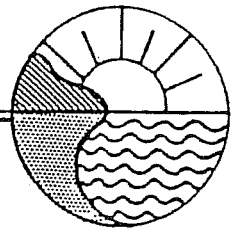


# AGENDA



## Planning Commission – City of Pacifica

**DATE:** July 20, 2009  
**LOCATION:** Council Chambers  
2212 Beach Boulevard  
**TIME:** 6:00 p.m.

### JOINT CITY COUNCIL/PLANNING COMMISSION STUDY SESSION

#### AGENDA

##### 1. Discussion of Assisted Living Facilities

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.

**CITY OF PACIFICA**  
**JOINT CITY COUNCIL/PLANNING**  
**COMMISSION STUDY SESSION**  
**AGENDA MEMO**

**DATE:** July 20, 2009  
**TO:** City Council/Planning Commission  
**FROM:** Lee Diaz, Associate Planner  
**SUBJECT:** Discussion of Assisted Living Facilities

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Several weeks ago the Planning Commission held a study session to consider an “assisted living” facility. In reviewing the preliminary proposal, staff discovered that the City currently has no regulations that directly relate to this type of land use. The purpose of this joint study session is to discuss what regulations might best apply and what process should be used should the City receive a formal application for such a use.

Assisted living facilities are for people (typically seniors) needing assistance with activities of daily life but wishing to live as independently as possible. Such facilities often serve as bridge between independent living and nursing homes.

Typically, an assisted living facility contains small studios and one bedroom units for semi-independent living. None of the units are equipped with kitchen facilities. Complete in-house amenities (i.e., cooking, dining, laundry, etc) are provided. Other features may include a gym, multi-purpose room, common areas, dining room, kitchen, administrative office, employee lounge, etc.

An assisted living facility could be treated either as a residential or commercial use. If the use was treated like a residential use it would need to comply with all the development standards under the residential Zoning district and the maximum allowable residential density under the General Plan. If an assisted living center was allowed in a commercial district and treated like a residential use the development regulations would also require a minimum lot area per dwelling unit of 2,000 square feet. No minimum setbacks are required in a commercial zone unless

established as part of a Site Development Permit. However, an argument can be made that the density requirements outlined in the zoning ordinance are not applicable to the this type of use due to the reduced unit size, lack of kitchen facilities, layout and shared configuration plan which is typical for this type of facility.

Alternatively, the Special Use Permit procedures section could be amended to include senior assisted living uses. The purpose of this section is to prescribe the procedure for the accommodation, in any zoning district and General Plan designation, of uses with special site or design requirements, operating characteristics, or potential adverse effects on surroundings through the review and imposition of special conditions of approval.

In terms of parking, there is no specific requirement for assisted living facilities. 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. If a proposed project does not have any age restrictions, 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.

In summary, the City has no specific requirements which exclusively or adequately address assisted living facilities. In the absence of these requirements, an assisted living facility raises a number of policy issues regarding land use. A determination needs to be made as to whether an assisted living facility would be an appropriate use in a residential, commercial or in any zone with the approval of a Special Use Permit.

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

1. Would the Council/Commission consider an assisted living facility a residential or commercial project?
2. Should special parking provisions/requirements be created for such use?
3. Should assisted living facilities be added to the list of uses allowed with a Special Use Permit?
4. Are there any other areas of concern the Council/Commission would like to address?