

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA. 95814

Superseded
See amended report

APPLICANT	Bannon Investors, Ltd. - 7919 Folsom Blvd. #300, Sacramento, CA 95825	
OWNER	Greek Orthodox Archdiocese - 9985 Folsom Blvd., Sacramento, CA 95827	
PLANS BY	Bannon Investors, Ltd. - 7919 Folsom Blvd. #300, Sacramento, CA 95825	
FILING DATE	ENVIR.DET	REPORT BY
11-3-89	Neg. Dec.	CAS
ASSESSOR'S PCL. NO.	274-0410-012	

APPLICATION:

- A. Negative Declaration
- B. General Plan Amendment to redesignate 3.7± vacant acres from Low Density to Medium Density Residential
- C. Community Plan Amendment to the 1988 South Natomas Community Plan to redesignate 3.7± vacant acres from Medium Density to High Density Senior Housing Residential
- D. Rezone of 3.7± vacant acres from Multiple Family (R-2B-PUD) to Multiple Family (R-3-PUD)
- E. PUD Schematic Plan Amendment to the Creekside Oaks PUD for 3.7± acres to increase the number of units from 52 to 107 units for elderly residents.

LOCATION: Southwest corner of Mill Creek Drive and Truxel Road

PROPOSAL: The applicant is requesting the necessary entitlements to increase the density of the 3.7± acre senior housing site in the Creekside Oaks PUD from the currently permitted density of 13.5 du/na to 29 du/na.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential
1988 South Natomas	
Community Plan Designation:	Medium Density Residential (Senior Housing 14 du/na)
Existing Zoning of Site:	Multiple Family Residential, R-2B-PUD
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Future park, multi-family, shopping center; R-2B-PUD & SC-PUD
South: Offices; OB-PUD
East: Multi-Family; R-2A
West: Office; OB-PUD

Property Dimensions: Irregular
Property Area: 3.7± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

BACKGROUND INFORMATION: On December 18, 1984, the City Council approved the designation of the Creekside Oaks Planned Unit Development (P83-124). In the original Creekside Oaks PUD Schematic Plan, the Senior Housing was located on Natomas Park Drive. In P89-180, the PUD Schematic Plan was revised to locate the Senior Housing at the southwest corner of Mill Creek Drive and Truxel Road in that the proposed senior housing would be closer to other residential uses, public transit, the shopping center, and the future park site. The density allowed for the 4.88± acre parcel was 13.5 dwelling units per net acre, or 65 units.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is 3.7± vacant acres in the Multiple Family Residential, R-2B-PUD zone (see Exhibit A). The General Plan designates the subject site as Low Density Residential(4-15 du/na) and the 1988 South Natomas Community Plan designates the site as Medium Density Residential (Senior Housing 14 du/na). The surrounding land use and zoning for the subject site is a future park site, multi-family residential and a shopping center, zoned R-2B-PUD and SC-PUD to the north; offices, zoned OB-PUD to the south and west; and multi-family residential, zoned R-2A to the east.

The subject site is within the boundaries of the Creekside Oaks PUD, a planned unit development comprised of office, residential, and shopping center land uses. The Creekside Oaks PUD Schematic Plan originally specified a senior housing complex along Natomas Park Drive which was subsequently moved to the southwest corner of Truxel Road and Mill Creek Drive (see Exhibit B).

B. Applicant's Proposal

The applicant is proposing to increase the density of the 3.7± acre senior housing site from the currently permitted density of 13.5 du/na to 29 du/na. The density increase will allow an additional 42 units over the currently approved 65 units for a total of 107 units of senior housing. To increase the density, the applicant is seeking a general plan amendment, a community plan amendment, a rezone, and a PUD schematic plan amendment. The applicant is not requesting a special permit to allow the senior housing at this time.

C. Staff Analysis

1. Rezone and Plan Amendments:

The applicant is proposing to increase the density of the senior housing project in the Creekside Oaks PUD and is requesting a General Plan amendment, a 1988 South Natomas Community Plan amendment, a Rezone, and a PUD Schematic Plan Amendment. The proposal amends the General Plan from Low Density Residential (4-15 du/na) to Medium Density Residential (15-29 du/na) and the 1988 South Natomas Community Plan from Medium Density to High Density Senior Housing Residential. The applicant is requesting a Rezone of the 3.7± acre subject site from Multiple Family (R-2B-PUD) to Multiple Family (R-3-PUD). The property at the northeast corner of Truxel Road and Mill Creek Drive is currently zoned R-3-R (see Vicinity, Land Use and Zoning Map). Also, the applicant is requesting a PUD Schematic Plan amendment to increase the density of the senior housing project from 14 du/na to 29 du/na by increasing the number of units from 52 to 107.

2. Density:

The original PUD envisioned the site as 4.88 acres at 14 dwelling units per net acre for a total of 65 units. The loss of a portion of the site to the Bannon Slough resulted in a reduction to 3.7± acres. Without a community plan amendment, the site could support 52 units, or 14 du/na. If the amendment is approved, the site could support 107 units, or 29 du/na.

In a review of the density of approved senior housing projects citywide, staff notes that the proposed density of 29 du/na is lower or equal to other projects, which range from 29 to 70.6 du/na. The density of 236 du/na for the 5 story residential care facility on L Street is not comparable to the proposed project. The following chart outlines the senior housing projects, number of units, number of acres, and density.

<u>Senior Project</u>	<u>Type of Project</u>	<u>#-Units</u>	<u>#-Acres</u>	<u>Density</u>
L St, bet. 18 & 19	5 story residential care facility	137	0.58	236
39th St, bet. H & J	Residential care facility	120	1.7	70.6
Greenhaven/Rush River	Independent living and Res. care	34 (ind) 62 (rcf)	2.8	38.7 (ind)
Pocket/Garcia Bend	Independent living and Res. care	200 (ind) 20 (rcf)	5.3	41.5 (ind)
Creekside Village	Congregate care	182	3.8	48
LPPT	Senior Housing at R-3 and R-4 densities	Not known	Not known	29 (R-3) 58 (R-4)

As indicated by this list of senior housing projects, a proposed density of 29 du/na is lower than other projects and staff finds this density acceptable.

3. Senior Housing Criteria:

A special permit request to allow 107 senior housing units in a PUD must be submitted to and approved by the Planning Commission prior to the issuance of a building permit. Conditions for the special permit will include the attached Senior Citizen Housing Design Criteria (see Exhibit E). The Design Criteria includes a list of criteria for location, security, landscaping, common area, parking, and individual units for senior housing. The Criteria also includes Multi-Family Residential Design Criteria and Title 24 Disabled Persons Design Standards.

Staff supports the approval of the General Plan amendment; the 1988 South Natomas Community Plan amendment; the Rezone of 3.7± acres from R-2B-PUD to R-3-PUD; and the PUD Schematic Plan amendment to increase the number of units of senior housing on 3.7± acres from 52 to 107 units in that the majority of approved senior housing projects in the City have a higher or similar density and adequate public transit, shopping opportunities, and open space will be provided.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering, Building Inspections, Water and Sewer, and the Natomas Community Association. Comments from Traffic Engineering and Engineering were incorporated in the Negative Declaration. No other comments were received.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant effect 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 the attached mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur (see Exhibit C for Mitigation Measure Monitoring and Reporting and Exhibit D for Flood Related Findings).

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration
- B. Recommend approval to amend the General Plan for 3.7± vacant acres from Low Density to Medium Density Residential and forward to City Council.
- C. Recommend approval to amend the 1988 South Natomas Community Plan to redesignate 3.7± acres from Medium Density to High Density Senior Housing Residential and forward to City Council
- D. Recommend approval to rezone 3.7± vacant acres from Multiple Family (R-2B-PUD) to Multiple Family (R-3-PUD) and forward to City Council

- E. Recommend approval to amend the Creekside Oaks PUD Schematic Plan and Guidelines to increase the number of units from 52 to 107 units for elder residents and forward to City Council

Conditions:

1. A Special Permit to allow 107 units of senior housing in the PUD must be approved by the Planning Commission prior to issuance of a building permit.
2. The proposed senior housing project shall meet the requirements found in the Senior Housing Criteria (see Exhibit E for current criteria).
3. The applicant shall comply with all mitigation measures stated in the Negative Declaration for P89-398 on file at the Planning Department (see Exhibits C and D).
4. The proposed project shall be reviewed and approved by the Design Review staff prior to issuance of a building permit.
5. The proposed project shall be subject to Facilities Benefit Assessment District fees.
6. The property owner shall provide all residents with disclosure information regarding airport overflight.