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November 18, 2010 - Planning Commission Meeting

Group Residential Care Facility (SUP-37892) Approved 07/21/10 CC		Convalescent Care Facility (GPA-38579, ZON-38580, VAR-38576, SUP-38574) Scheduled for 11/18/10 PC	
SUP-37892 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY MIYAHIRA - Request for a Special Use Permit FOR A 3,508 SQUARE-FOOT GROUP RESIDENTIAL CARE FACILITY (10 SENIOR CITIZENS) WITH A WAIVER TO ALLOW A 1,481-FOOT DISTANCE SEPARATION FROM ANOTHER GROUP RESIDENTIAL CARE FACILITY WHERE 1,500 FEET IS THE MINIMUM REQUIRED at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone, Ward 4 (Anthony).		TABLED - RENOTIFICATION - SDR-38577 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-38579, ZON-38580, VAR-38576 AND SUP-38574 - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY R. MIYAHIRA - Request for a Site Development Plan Review FOR A PROPOSED TWO STORY, 17,777 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME AND A WAIVER OF THE PERIMETER BUFFER STANDARDS TO ALLOW FOUR FEET ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED, ZERO FEET ALONG A PORTION OF THE WEST AND EAST PERIMETERS WHERE EIGHT FEET IS REQUIRED AND ZERO FEET BETWEEN THE SIDEWALK AND BACK OF CURB WHERE FIVE FEET IS REQUIRED ADJACENT TO ARTERIAL STREETS on 0.90 acres at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony). NOTE: THE SITE DEVELOPMENT PLAN REVIEW REQUEST HAS BEEN AMENDED TO A PROPOSED SINGLE-STORY, 15,114 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME AND A WAIVER TO ALLOW A THREE-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER.	
# Residents	10, + 1 Administrator	# Beds	31
Building Area	3,508 (existing 3,508 SF residence; there is an accessory structure of 1,200 SF also on site)	Building Area	15,114 SF (existing 3,508 SF residence, + 366 SF existing garage, + a new 11,240 SF building, with the existing accessory structure to be removed)
Building Height	1 Story	Building Height	1 Story
Parking	3 Required (6 regular + 1 HC space approved)	Parking	16 (17 shown; 16 regular + 1 HC space)
Subject to Residential Development Standards of Title 19		Subject to Commercial Development Standards of Title 19	
Existing DR (Desert Rural Density Residential) General Plan designation and R-E (Residence Estates) zoning district.		Requires Amendment to SC (Service Commercial) General Plan designation and Rezoning to C-1 (Limited Commercial) zoning district. Also requires a Variance for Residential Adjacency (matching setback) and a Special Use Permit.	