



Department of Planning and Economic Development

Staff Report to the Planning Commission September 16, 2021

Priya Living

REQUEST	Tree Removal Permit Site Plan Approval
APPLICANT	Logan Bailey-Perkins Priya Living 2601 Mission St., Suite 604 San Francisco, CA 94110
LOCATION	Near Northeast Corner of Adams and South Blvd., including 3861 S. Adams
FILE NO.	21-001
PARCEL NOS.	15-31-301-011 and 15-31-351-017
ZONING	R-4 One Family Residential with an FB-1 Flexible Business Overlay
STAFF	Kristen Kapelanski, AICP, Manager of Planning

Summary

The applicant is proposing a 172,780 s.f. two-story senior living development on 10 acres and associated parking on another three-acre parcel utilizing the FB-1 Flex Business Overlay. The parcels form a T orientation for the project located by the northeast corner of Adams and South Blvd. There will be studios and one and two-bedroom units. The ten-acre parcel at 3861 S. Adams is a non-contiguous historic parcel with a small historic home which will remain. The facility will be staffed 24 hours per day seven days a week with three eight-hour shifts. The project also requires approval by the Historic Districts Commission, and the applicants appeared before the HDC on August 12, 2021 and were granted a Certificate of Appropriateness.



At the August 17, 2021 Planning Commission meeting, the commission postponed the application and directed the applicant to revise renderings as discussed, show details regarding courtyards, and to reassess the Adams Rd. entrance. See the planning review for a detailed description of the Planning Commission's concerns.

	Zoning	Existing Land Use	Future Land Use
Site	R-4 One Family Residential with FB-1 Flexible Business Overlay	Vacant	Residential Office Flex
North	R-4 One Family Residential with FB-1 Flexible Business Overlay	Church	Residential Office Flex
South (Troy)	R1-A One Family Residential	Elementary School	R1-A One Family Res.
East	R-4 One Family Residential with FB-1 Flexible Business Overlay	Oakmont Senior Living	Residential Office Flex
West (Auburn Hills)	RM-1 Multiple Family Residential	Single Family Homes	Residential 2.0

Staff Recommendations

All staff have recommended approval or approval with conditions. If the Planning Commission feels that the proposed use and development will be compatible with its surroundings, below are motions for consideration.

Department	Comments & Waivers/Modifications	Recommendation
Planning	Modifications requested	Approval
Fire	No outstanding comments	Approval
Assessing	One minor comment	Approval
Engineering	Comments to be handled at construction plan review	Approval
Parks & NR	No outstanding comments	Approval
Building	Comments to be handled at Building permit review	Approval

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of City File No. 21-001 (Priya Living), the Planning Commission **grants** a **Tree Removal Permit**, based on plans dated received by the Planning Department on September 1, 2021 with the following findings and subject to the following conditions.

Findings

1. The proposed removal and replacement of regulated trees is in conformance with the Tree Conservation Ordinance.
2. The applicant is proposing to remove 1,036 regulated trees and 60 specimen trees, with 1,154 replacement trees required, and with 182 replacement trees proposed to be installed.

Conditions

1. Tree protective fencing, as reviewed and approved by the City staff, shall be installed prior to temporary grade being issued by Engineering.
2. Payment into the City's Tree Fund of \$296,096 for 972 trees, prior to temporary grade being issued by Engineering.

Motion to Approve Site Plan

MOTION by _____, seconded by _____, in the matter of City File No. 21-001 (Priya Living), the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on September 1, 2021 with the following findings and subject to the following conditions.

Findings

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City Ordinances, standards, and requirements, can be met subject to the conditions noted below.

2. Planning Commission modification to allow parking to be located between the building and the street.
- 3.
4. Planning Commission modification to allow a lesser percentage of primary materials.
5. The proposed project will be accessed from Adams and South Boulevard., thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.
6. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
7. The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.
2. Provide a landscape bond in the amount of \$2,003,496, plus inspection fees, as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.

Reference: Plans dated received by the Planning September 1, 2021

Attachments: Staff comments, EIS, TIS, Response Letter, TRP notice

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