



City of Santa Rosa

City Hall, Council
Chamber
100 Santa Rosa Ave
Santa Rosa, CA 95404

DESIGN REVIEW BOARD REGULAR MEETING AGENDA AND SUMMARY REPORT JANUARY 3, 2019

1. 4:30 PM CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

2.1 December 20, 2018

Attachments: [Draft Minutes](#)

3. BOARD BUSINESS

Statement of Purpose: Zoning Code Chapter 20-52.030 F. Project Review.
The review authority shall consider the location, design, site plan configuration, and the overall effect of the proposed project upon surrounding properties and the City in general. Review shall be conducted by comparing the proposed project to the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, consistency of the project within the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans.)

4. PUBLIC COMMENT

This is the time when any person may address matters not listed on this agenda, but which are within the subject matter of the jurisdiction. The public may comment on agenda items when the item is called. Each speaker is allowed three minutes.

5. STATEMENTS OF ABSTENTION

6. SCHEDULED ITEMS

6.1 PUBLIC HEARING - PRELIMINARY & FINAL DESIGN REVIEW -
PINER RD ASSISTED LIVING RESIDENCE - DESIGN REVIEW
MAJOR - 1980 PINER RD - FILE NO. PRJ18-054
BACKGROUND: This is a proposal to construct a 92-unit assisted living/memory care facility. The two-story, approx. 69,500 sq ft building

will offer studio, one and two-bedroom units, and take access from Piner Rd.

Project Planner: Murray

Attachments: [Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location & Neighborhood Context Map](#)
[Attachment 3 - Project Narrative](#)
[Attachment 4 - Site, floor and roof plans](#)
[Attachment 5 - Renderings and elevations](#)
[Attachment 6 - Conceptual Landscape Plan](#)
[Attachment 7 - Applicant's Response to Concept Review](#)
[Attachment 8 - Cultural Resource Study](#)
[Attachment 9 - Noise Analysis](#)
[Attachment 10 - Trip Generation](#)
[Attachment 11 - Air Quality Assessment](#)
[Attachment 12 - Biological Assessment](#)
[Staff Report](#)
[Draft Resolution](#)
[Exhibit A](#)
[Presentation](#)

7. BOARD MEMBER REPORTS

8. DEPARTMENT REPORTS

This time is reserved for City staff to provide a briefing on issues of interest. No action will be taken on these matters except to possibly place a particular item on a future agenda for consideration.

9. ADJOURNMENT

The City of Santa Rosa does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings are available by calling (707) 543-3200 one week prior to the meeting. TDD (707) 543-3063

Any writings or documents provided to a majority of this meeting body prior to this meeting regarding any item on this agenda are available for public review in Planning and Economic Development, Room 3, City Hall, 100 Santa Rosa Ave, during normal business hours.