

# HOSPICE OF PETALUMA

416 PAYRAN STREET

## DEVELOPMENT STANDARDS

Hospice of Petaluma is a non-profit organization which offers care for terminally ill patients and their families. Hospice currently operates out of residential facilities at 415 A Street. Patients are seen in their own homes or convalescent homes by Hospice staff who provide pain management and emotional support; no patients are cared for on the Hospice House premises.

The proposed new Hospice House would function as offices for Hospice volunteers and staff, and as a facility for family members of the dying to come for emotional and spiritual support. The proposed building would provide office space for 35 staff for administrative and counseling activities and for volunteers.

### *Site Physical Constraints*

Numerous physical constraints of the site and requirements of the building program have determined the proposed configuration of the building and use of the site. The site is small for the Hospice of Petaluma program requirements. The Hospice Office is a special kind of office which has unique functional requirements. Visitors arriving at the office are typically in need of immediate assistance and need a clear point of arrival and reception at the building. One point of entry visible from the entry to the site is a functional requirement of this use, unlike a bank or grocery store where two points of entry are acceptable. Another unique and integral requirement of the Hospice program is adequate quiet and private gardens on three sides of the main building for the use of staff and volunteers who are working with difficult life issues on a daily basis.

The M-L zone setback requirements don't allow adequate parking and garden spaces. A fifteen feet wide Sonoma County Water District easement traverses the site along the North East property line, that determined the placement of the utility building. The neighborhood character with equipment storage yards and industrial buildings have necessitated placing the parking in the front to increase parking efficiency, reduce paved area, and gain adequate space for private gardens. Changing the existing zoning to a PUD designation would permit the setbacks and land use configuration on the site necessary to achieve the required number of parking spaces, placement of the parking court in front, and reserve enough area on the site for meditation gardens separated from the busy street environment.

### ***Parking Ratio Summary***

As shown on the site plan, 20 parking spaces plus one loading space are proposed for the project, including one accessible parking space. The number of parking spaces was determined by a survey of Hospice staff and volunteers at the request of the Planning Department staff. The survey concluded that the average total number per day of employees and volunteers using the facility is expected to be 22.8. This is a ratio of parking spaces to floor area (in square feet excluding storage and mechanical space) of 1:300. This is in conformance with the on-site parking requirement for 1 parking space per 300 square feet of office space cited in the Zoning Ordinance. Because much of the services are provided off-site by Hospice staff and volunteers, an average of 11.2 individuals are expected to be at the facility for periods of 4 hours or less per day.

### ***Setbacks***

As shown on the site plan, the proposed parking area begins at the front property line. The proposed Hospice House front setback is 69 feet. The minimum side yard setback from the Northeast property line is approximately 16 1/2 feet. The trash enclosure is set back three feet from the Northwest property line.

The minimum setback from the rear property line is approximately 7 1/2 feet. This dimension is to one corner of the community room. The majority of the building is set back 25 or more feet from the rear property line.

### ***Principal Uses of the Proposed Project***

The principal use of the proposed building is for office use. The community room and kitchen will be used for meetings of volunteers and staff. To the side of the main building is proposed a utility building trash enclosure which may have a garden tools storage area attached to the rear in the future.

### ***Building Height and Floor Area Ratio (FAR)***

The proposed site is 21,153 square feet in area. The proposed building coverage of the site is 4,358 square feet (20.6% coverage) if only the building footprint is considered, and 5,728 square feet (27.1 % coverage) if the front porch and trash enclosure are also included in the calculation. The total floor area of the two story building is 6,677 square feet, or 8,047 square feet if the trash enclosure and porch are included in the total. The proposed FAR using the larger figure is 0.38:1, or 38 square feet of floor per 100 square feet of site. The overall height of the proposed main building as shown on the drawings is 35 feet.

### ***Land Use and Zoning***

The proposed PUD site is currently designated M-L (light industrial) zone designation. The purpose of the M-L designation, as stated in the Zoning Ordinance, is "to provide adequate and appropriately located areas to meet the needs of modern industrial development". Existing land uses surrounding the proposed PUD site include light industrial with associated offices, equipment storage yards, and residential uses including senior housing.

Changing the site's zoning designation to PUD would permit the building intensity required by the Hospice of Petaluma, allow parking to be provided to meet the demands of the intended use, and give the facility adequate private gardens which are an integral part of the building function. Designating the project site as PUD would allow Hospice of Petaluma to develop a more desirable project for the community than would be possible under a different zoning designation. The PUD zoning designation of the PEP project always included the Hospice site. It was an oversight that this parcel was not rezoned with the PEP project. The use of this property for Hospice offices relates well to the existing building on one side, and to the senior housing facilities on the other.

### **PROPOSED PUD DISTRICT**

SECTION 100 PURPOSE-- To provide an area within the City of Petaluma where the predominant use will be professional or commercial office use. Intended uses include hospice offices and related facilities.

SECTION 200 PERMITTED PRINCIPAL USES -- the following are the principal uses proposed to be permitted in the PUD District:

- 201 Hospice, administrative, executive, and editorial offices
- 202 Professional offices (for lawyers, engineers, counselors, architects, and the like.
- 203 Financial offices, including banks and real estate, and other general business offices

### SECTION 300 PERMITTED ACCESSORY USES

301 Accessory uses and buildings customarily appurtenant to a permitted use, such as incidental storage facilities in accordance with the provisions of Section 21-201 of the City of Petaluma Zoning Ordinance..

302 Signs, in accordance with the provisions of Section 21-204 of the City of Petaluma Zoning Ordinance.

## SECTION 400 CONDITIONAL USES

The following are proposed conditional uses in the PUD District:

401 Medical, optical and dental offices.

402 Other health care offices including chiropractic, acupuncture, herbalist, and the like.

403 Public and quasi-public uses appropriate to the District, such as professional, business and technical schools, of a public service type.

404 Day care centers

## SECTION 500 HEIGHT REGULATIONS

No principal building shall exceed four (4) stories or sixty (60) feet in height. No accessory building shall exceed two (2) stories or thirty (30) feet in height, except as provided in Section 24-100 of the City of Petaluma Zoning Ordinance.