

Proposed Amendments for Senior Assisted Living Uses

Alameda Municipal Code Chapter 30 – Development Regulations

Add the following new definitions to Section 30-2 Definitions:

“Senior Assisted Living Facility shall mean a housing arrangement where the residents are at least sixty years of age and where varying levels of care, supervision, or health-related services are provided to the residents based on their varying needs. Persons under 60 years of age with compatible needs may be allowed to be admitted or retained in such a facility, not to exceed 25 percent of the residents, as further defined in Chapter 3.2 of Division 2 of the California Health and Safety Code.”

“Senior Independent Living Facility shall mean a building or portion thereof, the operation of which focuses on providing multiple independent living quarters for seniors without health related services. The facility may include a shared common kitchen and common activity areas.”

“Kitchen shall mean any room or area within a dwelling unit or living quarters to be used for storing, cooking and preparing of food that includes a sink, refrigeration, and cooking facilities supported by a 220 volt electrical service or a gas line.”

Amend the following definitions in Section 30-2 Definitions, as follows:

“Community care facility shall mean any facility, place or building which is maintained and operated to provide nonmedical residential care, including but not limited to family day care homes, ~~and residential care facilities,~~ and senior assisted living facilities.”

“Dwelling unit shall mean a group of rooms, including a kitchen, bath and sleeping quarters, designed and intended for occupancy by one (1) family living independently from other families.”

Amend Section 30-4 District Uses and Regulations to:

- Add *Senior Independent Living Facilities* as uses permitted in the following districts:
 - R-1, One-Family Residential
 - R-2, Two-Family Residential
 - R-3, Garden Residential
 - R-4, Neighborhood Residential
 - R-5, General Residential
 - R-6, Hotel Residential
 - NP-G, North Park St Gateway
 - NP-MU, North Park St Mixed Use
 - NP-R, North Park St Residential
 - AP-MS, Alameda Point Mixed Use
 - AP-WTC, Alameda Point Waterfront Town Center

Facilities must be above the ground floor:

- C-1, Neighborhood Business
- C-2, Central Business
- C-C, Community-Commercial

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- Add *Senior Assisted Living* as uses requiring use permits in the following districts:
 - R-1, One-Family Residential
 - R-2, Two-Family Residential
 - R-3, Garden Residential
 - R-4, Neighborhood Residential
 - R-5, General Residential
 - R-6, Hotel Residential
 - A-P, Administrative Professional
 - NP-G, North Park St Gateway
 - NP-MU, North Park St Mixed Use
 - NP-R, North Park St Residential
 - AP-MS, Alameda Point Mixed Use
 - AP-WTC, Alameda Point Waterfront Town Center
 - AP-AR, Alameda Point Adaptive Reuse (BEQ and BOQ only)
- Facilities must be above the ground floor:
 - C-1, Neighborhood Business
 - C-2, Central Business
 - C-C, Community-Commercial
- Prohibit *Senior Assisted Living* and *Senior Independent Living Facilities* in the following districts:
 - C-M, Commercial-Manufacturing District
 - M-1, Intermediate Industrial (Manufacturing) District
 - M-2, General Industrial (Manufacturing) District
 - AP-E1 through E4, Alameda Point Enterprise Districts 1 through 4
 - NP-MM, North Park Street Maritime Manufacturing.