

# Avenue 3111 Storage & Housing

Design Review



3111 & 3119 Santa Rosa Avenue

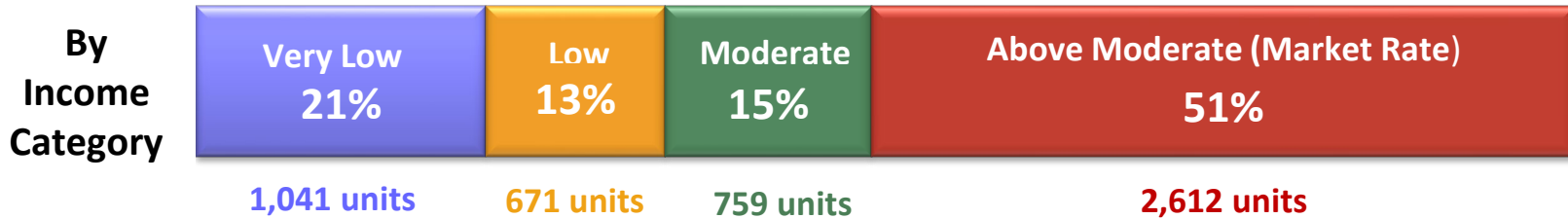
September 15, 2022

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Planning and Economic Development

# Contribution toward Regional Housing Needs Allocation (RHNA)

## Santa Rosa RHNA Allocation 2015-2023

Total = 5,083 New Housing Units



### Project Contribution toward RHNA

Avenue 3111 Storage & Apartments: Total 48 units



Above Moderate (Market Rate):  
48 Units (1.8% of RHNA)

## Construct a mixed-use development

- Housing
  - Three structures/48 Apartments
  - One & two-bedroom units
- Self-storage
  - Six structure
    - Five single-story
    - One two-story

## Required Entitlements (land use permits)

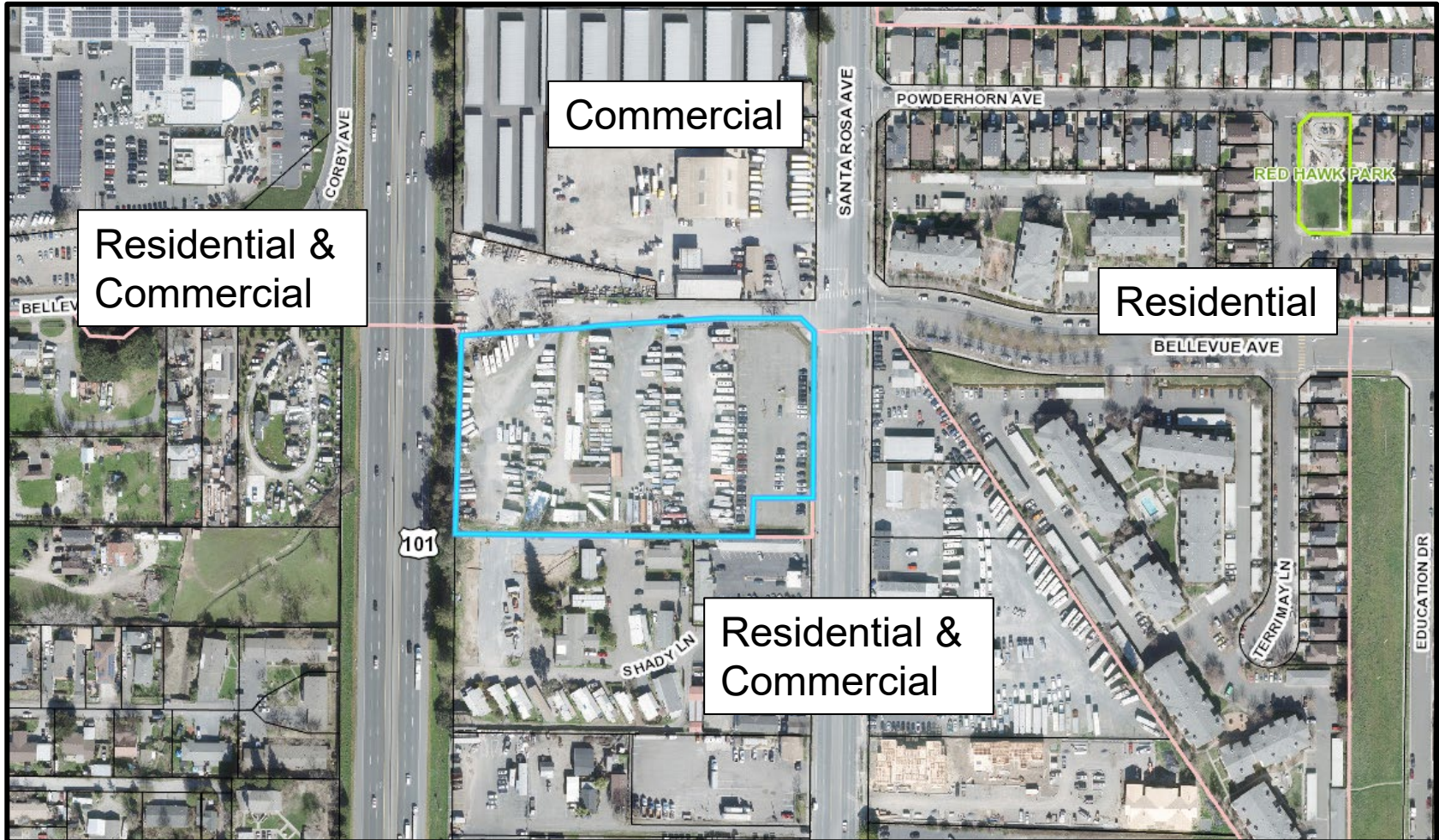
- Design Review (DRB, September 15<sup>th</sup>)
- Minor Conditional Use Permit (ZA, October 6<sup>th</sup>)



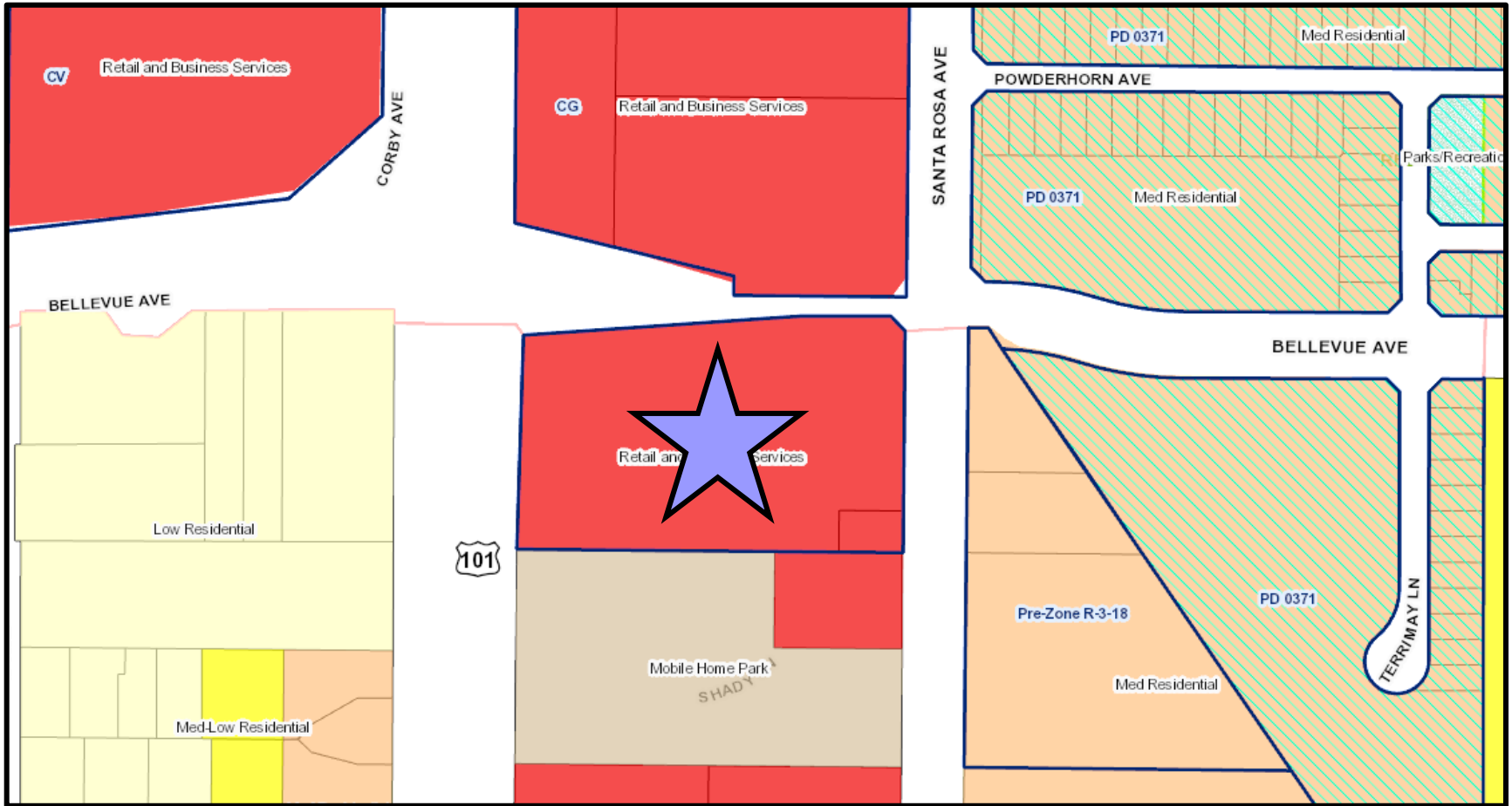
# 3111 & 3119 Santa Rosa Avenue Existing Conditions



# 3111 & 3119 Santa Rosa Avenue Neighborhood Context



- September 5, 2017 – Development Review Meeting
- November 18, 2019 – 1<sup>st</sup> Neighborhood Meeting
- January 6, 2020 – 2<sup>nd</sup> Neighborhood Meeting
- May 28, 2020 – Planning Commission Recommendation
- September 1, 2020 – Council approved Prezon
- Property Annexed
- March 25, 2021 – Project applications submitted



## Housing

- Meet the housing needs of Santa Rosa Residents

## Land Use and Livability

- Promote mixed use sites

## Urban Design

- Enhance and strengthen the visual quality of major entry routes into the city, as well as major corridors that link neighborhoods with downtown.



<b>DIVISION 2: ZONING DISTRICTS AND ALLOWABLE LAND USES</b>	
Chapter 20-23: Allowable Land Uses	Allowed with a minor Conditional Use Permit (MUP)
Table 2-7 & Section 20-42.180: Setbacks	Complies
Table 2-7: Lot Coverage	Complies
Table 2-7: Building Height	Complies
<b>DIVISION 3: SITE PLANNING AND GENERAL DEVELOPMENT STANDARDS</b>	
<a href="#">§ 20-30.060</a> – Fences, walls, and screening	Complies
<a href="#">§ 20-30.080</a> – Outdoor lighting	Complies
<a href="#">§ 20-30.110</a> – Vision triangle	Complies
<a href="#">§ 20-34.030</a> – Landscape plans	Complies
<a href="#">CH 20-36</a> – Parking and Loading Standards	Complies

## Neighborhood Design

- Promote neighborhoods that feature a variety of housing types (both single-family and multifamily) as well as a variety of price ranges.

## Streetscapes

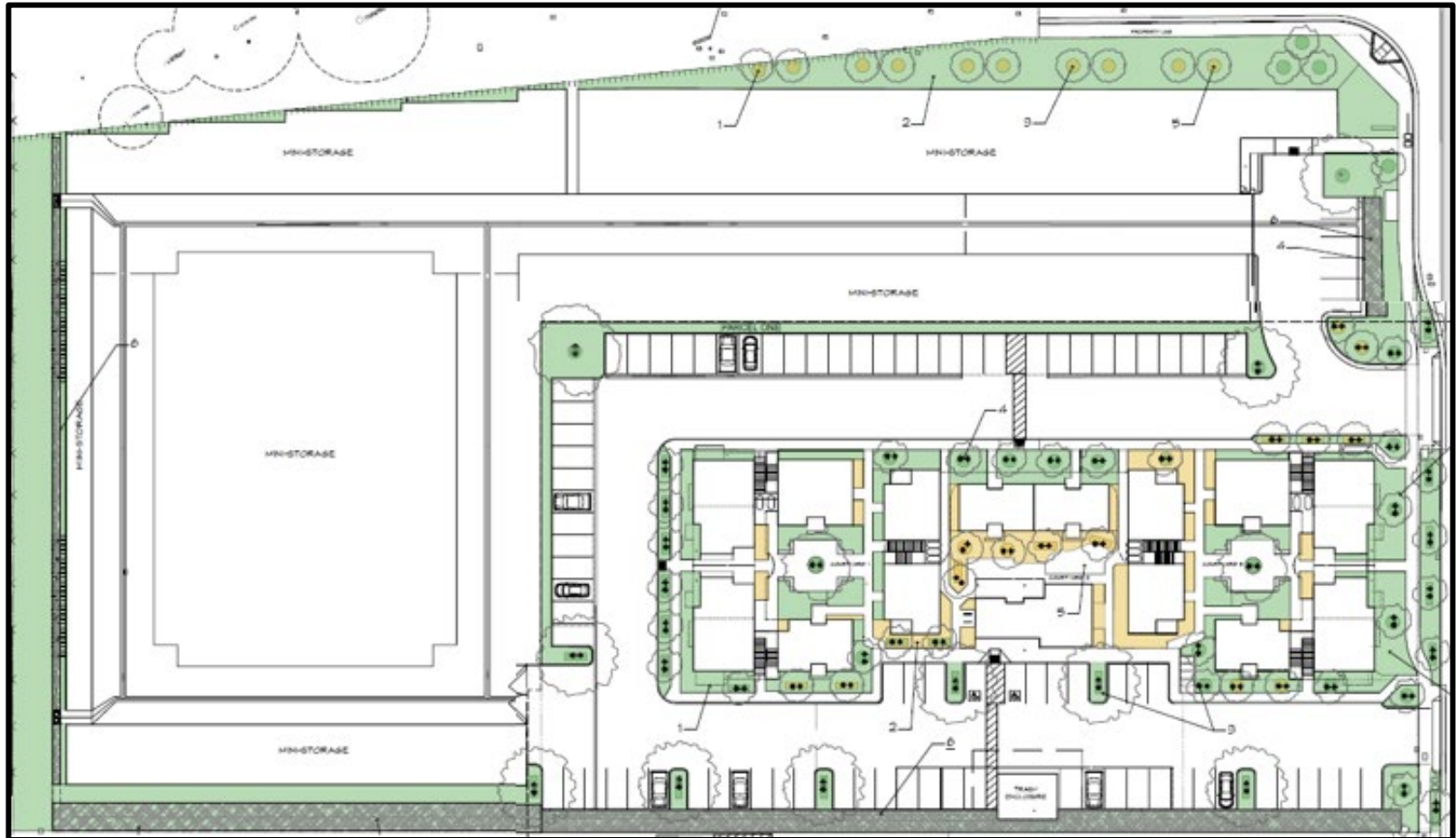
- Develop a comprehensive pedestrian/bicycle circulation system.

## Infill Development

- Integrate new development carefully into existing neighborhoods with respect to scale, level of detailing, use of materials, landscaping, and other characteristics of the neighborhood.

## Multifamily Residential

- Break up the mass of larger structures with articulation of the form, use of color and the use of multiple materials.
- Avoid buildings with a massive appearance. Divide buildings into segments that break down the scale.
- Orient the main entrance of each unit, or the building to the street or to a common open area.
- Provide developments with logical layouts that people can navigate through without confusion.



During staff review, we encountered one hurdle:

- Stormwater Permit Compliance

There are no unresolved issues.



1. The site is contaminated; housing shouldn't be allowed.
  - Conducted Phase I environmental
  - Previous use was fueling station; tanks removed approximately 70 years ago
  - Conducted Phase II environmental; property monitored over an extensive period of time.
  - Clean bill of health from the Water Board
2. Neighboring property owners wanted to participate in the rezoning for annexation.

1. The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans).
2. The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval as set forth in the framework of Design Review (Design Guidelines, Introduction, subsection C).
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments.

4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood.
5. The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color, and would remain aesthetically appealing and be appropriately maintained.
6. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.



# Environmental Review

## California Environmental Quality Act (CEQA)

The project has been found in compliance with the California Environmental Quality Act (CEQA) as infill development:

- The proposed project is consistent with the applicable general plan designation and applicable zoning designation and regulations.
- The project will occur on a site that is less than five acres in size that is within City limits.
- The project site has no value as habitat for endangered, rare, or threatened species.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- The site can be served adequately by all public utilities and services.

It is recommended by the Planning and Economic Development Department that the Design Review Board grant Design Review for the Avenue 3111 Storage & Housing project, located at 3111 & 3119 Santa Rosa Avenue.

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