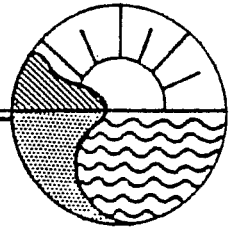


# AGENDA



## Planning Commission – City of Pacifica

**DATE:** April 6, 2009  
**LOCATION:** Council Chambers  
2212 Beach Boulevard  
**TIME:** 6:00 p.m.

### PLANNING COMMISSION STUDY SESSION

#### AGENDA

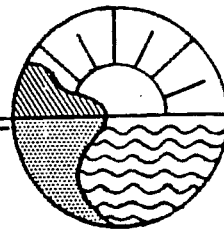
1. **Development of a 111 Unit Senior Assisted Living Center at 725 Oddstad Boulevard, Pacifica (APN: 023-593-160).**

The purpose of a study session is to offer an opportunity for informal discussion with the Planning Commission. Any statements made by a Commissioner or staff member at a study session are informal only and are not to be considered commitments or guarantees of any kind.

The City of Pacifica will provide special assistance for disabled citizens upon at least 24-hour advance notice to the City Manager's office (738-7300). If you need sign language assistance or written material printed in a larger font or taped, advance notice is necessary. All meeting rooms are accessible to the disabled.

# STAFF REPORT

PLANNING COMMISSION-CITY OF PACIFICA



**DATE:** April 6, 2009  
**LOCATION:** Council Chambers  
2212 Beach Boulevard  
**TIME;** 6:00 p.m.  
**ITEM:** 1

## STUDY SESSION

**APPLICANT:** Javier Chavarria  
JC Engineering  
225 Rockaway Beach Avenue #400  
Pacifica, CA 94044

**OWNER:** Cabot & Elaine Sheley  
P.O. Box 1102  
Pacifica, CA 94044

**LOCATION:** 725 Oddstad Boulevard (APN: 023-593-160)

**PROJECT DESCRIPTION:** Construction of a 111-unit Senior Assisted Living Center

General plan: Agriculture  
Zoning: C-1, Neighborhood Commercial

**CEQA STATUS:** To be determined upon filing of a formal application

**REQUIRED APPROVALS:**

Planning Commission approval of Site Development Permit, Use Permit, Amendments to the General Plan, and amendment to the C-1 zoning district or rezoning of the property, and -- City Council

approval of amendment to the General Plan,  
and Zoning Code or any rezoning

**RECOMMENDED ACTION:**

None

**PREPARED BY:**

Lee Diaz, Associate Planner

**PROJECT SUMMARY**

**A. STAFF NOTES:**

**1. Project Description:** The applicant has submitted conceptual plans for the development of a senior assisted living center that would consist of 111 units on a 2.13 acre lot located at 725 Oddstad Boulevard in the Park Pacifica neighborhood. The proposal consists of a three-story building that would accommodate the 111 units (66 studios and 45 one bedroom units) totaling approximately 55,914 square feet of gross floor area, exclusive of 3,248 square feet of private open space. The studios would have 250 square feet of living area and the one bedroom units would have 400 square feet. None of the units would be equipped with kitchen facilities. Complete in-house amenities (i.e., cooking, dining, laundry, etc) would be provided. The building would also accommodate a gym, multi-purpose room, lounges, dining room, kitchen, administrative office, employee lounge, and utility rooms. A hospice that would accommodate four beds would also be provided on-site. According to the applicant, the average age of a resident would be 75 years. However, there would be no age restriction.

The height of the building would be approximately 33 feet and would cover approximately 22.32% of the lot. The conceptual plans that were submitted include various photosimulations depicting the architectural style including some of the interior amenities.

A driveway and 47 parking spaces are also being proposed on the northeast and southeast of the site. Access to the parking and building is proposed from Oddstad Boulevard. It is anticipated that some of the residents will be driving their own vehicles. According to the applicant, the proposed facility would also be providing two electric vehicles to transport residents to medical appointments, movies, church, shopping, etc. A security station is included at the entrance to the facility. Additionally, the proposal will feature several landscape courts for the residents and some of the units on the second and third floors will provide balconies.

The proposed assisted living center would employ approximately 43 people (administrator, receptionist, activity director, driver, registered nurse, assistant nurse, resident assistants, cook, kitchen assistant, server, housekeepers, and maintenance person). According to the applicant, there would be 33 employees on-site during the day and 10 employees during the night shift.

Existing Conditions: The existing 2.13 acre parcel is located to the rear of the Park Mall Shopping Center in the Park Pacifica neighborhood. The subject site is currently occupied with

an empty greenhouse, warehouse, carport and shed. San Pedro Creek runs along the south and western portions of the site. Several trees exist on the west property line near the creek.

**2. General Plan, Zoning, and Surrounding Land Use:** The property has an Agriculture designation under the General Plan. The zoning classification is C-1 (Neighborhood Commercial) which permits and conditionally allows a variety of retail uses and personal uses including residential use above the ground floor level. The project is inconsistent with the C-1 zoning regulations, in that residential uses on the ground level are not allowed, and the City has no provisions for senior assisted living projects. The proposal is also inconsistent with the General Plan designation which does not permit this type of use.

The proposed project would require amendments to the General Plan and a modification to the C-1 zoning district or a rezoning of the property to allow the senior assisted living center as proposed.

Existing uses within the project area include commercial, single-family homes and multi-family developments.

**3. Municipal Code and Regulatory Standards:** No minimum setbacks are required in the C-1 zone unless established as part of the Site Development Permit. If the proposed assisted living center was treated as a residential use it would exceed the maximum allowable residential density under the C-1 district. The C-1 development regulations require a minimum lot area per dwelling unit of 2,000 square feet. The subject site is only 2.13 acres which would allow a total of 46 units. Therefore, a variance to allow 111 units would be required. However, an argument can be made that the density requirements outlined in the zoning ordinance are not applicable to the proposed project due to the reduced unit size, lack of kitchen facilities, layout and shared configuration plan of the facility.

It is unknown if the proposal would meet all the development standards if the site is rezoned to a residential district. Code consistency would be determined if and when a formal application is submitted.

In terms of parking, there is no specific requirement for senior assisted living projects. The closest requirement is based on that for dwelling units especially designed for, and to be occupied by, persons sixty-two (62) years of age or more. As such, 1 space for every 2 units, plus 1 guest space for each 5 units is required. Given that the proposal project would have no age restriction, this requirement may not be applicable. The other closest requirement for this type of project is for nursing and convalescent hospitals which require one (1) parking space for each three (3) beds. For unlisted uses, the parking provisions allow parking spaces to be provided as required by the Commission or Planning Administrator, as determined by conditions of the permit approval. The parking requirements shall be used as guidelines to determine the parking needs for unlisted uses.

Based on the above, parking could range from 37 to 78 spaces. The applicant would be providing a total of 47 parking spaces including 1 handicapped space. Parking for disabled persons requires a minimum of 2 spaces if the total spaces required is 40. If the total spaces required is 41 or greater then one additional space for each 40 required spaces or fraction thereof are required. In addition, the widths of the drive aisles are required to be 25 feet. The plans do not specify the width of the proposed driveway aisles.

Additionally, the C-1 development standards require 10% of the lot area to be landscaped if the property is zoned commercial. The plans specify that approximately 38.91% of the lot will be landscaped. Hardscape area would amount to approximately 38.77% of the lot. The maximum height requirement in the C-1 district is 35 feet. The height of the proposed building would be 33 feet.

**4. Environmental Issues:** The level of necessary environmental review per CEQA cannot be determined until a formal application has been submitted and reviewed. A requirement for a complete application will most likely include geotechnical, biological and traffic reports. Other issues of concern include visual impacts, and potential impacts to the adjacent San Pedro Creek.

**5. Design Guidelines:** According to the City's Design Guidelines, "variety is a key ingredient in the appearance of multi-unit development. Building design should also incorporate variety in the type of materials, colors, and heights while maintaining a cohesive style." The design of this type of development is crucial because it can have a large and immediate impact on the character of the area. Although the project appears to be fairly large, in the absence of complete detailed building elevation drawings and other information, it's difficult to assess if the project would comply with the City's Design Guidelines.

**6. Staff Analysis:** The future development of 111 unit senior assisted living center structure does not appear to be out of character with the surrounding land uses. A good opportunity exists at this location for a well designed development that could provide residential use for seniors. The proposal would be a unique development and would be a positive benefit for the area by providing the City with much needed affordable housing to a special housing needs group. The City has no specific requirements which exclusively or adequately address assisted living projects. In the absence of these requirements, the project raises a number of policy issues regarding land use. A determination needs to be made as to whether the senior assisted living project is either appropriate for the site and surrounding neighborhood or is it an inappropriate intrusion.

Other permits may also be required and/or other issues may arise as the project moves through planning and environmental review process. Among other things, traffic and aesthetics would be other issues to be addressed in the environmental review. The Commission may also wish to provide comments on project density, design, and any other issues of interest to the Commission.

Specifically, staff requests that the Commission comment on the following:

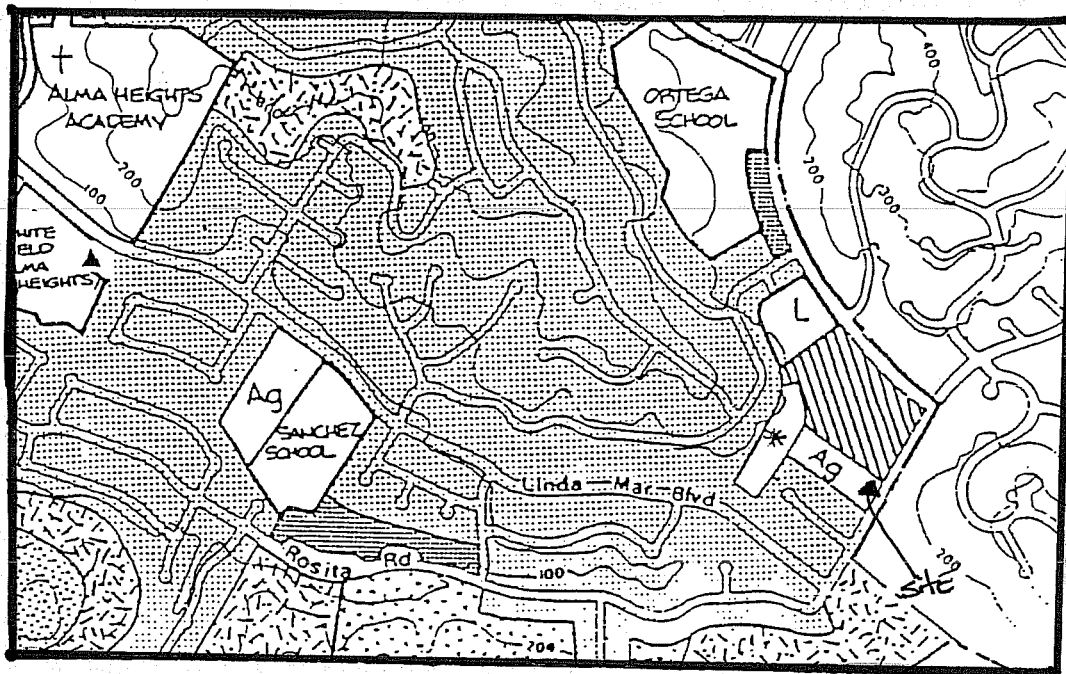
1. Would the Commission support the project density and design?
2. Would the Commission support an amendment to the General Plan, modification to the C-1 Zoning district or property rezoning to allow the proposed use?
3. Would the Commission support the site layout?
4. Would the Commission have any concern about the project compatibility with the neighborhood?
5. Would the Commission support parking exceptions, if necessary?
6. Are there any other areas of concern the Commission would like to address?

Attachments:

- a. Land Use and Zoning Exhibit
- b. Plans and Elevations (Planning Commission only)

# General Plan Diagram

Existing Land Use: Agriculture  
Proposed Land Use:



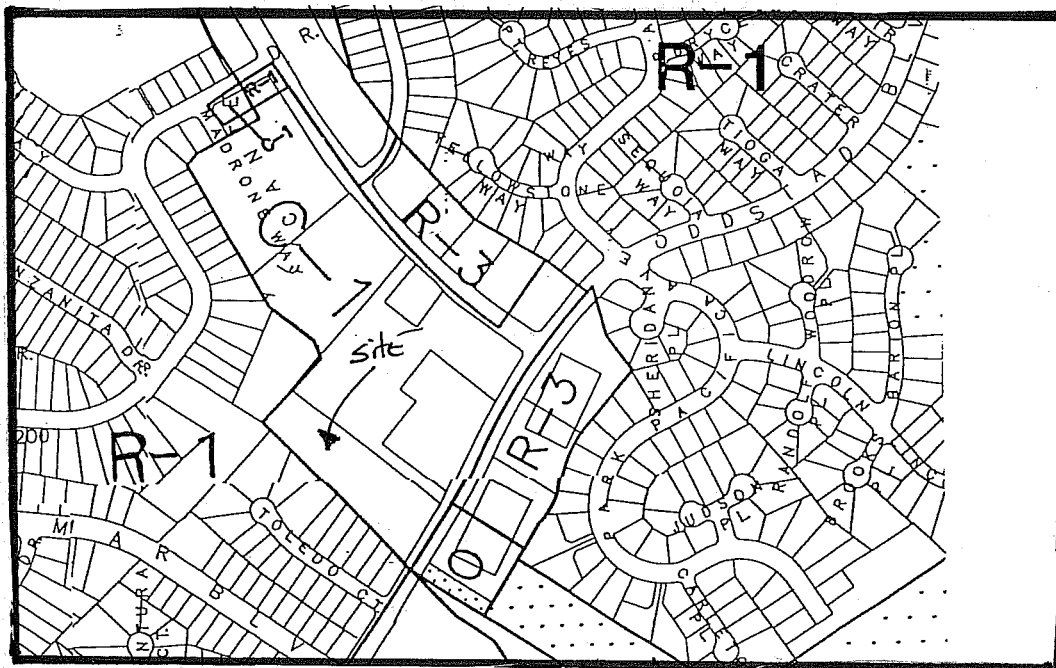
## Legend

- VERY LOW DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MIXED USE/ HIGH DENSITY/COMM.
- COMMERCIAL
- GENERAL COMMERCIAL
- OPEN SPACE RESIDENTIAL
- GREENBELT
- PROMINENT RIDGE LINE
- SPECIAL AREA
- MARSH
- OPEN SPACE / PUBLIC FACILITY
- PROPOSED PARKING
- NEIGHBORHOOD PARK
- DEVELOPED / PROPOSED BEACH ACCESS
- NORTH-SOUTH CITY TRAIL
- PUBLIC FACILITY
- UTILITIES
- AGRICULTURE
- CHURCH
- FIRE STATION

Neighborhood: PARK PACIFICA

# Zoning Map Diagram

Existing Zoning: C-1, Neighborhood Commercial  
Proposed Zoning:



## Legend

### ZONING DISTRICTS

- R-1 Single-Family Residential
- R-2 Two-Family Residential
- R-3 Multiple-Family Residential
- R-3.1 Multiple-Family Residential
- R-3-G Multiple-Family Residential Garden
- R-5 High Rise Apartment
- C-1 Neighborhood Commercial
- C-1-A Commercial Apartment
- C-2 Community Commercial
- C-3 Service Commercial
- O Professional Office
- C-R Commercial Recreation
- M-1 Controlled Manufacturing
- M-2 Industrial
- P Parking
- A Agricultural
- B- Lot Size Overlay
- P-F Public Facilities
- P-D Planned Development
- R-M Resource Management
- O-S Open Space
- R-3/L.D. Multiple-Family/Low Density Residential
- R-1-H Single-Family Residential Hillside
- CZ Coastal Zone Combining District
- SA Special Area Combining District
- HPD Hillside Preservation District

+ Requires Vote to Rezone  
X Vote Required for Residential Development

## LAND USE AND ZONING EXHIBIT

City of Pacifica  
Community & Economic Development Department



Scale:  
N.T.S.