

# Agenda Report

July 23, 2018

**TO:** Honorable Mayor and City Council

**FROM:** Planning & Community Development Department

**SUBJECT: PREDEVELOPMENT PLAN REVIEW OF A 90-UNIT RESIDENTIAL CARE FACILITY AT 995 SOUTH FAIR OAKS AVENUE (ARLINGTON REGENCY PARK SENIOR LIVING)**

**RECOMMENDATION:**

This report is intended to provide information to the City Council; no action is required.

**BACKGROUND:**

The applicant, Arlington Development, LLC, has submitted a Predevelopment Plan Review (PPR) application to develop the property at 995 South Fair Oaks Avenue. The project site consists of two legal lots (AINs: 5719-022-108 and 5719-022-101), with a total site size of approximately 90,000 square feet. The site is currently occupied by one commercial building. The project site is within the IG-SP-2 AD-2 (South Fair Oaks Specific Plan, IG area) zoning district.

The proposed project consists of the demolition of an existing on-site commercial building and associated on-grade parking improvements to allow for the construction of Phase 3 of an existing, larger Residential Care Facility complex (Regency Park Senior Living). Phases 1 and 2 are complete and consist of 149 units in approximately 136,000 square feet of floor area that were built in two phases. Phase 3 will consist of 90 Residential Care units in a new, connected, 60,000 square-foot, four-story building. There will also be a new, one-level subterranean parking garage with 45 parking spaces and the reconfiguration of the existing 62 space surface parking lot that combined will provide 107 parking spaces for the entire facility.

The PPR process is established as a process by which better projects can be achieved through early consultation between City staff and applicants. The process coordinates the review of projects among City staff, familiarizes applicants with the regulations and procedures that apply to the projects, and avoids significant investment in the design of a project without preliminary input from City staff. In addition, the purpose is to identify issues that may arise during review of the project, provide opportunities for discussion about the project and an exchange of information on potential issues between the City staff and the applicants, and inform the City Council and the public of proposed

development projects defined in the administrative guidelines to be of communitywide significance.

A project is categorized as a project of communitywide significance if it consists of: 1) more than 50,000 square feet of gross floor area with one discretionary action; or 2) 50 or more housing units; or 3) any project determined by the Planning Director to be of major importance to the City. Projects of communitywide significance are presented to the City Council for informational purposes. The proposed project consists of more than 50,000 square feet of gross floor area with at least one discretionary action and thus qualifies as a project of communitywide significance.

This report provides a project description, identifies the anticipated entitlement and environmental review processes, and summarizes key areas of concern regarding Zoning Code and General Plan compliance.

### **PROJECT SUMMARY:**

The subject site has street frontage along Hurlbut Street to the north, South Fair Oaks Avenue to the east, and Arlington Drive to the south. The site is currently developed with one commercial building and associated on-grade parking improvements. The project includes:

- Demolition of an existing on-site commercial building and surface parking lot;
- Retention of Phases 1 and 2 of an existing Residential Care Facility complex with 149 units in 136,000 square feet of floor area;
- Construction of Phase 3 of an integrated, 60,000 square-foot, four-story, Residential Care Facility consisting of:
  - 90 Residential Care units (Memory care for Seniors)
  - One-level of subterranean parking with 45 parking spaces to serve the entire facility
  - Reconfiguration of existing surface parking lot with 62 parking spaces to serve the entire facility

The Zoning Code defines a Residential Care (General) land use as a state licensed facility, family home, group care facility, or similar facility that is maintained and operated to provide 24-hour nonmedical residential care for seven or more adults, children, or adults and children in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or the protection of the individual. This use includes the administration of limited medical assistance. Residential Care Facilities are defined as a 'Public and Semi Public Use' under the Land Use Classifications definition in the Zoning Code (PMC 17.80.020.L.3). There are no kitchens in any of the units; therefore the expansion does not include dwelling units as defined by the Zoning Code.

The project site is zoned IG-SP-2 AD-2 (South Fair Oaks Specific Plan, IG subarea) and the use is permitted by-right within the Specific Plan area. Project characteristics and an overview of the site plan are provided below:

Figure 1: Aerial of Existing Site



Figure 2: Aerial of Proposed Building - 3D Rendering



Figure 3: Proposed Site Plan/Ground Floor

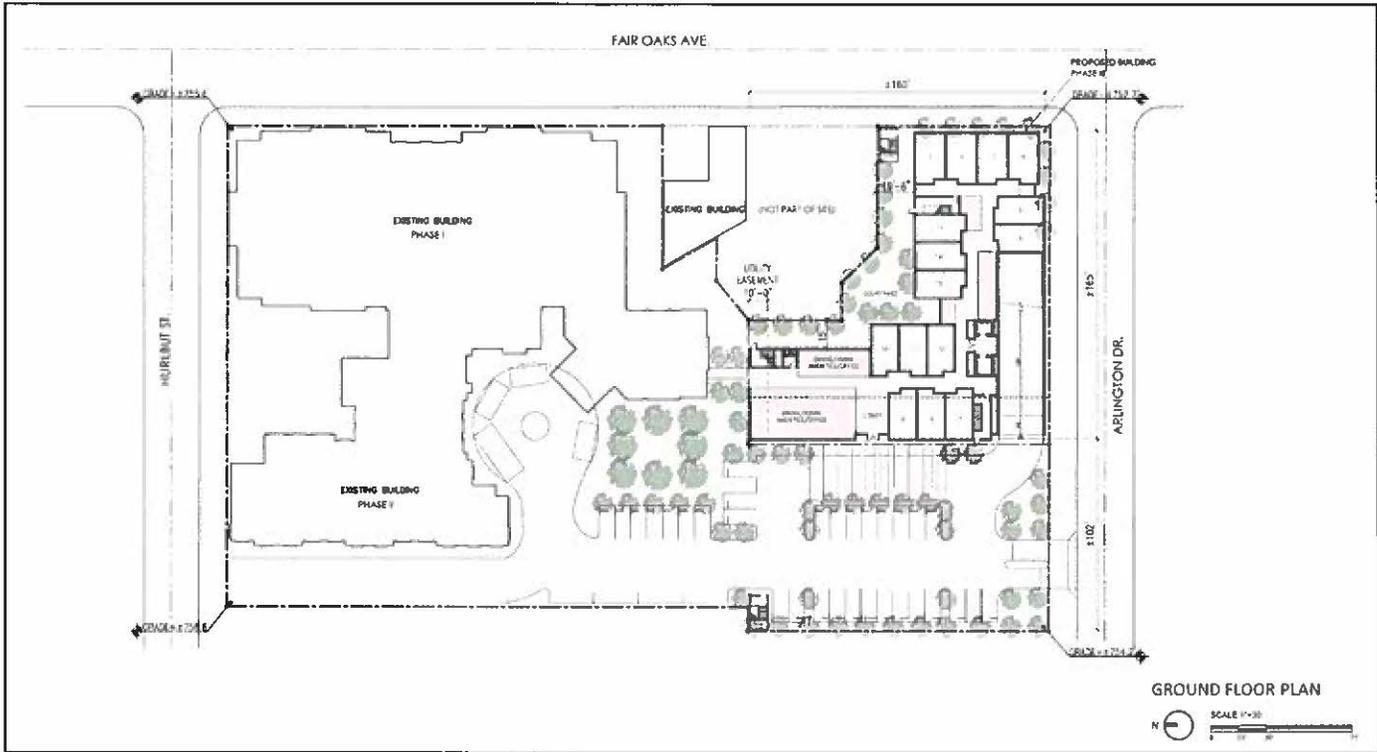


Figure 4: \*Proposed Subterranean Parking Plan

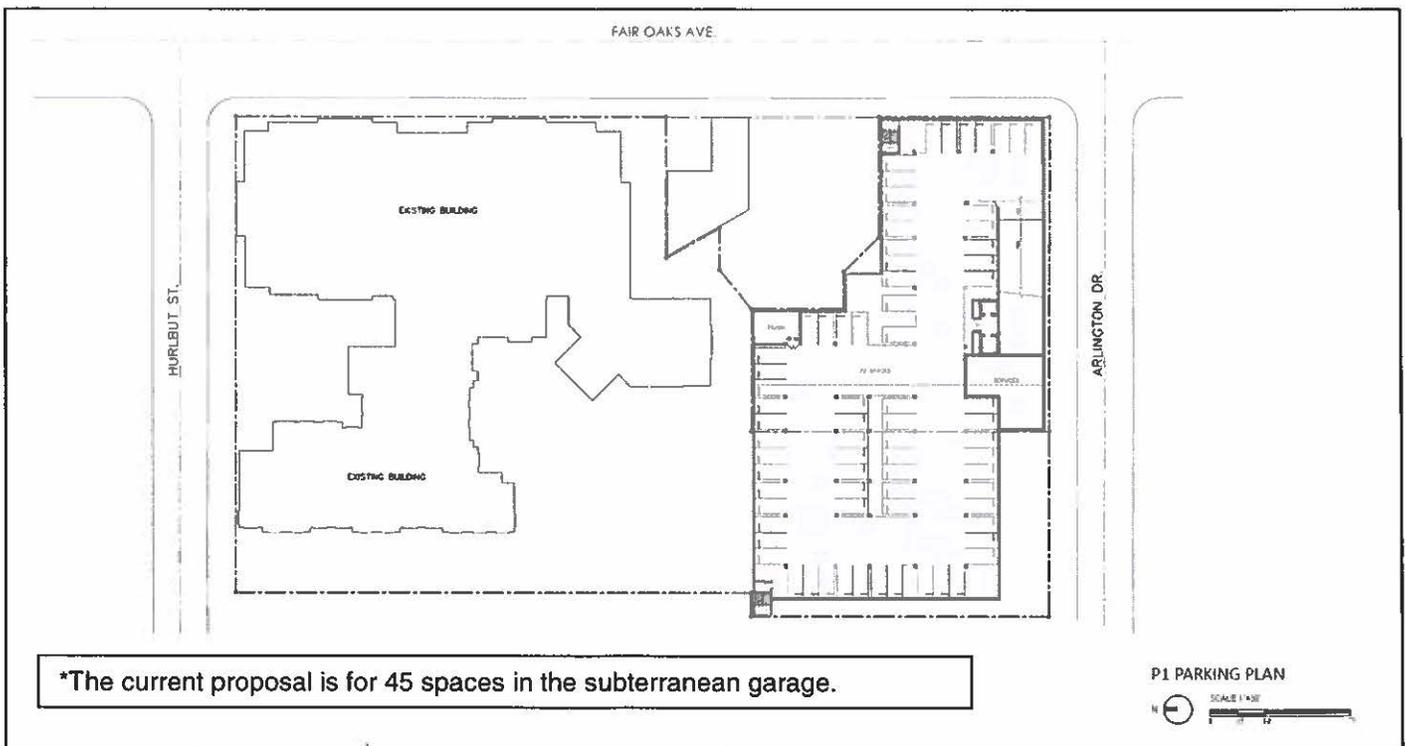


Figure 5: Proposed 2<sup>nd</sup> – 4<sup>th</sup> Level Floor Plan

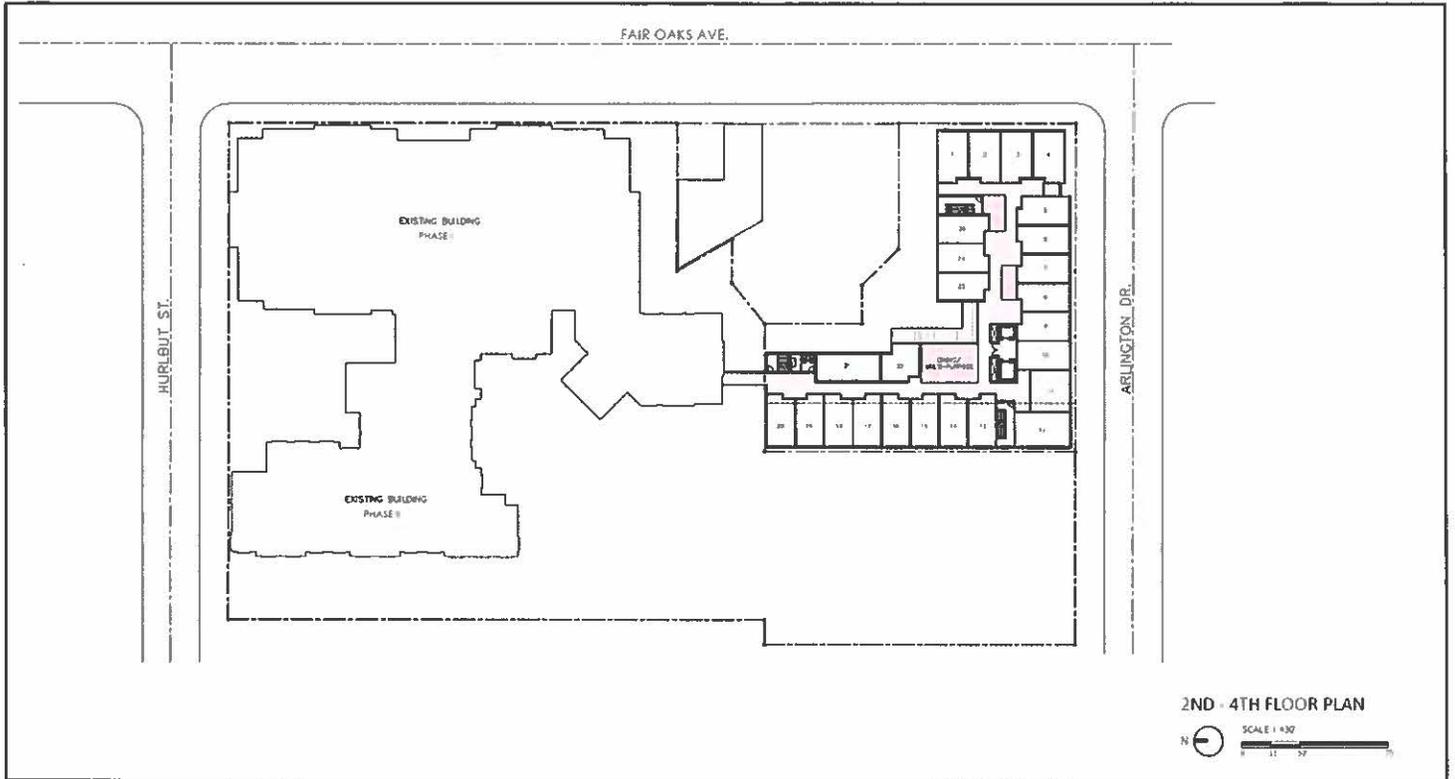
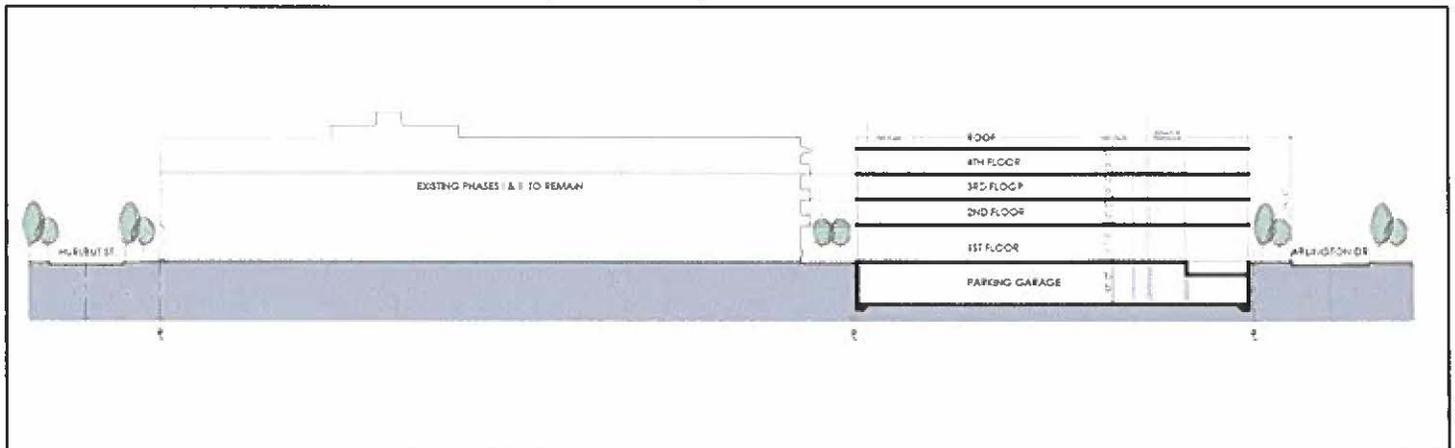


Figure 6: Proposed Section



**Table 1: Project Characteristics**

|   |   |
|---|---|
| <b>Zoning Designation</b>   |   |
| Industrial General District, South Fair Oaks Specific Plan, Alcohol District Overlay 2 – (IG SP-2 AD-2) |   |
| <b>General Plan Land Use Designation</b>  |   |
| Medium Mixed-Use  |   |
| <b>Assesor Identification Numbers:</b>  |   |
| 5719-022-108 and 5719-022-101   |   |
| <b>Lot Size</b>   |   |
| 90,234 square feet  |   |
| <b>Density</b>  |   |
| Maximum Permitted   | Proposed  |
| 32 dwelling units per acre (66 dwelling units)  | Zero–use is not considered residential density per the Zoning Code                                |
| <b>Floor Area Ratio (FAR)</b>   |   |
| Maximum Permitted   | Proposed  |
| 2.25  | 2.18 (total for all three phases)   |
| <b>Building Size (Gross Square Feet)</b>  |   |
| Maximum Permitted   | Proposed  |
| 235,537 square feet   | 196,471 square feet (total for all three phases. The third phase proposed is 60,000 square feet). |
| <b>Parking</b>  |   |
| Required  | Proposed  |
| To be determined by Zoning Administrator  | 107 spaces  |
| <b>Loading Spaces</b>   |   |
| Required  | Proposed  |
| 9 spaces (8 – 10' x 20' and 1 – 12' x 30')  | 8 spaces (7 – 10' x 20' and 1 – 12' x 30')  |
| <b>Building Height</b>  |   |
| Maximum Permitted   | Proposed  |
| 45 feet   | 55 feet (Variance will be required)   |
| <b>Setback Requirements</b>   |   |
| Required  | Proposed  |
| Front (Hurlbut St.): No Restriction   | No new construction proposed on this frontage   |
| Corner Side (Fair Oaks Avenue and Arlington Drive): No Restriction                                      | 0'-5' will match existing buildings   |
| Interior Side: 15 Ft. + Encroachment Plane  | 15'-19' will match existing buildings   |
| <b>Open Space Requirement</b>   |   |
| Required  | Proposed  |
| 300 square feet   | TBD (Information not provided in submittal)   |

**PREDEVELOPMENT PLAN REVIEW COMMENTS:**

The PPR has been reviewed by staff from all applicable departments as well as the Design Commission. Complete comments from all departments and the Design Commission Preliminary Consultation comments are provided in Attachment A. A summary of key issues is provided below:

As proposed, the project would not comply with the following development standards:

| Height                                     |  |
|--|--|
| Proposed                                   | Required                                   |
| 55 feet (to match existing buildings)      | 45 feet                                    |
| Loading Spaces                             |  |
| Proposed                                   | Required                                   |
| 8 spaces (7 – 10' x 20' and 1 – 12' x 30') | 9 spaces (8 – 10' x 20' and 1 – 12' x 30') |

Additional information will be required in the final project submittal to verify compliance with the setback and open space requirements.

*Discretionary Entitlements:*

Conditional Use Permit

Phases 1 and 2 both received approval of a Conditional Use Permit (CUP #3507 in 1999 and CUP #4577 in 2005) for the Residential Care (General) land use and size prior to the adoption of the South Fair Oaks Specific Plan. The current code the land use is now permitted by right but a modification to the Phase 2 CUP will be required to allow the integration of Phase 3. There are physical connections between the new building and the existing buildings (above grade pedestrian connections and the sub-terranean parking).

Variance: Height

As currently proposed the project will match the height of existing buildings on site and is 10 feet taller than the permitted height. A Variance would be required for a 55-foot tall building where 45-feet is the maximum permitted. Variances for height were granted for the previous two phases.

Subdivision

The project site consists of two separate parcels. Development of the project across the two parcels requires consolidation into a single parcel. Consolidation may be granted through a Certificate of Exception (lot line adjustment) or Tentative Parcel Map (TPM) application.

The project is subject to, including but not limited to, the development standards of the following Zoning Code Chapters or Sections:

- Chapter 17.35 – South Fair Oaks Specific Plan
- Chapter 17.40 – General Property Development and Use Standards
- Chapter 17.44 – Landscaping
- Chapter 17.46 – Parking and Loading
- Chapter 17.48 – Signs
- Chapter 17.50 – Standards for Specific Land Uses (Mixed-Use Projects)
- Section 17.24.040 – Commercial and Industrial District General Development Standards
- Section 17.50.340 – Transit Oriented Development
- Section 17.60.070 – Environmental Assessment

**NEXT STEPS:**

A public hearing before the Hearing Officer will be required for the modification to the Phase 2 CUP #4577, any requested Variances and the Subdivision approval. Design Review conducted by the Design Commission is also required. Environmental review of this project will occur consistent with the requirements of the California Environmental Quality Act (CEQA). The following identifies the steps in the review process:

- Conduct environmental review per CEQA;
- Conduct a noticed public hearing before the Hearing Officer for (1) Modification to CUP; Variance for Height; Certificate of Exception or Tentative Parcel Map; and (2) Consideration of adoption of the environmental determination; and
- Return to Design Commission for design approvals.

**FISCAL IMPACT:**

This report is for information only and will not result in any fiscal impact.

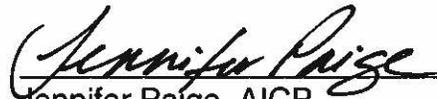
Respectfully submitted,

  
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DAVID M. REYES  
Director of Planning & Community  
Development

Prepared by:

Reviewed by:

  
\_\_\_\_\_  
Jennifer Driver  
Associate Planner

  
\_\_\_\_\_  
Jennifer Paige, AICP  
Deputy Director

Approved by:

  
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STEVE MERMELL  
City Manager

Attachments:(2)

- Attachment A – Predevelopment Plan Review Comments to Applicant
- Attachment B – Predevelopment Plan Review Plans