

PACIFIC UNION

8 October 2015

Planning Board
City of Alameda
2263 Santa Clara Street
Alameda CA 94501

Re: Proposed senior care facility on Harbor Bay Parkway

Dear Board Members;

We have applied for a zoning determination on a 5 acre parcel located in the Harbor Bay Business Park. The proposed use is for a commercially operated and state licensed memory care and assisted living facility.

The key elements of the proposed use include:

- Facilities to serve about 100 older seniors in need of memory care and assisted living
- Professionally managed social programs, housekeeping and additional living assistance as require (i.e. bathing, dressing, feeding, mobility, personal hygiene)
- Fully licensed by the State of California Department of Social Services
- Food served throughout the day in an elegant restaurant-style environment
- Staff on premises 24/7
- Estimated 53 full-time equivalent permanent positions
- 95,000 gross square feet including a café, salon and physical therapy open to the community
- Common areas including library, movie room, dining room and large living room
- Commercial kitchen and commercial laundry on site for in house needs

Our market research shows that there is demand for this use in Alameda. Most residents are expected to come from current Alameda residents, as the prime trade area is a circle of three miles. Demand is expected to increase an additional 20% by 2020 as the existing population ages.

Sincerely,



Christopher Garwood
Vice President

Exhibit 1
Item 7-B, 11/9/15
Planning Board Meeting

RECEIVED

OCT 07 2015

PERMIT CENTER

ALAMEDA, CA 94501

PLANNING PERMIT APPLICATION

Community Development • Planning Division

2263 Santa Clara Ave., Rm. 190

Alameda, CA 94501-4477

alamedaca.gov

510.747.6805 • F: 510.865.4053 • TDD: 510.522.7538

Project Address: Adelphian Way @ Harbor Bay Parkway APN: 074-1362-049-03Property on the Alameda Historical Buildings Study List? ☒ No / Yes - Designation: _____Property subject to a Business/Homeowners Association? ☒ No / Yes - Association Name: _____

Check all applicable permits: (* indicates supplemental forms/materials required)

- | | | |
|---|---|---|
| <input type="checkbox"/> Design Review* | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Use Permit* |
| <input type="checkbox"/> Density Bonus Application* | <input type="checkbox"/> Second Unit Application* | <input type="checkbox"/> Variance* |
| <input type="checkbox"/> Certificate of Approval* | <input type="checkbox"/> Sign Permit* | <input checked="" type="checkbox"/> Zoning Compliance Determination |
| <input type="checkbox"/> Planned Development* | <input type="checkbox"/> Subdivision* | <input type="checkbox"/> Other: _____ |

Project Description: (attach additional sheets if necessary) 100 unit memory care w/
assisted living senior facility licensed by the State of California.
Approximately 90,000 square feet with full services including commercial
kitchen, horsekeeping with staff of 50 plus professionals.

Property Owner(s): 2900 Harbor Bay Parkway LLCAddress: 405 PM 2200 Livingstone #208 City: Oakland State: CA Zip: 94606Email: jernst@semcerst.com Phone: 510-219-5376 (mobile): _____Applicant(s): (if different from owner) Pacific Union Land Investors LLCAddress: 675 Hardy Ave City: Danville State: CA Zip: 94526Email: CGARWOOD@PULC.COM Phone: 925-314-3890 (mobile): 925-964-3464

Hazardous Materials: Pursuant to CA Gov't Code Section 56962.5 regarding notifying the City of hazardous waste and/or hazardous substance sites, the project site: ☐ IS / ☒ IS NOT (check one) included on any of the hazardous waste or substances lists consolidated by the State of California. If on a list, provide the following information:

Reg. ID #: _____ Problem: _____ Date of List: _____

Fee Refunds shall be issued to: ☐ OWNER ☒ APPLICANT ☐ OTHER (provide contact information below)

Name: _____ Address: _____

Phone: _____ Email: _____

Property Owner: I hereby certify under penalty of perjury, that I am the owner of record of the property described herein and that I consent to the action requested herein. Further, I hereby authorize the City of Alameda employees and officers to enter upon the subject property as necessary to inspect the premises and process this application.

X

Property Owner(s) Signature Required

Date

10.6.15

Property Owner/Applicant: I hereby certify that I have read this application form and that information in this application and all the exhibits are true and correct. I understand that any misstatement or omission of the requested information or of any information subsequently requested may be grounds for rejecting the application, deeming the application incomplete, denying the application, suspending or revoking a permit issued on the basis of these or subsequent representation, or for the seeking of such other and further relief as may seem proper to the City of Alameda. For applications subject to a time and materials charge, I hereby agree to pay the City of Alameda all incurred costs for staff time and materials associated with review and processing of this application, even if the application is withdrawn or not approved. I understand that one or more deposits may be required to cover the cost noted herein at such time as required by the Community Development Director to ensure there are adequate funds to cover anticipated time and material costs. I expressly acknowledge and agree that failure to pay a written invoice for additional funds within 14 days of date of invoice shall constitute the applicant's withdrawal of the application. I further acknowledge that some application fees are non-refundable and payment does not guarantee approval of the application.

X

Owner/Applicant Signature

Date

10/6/15

FOR OFFICE USE ONLY

File #: PLN 15-0477 Date Received: 10/7/15 Received By: JBZoning: CM-PD GP: Business Park

**Esplanade Shores
Senior Care Facility**

Buildings and Grounds

- 90 units serving about 100 older adults (55+) with care needs including 20 memory care and 70 assisted living units in a mix of studio, one and two bedroom spaces
- 95,000 gross square feet including a café, salon and physical therapy open to the community
- Two stories with a maximum building height of 40 feet
- 49 surface parking spaces with generous landscaped areas
- Fully licensed by the State of California Department of Social Services
- Common areas including library, movie room, dining room and large living room
- Commercial kitchen and commercial laundry on site for in house needs

Staffing and Services

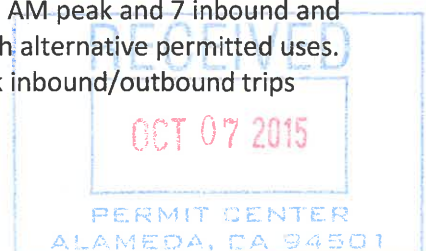
- High caliber full time care in a warm, welcoming and dignified living environment
- Exceptional amenities and services designed to make life more enjoyable and encourage a relaxed, healthy lifestyle in a caring, supportive setting
- Allows seniors to pursue their passions, enjoy life and find the freedom and care they want
- Food served throughout the day in an elegant restaurant-style environment
- Services also include social programs, housekeeping and additional living assistance as required
- Staff on premises 24/7
- Estimated 53 full-time equivalent permanent positions (generally there are 3 shifts; expected employee count at full daytime capacity on site is about 33)
- Based on individual needs, residents will also receive assistance with activities of daily living (i.e. bathing, dressing, feeding, mobility, personal hygiene)

Resident Information

- Expected resident capacity of 100
- Most residents are expected to either move from or have family members already living in Alameda, the prime trade area is a circle of three miles
- Demand for senior housing is not being met in Alameda and is expected to increase an additional 20% by 2020 as the existing population ages

Community Wide Benefits

- Creation of 53 plus full-time equivalent permanent positions
- Annual payroll exceeding \$2 million
- Construction expenditures of approximately \$20 million
- Estimated annual property taxes in excess of \$250,000
- Minimal peak traffic generation (most trips off-peak), with many employees using existing shuttle bus service to BART and residents using on site shuttle
- A similar use project (Cardinal Point II) was approved in 2013 by the City. Extrapolating its traffic study to this project would suggest only 9 inbound and 6 outbound AM peak and 7 inbound and 5 outbound PM peak hour trips. Very low traffic use compared with alternative permitted uses. For example, a 300 room hotel would generate about 180 AM peak inbound/outbound trips combined and 240 PM peak hour inbound/outbound trips.
- No school impacts





CITY OF ALAMEDA
2263 SANTA CLARA AVENUE, ROOM 190
ALAMEDA, CA 94501

(510) 747-6800
FAX (510) 747-6804

Zoning Compliance Determinatn: PLN15-0477

Applicant Information

CHRISTOPHER GUY GARWOOD
675 HARTZ AVE
DANVILLE, CA 94526
925-314-3890

Contractor Information

Owner Information

2900 HARBOR BAY PARKWAY LLC
2200 IVINGSTONE
OAKLAND, CA 94606

Project Information

Status: **Applied**

Type: **Zoning Compliance Determinatn**

Category: **NA**

Sub-Type: **NA**

Parcel Number: **074-1362-049-03**

Job Address: **HARBOR BAY PKWY**

Work Description: **ZONING COMPLIANCE DETERMINATION - USE COMPLIANT WITH ZONING FOR PROPOSED ASSISTED LIVING SENIOR FACILITY**

Applied: **10/07/2015**

Finalel:

Issued:

Expired:

Valuation: **\$1,000.00**

<u>ITEM #</u>	<u>FEE DESCRIPTION</u>	<u>ACCOUNT CODE</u>	<u>UNITS</u>	<u>FEE AMOUNT</u>	<u>PAID</u>
250	Filing Fee	481003-37450 (1050)	1	\$47.00	\$47.00
2999	Technology Fee	481003-33063 (1051)	1	\$10.70	\$10.70
620	Records Management Fee	482001-37900 (6210)	1	\$3.00	\$3.00
930	Other Deposit	209-22310 (1070)	500	\$500.00	\$500.00
965	Community Planning Fee	481005-33064 (8765)	1	\$5.00	\$5.00
PE01	Zoning Compliance Determination	481005-37191 (1410)	1	\$167.00	\$167.00
TOTALS:				\$732.70	\$732.70

<u>RECEIPT #</u>	<u>PAYMENT METHOD</u>	<u>CHECK #</u>	<u>PAYOR:</u>	<u>RECEIPT DATE</u>	<u>RECEIPT AMOUNT</u>
502914	Check	1909	CHRISTOPHER GUY GARWOOD	10/07/2015	\$732.70
Cashier: LBARRERA					
Total Payments:					\$732.70
Balance Due:					\$0.00

Print Date: 10/7/2015