



CITY OF WEST SACRAMENTO

ZONING ADMINISTRATOR (ZA) ACTION

CONDITIONAL USE PERMIT TIME EXTENSION FOR A PROPOSED ASSISTED LIVING FACILITY AT 2155 JEFFERSON BOULEVARD

DATE: March 10, 2022

SUMMARY:
Request: Two year time extension to previously approved Conditional Use Permit for an Assisted Living Facility

Location: 2155 Jefferson Boulevard (APN: 046-010-050-000)

Applicant/Property Address: 201 Lomas Santa Fe Drive, Suite 500, Solano Beach, CA 92075

CEQA Status: Previously approved Mitigated Negative Declaration

ZA ACTION: CUP time extension

Code Reference

Conditional Use Permits are subject to Chapter 17.38 of the Zoning Code and extensions and revisions to previously approved use permits are subject to Chapter 17.35 (Common Procedures).

Background and Project History

The Planning Commission approved Tentative Parcel Map 5039, a Conditional Use Permit (CUP), and ratified a Zoning Administrator Parking Modification for an assisted Living Facility on February 20, 2014.

Prior to the expiration of the CUP, the project applicant requested an extension citing a delay in bank funding. Given that the associated building permit application could only be extended up to ninety (90) days, the Zoning Administrator granted a CUP extension of ninety (90) days to keep the two permits coincident. Over the course of 2016, the Zoning Administrator granted several ninety (90) days extensions while the project applicant continued to work on their project financing. The last CUP extension granted by the Zoning Administrator resulted in an expiration date of February 28, 2017.

In January 2017, the Zoning Administrator became aware that the project ownership had been named in a Securities Exchange Commission (SEC) claim and a court filing requesting an injunction on the ownership's holdings. On April 3, 2017, the City received a preliminary injunction letter indicating the project was subject to a legal case and thus the project was in a lockdown until such time a judgment is rendered. The court appointed a receiver for the project and the property was packaged and sold to the now current owner SH-6 West Sacramento, LLC (Carefield Living).

To keep the project approvals active, the Planning Commission on June 15, 2017 approved an extension of the use permit and Tentative Parcel Map 5039 to February 20, 2020. The City received a time extension request from Carefield Living on January 23, 2020. Due to Covid the project has been further delayed and the applicant requested another extension request.



On May 30, 2019, the applicant received a finding of consistency letter that the revised design is substantially consistent with the originally approved design which received design review approval.

Public notices were mailed on February 18, 2022 and the public comment period ended on March 4, 2022. No comments were received.

Description of Previously Approved Project

The previously approved project consisted of a tentative parcel map to split the 6.72 acres lot into two lots, a conditional use permit for a two-story assisted living facility, and a Zoning Administrator (ZA) parking modification to reduce the number of required parking stalls. The lot split created a 5.31 acre lot (Parcel 1) and a 1.41 acre lot (Parcel 2). The assisted living facility was approved to be located on Parcel 1.

The two-story assisted living facility was to be approximately 141,235 square feet and consist of 94 assisted living units and 84 memory care units for a total of 178 units. The project had the capacity to serve 205 residents. The assisted living building included 8 studio units, 88 one bedroom units, and 8 two bedroom units for a total of 113 assisted living residents. The memory care building included 18 private units, 20 shared units (2 units share 1 bathroom), and 8 double units, for a total of 92 memory care resident. The memory care facility would be a secure facility. The proposed project would also include the following:

On May 2, 2019, the City received a request from the applicant to modify the project and receive a design review substantial conformance finding. The proposed modification would reduce the square footage to 104,000 square feet from the original 141,235 and reduce the number of units by 77 so total units would be 101. Parking was reduced by 4 spaces and the memory care building was reduced to one story. The site plan remained relatively unchanged. The design was found to be substantially consistent.

General Plan and Zoning Designation

The General Plan designation is MU-NC/POS (Mixed Use-Neighborhood Commercial) and Public Open Space (POS). The MU-NC designation provides the flexibility to provide retail, denser residential development, mid-and high-rise office opportunities, hotel and motel uses, public and quasi-public uses and similar and compatible uses. The POS designation provides for natural open space areas where public ownership, easements, or other entitlement provide a public purpose.

Environmental Determination

A Mitigated Negative Declaration was prepared for the project in accordance with the California Environmental Quality Act with the original CUP and tentative map approval and was certified by the Planning Commission on February 20, 2014. The previously certified Mitigated Negative Declaration (MND) is the appropriate level of environmental review for the project because none of the items described in Section 15162 of the California Environmental Quality Act (CEQA) Guidelines warranting new environmental review of the project have occurred. Conditions that could warrant additional environmental review include substantial changes to the project; substantial increase in the severity of previously identified significant effects, or new information of substantial importance. The project has been modified since the original approval as described above but the modification is reducing the number of units and square footage of the project. The footprint of the building and location of the building on the site is very similar to what the Planning Commission approved.



Findings and Analysis
See attachment 1

PREPARED BY: Seamus Laffey, Associate Planner

ATTACHMENTS:

- 1) Findings and Analysis
- 2) Project Plans
- 3) Action Form



Findings and Analysis

Recommend Finding and Analysis for the Conditional Use Permit Extension

1. *The project is consistent with the General Plan and applicable development standards, and modifications do not substantially expand the approved floor area and do not intensify potentially detrimental effects of the project.*

Analysis: Since the original approval in 2014 the Zoning Code has been significantly updated but assisted living facilities are still conditionally permitted land uses. The project is largely consistent with the original approval; however, the project has been modified and scaled back. The design is consistent with the original approvals and the modification reduces the overall square footage and unit count. The approved square footage is approximately 141,235 square feet and consisted of 94 assisted living units and 84 memory care units for a total of 178 units. The project had the capacity to serve 205 residents. The modified project reduces the square footage to 104,000 square feet and the number of units to 101. Parking was reduced by 4 spaces and the memory care building was reduced to one story. The site plan remained relatively unchanged.

Finding 1 appears to be met.

WESTGATE ASSISTED LIVING & MEMORY CARE

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SITE PLAN

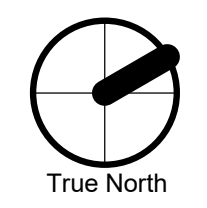
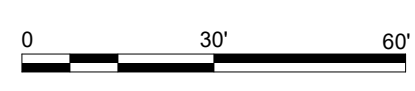
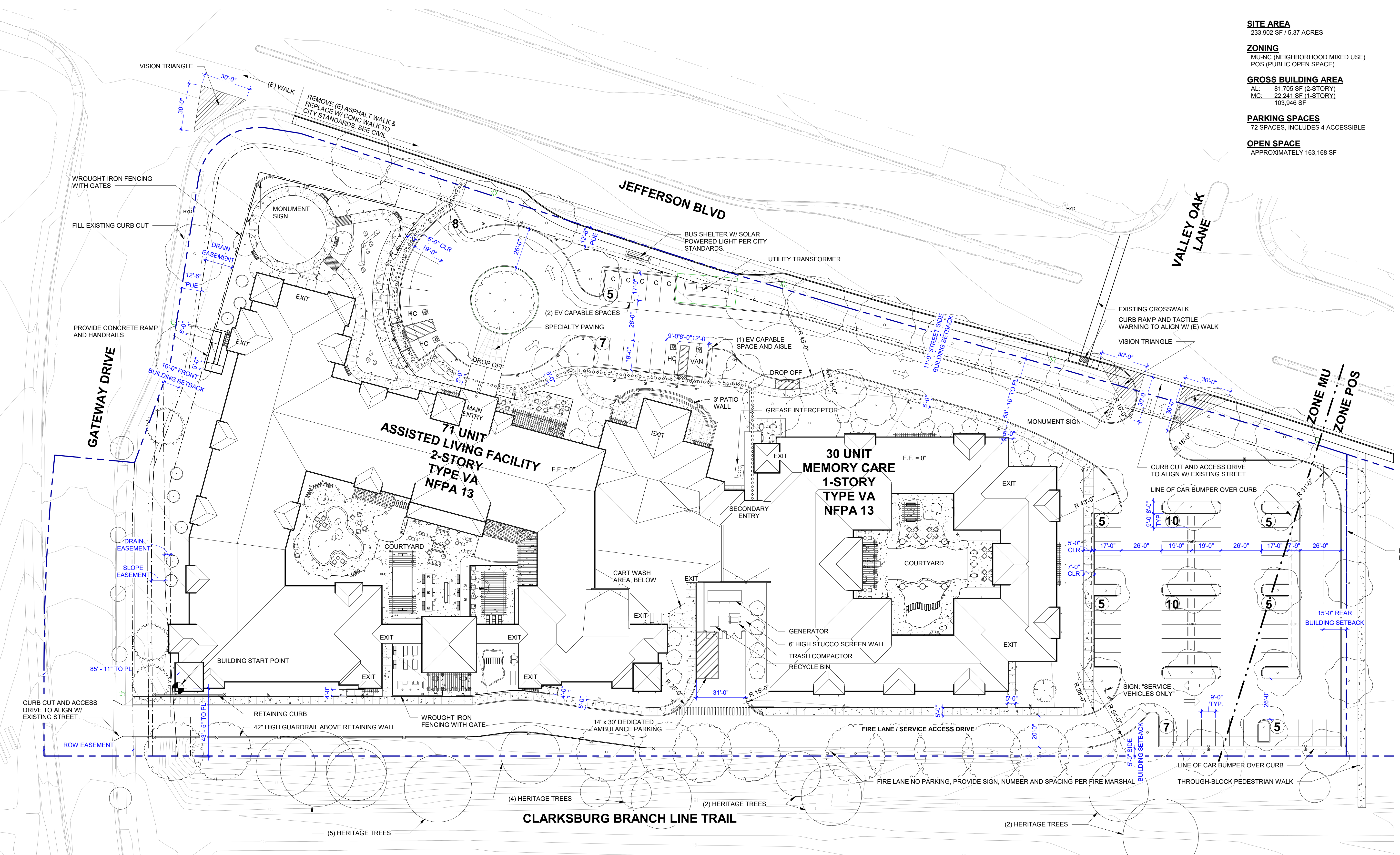
SITE AREA
233,902 SF / 5.37 ACRES

ZONING
MU-NC (NEIGHBORHOOD MIXED USE)
POS (PUBLIC OPEN SPACE)

GROSS BUILDING AREA
AL: 81,705 SF (2-STORY)
MC: 22,241 SF (1-STORY)
103,946 SF

PARKING SPACES
72 SPACES, INCLUDES 4 ACCESSIBLE

OPEN SPACE
APPROXIMATELY 163,168 SF



NORTH PARCEL PLAN

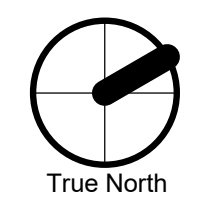
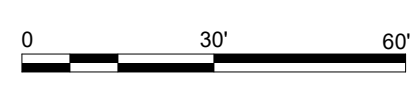
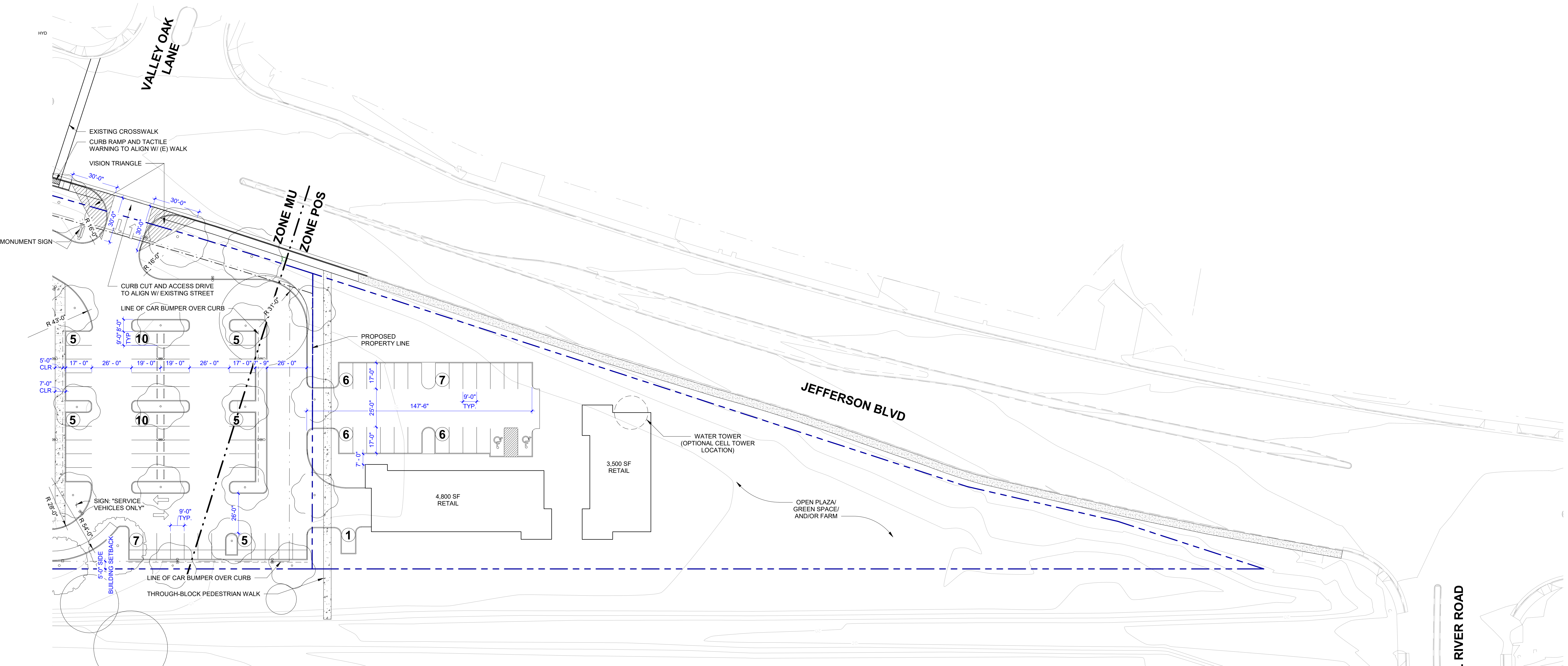
SITE AREA
58,806 SF / 1.35 ACRES

ZONING
POS (PUBLIC OPEN SPACE)

GROSS BUILDING AREA
RETAIL 1: 4,800 SF
RETAIL 2: 3,500 SF

PARKING SPACES
26 SPACES, INCLUDES 2 ACCESSIBLE

OPEN SPACE
APPROXIMATELY 50,506 SF

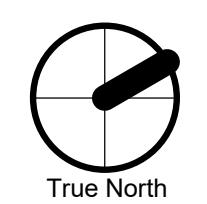
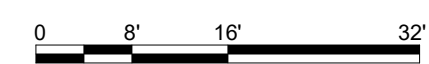


ASSISTED LIVING - LEVEL 1 PLAN

ASSISTED LIVING SUMMARY

LEVEL 1	53,123 SF
LEVEL 2	34,233 SF
LEVEL 1 + 2	87,356 SF
SHARED AL/MC	-6,680 SF
TOTAL AL	80,676 SF

NOTE:
GROSS SQUARE FOOTAGE (SF) IS MEASURED FROM FACE OF EXTERIOR WALL TO CORRIDOR SIDE OF CORRIDOR WALL AND TO CENTER OF PARTY WALLS. ACTUAL INSIDE ROOM DIMENSIONS ARE APPROXIMATELY 12% LESS.

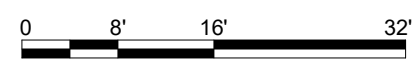


ASSISTED LIVING - LEVEL 2 PLAN

ASSISTED LIVING SUMMARY

LEVEL 1	53,123 SF
LEVEL 2	34,233 SF
LEVEL 1 + 2	87,356 SF
SHARED AL/MC	-6,680 SF
TOTAL AL	80,676 SF

NOTE:
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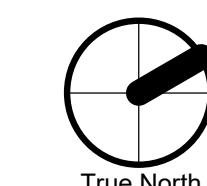
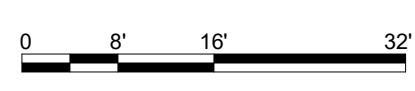
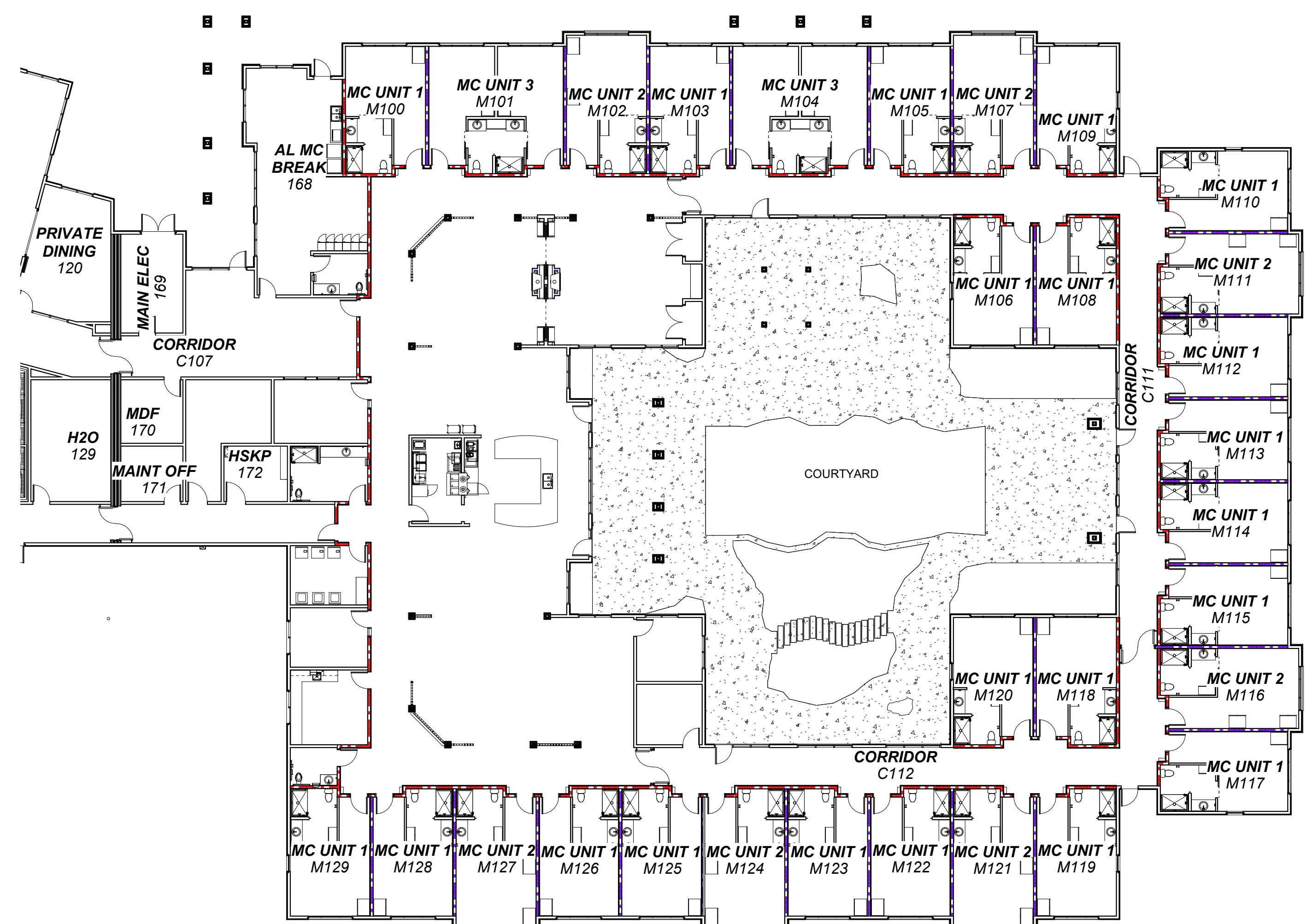


MEMORY CARE - LEVEL 1 PLAN

MEMORY CARE SUMMARY

LEVEL 1	18,553 SF
SHARED AL/MC	+6,680 SF
TOTAL MC	25,233 SF

NOTE:
GROSS SQUARE FOOTAGE (SF) IS MEASURED FROM FACE OF EXTERIOR WALL TO CORRIDOR SIDE OF CORRIDOR WALL AND TO CENTER OF PARTY WALLS. ACTUAL INSIDE ROOM DIMENSIONS ARE APPROXIMATELY 12% LESS.



ASSISTED LIVING EXTERIOR ELEVATIONS



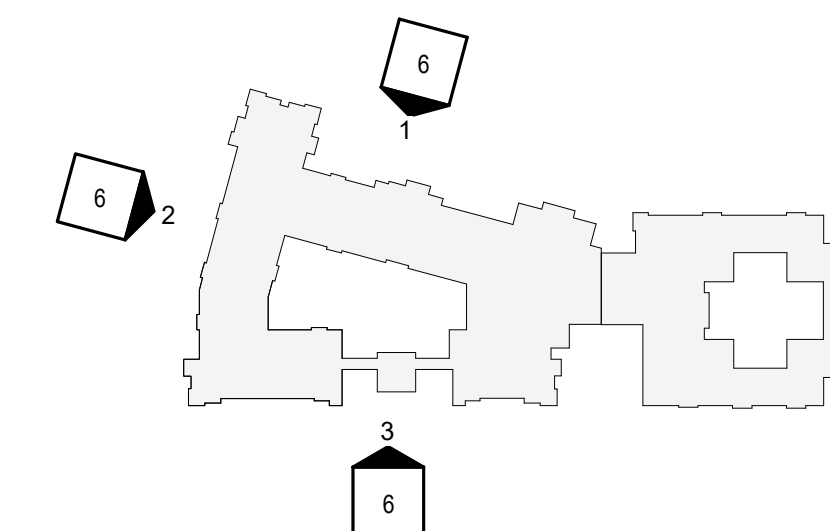
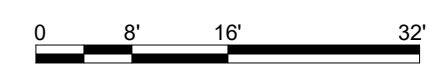
1 WEST ELEVATION - ASSISTED LIVING



2 SOUTH ELEVATION - ASSISTED LIVING



3 EAST ELEVATION - ASSISTED LIVING



MEMORY CARE EXTERIOR ELEVATIONS AND SITE SECTION



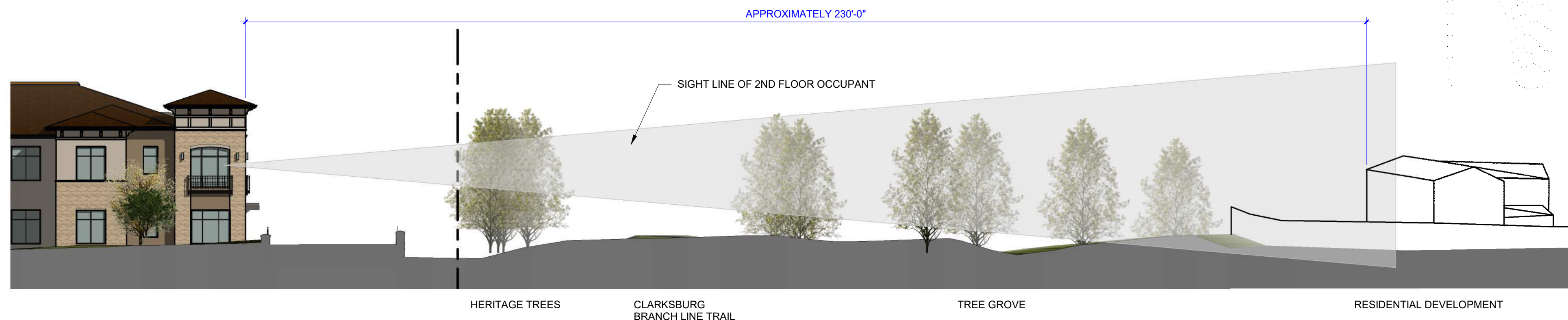
1 WEST ELEVATION - MEMORY CARE



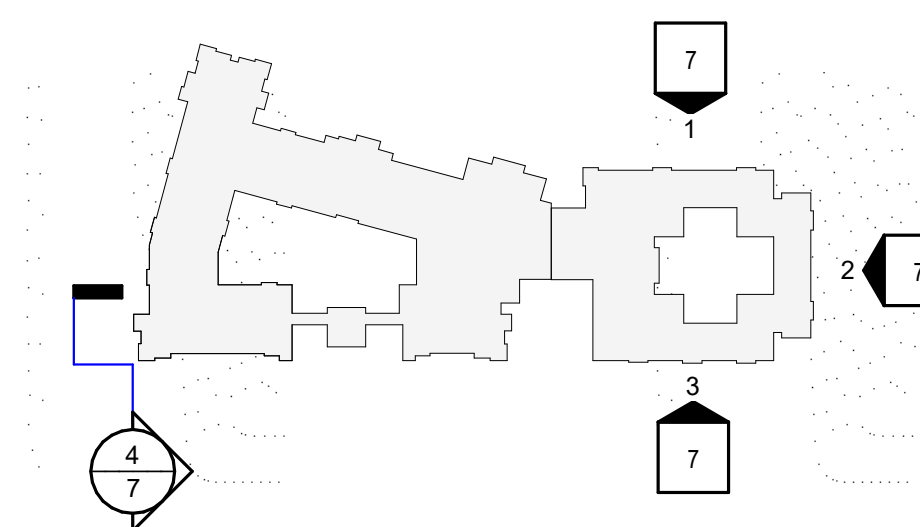
2 NORTH ELEVATION - MEMORY CARE



3 EAST ELEVATION - MEMORY CARE



4 SITE SECTION AT GATEWAY DRIVE



GARDEN AND ART STUDIO



NORTHWEST TOWER AND DOG PARK





CITY OF WEST SACRAMENTO

ZONING ADMINISTRATOR
ACTION FORM

On March 10, 2022, after a noticing period that ran from February 18, 2022, through March 4, 2022, the Zoning Administrator approved the following project:

Request: Two-year time extension to previously approved Conditional Use Permit for an Assisted Living Facility

Property Location: 2155 Jefferson Boulevard

APN(s): 046-010-050-000

Applicant/Property Owner Name: SH-6 West Sacramento, LLC (Carefield Living)

Address: 201 Lomas Santa Fe Drive, Suite 500
Solano Beach, CA 92075

The conditions and mitigation measures of this project, as approved by the Zoning Administrator, are attached. The actions of the Zoning Administrator regarding approval, denial, or conditions, may be appealed to the Planning Commission. To be considered, an appeal must be filed with the office of the City Clerk (1110 West Capitol Avenue, 3rd Floor) within 15 calendar days of the date of this action. This approval is not final until the appeal period has expired without the filing of an appeal.

DocuSigned by:
David Tilley
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David Tilley, Principal Planner
Zoning Administrator



**PREVIOUSLY APPROVED CONDITIONS OF APPROVAL FOR SUMMERPLACE
CONDITIONAL USE PERMIT (for reference only)**

Planning Division

1. The specific use is identified as a two-story 141,235 square foot assisted living facility containing 178 living units located at 2305 Jefferson Boulevard. The use will be operated in accordance with the description provided by the applicant and supplemented or modified by these conditions. Failure to comply will be grounds for revocation of the Use Permit.
2. Tentative Map 5039 shall be recorded prior to issuance of building permits.
3. Prior to the issuance of building permits, a photometric survey shall be submitted and prepared utilizing the Illuminating Engineers Society of North America (IESNA) standards for exterior lighting.
4. Prior to the issuance of building permits, an acoustical analysis shall be conducted by a qualified professional and appropriate mitigation shall be included in the project design to achieve compliance with the standards of the General Plan Noise Element.
5. Project architecture and landscaping are subject to design review under the Southport Framework Plan Design Guidelines and Landscape Development Guidelines. Design review approval shall be obtained prior to issuance of building permits.
6. The through block trail shown on parcel 2 of Tentative Parcel No. 5039 shall be constructed and temporarily improved prior to final occupancy. Temporary improvements include an asphalt treatment.

Standard Conditions:

7. Applicant shall hold harmless the City, its council members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.
8. The applicant shall comply with requirements of all other agencies of jurisdiction.
9. This approval will expire in two years if the project has not begun operation. The Zoning Administrator may approve extensions of time for Use Permits, providing that the applicant requests the extension in writing prior to the expiration date. Such extensions shall be approved only when it is found that the circumstances under which the permits were granted have not substantially changed, and such extensions shall be approved for not more than 2 years (Zoning Ordinance Section 17.65.060).
10. The site shall be developed and maintained in accordance with the approved building permit, site plan and landscaping plan. Failure to provide and maintain landscaping may result in revocation of the permit.
11. The applicant shall comply with all of the mitigation measures as identified in the Mitigation Monitoring Plan.
12. In compliance with Municipal Code 8.08, a construction debris recycling plan shall be submitted that will identify construction recycling measures to reduce the amount of construction waste disposed of at the landfill.



13. The facility must comply with all applicable fire, energy and building codes and standards for the new use.

Fire Department

14. The parking dimensions for the emergency vehicle parking space shall be a minimum of 14 feet wide and 30 feet long.

Yolo Solano Air Quality Management District

15. Any portable diesel fueled equipment greater than 50 horsepower, such as generators or pumps, used as part of project operations, must be permitted by the Yolo Solano Air Quality Management District.
16. Architectural coatings and solvents used at the project shall be compliant with District Rule 2.14, Architectural Coatings.
17. All stationary equipment, other than internal combustion engines less than 50 horsepower emitting air pollutants controlled under district rules and regulations require an Authority to Construct (ATC) and Permit to Operate (PTO) from the district.