

## 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. The PD zoning prior to this Master Plan was 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. At buildout, there will be a total of 56 on-site parking spaces.

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

*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**

*i. 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.

*ii. Parking Adjacent to Neighboring Lots*

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

*iii. 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.

*iv. 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 three phases to the Master Plan to implement Aldersly's vision:

**PHASE 1 Build new Independent Living Building, Relocate the Campus Reception/Entry to street level, Expand Community Space, and Improve Central Courtyard.**

**Phase 1A** Add new independent living building.

1. Remove independent 12-studio units in three small buildings (Liselund, Marselisborg and Graasten)
2. Construct new independent living 35-unit building. Includes the relocation of Aldersly's main entrance and administrative offices to street level on Mission Avenue for better accessibility for residents and visitors. (An elevator and an interior connection to Fredensborg will enable sheltered ADA access to upper levels on the hillside site.)
3. Provide nine parking spaces in the new building, five guest parking spaces at the new main entrance, and eight surface parking spaces along the driveway to Rosenberg. Implement a parking management program (i.e., shared car services, event valet parking and stacked parking).
4. Expand community space with a café, rooftop lounge, arts & crafts/activity room, and a conference room/pre-function room.

**Phase 1B:** New entry courtyard and outdoor amenity.

1. Improve central courtyard. Improve outdoor spaces with new gathering spaces and landscaping, including historic elements.

## **PHASE 2      Add new service connector/facility.**

**Phase 2:** Construct new service building.

1. Remove 8 unit independent living Minor Building.
2. Construct a new service building, with service elevator connections to Rosenborg and Kronborg to improve service access for delivery, refuse and maintenance back-of-house spaces for increased efficiency.
3. Provide new trash room within service building with access to Belle Avenue.
4. Expand Memory Care garden on Minor building site.

## **PHASE 3      West Campus Independent Living**

**Phase 3A:** Add new independent living buildings.

1. Remove 14 units independent living units in two buildings (Amalienborg and Sorgenfri).
2. Construct 15 independent living units in new building.

**Phase 3B:** Renovate 4 independent living units (Frederiksborg). Remove and replace four other independent living units (Frederickborg). Add four new parking parking spaces.

Design review will be conducted as Phases 2 and 3 are implemented. The level of design review shall be consistent with zoning requirements.

The 2022 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 other amenities, downtown activities and transit. The Master Plan reflects the need of Aldersly to remain relevant to baby boomer older adults who are looking for a senior residential community as they age into their 80s and older. In addition to the phases above, Aldersly will make interior renovations as needed to Fredensborg (dining and resident amenities), Kronborg (skilled nursing facility), Rosenborg (Assisted Living and Memory Care), and Christiansborg (independent living) to maintain a high level of service. Appropriate building permits will be secured at the time of interior improvements.