

REPORT AMENDED BY STAFF 6-13-90
CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA. 95814

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 (*Senior Housing 29 du/na*) (staff amended)
- 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

Applic. No. P89-398

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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-2B
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-2B 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 (*Senior Housing 29 du/na*). 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. (*staff amended*)

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)

- ↙ 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

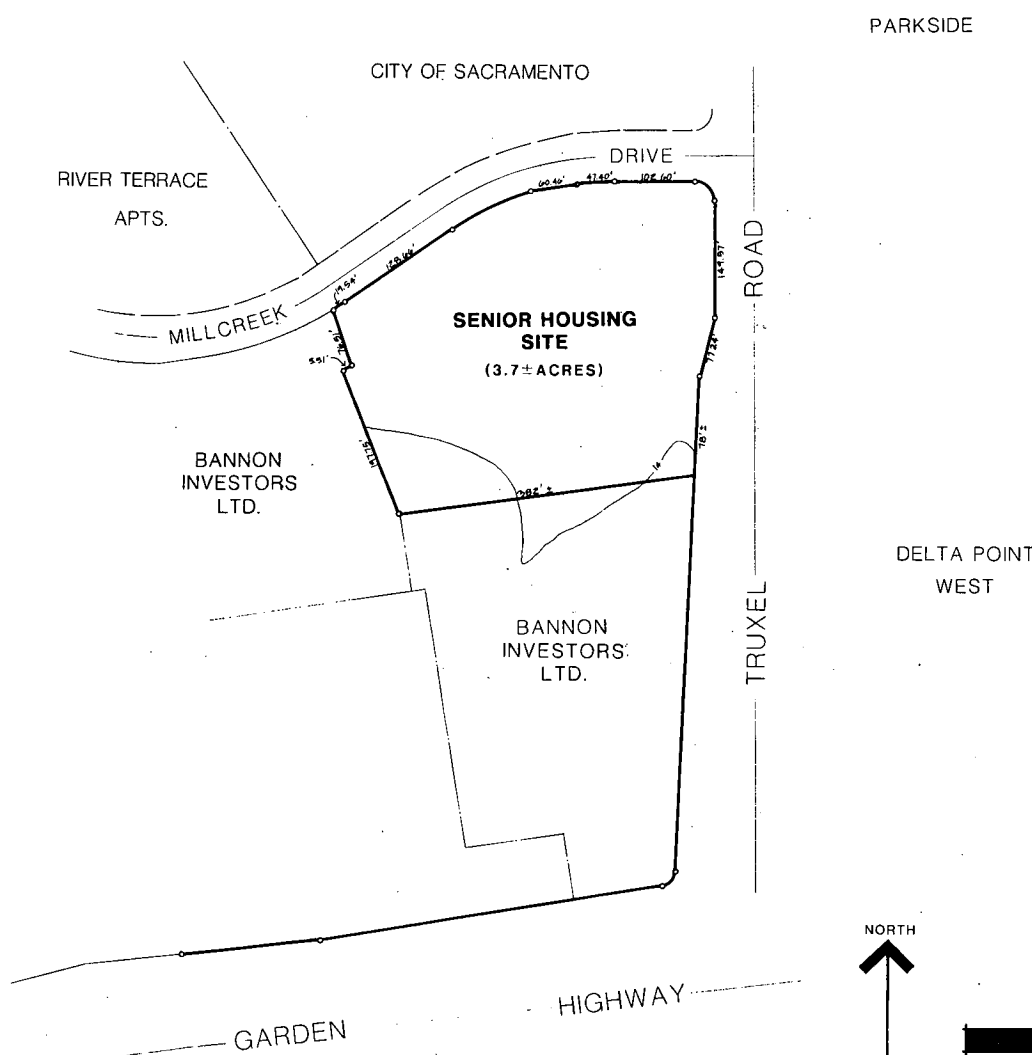
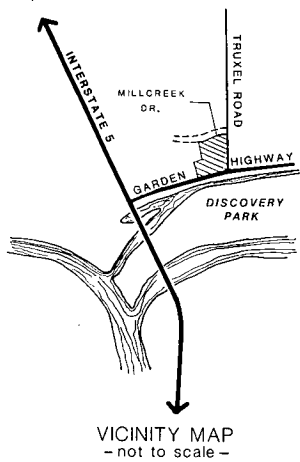
Conditions:

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.

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SENIOR HOUSING SITE
CREEKSIDE OAKS PUD
 City of Sacramento, California

NOTES:

RECORD OWNER & SUBDIVIDER:
 BANNON INVESTORS, LTD.
 2913 FOLSOM BLVD., #153
 SACRAMENTO, CA 95826

APPLICANT:
 GREEK ORTHODOX ARCHDIOCESE
 ATT: CHRISTO D. BARDIS, ATTORNEY IN FACT
 5925 FOLSOM BLVD.
 SACRAMENTO, CA 95827

ENGINEER:
 THE SPINK CORPORATION
 2590 VENTURE OAKS WAY
 SACRAMENTO, CA 95833

EXISTING USE & ZONE:
 VACANT; R-2B

PROPOSED USE & ZONE:
 SENIOR HOUSING, R-3

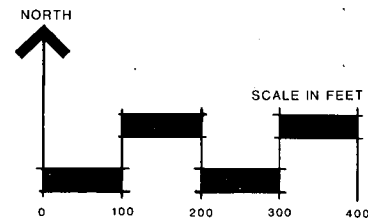
EXISTING COMMUNITY PLAN DESIGNATION:
 MEDIUM DENSITY RESIDENTIAL

PROPOSED COMMUNITY PLAN DESIGNATION:
 HIGH DENSITY RESIDENTIAL

PROPOSED DENSITY:
 29± DU/AC

APN:
 274-0410-012 (PORTION OF)

ACREAGE:
 3.7± NET ACRES



NOVEMBER, 1989

Spink
 THE SPINK CORPORATION
 2590 VENTURE OAKS WAY SACRAMENTO, CA 95833
 (916) 835-1500 FAX NO. (916) 321-1974

EXHIBIT A

P89-398

6-25-90
Issue 14, 1990

Plan # 105

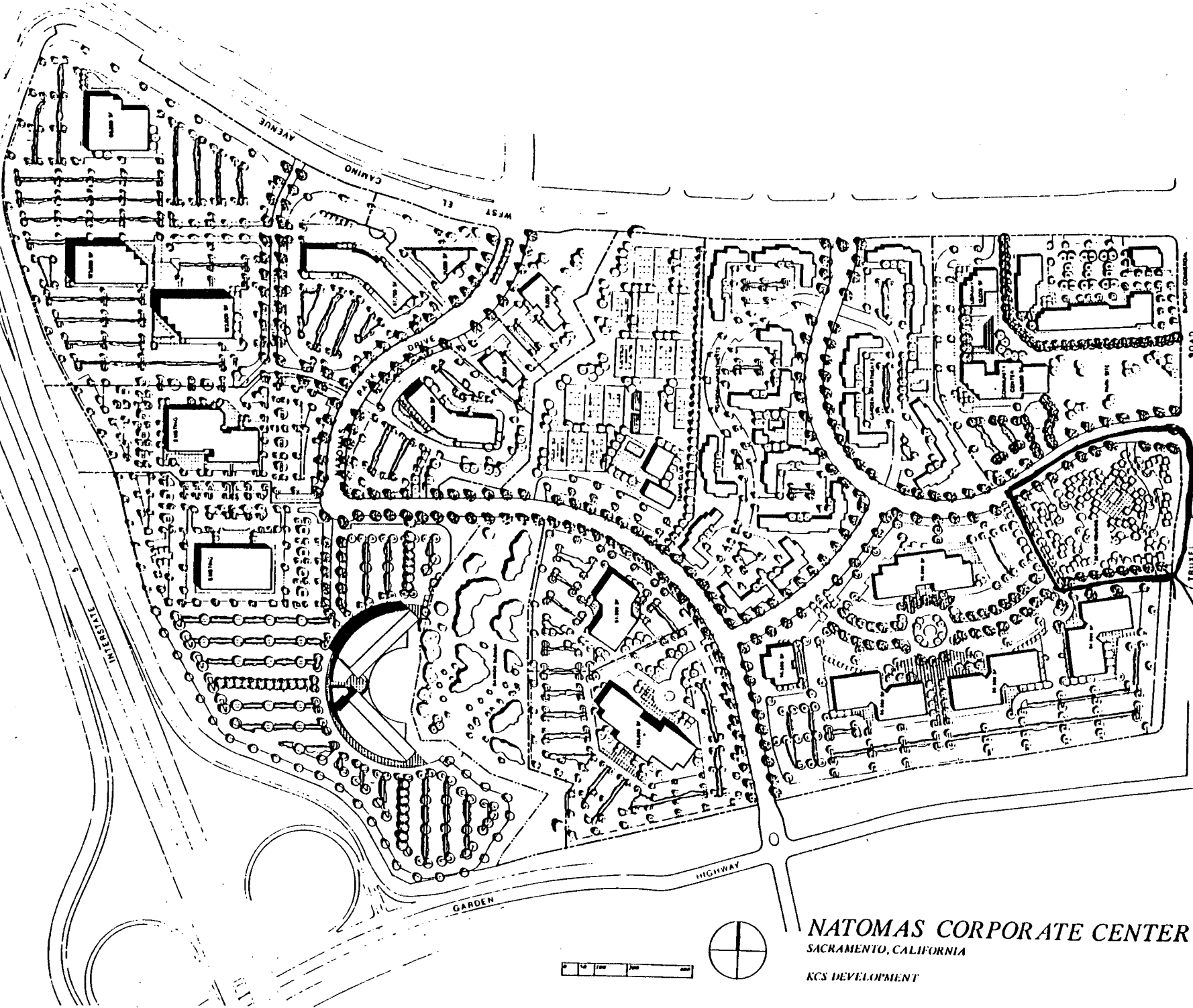


EXHIBIT B

Senior Housing

NATOMAS CORPORATE CENTER
SACRAMENTO, CALIFORNIA
KCS DEVELOPMENT

EXHIBIT G1

Section D. Mitigation Monitoring and Reporting

Pursuant to Section 21081.6 of the Public Resources Code, the City of Sacramento, Department of Planning and Development, commits to commence and monitor the implementation of all mitigation measures set forth in the Initial Study. This monitoring will be conducted by department staff in accordance with the provisions below.

The Initial Study identifies the mitigation measures to be implemented by the department (see Table D-1).

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Table D-1. Mitigation Monitoring Schedule

Impact	Mitigation Measure	Monitoring Schedule
1. Earth Resources		
e. Wind and water erosion	i. The applicant or successors in interest will ensure that the construction foreman minimizes the amount of time surfaces are left exposed.	Biweekly during construction
	ii. The applicant or successors in interest will ensure that the construction foreman sprinkles exposed areas with water every other day.	Biweekly during construction
	iii. The applicant or successors in interest will ensure that the construction foreman covers soil piles with plastic sheeting or tarpaulins to limit disturbance.	Biweekly during construction
	iv. The applicant or successors in interest will ensure that the construction foreman prohibits vehicles traveling on exposed surfaces from being driven at excessive speeds.	Biweekly during construction
2. Air Resources		
a. Air emissions		
Construction Activities	i. The applicant or successors in interest will ensure that the construction foreman sprinkles all unpaved construction areas and soil piles with water at least twice per day during excavation to reduce dust emissions. Additional watering should be implemented on hot or windy days. Watering could reduce particulate emissions by approximately 50 percent.	Biweekly during construction
	ii. The applicant or successors in interest will ensure that the construction foreman covers stockpiles of sand, soil, and similar materials with plastic sheeting or tarpaulins to limit disturbance.	Biweekly during construction
	iii. The applicant or successors in interest will ensure that the construction foreman covers trucks hauling dirt and debris to reduce spillage onto paved surfaces.	Biweekly during construction

Table D-1. Continued

Impact	Mitigation Measure	Monitoring Schedule
	iv. The applicant or successors in interest will ensure that the construction foreman prohibits vehicles traveling on exposed surface from being driven at excessive speeds.	Biweekly during construction
	v. The applicant or successors in interest will ensure that the construction foreman minimizes the amount of time that surfaces are left exposed.	Biweekly during construction
	vi. The applicant or successors in interest will ensure that the construction foreman sweeps up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM10 through vehicle movements over these surfaces.	Biweekly during construction
	vii. The applicant or successors in interest will request that the City Public Works Department increase the frequency of city street cleaning along streets in the vicinity of the construction site.	Biweekly during construction
	viii. The applicant or successors in interest will require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering as necessary.	Biweekly during construction

3. Water Movement

c. Flooding	i. The City Planning and Development Department shall not issue building permits in connection with the proposed project for the construction of any new residential structure, unless the lowest floor of such structure is built at least 1 foot above the base flood elevation for the project site as set forth in the U. S. Army Corps of Engineers' January 1989 Working Map and the structure otherwise complies with the requirements of Sections 9.1004 and 9.1005 of Article XXVI of Chapter 9 of the Sacramento City Code. (Wendt pers. comm.)	At time of building permit review
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Table D-1. Continued

Impact	Mitigation Measure	Monitoring Schedule
6. Noise		
a. Noise levels		
Construction	i. The applicant or successors in interest will ensure that the construction foreman utilizes equipment containing noise-suppressing devices.	Biweekly during construction
	ii. The applicant or successors in interest will ensure that the construction foreman periodically and properly maintains construction equipment, including exhaust systems, mufflers, cooling fans, engines, and transmissions.	Biweekly during construction
	iii. The applicant or successors in interest will ensure that the construction foreman limits construction to weekdays between the hours of 7 a.m. and 7 p.m.	Biweekly during construction
b. Noise exposure		
	i. The applicant or successors in interest will submit a noise study, that meets City standards, with the special permit application, and will implement any mitigation deemed necessary by the City.	At time of special permit submittal

7. Light and Glare

- | | | |
|------|---|--|
| i. | The applicant or successors in interest will use exterior building materials that would not create reflections, such as wood, brick, synthetic plaster, and stucco. | At time of special permit approval and prior to issuance of occupancy permit |
| ii. | The applicant or successors in interest will use choose a natural exterior such as wood or brick or an exterior paint that is a neutral or natural color, such as light or dark browns or dark green. | At time of special permit approval and again prior to issuance of occupancy permit |
| iii. | Use directional shields on outdoor lighting. | Prior to issuance of occupancy permit |
| iv. | The applicant or successors in interest will avoid the use of reflective glass. | At time of special permit approval and prior to issuance of occupancy permit |

Table D-1. Continued

Impact	Mitigation Measure	Monitoring Schedule
8. Land Use		
a. Land Use Planning Policy	i. The City Planning and Development Department shall not issue building permits in connection with the proposed project for the construction of any new residential structure, unless the lowest floor of such structure is built at least 1 foot above the base flood elevation for the project site as set forth in the U. S. Army Corps of Engineers' January 1989 Working Map and the structure otherwise complies with the requirements of Sections 9.1004 and 9.1005 of Article XXVI of Chapter 9 of the Sacramento City Code. (Wendt pers. comm.)	At time of building permit review
c. Compatibility	i. The applicant or successors in interest will incorporate into the site plan a combination 6-foot-high masonry wall and landscape buffer, between the office development and the senior housing project, as well as a landscape buffer (including trees) between Truxel Road and the project. The applicants or successors in interest will ensure its implementation.	At time of special permit approval and prior to issuance of occupancy permit
13. Transportation, Circulation, and Parking		
a. Trip generation	i. The applicant or successors in interest will be required to participate in the Facilities Benefit Assessment District to fund needed public infrastructure.	At time of special permit approval and prior to issuance of occupancy permit
b. Parking	i. The applicant or successors in interest will indicate on the site plan the amount of onsite parking to be provided for senior citizen residents. The potential significance of the impact will only be mitigated to a less-than-significant level if the Sacramento Public Works Department Transportation Division and the Department of Planning deem the amount of parking adequate and the City Sacramento approves the site plan and special permit.	At time of special permit approval and prior to initiation of construction
c. Transportation systems	i. The applicant or successors in interest will be required to participate in the Facilities Benefit Assessment District to fund needed public infrastructure.	At time of special permit approval and prior to issuance of occupancy permit

Table D-1. Continued

Impact	Mitigation Measure	Monitoring Schedule
f. Hazards	i. The applicant or successors in interest will work with the City to select traffic safety devices for Millcreek Drive. Safety devices may include crosswalks, pedestrian signals, and speed-reducing bumps.	At time of special permit approval and prior to issuance of occupancy permit
	ii. To implement the identified traffic mitigation measures, including the needed traffic safety devices, the applicant or successors in interest will be required to participate in a Facilities Benefit Assessment District or other fair share and appropriate financing mechanism to fund needed public infrastructure and community facilities.	At time of special permit approval and prior to issuance of occupancy permit
14. Public Services		
a. Fire	i. The applicant or successors in interest will be required to participate in the Facilities Benefit Assessment District to fund needed public infrastructure.	At time of special permit approval and prior to issuance of occupancy permit
b. Police	i. The applicant or successors in interest will incorporate a combination 6-foot-high masonry wall and landscape buffer, between the office development and the senior housing project, into the site plan. The applicants or successors in interest will ensure its implementation.	At time of special permit approval and prior to issuance of occupancy permit
d. Parks	i. The applicant or successors in interest may be required to pay Quimby fees.	At time of special permit approval and prior to issuance of occupancy permit
20. Archeological and Historical Resources		
a. Prehistoric/historic sites	i. The applicant or successors in interest will ensure that, if subsurface archeological or historical artifacts are discovered during construction of the senior citizen complex, work will be stopped immediately. Subsequently, a qualified professional archeologist will be notified to determine the site's archeological significance and to salvage the remains.	Not applicable

Table D-1. Continued

Impact	Mitigation Measure	Monitoring Schedule
c. Ethnic values	i. The applicant or successors in interest will ensure that, if subsurface ethnic, such as Indian, artifacts are discovered during construction of the senior citizen complex, work will be stopped immediately. Subsequently, a qualified professional archeologist will be notified to determine the site's ethnic significance and to salvage the remains.	Not applicable

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EXHIBIT D

Section E. Findings Regarding Flood-Related Impacts

FINDINGS REGARDING FLOOD-RELATED IMPACTS

All Projects Within the A99 Flood Zone

1. The Project is located in the area of the City determined to have less than 100-year flood protection. Implementation of the Project will therefore expose people and property to the risk of injury and damage in the event of a 100-year or lesser flood. These risks are considered significant adverse impacts under CEQA.
2. The City Council has evaluated these impacts in the Environmental Impact Report (EIR) prepared in connection with the Land Use Planning Policy Within the 100-Year Floodplain (M89-054) adopted by the Council on February 6, 1990. The EIR is available through the Department of Planning and Development, 1231 I Street, Room 300, Sacramento, California. This document serves as a program EIR addressing the flood-related risks to people and property created by new development in the 100-year floodplain in the City.
3. The flood-related risks created by the Project fall within the scope of the program EIR. Accordingly, the findings adopted by the Council in connection with its certification of the program EIR and its adoption of the Policy are applicable to and hereby adopted in connection with the Project. These findings are set forth in the *Findings of Fact/Statement of Overriding Considerations for the Land Use Planning Policy Within the 100-Year Floodplain in the City of Sacramento* ("Findings"). This document is appended to the program EIR available through the Department of Planning and Development.

Source: Sacramento, City of. Planning and Development. 1990.

E-1

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EXHIBIT E

DRAFT

SENIOR CITIZEN HOUSING DESIGN CRITERIA

Included in the Senior Citizen Housing Design Criteria is the Multifamily Residential Design Criteria and parts 2, 3 and 5 (handicapped standards) of the Title 24 requirements.

LOCATION

1. Freedom from excessive noise and disturbances such as airplane noise and industrial activity.
2. Proximity to parks or other outdoor areas suitable for passive recreation.
3. Views of nearby activity such as baseball diamonds, preschool playground, pedestrian traffic and auto traffic.
4. Spaces which encourage users conflict by either their placement or their scarcity should be modified. (For example, conflict between teenagers and elderly persons, each seeking to use a public outdoor area for musical entertainment activities illustrates a sort of competition which can promote criminal harassment.)
5. Absence of steep grades in and around the general circulation area of the proposed site.
6. Compatibility with the surrounding neighborhood (height, building type).
7. Within 2 blocks of a bus stop.
8. Within 1/2 mile of a clinic and hospital.
9. Within 1/2 mile of library.
10. Within 1/2 mile of neighborhood services and shopping.
11. Allow for small detached housing units in single family neighborhoods.
12. Juxtapose Senior Housing to single and multifamily developments.

PROJECT SECURITY

1. Public entries to the area should be limited in terms of their number, location, and the possibilities of surveillance by residents.
2. Outdoor areas should have distinct boundaries which encourage resident supervision of their use.
3. Placement of dwelling units and public activity nodes should enhance the opportunities for surveillance.

M85-101

November 7, 1985

Item No. 1

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7. Within the lobby area are the following: administrative offices, lounge, 24 hour switch board and receptionist desk, or intercom entrance control system, public restrooms, mail boxes (opened with apartment door key).
8. Corridor length should not be any more than 150 feet long and need not be any more than 6 feet wide (elderly people lose their perception so that long corridors look even longer than they actually are).
9. Put handrails in corridors. Exclude handrails in public areas (e.g., lobby).
10. Put windows at the end of corridors.
11. Corridors should promote easy orientation and not be confusing. Distinct identification of floors.
12. No sharp curves in corridors.
13. Elevators should have handrails and be big enough for wheelchairs.
14. Congregate facilities should consider including the following: dining area, large kitchen, small chapel, beauty salon, barber shop, gift shop with tenants arts and crafts for sale, pool table, card tables, manager's office, office space for social workers and psychiatrists, small conference room, library, small commissary, craft/hobby/small kitchen room, laundry room, greenhouse, first aid/medical examination room, multipurpose room with moveable room dividers, overnight guest room.
15. Separate the less formal congregate care facilities from the more formal ones.

PARKING FACILITIES

1. Parking facilities should be provided for tenants, guests and employees.
2. Stalls and driving aisles should be at least 9 feet wide.
3. Stalls for the tenants should not be more than 150 feet from the front entrance, or in the case of enclosed parking, from the elevator.
4. Tenant parking should be no less than 25 percent nor more than 50 percent of the number of units.

INDIVIDUAL UNITS

1. Kitchen windows should be low.
2. Overall illumination and strong light over kitchen sink.
3. Provision of knee space under the sink.

MANAGEMENT

1. The key to a successful Senior Citizen housing facility is good professional management which assumes responsibility for service coordination, as well as preventive maintenance.
2. The management should provide a safe and secure environment for residents, which incorporate needs for personal control and privacy, as well as social interaction.

DH:lr

Also includes Multi-Family Design Criteria and
Title 24 Disabled Persons Design Guidelines

EXHIBIT F

1988 South Natomas
Community Plan

Medium High Density (11 to 21 Units Per Net Acre): Maximum average density is 18 units per net acre. An example of medium high density development is Pheasant Creek on the north side of West El Camino and east of Truxel (17.4 units per acre).

High Density (11 to 29 Units Per Net Acre): Conventional apartments fall into the high density designation. Maximum average density is 22 units per net acre except on pre-existing parcels of two acres or less where 29 units per acre are permitted. The Discovery Park complex at West El Camino and I-5 is in the high density range (22 units per acre) as are the Smoketree Apartments (19.25 units per acre) at the west end of San Juan. * Senior housing may develop at a maximum average density of 29 units per net acre.

TABLE 2
SOUTH NATOMAS LAND USE (ACRES)

<u>Residential</u>	
Low Density	1,770
Medium Density	301
Medium High Density	132
High Density	174
Riverfront	6
TOTAL RESIDENTIAL	2,383
<u>Office/Office Park</u>	357
<u>Business Park</u>	80
<u>Neighborhood Commercial</u>	65
<u>Community Commercial</u>	53
<u>Highway Commercial</u>	49
<u>Support Commercial</u>	10
<u>Mixed Use</u>	54
<u>Public</u>	
Library/Community Center	2
Fire Station	2
Parks	301
Public Schools	165
less Joint Use w/ Parks	(62)
TOTAL PUBLIC	407
TOTAL ACRES	3,460