



PLANNING COMMISSION STAFF REPORT

APPLICATION: CUP2011-08 (Amendment) **AGENDA ITEM:** PH-2
PREPARED BY: Barbara Lynch **MEETING DATE:** July 9, 2014
Senior Planner

SUBJECT: Conditional Use Permit CUP2011-08 (Amendment)
1218 Royal Oaks Drive

REQUEST: Remodel the interior of an existing 22-unit assisted living senior apartment complex by adding two units within the upstairs floor area. The property is located within the "Rose Gardens at Santa Teresita Specific Plan."

APPLICANT: Santa Teresita, Inc.
819 Buena Vista Street
Duarte, CA 91010

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 1)

BACKGROUND: The Applicant is seeking to remodel an existing 22-unit assisted living senior apartment complex by adding two units within the upstairs floor area. The 22-unit assisted living senior apartment complex was constructed in 2011, following the adoption of the "Rose Gardens at Santa Teresita Specific Plan" in 2008.

The Specific Plan area occupies approximately 12 acres of land (in the Cities of Duarte and Monrovia) that was developed in 1930 as a sanatorium and then in 1955 became the Santa Teresita general hospital. In 2004, the hospital closed and Santa Teresita began providing assisted living, skilled nursing and hospice services for seniors. As part of the Specific Plan the hospital will be demolished along with several other ancillary buildings to facilitate development of skilled nursing facilities as well as assisted living and independent living units in a campus type setting for seniors.

The westerly 2.7 acres of the site are located in the City of Monrovia and the remaining 9.3 acres are located in the City of Duarte. The Specific Plan was a coordinated effort between the two cities to insure that the property would be developed as one campus although each City processed its own Specific Plan and requires its own entitlements as buildings are proposed for construction. The Specific Plan will be developed in four phases and the first phase includes all of the construction that will take place on the Monrovia side. This includes the already constructed 22-unit assisted living senior facility (CUP2011-08) as well as two more assisted living buildings (24 beds each) or one more assisted living building (24 beds) and an independent living facility (8 beds) and a Chaplains residence. It is anticipated that all four phases will be completed by 2025.

SUBJECT PROPERTY: The 2.7 acres in Monrovia is one parcel that is bounded by Royal Oaks Drive to the north, Sierra Terrace to the west, Sesmas Street to the south and the City of Duarte to the east. The parcel has approximately 185' of frontage on Royal Oaks Drive and is

770' deep. It is currently improved with the Casa Convent, Hayden Daycare, Villa House and the 22-unit assisted living senior apartment complex that was built in 2011.

DISCUSSION/ANALYSIS: Each floor of the 2-story assisted living building has a kitchen and common living space. Because the residents tend to only use the downstairs kitchen and common area the Applicant is requesting to convert the unused floor space upstairs into 2 additional units. The conditional use permit for the assisted living building was approved for 22 units and the Specific Plan specifies a maximum of 24 beds (and does not indicate a maximum number of units). Each unit currently has one bed and by adding two more one bed units it will stay within the maximum 24 beds permitted by the Specific Plan. Therefore, only the conditional use permit has to be amended because the building was approved as a 22-unit development.

Revised Floor Plan

The 22-unit, two story; 18,032 square foot assisted living building is located just north of the Hayden Daycare facility. Each floor has 12 units and every unit has a bathroom and small kitchenette. The units range in size from 325 to 596 square feet. The community areas on both floors include a kitchen, dining room, den, office, public restrooms and living room. On the north side of the building, accessible from the living room is a large outdoor patio on the ground floor and a balcony on the second floor. The primary entrance is on the south side of the building.

The Applicant proposes to convert the upstairs kitchen and dining room into a 288 square foot unit and a 428 square foot unit. An existing balcony currently accessible from the upstairs dining room will become a balcony for the proposed larger unit. The existing den, office, public restrooms, living room and balcony (accessible from the living room) will remain as community space.

Revised Building Elevation

Minor revisions are proposed to the east building elevation to accommodate the revised floor plan. One existing window will be enlarged and a new window will be added. The two windows will match the style and material of the existing windows on the building.

On-Site Parking

The Specific Plan provides the required parking breakdown for all phases. Each phase is designed to provide on-site parking to accommodate the proposed new construction and the existing structures that are being retained. The required parking on the Monrovia parcel was based on the Monrovia Municipal Code. An assisted living facility is required to provide 1 parking space for every 4 beds (§17.44.170). Based on the existing development (which includes the 22-unit assisted living facility) 47 parking spaces are currently required and at the completion of Phase 1 development a minimum of 59 parking spaces will be required to be provided. Currently, there is ample on-site parking available on the Monrovia parcel and as additional new construction takes place the minimum 59 spaces must be retained to comply with the Specific Plan.

Since the required parking for the assisted living building was based on a 24-bed facility and the addition of the two units increases the bed count to 24 the total required parking does not increase for Phase 1.

Conclusion

This 22-unit assisted living facility was the first to be constructed and considered a prototype design by the Applicant and if it proved successful two more would be built on the Monrovia parcel. This first building has proven to be successful and is fully occupied. Since this was a

prototype the proposed revision to the floor plan reflects the changes needed to make it a more cohesive and better functioning layout and refines the design for the next phase of development.

RECOMMENDATION: The Development Review Committee and Staff recommend approval of the amendment to the Conditional Use Permit. If the Planning Commission concurs with this recommendation then, following the public hearing, the adoption of the following resolution is appropriate:

The Planning Commission of the City of Monrovia hereby finds, determines and resolves as follows:

1. Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, the Planning Commission in the exercise of its independent judgment finds that CUP 2011-08 (Amendment) is categorically exempt from CEQA under Class 1.
2. The Planning Commission finds that the custodian of records for all other materials that constitute the record of proceeding upon which this decision is based is the Planning Division Manager. Those documents are available for public review in the Planning Division located at 415 South Ivy Avenue, Monrovia, California, 91016.
3. The Planning Commission in the exercise of its independent judgment hereby makes the findings listed on attached Data Sheet No. 3 for CUP2011-08 (Amendment), which are incorporated herein by this reference.
4. The Planning Commission approves CUP2011-08 (Amendment), subject to the attached Planning Conditions on Data Sheet No. 1, and recommendations in the Staff Report, all of which are incorporated herein by this reference.

MOTION:

Close the public hearing and adopt the Resolution approving CUP2011-08 (Amendment) as presented in the Staff Report.



DATA SHEET 1

Planning Conditions

CUP2011-08 (Amendment)

1218 Royal Oaks Drive

Development of the subject property and operations on the site must remain in substantial conformance at all times with the request and application forms and plans for CUP2011-08 (amendment), the addition of two upstairs units to an existing 22-unit assisted living senior apartment complex, as approved by the Planning Commission and placed on file in the office of the Planning Division, except as modified by the conditions imposed by the Planning Commission and by subsequent modifications determined by the Planning Division Manager to be in substantial compliance with the conditions of approval. The term "Applicant" as used herein shall include the applicant, the property developer and all successors in interest to this conditional use permit.

1. In addition to these CUP2011-08 (Amendment) Planning Conditions, the original Planning Conditions (Data Sheet 1), and the original Public Works Conditions (Data Sheet 2), both imposed on the original project by CUP2011-08 as approved on June 21, 2011 by the City Council, shall apply to the revised project. Additionally, the Applicant shall comply with all requirements of the Monrovia Municipal Code, the Rose Gardens at Santa Teresita Specific Plan, Building Division and Fire Department that are directly applicable to the revised project.
2. The use and development associated with the amended Conditional Use Permit shall begin within one (1) year after its approval or it will expire without further action by the City.
3. Indemnification. As a condition of approval, Applicant agrees to defend, indemnify, protect and hold harmless City, its officers, officials, employees, agents and volunteers from and against any and all claims, actions, or proceeding against the City, its officers, officials, employees, agents and/or volunteers to attack, set aside, void or annul, an approval of the City, Planning Commission or City Council concerning this permit and the project. Such indemnification shall include damages, judgments, settlements, penalties, fines, defensive costs or expenses, including, but not limited to, interest, attorneys' fees and expert witness fees, or liability of any kind related to or arising from such claim, action, or proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding. Nothing contained herein shall prohibit City from participating in a defense of any claim, action or proceeding. The City shall have the option of coordinating the defense, including, but not limited to, choosing counsel for the defense at Applicant's expense.
4. The Applicant shall, within 30 days after approval by the Planning Commission, submit to the Community Development Department his/her written consent to all of the conditions of approval contained in Data Sheet 1. The amendment to Conditional Use Permit CUP2011-08 shall be void and of no force or effect unless such written consent is submitted to the City within the 30 day period. If the amended Conditional Use Permit is voided pursuant to this provision, the conditions of approval for the original CUP2011-08 shall govern the use and development of the property, and only the uses and development permitted by the original CUP2011-08 shall be permitted.



DATA SHEET 3

Findings

CUP2011-08 (Amendment)

1218 Royal Oaks Drive

As required by Section 17.52.290 of the Monrovia Municipal Code, the decision for granting the amendment to a conditional use permit for the addition of two upstairs units to an existing 22-unit assisted living senior apartment complex at 1218 Royal Oaks Drive is based on the following findings:

- A. The project site is adequate in size, shape and topography for the addition of 2 units to the existing assisted living facility for seniors as it is located on property that has been a part of the Santa Teresita Hospital compound for many years and will be part of the Specific Plan development that is designed to accommodate senior housing.
- B. The project site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the addition of 2 units to the existing assisted living facility. Specifically, the access onto the site will be primarily on Buena Vista Street in the City of Duarte and the intersection of Buena Vista and Royal Oaks Drive has been restriped to improve traffic circulation.
- C. The addition of 2 units to the existing assisted living facility is compatible with the General Plan and Specific Plan, and will not adversely impact the objectives of the General Plan and Specific Plan as the proposed facility is in compliance with the development standards and permitted uses set forth in the Specific Plan.
- D. The addition of 2 units to the existing assisted living facility will comply with the applicable provisions of the zoning ordinance, including setbacks, parking and building design.
- E. The proposed interior remodel to add 2 units to the existing assisted living facility and the conditions under which it will be operated or maintained will not be detrimental to the public health, safety or welfare, nor will it be materially injurious to properties or improvements in the vicinity, as it is in compliance with the guidelines set forth in the Specific Plan and is a compatible development within the complex and to adjacent single family neighborhoods.



DATA SHEET 4

Surrounding Land Uses

CUP2011-08 (Amendment)

1218 Royal Oaks Drive

Property Description: The 2.7 acre parcel has approximately 185' of frontage on Royal Oaks Drive and is 770' deep. It is currently improved with the Casa Convent, Hayden Daycare, Villa House and the 22-unit assisted living senior apartment complex that was built in 2011.

Zoning

Subject site: "Rose Gardens at Santa Teresita Specific Plan"

Surrounding pattern:

north: RL (Residential Low Density)

south: PD-7 (Planned Development-Area 7)

east: City of Duarte "Rose Gardens at Santa Teresita Specific Plan"

west: RL (Residential Low Density)

Land Use

Subject site: Assisted living apartment, child daycare and convents

Surrounding pattern:

north: Single-family homes

south: Apartments

east: Santa Teresita campus for senior housing and services

west: Single-family homes

Environmental Determination: Categorical Exemption Class 1

Applicable Ordinance Regulations: MMC 17.52.020 Planning Commission Authority for CUP