

8/23/2019

Susie Murray
Senior Planner
Planning & Economic Development
100 Santa Rosa Ave
Santa Rosa, CA 95404
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**RE: 1980 Piner Road, Santa Rosa, CA,
APN 036-011-05
File # PRJ18-054**

Dear Ms. Murray:

The Piner Road Assisted Living Residence is under new ownership and operations. The project plans have been further developed and refined, we have found opportunities to increase the functionality and operations of the building for the new ownership. We are proposing a few minor floor plan and site plan changes to provide better design elements for the future residents and staff. As shown by the evidence provided herein, we believe we are in substantial conformance with the project description and official approved exhibit dated December 17, 2018.

Project History: Blue Mountain has been working closely with Lenity Architecture, Inc. to develop a consistent design to enhance the operational needs and resident experience. These changes have evolved over the past several months since the Planning Commission's approval of the project.

Site Plan Changes: The site plan modifications depicted in the Proposed Site Plan exhibit, Sheet A1.1a include: replacement of west property line fencing with landscape screening, added EV parking, added loading zone, removed and relocated a couple of parking stalls, adjusted refuse enclosure, removed monument sign and fountain at porte cochere, added screened transformer; and lastly, massaged building perimeter as highlighted on Site-Building Footprint Comparison exhibit, Sheet A1.1b.

Site-Building Footprint Comparison: The proposed building footprint changes are shown in the attached Site-Building Footprint Comparison exhibit, Sheet A1.1b. There is negligible impact on the exterior footprint, bulk and mass. The majority of the additional square footage shown in the table below is on the interior (courtyard) of the building.

Floor Plan Changes: The proposed first and second floor plan changes are shown in the attached Sheets A2.1 and A2.2, respectively. The entry vestibule was removed and not shown in the proposed First Floor Plan. Ownership felt that a second set of doors was an unnecessary redundancy, especially given the mild climate of Santa Rosa.

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Elevation Changes:

The design intent was to transition from a façade that contained storefront to one that exemplified a more residential look. This was achieved by adding additional stone, awnings, shutters and Juliette balconies for a better “humanistic” scale and feel. This is in keeping with the residential building close by. The exterior colors have been revised to reflect a “warmer”, inviting feel, taking the project away from the starker lighter tones of the previous submittal. The proposed elevation changes are shown in the attached Sheet A3.1 with the color palette updated on sheet A3.2. Part of the elevation revision was the overall appearance of the windows. The storefront was removed as it was felt as too commercial looking. The previous plans had in-wall air conditioning units that were removed due to unsightliness giving the proposed elevation a cleaner look. The windows were shown as a consistent size wherever possible along with trim, awning and shutters to maintain a more residential feel.

Landscape Changes: The proposed landscape changes are minimal. Adjustments made for site changes depicted on the Landscape Plan, Sheet L-1.

Summary of Changes Table:

	Approved	Proposed	Difference
Unit Count	92	92	0
Bed Count	98	94	-4
Parking Stalls	37	36 (32 required)	-1
Total Floor Area	69,363 sq. ft.	72,611 sq. ft.	+3,248 sq. ft.

As shown by the information and exhibits provided, the proposed plan changes are minor in nature and remain within substantial conformance with the approved plans.

If you have any questions, please do not hesitate to contact me at (503) 399-1090 or by e-mail: aaronc@lenityarchitecture.com

Sincerely,



Aaron Clark
Senior Manager