

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

City Hall
2729 Prospect Park Drive, Rancho Cordova

Tuesday, August 27, 2019

5:30 PM – Special Meeting
American River Community Room North

AGENDA

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Council Members Budge, Gatewood, Sander, Terry and Mayor McGarvey.

2. PUBLIC COMMENT

At a special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any item not on the agenda.

3. SPECIAL MEETING ITEM

- 3.1 **Subject:** Discussion on Age Restricted Active Adult Communities, Including a Status Update on Two Pending Residential Projects; The Ranch and Grantline 220 and an Overview of a Potential Senior Independent Living Project.

Recommendation: Receive a report on two pending age restricted active adult residential projects and one potential senior independent living project. Have a general discussion on various types of age restricted active adult communities and provide feedback and/or direction to staff on developing policies or standards for future age restricted active adult communities.

Result of Recommended Action: No formal action is requested of Council at this time. Staff will provide a status update of two projects and an overview of a potential project, as well as lead a general discussion on age restricted active adult

communities. If the Council has a desire to provide policies or standards for future age restricted active adult communities, they can direct staff to prepare the policies and standards to be brought back for consideration at a later date.

Staff Report: Darcy Goulart, Planning Manager

Advances Goals: 1, 2, and 6.

4. ADJOURNMENT

ADDITIONAL INFORMATION

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Stacy Leitner, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Tuesday, August 27, 2019 Special Meeting of the Rancho Cordova City Council was posted and available for review on Thursday, August 22, 2019 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranchocordova.org.

Signed Thursday, August 22, 2019 at Rancho Cordova, California.



Stacy Leitner, City Clerk

MEMORANDUM

DATE: August 27, 2019

TO: Honorable Mayor and Council Members

FROM: Darcy Goulart, Planning Manager



SUBJECT: Discussion on Age Restricted Active Adult Communities, Including a Status Update on Two Pending Residential Projects; The Ranch and Grantline 220 and an Overview of a Potential Senior Independent Living Project

RECOMMENDATION

Receive a report on two pending age restricted active adult residential projects and one potential senior independent living project. Have a general discussion on various types of age restricted active adult communities and provide feedback and/or direction to staff on developing policies or standards for future age restricted active adult communities.

RESULT OF RECOMMENDED ACTION

No formal action is requested of Council at this time. Staff will provide a status update of two projects and an overview of a potential project, as well as lead a general discussion on age restricted active adult communities. If the Council has a desire to provide policies or standards for future age restricted active adult communities, they can direct staff to prepare the policies and standards to be brought back for consideration at a later date.

CURRENT PROJECT STATUS

The Ranch

For the past few years, the project, known as The Ranch has been the topic of discussion at various City Council study sessions and workshops. The last study session was held in April 2018, where staff obtained some final land use clarifications from the City Council before proceeding forward with the project. The applicant made some modifications based on Council feedback, such as increasing pedestrian connectivity throughout the project site. The project includes:

- 1,725 residential units:
 - o 735 non-age restricted single-family units, and up to 253 multifamily units (38 of which would be age-restricted)
 - o 737 age restricted single-family units (gated community)
 - o a club house for the age-restricted active adult community
- Recreational opportunities, including parks and a network of bicycle and pedestrian trails
- 5.16 net acres for commercial development
- 8.43 net acres for multi-family residential uses in accordance with the City of Rancho Cordova's Affordable Housing Plan

- Preservation of approximately 199.5 acres as a nature preserve that would be deeded to a third-party conservation entity.

The applicant is preparing a Special Planning Area document that will serve as the regulatory document for the project. It will include elements such as; definition of the various neighborhoods and architectural styles; development standards including setbacks, landscaping concepts and entry monumentation; overall circulation plan and street sections; parks and open space design concepts; and utilities such as drainage, water and sewer. The figures below are the latest land use, tentative map and open space exhibits associated with the project.

Figure 1 – The Ranch Land Use Map

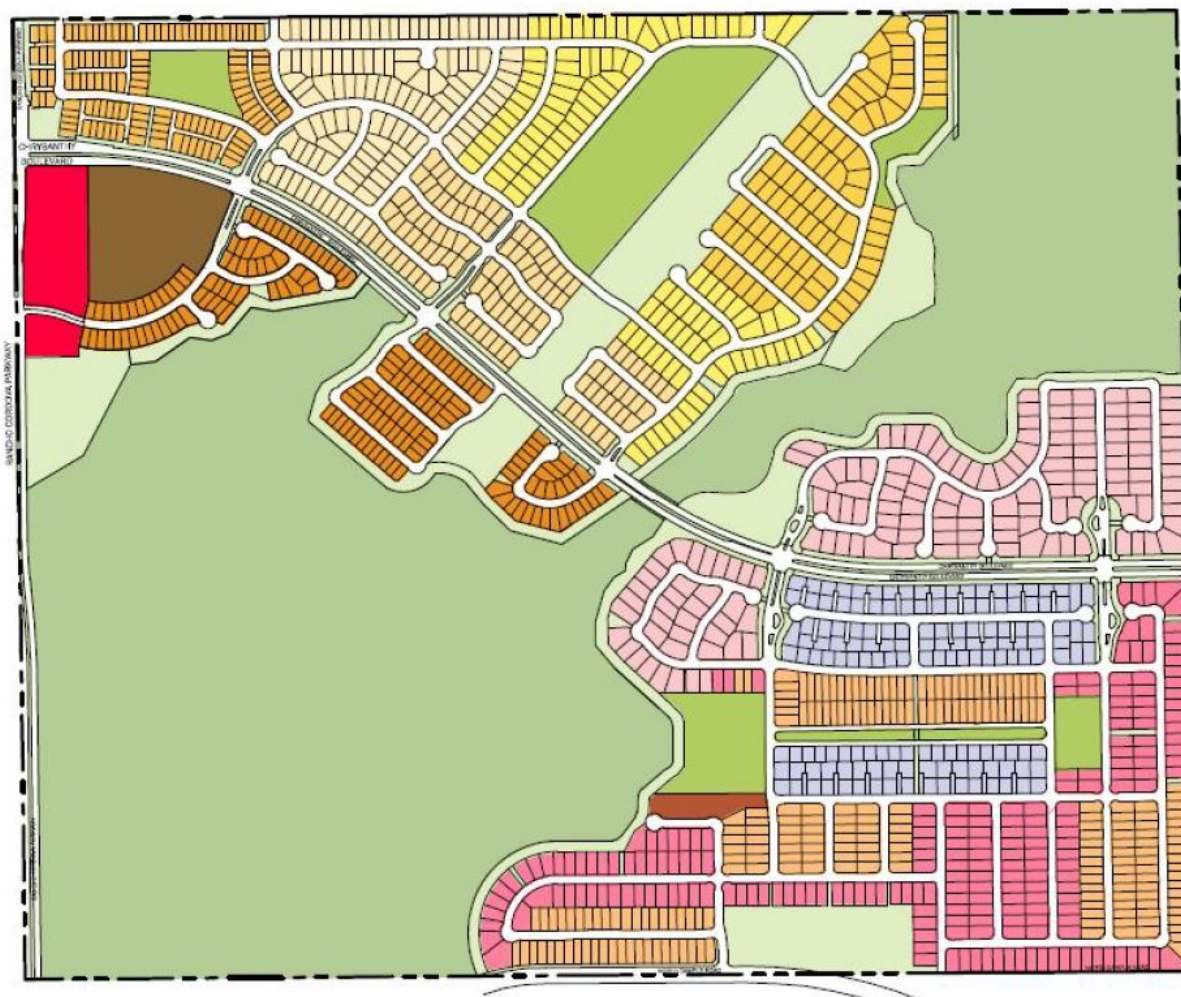
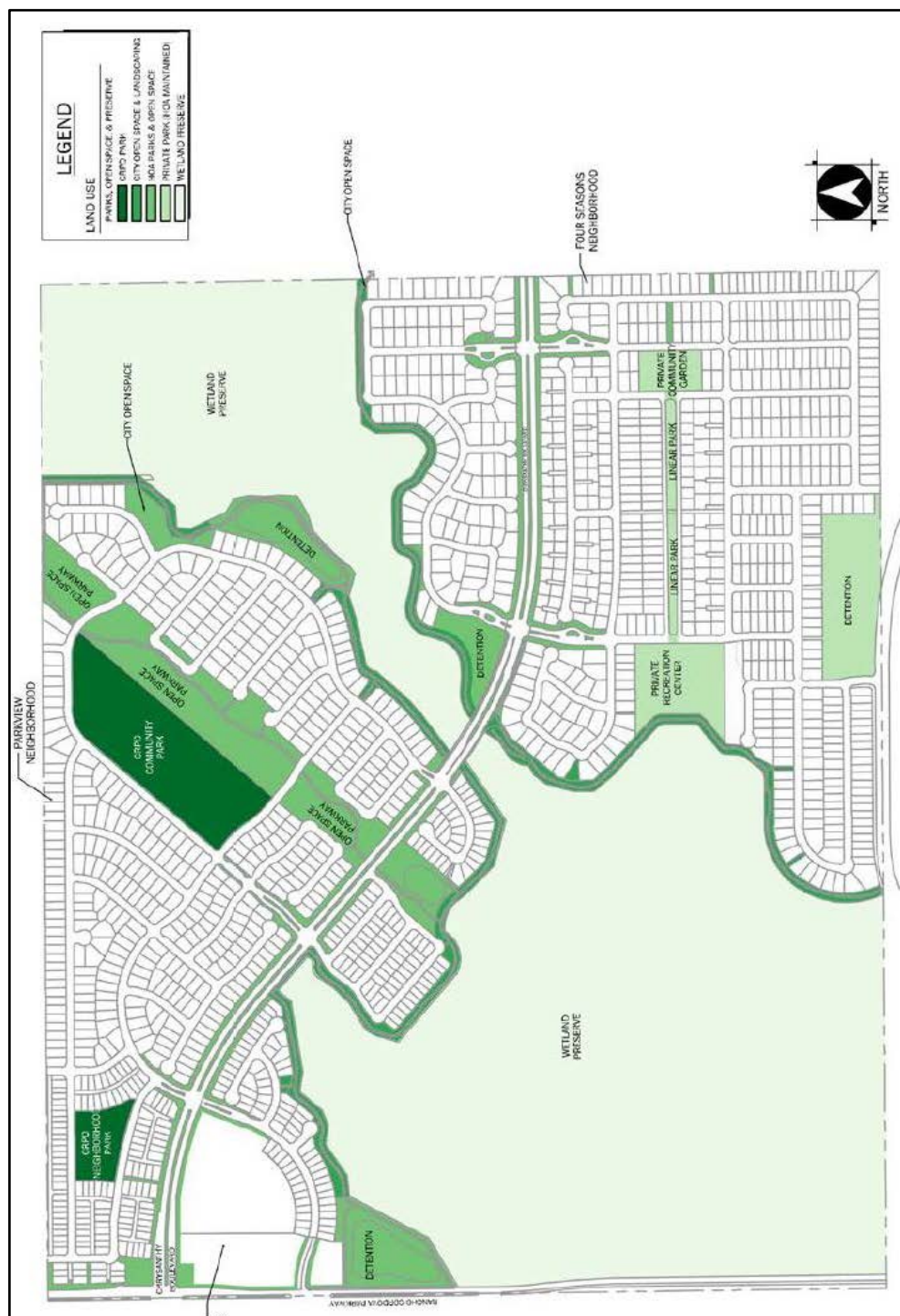


Figure 2 – The Ranch Land Use Table

LAND USE SUMMARY			
LAND USE	ACRES (GROSS)	UNITS	DENSITY (GROSS)
PARKVIEW			
 60' x 105' (TYP.)	19.58	86	4.4
 50' x 105' (TYP.)	22.48	114	5.1
 45' x 105' (TYP.)	19.05	116	6.1
 45' x 85' (TYP.)	16.57	113	6.8
 30' x 78.5' (TYP.)	14.02	130	9.3
 35' x 78' (TYP.)	13.59	102	6.3
SUBTOTAL	105.29	661	-
THE GATEWAY			
 35'x78' (TYP.)	9.84	71	7.2
 HIGH DENSITY RESIDENTIAL	7.14	215	30.0
 GENERAL COMMERCIAL	5.61	-	-
SUBTOTAL	22.59	286	-
FOUR SEASONS			
 60' x 105' (TYP.)	42.80	153	3.6
 50' x 105' (TYP.)	44.32	259	5.8
 43' x 105' (TYP.)	21.45	177	8.2
 WINTER (4-PACK)	22.30	151	6.8
 HIGH DENSITY RESIDENTIAL	1.26	38	30.0
SUBTOTAL	132.14	778	-
PARKS, OPEN SPACE, & PRESERVE			
 PARK	20.64	-	-
 OPEN SPACE	32.53	-	-
 WETLAND PRESERVE	199.55	-	-
MAJOR RIGHT-OF-WAY	17.34	-	-
TOTAL	530.10	1,725	-

Figure 3 – The Ranch Open Space/Recreation



Since the April 2018 study session, the City Council approved a contract with DeNovo Planning Group to prepare the Environmental Impact Report (EIR) and subsequently an extension of the contract as there have been some delays and the project fell behind schedule. The Draft EIR was released for the 45-day public review period on August 16, 2019 and will end on September 30, 2019. It is anticipated that the project will be before the City Council by the end of this year.

Grantline 220

- 606 age restricted single-family units (gated community)
 - o Clubhouse/Recreation center for the age-restricted active adult community
- 12 acres of high density residential land that will yield around 338 units
- 3 acre Neighborhood Green
- 58 acres for commercial development
- 2 acre fire station site

The project site is included in the Suncreek Specific Plan and was initially submitted as a non-age restricted residential development project in December 2018. The applicant resubmitted a revised map reflecting the current age restricted active adult gated community in August 2019. The revised project has been routed to various City departments and outside agencies for comments. There are still details to work through with the existing Suncreek Specific Plan land use in regard to an elementary school site on the property. Until the first round of comments is received on this latest version of the map, staff is unable to provide a tentative hearing date for the project.

The figures below depict the revised tentative map that is currently in circulation for comments. Gates are proposed for the single-family lots, which will be the active adult age restricted community. The multi-family parcels will not be age restricted and per an approved Affordable Housing Plan a portion of the multifamily will be developed as an affordable project. The currently approved Suncreek Specific Plan land use map for the project site has been included for reference. However, it will need to be amended to reflect the proposed project.

Figure 4 – Suncreek Specific Plan Land Use

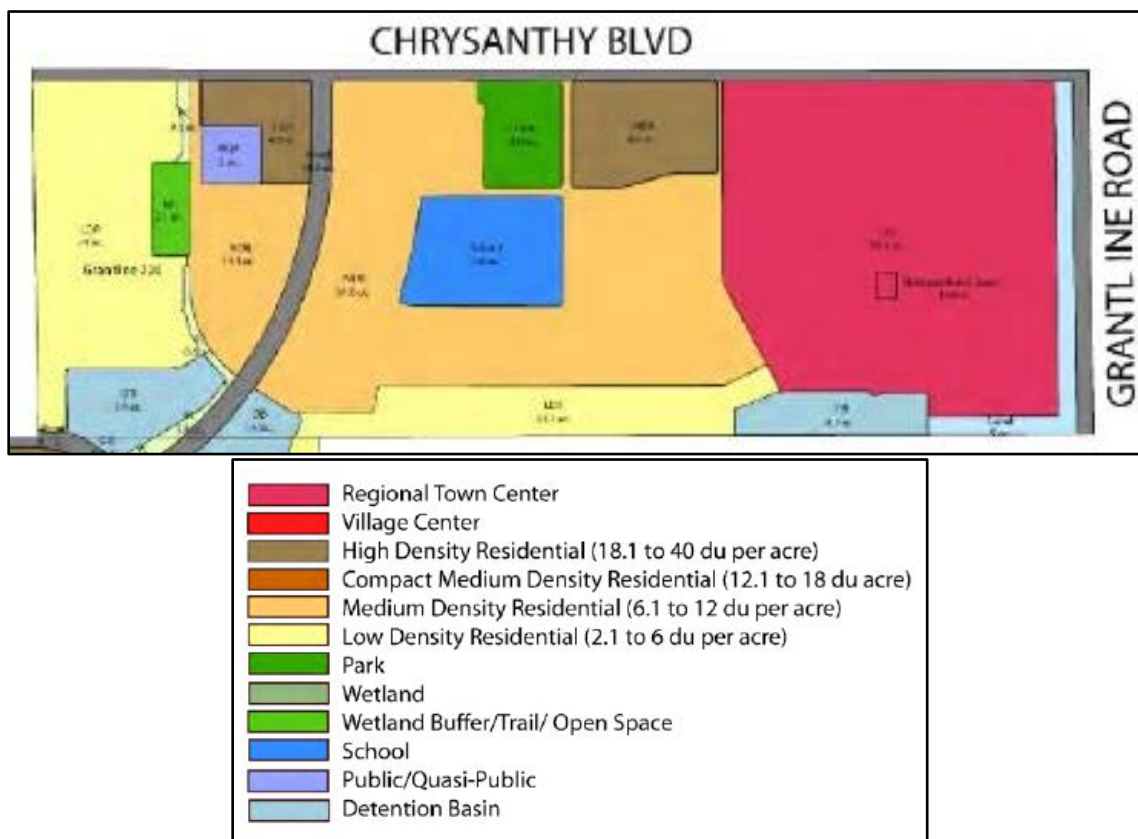
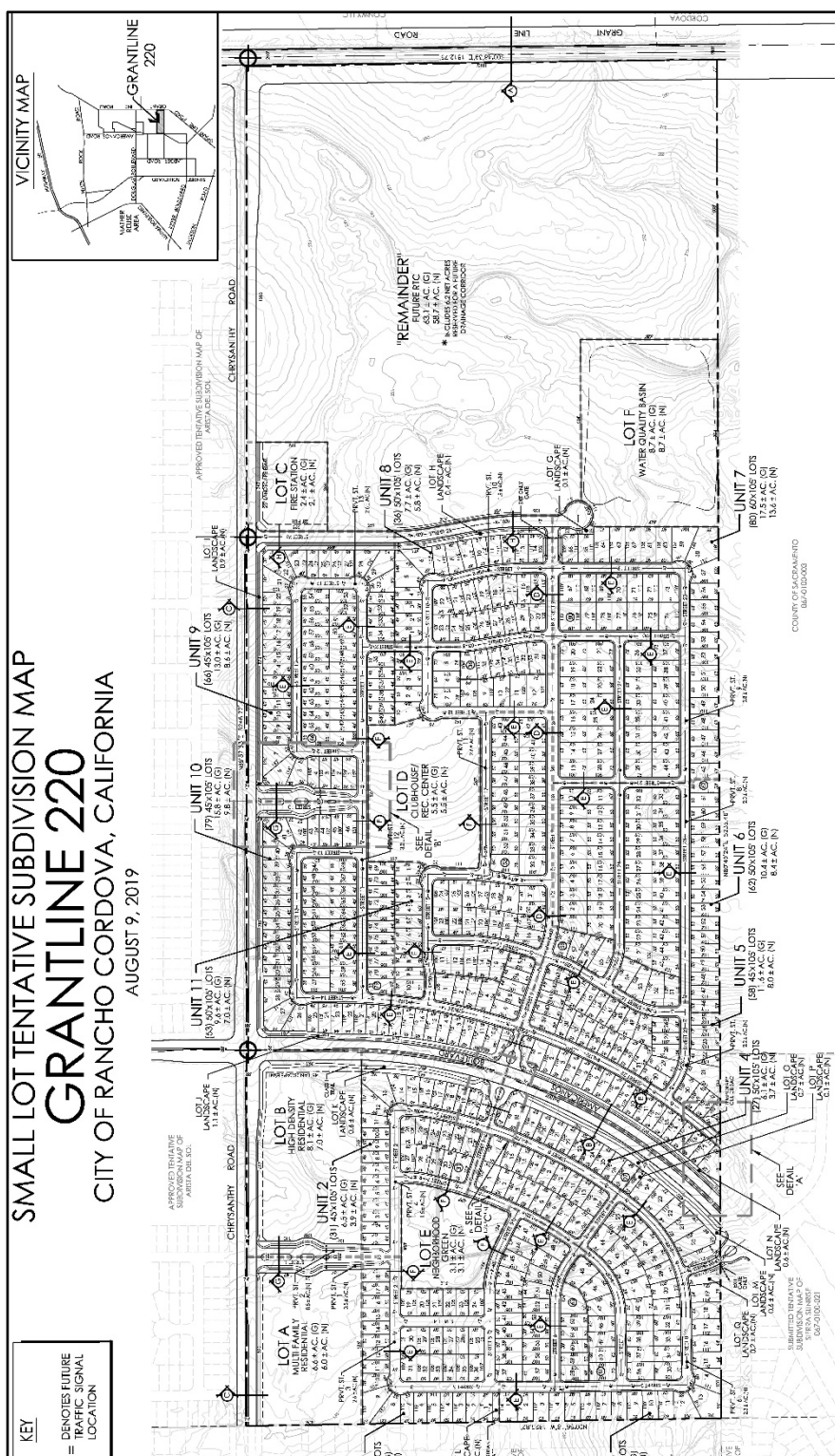


Figure 5 – Grantline 220 Map



POTENTIAL DEVELOPMENT PROJECT

Perspective applicants approached City staff regarding the potential to develop a senior retirement complex which is also referred to as senior independent living on the parcel located on the northwest corner of Bear Hollow and Zinfandel Drive. The parcel is located within the Villages of Zinfandel Special Planning Area (VOZSPA), which was adopted by the Sacramento County Board of Supervisors in 2000.

The subject parcel is approximately 8.86 acres in size and zoned BP (Business Professional). Permitted uses within the VOZSPA default to the Sacramento County Zoning Code that was in place at the time the City incorporated. Within the permitted land use table, this type of facility is conditionally permitted use in the BP zone. Required entitlements for an independent living facility would include a conditional use permit and major design review, which would require City Council approval.

The facility as proposed would be on 5.44 acres, leaving 3.4 acres vacant and available for future development consistent with the BP zone. The retirement community would be solely independent living (no medical services) but would offer three meals per day prepared on site. The three-story building would include 149 suites for 1 to 2 people per suite. Along with the meals, the facility offers local transportation to appointments, shopping, and outings; planned activities and special events, and weekly housekeeping. While this type of retirement living is not the traditional single-family active adult community as discussed earlier, it is similar in that it offers an age restricted living environment, with various amenities, but similar to a multifamily setting. The perspective applicant has provided a conceptual site layout and renderings which have been included below for consideration.

Figure 6 – Location Map

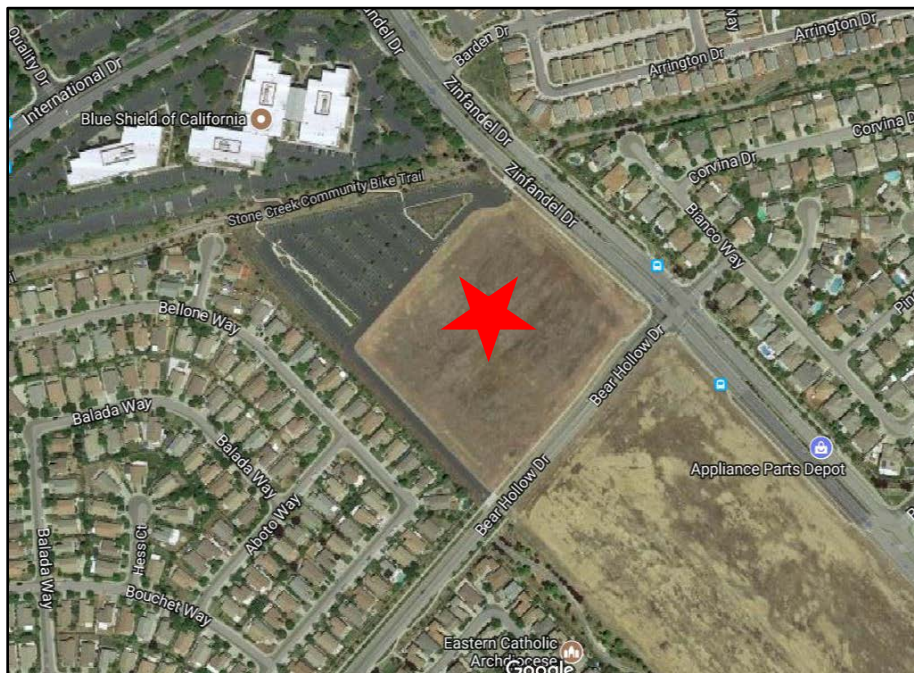


Figure 7 – Conceptual Site Plan



Figure 8 – Conceptual Renderings



ACTIVE ADULT COMMUNITIES

For the first time since incorporation, the City has two pending projects that involve a gated residential active adult community and another potential senior retirement living facility. In recent months, staff has had very preliminary discussions with two separate parties that have inquired about age restricted housing options at locations not already mentioned in this report. While these were very preliminary discussions that have yet to result in conceptual layouts, it raises various questions related to age restricted housing. Some of these questions are; what is the actual demand for senior housing and is there potential for more within the City? Additionally, do the current City codes have any standards or provisions related to active adult communities?

The first question cannot easily be answered without additional research such as a market study. There is currently no way to know how many units, projects or communities can be supported in the City. There would not be any clear mechanism to determine what the City's saturation limit would be without the data to support it. The second question is easier to answer in that if the demand is there, the City has developable land within Rio del Oro, Westborough and SunCreek that may be appealing for additional active adult developments.

Other aspects of active adult communities that as a City, have not been discussed previously are:

- Desired amenities
- Variety of housing types
- Proximity to schools
- Vehicular and pedestrian connectivity with adjacent projects
- Proximity to other age restricted communities

As currently written, City codes do not impose any special development standards on active adult communities. As long as the proposal meets density requirements and adheres to all other code requirements, it's treated just like any other residential project. While the existing development standards may be sufficient enough to address all residential development projects, is there a desire from the Council to look into additional provisions for or standards for active adult age restricted communities?

Since new age restricted housing hasn't been constructed under Cityhood, staff will need to make some minor amendments to existing codes. Generally, this type of housing has a lower persons per household, which is not reflected in some of the City's codes and standards as it relates to parkland dedication and payment of Quimby fees. Staff will be preparing some amendments for Council's consideration in the near future to address this housing type.

SUMMARY

No formal action is requested of Council at this time. Staff has provided a status update of two projects and an overview of a potential project. If after the general discussion, the Council has a desire to provide policies or standards for future age restricted active adult communities, they can direct staff to prepare the policies and standards to be brought back for consideration at a later date.