



Planning Commission Staff Report

November 9, 2011
Item 8.b.

SUBJECT: Actions of the City Council, November 1, 2011

Accept or Appeal Actions of the Zoning Administrator and Planning Commission

Council accepted the report.

Vote: 5-0.

PSPA-4/PUD-65-01M, Nick Kavayiotidis

Applications for: (1) an amendment to the North Sycamore Specific Plan and Planned Unit Development (PUD) Major Modification to allow a memory care/assisted living facility as a permitted use; and (2) PUD Development Plan to construct an approximately 21,481-square-foot, one-story memory care/assisted living facility containing 46 beds on the existing properties located at 5980 and 5998 Sunol Boulevard. Zoning for the properties is Planned Unit Development - Office (PUD-O) District.

Allso consider the Negative Declaration prepared for the project.

Action recommended: Approval.

Action taken: Approved the Negative Declaration, North Sycamore Specific Plan amendment, PUD Major Modification, and PUD Development Plan, per staff, with modifications that the applicant work with staff to achieve additional LEED green building points, install additional "Energy Star" appliances, install additional water conservation devices, consider accommodating persons younger than 60 years on a case-by-case basis, work with City staff and Community Resources for Independent Living to utilize Universal Design features where feasible, install LED lighting in the parking lot, and size the trash enclosure to accommodate both garbage and recycling containers.

Vote: 5-0.