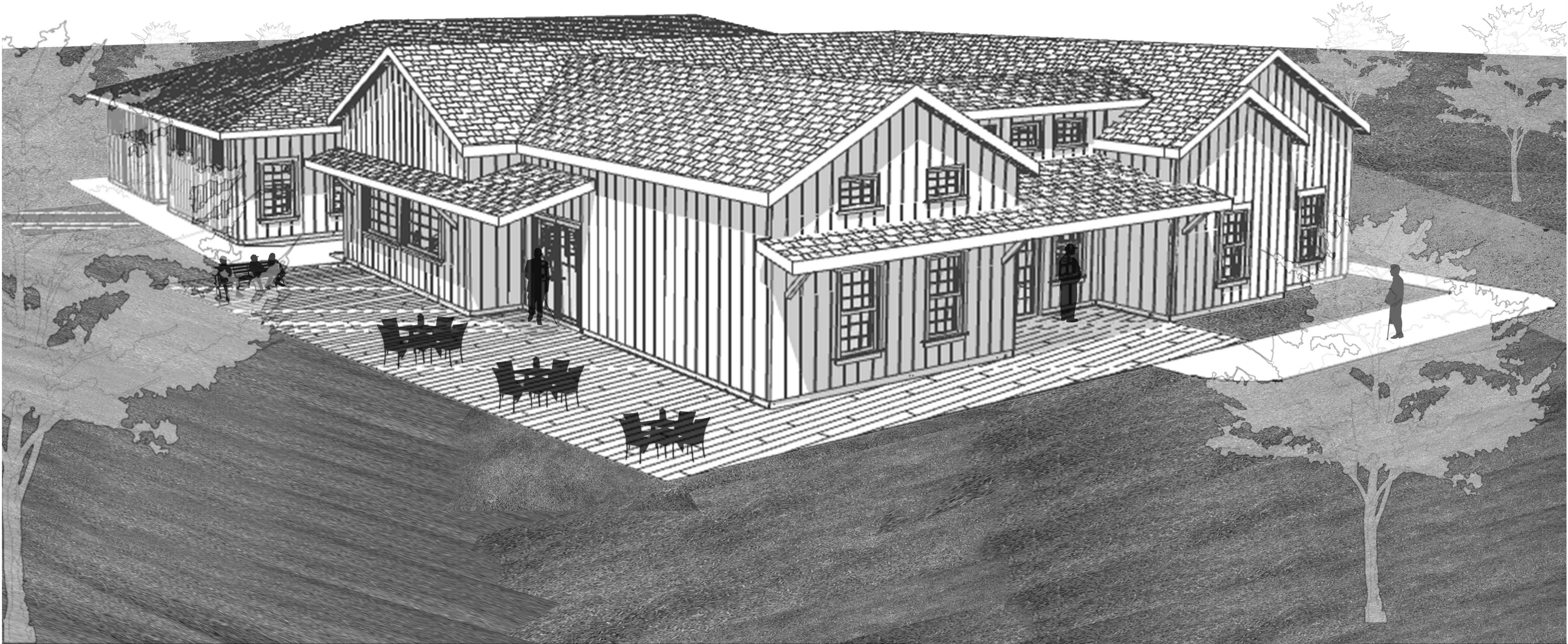


PHAM ASSISTED LIVING MINOR DESIGN REVIEW APPLICATION

City of Santa Rosa
October 10, 2025
Planning & Economic
Development Department



PROJECT DESCRIPTION

In the City of Santa Rosa Parcel number 183-240-018 LOT 2 sits an empty lot. Proposed is an Assisted Living Project in a RR-40 zoning. The building will have 15 bedrooms with private bathrooms for each room. The space will always be staffed and the landscaping will be privately maintained. The Project's estimated valuation is at 1.2 million dollars.

The facility will operate 24 hours per day, seven days per week. With the number of employees per shift AM Shift (6:00 a.m.–2:00 p.m.): 2–3 caregivers, plus 1 administrator (on site during weekdays). PM Shift (2:00 p.m.–10:00 p.m.): 2–3 caregivers. Overnight Shift (10:00 p.m.–6:00 a.m.): 2 caregivers. Scheduled 6:30 a.m.–2:30 p.m., Monday through Friday.

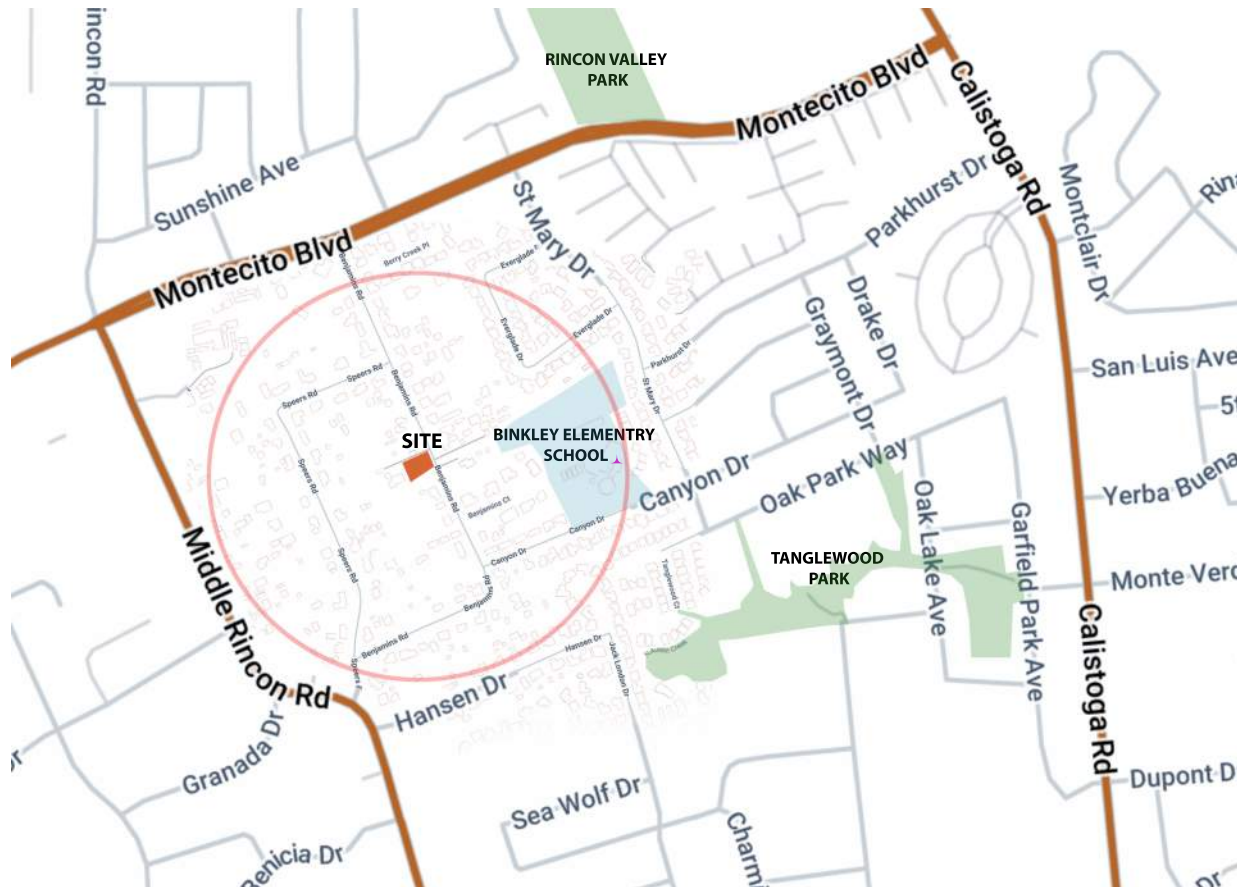
Residents are admitted by appointment only. Family members and visitors will utilize on-site parking and access the building through the primary entrance. Visitation will generally occur between 9:00 a.m. and 7:00 p.m. The facility does not anticipate the use of dedicated shuttles or buses. Periodic

third-party transportation providers, such as standard passenger vans for medical appointments or resident outings, may access the site. The driveway and on-site parking are sufficient to accommodate these vehicles. Routine deliveries of supplies, food service, and medical/healthcare items will occur via standard delivery trucks during normal business hours (8:00 a.m.–6:00 p.m.).

The facility will be licensed by the California Department of Social Services, Community Care Licensing Division, as a Residential Care Facility for the Elderly (RCFE). A license number will be issued following completion of construction, inspection, and state approval, and prior to occupancy.

This community care facility, it is a single-family residential structure. As such, pursuant to Zoning Code Section 20-52.030(B)(1)(e), the structure is exempt from Design Review because it is a single-family detached residential structure in an area designated by the General Plan and zoning for detached single-family residential development.

VINCINITY MAP



PROJECT INFORMATION SUMMARY

PROJECT NAME:	PHAM ASSISTED LIVING
PRIMARY USE:	RESIDENTIAL/COMMUNITY CARE
OWNER:	KIM AND HAI PHAM
APN:	183-240-040
COUNTY:	SONOMA, CA
LOT SIZE:	0.41 AC
GENERAL PLAN:	VERY LOW DENSITY
ZONING:	RR-40
PERMIT REQUIRED:	MINOR DESIGN REVIEW
BUILDING AREA (GROSS):	6,880 SQ/FT
BUILDING HEIGHT:	MAX. 35FT MAIN BUILDING
CONSTRUCTION TYPE:	V-B
SPRINKLERS:	YES
OCCUPANT TYPES:	R-2.1
LOT COVERAGE:	40% x 18,726 SQ/FT= 7,490 SQ/FT
PARKING REQUIRED:	5
PARKING PROVIDED:	5



APN 183-240-019

APN 183-240-020

APN 183-240-017
0.98 ACRES

APN 183-240-018
LOT 1
0.58 ACRES

APN 183-240-018
LOT 2
0.41 ACRES

APN 183-240-021
0.83 ACRES

BENJAMINS ROAD

PROPERTY LINE

EXISTING ROAD

(E) GARAGE
639.73 sq ft

(E) HOUSE
2,987.3 sq ft

GROSS BLD. SQ. FT.
6,895.5 sq ft

BUILDING SETBACK

10' UTILITY EASEMENT

BUILDING SETBACK

DRAINAGE EASEMENT

PROPERTY LINE

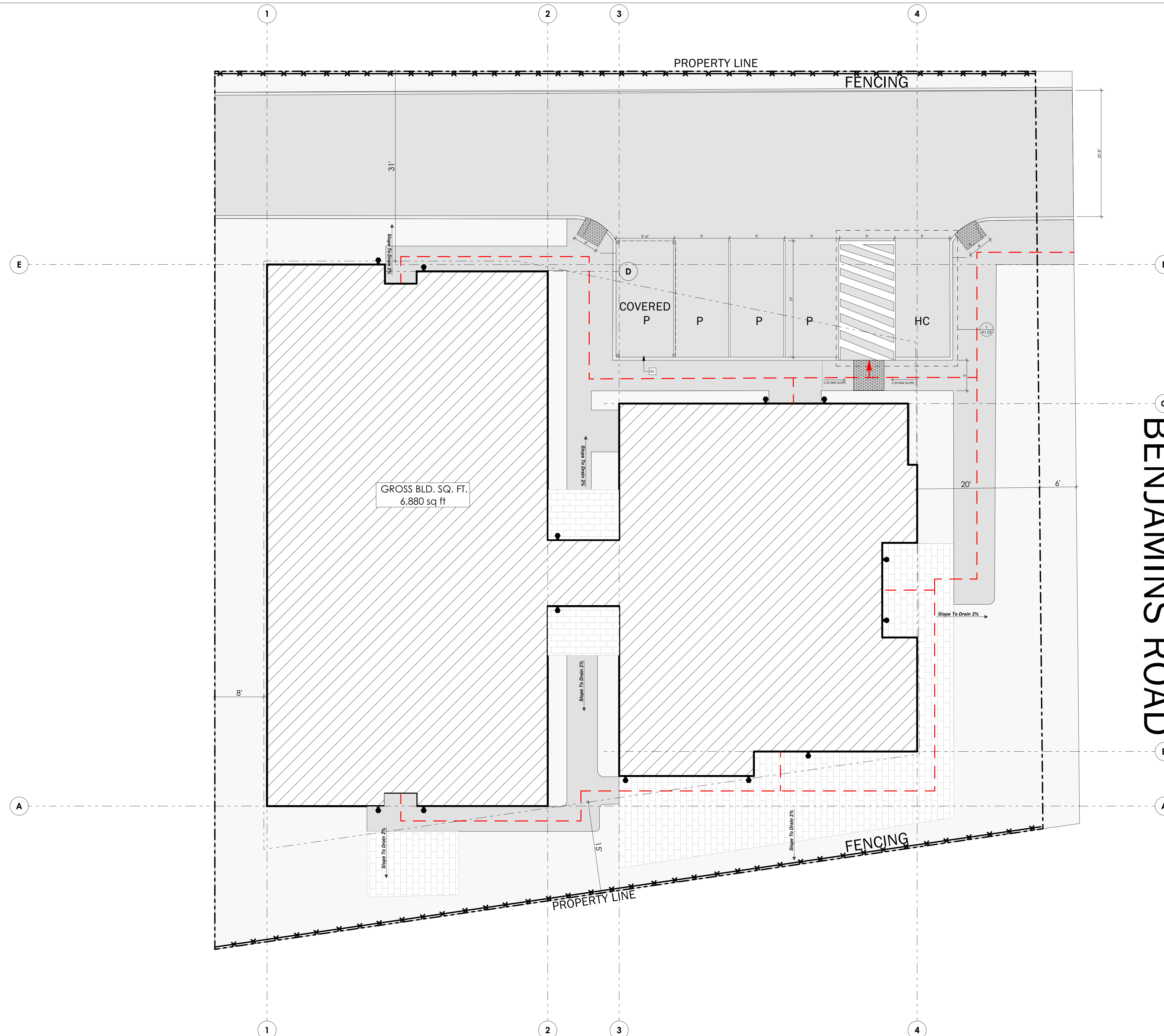
NEW PROPERTY LINE

OLD PROPERTY LINE



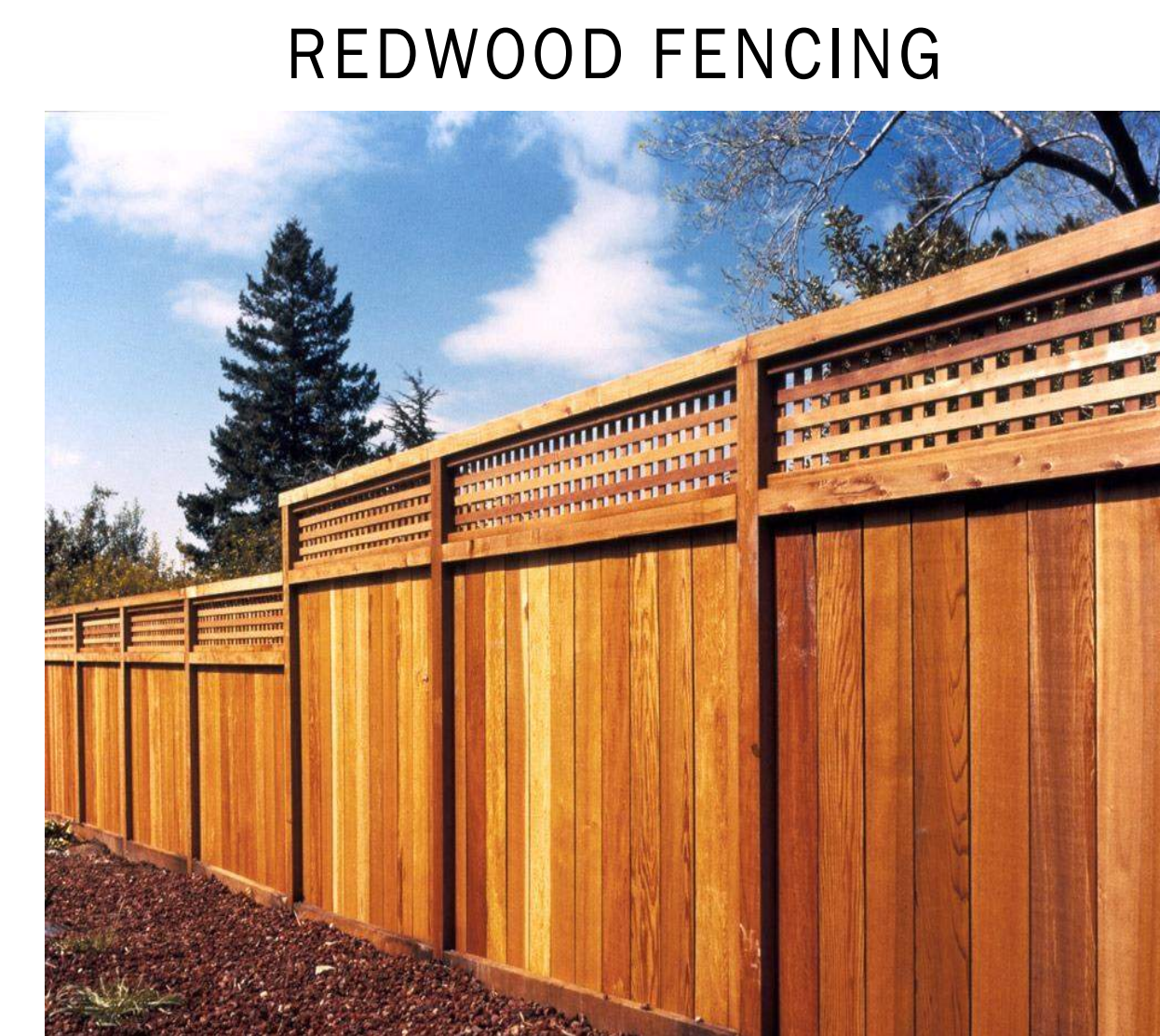
EXISTING CONDITIONS
SCALE: 1/16" = 1'-0"

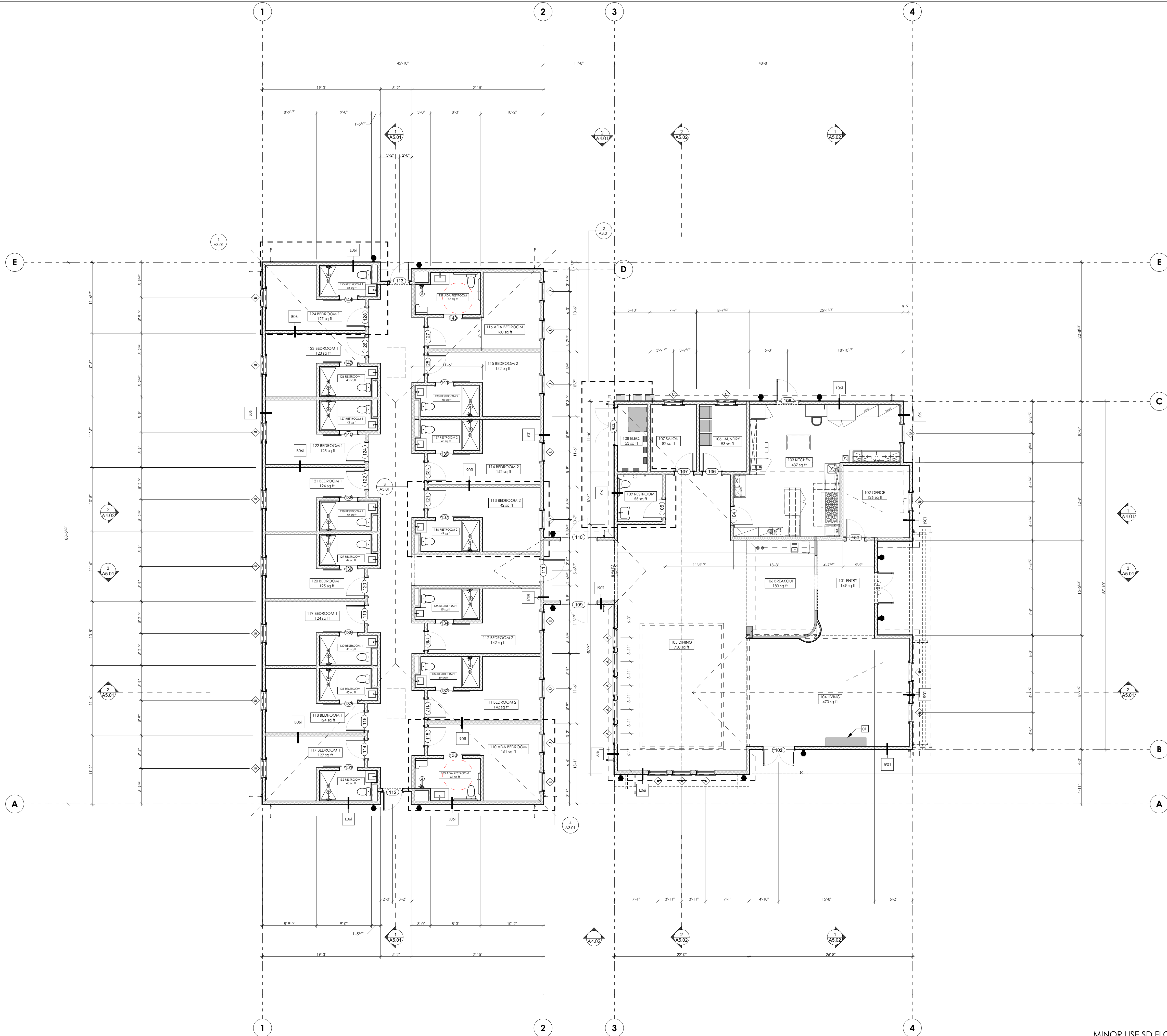
1



SITE PLAN LEGEND

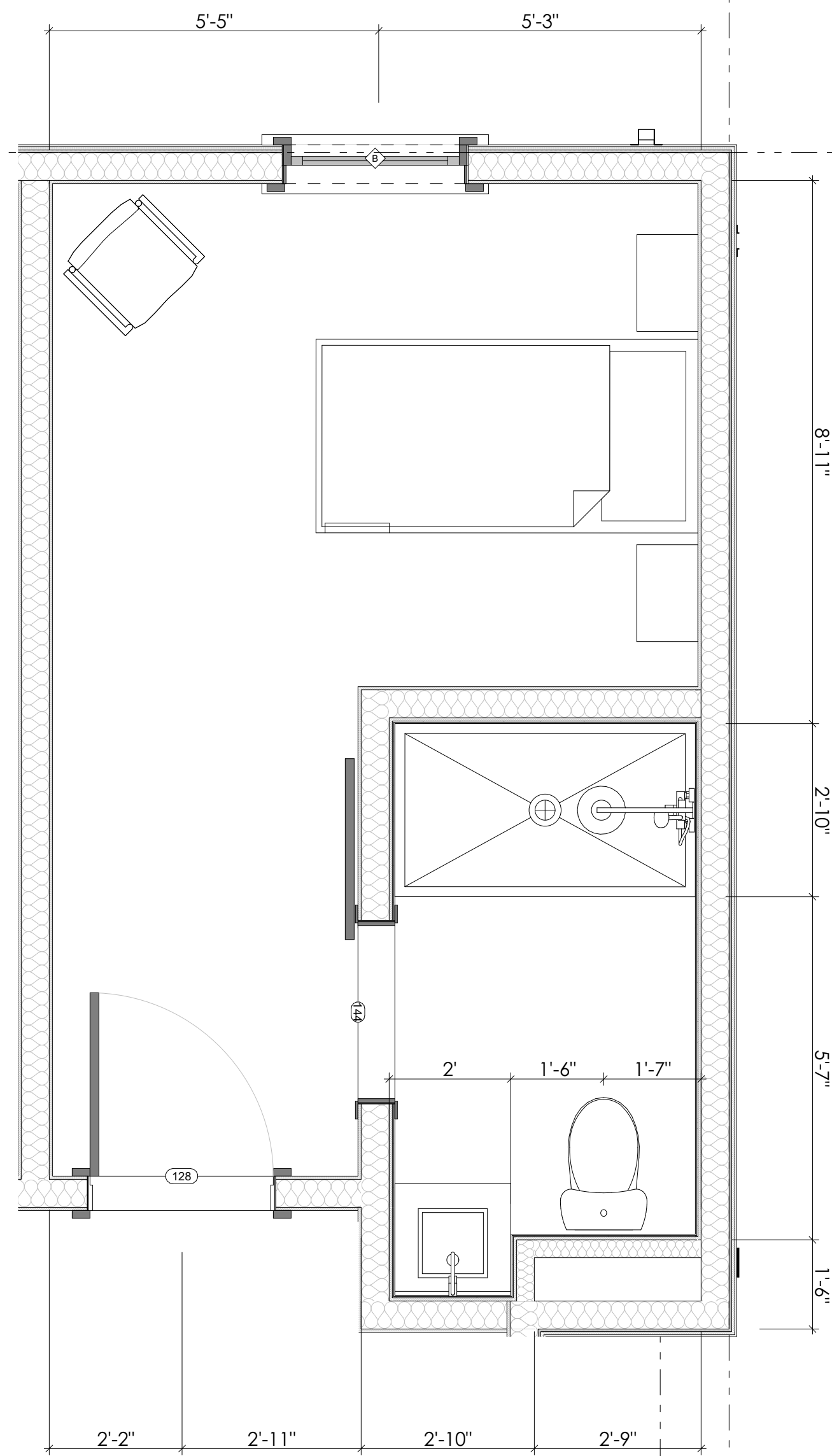
44" MIN. CLR PATH OF TRAVEL TO PUBLIC WAY
PROPERTY LINE



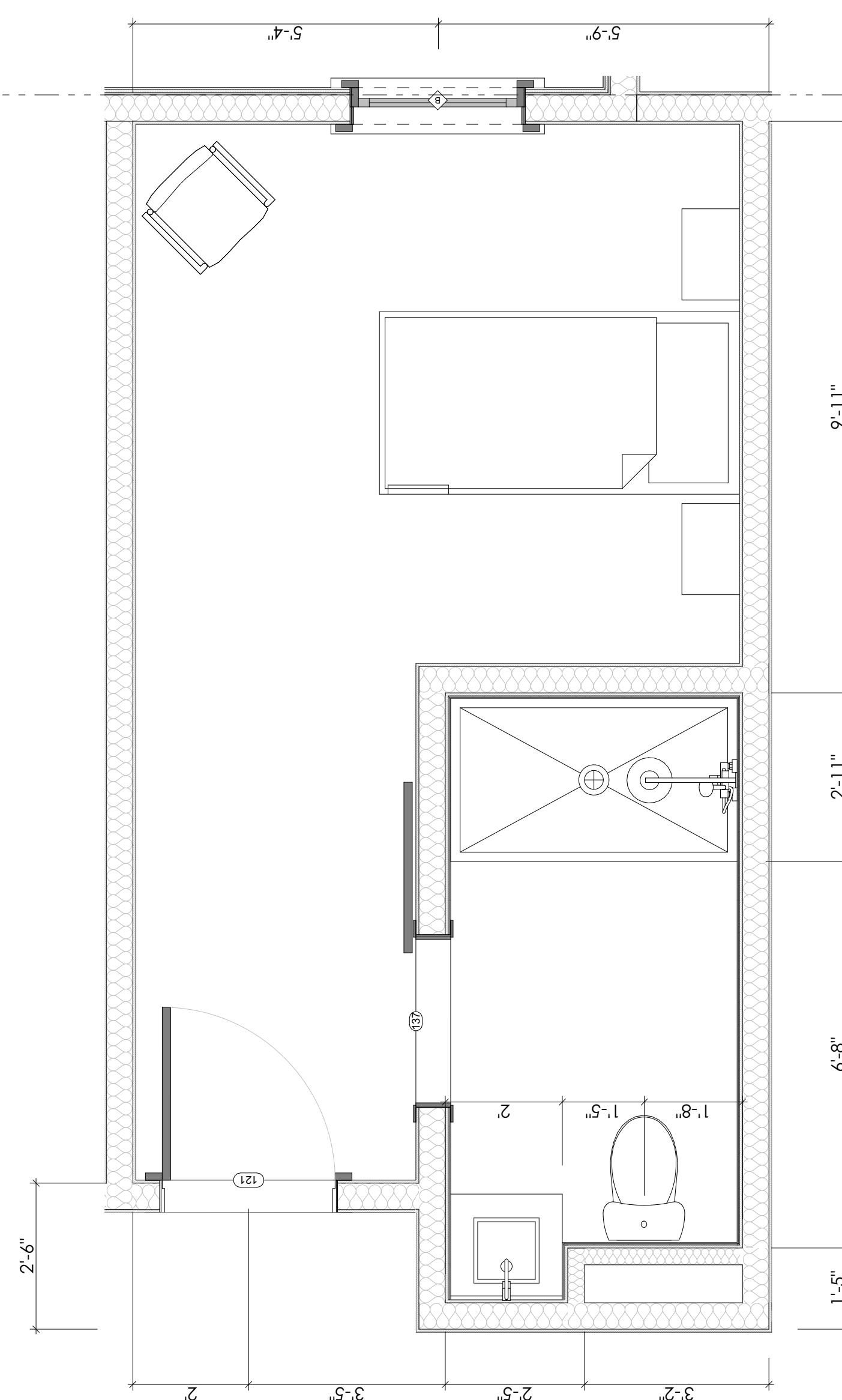


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SPRINKLERS:		YES	
OCCUPANT TYPES:		R-2.1	
LOT COVERAGE		40% x 18,726 SQ/FT= 7,490 SQ/FT	
PARKING REQUIRED		5	
PARKING PROVIDED		5	
FIRE CODE REVIEW			
OCCUPANCY CLASSIFICATIONS:			
R-2.1 / RESIDENTIAL GROUP			
CONSTRUCTION TYPE:		V-B	
AUTOMATIC SPRINKLER SYSTEM:		YES NFPA13R	
AUTOMATIC FIRE DETECTION:		YES	
ALLOWABLE AREA PER FLOOR (506.2):		R-2.1	48,000 SF
GROSS FLOOR AREA:			
RESIDENTIAL WING		R-2.1	3,980 SF
GREAT ROOM		R-2.1	2,900 SF
OVERALL BUILDING GROSS FLOOR AREA:			6,880 SF

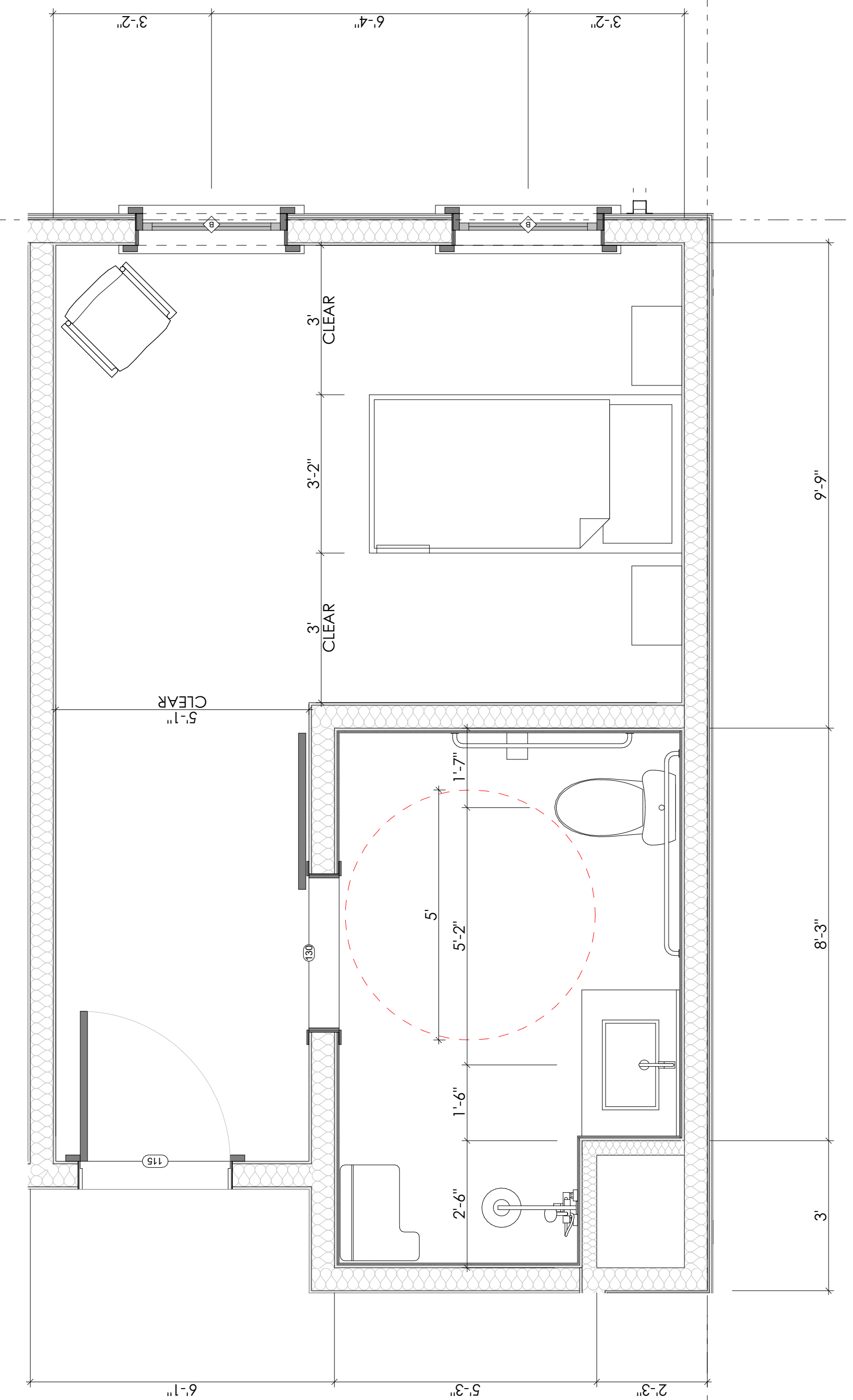
Bedroom 1



Bedroom 2



ADA Bedroom



1

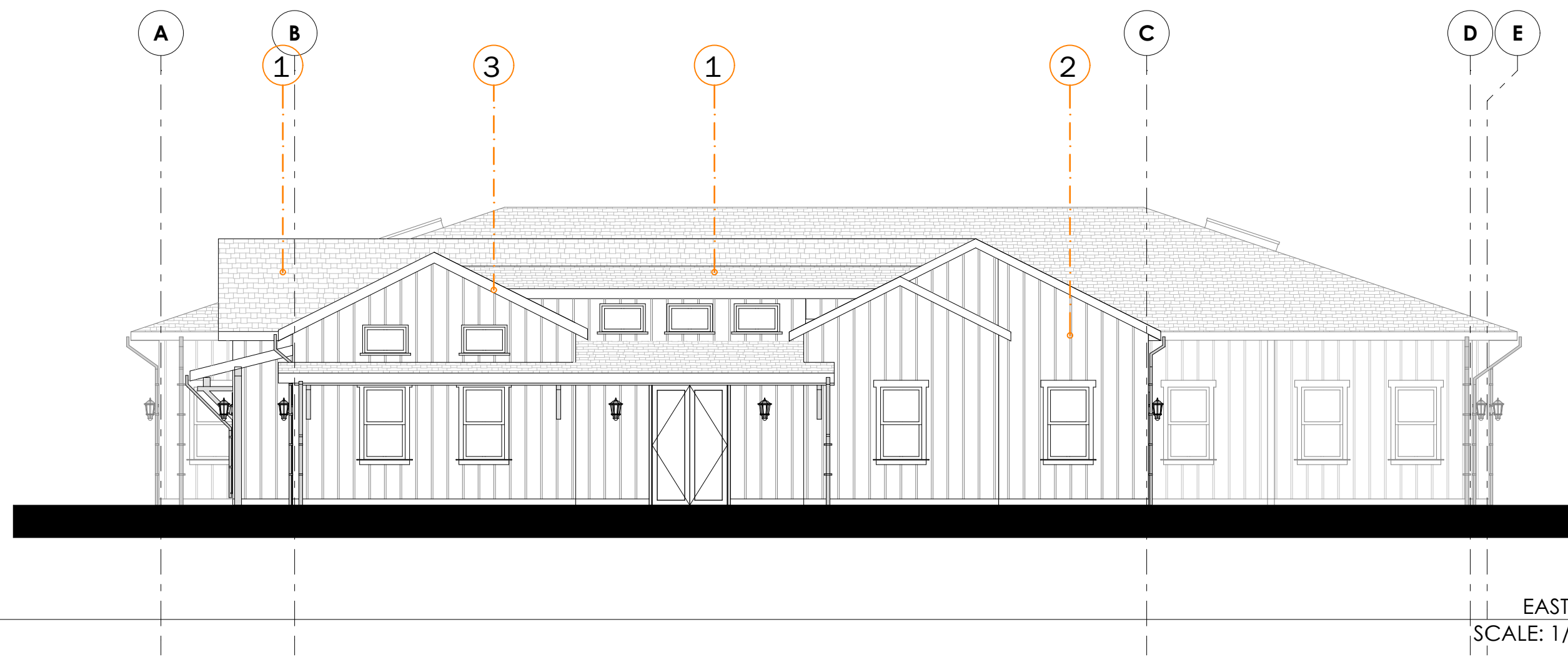
ENLARGED PLANS
SCALE: 1/2" = 1'-0"

2

ENLARGED PLANS
SCALE: 1/2" = 1'-0"

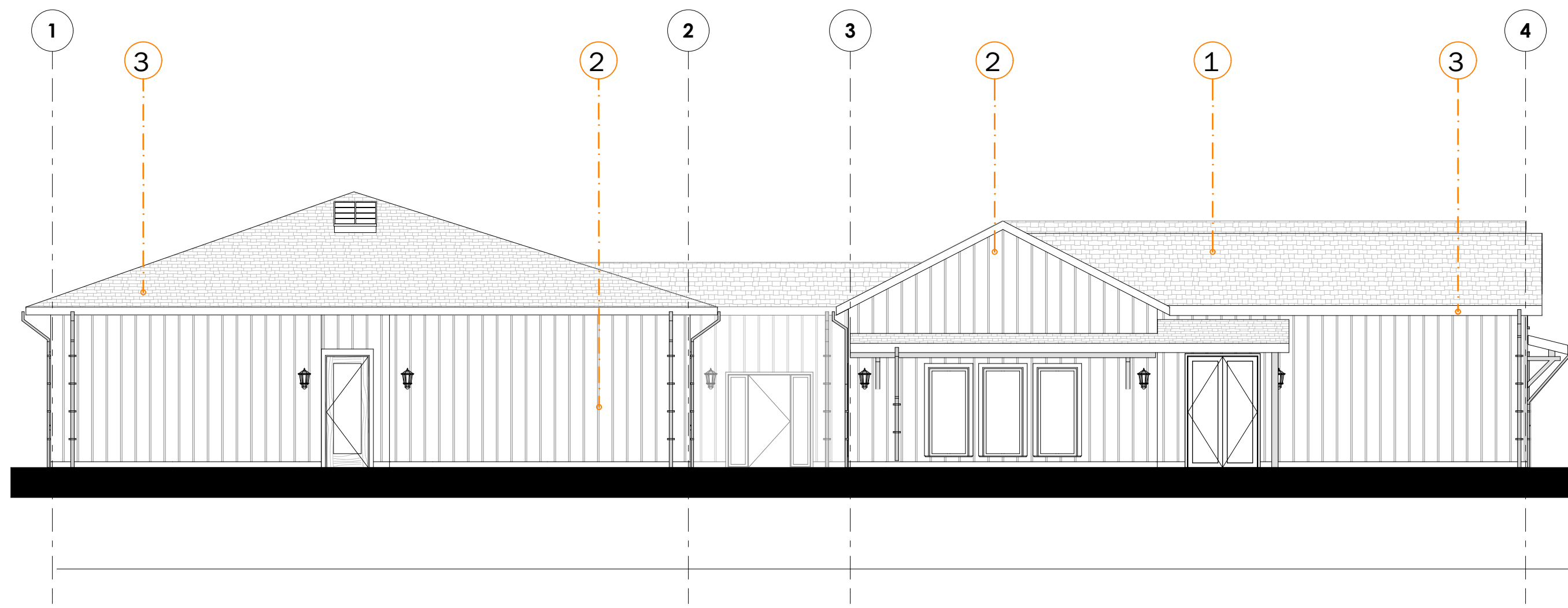
(c)

ENLARGED PLANS
SCALE: 1/2" = 1'-0"



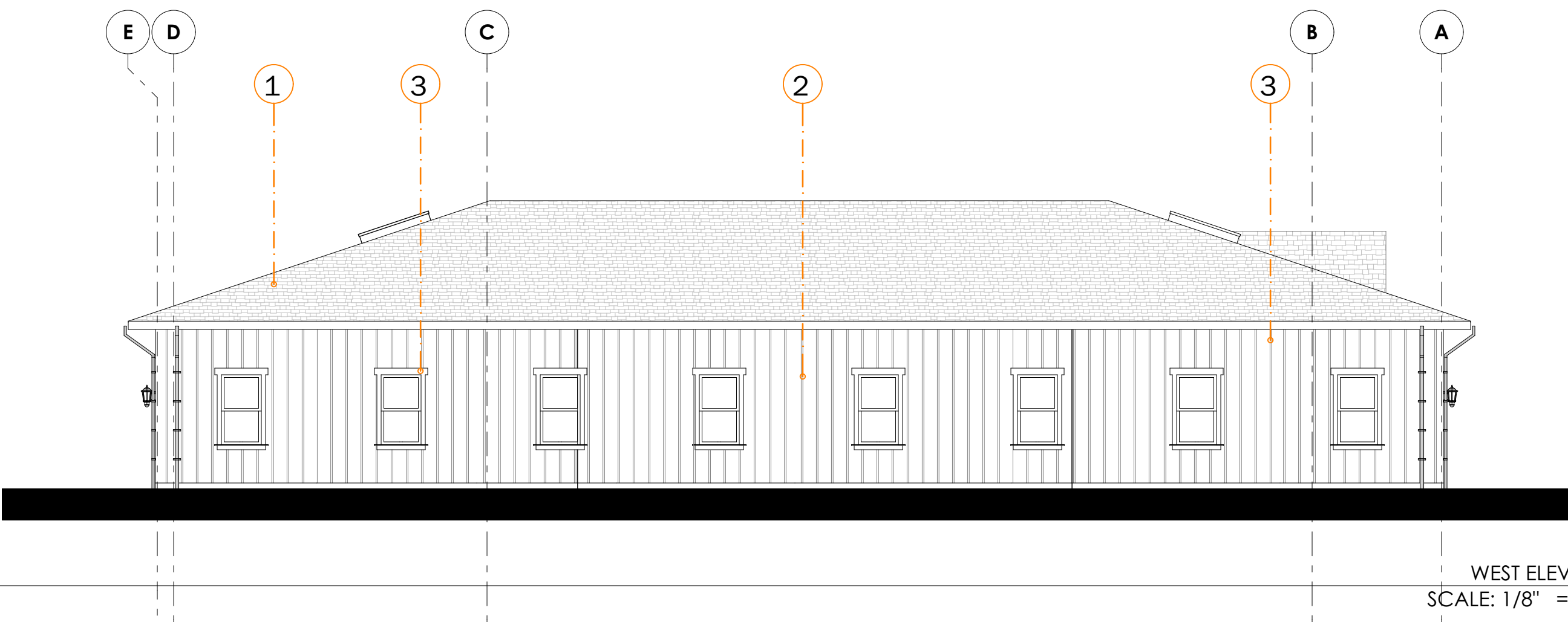
EAST ELEVATION
SCALE: 1/8" = 1'-0"

1



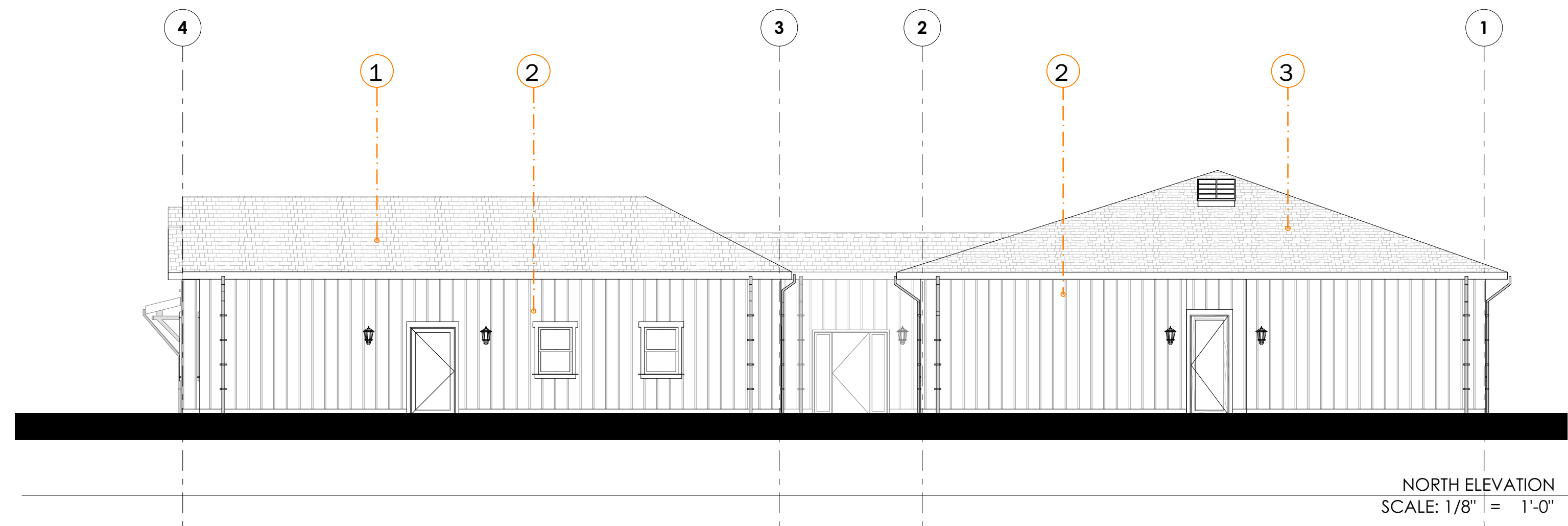
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

2



WEST ELEVATION
SCALE: 1/8" = 1'-0"

3



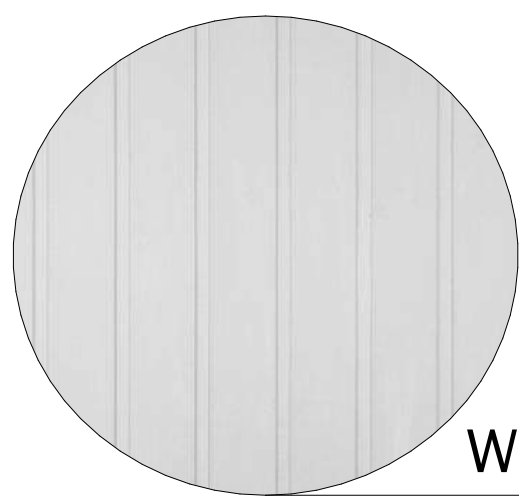
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

4



GRAY COMPOSITE SHINGLES

1



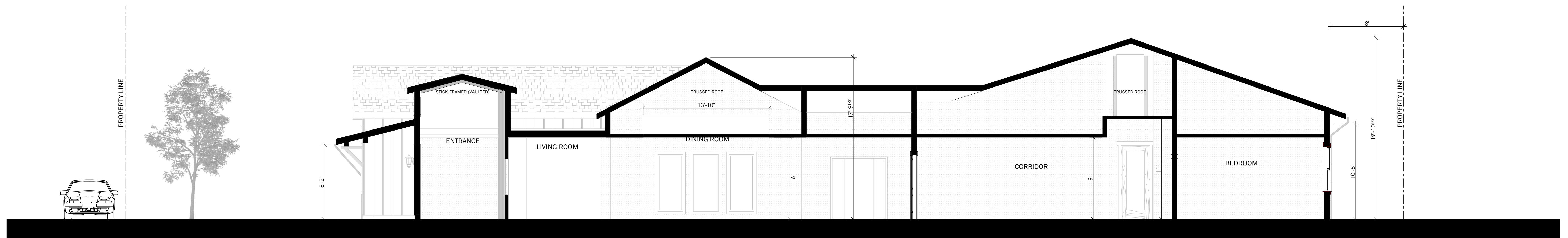
WHITE HARDIE PANEL SIDING BOARD AND BATT

2



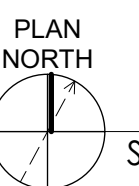
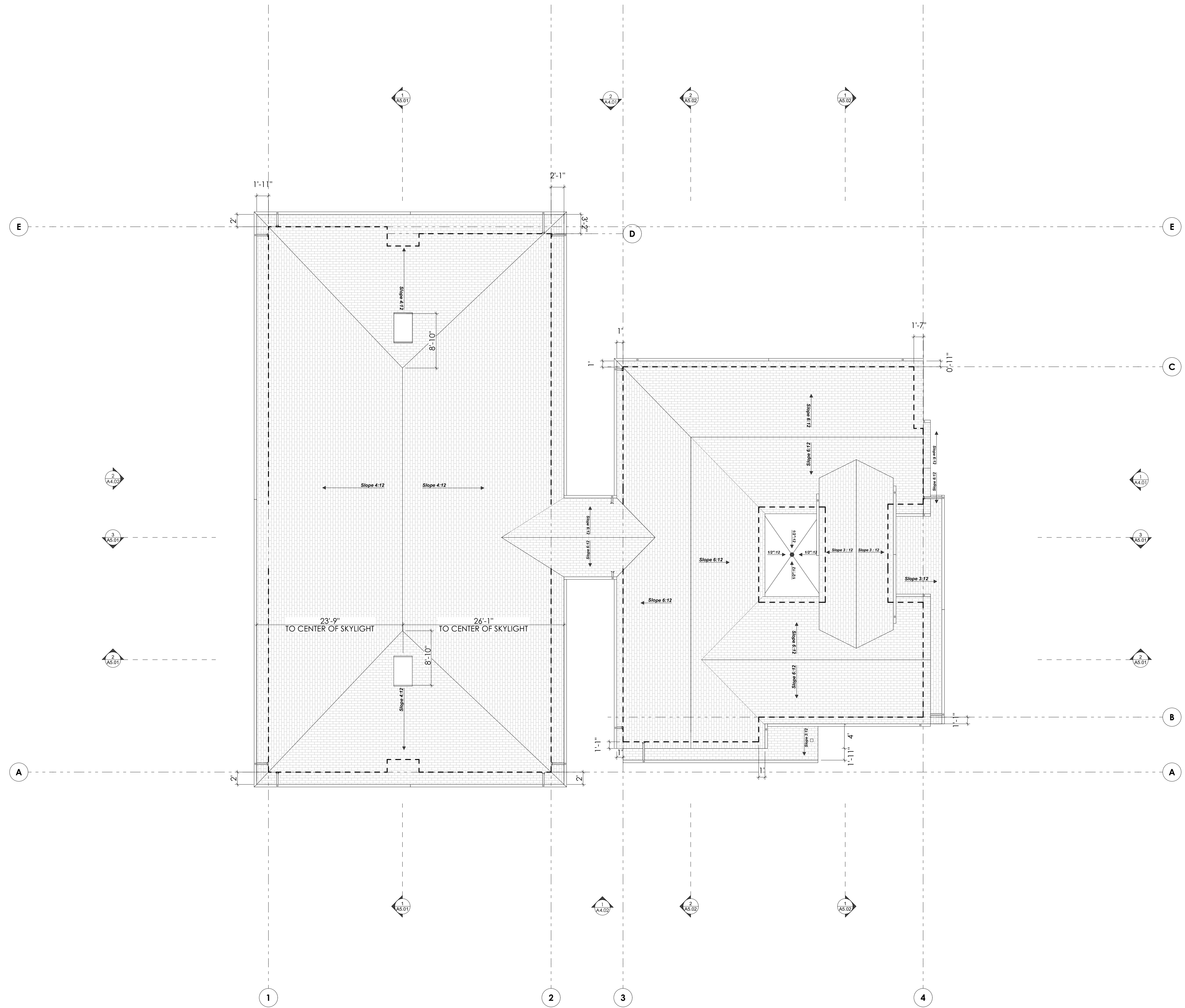
CEDER WOOD TRIM

3



EAST WEST SECTION
SCALE: 3/16" = 1'-0"

1



ROOF PLAN
SCALE: 1/8" = 1'-0"

1