



60th Avenue Assisted Living CUP24-03

Planning Commission Hearing – December 12, 2024

Sydney Tirella
Planner





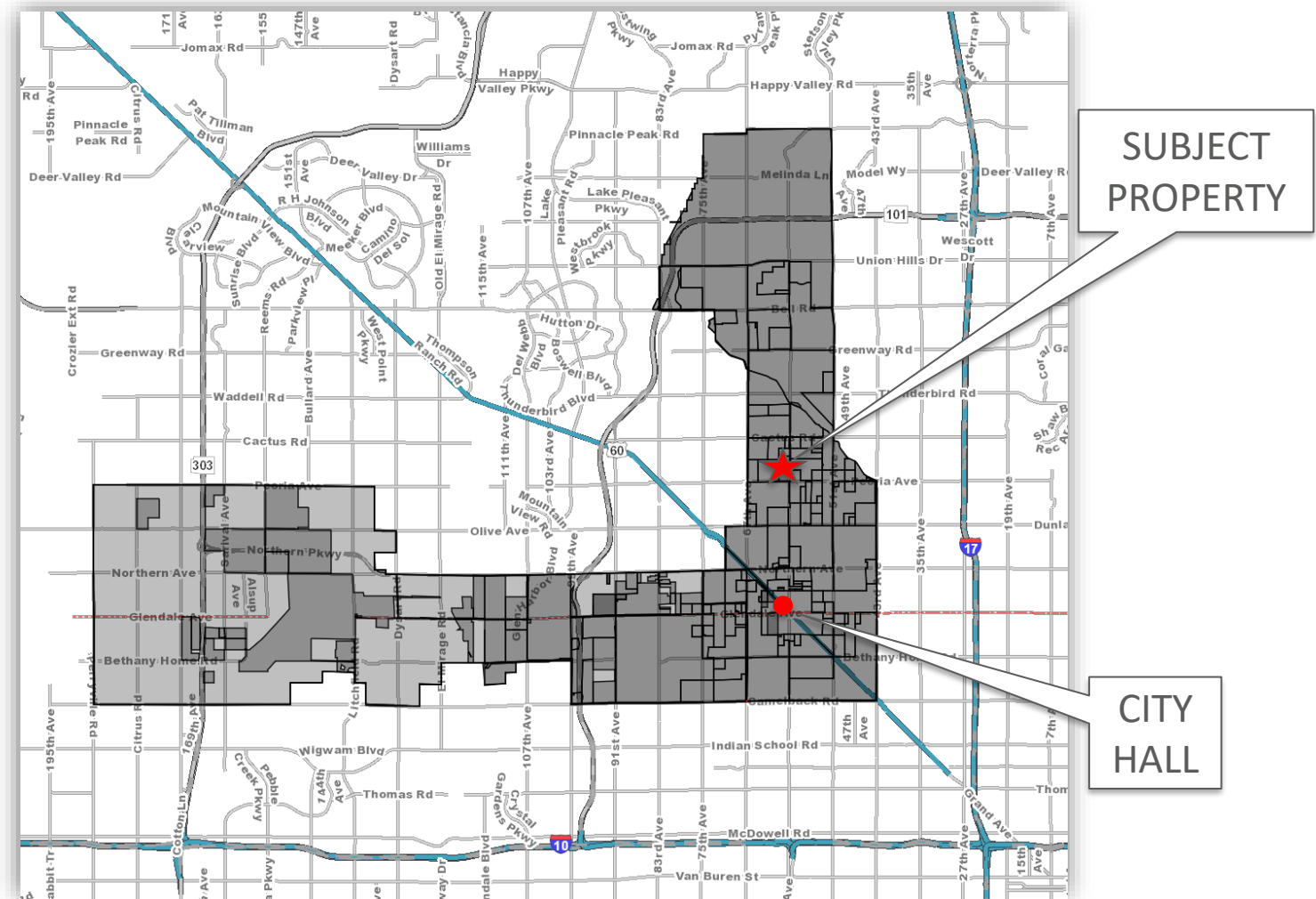
Request

Conditional Use Permit for an Assisted Living and Memory Care Facility in the C-1 (Neighborhood Commercial) zoning district.

Applicant/Owner: Joshua Oehler, Arc One Associates LLC /
Ark Alf Re Investment Partners LLC

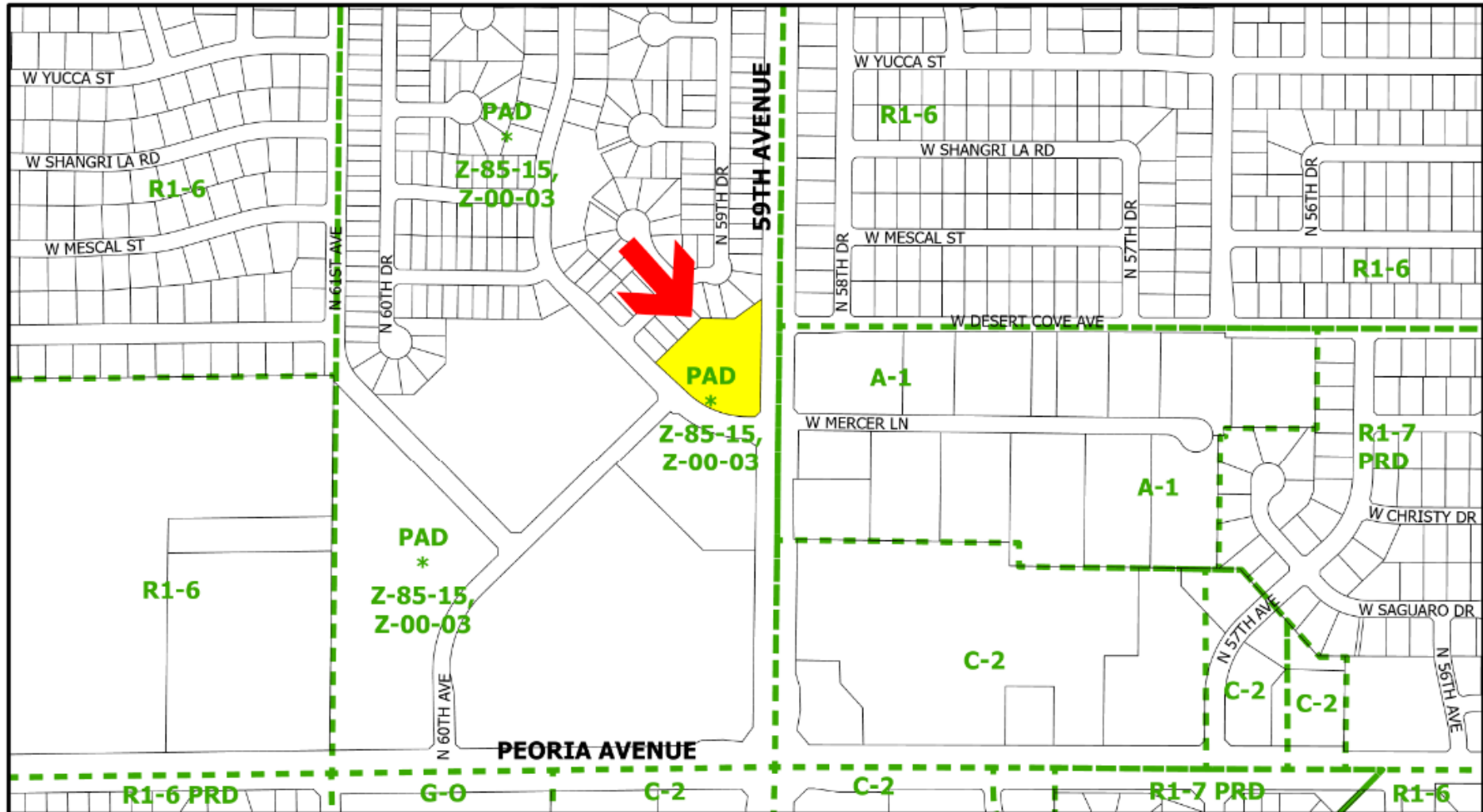
Vicinity Map

Located at the northwest corner of 59th Avenue and Mercer Lane





Zoning Map





Aerial Map





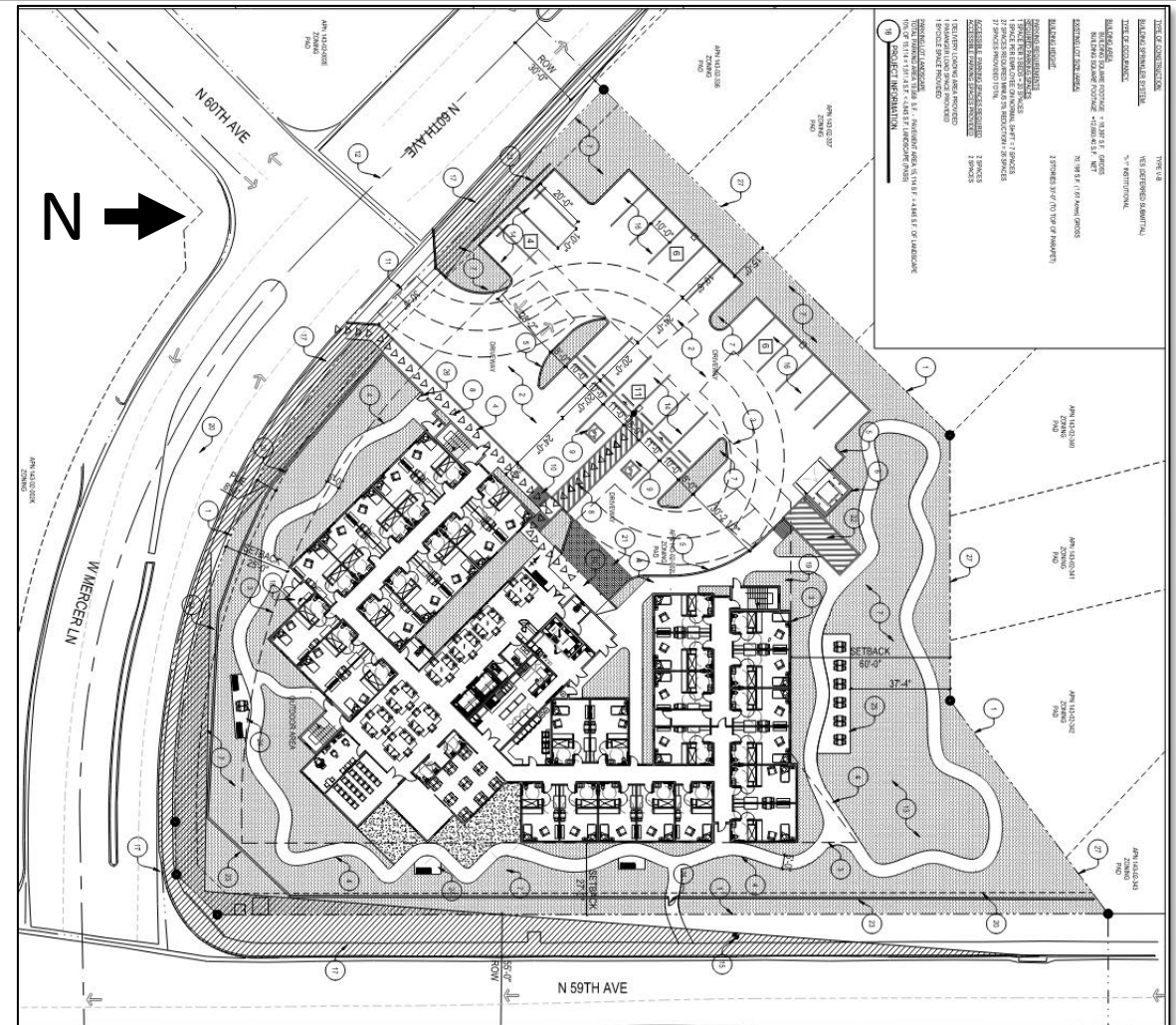
Project Details

- 1.61-acre vacant parcel
- Transitional use
- 60 rooms total
- Site design in consideration to existing development



Conceptual Site Plan

- Massing nearest intersection
- Landscaped passive open space
- Screening from single-family residential
- Secure site





Public Involvement

- Notification Letters: April 15, 2024
- Neighborhood Meeting: April 29, 2024
- Mailing: November 18, 2024
- Published: November 20, 2024
- Site Posting: November 22, 2024

15 attendees at neighborhood meeting, 5 calls to staff.



Findings & Analysis

- Proposed use is consistent with the policies, objectives, and land use map of the Glendale General Plan and the purpose of the zone district in which the site is located.
- Not materially detrimental to the health, safety or general welfare of persons when consideration is given to the character and size of the use and hours of operation.



Findings & Analysis

- Site is adequate in size and shape to accommodate the intended use and all requirements for the zone district are met.
- Site has adequate access and on-site circulation is adequate in a manner which is safe and efficient.
- Adequate conditions or stipulations have been incorporated to ensure that any anticipated detrimental effects can be mitigated.



Recommendation

Planning Commission approval of CUP24-03 subject to the following stipulations:

1. Development shall be in substantial conformance with the site plan, dated September 16, 2024, and the project narrative, date stamped November 4, 2024, subject to design review approval by the Development Services Department, Planning Division.



Recommendation Continued

2. The existing screen wall along the Northern shared property line shall be raised to eight (8) feet, subject to building permit issuance.
3. No driveways shall be constructed from the subject property to 59th Avenue.



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