

Exhibit "A"

Chapter 18.04- DEFINITIONS

18.04.112 - Congregate care for the elderly/assisted living facility.

~~"Congregate Care for the elderly/assisted living facility" (see Residential Care Facility) is a facility for long-term residence exclusively by persons fifty-five years of age or older or persons under fifty-five with compatible needs, and which shall include within the same single structure, without limitation, individual sleeping quarters with no more than half kitchens, common dining facility which provides a sit down dining service at two distinct times per day, recreational features such as a lounge or recreation room, special safety and convenience features designed for the needs of the elderly, such as emergency call systems which are linked to on-site staff which are available twenty-four hours per day, grab bars and handrails, special door hardware, cabinets, appliances and doorways designed to accommodate wheel chairs, and social services for residents which must also include at least three of the following: transportation services provided by the facility, housekeeping, facility provided linen/laundry, and organized social and recreational activities. Such facilities may have up to two manager's units which contain full kitchen facilities.~~

~~(Ord. 1899 N.S. § 1 (part), 2008)~~

18.04.382.75 – Residential care facility, large.

~~"Residential care facility, large" is any facility on a single lot of record, licensed by the state, public or private, for profit or non-profit, which regularly provides seven or more persons with twenty-four-hour per day care, individual sleeping quarters with no more than half kitchens, food, lodging, training, education, supervision, habilitation, rehabilitation, and treatment they need, but which for any reason cannot be furnished in the person's own home. Residential facilities include but are not limited to: state institutions under the control of the state, foster homes, halfway houses, residential treatment centers, maternity shelters, group homes, residential programs, or schools for handicapped children. This definition does not include congregate care for the elderly.~~

~~(Ord. 1899 N.S. § 1 (part))~~

18.04.382.75- Residential care facility.

"Residential care facility" is a state licensed facility providing twenty-four-hour-a-day nonmedical residential living accommodations pursuant to the Uniform Building, Housing and Fire Codes. Care and supervision shall include, but not be limited to, any one or more of the following activities provided by a person or facility to meet the needs of the residents:

1. Assistance in dressing, grooming, bathing and other personal hygiene;
2. Assistance with taking medication and central storing and distribution of medications;

ZA-16-03: Residential Care Facilities

3. Arrangement of and assistance with medical and dental care;
4. Maintenance of house rules for the protection of residents;
5. Supervision of resident schedules and activities;
6. Maintenance and supervision of resident monies or property;
7. Monitoring food intake and special diets.

Individual sleeping quarters with no more than half kitchens, a common dining facility which provides a sit down dining service at two distinct times per day and recreational features such as a lounge or recreation room shall be provided. Safety features designed for the needs of the elderly, such as emergency call systems which are linked to on-site staff which are available twenty-four hours per day, grab bars and handrails, special door hardware, cabinets, appliances and doorways designed to accommodate wheel chairs, and social services for residents which must also include at least three of the following: transportation services provided by the facility, housekeeping, facility provided linen/laundry, and organized social and recreational activities. Such facilities may have up to two manager's units which contain full kitchen facilities.

Residential care facility includes, but is not limited to, health facilities as defined in California Health and Safety Code (H&SC) Section 1250 et seq., Community Care Facilities (H&SC Section 1500 et seq.), Residential Care Facilities for the Elderly (H&SC Section 1569 et seq.), or Facilities for the Mentally Disordered or otherwise handicapped defined in California Welfare and Institutions Code (W&I Code Section 5000 et seq.), alcoholism or drug abuse recovery or treatment facilities (H&SC Section 11834.02), and other similar care facilities.

Supportive or transitional housing that provides medical care or services patients whose need for care or supervision exceeds a certain threshold (Section 1505 of the Health and Safety Code) shall obtain a license to operate from the State or the facility will be considered an apartment requiring participation in the City's Residential Development Control System (RDCS).

18.04.393 - Senior citizen housing, independent/active.

"Independent/active senior citizen housing" means a dwelling unit (owned or rented) which is designed for, and limited to occupancy by persons who are of fifty-five years of age or older. This type of senior housing may or may not provide services to residents, but services are not at the levels and the form which define residential care facilities ~~congregate care for the elderly/assisted living facilities~~.

Chapter 18.14 - R-2 MEDIUM-DENSITY RESIDENTIAL DISTRICT

18.14.040 - Conditional uses.

The following uses may be conditionally allowed in the R-2 district, subject to issuance of a conditional use permit, in accordance with [Chapter 18.54](#) of this title:

- J. ~~Residential care facilities, large; and~~
- K. ~~Congregate care for the elderly/assisted living facility.~~

ZA-16-03: Residential Care Facilities

Chapter 18.16 - R-3 MEDIUM-DENSITY RESIDENTIAL DISTRICT

18.16.040 - Conditional uses.

The following uses may be conditionally allowed in the R-3 district, subject to issuance of a conditional use permit in accordance with [Chapter 18.54](#) of this title:

H. Residential care facilities, ~~large;~~ and

~~I. Congregate care for the elderly/assisted living facility.~~

Chapter 18.17 - R-4 HIGH-DENSITY RESIDENTIAL DISTRICT

18.17.040 - Conditional uses.

The following uses may be conditionally allowed in the R-4 district, subject to issuance of a conditional use permit in accordance with [Chapter 18.54](#) of this title:

H. Residential care facilities, ~~large;~~ and

~~I. Congregate care for the elderly/assisted living facility.~~

Chapter 18.19 - PUBLIC FACILITIES DISTRICT

18.19.030 - Conditional uses.

The following uses may be conditionally allowed in the PF public facilities district, subject to issuance of a conditional use permit in accordance with [Chapter 18.54](#) of this title:

O. Residential care facilities, ~~large;~~ and

~~P. Congregate care for the elderly/assisted living facility; and~~

P Q. Any other use which the planning commission finds to be of similar nature to the permitted or conditional uses specified in this chapter for the PF zoning district.

Chapter 18.20 - CN NEIGHBORHOOD COMMERCIAL DISTRICT

18.20.030 - Conditional uses.

The following uses may be conditionally allowed in the CN neighborhood commercial district, subject to issuance of a conditional use permit in accordance with [Chapter 18.54](#) of this title:

L. Residential care facilities, ~~large;~~ and

~~M. Congregate care for the elderly/assisted living facility; and~~

ZA-16-03: Residential Care Facilities

M N. Any other use which the planning commission finds to be of a similar nature to the permitted or conditional uses specified in this chapter for the CN zoning district.

Chapter 18.22 - CG GENERAL COMMERCIAL DISTRICT

18.22.030 - Conditional uses.

The following uses may be conditionally allowed in the CG general commercial district, subject to issuance of a conditional use permit in accordance with [Chapter 18.54](#):

N. Residential care facilities ~~Congregate care for the elderly/assisted living facility~~; and

Chapter 18.24 - CC-R CENTRAL COMMERCIAL/RESIDENTIAL DISTRICT*

18.24.070 - Conditional uses.

The following uses may be conditionally allowed, subject to issuance of a conditional use permit in accordance with [Chapter 18.54](#) of this title and finding of consistency with the downtown plan, if located therein:

G. Residential care facilities, ~~large~~;

~~H. Congregate care for the elderly/assisted living facility;~~

Chapter 18.25 - CL-R LIGHT COMMERCIAL/RESIDENTIAL DISTRICT

18.25.030 - Conditional uses.

The following uses may be conditionally allowed in the CL-R district, subject to issuance of a conditional use permit in accordance with [Chapter 18.54](#) of this title:

P. Residential care facilities, ~~large~~;

~~Q. Congregate care for the elderly/assisted living facility;~~