

CITY OF SANTA ROSA  
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT  
STAFF REPORT FOR DESIGN REVIEW BOARD  
**August 2, 2018**

**PROJECT TITLE**

Kawana Springs Senior Assisted Living  
Center

**APPLICANT**

Griffin Fine Living, LLC

**ADDRESS/LOCATION**

450-500 Kawana Springs Road

**PROPERTY OWNER**

Ed Coyne

**ASSESSOR'S PARCEL NUMBERS**

044-041-034 (450 Kawana Springs)

044-041-096 (500 Kawana Springs)

**FILE NUMBER**

DR18-043

**PROJECT SITE ZONING**

RR-40 – Rural Residential

PD-0408 – High Density Senior Housing

Proposed Lot Merger and Rezone to  
R-3-30 (applications submitted)

**GENERAL PLAN DESIGNATION**

Medium-High Density Residential

**APPLICATION DATE**

June 28, 2018

**APPLICATION COMPLETION DATE**

June 28, 2018

**PROJECT PLANNER**

Andrew Trippel

**RECOMMENDATION**

Provide comments

**PROPOSAL**

Subject to Lot Merger and Rezoning approvals, applicant proposes to construct, own, and operate a 2 story, 112-unit, State-licensed Community Care Facility employing 80+ full time personnel featuring:

- 71 suites for senior assisted living care;
- 31 suites for senior memory care in its own secure neighborhood on the first floor; and
- 10 1-bedroom multifamily affordable dwelling units (approx. 620 sf each) with separate access provided by 2 entry/exit doors to the exterior of the building.

## **Item No. 6.1**

The proposed project is located in the Santa Rosa/Mendocino Corridor Priority Development Area and is subject to the following sections of Chapter 20-16 Resilient City Development Measures:

- Pursuant to Section 20-16.060 – Reduced Review Authority for Certain Uses, Community Care Facility – 7 or more clients is a permitted use within the Multi-Family Residential (R-3) zoning district.
- Staff has determined that this project is consistent in both design and use with those categories of projects subject to Section 20-16.070 – Modifications to the Design Review Process, in that it is a Community Care Facility, which is residential in nature, that includes a multi-family residential component. Pursuant to Section 20-16.070, the Design Review authority is Zoning Administrator, with Concept Design Review by the Design Review Board and a Pre-application Neighborhood Meeting required. A Pre-application Neighborhood Meeting was completed on January 24, 2018.

### **ATTACHMENTS**

Attachment 1 – Disclosure Form  
Attachment 2 – Location Map  
Attachment 3 – Location Map with Priority Development Area  
Attachment 4 – Site Analysis dated received July 17, 2018  
Attachment 5 – Concept Design Narrative dated received June 28, 2018  
Attachment 6 – Concept Site Plan dated received June 28, 2018  
Attachment 7 – Concept Elevations dated received June 28, 2018  
Attachment 8 – Concept Landscape Plan dated received June 28, 2018  
Attachment 9 – Concept Storm Water LID dated received June 28, 2018

### **CONTACT:**

Andrew Trippel, City Planner  
Planning and Economic Development  
[ATrippel@srcity.org](mailto:ATrippel@srcity.org)  
(707) 543-3223