

Piner Road Assisted Living Residence Design Review

Design Review Board

January 3, 2019

Susie Murray, Senior Planner
Planning and Economic Development

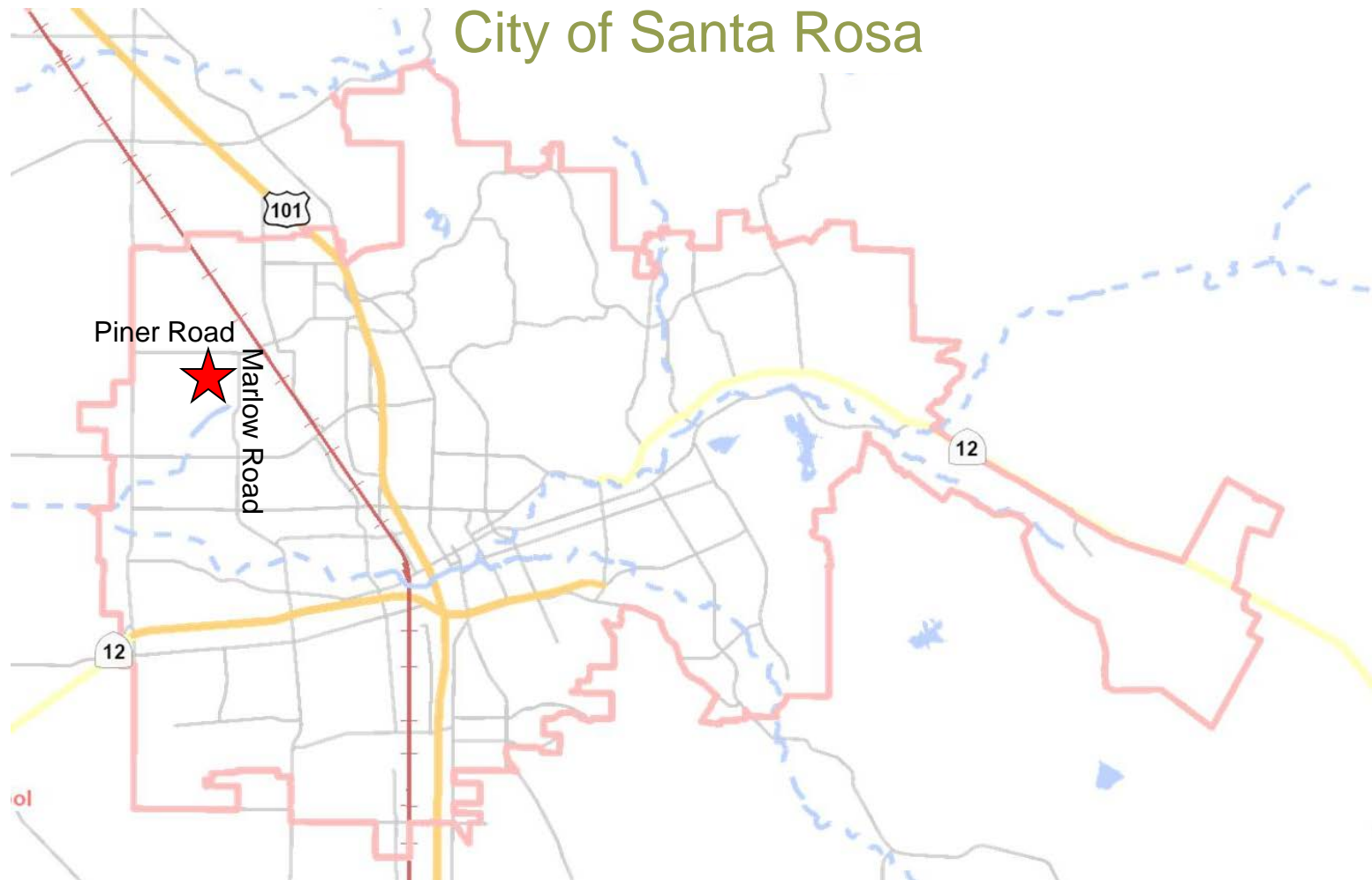
Design Review

- 69,500 Square feet
- Two stories
- 92-unit (studio, one- & two-bedroom)

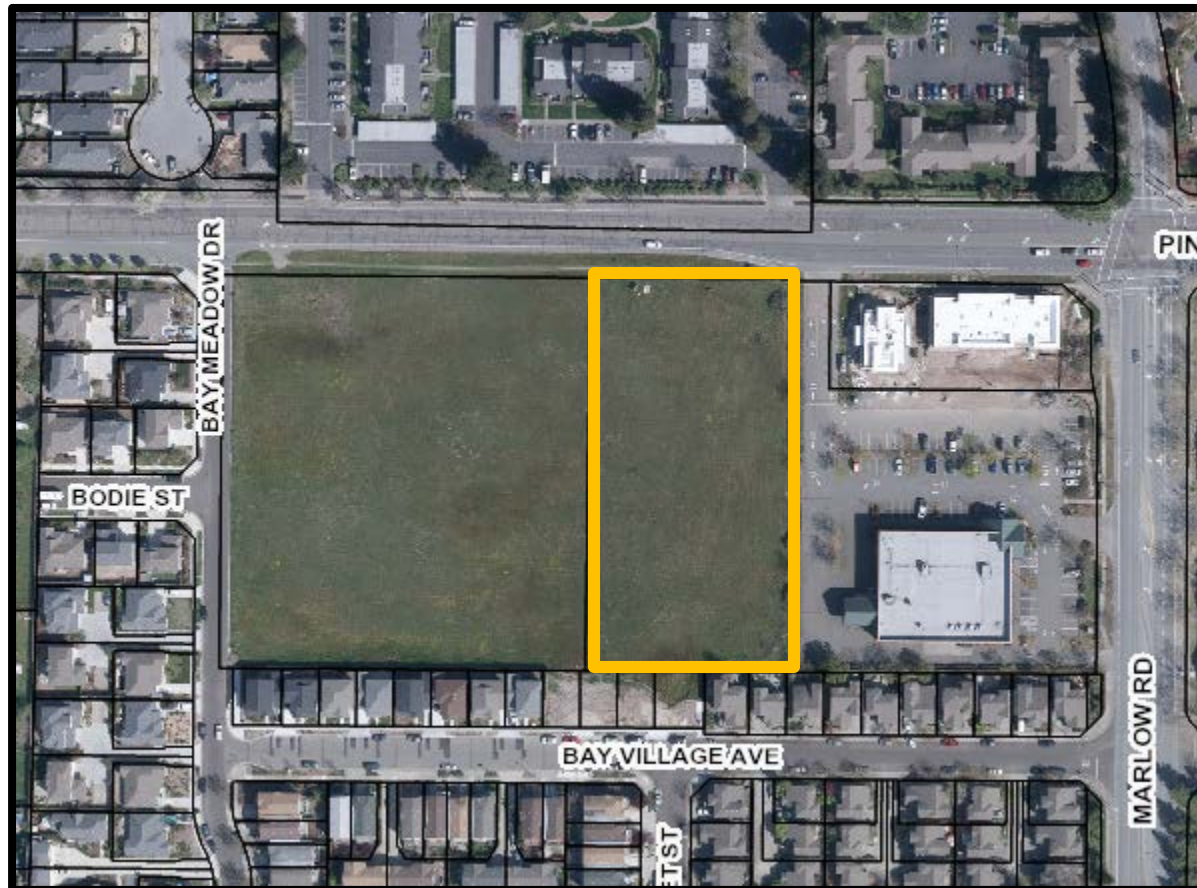
Conditional Use Permit

- Community Care Facility
- Zoning Administrator

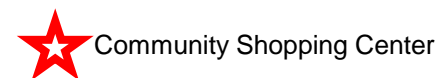
1980 Piner Road

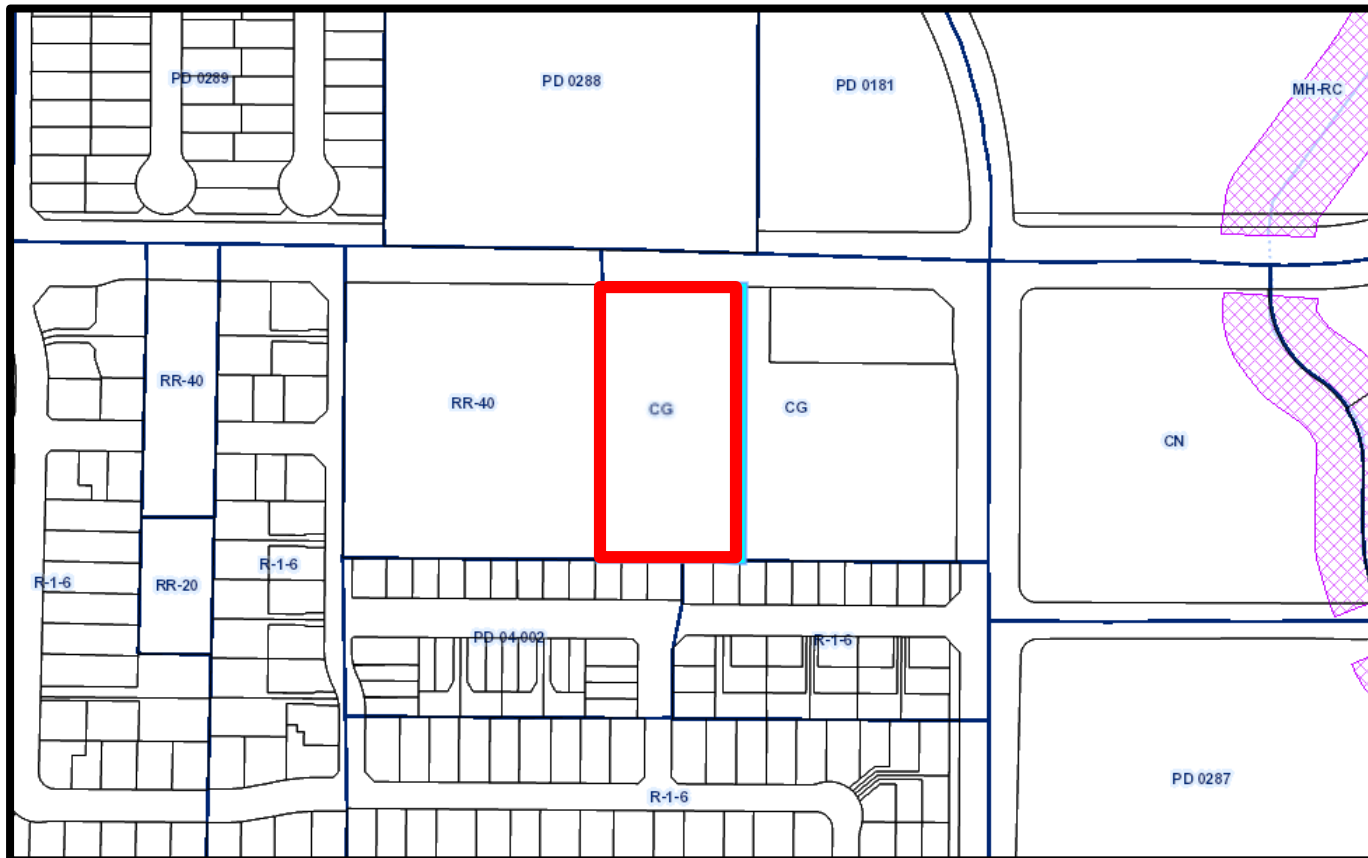


1980 Piner Road



- July 31, 2018 - Pre-application Meeting held w/City staff
- August 27, 2018 - and Neighborhood Meeting was held.
- September 12, 2018 - Project applications submitted
- September 20, 2018 - DRB concept review
- January 3, 2018 - Zoning Administrator





CG (General Commercial): Applied to areas appropriate for a range of retail and service land uses that serve residents and businesses throughout the City and may include residential uses.

Rendering



NORTHEAST VIEW @ PORTE COCHERE



SOUTHEAST VIEW @ PORTE COCHERE

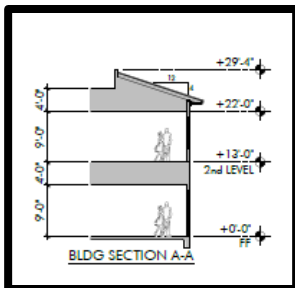
Residential development



Piner Road

Walgreens and Yogurt Time Plaza

Elevations



Elevations



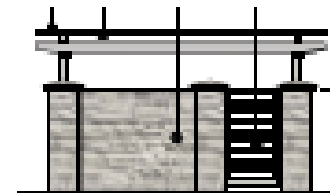
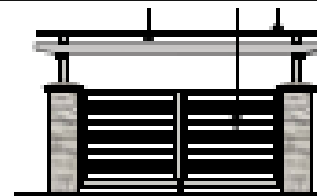
Landscape and Site Features



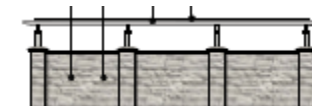
Lighting



Fencing



Trash enclosure



Environmental Review

California Environmental Quality Act (CEQA)

- Categorical Exemption 15332
 - Consistent with General Plan & Zoning
 - Within City limits on a site less than five acres
 - No value as habitat for listed species
 - Will not result in significant impacts relating to traffic, noise, air quality or water quality
 - Can be served by all required utilities & services
- Streamlining Measure 15183

- Pre-application meeting w/staff
- Applicant implemented the changes and addressed all staff comments before the formal application was submitted
- No issues identified by staff
- Straight to conditions

It is recommended by the Planning and Economic Development Department that the Design Review Board grant Preliminary and Final Design Review for Piner Road Assisted Living Residence located at 1980 Piner Road (Assessor's Parcel No. 036-011-053)

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