

MEMORANDUM

Department of Planning and Neighborhood Services



To: Planning Commission

From: Shaunn Mendrin, Senior Planner

Subject: Clarifications & Corrections – Senior Lifestyles (Item #2)

Date: October 22, 2014

Staff revised Attachment A for the Senior Lifestyles project to provide some additional clarification in the Findings and the Conditions of Approval. Specifically, the changes address the following items:

- The project description in the beginning of the resolution was changed to note that the proposed building is 4 stories. The additional level is underground for parking.
- Some additional language was added to the findings citing CEQA and also the Traffic and Noise Studies that were completed for the project and incorporated into the Resolution by reference.
- The rear setback for the building along Costa Street is actually 0 feet at the narrowest point with about 20 feet for the average on Costa frontage. Staff has changed the rear setback to a street side setback and included in the requested incentive.
- Section 5(2) - The reference to the Redevelopment Authority was changed to Housing Authority.
- COA 19- The Park fee was recalculated using a population density based on senior housing product, similar to what was applied to the Devries Senior Housing development.
- COA 22 – Additional language regarding the sound wall on the east side of the property to set the maximum height to 8 feet and to require it be removed when the adjacent commercial development redevelops to a compatible use.
- COA 23 – The requirement of additional landscaping has been removed.
- COA 26(i) – Clarification regarding the dedication of right of way has been added.
- COA 28 – Additional language regarding the extent of line to be replaced and ability for reimbursement has been added.
- COA 37(ix) – Clarification has been added regarding treatment of the biofiltration area on the west side of Cedar Avenue when Phase II redevelops.
- COA 51- The maximum slope was changed to 3:1.
- COA 71 and beyond – These COAs were renumbered due a typo.
- COA 65 – Clarification regarding the Solid Waste Handling Plan was added.