

APPENDIX C: SENIOR HOUSING DEVELOPMENT STANDARDS

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Purpose

The Senior Housing Development Standards are established to provide for and encourage development of senior housing on a portion of Subarea 3 pursuant to standards, which reflect the unique character of senior citizen residential occupancy. Specifically, the purposes of these standards are to:

1. Encourage a needed housing alternative to accommodate an increasing senior citizen population;
2. Establish procedures, standards, and potential density increases for senior housing;
3. Ensure compatibility of senior independent living units with adjacent land uses; and
4. Provide for consideration of on-site facilities to serve needs of the senior residents.

Eligibility of Project – Limitation on Age of Occupants

In order to be considered senior housing and qualify for the density bonus incentives offered by this section, the occupancy of the project shall be limited to the following:

1. A household in which the head and/or his/her spouse is sixty-two (62) years or older; or
2. A household in which the head and/or his/her spouse is sixty-two (62) years or older with a qualified permanent resident (i.e., a disabled person or person with a disabling illness or injury who is a child or grandchild of a senior citizen).

Effect of Development and/or Use Pursuant to these Senior Housing Development Standards

Any land developed or used pursuant to these development standards shall not thereafter be used for any purpose other than for senior housing pursuant to these provisions unless and until the Planning Commission has determined that the alternate use satisfies all applicable land use regulations pertaining to the underlying classification of the land. Senior housing units shall not exceed 40% to 50% of the base density of Subarea 3, unless, due to extraordinary benefits from the project, the City Council approves up to 62% of the base density as senior housing.

Senior Housing Special Use

Criteria/Findings. Senior housing may be permitted with a use permit in Subarea 3, when the proposed use meets all of the requirements of Section 18.76 of the Municipal Code and the following criteria:

1. Residential occupancy shall be limited pursuant to Section B above.
2. The impact of the use will be substantially equivalent to those impacts produced by uses otherwise allowed for Subarea 3, with considerations being given to the type of the living units, number of living units, the probable number of residents and the demand on public facilities and services generated.
3. The location, size, design, and operating characteristics of the use will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impacts of the use.
4. The location, design, and site planning of the use will provide a convenient and functional living, working, shopping, or civic environment, and will be attractive as the nature of the use and its location and setting warrant.
5. Universal design shall be used in all housing units to facilitate use by persons with disabilities.
6. The number of units approved can be adequately accommodated by the existing or planned infrastructure that will serve the project and that the projected p.m. trip generation rates will be less than that generated by a similar non-age restricted project of the base number of senior housing. (Note: The base number of senior housing units shall be determined by subtracting the number of other dwelling types, i.e., single-family or multi-family, proposed for Subarea 3 from the allowable density of the residential portion of Subarea 3 at five (5) units per acre.)

Site Design and Development Standards

Senior housing projects shall comply with the following:

Density. The base number of senior housing units shall not exceed 40% to 50% of the allowable density for Subarea 3 at five units per acre, unless, due to extraordinary benefits from the project, the City Council approves up to 62% of the base density as senior housing. The unit density of a senior housing project shall be governed by the population density established by the use permit, but in no case shall any bonus density exceed that of 35% of the base number of senior housing units or a State allowed density bonus, which ever is greater.

Parking Requirements. A minimum of 0.9 off-street parking spaces per one (1) unit shall be provided. The Planning Commission based on a project's design and operations, including but not limited to a shuttle service program, may grant further reductions. Parking shall be provided for any on-site shuttle. Parking standards for any resident employees whose employment is the principal reason for

residency shall be identical to those pertaining to multiple dwelling units within the CLASP area.

Laundry Facilities. Each multiple-family residential building or dwelling group shall include congregated laundry facilities (in the building) that shall include washing machines and dryers.

Other Development Standards. Except as provided in this Appendix C to the CLASP, the development standards for senior housing shall be the same as the underlying standards for Subarea 3 as governed by the CLASP.

SENIOR CITIZEN USE GUARANTEES

Prior to occupancy of any project developed according to these Senior Housing Development Standards, the project's proponent shall provide documentation limiting the use of the project to senior citizen housing exclusively and vesting the City the right to enforce such limitation until and unless it determines that any proposed alternate use complies fully with regulations pertaining to the underlying regulations as provided for in Section C above. Such documentation may consist of final subdivision map or parcel map dedication, covenants, conditions, and restrictions pertaining to the project or a recordable use restriction. Any such documentation shall be in a form satisfactory to the City Attorney.