



## ODDSTAD SENIOR ASSISTED LIVING

### BUILDING MASS AND SIZE

:

- Dividing the building into 4 blocks interconnected with halls at the lower level only, thus, the longitudinal visual impact of the building is mitigated as it appears to be four different smaller structures
- The footprint of the building is only 20% of the lot area
- The roof design incorporates a mansard type of roof with a large flat area to reduce the building height and to allow for the installation of cool roofing systems as well as solar panels that do not protrude beyond the general building mass
- The building is set back an average of 154 ft from the street (146' at the closest point) furthermore, the street level is 4 feet higher than grade at the front of the building and 10 feet higher than grade at the rear of the building; thus the visual impact of the building from the street is minimized.
- Building roof peak is much lower than existing trees and vegetation at the south and west side of the property. **Structure will not be visible from the south or west.** At the north side, the existing building along the property line adjacent to the subject property is 15 to 19 ft tall; grade at subject site is 14 ft lower than grade at Park Mall. The proposed building maximum height is 34 feet (including solar panels); therefore, the height of the existing structures and the grade differential provide a visual shield from Park Mall and Terranova Blvd.

### DENSITY

The project is a building intended for special use where services are offered and centralized kitchen and dining are proposed Density is not considered as units are not considered residential.

### TRAFFIC IMPACT AND PARKING

While there is no restriction on the age of the residents as a younger person with special needs may require the services offered by assisted living, it has been established by surveying comparable projects that the average age of the typical resident will be 80 years and only 20% of them drive.

The project proposed the inclusion of two electric vehicles for mobilization of residents to nearby areas and a van for trips to medical checkups or other activities not in the vicinity of the project.

The site is located within walking distance of public transportation. The project now proposes a total of 75 on site parking spaces 5 of which are handicap accessible in compliance with the requirements of current code. 50% of the parking is underground which allows larger surface areas to be used for landscape. The excavation for the parking has been evaluated by the soils engineer and it does not impose a negative impact on the site and or creek. The area to be excavated for parking is at least 60 feet from the edge of the embankment.

## **RELATIONSHIP OF PROJECT TO NEIGHBORING AREAS**

Project has been designed in such a manner that the visual impact is minimized. As explained above, the site will not have any visual impact from the south, north and west. From the east side, the building will be visible from Oddstad Blvd. However, the structure is set back about 150 feet away from the street and 4 to 10 feet lower than the street; thus, the visual impact is minimum. We have superimposed the proposed building on photographs of the area to clearly depict the appearance of the before and after conditions.

The site design has been done in such a manner that by covering only 20% of the site it results in a substantially less impacting project than any of the adjacent developments. The aerial views presented, show the much higher ground coverage the adjacent developments have. The apartments on Teranova Blvd and the senior housing project on Oddstad directly across the street from the subject site have much larger lot coverage than the proposed project. Even the residential developments in the area provide less open space, less landscaped area and more ground coverage than the proposed Senior Assisted living project.

The existing development across the street for the senior housing is three stories high and the ground floor is elevated about 8 feet from street level creating the mass and appearance of a four story building. The apartments on Terranova blvd are also 3 stories high and present little articulation for visual impact mitigation. The Park mall building adjacent to the subject property is a massive windowless structure.

The proposed building will only enhance the appearance of the area.

## **PRESERVATION OF AGRICULTURAL DESIGNATION**

The site presents a conflict as it is zoned commercial but it is designated as agricultural in the General plan. The General plan designation can be considered a "spot" designation as not other areas of similar designation are found in the vicinity.

For the site to be considered prime farmland, according to Code of Federal Regulations, Title 7, Volume 6, Parts 400 to 699, Revised as of January 1, 2001 [CITE: 7CFR657.5], It has to have an adequate and dependable water supply. The existing creek will provide such a supply. However, the use of AG zoning may trigger water rights from stream. The installation of pumps and access to the water source will cause a much greater impact on the creek, native animals and riparian vegetation. The size of the parcel is so small for agricultural use that it

makes it unfeasible for crop producing. The highest and best use of a small parcel would be the planting of high water consuming produce such as Cilantro which again creates more of an impact than the proposed project.

The municipal code under section 9-4.2306 allows for the construction of this project without the need for a general plan amendment and zoning change as it allows the accommodation in any zoning district and general plan designation uses with special site design, design requirements and operating characteristics.

## **FLOOD PLANE**

According to the FEMA flood maps, the property is located in the designated 500 year Flood Zone, the 100 year flood is contained within the channel of the stream. A hydrological and hydraulic analysis of the creek has been conducted and the results verify that the maximum expected 100 year storm will produce a maximum flow that will be contained within the limits of the channel.

## **ELEMENTS OF GREEN ARCHITECTURE**

**Building and site have been designed in such a manner that it will contain the necessary elements to comply with a Silver LEED Certification. Following is a brief description of the most relevant aspects.**

### **Construction Activity Pollution Prevention**

**Project will use temporary and permanent seeding, mulching, earth dikes, silt fencing, sediment traps and sediment basins to prevent loss of soils during construction, erosion, sedimentation and pollution**

### **Site Selection**

- **Site is not located within the 100 flood plane**
- **Site has not been identified as habitat for a protected species**
- **There are no natural wetlands on site**
- **Area or Riparian vegetation is protected**

### **Development Density & Community Connectivity**

- **Project is located within ½ mile of basic services**
  - **Church**
  - **Banks**
  - **Grocery store**
  - **Library**
  - **School**
  - **Laundry**
  - **Services**

### **Alternative Transportation**

- Project provides electrical vehicles for mobilization of residents and Van for longer trips
- Underground parking provided

## **Protect or Restore Habitat**

- Non native plants will be removed from creek area and new planting will be done in concordance with riparian vegetation

## **Maximize Open Space**

- Use underground parking
- Building Lot coverage is 50% smaller than the allowed by zoning
- Riparian belt kept intact
- Landscape areas substantially exceed requirements

## **Storm water Design**

- Use pervious pavement
- Harvesting of rain water and gray water
- Reuse of storm water
- Reduce impervious areas, induce infiltration
- Use of bioswales
- Use of roof gardens

## **Heat Island Effect**

- Paving material with Solar reflectance index of at least 29
- Open grid pavements
- 50 % of parking is under cover
- Use roofing material with SRI of at least 79 for flat areas and 29 for sloped areas

## **Light Pollution Reduction**

- All non-emergency interior lighting shall be automatically controlled to turn off
- The angle of maximum candela from each interior luminary as located in the building will intersect opaque surfaces
- Only light areas as required for safety and comfort will be used
- Exterior lighting so that all site and building mounted luminaries produce a maximum initial luminance value no greater than 0.10 horizontal and vertical foot-candles at the site boundary and no greater than 0.01 horizontal foot-candles 10 feet beyond the site boundary.

## **Water Efficient Landscaping**

- Design the landscape with native or adapted plants to reduce or eliminate irrigation requirements
- Irrigation to be done with harvested water

## **Water Use Reduction**

- Use high-efficiency fixtures,
- Use sensors to reduce the potable water demand
- Use greywater for non-potable applications

## **On-Site Renewable Energy /Green power**

- Installation of solar panels

## **Storage & Collection of Recyclables**

- Project will Provide designated areas for recycling

## **Construction Waste Management**

- Implement a recycling program during construction
- Use of pre-engineered lumber

## **Outdoor Air Delivery Monitoring**

- Install permanent monitoring systems that provide feedback on ventilation system performance to ensure that ventilation systems maintain design minimum ventilation requirements.
- Provide Monitor for CO2 concentrations within all naturally ventilated spaces

## **PROJECT MERITS**

- **Proposed development provides a needed service to the community**
- **Project design includes elements of green architecture comparable to a Silver LEED certification**
- **Project will be substantially less impacting than existing neighboring structures**
- **Design is consistent with neighborhood architecture**
- **Lot coverage is less than 50% of the allowable by zoning codes**
- **Proposed use maintains and protects integrity of the creek and riparian zone**
- **Project will generate permanent employment for at least 50 people in Pacifica**
- **Project will generate over ten million dollars of business for the area during construction**
- **Project will be a business that will generate business license taxes to the City**
- **Project use does not cause a significant traffic impact**
- **Project will provide electric vehicles for local mobilization of residents**
- **Project is consistent with the municipal code under special use permits**
- **Project does not create a significant impact to the area**
- **Project location is ideal for use as churches; library and basis services are within waling distance.**