

RESOLUTION NO. 2019-112

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
FINDING NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO
STATE CEQA GUIDELINES SECTIONS 15183 AND APPROVING A CONDITIONAL
USE PERMIT AMENDMENT AND DESIGN REVIEW AMENDMENT FOR THE
LANDING ASSISTED LIVING PROJECT (PLNG19-021)
ASSESSOR PARCEL NUMBER 116-0030-053**

WHEREAS, the Development Services Department of the City of Elk Grove (the "City") received an application on April 2, 2019, from Jeffrey DeMure & Associates, Architects Planners, Inc., (the "Agent") requesting a Conditional Use Permit Amendment and Design Review Amendment for The Landing Assisted Living Project (PLNG19-021) (the "Project"); and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as APN 116-0030-053; and

WHEREAS, the Project qualifies as a project under the California Environmental Quality Act (CEQA), Public Resource Code §§21000 et seq.; and

WHEREAS, Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of the California Code of Regulations, Title 14 ("State CEQA Guidelines") states that no further environmental review is required under CEQA for projects which are consistent with the development density established by a Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified; and

WHEREAS, an EIR was certified by the City Council for the adoption of the City's General Plan (State Clearinghouse No. 2017062058); and

WHEREAS, based on staff's review of the Project, no further environmental review is required as the proposed Project is consistent with the development density established by the General Plan EIR; and

WHEREAS, the Development Services Department considered the Project request pursuant to the Elk Grove General Plan; the Elk Grove Municipal Code (EGMC) Title 22 (Land Development) and Title 23 (Zoning Code); the Elk Grove Design Guidelines, and all other applicable state and local regulations; and

WHEREAS, the City Council held a duly-noticed public hearing on June 12, 2019, as required by law to consider all the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove finds that no further environmental review is required under the California Environmental Quality Act (CEQA) for the Project pursuant to State CEQA Guidelines Sections 15183 based upon the following finding:

California Environmental Quality Act (CEQA)

Finding: No further environmental review is required for the Project under CEQA pursuant to State CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

Evidence: CEQA requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment” (State CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

State CEQA Guidelines Section 15183, provides that projects which are consistent with the development density established by a Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified “shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.” An EIR was prepared and certified by the City Council as part of the Elk Grove General Plan (SCH# 2017062058).

The proposed Project is consistent with the development density established by the General Plan EIR because the clubhouse with outdoor pool are accessory to the senior care facility under construction and conditionally allowed in the GC zone. The approved care facility and proposed clubhouse are consistent with the development intensity (size, height, setbacks) of the original duplex design as well as other commercial uses that were originally envisioned for the GC zone. Based on the Project description for type of use, hours of operation, and size of facility, an analysis was conducted which concluded that the proposed Project does not generate enough vehicular trips (100 peak trips); does not involve new construction over 50,000-square feet; and is not a use inconsistent with the community plan which, individually or collectively would warrant further Vehicle Miles Traveled (VMT) analysis as required per City’s Transportation Analysis Guidelines.

No additional impacts to on-site resources have been identified beyond what was envisioned in the General Plan EIR. Therefore, no further environmental analysis is required as the proposed Conditional Use Permit and Design Review amendments to allow the construction of a new clubhouse with outdoor pool area are consistent with the General Plan and zoning designations. Future construction of the new facility would be subject to development measures under the EGMC and existing General Plan Mitigation Monitoring Reporting Plan (MMRP) as the site is currently under construction.

AND BE IT FURTHER RESOLVED that the City Council of the City of Elk Grove hereby approves a Conditional Use Permit Amendment and Design Review Amendment for the Project as described in Exhibit A and illustrated in Exhibit B, subject to the conditions of approval in Exhibit C (all incorporated herein by this reference), based upon the following findings:

Conditional Use Permit (CUP) Amendment

Finding #1: The proposed use is consistent with the General Plan and all applicable provisions of this Title 23, Zoning.

Evidence #1: The original approval included a rezone of the ±10.35-acre site from Shopping Center (SC) to General Commercial (GC) consistent with the General Plan land use designation of Commercial/Office/Multifamily (C/O/M). As part of the General Plan Update, the C/O/M land use designation was amended to Regional Commercial. The Regional Commercial designation has an implementing zoning designation of GC. The proposed use, with amendments, is conditionally allowed with a CUP approval in the GC zone. As the GC zone implements the General Plan Regional Commercial designation, the use will be consistent with the General Plan commercial land use Consistency Matrix Table 3-1.

Finding #2: The establishment, maintenance or operation of the use applied for will not under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use, or the general welfare of the City.

Evidence #2: Staff has determined the potential impacts to the surrounding properties as a result of the proposed clubhouse use would be minimal as the approved site access, circulation, and facility layout would remain. The Project site is surrounded by other commercial uses to the north and west, with residential uses to the east and open spaces uses the south. The residential development to the east is buffered by an existing six-foot high solid wall and 3-4 adjacent duplexes that sit between the proposed clubhouse and eastern property line. The clubhouse will be comparable in size to the approved duplex it is replacing and would have access to all utility services. The Project has been conditioned to restrict pool operation to the hours between 7:00 a.m. and 10:00 p.m. as events in the clubhouse will be indoors.

The establishment, maintenance and operation of new clubhouse will not, under the circumstances of this Project, be detrimental to the health, safety, peace, morals, comfort, or general welfare of the persons residing or working in the neighborhood of the Project, or the general welfare of the City. The proposed clubhouse with outdoor pool will be similar in size with the original cottage duplex approval and will maintain existing access, circulation, and access to parking for residents and their guests.

Finding #3: There are changed circumstances sufficient to justify the modification of the approval.

Evidence #3: To meet the growing demand for social and recreational opportunities at assisted living facilities, the Applicant is seeking to improve the on-site amenities for the senior care residents by adding the clubhouse and outdoor pool area for events and classes. As senior care has become an increasingly competitive housing market, the Applicant believes the amenities are needed to attract and retain residents. Staff agrees that the City has seen an increase in this type of housing demand as recent large senior care approval have included a variety of amenities to attract residents. Staff supports the modification of the CUP and Design Review that would allow the

Landing Assisted Living facility to offer expanded services beyond those originally approved.

Design Review Amendment

Finding #1: The proposed Project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, specific plan provisions, special planning area provisions, Citywide Design Guidelines, and improvement standards adopted by the City.

Evidence #1: The original approval included a rezone of the ±10.35-acre site from Shopping Center (SC) to General Commercial (GC) consistent with the General Plan land use designation of Commercial/Office/Multifamily (C/O/M). As part of the General Plan Update, the C/O/M land use designation was amended to Regional Commercial. The Regional Commercial designation has an implementing zoning designation of GC. The proposed use, with amendments, is conditionally allowed with a CUP approval in the GC zone. As the GC zone implements the General Plan Regional Commercial designation, the use will be consistent with the General Plan commercial land use Consistency Matrix Table 3-1. Additionally, the Project design, size, and location is similar to the existing approval for the duplex that it will replace. The site design and architecture comply with the Zoning Code requirements and the Elk Grove Design Guidelines.

Finding #2: The proposed architecture and site design is suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence #2: The proposed ±1,270 square foot clubhouse and ±960-square foot outdoor swimming pool (40-foot x 24-foot) would replace one of the approved ±1,245-square foot duplexes along the southern boundary of the Project site. The clubhouse will not be accessible to the general public. Resident, their guests, and employees will access the clubhouse via on-site pedestrian paths and sidewalks leading to the clubhouse and pool.

The proposed design would be comparable to the existing facility and surrounding developments and will comply with the design standards of the Zoning Code and the Elk Grove Design Guidelines. The architecture for the Clubhouse is inspired by the main building and has been designed to fit with the surrounding cottage duplexes. The building will have modern lines and contrasting colors.

Finding #3: The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence #3: The architecture for the Clubhouse is inspired by the main building and has been designed to fit with the surrounding cottage duplexes. The building will have modern lines and contrasting colors. The modern cottage design will use perpendicular siding with contrasting earth toned colors (brown, taupe, off-white) and darker trim around the windows and doors. The doors will have a greenish/blue color

to accentuate the entrances. The proposed design would be comparable to the existing facility and surrounding developments and will comply with the design standards of the Zoning Code and the Elk Grove Design Guidelines.

Finding #4: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence #4: The facility is surrounded by an approved development which is currently under construction and the new structure will not alter the vehicular or pedestrian circulation plan approved with the original Project approval. The modifications would allow for increase use by future residents and their guests without affecting circulation.

Finding #5: For residential subdivision design review applications, the residential subdivision is well integrated with the City's street network, creates unique neighborhood environments, reflects traditional architectural styles, and establishes a pedestrian friendly environment.

Evidence #5: The Project is not a residential subdivision. Therefore, this finding is not relevant to the Project.

Finding #6: There are changed circumstances sufficient to justify the modification of the approval.

Evidence #6: To meet the growing demand for social and recreational opportunities at assisted living facilities, the Applicant is seeking to improve the on-site amenities for the senior care residents by adding the clubhouse and outdoor pool area for events and classes. As senior care has become an increasingly competitive housing market, the Applicant believes the amenities are needed to attract and retain residents. Staff agrees that the City has seen an increase in this type of housing demand as recent large senior care approvals have included a variety of amenities to attract residents. Staff supports the modification of the CUP and Design Review that would allow The Landing Assisted Living facility to offer expanded services beyond those originally approved.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 12th day of June 2019.



STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST:


JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:


JONATHAN P. HOBBS
CITY ATTORNEY

Exhibit A
The Landing Assisted Living Project (PLNG19-021)
Project Description

PROJECT DESCRIPTION

The Project consists of a Conditional Use Permit (CUP) Amendment and Design Review Amendment to construct a new, ±1,270 square foot clubhouse with outdoor swimming pool for The Landing Assisted Living facility. The facility itself (but not the clubhouse or pool) is currently under construction. The City Council approved the Project on January 11, 2017 (EG-16-028).

#

EXHIBIT B



THE LANDING AT ELK GROVE | CLUBHOUSE
City of Elk Grove, California

JDA PROJECT NUMBER: 202004 | DATE: 11.02.2018 | © JEREMY DOWNS & ASSOCIATES ARCHITECTS PLANNING, INC.



585 GRANITE LANE DRIVE, SUITE 100 | GRANITE BAY, CALIFORNIA 95746 | P. 916.393.3790 | WWW.JDAPLANC.COM

The Landing at Elk Grove | Clubhouse

Project Narrative and Key Points

This new amenity is being proposed to establish a comprehensive campus creating a greater appeal to a larger number of residents. The concept includes a Clubhouse of approximately 1,270 square feet and a Swimming Pool of approximately 40'x24'. The pool size and shape have been designed for hosting aquatic themed activities for the Cottages while also creating a great venue for organized water aerobics classes for the entire campus. The Clubhouse is sized and designed to host small community gatherings, while still allowing for multiple activities to occur simultaneously. The main activity and retreat spaces are organized to maximize the view to the pool and open space, while offering flexibility of one large gathering space or two smaller activity spaces. The space will host community gatherings, such as card games, board game events, and the occasional big game party or Fourth of July ice cream social.

The Clubhouse and Swimming Pool areas will only be available to the residents of the Landing and their guests, and only accessed with the use of a Resident Key either through the Clubhouse Main Entry or the Secured Gate at the Swimming Pool area. This amenity will have restricted hours per the Standard Operating Procedures set by Frontier Management. The hours of operation and allowed uses will be disclosed to all campus residents.

The architecture for the Clubhouse is inspired by the main building with modern lines and deep rich colors, while scaled and detailed to fit nicely with the surrounding Cottages. It is located on the southern portion of the property, so it is nestled within the Cottages, yet positioned away from existing residences and with a view of the wetlands and open space.

Security and Maintenance

- The Swimming Pool and Clubhouse will be fully maintained and operated by staff of Frontier Management or by a service provider hired by Frontier Management.
- The Swimming Pool and Clubhouse will be locked at all times and only available to the Residents of the Landing.
- Residents will be required to use a Resident Key and enter either through the Clubhouse Main Entry or the Secured Gate at the Swimming Pool area.
- The Swimming Pool and Clubhouse will have clearly posted Emergency Protocols in the event of an emergency.
- The Landing is staffed 24 hours a day 7 days a week including Assisted Living, Memory Care, and the Campus.
- Staff physically walks the Landing Campus per the Frontier Management Security Protocol.

Clubhouse and Pool Hours

- The Swimming Pool and Clubhouse will be available for daily use by the residents and their guests.
- Hours of operation will be restricted per the Standard Operating Procedures set by Frontier Management and disclosed to all campus residents.
- The anticipated schedule for the Swimming Pool will be as follows:
 - o Free swimming and lap swimming in the morning and evenings
 - o Classes will be held during daytime hours

Outline of Classes

- The Swimming Pool will offer programmed classes including water aerobics and various water centric exercise and activity classes.
- The Clubhouse will be available for use by the Landing Residents for personal use, as well as to host organized classes and gatherings.
- Residents of the Landing will be able to schedule times, upon approval of Frontier Management, to use the Clubhouse for various events and meetings.

Outline of Restrictions

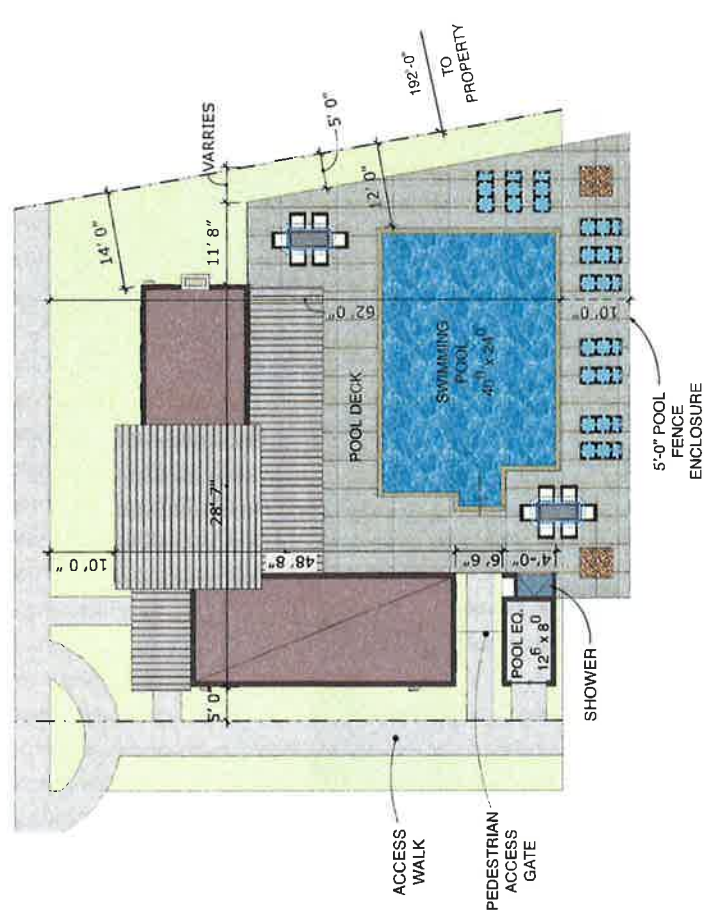
- The Swimming Pool and Clubhouse will only be available to the residents living at the Landing and their guests. There will be no public access to the Swimming Pool or Clubhouse.
- The Landing campus is age restricted and thus, the residents of the Landing will be 55 or older.
- The Clubhouse and Swimming Pool are not designed for family parties and are only available for the residents of the Landing to enjoy water oriented outdoor activities and those centered around playing games such as cards or board games, and having gatherings in a small Clubhouse environment.
- The Clubhouse and Swimming Pool area will be available to all residents of the Landing community having a Resident Key.
- Residents will be required to use a Resident Key and enter either through the Clubhouse Main Entry or the Secured Gate at the Swimming Pool area.





PROJECT SITE PLAN

SCALE: N.T.S.



ENLARGED SITE PLAN

SCALE: 1/8" = 1'-0"

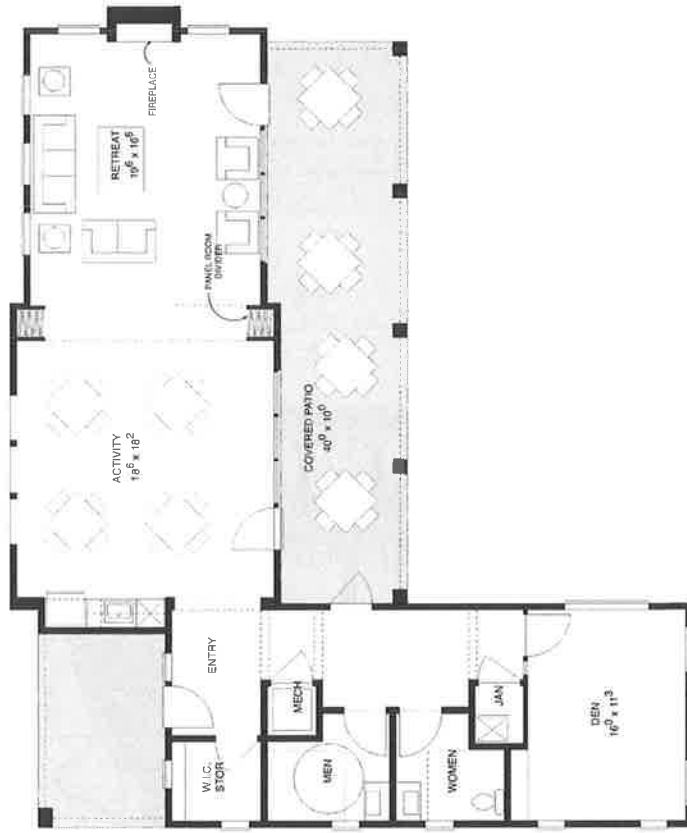
SITE PLAN

THE LANDING AT ELK GROVE | CLUBHOUSE
 City of Elk Grove, California



1000 GANTVILL DRIVE, SUITE 100 | ELK GROVE, CALIFORNIA 95757 | P. 916.331.1111 | WWW.JIDAARCH.COM

2



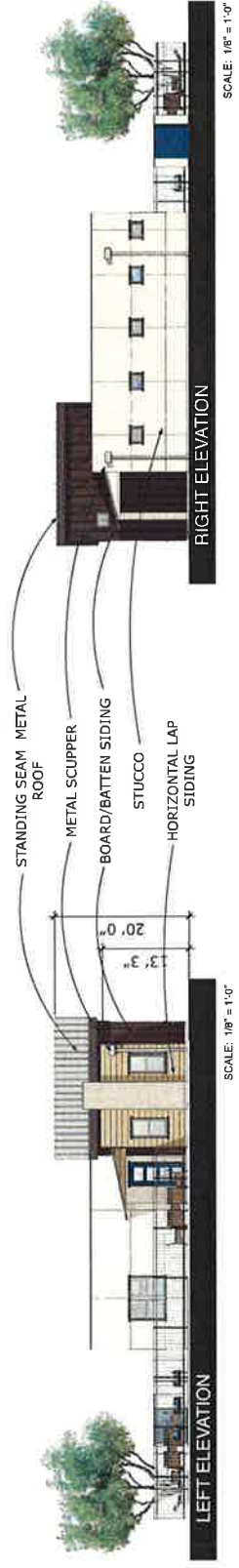
FLOOR PLAN

THE LANDING AT ELK GROVE | CLUBHOUSE

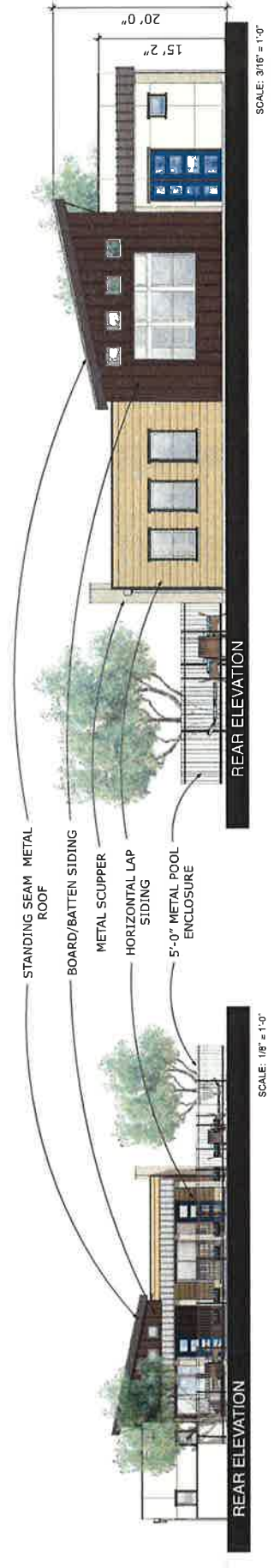
JIDA ASSOCIATES
 2200 CENTRAL EXP. #100
 SUITE 100
 ELK GROVE, CA 95757
 TEL: 916.481.1111
 WWW.JIDAASSOCIATES.COM



City of Elk Grove, California
 JIDA PROJECT NUMBER: 000000 | DATE: 11.23.11 | © JEFFREY BERGHE • ASSOCIATES ARCHITECTS • ANTONEL, INC.



STANDING SEAM METAL ROOF
 METAL SCUPPER
 BOARD/BATTEN SIDING
 STUCCO
 HORIZONTAL LAP SIDING



STANDING SEAM METAL ROOF
 BOARD/BATTEN SIDING
 METAL SCUPPER
 HORIZONTAL LAP SIDING
 5'-0" METAL POOL ENCLOSURE

EXTERIOR ELEVATIONS

THE LANDING AT ELK GROVE | CLUBHOUSE



4

JIDA ENGINEERS & ARCHITECTS
 1025 SERRANO AVE., SUITE 100, GARLAND, CA, CALIFORNIA 94601 | P. 916.733.3776 | WWW.JIDAARCH.COM

City of Elk Grove, California
 2024 PROJECT NUMBER: 000001 | DATE: 11/24/2023 | 1149 FRONTIER COURT | SUITE 100 | GARLAND, CA 94601





PROJECT SITE PLAN

SCALE: N.T.S.

SITE PLAN


FRONTIER CAPITAL & INVESTMENT
 THE LANDING AT ELK GROVE | ALTERNATE AMENITY LOCATION
 City of Elk Grove, California
 JDA PROJECT NUMBER: 16031 | DATE: 05/07/2019 | © JETSET SUMMER - ASSOCIATES ARCHITECTS PLANNERS, INC.

JDA
 ARCHITECTURE PLANNERS
 5102 GRAVITE LAKE DRIVE, SUITE 100 | GRANITE BAY, CALIFORNIA 95746 | P. 916.283.3790 | WWW.JDARCH.COM

Exhibit C
The Landing Assisted Living Project (PLNG19-021)
Conditions of Approval

<u>Conditions of Approval</u>				<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
ON-GOING						
1.	Development and operation of the proposed Project shall be consistent with the Project Description and Project Plans as provided in Exhibits A and B, incorporated herein by this reference. Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.	On-Going	Planning			
2.	This permit is subject to the approved conditions contained in the original Project EG-16-028 approval.	On-Going	Planning			
3.	This action does not relieve the Applicant of the obligation to comply with all applicable federal, state and local ordinances, statutes, regulations, and procedures.	On-Going	Planning			
4.	The Applicant/Owner or Successors in Interest (hereinafter referred to as the "Applicant") shall indemnify, protect, defend, and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any and all claims, damages, demands, liability, costs, losses or expenses including without limitation court costs, reasonable attorney's fees and expert witness fees arising out of this Project including challenging the validity of this application/permit or any environmental or other documentation related to approval of this Application.	On-Going	Planning			
5.	As to any fee, dedication, reservation or exaction established by these conditions of approval that are subject to the Mitigation Fee Act, notice is hereby given pursuant to California Government Code Section 66020(d) that the 90-day period in which you may protest the fees set forth herein has begun to run as of the date of approval of this Project. Other limitations periods may apply. The City reserves all rights.	On-Going	Planning			
6.	Except as otherwise specified or provided for in the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City, specifically including but not limited to the following: <ul style="list-style-type: none"> • The Elk Grove Zoning Code (Title 23 of the EGMC) • EGMC Chapter 19.12 (Tree Preservation and Protection) • EGMC Chapter 14.10 (Water Efficient Landscape Requirements) • EGMC Title 16 (Building and Construction) • EGMC Title 22 (Land Development) 	On-Going	Planning			

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
7.	<p>The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of the City.</p> <p>Public sewer, water, and other utility infrastructure shall be designed and constructed with the standards of the appropriate utility.</p>	On-Going	Planning Engineering SCWA EGWD SASD SMUD PG&E	
8.	<p>The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SASD), Sacramento County Water Agency (SCWA), Elk Grove Water District (EGWD) or other agencies or services providers as established by law.</p>	On-Going	Planning Engineering CCSD SCWA EGWD SASD	
9.	<p>Approval of this Project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following as may be applicable:</p> <ul style="list-style-type: none"> • Grading Permit and Improvement Plan • Building Permit and Certificate of Occupancy • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire Department Review for permits and/or occupancy 	On-Going	Planning Engineering Building CCSD SCWA EGWD SASD	
10.	<p>Hours of operation for the pool shall be limited to the hours between 7:00 a.m. and 10:00 p.m. Indoor use of the clubhouse shall not be subject to these time limitations.</p>	On-Going	Planning	
PRIOR TO ISSUANCE OF A BUILDING PERMIT				
11.	<p>A final landscape plan shall be required pursuant to Zoning Code Chapter 23.54 (Landscaping). Such plans shall be prepared by a landscape architect registered to practice in the State of California. Changes to approved landscaping or irrigation plans shall not be made without prior written approval of the Development Services Director. The construction/installation of landscape and irrigation improvements shall be accomplished in compliance with the approved plans as a prerequisite to any final approval/clearance of the use or development to which it relates.</p> <p>All pedestrian crossings shall be clearly marked with signage and (a) variety of paved material, colored/stamped asphalt, and/or (b) striping, all at the discretion and approval of the Development Services Director.</p>	Building Permit	Planning Engineering	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
12.	The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontological artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action. A note stating the above shall be placed on the Improvement Plans.	Building Permit	Planning	
13.	All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in State CEQA Guidelines Section 15064.5 (d) and (e) shall be followed. A note stating the above shall be placed on the Improvement Plans.	Building Permit	Planning	
14.	The Applicant shall maintain parking lot illumination consistent with Zoning Code standards of EGMC Chapter 23.56 and the best practices of the Crime Prevention through Environmental Design (CPTED) guidelines.	Building Permit	Police	
15.	The Project site is limited to one pool location as approved. A pool at an alternative location and design may be constructed on-site, all subject to review and approval by the Development Services Director in his/her reasonable discretion. In addition, should the Applicant propose an alternate pool location, the original pool location shall be replaced with landscaping and/or another outdoor amenity(s), all subject to review and approval by the Development Services Director in his/her reasonable discretion.	Building Permit	Planning	

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2019-112**

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss
CITY OF ELK GROVE)

I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on June 12, 2019 by the following vote:

AYES: COUNCILMEMBERS: *Ly, Hume, Detrick, Nguyen, Suen*

NOES: COUNCILMEMBERS: *None*

ABSTAIN: COUNCILMEMBERS: *None*

ABSENT: COUNCILMEMBERS: *None*



**Jason Lindgren, City Clerk
City of Elk Grove, California**