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Dept. of Community Development

Autumn Care (Residential Care Facility) Project Narrative

Revised September 18, 2017

Location: 9960 Garfield Avenue, Huntington Beach, CA 92648
APN: 153-201-27

Zoning: CG – Commercial General

General Plan: CN-F1 – Commercial Neighborhood with a permitted FAR of 0.35

Site History: The site is a vacant, undeveloped parcel.

Surrounding Uses: North – General Commercial
East – General Commercial
South – General Commercial
West – Residential Mobile Home

Environmental Status: There are no significant environmental impacts associated with this project. The project site is not within a known hazardous waste and substance site.

Land Use Compatibility: The proposed project is compatible with existing Mobile Home residential area for the following reasons: proposed activity will not generate any unusual noise or traffic nor will it generate any unusual demands on the City's infrastructure or public services.

Project Description: The project proposed at the subject property is a senior residential care facility consisting of the following unit mix:

Unit Name	Unit Type	Beds	Qty.	Area (SF)	Total (SF)
A-0C	Assisted Living - Studio	2	1	449	449
A-0D	Assisted Living - Studio	2	1	600	600*
A-0F	Assisted Living - Studio	2	16	278	4,448*
A-0G	Assisted Living - Studio	1	9	218	1,962
Z-0C	Alzheimer – 1 Bed	2	1	410	410*
Z-0D	Alzheimer – 2 Bed	2	14	278	3,892
Z-0E	Alzheimer – 1 Bed	1	2	218	436
		77	**44**		**12,197 sf**

* Multiple Unit Calculations area rounded up 1 sf (per each Unit)

In addition to these units, the facility will include a storage room and employee break room at the basement level, large reception room, two dining rooms, kitchen, two activity areas, medical office, common living room, laundry facility, lobby, and offices on the first floor and beauty salon, gym, activity area, and library/computer room on the second floor. Open space will be provided at the first floor with an outdoor memory terrace (1,035 sf) and two outdoor terraces (723 sf and 799 sf) on the second floor.

The majority of the 44 rooms will be Senior Assisted Living rooms (27) with the remaining being Alzheimer's/Memory Care rooms (17) with both unit types accommodating a mixture of one-bed and two-bed rooms. The Senior Assisted Living rooms will have one or two occupants, the double occupancy rooms will typically be spouses or couples. These occupants will generally be healthy but need some assistance in day to day living. The facility will offer these residents social activities. Assisted Living Room services will include assistance with bathing, dressing, eating, and medication management. The Alzheimer's/Memory Care rooms will have either one or two occupants per room and offer a more comprehensive level of service, especially for individuals that have Alzheimer's or other types of memory impairment conditions.

The typical age range for an assisted living/Alzheimer's occupant can start at 59 years old and older with the average age at 77 years old. Ownership/management can accept up to 25% of bed occupancy under the age of 59 years old pending that their needs match those of other residents. For example: a 55 year old individual that has short term memory loss and/or needs assistance with daily living can qualify to be a resident. All senior residents at this project will either have Alzheimer's or some type of memory care that warrants assistance in daily living. All residents living in the facility will live in an assisted living/memory care or Alzheimer's room. Occupants of either room will require some level of day-to-day living assistance with Alzheimer's occupants requiring a higher and more comprehensive level of service. Therefore, ownership/management anticipates that very few to no residents will have a personal vehicle when they move in. Residents in a memory care unit will not be driving when diagnosed with Dementia, etc. The physician reports this to the DMV to ensure the resident's license is revoked. Since this is Residential Care Facility for the Elderly (RCFE) focusing on memory care, the attending physician would not allow a resident to drive due to memory impairment diagnosis. Transportation will be arranged through a professional transportation shuttle service; this will be done as needed for physician appointments and other pre-arranged appointments. Residents who are not memory-impaired will also benefit from the shuttle and can have transportation arranged for medical needs outside of the facility.

In facilities of this type, visitors tend to be fairly infrequent. On average, we expect residents to have no more than one, one hour visit per week. Most visitations occur in the evenings, weekends, and on major holidays.

The project will provide one open parking space adjacent to the first floor main entry, which will be handicap compliant. On the lower level 37 covered parking spaces will be provided at full size (9' x 19'), one of which will be van handicap compliant.

Parking required for 77 beds is 26 spaces; ten additional spaces are available for staff. The total parking demand is 36 spaces; therefore the 38 spaces provided will be sufficient. Although we will be able to provide parking for the maximum potential bed count, give or take 60 beds will likely be occupied. The parking provided at other facilities has designated parking for visitors and employees. In past experience, very few to no residents will own a vehicle therefore the remaining parking stalls will be available for employee and visitor use.

Autumn Care anticipates approximately 33 employees once the property is stabilized that will work three shifts, seven days a week. These employees may include, but not be limited to, an Executive Director, Caregivers, Medical Technicians, a Nurse or Health Facilitator, an Activity Director, a Marking Director, Cooks, Receptionists, and Janitors. The largest shift will have ten staff members.

The intent is to pre-market the building and hope to have 5-10 units committed for prior to opening day. We expect occupancy at the end of the first year to be around 50% and then around 92% by the end of Year 2. By the end of Year 3, we expect occupancy to be stabilized at 95%.

Autumn Care Development Partners ("ACDP") was formed in 2012 to develop and manage Senior Assisted Living facilities in Southern California. The partners of ACDP have extensive experience in Southern California assisted living operations, health care, real estate development, and investment financing. Given all of the partners recent personal experience, they all have a passion for developing and managing a senior living facility that will meet the growing need for reasonably priced quality senior care.

Requests:

General Plan Amendment No. 13-05
Existing – CN-F1 (Commercial Neighborhood with 0.35 permitted density)
Requesting – CN-F3 (Commercial Neighborhood with 1.0 permitted density)
(General Plan Consistency Findings below)

Conditional Use Permit No. 13-05
To allow for a new residential care facility on a vacant remnant parcel located between general commercial along Brookhurst Street and a mobile home residential park on the west side on Garfield Avenue. Residential Care Facilities are a permitted use within the Public and Semi Public classification in a General Commercial Zone.

Environmental Assessment No. 13-05
The Environmental Assessment was augmented with a Traffic Study and Preliminary Water Quality Management Plan.

Variance No. 13-05
Three variances are being requested for the project: (1) exceed building height, (2) reduction in landscape area required around perimeter of parking structures, and (3) projections and encroachments into the setback areas at the exterior stairs and laundry/vestibule area.

1. A variance is being requested to allow the building to exceed the code provision which requires that commercial structures be limited in height to 18 feet within 45 feet of residential designated property. The request is for an adjacent building height of 42 feet within 10 feet of residential property.

   This requirement is primarily because of the potential incompatibility of commercial uses adjacent to residential. However this proposal is residential in character and

should be a compatible use. Suggested findings to support the requested Variance are below:

a) The granting of this variance will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity. This site is an unusual remnant with only one easement access from Garfield Avenue. The existing surrounding developments were not able to utilize the site and therefore the site is vacant. This situation is very unusual for commercial designated property.

b) The site is unusual in configuration, being landlocked with access limited to an easement through an existing parking lot. The site is long and narrow limiting the land area suitable for development. The site also has a major grade differential from the east side to the west side. The proposed design takes all of these limitations into consideration and obtains the maximum amount of square footage possible through the design of a three story structure. The imposition of a 45 feet setback from residential districts, in order to achieve a height greater than 18 feet is not possible due to the limited site width of 75 feet.

c) The granting of a variance is necessary to preserve the ability to develop the site with a neighborhood compatible activity. Limiting the building height would only encourage less compatible commercial activities on the site, and not allow the property to be developed in a manner consistent with other commercial sites.

d) The granting of a variance will not be detrimental to the neighborhood because the project is primarily residential in use, character, and architecture. The project has been designed similar to a residential apartment building in an effort to obtain greater compatibility with the adjacent mobile home park.

2. A variance is being requested to allow a reduction in the minimum 10 foot wide perimeter landscape planter at the ground level surrounding the parking structure. The request is for reduced planter sizes (2’-7” to 3’-6”) and grass paving at the western side of the project with ground floor parking structure. Suggested findings to support the requested Variance are below:

a) The granting of this variance will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity. As stated in the previous variance request, this is an unusual site that was not utilized by surrounding developments. Other properties are in more suitable locations which allow them to meet the standards of the Code. The small land area of this site requires minor modifications such as a reduced size planter so the project can accommodate parking overhang and walkability around the project’s perimeter for Fire Access (AMM submitted to Steve Eros). If the planters met the minimum 10 foot requirement then walkability would be very limited.

b) Because of special circumstances applicable to this property, such as the properties location, the strict application of the zoning ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity. Given the unique location and size of the site creating a landscape planter that meets the Code would be difficult. The site is developed to ensure the maximum amount of square footage is attained while providing parking that meets the Code. The reduced size of the perimeter planters and the incorporation of the grass pave allow parking overhang, and perimeter walking access to be provided while still offering landscape areas. The configuration is suitable for the site and meets the project's parking needs, a characteristic that adjacent properties do not experience.

c) The granting of this variance is necessary to preserve enjoyment of one or more substantial property rights and develop a neighborhood compatible use. Expanding the perimeter landscape planter would result in limited walkability and deprive the owner of providing perimeter access for employees/visitors and the Fire Department.

d) The granting of this variance will not be materially detrimental to the public welfare or injurious to property in the same zone classification and is consistent with the General Plan. This request will not be detrimental because decreasing the planter area is necessary to provide Fire Department access in case of emergencies. If the project adhered to the minimum perimeter landscape planter then perimeter access would be lost.

3. A variance is being requested to allow for two items to encroach/project into the setback areas 1) exterior stairs projecting into the rear setback area, and 2) small encroachment of the laundry/vestibule area into the western side setback. Suggested findings to support the requested Variance are below:

a) The granting of this variance will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity. As stated in the previous variance request, this is an unusual site that was not utilized by surrounding developments. Other properties are in more suitable locations which allow them to meet the standards of the Code. Exterior stair projection at the rear setback is not provided as a primary exit but instead will be used for Fire Department access (AMM submitted to Steve Eros). Encroachment of the laundry/vestibule area is needed to accommodate stair retaining walls and basement retaining walls at the basement level.

b) Because of special circumstances applicable to this property, such as the property's location, the strict application of the zoning ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity. Taking into consideration all the unique and limiting factors of the site, the project is developed to ensure the maximum amount of square footage is attained while providing fire accessibility (AMM submitted to Steve Eros of the Huntington Beach Fire Department) and retaining earth. Allowing

the projection and encroachment is crucial for fire safety and the construction of a retaining wall needed because of the varying site topography.

c) The granting of a variance is necessary to preserve the ability to develop the site with a neighborhood compatible activity. Limiting the encroachment of the exterior stairs and basement level retaining walls would only encourage less compatible commercial activities on the site, and not allow the property to be developed in a manner consistent with other commercial sites.

d) The granting of this variance will not be materially detrimental to the public welfare or injurious to property in the same zone classification and is consistent with the General Plan. The request to allow exterior stair encroachment is for primary use by the Fire Department in cases of emergency. The laundry/vestibule encroachment is necessary to incorporate basement level retaining walls to accommodate the site topography.

General Plan Consistency:

OBJECTIVES

1. **LU 13.1: Provide for the development of new uses, such as human service, cultural, educational, infrastructure, religious, and other uses that support the needs of existing and future residents and businesses.**

   The proposed Autumn Care Residential Care Facility will provide the City with a much needed new assisted living facility. As the community's population ages the demand for alternative housing options will continue to increase. The growing elderly population will have a major impact on the future housing needs of the community. State Housing Law requires that the special needs of certain disadvantaged groups be addressed in the City's Housing Element; this group includes the elderly.

2. **LU 9.5: Provide for development of housing for senior citizens, the physically and mentally challenged, and very low, low and moderate-income families.**

   The average age of residents in assisted living facilities is approaching 80 years of age. The proposed facility will provide an additional housing option for the community's senior citizens. These residents need proper nutrition, transportation, and medical attention within a secure maintenance free environment. All of these elements are proposed within the Autumn Care project.

POLICY

1. **Policy LU 9.5.2: Require that special needs housing is designed to be compatible with adjacent residential structures and other areas designated for other categories of use provided that no adverse impacts will occur.**

   The proposed project is a much larger building in comparison to the adjacent mobile homes. In order to minimize the impact the proposed building has been designed with a residential character including roofline variations, smaller windows, a

pleasant color palette, and enhanced landscaping. The new design layout has been flipped so the outdoor memory garden and outdoor terrace are adjacent to the mobile home park. This softens the western elevation thus reducing the visual impact on neighboring residents. The proposed building should be a welcome alternative to a commercial office building or expansion of the existing fast food uses along Brookhurst Street.

Eight mobile homes are located adjacent to the project's western boundary. The rear portion of each home shares a property line with the project. A landscape plan has been developed to address the line of site issue from those homes to the proposed development. The proposed design is also concerned with the eastern elevation visible from Brookhurst Street and the northern elevation visible from Garfield Avenue. The design has incorporated architectural details along these sides to establish a more compatible infill project with a true residential character. The proposed design should prove to be a welcome alternative over the other development options, and will serve as a structural buffer from the traffic and fast food noise impacts to the east.

ZONING CONFORMANCE MATRIX

STANDARD	REQUIREMENT	PROPOSED
Permitted Uses [CG]	Residential Care, General	Senior Assisted Living Facility
Maximum Density [CG]	General Plan: F-1 (FAR 0.35)	Request for GP Amendment: F-3 (FAR .1 0) [GPA No. 13-01]
Minimum Lot Area Width [CG]	10,000 square feet 100 feet	30,000 square feet (0.68 acres) 75 feet (north) 400'-0 3/8" (east)
<u>Minimum Setbacks</u> [CG] ***Front Yard*** ***Side yard*** ***Street Side Yard*** ***Rear Yard***	 10 feet 0 feet 10 feet 0 feet	 110' 10' (East & West) N/A 5'
<u>VARIANCE REQUEST:</u> **Maximum Building Height Dwellings**	50 feet (Along a side or rear property line abutting an R district, a 10-foot setback is required, and structures within 45 feet of the district boundary shall not exceed 18 feet in height.)	East: 28'-4 ½" – From Brookhurst (2/A-5.2) West: 33'-6" – From basement to roof ridge (2/A-5.1)
Parking **[Chapter 231, Schedule A]**	**Residential Care, General** 1 space/3 beds	77 beds @ 1 space/3 beds = 26 spaces 10 emp/staff @ 1 space/shift = 10 spaces TOTAL REQUIRED = 36 spaces TOTAL PROVIDED = 38 spaces *[1 at grade, 37 in basement (VAP on site and in garage)]*
<u>VARIANCE REQUEST:</u> **Parking Structures** **[§231.18.G.3]**	Parking structures shall be provided with a minimum 10-foot-wide perimeter landscape planter at ground level. Parked cars shall be screened on each level through landscape planters or trellises and/or decorative screening wall or railings. The Design Review Board shall approve the landscaping plan.	On the west side (ground level of parking structure) landscape is a combination of planters adjacent to the parking structure ranging from 2'-7" to 3'-6" and grass pave. The grass pave allows for parking stall overhang and walkable perimeter accessibility for employees/visitors and the Fire Department (AMM submitted to Steve Eros) and does not diminish the amount of landscaping provided. Though not fully in the form of a planter, landscape planters and grass paves comprise approximately 11'-8".
Minimum Landscaping	8%	4,868 SF = 16%
Open Space Common	N/A	• Basement Level: Employee outdoor space (A-1.2) • 1st Floor Outdoor Memory Terrace: 1,035 SF; outdoor patio at dining; porte cochere (fireplace and seating) • 2nd Floor Outdoor Terraces: 723 & 799 SF

<u>VARIANCE REQUEST:</u> **(A) Building Projections into Yards & Courts** **[HBMC §230.68]** **(B) Setback Requirements** **[HBMC §211.06]**	**(A)** 2 feet allowable projection for stairs, canopies, awnings, and uncovered porches more than 3 feet in height. A 30" clearance from the property line shall be maintained. **(B)** Required side setback is 10 feet	**(A)** Exterior stairs project into 30" clearance area; provided for Fire Department access (AMM application submitted) and building maintenance. These stairs are not being used as primary exit. **(B)** The laundry/vestibule area slightly encroaches into the side setback area.