

CITY OF WEST SACRAMENTO

ZONING ADMINISTRATOR  
ACTION FORM

On March 13, 2020, after a noticing period that ran from February 10, 2020 through February 26, 2020, 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: 2305 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, 3<sup>rd</sup> 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.



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.