

Agenda Report

TO: CITY COUNCIL **DATE:** AUGUST 15, 2005
FROM: CYNTHIA J. KURTZ, CITY MANAGER
SUBJECT: PRELIMINARY PLAN REVIEW FOR THE PROPOSED EXPANSION OF AN EXISTING ASSISTED LIVING FACILITY AT 951 S. FAIR OAKS AVENUE

RECOMMENDATION

This report is being provided for information only at this time.

BACKGROUND

This project summary is being presented to the City Council per Preliminary Plan Review (PPR) guidelines, which call for staff to present projects of community-wide significance to the City Council for informational purposes. Fair Oaks Regency Park LLC has submitted a proposal for an expansion to an existing assisted senior care living facility located on the west side of Fair Oaks Avenue between Hurlbut Street and Arlington Drive.

PROJECT DESCRIPTION

The property is an 84,547-square foot (1.9 acres) parcel. Currently, on the project site is an 86,600-square foot assisted senior care living facility. The proposed project is an expansion of an assisted senior care living facility. The proposed expansion would add a connecting four-story building to the existing facility. The new building would have a floor area of 46,990 square feet with a height of 53-feet, 6-inches. The height of the new building would match the height of the existing facility. Access to this site is via Hurlbut Street and Arlington Drive.

REVIEW OF DISCRETIONARY ACTIONS

The purpose of the PPR process is to identify site-specific requirements from the various City departments to give the applicants direction regarding their projects. This report is not intended to represent a staff recommendation. Staff reviewed the proposed project and determined that the following actions would be necessary:

1) General Plan/Specific Plan Review: The proposed project is located within the South Fair Oaks Specific Plan area, which is identified by the General Plan as an area within the City targeted to accommodate future growth. According to the specific plan for this area, residential care is permitted on those properties that are located west of Fair Oaks Avenue and south of Hurlbut Street. The proposed project is consistent with the specific plan policy in locating development near light rail stations and along major transportation corridors thereby creating

transit oriented development “nodes” and encouraging pedestrian access. The project will also locate senior assisted living care within walking distance to the Fillmore Gold Line station and to Central District shopping and employment centers.

2) **Conditional Use Permit:** The proposed project is zoned IG SP-2 AD-2 (General Industrial, South Fair Oaks Specific Plan overlay district, Alcohol Density overlay district-2) and requires a Conditional Use Permit (CUP) for non-residential projects which exceeds 25,000 square feet. A CUP is also required as a portion of the site is zoned RM-32 (Multi-family Residential District, 32 du/net acre) and “Residential Care, General” projects in such zone require a CUP.

3) **Variance:** The proposed project would require a Variance to exceed the maximum allowable height of 45 feet in the IG zoning district. As submitted, the new building would be approximately 53 feet in height.

4) **Environmental Review:** An Initial Environmental Study will be prepared to determine if the proposal would result in any potential significant impacts. A traffic impact analysis will be required to assess any potential traffic issues and impacts on the surrounding areas.

5) **Design Review:** Projects over 25,000 square feet are subject to review by the Design Commission. The design review is a two-step procedure: 1) a preliminary meeting with staff to review the project and site design; and 2) Consolidated design review, combining concept/schematic items with final review items (materials, finishes, landscaping, wall sections, etc.).

Timeline: The following timeline outlines the major steps in the process.

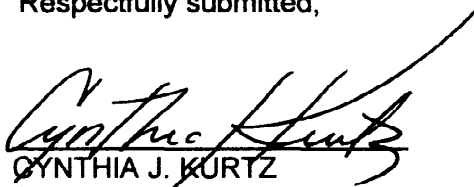
Date	Activity
6/21/2005	Application submitted for Conditional Use Permit and Variance
30 days	Review application for completeness
8/15/2005	Preliminary Plan Review presentation to City Council
August 2005	Initial Environmental Study and Environmental Determination <ul style="list-style-type: none"> • Review of submitted studies, i.e. traffic analysis • Prepare draft environmental documents • Circulate environmental documents to pertinent sections/departments for review and comments • Finalize environmental document and make environmental determination
September / October 2005	Zoning Hearing Officer Public Hearing <ul style="list-style-type: none"> • Post the environmental document (negative declaration or mitigated negative declaration) at the L.A. County Recorder’s office • 20-day public review for the environmental determination • Prepare, mail, and post notice of public hearing • Preparation of the Staff Report • Zoning Hearing Officer Public hearing • 10-day appeal period • Decision becomes effective after the 10-day appeal period

This project will require review by the Design Commission. Timing of this review will be dependent upon submission by the applicant following the hearing on the Conditional Use Permit. If the project exceeds transportation thresholds, review by the Transportation Advisory Commission would be required. Additional time would be necessary if an Environmental Impact Report (EIR) is required.

FISCAL IMPACT

The applicant will be required to pay fees for the Conditional Use Permit and Design Review for the project which cover staff time. The project will also generate plan check and permit fees, in an amount that cannot be determined at this time.

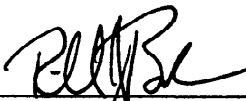
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

Prepared by:


Lanny Woo
Associate Planner

Approved by:


Richard J. Bruckner
Director of Planning and Development

Attachment:

1. Proposed Plans for Assisted Living Facility