

# CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT</b>	JTS Engineers, Inc. 811 J Street, Sacramento, CA 95814				
<b>OWNER</b>	JAG Industries, Inc. 3907 Rosemead Boulevard, Rosemead, CA 91770				
<b>PLANS BY</b>	Vitiello & Associates, Inc. 1931 H Street, Sacramento, CA 95814				
<b>FILING DATE</b>	5/13/87	<b>ENVIR. DET.</b>	Neg. Dec. 6/1/87	<b>REPORT BY</b>	DJH:vf
<b>ASSESSOR'S-PCL. NO.</b>	118-103-05,07				

- APPLICATION:**
- A. Negative Declaration.
  - B. Planned Unit Development Guideline Amendment to the Creekside Village PUD to locate seniors' housing in 16 buildings rather than nine buildings on Lots five and seven.
  - C. Schematic Plan Amendment to change the number of buildings on Lot seven from one, 120 unit, elderly residential care facility to eight, two-story senior housing buildings totaling 128 units on 3.95+ vacant acres in the Medium Density Multi-Family (PUD) (R-4-PUD) zone.
  - D. Special Permit to establish 128 unit senior citizens housing units on lot seven totaling 3.95+ vacant acres in the R-4 PUD zone.
  - E. Special Permit to establish 168 unit senior citizens' housing units on lot five totaling 3.95+ vacant acres in the R-4 PUD zone.

**LOCATION:** 7750 La Mancha Way

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct 296 seniors' apartment units on two vacant lots.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential, 29+ units per acre
1986 South Sacramento Community Plan Designation:	Residential, 29+ units per acre
Existing Zoning of Site:	R-4 (PUD)
Existing Land Use of Site:	Vacant

**Surrounding Land Use and Zoning:**

North: Elder Creek & Single Family; R-1  
South: Shopping Center; C-2  
East : Vacant, C-2 (PUD)  
West : Single family & Elder Creek; R-1

**APPLC. NO.** P87-239 **MEETING DATE** June 11, 1987 **ITEM NO.** 24

000001

Parking Required: Lot 5 = 168 spaces  
Lot 6 = 174 spaces  
Lot 7 = 128 spaces

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Total 470 spaces

Parking Provided: Lot 5 = 157 spaces  
Lot 6 = 74 spaces  
Lot 7 = 186 spaces

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Total = 417 spaces

Property Dimensions: Irregular

Property Area: Lot 5 = 4.17+ acres  
Lot 6 = 3.80+ acres  
Lot 7 = 3.95+ acres

Density of Development: 40 d. u. per acre  
Height of Building: Two and three stories  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: Stucco & Wood  
Roof Material: Concrete tile

BACKGROUND INFORMATION: On May 15, 1984, the City Council reviewed and approved General Plan and Community Plan amendments and adopted a schematic plan and Planned Unit Development known as the Creekside Village PUD (P83-414). The rezoning issue was continued until June 12, 1984 when the City Council approved a maximum density of 40 dwelling units per acre through the R-4 (PUD) zone. The Creekside Village PUD is a mixed use PUD with Commercial parcels in the C-2 (PUD) zone along La Mancha and multi-family zoning (R-4-PUD) on the interior parcels.

On April 10, 1986, the Planning Commission granted time extensions for the Special Permit and Tentative Map subject to the original conditions of approval for 470 units.

On August 12, 1986, the Planning Director modified the original Special Permit to allow the following modifications:

1. Increase the two bedroom unit mix from 10 percent to 30 percent (56 units to 128 units). Overall increase of square footage would be nine percent.

2. Develop the 470 unit complex in three phases:
  - a. Phase I - 168 units (eight buildings)
  - b. Phase II - 174 units (eight buildings)
  - c. Phase III - 128 units (eight buildings)

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+ 302 total units
3. Increase the height of four buildings from two-story to three-story. This height increase would be 6.8 percent.
4. Change the building type from A to B for the four cluster buildings in Phase I to allow increase in two bedroom count.

On November 13, 1986, the Planning Commission modified Phase II and Phase III to construct two large buildings with a total of 302 units (P86-404) (congregate care facility). The original Special Permit (P83-414) has expired.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of a portion of the Creekside Village PUD which is designated for multiple family seniors housing as Phase I and Phase II. The tentative map references lots five, six and seven for Phases one, two and three respectively. The applicant proposes to re-establish Phase I on lot five consisting of 168 units and Phase III on lot seven of 128 units. The previously approved 182 unit congregate care facility on lot six will remain unchanged (P86-404). The 1986 South Sacramento Community Plan designates the 12+ acres as Residential 29+ units per acre with the zoning Medium Density Multi-Family (PUD) (R-4-PUD). The proposed project is consistent with Community Plan and zoning.

B. Site Design and Layout

The applicant is showing the identical placement of 16 buildings on lots five and seven as approved under the original special permit (P83-414). The following summary describes the three building types shown on the plans:

1. Building Plan	<u>Plan A</u>	<u>Plan B</u>	<u>Plan D</u>
2. Number of total units	16 and 24	24	18
(a) One bedroom (504 sq. ft.)	16 and 24	18	12
(b) Two bedroom (672 sq. ft.)	-0-	6	6
3. Number of stories	2 and 3	3	3
4. Square footage of building	none stated	13,287 sq. ft.	10,500 sq. ft.

Following is the breakdown by lot for the number of buildings and type of units.

Lot 5	4 - 3 story	Plan B	= Total 96 units
	4 - 3 story	Plan D	= Total 72 units
Lot 7	8 - 2 story	Plan A	= Total 128 units
			<hr/> Total 296 units

Also proposed are two laundry and mail room facilities and one community center.

Architecture and design of the entire complex will be consistent with the use of stucco and wood trim with concrete tile roofs. The major elevation change from the original submittal is the relocation of the exterior balcony stairway from the exterior to the interior of the units. Staff does not object to this modification.

C. Prior Phasing of Recreational Amenities

Emphasis on providing recreational opportunities for the first senior residents was addressed in prior reports, but is restated for the record.

1. The pool area and building will be constructed as part of Phase I, lot five.
2. The community building will be built as part of Phase I, lot five.
3. The small meeting room wing will be built during Phase II, lot six (not a part of this project).

4. The manager's building and leasing office will be built in Phase III, lot seven. These offices will be contained in the recreation building during Phases I and II.

Due to Phase II, lot six, not being a part of this review, staff recommends that item three not be constructed as part of Phase I or III, lot five or seven, but when lot six is developed.

D. Seniors' Housing Criteria

The original project preceded the adoption of guidelines for construction of seniors' housing. Staff reminds the applicant of prior commitments to design active and passive on-site recreational areas for the senior residents. Staff recommends incorporation of the previous conditions regarding senior citizen's eligibility. The applicant has been informed that new construction will be required to comply with current multiple family building codes, including personal safety criteria and handicapped standards.

E. Parking

Staff notes that parking provided on lots five and seven exceeds standard requirements for seniors' housing. Lot five contains 157 spaces for 168 units. Lot seven contains 186 spaces for 128 units. Total parking for lots five and seven is 343 spaces for 296 units. Reciprocal parking and access agreements should be recorded between all three parcels, lots five, six and seven. When lot six develops, a variance to provide the required off-site parking will be necessary since the 178 units on lot six do not have adequate on-site parking.

F. Agency Comments

The project was routed to various City Departments with no adverse comments received.

RECOMMENDATION DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Recommend approval of the amendment to the Creekside Village PUD Guidelines;

- C. Recommend approval of the Schematic Plan Amendment for lot seven to establish eight, two-story senior apartment buildings;
- D. Approve the Special Permit to establish a 128 unit senior citizens' housing units on lot seven subject to conditions and based upon findings of fact which follow;
- E. Approve the Special Permit to establish 168 unit senior citizens housing units on lot five subject to conditions and based upon findings of fact which follow.

Special Permit Conditions

1. Subject to all conditions of the original staff report and requirements of the Creekside Village PUD for the residential R-4 (PUD) zoned area.
2. Applicant and its heirs, successors and assigns shall rent or sell units only to elderly persons. As used herein, elderly persons means persons over 55 years old, provided, however, that for each unit rented to two or more persons, one of such persons may be under 55 years old.
3. Applicant shall include language in deed restrictions and covenants, conditions and restrictions and/or in a separate document which assures that the residential portion of the development shall only be sold or rented to/or used by elderly persons.

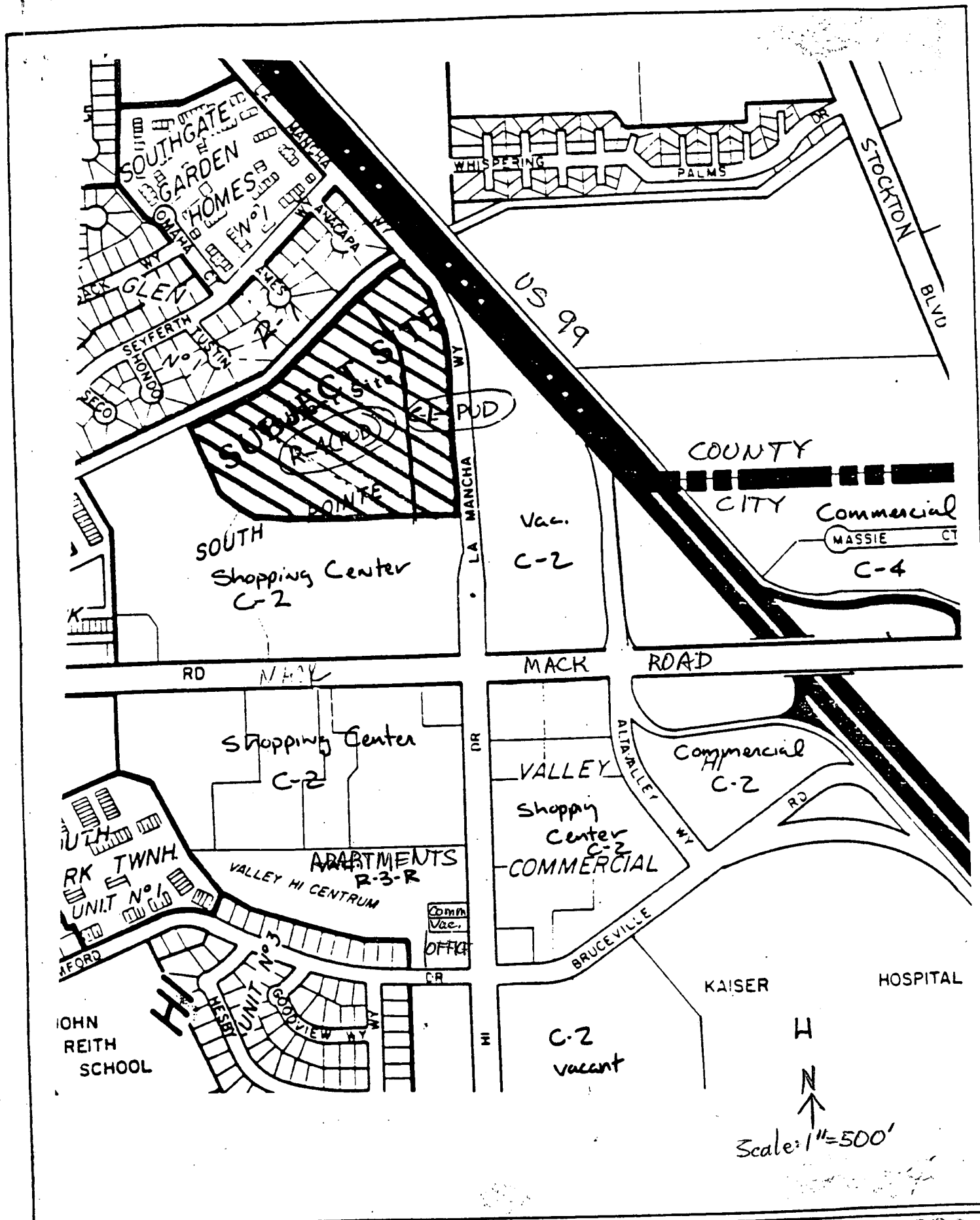
Elderly persons means persons over the age of 55 years, provided for each unit sold or rented to or used by two or more persons, one of such persons may be under 55 years old. Such language shall be acceptable in form and content to the Planning Director and City Attorney and may conclude any measure for enforcement deemed appropriate by the Planning Director and City Attorney.

4. Applicant shall include language in deed restrictions and covenants, conditions and restrictions and/or in a separate document which assures that the residential portion of the development shall not exceed 40 units per acre. Such language shall be acceptable in form and content to the Planning Director and City Attorney and may conclude any measure for enforcement deemed appropriate by the Planning Director and City Attorney.
5. The applicant shall include as many of the design amenities for Seniors' Multi-family design criteria as possible in the project (refer to Exhibit E) to the satisfaction of the Planning Director.

6. The applicant shall construct the proposed project as shown on the latest plans included in this report. Any change or deviation shall be reviewed and approved by the Planning director prior to issuance of building permits.
7. The applicant shall comply with the requirements of the tentative map (P83-414).
8. The applicant shall show proof of recording reciprocal parking and access agreements between lots five, six and seven prior to issuance of building permits for the first phase to the Planning Division staff.
9. This special permit only affects lots five and seven. Lot six remains a 182 unit, four story congregate care facility, special permit (P86-404).

Special Permit - Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that it provides for a mixed use project which relates to both the adjacent commercial and residential land uses in terms of use intensity and building design.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance because the project will adhere to the PUD Guidelines which stipulate parking, landscaping and building design criteria.
3. The special permit, as conditioned, will be consistent with the Creekside Village PUD Guidelines.
4. The project is consistent with the Discretionary Interim Land Use Policy, in that the site is designated for residential and commercial uses by the 1974 General Plan and the 1965 Southgate Community Plan as amended, and the proposed residential and commercial use conforms with the plan designation.



**VICINITY - LAND USE - ZONING**

002888

Vitello + Associates, Inc.

1. The site plan is based on the information provided by the applicant and is not a guarantee of accuracy. 2. The site plan is subject to change without notice. 3. The site plan is not to be used for any other purpose than that for which it was prepared. 4. The site plan is not to be used as a basis for any legal action. 5. The site plan is not to be used as a basis for any other action.

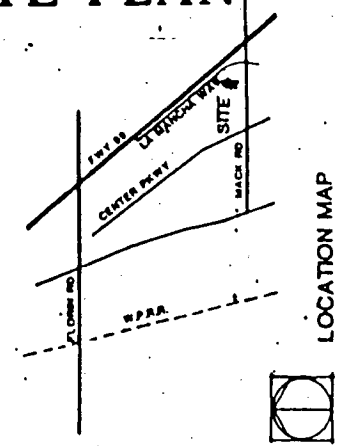
CREEKSIDE VILLAGE

A PLANNED DEVELOPMENT BY MEDICI EQUITIES

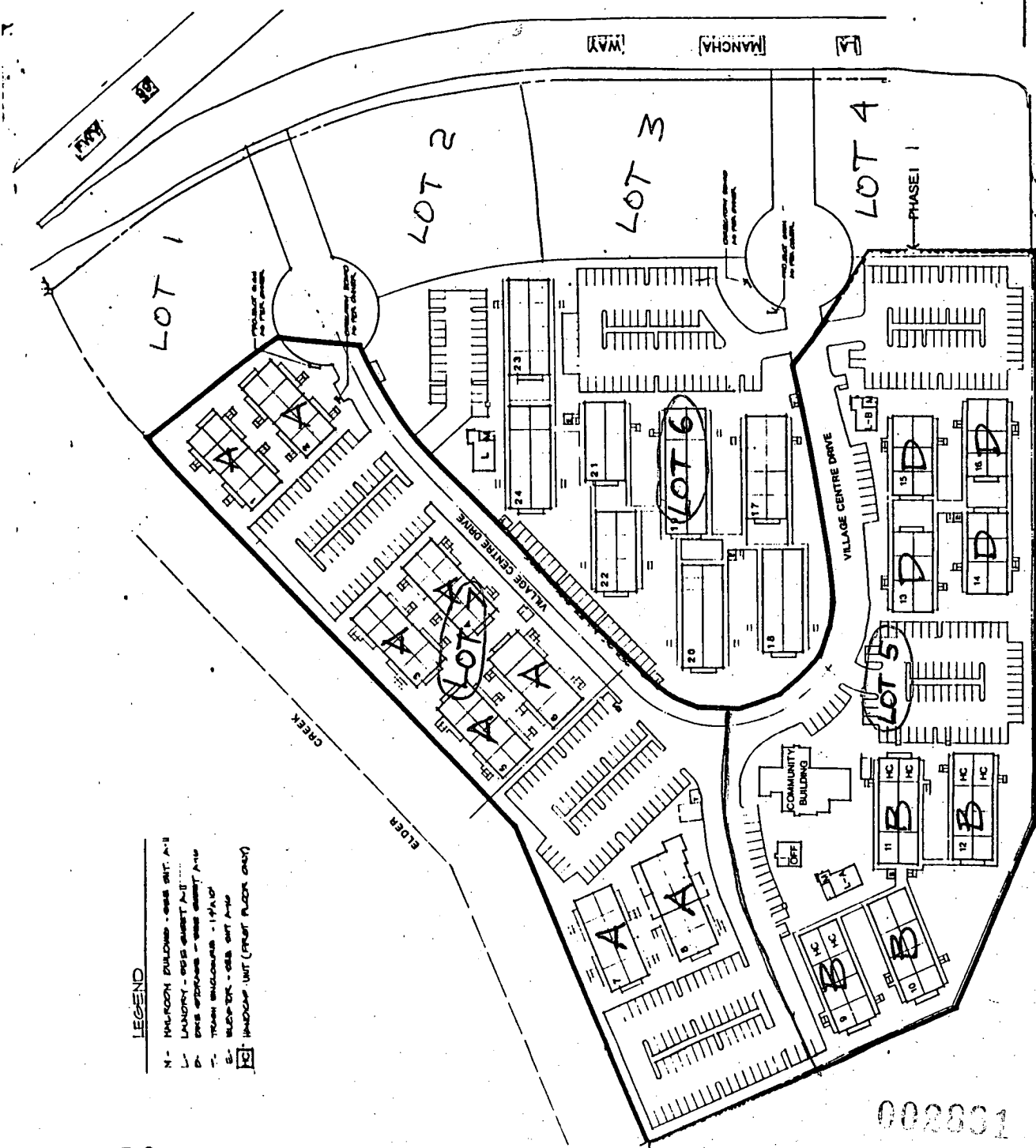
LA MANCHA WAY SACRAMENTO CALIFORNIA

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# EXHIBIT A SITE PLAN



LOCATION MAP



SCALE 1" = 40'-0"

SITE PLAN

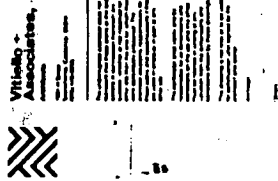
- LEGEND**
- N - HALLWAY BUILDING - see SHT. A-11
  - L - LAUNDRY - see sheet A-11
  - D - DUES OFFICES - see sheet A-11
  - T - TRASH ENCLOSURE - 14' x 10'
  - E - ELEVATOR - see SHT. A-11
  - [Symbol] - INDUCTION UNIT (FIRST FLOOR ONLY)

P-87-239

6-11-87

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item 24



Vitello Associates

Architects  
 1000 J Street, Suite 100  
 Sacramento, CA 95811  
 (916) 441-1111  
 Fax: (916) 441-1112

CREEKSIDE  
 VILLAGE

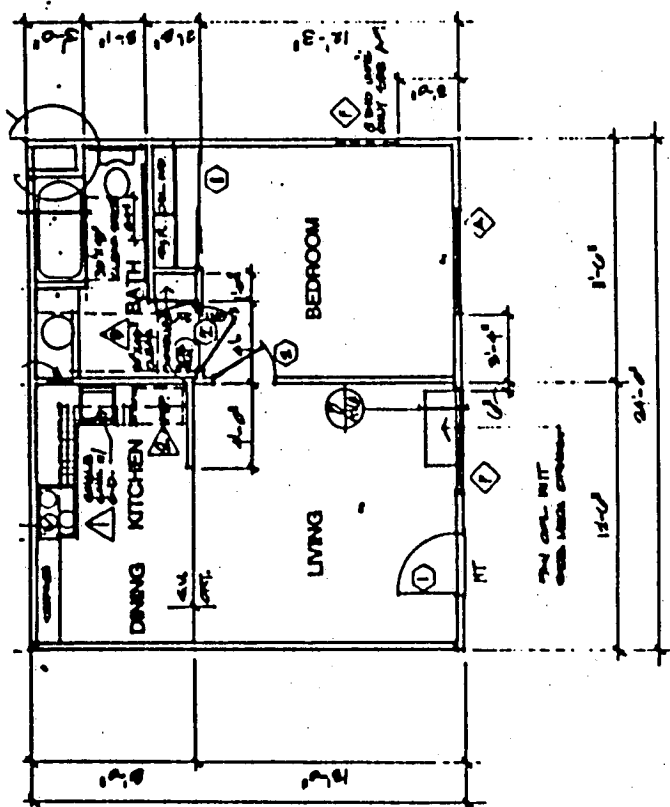
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LA MANCHA WAY  
 SACRAMENTO,  
 CALIFORNIA

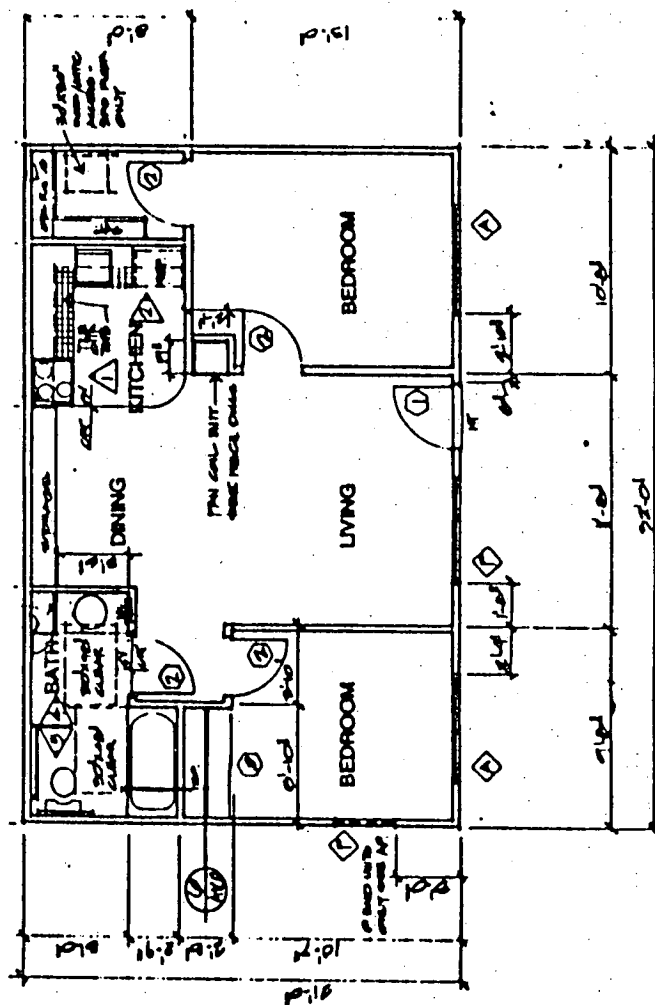
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## EXHIBIT B FLOOR PLANS



UNIT A  
 504 SQ. FT.



UNIT B  
 672 SQ. FT.

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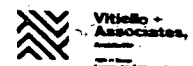
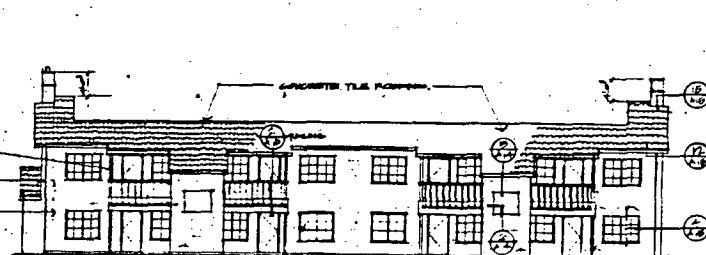
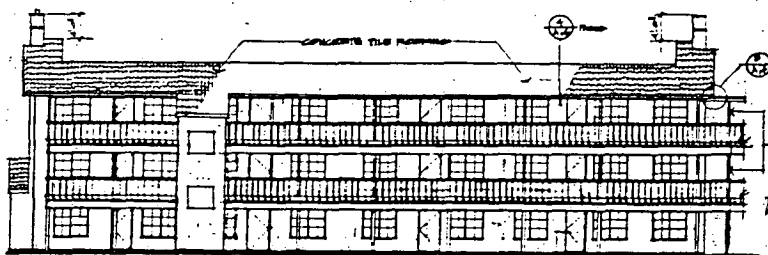
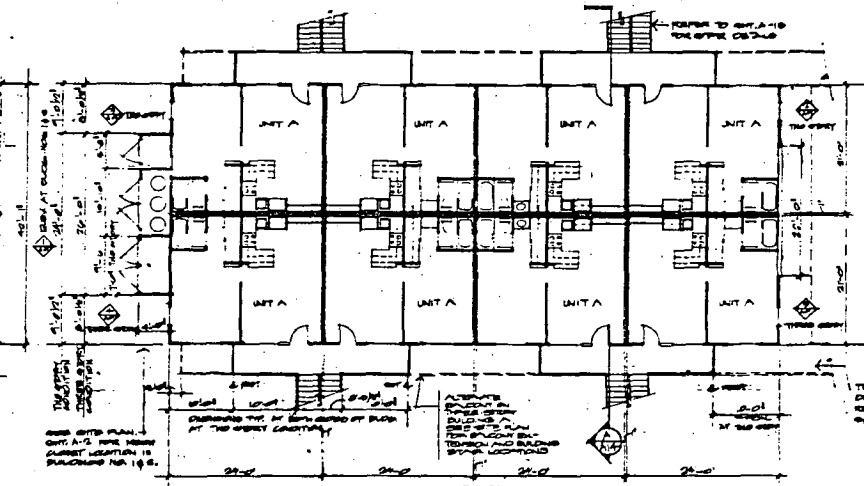
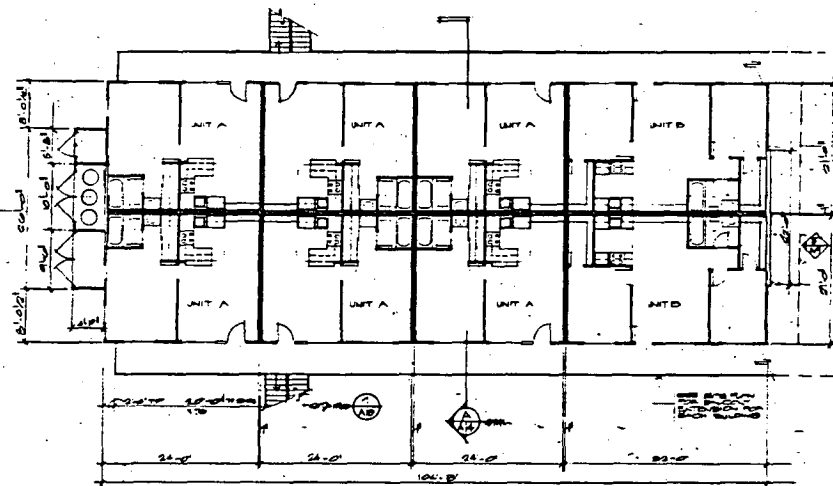
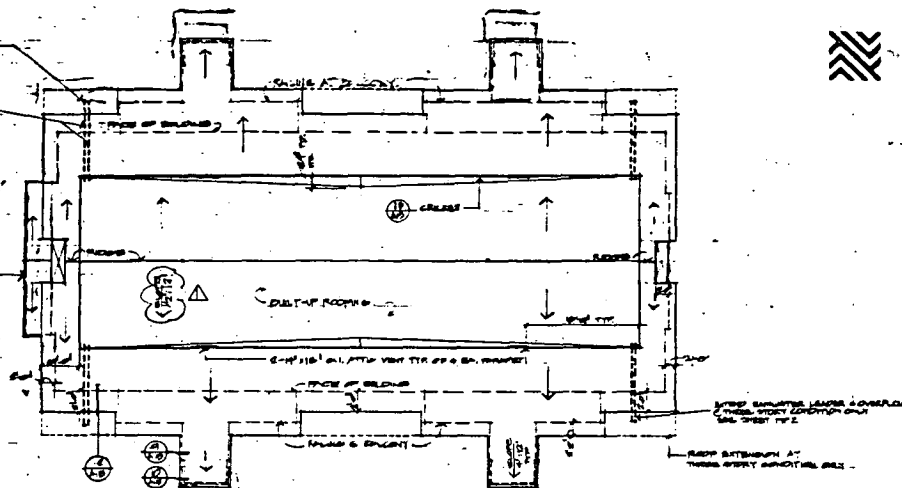
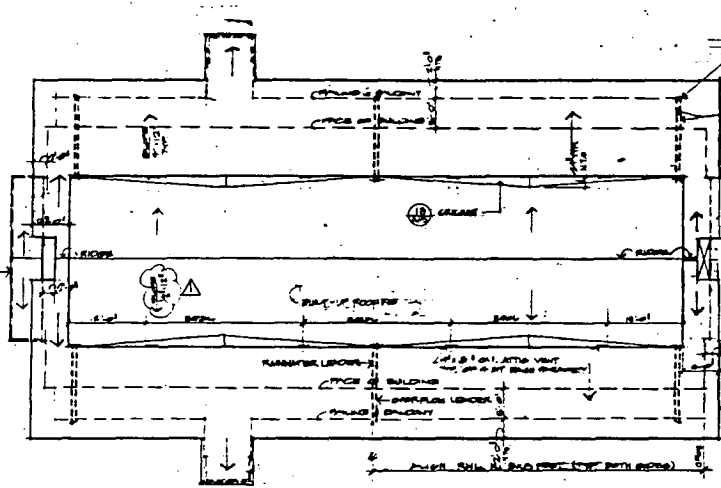
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Item 24



**Vitello Associates, Inc.**  
 ARCHITECTS  
 1500 MARKET STREET, SUITE 200  
 SACRAMENTO, CALIFORNIA 95811  
 (916) 441-1111

**CREEKSIDE VILLAGE**  
 A PLANNED DEVELOPMENT BY  
 MEDICI EQUITIES  
 LA MANCHA WAY  
 SACRAMENTO CALIFORNIA

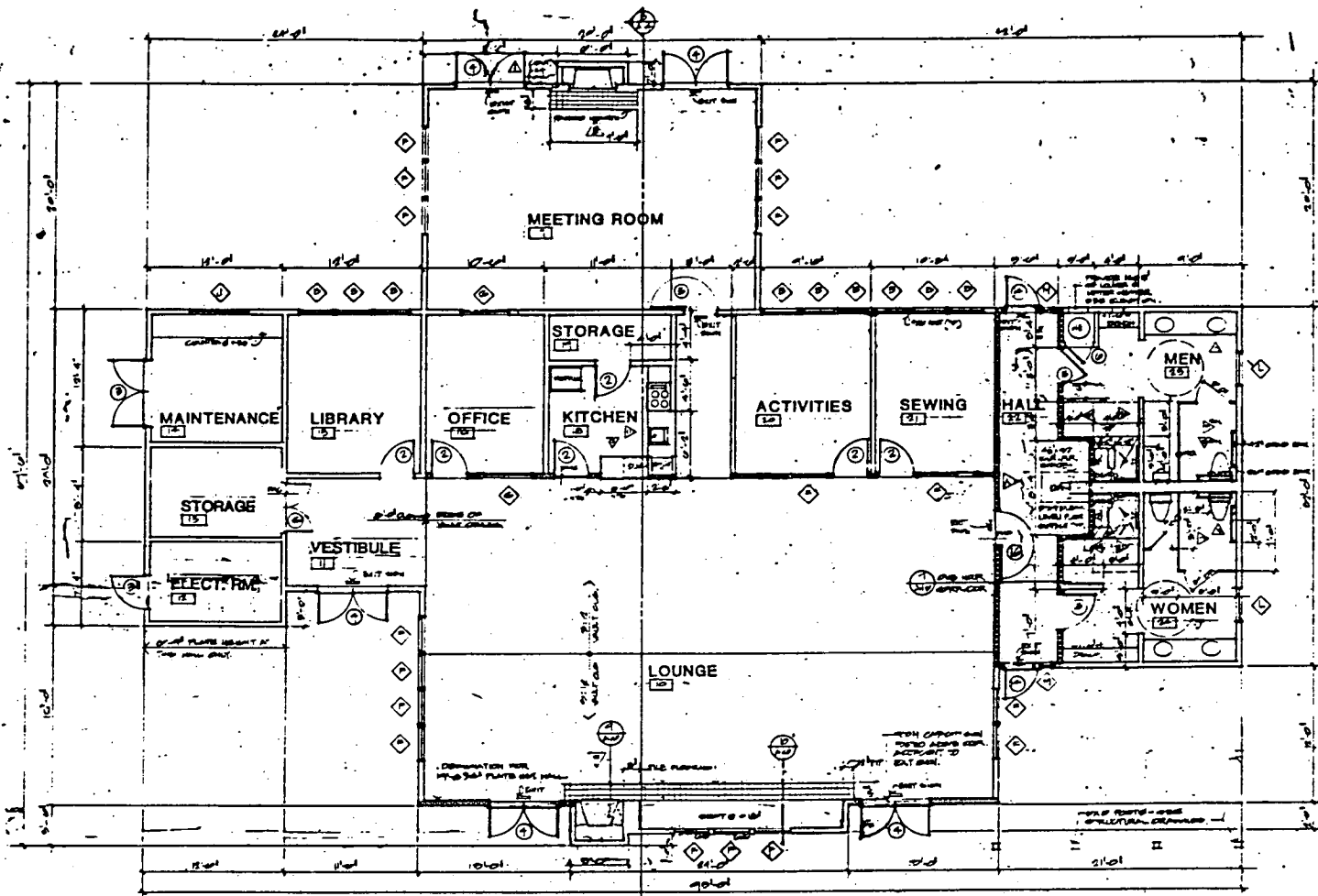
**ELEVATIONS AND FLOOR PLANS**  
**EXHIBIT C**  
 1 SCALE  
 OCTOBER 8, 1988  
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**Notes**

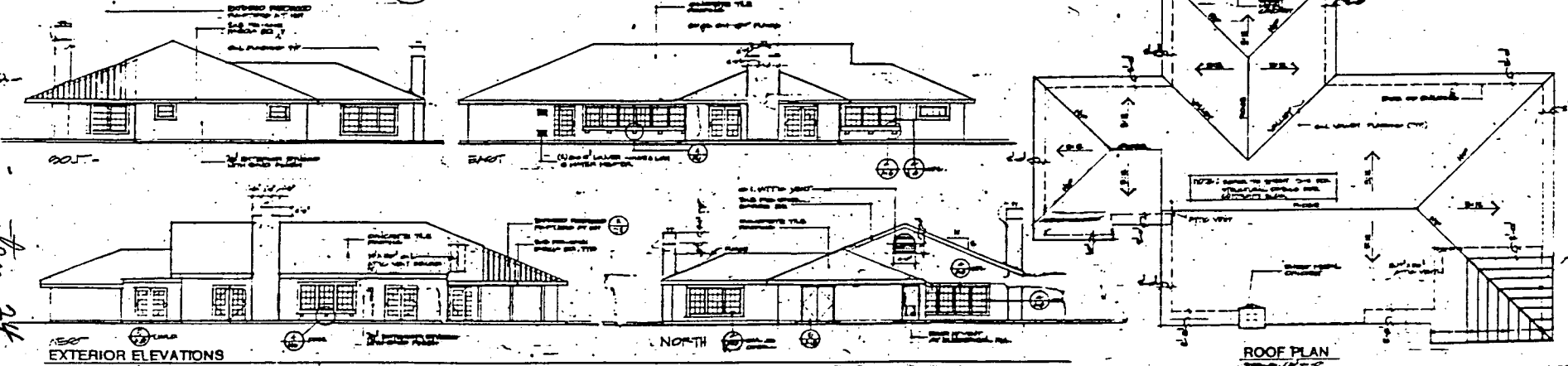
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**CREEKS VILLAGE**

A PLANNED DEVELOPMENT  
MEDICI EQUITIES

LA MANOYA WA  
SACRAMENTO CALIFORNIA

**COMMUNITY BUILDING**



**EXTERIOR ELEVATIONS**

**ROOF PLAN**

80112  
10-22-86

A-10

002890





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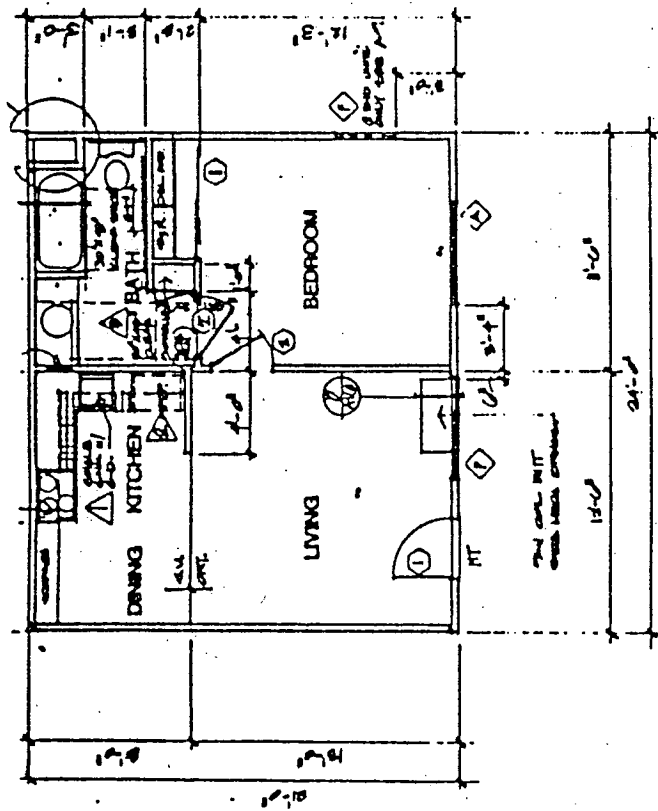
A PLANNED  
 DEVELOPMENT B  
 MEDICAL ECUMES

LA MANCHA WAY  
 SACRAMENTO  
 CALIFORNIA

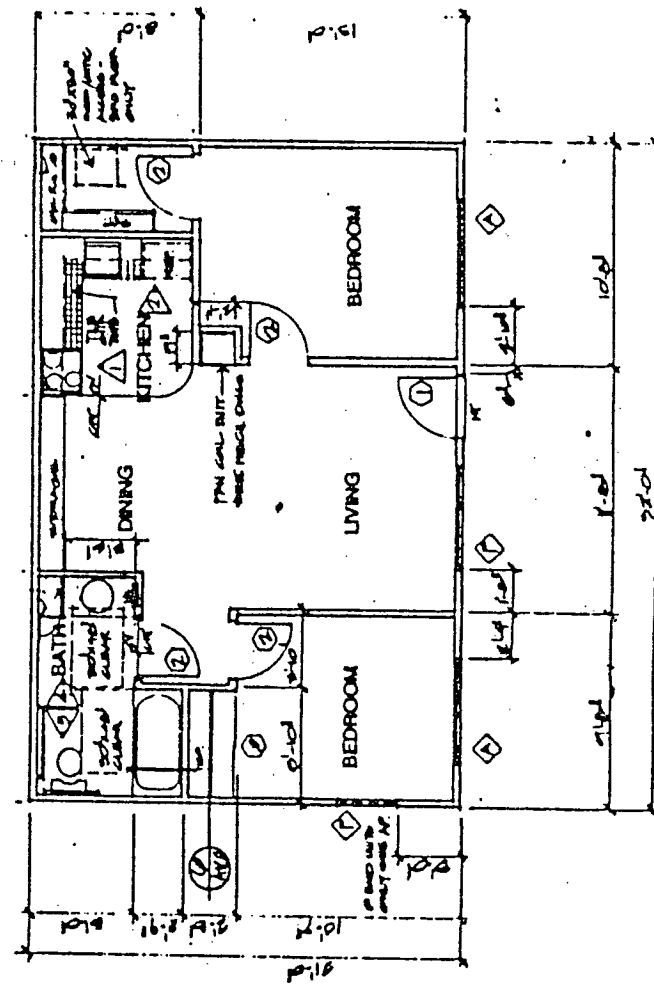
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A-5'

# EXHIBIT B FLOOR PLANS



UNIT A 504 SQ. FT.



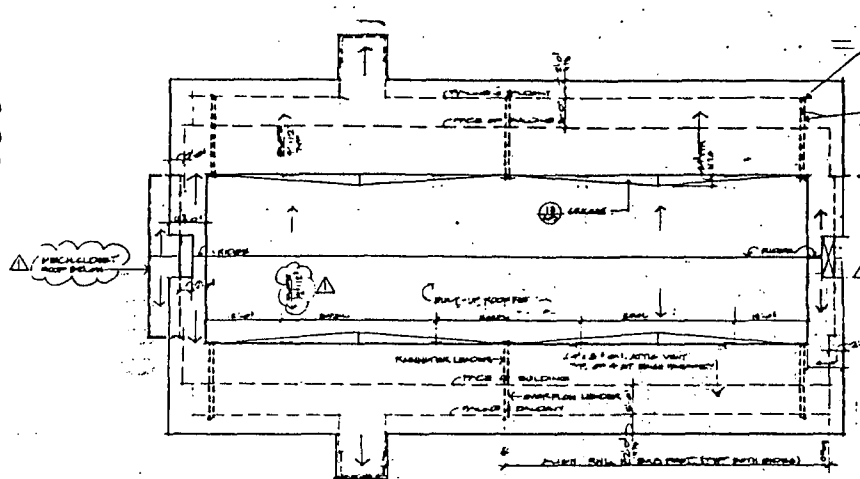
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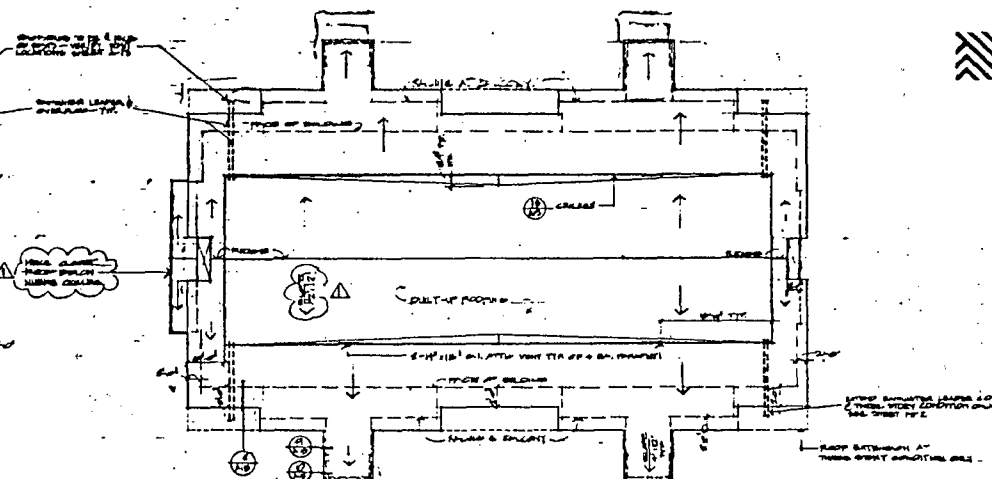
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ROOF PLAN BUILDING TYPE B



ROOF PLAN BUILDING TYPE A



**Vitiello + Associates, Inc.**  
 ARCHITECTS  
 1000 MARKET STREET, SUITE 1000  
 SAN FRANCISCO, CALIFORNIA 94102  
 PHONE: 415-774-1100  
 FAX: 415-774-1101

**CREEKSII VILLAGE**

A PLANNED DEVELOPMENT BY  
**MEDICI EQUITIES**

LA MANCHA WAY  
 SACRAMENTO  
 CALIFORNIA

**ELEVATIONS AND FLOOR PLANS**

**EXHIBIT C**

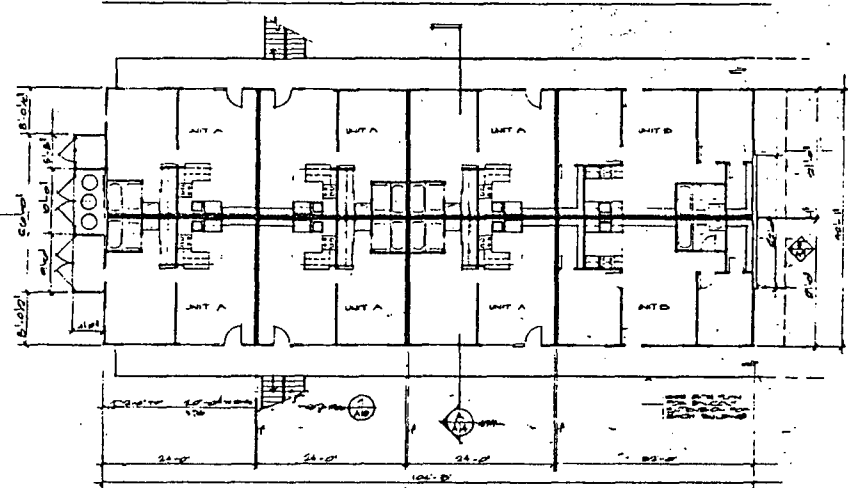
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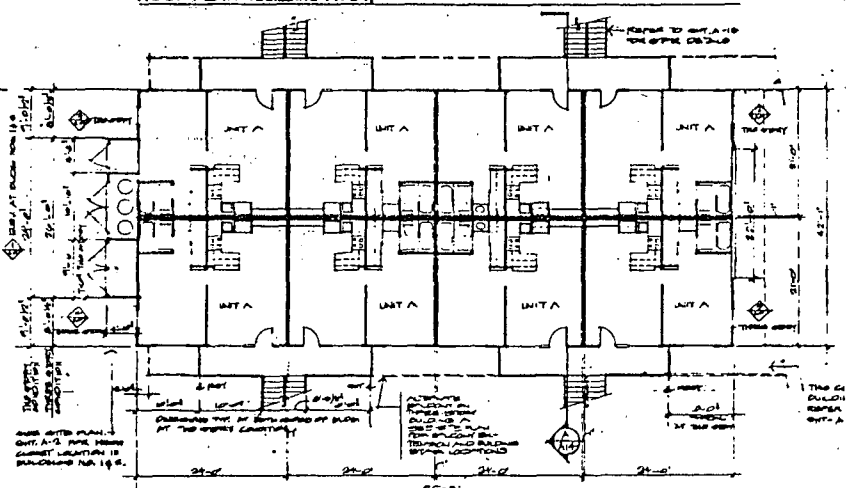
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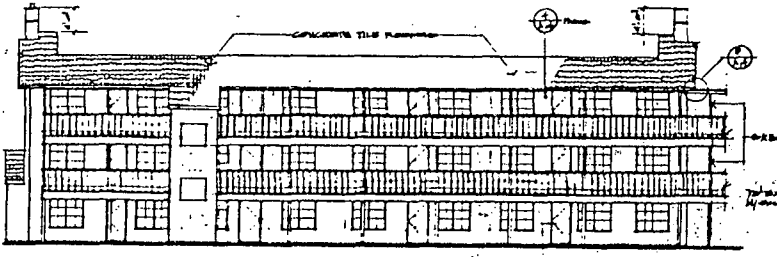
BUILDING TYPE B

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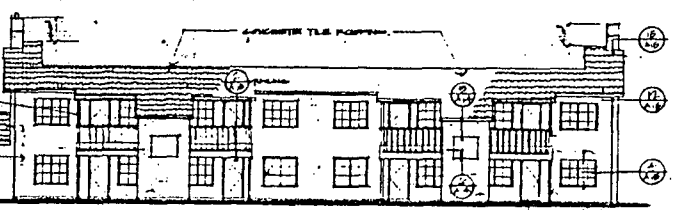
BUILDING TYPE A

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EXTERIOR ELEVATION FRONT and BACK

SEE ELEVATIONS FOR ADDITIONAL ELEVATIONS



EXTERIOR ELEVATION FRONT and BACK

SEE ELEVATIONS FOR ADDITIONAL ELEVATIONS



# EXHIBIT E SENIOR DESIGN CRITERIA

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. Compatability 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

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*Stem*