

REZONE, ANNEXATION
and CONDITIONAL USE PERMIT Applications

January 17, 2018

Project Name: HERITAGE CROSSING RESIDENTIAL CARE FACILITY – GENERAL INPATIENT CARE - CLHF

Location: North side of East Alluvial Avenue between North Paula and North Willow Avenues

Address: 2792 and 2820 East Alluvial Avenue

APN: 404-500-20 and 21

Community Plan: Woodward Park

Land Use Designation: Low Density Residential

Existing Zone District: Rural Residential, Fresno County

Property Owner: Arman Zakaryan and Mari Zakaryan, Trustees of the Zakaryan Living Trust, dated August 22, 2013
7498 North Remington Ave, Ste 101
Fresno, CA 93711

Applicant: Mari Zakaryan
Heritage Crossing Fresno Inc.
7498 North Remington Ave., Ste 101
Fresno, CA 93711

Agent: Bill Robinson
Sol Development Associates, LLC
906 N Street, Ste 100
Fresno, 93721

OPERATIONS STATEMENT and PROJECT DESCRIPTION

APPLICATIONS: The entitlement applications for this project are an **Annexation** along with a **Rezone** and **Conditional Use Permit** for a three phased project encompassing three proposed single-story buildings for residential care living homes on two adjacent **+/- 2.38 acre parcels (total 4.76 ac, +/- 207,346 sf) to be Rezoned to RS-3**. A lot-line adjustment or lot merger will be required to accommodate the proposed buildings in the three phases.

LOCATION: The site is two adjacent, relatively level, rectangular shaped, rural residential parcels typical of those that have existed in the County since the area was subdivided from larger Ag parcels. The properties each currently contain single-family residences that will eventually be removed. The three proposed homes are **Phase I:** +/- 16,509 sf, **Phase II:** +/- 22,000 sf and **Phase III:** 16,509; total +/- 55,018 sf. Each will be designed specifically for the size and configuration of each phase on the property. The proposed homes will be in a desirable location for residential care services in that they will be on a major street for direct access and within three miles of two major hospitals and numerous medical support facilities.

FACILITY: Each home will contain separate bedrooms for residents, **Phase I:** 24 bedrooms, **Phase II:** 30 bedrooms, **Phase III:** 24 bedrooms, a full kitchen, living, dining, activity and laundry rooms as well as offices and a chapel. Typical residents will be adults with disabilities who cannot, or chose not to, live independently; nursing care, housekeeping and meals will be provided.

USE: The City of Fresno Development Code defines the use of the proposed homes as “Residential Care Facility” and they will operate as “Residential Care Facilities for the Elderly” (RCFE) under State of California Living Health Facility and County of Fresno Health Department licenses. The various levels of care will be regulated and enforced by the Department of Public Health as well. General inpatient care will be provided for pain and symptom management and congregate living for persons who have a diagnosis of a life-threatening and/or terminal illness or are catastrophically severely disabled. The homes will operate 24 hours a day, 7 day a week, providing housing and limited medical custodial care.

Staffing will be as required by applicable regulatory agencies. In the **Phase I and III** buildings three shifts will be used with the largest number being on-site during the day-shift from 7 am to 4 pm which will utilize 6 staff/professionals. The 4 pm to 11 pm shift will have 4 and the 11 pm to 7 am shift will have 3. **The Phase II** building day-shift will have 7 staff/professionals, the 4 pm to 11 pm shift 5 and the 11 pm to 7 am shift 3. Medical personnel will meet all applicable federal and state requirements including licensing, qualifications, coverage ratios, etc.

The homes are expected to operate similarly to other high quality senior living facilities in the Fresno-Clovis area. These homes are **not** for those persons adjudicated or referred by a court of law or with psychological disorders or criminal histories.

NOISE: The project is adjacent to East Alluvial Avenue which is designated in the 2035 General Plan as an Arterial street. Arterial streets typically produce above a 65 db noise level at adjacent properties. All such noise will easily “mask” or cover the noise levels of the proposed homes.

Noise and other types of annoyances are contrary to the character of residential care facilities. Outdoor activities will consist of walking and sitting in the gated open space areas. All patients will be monitored to assure no adverse impacts occur to themselves or surrounding properties.

TRAFFIC: Traffic will enter from and exit directly to East Alluvial so travel through any of the surrounding neighborhoods will not be necessary to access the facility from outside the immediate area.

The public street frontage is East Alluvial and the main entrance to the homes will be from a single dual-direction driveway location. Vehicles will have the ability to pass through a covered porte cochere at each home connecting to an enclosed foyer. Pedestrian traffic visiting the homes will enter from the public sidewalk on East Alluvial via a required pedestrian accessible path of travel. Entrance to the homes will be by controlled access and each home will have a monitored fire alarm system and exterior lighting mounted on the building.

It is anticipated the great majority of vehicles that will frequent the homes will be passenger vehicles. Daily mail delivery will be received as required by the USPS. Delivery vehicles will be those typical of the type necessary to deliver supplies and service vehicles will be limited to those typically used for repair and maintenance of this type of buildings to service the equipment they contain.

LANDSCAPING and PARKING: The street frontage will be completely landscaped as will the entire on-site non-parking areas. Parking for visitors and employees will be as required by the Public Works Department. Guest and staff parking will be in the front and/or sides of each home. The total number of parking stalls proposed is 110 including 8 accessible stalls.

UTILITY SERVICES: It is anticipated the homes will connect to an existing 14" City of Fresno water line in East Alluvial for domestic, fire and landscape service and to a new City of Fresno 10" sanitary sewer line to be extended east from the existing manhole in East Alluvial. Solid Waste service will enter the site from East Alluvial and be provided by a City of Fresno contracted commercial contractor. Roll-out waste containers will be stored within secure, roofed and screened areas near the rear of the two homes closet to Alluvial. Electrical, natural gas, telephone and cable services connections will be to existing lines along the street frontage of the parcels.

RELATIONSHIP TO THE NEIGHBORHOOD: The properties will be surrounded by a six foot high concrete block fence on all sides adjacent to all other properties except in the front yard setback. Existing single family residences are on the western, northern and eastern sides of the property. Once completed, the proposed homes should easily integrate into the surrounding land uses in that the area is entirely residential.

Since the proposed homes will be in an urbanized area surrounded by existing residential properties, the residential occupancy and operations of the proposed homes should not have a significant adverse effect(s) upon the environment including unusual odor, lighting, noise, traffic, soot, gas emissions, dust or vibration to any degree which might be obnoxious or offensive to persons working, conducting business or living in this area. Activities will be contained entirely within the homes and fenced courtyards. Impacts to the surrounding area are anticipated to be negligible. The proposed development will be a residential use project and it is believed will contribute to the diversity of housing opportunities and densities in the immediate area and help fulfill the stated goals of the 2035 General Plan.