



**Gallaher**  
SENIOR LIVING



APARTMENT HOME AT VARENNA - SANTA ROSA, CA

**PROPOSED PETALUMA SENIOR LIVING PROJECT**



VARENNA - SANTA ROSA, CA



## ABOUT US

Gallaher Companies develops, builds and owns senior, multi-family and commercial properties. Under the Gallaher Senior Living brand we operate luxury senior communities for the growing number of seniors in the cities we serve. The Gallahers have a long history in senior living and have built more than 60 senior and assisted living facilities throughout the Western States. We are a close-knit, family owned company that is founded on integrity, values strong relationships and dedicated to providing services and amenities of the highest caliber.



## PROPOSED PETALUMA LOCATION

For the Petaluma location, we propose a Continuing Care Retirement Community (CCRC) product. A CCRC is a community that provides peace of mind for the growing number of seniors who want to live independently in a vibrant community, but wish to have health care services available should the need arise. We believe a CCRC is the ideal choice for this property as there are currently no CCRCs in Petaluma and limited options available between Santa Rosa and San Francisco for the senior population.

The proposed project includes:

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**120 APARTMENT HOMES INCLUDING ONE BEDROOM, TWO BEDROOM, & TWO BEDROOM  
+ DEN FLOOR PLAN OPTIONS RANGING FROM 600-1,800 SQUARE FEET.**

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**A FOUR STORY MAIN BUILDING HOUSING ALL APARTMENT HOMES & INDOOR AMENITIES.**

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**OPERATED AS A CCRC WHICH WOULD BE LICENSED BY THE DEPT. OF SOCIAL SERVICES  
CONTINUING CARE CONTRACTS BRANCH.**

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**ALSO LICENSED AS A RESIDENTIAL CARE FACILITY FOR THE ELDERLY (RCFE) OFFERING  
ASSISTED LIVING & MEMORY CARE SERVICES ONSITE.**

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**SECURED UNDERGROUND PARKING WITH ELEVATOR ACCESS TO EACH FLOOR.**

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**A WIDE RANGE OF LUXURY AMENITIES & SERVICES PROVIDED.**



LOBBY AT LAUREL HEIGHTS - MOORPARK, CA



## INTEGRATED ARCHITECTURE & DESIGN

Gallaher Companies will work with the City of Petaluma to ensure the project is aesthetically appropriate and desirable for the surrounding area. We have experience with a variety of architectural styles and have worked with dozens of municipalities to meet their various design preferences.

Our proposal would offer residents an underground parking space for their car to be secured, easily accessible and out of sight. Additionally, the project plan features integrated walking paths within the heart of the development connecting to Sycamore Lane and Petaluma Boulevard North. This design encourages residents to engage with and explore the surrounding Petaluma community, offering access to amenities such as the pet park on Sycamore Lane, the Town and Country center on Petaluma Blvd. North, and the SMART pathway along Shasta Avenue.

Following is a sample of a few of the architectural types the company has recently built:

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### SPANISH



SEGOVIA - PALM DESERT, CA

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### MODERN



SANTIANNA - CARLSBAD, CA

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### CRAFTSMAN



FOUNTAINGROVE LODGE - SANTA ROSA, CA



## SERVICES & AMENITIES

The Petaluma senior project would be an all-encompassing campus with a wide range of services and amenities available to all residents. From dining worthy of being included with north bay gastronomy, to multiple opportunities for physical and social pursuits, residents will pursue each day based on personal preference.

### OUTDOOR AMENITIES

- SWIMMING POOL & JACUZZI
- BOCCE BALL & PICKLEBALL COURTS
- DINING ALFRESCO
- FIRE PIT
- RESIDENT & CHEF GARDENS
- MEDITATION SANCTUARY
- MANICURED GROUNDS
- WALKING PATHS
- PET PARKS
- TOWN CAR TRANSPORTATION



POOL AT SANTIANNA - CARLSBAD, CA



BOCCE BALL AT VARENNA - SANTA ROSA, CA



PICKLEBALL AT SANTIANNA - CARLSBAD, CA



COURTYARD AT SANTIANNA - CARLSBAD, CA

## INDOOR AMENITIES

- GRAND LOBBY
- GREAT LIVING ROOM
- FITNESS CENTER & OUTDOOR EXPANSION
- YOGA STUDIO
- ART STUDIO
- ACTIVITY ROOM
- CARD & GAME ROOM
- COMPUTER & BUSINESS CENTER
- STATE-OF-THE-ART MOVIE THEATER
- FULL-SERVICE BAR & LOUNGE
- FORMAL & PRIVATE DINING ROOMS
- LOBBY BISTRO
- SALON & DAY SPA
- WELLNESS CENTER & VISITING PHYSICIAN
- HOME HEALTH SERVICES
- LIBRARY
- GREAT HALL



CARD & GAME ROOM AT SANTIANNA - CARLSBAD, CA



MOVIE THEATER AT SANTIANNA - CARLSBAD, CA



FITNESS CENTER AT SANTIANNA - CARLSBAD, CA



## SERVICES

### INCLUDED FOR RESIDENTS

- Housekeeping & linen service
- Concierge service
- Inclusive culinary program
- Fitness program
- Safety & security systems
- 24-hour emergency call system
- Educational, social & recreational programming
- Professional staffing 24-hours a day
- Full-time nurse
- Full-time activity & fitness directors
- Scheduled chauffeured transportation
- Maintenance of your residence, public areas, buildings & grounds
- All utilities - except telephone & premium cable channels

### ADDITIONAL AVAILABLE

- Dry cleaning & additional laundry
- Meals delivered to your home
- Pet care
- Ticketed excursions
- Care services plan
- Grocery shopping & errands



## THE CULINARY EXPERIENCE

Dining experiences marked with delicious cuisine and exemplary service coupled with good conversation can be anticipated daily. Sonoma County chefs love local ingredients, and our community chefs are no exception. We embrace the abundance of fresh, local food for our culinary creations. Menu specials change daily to reflect the seasons and availability from local farms, ranches and fisheries. The culinary program is inclusive, with additional options based on preference. We offer a variety of dining spaces for residents to enjoy.

Families can often be found enjoying a meal with residents at one of the restaurants, and private parties are welcomed.



GRAND DINING ROOM

DINING ALFRESCO

PRIVATE DINING ROOM

FULL SERVICE BAR & LOUNGE

GREAT HALL ~ GATHERINGS & EVENTS





DINING ROOM AT SANTIANNA - CARLSBAD, CA



BAR & LOUNGE AT SANTIANNA - CARLSBAD, CA



## CARE & WELLNESS

Residents have the peace of mind knowing that a full time-nurse and 24-hour care staff are available to provide care in the privacy of each apartment home should the need arise. Personalized assessments are completed to curate individualized care plans. Care is available both on a short term basis due to recuperation from illness or injury, or on a longer term program.

Within the main building, a specialized community offers *The Journey*, a memory care program for residents experiencing Alzheimer's or other forms of dementia. If one spouse needs this special care, it's nice to know they can be accommodated on the same campus.

## CARE SERVICES

- Bathing & dressing
- Grooming & personal hygiene
- Escorts to meals, appointments, & activities
- Oxygen & medication management
- Personal health assessments
- Emergency response systems
- Health screenings & blood pressure checks
- Special diet accommodations

## COORDINATED SERVICES

- Physical therapy
- Physician visits
- Podiatry
- Dental hygienist
- Speech & occupational therapy