



# 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 AUGUST 2, 2018

REVISED

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

### 2. APPROVAL OF MINUTES

- 2.1 May 3, 2018 Draft Regular Meeting Minutes

**Attachments:** [Draft Minutes](#)

- 2.2 July 19, 2018 Draft Regular Meeting Minutes

**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 CONCEPT DESIGN REVIEW - KAWANA SPRINGS SENIOR

**Design Review Board**

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ASSISTED LIVING CENTER - 450-500 KAWANA SPRINGS RD - FILE NO. DR18-043

BACKGROUND: Concept Design Review for the proposed Kawana Springs Senior Assisted Living Center, a 2-story, 112-unit, State-licensed Community Care Facility featuring 71 suites for senior assisted living care, 31 suites for senior memory care (with their own secure neighborhood on the first floor), and 10 1-bedroom (approx. 620 sq. ft. each) multi-family affordable dwelling units for income-qualified persons with separate access provided by 2 entry/exit doors.

Project Planner: Trippel

**Attachments:**    [Staff Memo](#)  
                              [Attachment 1 - Disclosure Form](#)  
                              [Attachment 2 - Location Map](#)  
                              [Attachment 3 - Location Map w Priority Development Area](#)  
                              [Attachment 4 - Site Analysis](#)  
                              [Attachment 5 - Concept Design Narrative dated received 0](#)  
                              [Attachment 6 - Concept Site Plan](#)  
                              [Attachment 7 - Concept Elevations](#)  
                              [Attachment 8 - Concept Landscape Plan](#)  
                              [Attachment 9 - Concept Storm Water LID dated received 0](#)

**6.2**            CONCEPT DESIGN REVIEW - 532 ASTON WAY - 532, 538, 544  
ASTON WAY - FILE NO. DR17-022

BACKGROUND: The project proposes construction of a multi-family residential development containing 28 dwelling units that would be located in two new buildings. One building would measure two to three stories in height and the second building would measure three stories in height. 57 total parking spaces will be provided in the development with a combination of covered and surface parking spaces. Landscaping improvements are proposed throughout the site and along the project's street frontages.

Project Planner: Hollister

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**Attachments:**    [Staff Memo](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Project Narrative](#)  
[Attachment 4 - Plan Set](#)

**6.3        WITHDRAWN - CONCEPT DESIGN REVIEW - CHANATE VILLAGE  
PROJECT - 3325 CHANATE RD - FILE NO. DR18-028**

BACKGROUND: Concept DR for Chanate Village. Chanate Community Development Partners proposes to develop approximately 81.5 acres of County owned land into multi-family housing with 867 new residential units split between a mix of Senior Housing, VLI Affordable Housing, market rate units, and VASH funded veteran units to be built by Burbank Housing. The site will also include a commercial, cultural, and recreational center, 2 miles of multi-use trails, and 66.8 acres of preserved open space.

Project Planner: Rose

ITEM WITHDRAWN

**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.*