages and the third floor of condominiums will have private carports.



Planning & Building
Department

Geographic
Information
Systems

La Fontana at Creekside Condominiums for Seniors Vicinity Map



Initial project issues involved the provision of on-site amenities for the residents, the proposed phasing of the project and the lack of adequate landscape shading. Staff worked at length with the applicant and believes the current project iteration adequately addresses the majority of staff's concerns. However, the guaranteed provision of the use of the existing community clubhouse and recreation center has not been provided so the project has been conditioned to provide guaranteed access to the existing center or to provide a comparable center onsite. To date, there has been no neighborhood opposition to the project and the project is not considered to be controversial.

RECOMMENDATION: Staff recommends approval of the project, subject to the conditions in the Notice of Decision. This recommendation is based on the project's consistency with the General Plan, the South Sacramento Community Plan, the Creekside Village PUD Guidelines and the project's adherence to Zoning Ordinance requirements.

PROJECT INFORMATION:

General Plan Land Use Designation:	Medium Density Residential 16-29 du/na
South Sacramento Community Plan	
Land Use Designation:	Residential 29+ du/na
Existing Land Use of Site:	Vacant land
Existing Zoning of Site:	Multi-family Residential Planned Unit Development (R-4-PUD)

Surrounding Land Use and Zoning:

North:	Senior apartments; R-4-PUD
South:	Senior apartments; R-4-PUD
East:	Vacant; C-1-PUD
West:	Senior apartments; R-4-PUD

Setbacks:

	Required	Provided
Front:	25'	±25'
Side (St):	5'	±25'
Side (Int):	5'	±25'
Rear:	15"	±25'

Property Dimensions:	Irregular
Property Area:	±3.89 gross acres, ±3.78 net acres
Density of Development:	108 units = 29 dwelling units per net acre (du/na)
Height of Buildings:	±33 feet
Exterior Building Materials:	Stucco (with built-up accents)
Roof Material:	Concrete Tile
Parking Provided:	109 spaces-72 garage spaces, 24 carport spaces, 8 guest and open spaces, 5 ADA accessible spaces
Topography:	Flat

Street Improvements: Existing and To Be Constructed
 Utilities: Existing and To Be Constructed

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>
Final Map	Development Engineering and Finance Division
Driveway Permit	Development Engineering and Finance Department
Building Permit	Building Division
Off-site Improvements Permit	Development Engineering - Plan Check
Sign Permit	Building Division

BACKGROUND INFORMATION: The City Council approved the Creekside Village Planned Unit Development (P83-414) on May 15, 1984. The PUD comprises a senior residential component on the interior parcels and a commercial component along the entirety of the PUD's La Mancha Way frontage. The senior housing component was designed for a three phase development, with a total of 470 units approved. The first two phases of the senior development were constructed as apartments with the third phase, the La Fontana site, approved as a 168 unit congregate care facility (P86-404) on November 13, 1986. The congregate care facility was never constructed thus the Special Permit for the facility expired.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan designates the parcel as Medium Density Residential (16-29 du/na) and the South Sacramento Community Plan designates the site as Residential ±29 du/na. The zoning for the parcel is Multi-family Residential Planned Unit Development (R-4-PUD). The proposed project density is 29 dwelling units per net acre which is within the density constraints of the General and Community plans as well as with the zoning designation.

General Plan

By following the Multi-family Residential Design Principles and the project conditions, this proposal will support the following General Plan policies. The project has employed design principles consistent with adopted City policies, will provide needed housing opportunities, and is compatible with the adjacent existing development.

Smart Growth Planning Principles

"Smart Growth" is a term coined by the United States Environmental Protection Agency (USEPA) as an umbrella term for the many initiatives intended to address some of the negative consequences of urban sprawl. Smart Growth generally occurs when development patterns are sustainable and balanced in terms of economic objectives, social goals, and use of environmental/natural resources. The following Smart Growth principles apply to the proposed La Fontana condominium complex:

- Higher-density development;
- In-fill development; and,
- Multi-modal transportation and land use patterns that support walking, and public transit.

Mixed Income Housing Ordinance

The project is not located in a designated area subject to the Mixed Income Housing Ordinance.

Multi-family Residential Design Guidelines

City Council approved the Multi-family Design Principles on August 5th, 2000 (Res. CC2000-487). The Guidelines outline the City's design criteria for multi-family developments within the City and serve to inform the reviewing bodies regarding design standards. The intent of the Guidelines is to achieve well-designed projects that enhance the community's overall value and appearance. When practically possible the proposed project has embraced the design principles; project specifics are addressed in the following analysis.

B. Tentative Subdivision Map

The applicant proposes to create one common lot with 108 residential condominium units on ±3.78 net acres within the Multi-family Planned Unit Development (R-4-PUD) zone. The condominium development will allow each unit to be sold to an individual owner. A Homeowner's Association will be responsible for the maintenance of the complex. For example, the association would be responsible for the landscaped and paved common areas, building maintenance, and private utilities, to name some but not all the association's responsibilities.

C. Special Permit to develop 108 alternative ownership housing units within the Creekside Village PUD.

Site Plan Design/Zoning Requirements

The Zoning Ordinance indicates a Special Permit, approved by the Planning Commission, is required for the development of any property within a Planned Unit

Development (PUD) if the development type would otherwise require a Special Permit. In this instance the alternative ownership housing development requires the approval of a special permit. In the approval of the Special Permit, the Planning Commission shall consider the effect of the site development plan on traffic, safety and congestion, consistency with all applicable general, community and specific plans, energy conservation, and the availability of city utility services as well as compliance with Zoning Ordinance regulations.

The project site consists of ±3.89 gross acres on a single vacant parcel. The applicant proposes to construct a 108-unit condominium complex with passive recreation amenities consisting of a walking path, common gardening plots, and a dog park. The project will be conditioned to have the developer provide additional amenities for the residents either in a joint use agreement that would ensure the La Fontana residents the right to use the adjacent senior facility's community clubhouse-recreation facility or to construct a comparable facility onsite.

Site Design: The project site is bounded to the north, west and south by an existing private drive which separates the site from the surrounding senior apartment complexes. To the east is vacant commercially zoned property also within the Creekside Village PUD. An existing 6' tall masonry wall separates the residential from the commercial PUD component as well as serving to enclose the gated residential area.

Given the existing private drive access and the parcel configuration, site building layout options are limited. Buildings 1 through 6 are oriented inward to the courtyard with the garage portion facing either the private drive or the on-site access aisles/fire lanes. Buildings 7 and 8 are oriented toward the pedestrian pathway, community garden plots and Creek Centre Court. The building orientation is driven by the garage and carport placement off the access drives.

Eight buildings are proposed. As previously mentioned, no clubhouse is proposed for this complex; rather the applicant has indicated an existing clubhouse and pool may be shared with the condominium residents provided a joint use agreement can be reached. The existing clubhouse is located west of the project site within the senior apartment complex. Should the applicant fail to reach a signed agreement regarding the clubhouse joint use, the applicant will be required to provide a clubhouse/recreational facility for the residents onsite.

A centrally located fountain will be placed on the first level within the courtyard. Sidewalks will provide excellent pedestrian connectivity throughout the complex. Specially stamped and colored asphalt will provide pathways across the drive aisles between the buildings connecting the various pathways throughout the complex. The connectivity provided with the complexes' catwalks connects with the passive recreation areas on the site's perimeter. An alternative recreation approach has been employed with the introduction of common gardening plots, a rose garden and an on-site dog park. Since the properties adjacent to the perimeter recreation areas

are commercially zoned, conflicts with the adjacent properties, as they develop, should be minimal.

Circulation/Parking: Two existing vehicular gates will provide access to La Fontana. The gated (existing) private drive provides vehicular access through the residential portion of the PUD and connects to South Elder Court at the north entrance and Creek Centre Court at the south entrance.

Adequate parking is proposed. The PUD parking requirement for senior housing developments is 0.9 spaces per dwelling unit. The required number of parking spaces is 104 spaces (0.9 spaces x 108 units plus 1 guest space per 15 units). The applicant has provided 109 spaces proposed to be housed in garages, carports and open air. Of the 109 spaces, 5 will be handicap accessible, 72 will be direct apartment accessible garage spaces, 24 will be carport spaces, and 8 spaces are provided for guests and residents.

Bicycle Parking: The project is required to provide bicycle parking based on the number of required parking spaces. The Sacramento City Code, Section 17.64.050, requires one (1) bicycle parking space for every twenty (20) required vehicle parking spaces. This project is required to provide 5 bicycle parking spaces. Three Class I bicycle lockers and two Class I, II or III bicycle parking facilities strategically placed throughout the complex will be required.

Recycling/Trash Enclosures: The applicant proposes to construct three recycling enclosures placed at regular interval throughout the development. Each enclosure will have a 3 cubic yard (cu. yd.) capacity for a total capacity of 9 cubic yards. The enclosures will serve all eight buildings in the complex. The project will be conditioned to comply with the City's Recycling Ordinance. Also, the enclosure exteriors will be conditioned to finish the masonry enclosures with stucco.

Condominium Plans: The applicant proposes to construct two building types with three floor plans utilized in both plans. The 108 condominium units will be divided into 36-one bedroom, one bath, 36-two bedroom, one bath, and 36-two bedroom, two bath units.

Building Design: All the buildings types have three stories; separate elevator and stairwell towers; are connected by catwalks on the upper levels and sidewalks on the first level; provide private outdoor space with either a patio or balcony; and, provide direct private garage access to the first and second level units. In addition, all of the first floor units will be required to be handicapped accessible. The primary difference between the building types is the number of units contained within each building making buildings 1 and 6 considerably larger than buildings 2, 3, 4, 5, 7 and 8.

The applicant has provided small patios or balconies on the drive side of many of the units. All the condominiums will have a separate patio or balcony opposite the

garage side of the buildings. Also, the second and third levels are stepped back and have windows facing the drive area. The buildings are articulated on all sides adding additional visual interest with varying roof angles, architectural detailing, and gridded window treatments on all levels. The architectural style is contemporary Mediterranean, compatible with the existing senior development as well as with the PUD guidelines, with stucco clad exteriors and tile roofing. Decorative wrought iron railings enclose the upper level catwalks and balconies. On the street level, the garages will all have windows in the upper section of the garage door.

The applicant proposes to provide 72 attached single-car garages. Twenty-four carport spaces are proposed within two carport structures. The proposed carport architecture, as displayed in Exhibit 1-T, maintains the design but not the detail required by the PUD Guidelines and by staff. The design echoes the main buildings' architecture but requires fine tuning with regard to the architectural detailing complimentary to the remainder of the complex. The special permit has been conditioned to revise the carport design to echo the architectural details and design with stucco clad support columns, pilasters and/or other architectural devices that will serve to break up and add visual interest to the long wall expanses of the two carport structures.

The complex is consistent with the Multi-family Residential Design Guidelines in that: the buildings are arranged to provide functional public and private outdoor spaces; appropriate amenities will be provided, as conditioned, for the residents; and the site is designed with the pedestrian in mind with a network of obstruction-free walkways providing connectivity.

Setbacks: The project setbacks are consistent with the Creekside Village PUD Guidelines Adequate setbacks are proposed for the project with a minimum distance of 25-feet separating the buildings from the private drive and the eastern property line.

Landscaping: A preliminary landscaping plan has been provided. A mix of deciduous and coniferous trees is proposed, along with a variety of shrubs. Large shade trees are proposed along the interior fire lane and around the project perimeter adjacent to the private drive surrounding the site. Smaller, ornamental trees, shrub, groundcover and turf are proposed within the courtyard area. A centrally located fountain will highlight the ground level courtyard. Screening landscaping is proposed for all mechanical equipment niches.

The proposed landscaping plan adheres to the Multi-family Residential Guidelines. In particular the site design and landscaping provide functional recreation spaces and community site amenities; the exterior spaces are designed to enhance the overall appearance and compatibility of the development by providing privacy, buffering and daylight, and; provide a pleasant transition to the street.

Signage: The applicant proposes to construct one project identification monument

sign to be placed near the Creek Centre Court entrance. All signs, including unit location maps, shall be submitted to the Planning Director for review and approval prior to installation.

Staff believes the project will be a good complementary addition to and completion of the Creekside Village PUD residential component. The project would provide an affordable housing ownership opportunity for seniors and will provide amenities necessary for the on-going viability and sustainability of the complex. Staff therefore recommends approval of the Tentative Map and the Special Permit to develop an alternative housing type within the PUD subject to the Conditions of Approval in the Notice of Decision and Findings of Fact.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to CEQA Guidelines Section 15332. Section 15332 allows for projects such as the current application, which is proposed to be "in-fill development", to be categorically exempt from CEQA guidelines because the proposed project "is consistent with the General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations."

The proposed development is within city limits on a site of less than five acres that is substantially surrounded by urban uses. The site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site is adequately served by all required utilities and public services.

B. Public/Neighborhood/Business Association Comments

Early Project Notification packets were sent to the Center Crossroads Neighborhood Association. To date, staff has not received comments from the Association.

C. Summary of Agency Comments

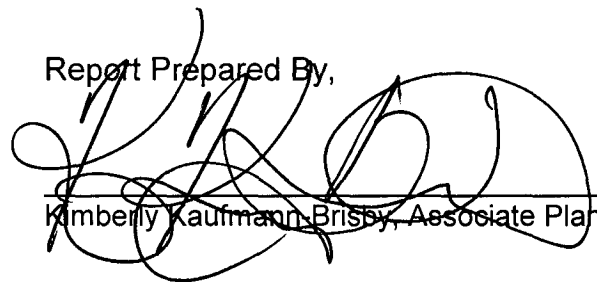
The project has been reviewed by several City Departments and other agencies. The comments have been incorporated as conditions of approval and are listed in the Notice of Decision and Findings of Fact.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A, B, and/or C. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 calendar 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 that finds the project is **Categorically Exempt** pursuant to CEQA Section 15332;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the **Tentative Map** to subdivide ±3.89 vacant acres into one common lot and 108 condominium spaces within the Multi-family Planned Unit Development (R-4 PUD) zone;
- C. Adopt the attached Notice of Decision and Findings of Fact approving the **Special Permit** to develop 108 alternative ownership housing units within the Creekside Village PUD.

Report Prepared By,



Kimberly Kaufmann-Brisby, Associate Planner

Report Reviewed By,



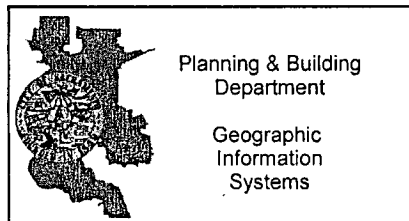
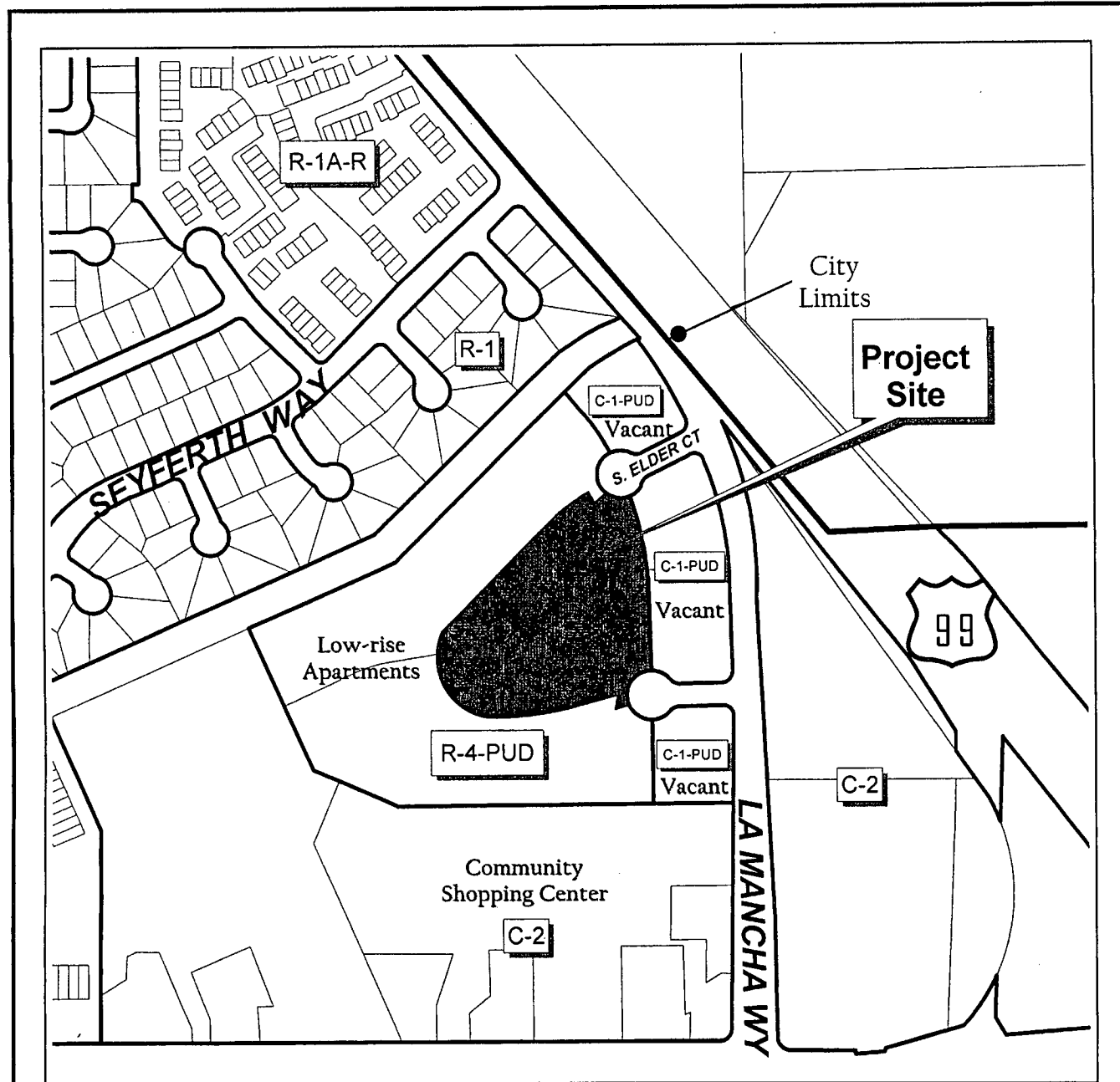
Thomas S. Pace, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Tentative Map
Exhibit 1B	Site Plan
Exhibit 1C	Landscape Plan
Exhibit 1D	First Floor Plans
Exhibit 1E	Second Floor Plans
Exhibit 1F	Third Floor Plans
Exhibit 1G	Enlarged First Floor Plan
Exhibit 1H	Enlarged Second Floor Plan
Exhibit 1I	Enlarged Third Floor Plan
Exhibit 1J	Elevations-Buildings 2, 3, 4, 5, 7 and 8
Exhibit 1K	Elevations-Buildings 1 and 6
Exhibit 1L	Enlarged Partial Elevations-Front and Right
Exhibit 1M	Enlarged Partial Elevations-Interior and Left
Exhibit 1N	Walkways-Ground Floor
Exhibit 1O	Walkways/Catwalks-Second and Third Floors
Exhibit 1P	Walkway Roof Plan
Exhibit 1Q	Elevator/Stairwell Tower Floor Plans

Exhibit 1R	Elevator/Stairwell Elevations
Exhibit 1S	Stairwell Tower Floor Plan and Elevations
Exhibit 1T	Carport Plan and Elevations
Attachment 2	Land Use & Zoning Map

Land Use and Zoning Map



Land Use & Zoning
for
La Fontana at Creekside
Condominiums for Seniors



