



# City of Santa Rosa

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

## Design Review Board Regular Meeting Minutes - Draft

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Thursday, January 3, 2019

4:30 PM

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### 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**