

[EXTERNAL] Fwd: Oakmont Memory Care at 6575 Oakmont Drive

Rajesh Kalra <rajkalramd@gmail.com>

Wed 12/6/2023 10:22 PM

To: Toomians, Kristinae <KToomians@srcity.org>; Peter Stanley <ps@archilogix.com>; Murray, Susie <SMurray@srcity.org>

Hi Kristinae,

I hope you are well.

Please see the response from the Department of Social Services below and let me know if you need anything else.

Have a good day and take care.

Raj

Raj Kalra MD
MD Senior Wellness Living
Cell - (925)683-1975

----- Forwarded message -----

From: **CDSS CCL ASCP CAB** <CCLASCPCAB@dss.ca.gov>

Date: Wed, Dec 6, 2023 at 3:49 PM

Subject: Re: Oakmont Memory Care at 6575 Oakmont Drive

To: rajkalramd@gmail.com <rajkalramd@gmail.com>

Good Afternoon,

Foster family homes and residential facilities for the elderly are not considered but all other residential facilities are.

See below Health & Safety Code 1520.5.

§1520.5 Overconcentration of residential care facilities; license denial; ownership change; facilities considered

(a) The Legislature hereby declares it to be the policy of the state to prevent overconcentrations of residential facilities that impair the integrity of residential neighborhoods. Therefore, the department

shall deny an application for a new residential facility license if the department determines that the location is in a proximity to an existing residential facility that would result in overconcentration.

(b) As used in this section, “overconcentration” means that if a new license is issued, there will be residential facilities that are separated by a distance of 300 feet or less, as measured from any point upon the outside walls of the structures housing those facilities. Based on special local needs and conditions, the department may approve a separation distance of less than 300 feet with the approval of the city or county in which the proposed facility will be located.

(c) At least 45 days prior to approving any application for a new residential facility, the department, or county licensing agency, shall notify, in writing, the planning agency of the city, if the facility is to be located in the city, or the planning agency of the county, if the facility is to be located in an unincorporated area, of the proposed location of the facility.

(d) Any city or county may request denial of the license applied for on the basis of overconcentration of residential facilities.

(e) Nothing in this section authorizes the department, on the basis of overconcentration, to refuse to grant a license upon a change of ownership of an existing residential facility when there is no change in the location of the facility.

(f) Foster family homes and residential facilities for the elderly shall not be considered in determining overconcentration of residential facilities, and license applications for those facilities shall not be denied upon the basis of overconcentration.

(g) Transitional shelter care facilities and temporary shelter care facilities shall not be considered in determining overconcentration of residential facilities, and license applications for those facilities shall not be denied upon the basis of overconcentration.

(Amended by Stats. 2015, Ch. 773, Sec. 15. Effective January 1, 2016.)

Hi,

I hope you are well.

My name is Raj Kalra and I am building a memory care home in Santa Rosa, California. I am working with Kristinae Toomians from the City of Santa Rosa on a text amendment and use permit and she requested that I provide a letter from the state which demonstrates that there is no spacing/overconcentration limit for senior care facilities (please see below). I called a few months ago and was verbally informed that there is no spacing/overconcentration limit for senior care facilities but the city would like this in writing. If you could provide this on your letterhead or respond to this email confirming the above information we would really appreciate it.

Please let me know if you have any questions. Appreciate your help. Have a good day.

Raj

Raj Kalra MD
MD Senior Wellness Living

Cell - (925)683-1975

----- Forwarded message -----

From: **Toomians, Kristinae** <KToomians@srcity.org>
Date: Tue, Dec 5, 2023 at 5:15 PM
Subject: Re: [EXTERNAL] Re: Oakmont Memory Care at 6575 Oakmont Drive
To: Rajesh Kalra <rajkalramd@gmail.com>, Murray, Susie <SMurray@srcity.org>, Peter Stanley <ps@archilogix.com>

Hi Raj,

I was wondering if you got anything in writing from the State that demonstrates that there is no spacing/overconcentration limit for senior care facilities. If so, can you share it with me?

KRISTINAE TOOMIANS | SENIOR PLANNER

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4692 | Fax (707) 543-3269 | KToomians@SRCity.org



From: Toomians, Kristinae <KToomians@srcity.org>

Sent: Tuesday, December 5, 2023 5:12 PM

To: Rajesh Kalra <rajkalramd@gmail.com>; Murray, Susie <SMurray@srcity.org>; Peter Stanley

<ps@archilogix.com>

Subject: Re: [EXTERNAL] Re: Oakmont Memory Care at 6575 Oakmont Drive

Hi Raj,

Thank you for your voice messages. I was out of the office for Thanksgiving week and most of last week due to illness. I'm sorry for the late response.

I'm currently targeting the January 11 Planning Commission and February 13 City Council meeting dates. The Planning Commission will make a recommendation to the City Council regarding the Zoning Text Amendment and the Council will make a decision regarding the ordinance. I'm hoping that the Planning Commission can also make a decision on the Minor Use Permit that is contingent on the City Council adopting the Zoning Text Amendment.

I spent some time thinking about the best way to modify the Code to accommodate senior care facilities by removing the overconcentration/spacing limitation. I think a less invasive method is simply to exempt senior care facilities from that requirement rather than writing a new Code Section. Take a look at the draft/red-lined ordinance and let me know your thoughts.

KRISTINAE TOOMIANS | SENIOR PLANNER

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From: Rajesh Kalra <rajkalramd@gmail.com>

Sent: Tuesday, December 5, 2023 2:56 PM

To: Toomians, Kristinae <KToomians@srcity.org>; Murray, Susie <SMurray@srcity.org>; Peter Stanley <ps@archilogix.com>

Subject: [EXTERNAL] Re: Oakmont Memory Care at 6575 Oakmont Drive

Hi Kristinae,

I hope you are well.

I wanted to follow up on my email from last week. It is very important that I receive the requested information so please get back to me as soon as possible.

Thank you for understanding.

Raj

Raj Kalra MD

MD Senior Wellness Living

Cell - (925)683-1975

On Wed, Nov 29, 2023 at 12:28 PM Rajesh Kalra <rajkalramd@gmail.com> wrote:

Hi Kristinae,

I hope you had a good Thanksgiving.

I left you a voicemail this morning and wanted to follow up via email regarding our text amendment and use permit application. We submitted our application on 07/28/23 and have not received anything in writing regarding the status of our application and next steps. I am meeting with the seller of the property next week to provide an update/extend escrow and therefore need definitive dates on the following by the end of the week.

- When will we receive a written response regarding the status of our application?
- When will it be presented to the commission?
- When will it be presented to the council?
- When can I expect the text amendment and use permit to be approved?

I have been extremely focused on this project and have invested a lot of time, effort, and money to get this far. If there is anything you need from me please let me know - I am always available and this project is my top priority. I appreciate everything you are doing to help us bring memory care to seniors in Santa Rosa. Take care and have a good day.

Raj

Raj Kalra MD

MD Senior Wellness Living

Cell - (925)683-1975