

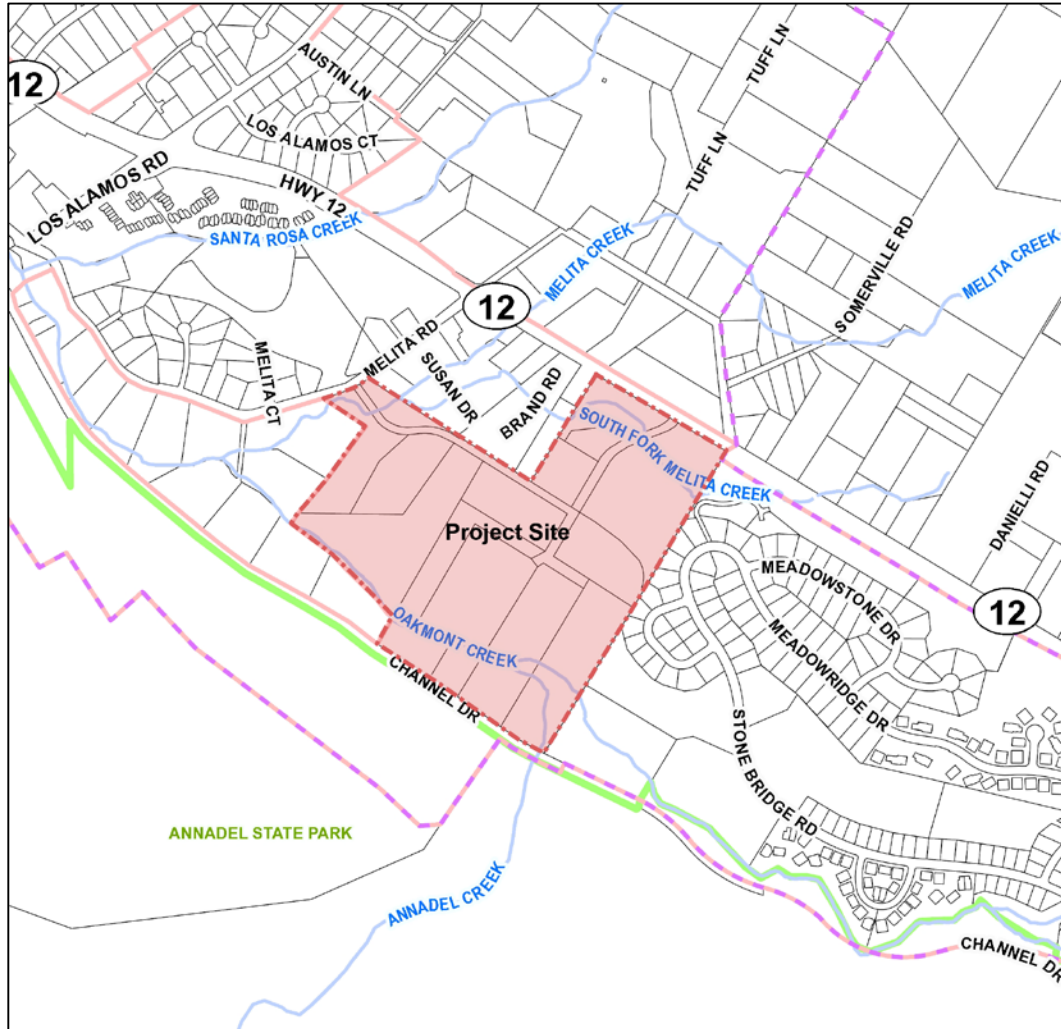
# Elnoka Continuing Care Retirement Community

Planning Commission

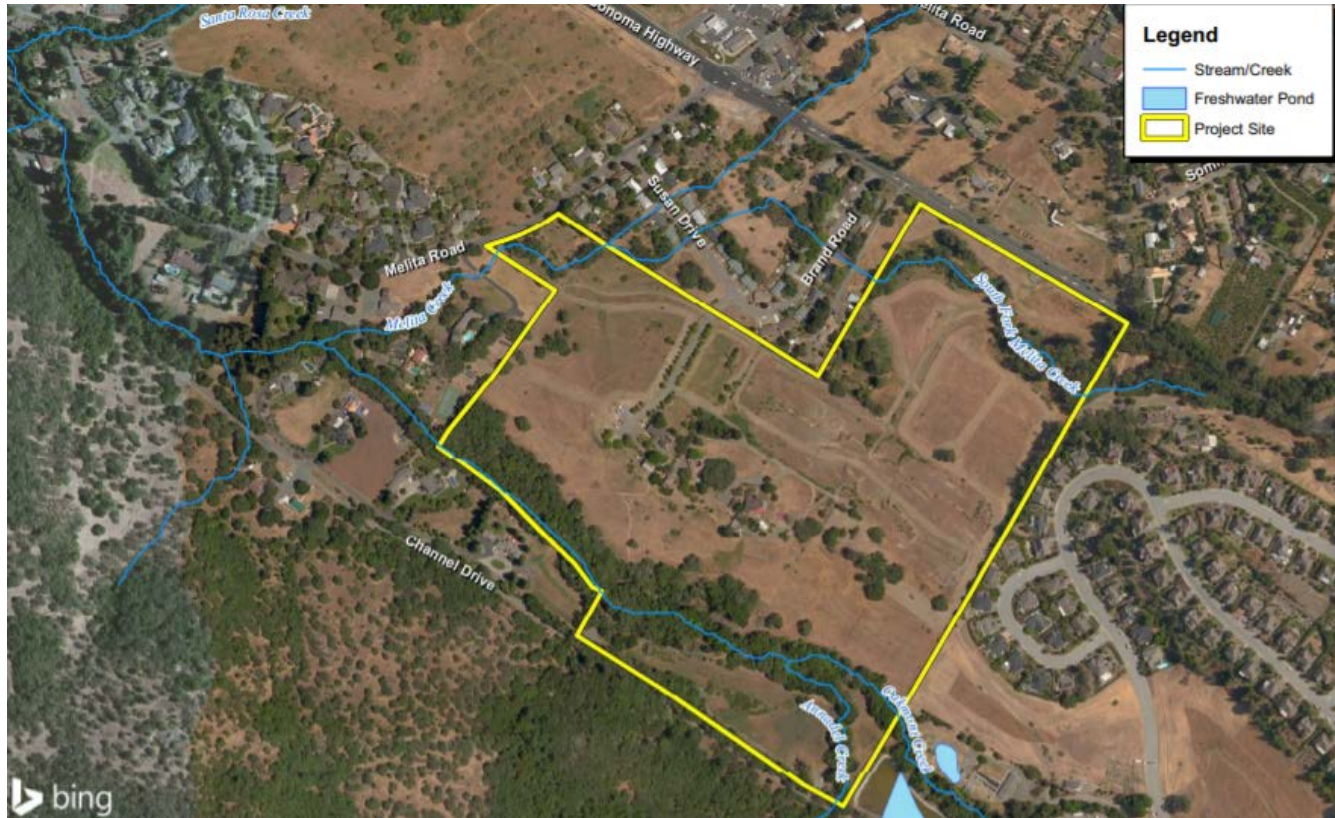
May 27, 2021

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# Project Site



# Project Aerial



- On April 30, 2021 the [Draft EIR](#) was released for public review, with a 45-day circulation period beginning on April 30, 2021 and ending on June 15, 2021.
- Per 17-04.180, the Planning Commission may hold a public hearing to review the adequacy of the Draft EIR.



Elnoka proposes 676 residential units, comprised of:

- 74 cottages
- 528 apartments
- 12 attached units that are intended for employee housing
- 62-unit care center



The project includes amenities for Elnoka residents such as:

- private and formal dining rooms
- a café
- entertainment and activity rooms
- sport courts
- swimming pool
- pet parks
- walking paths
- beauty salon
- reading rooms
- banking services
- business center
- outside courtyards

In addition, the staff would provide housekeeping, emergency response, exercise programs, and living assistance for memory or physically impaired residents.

- The proposed land use type constitutes a Community Care Facility.
- The project would be State licensed and regulated as a continuing care retirement community.



## Project History & Public Process

- On September 1, 2016, the Design Review Board reviewed a Concept Design of the proposed project.
- On October 20, 2016, Planning staff held a pre-application Neighborhood Meeting at the Berger Auditorium.
- On May 25, 2017, the current applicant applied for a Tentative Map, Conditional Use Permit, Design Review, Hillside Development Permit, and EIR Certification to allow the development of 664 senior care units (74 cottages, 528 apartments, and a 62-unit care center) with 12 affordable employee housing units and recreational center.

- On July 12, 2017, a Notice of Preparation (NOP) was mailed to responsible and trustee agencies and interested entities and individuals, beginning the formal CEQA scoping process. The purpose of the scoping process is to allow the public an opportunity to provide input on the scope of the EIR. The scoping period began on July 12, 2017, and ended on August 11, 2017, representing the statutory 30-day public review period.

- On July 27, 2017 the City held a public scoping meeting at the Berger Auditorium at Oakmont Community Center to gather additional input.
- On April 30, 2021 the Draft EIR was released for public review, with a 45-day circulation period beginning on April 30, 2021 and ending on June 15, 2021.

- All comments and responses will be published within a Final EIR document to be distributed prior to the Commission's next meeting on the Proposed Project.
- At this next meeting, the Commission will be asked to consider the Proposed Project and make a decision regarding Project approval and certification of the EIR.

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