

STAFF REPORT
CITY COUNCIL

FILE NO.: PDC10-004

Submitted: March, 26 2010

PROJECT DESCRIPTION:

A Conforming Planned Development Rezoning to allow for the conversion of some existing independent living units to assisted living units at an existing Senior Living Facility on 7.91 gross acre site.

LOCATION:

Northwest corner of Winfield Boulevard and Blossom River Way (1009 Blossom River Way).

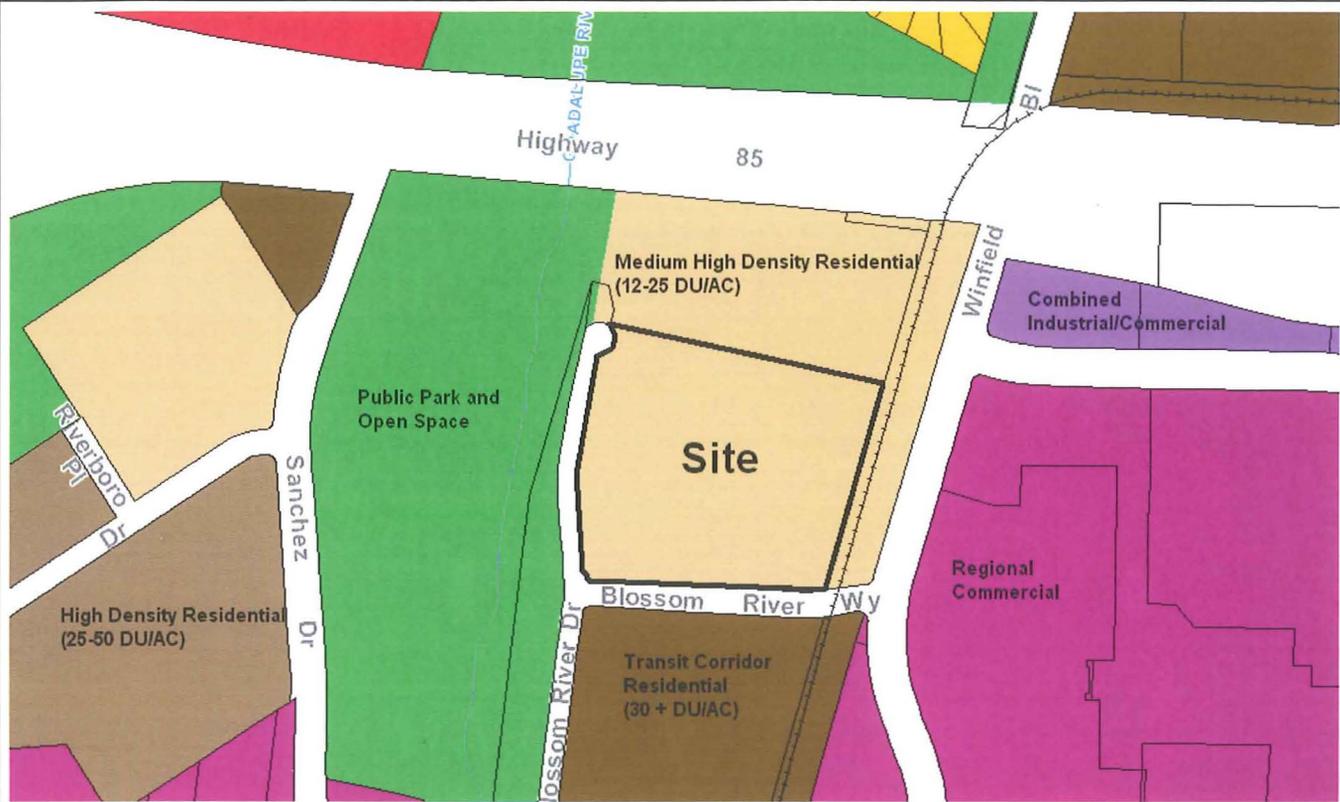
Existing Zoning	A(PD) Planned Development
Proposed Zoning	A(PD) Planned Development
General Plan	Medium High Density Residential (12-25 DU/AC)
Council District	9
Annexation Date	12/06/1961 Coleman No. 3-A
SNI	N/A
Historic Resource	N/A
Redevelopment Area	N/A
Specific Plan	N/A

Aerial Map

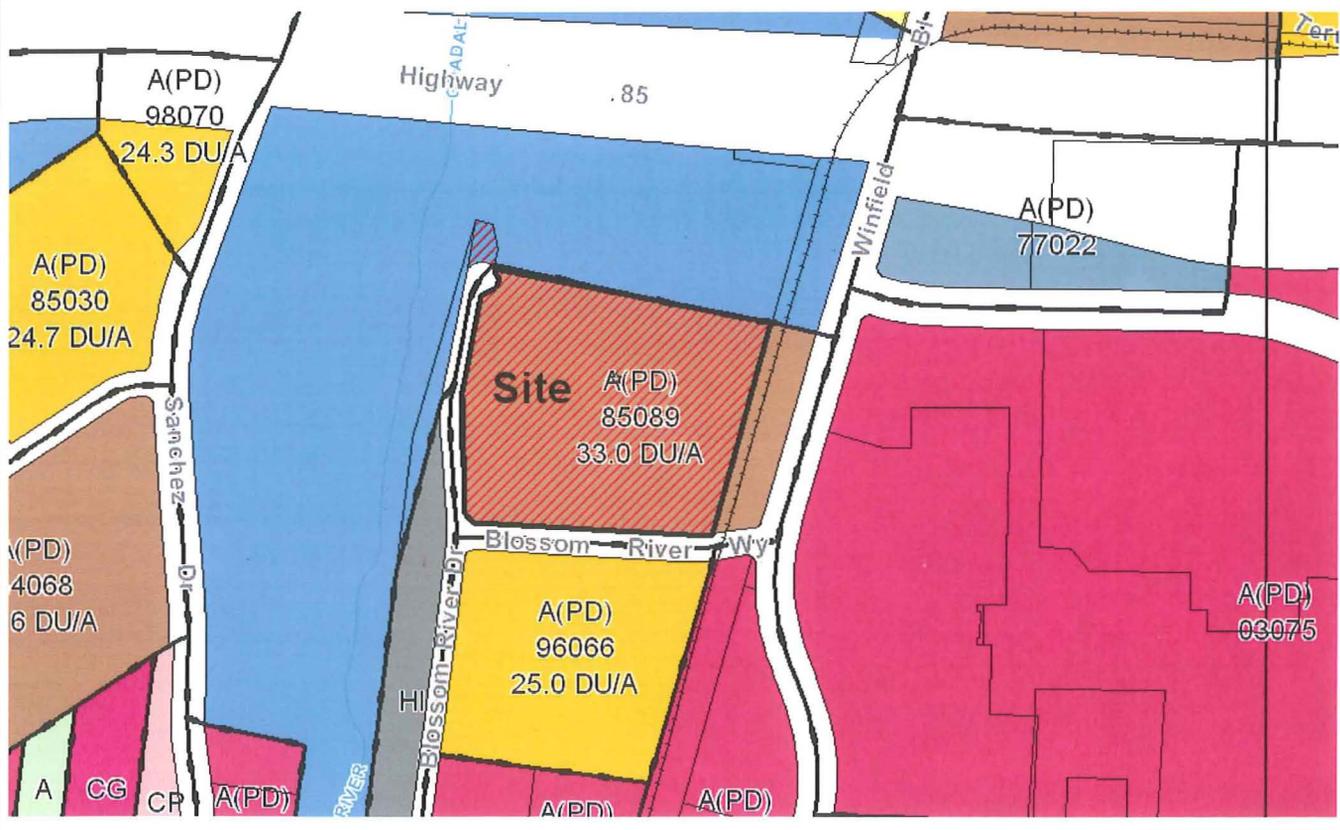
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GENERAL PLAN



ZONING



RECOMMENDATION

Planning staff recommends approval of the proposed Conforming Rezoning for the following reasons:

1. The proposed conforming rezoning is in conformance with the San Jose 2020 General Plan Land Use/Transportation Diagram Medium High Density Residential (12-25 DU/AC) through the use of the Population-Dwelling Unit Equivalency Discretionary Alternate Use Policy. The requested change in use will not change the maximum population of the development.
2. The proposed project is compatible with the surrounding land uses.
3. The proposed project conforms to the requirements of California Environmental Quality Act (CEQA).

BACKGROUND & DESCRIPTION

On March 26, 2010, PDC Midwest, representing the owner, Brookdale Living Communities of California, LLC, applied for a conforming Planned Development Rezoning to allow for the conversion of some of the existing independent living units to assisted living units at an existing Senior Living Facility on 7.91 gross acre site.

The current Planned Development Zoning development standards allows specifically for 296 senior independent living units and a population of 353 persons. The subject rezoning is being requested in order to remove the specificity and also allow for senior assisted living units in the existing development. The applicant is not requesting to add any new units to the maximum permitted under the current zoning.

Site and Surrounding Uses

The subject site, located at the northeast corner of Blossom River Drive and Blossom River Way, is developed with a three story, 294 unit independent senior living apartment complex. The subject site is bordered by the Santa Clara Valley Water District (SCVWD) percolation ponds and an elevated portion of Highway 85 to the north, the Almaden Light Rail Line to the east with the Oakridge Mall across Winfield Boulevard a bit further to the east, a multi-family residential development across Blossom River Way to the south, and the Guadalupe River across Blossom River Drive to the west.

ANALYSIS

The proposed project was analyzed with respect to: 1) conformance with the San Jose 2020 General Plan, and 2) conformance to the Zoning Ordinance.

General Plan Conformance

The subject 7.91 gross acre site has a San Jose 2020 General Plan land use designation of Medium High Density Residential (12-25 DU/AC). The Medium High Density Residential land use designation is typified by two-story apartments and condominiums with surface parking, although structures of greater height with compensating amounts of open space would be possible. Medium High Density Residential uses are planned primarily for locations on major streets and near major activity centers.

The requested change in the development standards for the zoning does not affect the total number of units on the site. The density of the subject senior residential project is found in conformance through the Population-Dwelling Unit Equivalency Discretionary Alternate Use Policy. This policy allows for residential development designed to have a maximum population, rather than a number of dwelling units, to be found consistent with a residential land use designation by using a "population-dwelling unit equivalency" calculation. In this case, the development has a maximum population of 353 persons, which

FILE NO. PDC10-004
DEVELOPMENT STANDARDS

In any cases where the graphic plans and text may differ, the text takes precedence.

PERMITTED USES:

- Independent Senior Living Units
- Assisted Senior Living Units with the approval of a Planned Development Permit.
- Incidental uses associated with the Senior Living Facility only are permitted and include; lobbies, administrative offices, barber shop, beauty salon, exercise room, spa, common rooms for recreation, dining rooms kitchen, guest sleeping units, physical therapy rooms, wellness center, laundry rooms, residents shop, chapel, and outdoor recreation.

MAXIMUM NUMBER OF UNITS/POPULATION:

- 296 living units
- Resident population - 353 persons

SETBACKS:

The front shall be the southern property line, the rear shall be the northern property line, side 1 shall be the eastern property line, and side 2 shall be the western property line.

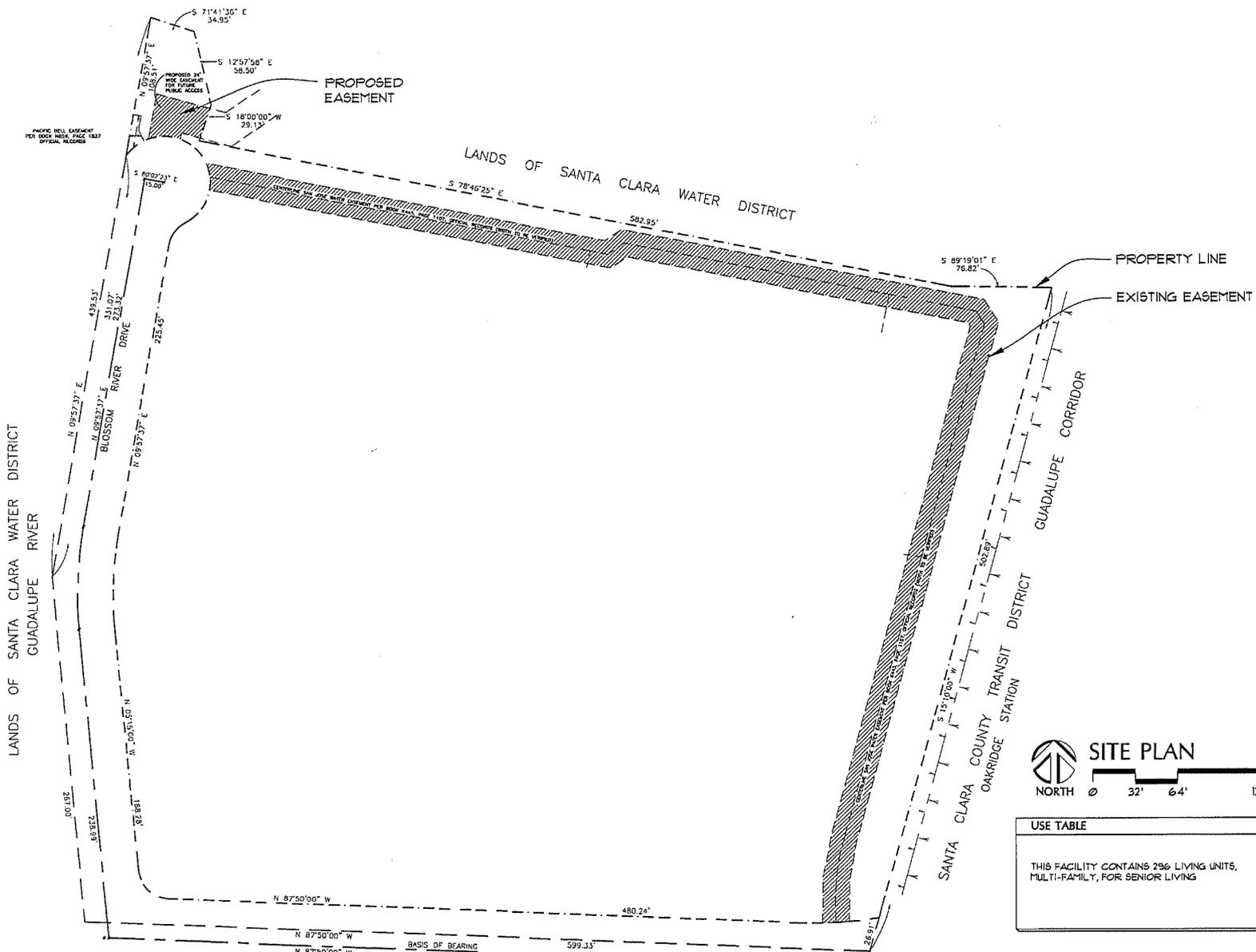
- Front to building – 18 feet
- Front to carport – 13 feet
- Rear to building 30 feet
- Rear to carport 13 feet
- Side 1 to building – 50 feet
- Side 1 to carport – 0 feet
- Side 2 to building – 13 feet

MAXIMUM BUILDING HEIGHT:

- 50 feet

PARKING REQUIREMENTS:

- 1 space per 2 bedroom unit
- 0.5 spaces per 1 bedroom unit
- Of the parking spaces required, 18 of them shall be dedicated and available for guest parking.



USE TABLE	
THIS FACILITY CONTAINS 236 LIVING UNITS, MULTI-FAMILY, FOR SENIOR LIVING	



A DIVISION OF PDC MIDWEST, INC.

1150 JAMES DRIVE
HARTLAND, WISCONSIN 53029
TEL. 262.382.7770 FAX 262.382.7761

ARCHITECTURE
PLANNING
INTERIOR DESIGN

PROJECT

The Atrium
1009 Blossom River Way
San Jose, CA 95123
Brookdale Senior Living

OWNER

Brookdale Living Communities
of California, LLC
111 Westwood Place
Brentwood, TN 37027



STATUS

GENERAL DEVELOPMENT
PLAN - EXHIBIT "C"

FILE NUMBER:
PDC10-004

PROJECT NO.	DATE
9001	06-23-10

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SHEET TITLE

LAND USE PLAN

SHEET NUMBER
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SHEET 2

NOT FOR CONSTRUCTION
SUBMITTAL SET

PDC
DESIGN
GROUP

A DIVISION OF PDC MIDWEST, INC.

750 JAMES DRIVE
HARTLAND, WISCONSIN 53029
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B R O O K D A L E
S E N I O R L I V I N G

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STANDARDS

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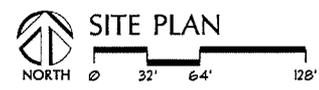
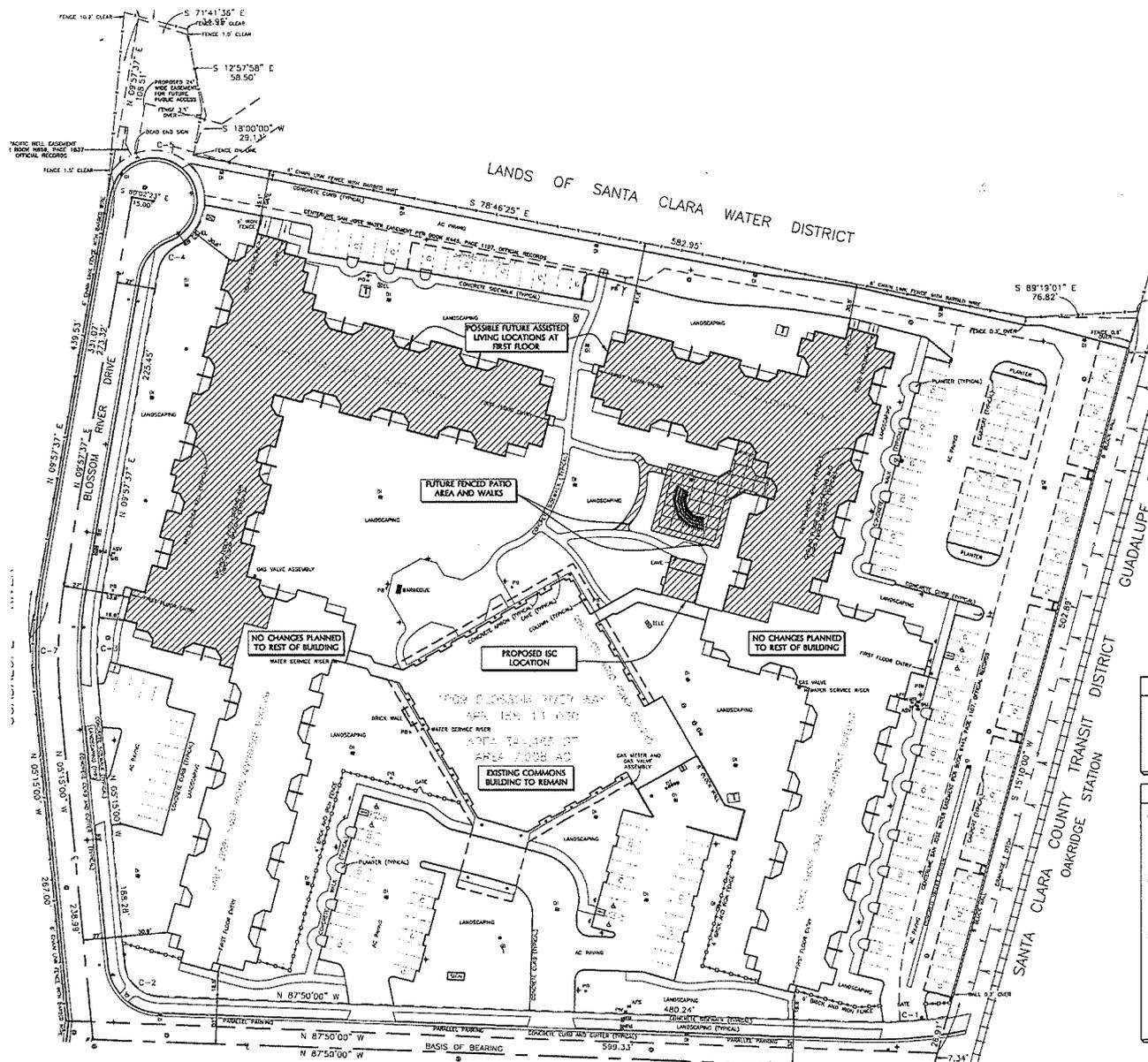
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CONCEPTUAL
 SITE PLAN
 PROPOSED

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SITE DATA

LAND AREA	344,485 SF. (7.908 ACRES)
BUILDING FOOTPRINT AREA	108,648 SF. (2.486 ACRES)
PARKING AND PATIO	83,248 SF. (1.903 ACRES)
LANDSCAPE AREAS	156,589 SF. (3.584 ACRES)
PAVING/COURT AREA	96,619 SF. (2.214 ACRES)

*** NOTE: AREAS ARE BASED ON EXISTING SITE SURVEY BY HERRICK SURVEYING DATED 12/26/09 P22.

BUILDING DATA

BUILDING AREAS		
BUILDING AREA (3 FLOOR TOTAL)	298,648 sq ft	
MAIN CORRIDORS AND CONNECTORS	21,841 sq ft	
RESIDENT APARTMENT WINGS	86,378 sq ft	
TOTAL BUILDING FOOTPRINT	108,648 sq ft	
EXISTING BUILDING DATA	UNITS	BEDS
RESIDENT UNITS:		
ONE BEDROOM	261	261
TWO BEDROOM	33	66
ONE BED GUEST ROOM	7	7
TOTAL	296	335
PROPOSED FUTURE BUILDING DATA	UNITS	BEDS
RESIDENT UNITS:		
ONE BEDROOM ALL	10	10
TWO BEDROOM ALL	19	38
ONE BEDROOM ALL	33	33
ONE BED STUDIO ALL	5	4
ONE BED STUDIO ALL	8	8
ONE BED STUDIO ALL	9	9
ONE BED GUEST ROOM	7	7
TOTAL	78	101

*** NOTE: INTERIOR AREAS ARE APPROXIMATE BASED ON EXISTING PLAN INFORMATION



PARKING AT FRONT ENTRY



BUILDING SIGNAGE



MAIN BUILDING ENTRY



FRONT ENTRY DRIVE



NEIGHBOR ACCROSS BLOSSOM RIVER WAY



REAR PARKING ENTRY



REAR PARKING ENTRY



ADJACENT PERCOLATION POND



INTERIOR YARD



REAR FACE OF COMPLEX



FRONT PARKING ENTRY



ADJACENT RAIL STATION

PDCO DESIGN GROUP

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EXISTING
BUILDING
PHOTOS

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EXISTING
 LANDSCAPE
 PLAN

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