

**Appendix H:
Land Use and Planning Supporting Information**

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H.1 - Proposed Policy Statement

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Elnoka Continuing Care Retirement Community (Elnoka CCRC) - Policy Statement

Prepared for:

City of Santa Rosa
Planning and Economic Development Department

PROJECT DESCRIPTION

As shown in the Conceptual Site Plan attached as Attachment 1,¹ the Elnoka CCRC project (“Elnoka CCRC” or “the Project”) will provide a maximum of 676 living units, which will include a mix of both detached and attached age-restricted dwelling units, assisted living units and memory care units, and services and recreational amenities for seniors. Elnoka CCRC will be an age-restricted community and operate in accordance with a mutually acceptable regulatory agreement to be entered into between the City and the Elnoka CCRC operator as a condition of Project approval.² The Project will also operate pursuant to the applicable State of California licensing requirements and will retain a license for a Residential Care Facility for the Elderly-Continuing Care Retirement Community (RCFE-CCRC), or the equivalent. Pursuant to applicable State requirements, the Project will provide a long-term continuing care contract for housing, residential services, related support services, and may also include nursing care if desired.

Elnoka CCRC is anticipated to include ancillary facilities and uses to serve Elnoka residents, guests and employees. This may include, but not be limited to, dining facilities; indoor and outdoor entertainment areas; retail and business services (e.g., beauty salon/barber shop, banking services, a business center, etc.); and indoor and outdoor recreation areas (e.g., swimming pool, sports courts, gardens, pet parks, exercise course, walking paths, etc.).

In the event the Policy Statement and Development Plan do not address a specific development regulation, requirement or standard, then the development regulation, requirement or standard that is set forth in the City’s Zoning Ordinance that applies to the use most similar to the one at issue shall govern.

PURPOSE - This Policy Statement and the attached Development Plan (Attachment 2) constitute the development standards and allowable uses for the Elnoka CCRC project.

The purpose of each land use category within Elnoka CCRC is as follows:

SINGLE-FAMILY HOUSING (SFH) - Provide areas for units which are part of the Elnoka CCRC, but function as detached single-family residential homes; provided, however, that multi-family residential units may also be developed within the SFH category subject to any applicable design review and hillside development permit requirements under the City of Santa’s Municipal Code.

COMMERCIAL & MULTI-FAMILY HOUSING (CMH) - These areas are designated for multi-family residential units, care facility units, and support services; provided,

¹ The Conceptual Site Plan is included as an attachment for illustration purposes only, and shall not be treated as a binding “Development Plan” under this Policy Statement.

² While the Elnoka CCRC is an age-restricted community (55 years and older), it is anticipated there will be a certain number of individuals living on-site at any time who are under the age of 55; e.g., members of a household living in CCRC units so long as at least one person is 55 years or older; certain impaired individuals who are permitted under state licensing requirements to receive care at a CCRC facility; as well as employees and their family members who live on-site.

however, that single-family residential units are also permitted within the CMH category. The intent is to provide areas for the combination of residential, care, office and community support service uses to serve the Elnoka CCRC community, including residents, guests and employees.

OPEN SPACE (OS) - This category is intended to protect natural features such as creeks or hillsides, or areas that contain natural resources or hazards, and therefore development within these areas shall be limited as set forth in the Land Use Table. Outdoor recreational activities are permitted uses within Open Space (OS) areas that have no crosshatching overlay shown on the Development Plan. Open Space (OS) areas with the crosshatching overlay shown on the Development Plan shall retain the natural, unaltered landscape, except that outdoor recreational activities may be developed within these crosshatched areas with approval of a Minor Conditional Use Permit.

DEVELOPMENT STANDARDS

All new structures, except single-family residential units, shall be subject to Design Review.

All new landscaping shall be done in accordance with the applicable provisions of the City’s Water Efficient Landscape Ordinance.

Open Space (OS) areas with the crosshatching overlay shown on the Development Plan shall retain the natural, unaltered landscape, with the exception of outdoor recreational activities within these crosshatched areas that are permitted with approval of a Minor Conditional Use Permit. Any development occurring within the OS areas shall be consistent with the Project’s conditions of approval and the related Mitigation Monitoring and Reporting Program (“MMRP”).

Pedestrian linkages and trails will be provided within and amongst all land use category areas as generally shown on the Development Plan.

Post construction tree removal shall be done in compliance with applicable provisions of the City of Santa Rosa Tree Ordinance, City Code Chapter 17-24.

Development Feature	SFH	CMH	OS
Height	25	55	16
Setback (from all perimeter property lines except Highway 12	70	70	70

frontage)			
Setback from Highway 12 frontage	35	35	35
Setback from interior property lines	5 Feet unless otherwise determined through Minor Conditional Use Permit or Design Review	15 Feet unless otherwise determined through Minor Conditional Use Permit or Design Review	Determined through Design Review
Setback (from all waterways)	50	50	50

ALLOWABLE USES AND PERMIT REQUIREMENTS

P	Permitted
MUP	Minor Use Permit
CUP	Conditional Use Permit
ZR	Pursuant to the current Zoning Code for the most likely implementing zoning district
-	Not allowed

Land Use	SFH	CMH	OS
Accessory/Storage Structures	ZR	ZR	ZR
Care Center Units	P	P	-
Dining Facility (including Lounge uses)	P	P	-
Guest Quarters	P	P	

Home Occupations	ZR	ZR	-
Learning Center	MUP	P	MUP
Meeting Facility	MUP	P	-
Multi-family Residential Unit	P	P	-
Office	-	P	-
Recreational Activity Areas (indoor)	P	P	-
Recreational Activity Areas (outdoor)	P	P	P*
Retail	-	P	-
Single-family Residential Unit	P	P	-
Storage	P	P	-

* Outdoor recreational activities within the Open Space (OS) areas with crosshatching overlay shown on the Development Plan require approval of a Minor Conditional Use Permit.

PARKING REQUIREMENTS

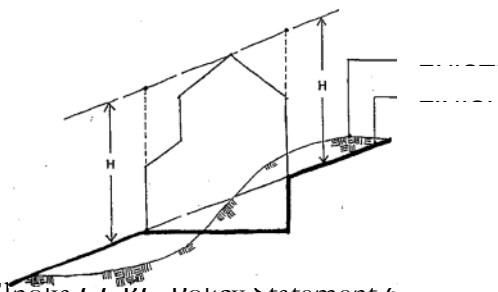
Land Use	Parking Requirements
Accessory/Storage Structures	-
Care Center Units	One space per each three beds
Dining Facility	One space for each 100 sf.
Home Occupations	As designated by unit type or, if an MUP is required, then as permitted per the MUP.
Guest Quarters	As designated for unit type (e.g., Single-family Residential requires Two spaces for each single-family dwelling)
Learning Center	1 space for each 250 sf.

Meeting Facility	1 space for each 4 fixed seats or 1 space for every 50 sf. of assembly area or meeting rooms, whichever is greater.
Multi-family Residential Unit	One space covered space per unit, plus one guest parking space for each 10 units.
Office	1 space for each 250 sf.
Recreational Activity Areas (indoor)	1 space for each 250 sf., not including that area devoted to athletic courts located within the building, plus 2 spaces per athletic court.
Recreational Activity Areas (outdoor)	If an MUP is required, then as required under the MUP.
Retail	1 space for each 250 sf.
Single-family Residential Unit	Two spaces for each single-family dwelling
Storage	1 space for each 1,000 sf.

DEFINITIONS

Accessory/Storage Structure. A non-residential structure that is physically detached from, secondary and incidental to, and commonly associated with a primary structure on the same site, such as a shed for maintenance equipment, garden shed, equipment screening, etc.

Building Height - Shall mean no point of the building, excluding exceptions as indicated in the Policy Statement, shall be higher than the stipulated maximum height as measured from finished grade, at the exterior perimeter of the building immediately



beneath that point.

H = BUILDING HEIGHT

Care Center Units - See Residential Care Facility for the Elderly

Chapel – See Meeting Facility

Commercial & Multi-family Housing (CMH) - These areas are designated for multi-family residential units, care facility units, support services. The intent is to provide areas for the combination of residential, care, office and community support service uses to serve the Elnoka CCRC community, including residents, guests and employees.

Continuing Care Retirement Community (CCRC) - A facility that meets the requirements of the Community Care Facility pursuant to the City of Santa Rosa Zoning Code and Continuing Care Contract Statutes of Chapter 10, Division 2 of the Health and Safety Code. The assisted living and memory units covered under this arrangement are required to be licensed as a Residential Care Facility for the Elderly (RCFE), which are regulated by Title 22, Division 6, Chapter 8 of the California Code of Regulations, Section 87100 *et seq.* The CCRC units will be monitored by Community Care Licensing (implemented by the State) for adherence to applicable statutory requirements.

Dining Facility - Areas that provide food and beverage services (including alcoholic beverages) for Elnoka CCRC residents, employees or guests, examples of which include, without limitation, a large dining room, cafeteria, or retail business providing ready-to-eat food and/or beverages for on- or off-site consumption, as well as areas that are designated for social activities (i.e., lounge) along with food and beverage services.

Guest Quarters - Temporary lodging for potential CCRC residents and/or for family or friends of existing Elnoka CCRC residents, in existing residential units that are not currently rented, for a period not to exceed ten days at a time.

Home Occupation - The conduct of a business within a dwelling unit or residential site, employing only the occupants of the dwelling, with the business activity being subordinate to the residential use of the property.

Learning Center - An area designated for Elnoka CCRC residents, employees and guests, as well as members of the public as determined appropriate and desirable by the Elnoka CCRC operator, to attend educational classes.

Maintenance Service – Base facilities for services at the Elnoka CCRC facility. This may include, without limitation, gardening, housekeeping, janitorial, and laundry.

Meeting Facility - A facility for public or private meetings, not including sports or other commercial entertainment facilities or convention centers. Includes clubrooms, private meeting rooms, community centers, religious facilities (e.g., chapel, church, mosque, synagogue, etc.), auditoriums, etc.

Multi-family Residential - A structure that contains multiple dwelling units, including duplexes, triplexes, fourplexes (buildings with two, three or four dwelling units, respectively, in the same structure) and apartments (five or more units in a single building).

Open Space (OS) – This designation is intended to protect natural features such as creeks or hillsides, or areas thought to contain natural resources or hazards, and therefore development within these areas shall be limited as set forth in the Land Use Table. Outdoor recreational activities are permitted uses within Open Space (OS) areas that have no crosshatching overlay shown on the Development Plan. Open Space (OS) areas with the crosshatching overlay shown on the Development Plan shall retain the natural, unaltered landscape, except that outdoor recreational activities may be developed within these crosshatched areas with approval of a Minor Conditional Use Permit.

Recreational Activity Area (indoor) - Establishments providing indoor amusement, examples of which include bowling alleys, dance halls, indoor fitness centers, spas, etc.

Recreational Activity Area (outdoor) – An area designated for various outdoor recreational activities, examples of which include, without limitation, swimming pool, sports courts, gardens, pet parks, exercise course, walking paths, etc.

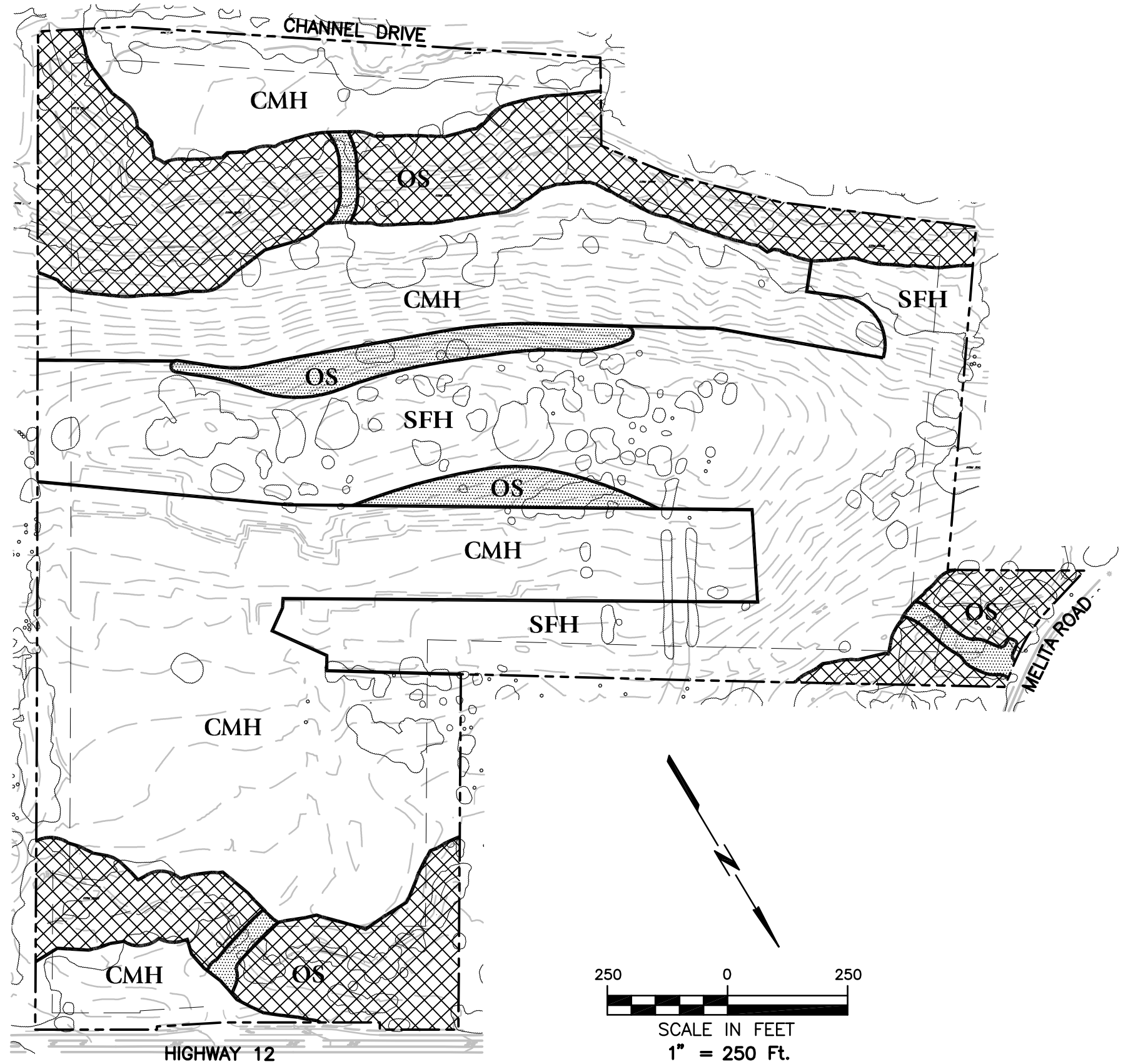
Residential Care Facility for the Elderly (RCFE) - Assisted living and memory care units; see Continuing Care Retirement Community (CCRC).

Senior Age Restricted Residential Units – Units that are age-restricted such that at least one person in the household is at least 55 years old, and is regulated as such pursuant to the applicable state Community Care licensing requirements as well as a mutually acceptable regulatory agreement entered into by the City and the Elnoka CCRC operator as a condition of Project approval; see Continuing Care Retirement Community (CCRC).


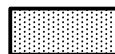


Single-family Housing (SFH) - Provide areas for units which are part of the Elnoka CCRC, but function as detached single-family residential units.

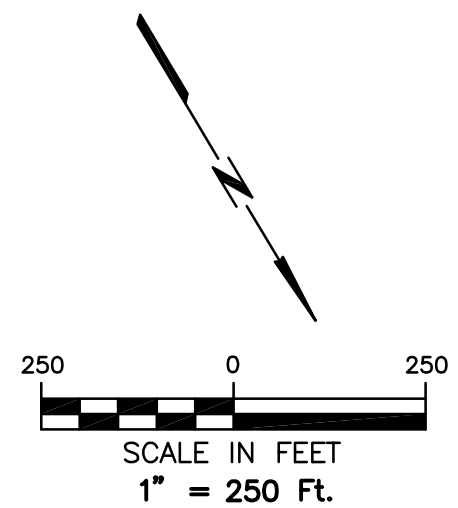
Single-family Residential Unit - A building designed for and occupied by one household.

Storage - The indoor storage of materials accessory and incidental to a primary use.



LEGEND

-  OPEN SPACE – NATURAL
-  OPEN SPACE
-  EXISTING TREE
-  LIMITS OF PROJECT
- SFH** SINGLE FAMILY HOUSING
- CMH** COMMERCIAL AND MULTI-FAMILY HOUSING
- OS** OPEN SPACE



**ELNOKA CCRC
POLICY STATEMENT**

DEVELOPMENT PLAN EXHIBIT
FEBRUARY 2020

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