

Senior Community Care Facility Zoning Code Text Amendment

Citywide

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- Amend City Code Section 20-42.060 to exempt senior care facilities from the spacing and overconcentration requirements for Community Care Facilities.
- Amend City Code Section 20-70.020 to modify the definition of Community Care Facility to allow palliative care and end of life medical treatments.

- August 3, 2023 – The applicant submitted project applications and plans.
- In addition to the Zoning Code Text Amendment, the project includes an application for a Minor Conditional Use Permit (MUP) for a senior memory care facility to be located at 6575 Oakmont Drive.
- Pending the outcome of the Planning Commission and Council actions, the MUP will be considered by the Zoning Administrator.

- City Code Section 20-42.060 requires that all Community Care Facilities that serve 7 or more clients be located no closer than 300 feet from another facility.
- “Overconcentration” arises when two or more community care facilities are proposed within 1,000 feet from each other and may trigger additional conditions to mitigate potential impacts.
- The overconcentration and spacing requirement applies to all community care facilities, including senior care.

- The California Health & Safety Code (enforced by the Department of Social Services) aims to prevent overconcentration of residential facilities that, “impair the integrity of residential neighborhoods”, and defines “overconcentration” as:
 - Residential facilities that are 300 feet or less apart.
- Based on local needs and conditions, the Department of Social Services may approve less than 300 feet with the approval of the city or county.

- Health & Safety Code Section 1520.5(f) states: “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.”
- Amending City Code Section 20-42-060 to exempt senior care facilities would be consistent with the Health & Safety Code.

- City Code Section 20-70.020 defines Community Care Facility and limits them to provide only non-medical care.
- Because senior care facilities often include palliative or end of life care, the recommendation includes a request to modify the definition to include this type of care.

- Zoning Code Section 20-64.050(B) requires the following findings for a text amendment:
 - The proposed amendment is consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan.
 - The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
 - The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).
 - The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

Environmental Review

California Environmental Quality Act (CEQA)

- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). Because the proposed Zoning Code text amendment is consistent with General Plan 2035, the project relies upon the General Plan 2035 Environmental Impact Report and is consistent with CEQA Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

- It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, recommend that the City Council adopt a Zoning Code text amendment to amend Title 20 of the Santa Rosa City Code, Section 20-42.060, Community Care and Health Care Facilities, to exempt senior care facilities from the community care facility spacing requirement and overconcentration limitation, and Section 20-70.020, Definitions of Specialized Terms and Phrases, to modify the definition of Community Care Facility to allow palliative care and end of life medical treatments.

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