

EXHIBIT "A"

PD Zoning and Master Plan and Development Standards for Aldersly

The Planned Development (PD) zoning and Master Plan for the Aldersly campus will allow the Aldersly Retirement Community to evolve to meet the needs of current and future residents for the next **20** years.

Site Description & Setting

The Aldersly is a lifespan residential community, providing independent and assistive live, and rehabilitative care and skilled nursing. The campus occupies 2.88 acres on the north side of Mission Avenue and extending to Belle Avenue to the north. The property slopes uphill from Mission Avenue frontage (13-16 ft . elevation) to Belle Avenue (40-60 ft. elevation). The campus is developed with residential, administrative and healthcare buildings connected by an extensive network of landscaped pedestrian paths and gardens. The campus is located within the Montecito/ Happy Valley Neighborhood, one of San Rafael's oldest neighborhoods, close to Downtown San Rafael. The area surrounding the Aldersly campus contains a mix of residential, retail, and community services. The site has a General Plan Land Use designation as High Density Residential and is zoned PD - Planned Development (Ordinance No. 1775).

The PD provides the Aldersly Board a plan with the flexibility to meet future needs of its residents with facilities providing best design and practices in services and environments. This plan includes a combination of improvements to campus connectivity, renovations to current facilities, expansion of some buildings, and new construction. The overall goal of the Master Plan is to keep Aldersly a boutique residential community for older people looking for a home with *hygge* – Danish for the experience of coziness and comfortable conviviality that engenders feelings of contentment and well-being.

To this end, the PD proposes the following standards to enable sustainability of the residential community and improvements to the unique design of Aldersly.

A. Land Uses

Consistent with the High Density Residential land use district, the following use are allowed in the Aldersly Planned District (similar to the high density zoning categories):

- Independent living units for older adults (60 and older)
- Assisted living units for older adults (housing for people needed assistance with activities of daily living)
- Memory care units for older adults with dementia
- Skilled nursing facility with clinic and rehabilitative services
- Ancillary support to serve residents' needs (e.g., laundry, beauty, dining, retail, recreation facility, community meeting rooms, food service, healthcare, hospice, storage buildings)

- Administrative services (offices, maintenance, landscaping)
- Any substantive change in use of existing buildings on the site shall require an amendment to the Master Use Permit.

B. Minimum Lot Area

The minimum lot area is 6,000 square feet (same as the HR1.8 zoning district).

C. Minimum Lot Area per Dwelling Unit

The Aldersly campus is approved to include:

- 69 independent living units for older adults
- 35 assisted living/memory care units for older adults
- 20 skilled nursing beds

D. Minimum Lot Width

Because of the existing configuration of campus and its compact, high-density character, no minimum lot width is established.

E. Set Backs/Minimum Yards

- Maintain a fifteen foot (15') front yard building setback along Mission Avenue, (same as the HR1.8 zoning district).
- Maintain a five foot (5') side yard building setback.
- Maintain a five foot (5') rear yard building setback along Belle Avenue, (same as the HR1.8 zoning district).
- Existing Conditions. Buildings existing at the time this Master Plan is adopted and not meeting the setback standards established above shall be considered conforming buildings.

F. Distance Between Residential Structures

Provide and maintain building separations that conform to codes governing the Aldersly campus at the time of construction permitting.

G. Maximum Height of Structures

The maximum height of structures is 36 feet (36') except where allowed per the City Zoning definitions, exceptions, or height bonus regulations.

Existing Conditions: Buildings existing at the time this plan is adopted and not meeting the

height standards established above shall be considered conforming buildings.

H. Maximum Lot Coverage

Total building footprints on the campus shall not exceed 60% of the campus land area (same as the HR1.8 zoning district).

I. Minimum Usable Outdoor Area per Dwelling Unit

Each resident has access to a private usable outdoor area of variable size (for independent living units) and/or to communal outdoor areas (for assisted living/memory care and skilled nursing residents). Because of the extensive outdoor areas provided for all residents, no minimum is established for usable outdoor area per dwelling unit.

J. Landscaping/Yard Areas

- i. Landscaping and yard areas requirements are not established due to the single ownership of the campus, the communal nature of exterior areas, and the desire to maintain planning flexibility.
- ii. Open Space: The campus pattern of tightly landscaped pathways, terraces, open courtyards and decks, and garden areas will be replicated to the extent feasible as approved through design review.

K. Parking

Aldersly was built before the prevalence of automobiles, and the campus' topography severely limits parking opportunities on campus. The Master Plan reflects the goals of the campus design to maximize landscaping onsite. For these reasons, the PD standards provide substantial flexibility.

i. Parking Capacity.

Parking will be provided consistent with the Parking Study and recommendations. There are currently 48 spaces on site. Eight additional spaces will be provided.

Additional parking, such as a valet parking program for special events, will be implemented as needed, consistent with the Use Permit.

At buildout, there will be a total of 56 on-site parking spaces.

ii. Parking Space Dimensions

Parking space dimensions shall comply with City standards.

iii. Allowable Compact Spaces

The allowable percentage of compact spaces shall comply with City standards.

L. Parking Lot Screening

Parking Visible from Public Right of Way

Parking visible from a public right of way shall be screened in accordance with the requirements contained in San Rafael's Zoning Ordinance.

Parking Adjacent to Neighboring Lots

Maintain a three foot (3') side yard setback of landscaped buffer between parking and circulation areas and adjacent lots. Where a 3' setback is not practical where it's necessary to maximize parking and accessibility, a 0' setback applies provided that a minimum five foot (5') solid barrier shall be provided for screening along the lot line.

Canopy Trees at Parking

One tree for every four spaces will be provided within parking areas or at an alternate location as close to the parking area as feasible. Flexibility in the location of the trees is required in order to maximize the parking available. Innovative strategies for locating trees within parking areas without diminishing parking capacity will be implemented.

Planting Areas between Spaces

No planting areas will be provided between parking spaces due to the need to maximize on-site parking. Alternate strategies for landscaping the parking areas will be implemented as feasible.

M. Off-Street Loading and Unloading

A new off-street truck loading and unloading area will be provided for the campus along Belle Avenue, as shown on sheet A3.5 in the approved plans.

N. Phasing Plan

There are four phases to the Master Plan to implement Aldersly's vision:

PHASE 1 Build more Independent Living Units, Relocate the Main Entrance, and Improve Parking

Phase 1A: New Residential Units, a Relocated Entry for better accessibility and additional parking

1. Remove 12 small outdated independent living studios in three small buildings. Build 35 independent living apartments and new administrative offices in a single building (Mission Avenue Independent Living, or "MAIL")
2. Relocate the main entrance to Aldersly to street-level for better accessibility for residents and visitors. (An elevator inside the entrance enables ADA access to upper levels on the hillside site.) Five visitor parking spaces will be provided.
3. Provide nine parking spaces in the new MAIL building and eight surface parking spaces along the driveway. Implement a parking management program with shared

car services, event valet parking and stacked parking.

Phase 1B – Update Frederiksborg Independent Living and Fredensborg

1. Renovate the independent living units of Frederiksborg with a minor alteration to create four additional parking and four larger units.
2. Renovate the interior of Fredensborg for better food service and to connect Fredensborg with the Mission Avenue Independent Living building to provide sheltered ADA access between the two buildings (i.e., between the main entrance on Mission Avenue to the main dining room).
3. Improve outdoor spaces and highlight historic elements. Create new gathering spaces and lush landscaping to replace areas lost with Phase 1A.1.

PHASE 2 – Renovate Kronborg, add new service connector/facility

1. Renovate existing Skilled Nursing Facility
2. Renovate lower level to provide Wellness and other amenities
3. Improve service access for delivery, refuse and maintenance back-of-house spaces for increased efficiency. Add a new service connector with an elevator to support maintenance.
4. Remove the Minor Building to create outdoor garden for Memory Care residents.
5. Make site circulation improvements for sheltered ADA access between buildings.
6. Provide outdoor spaces with lush landscaping, flowering plants and bushes

PHASE 3 - CHRISTIANSBORG RENOVATION

1. Renovate Christiansborg Independent Living units, with minor expansion to meet market demand for larger units
2. Renovate key outdoor spaces with landscaping to define a core active space for the residents.

PHASE 4 - WEST CAMPUS INDEPENDENT LIVING

1. Remove 14 small outdated independent living units that are inaccessible to campus amenities in two buildings (Amalienborg and Sorgenfri). Build 15 larger independent living units.

The Master Plan reflects the need of Aldersly to remain relevant to baby boomer seniors who will be looking for a senior residential community as they age into their 80s and older. The 2020 PD District is intended to continue Aldersly's role as a community asset by renovating the campus to be a valued residential community for older adults who want to live in central San Rafael close to shops and downtown activities.

Design review will be conducted as Phase 2 and 4 implementation progresses; the level of review shall be consistent with zoning requirements.