

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR DESIGN REVIEW BOARD
OCTOBER 4, 2018

PROJECT TITLE

Piner Road Assisted Living Residence

APPLICANT

Fulcrum Real Estate and Development Inc.

ADDRESS/LOCATION

2028 Piner Road

PROPERTY OWNER

Larry & Sandra Berolone

ASSESSOR'S PARCEL NUMBER

036-011-053

FILE NUMBER

DR18-055

PROJECT SITE ZONING

CG (General Commercial)

GENERAL PLAN DESIGNATION

Retail/Medium Density

APPLICATION DATE

August 20, 2018

APPLICATION COMPLETION DATE

August 20, 2018

PROJECT PLANNER

Susie Murray

RECOMMENDATION

Comments only

PROPOSAL

This is a proposal to construct a 68,460-square foot assisted living and memory care facility on an approximately two-acre parcel. The two-story building will provide 92 living units comprised of studio, one- and two-bedroom suites. The site plan includes 40 parking spaces, and the project's primary access will be taken off Piner Road, with a secondary access point at the southeast corner that leads to the Walgreen's parking lot.

Attachments

Attachment 1: Disclosure Form

Attachment 2: Location Map/Vicinity Map

Attachment 3: Project Narrative

Attachment 4: Conceptual Elevations, prepared by Hilton Williams Architects, dated August 27, 2018

Attachment 5: Conceptual Site Plan, prepared by Hilton Williams Architects, dated August 27, 2018

Attachment 6: Conceptual Landscape Plan, prepared by Hilton Williams Architects, dated August 15, 2018