

DeTurk Winery Village

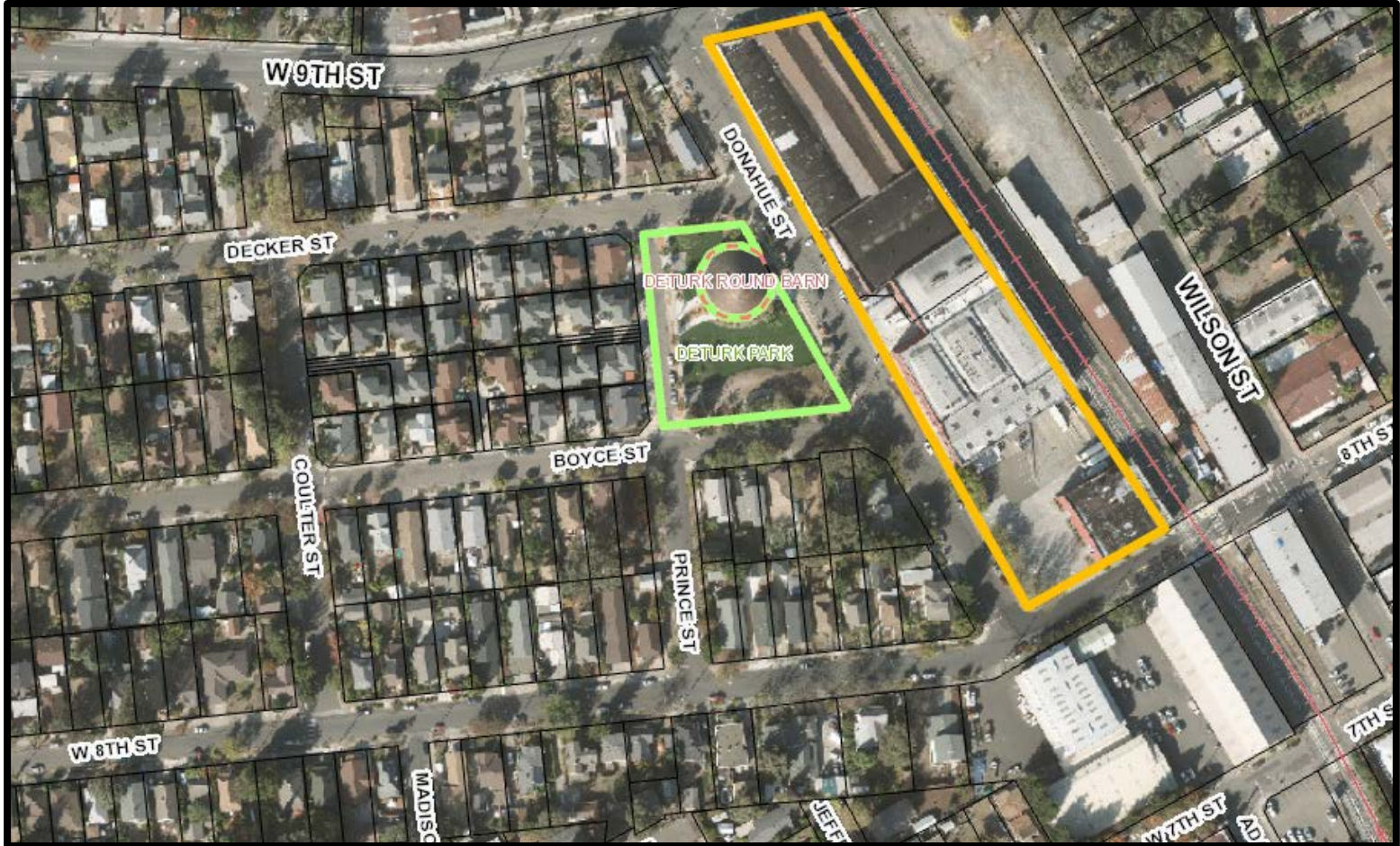
806 Donahue Street & 8 W. 9th Street

June 20, 2019

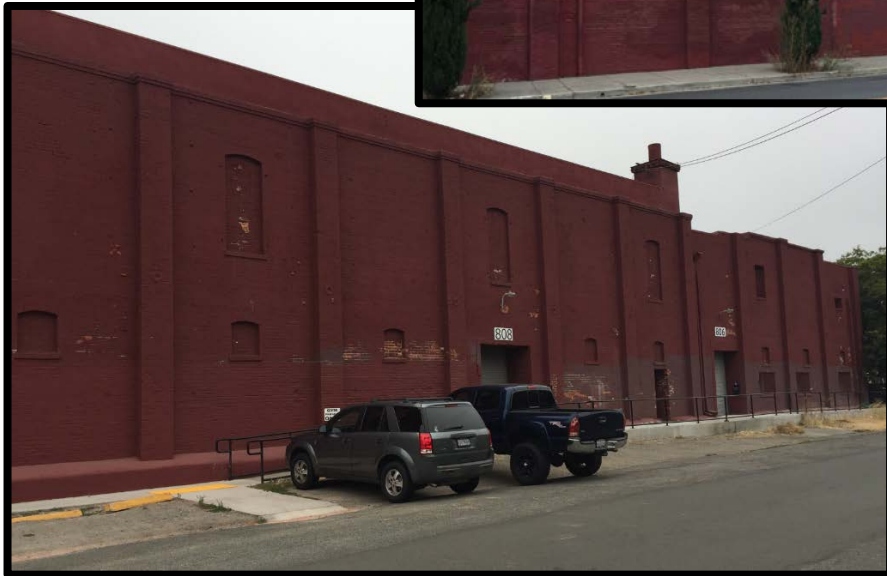
Adam Ross
City Planner
Planning and Economic Development

- Construct 185-unit apartment complex
- 15 units will be designated for very-low income occupants for 55 years
- Retains 18,600 sf of commercial space
- The project includes four entitlements
 - Landmark Alteration Permit
 - Design Review
 - Density Bonus
 - Vacation of Public Right-of-way






806 Donahue Street & 8 W. 9th Street

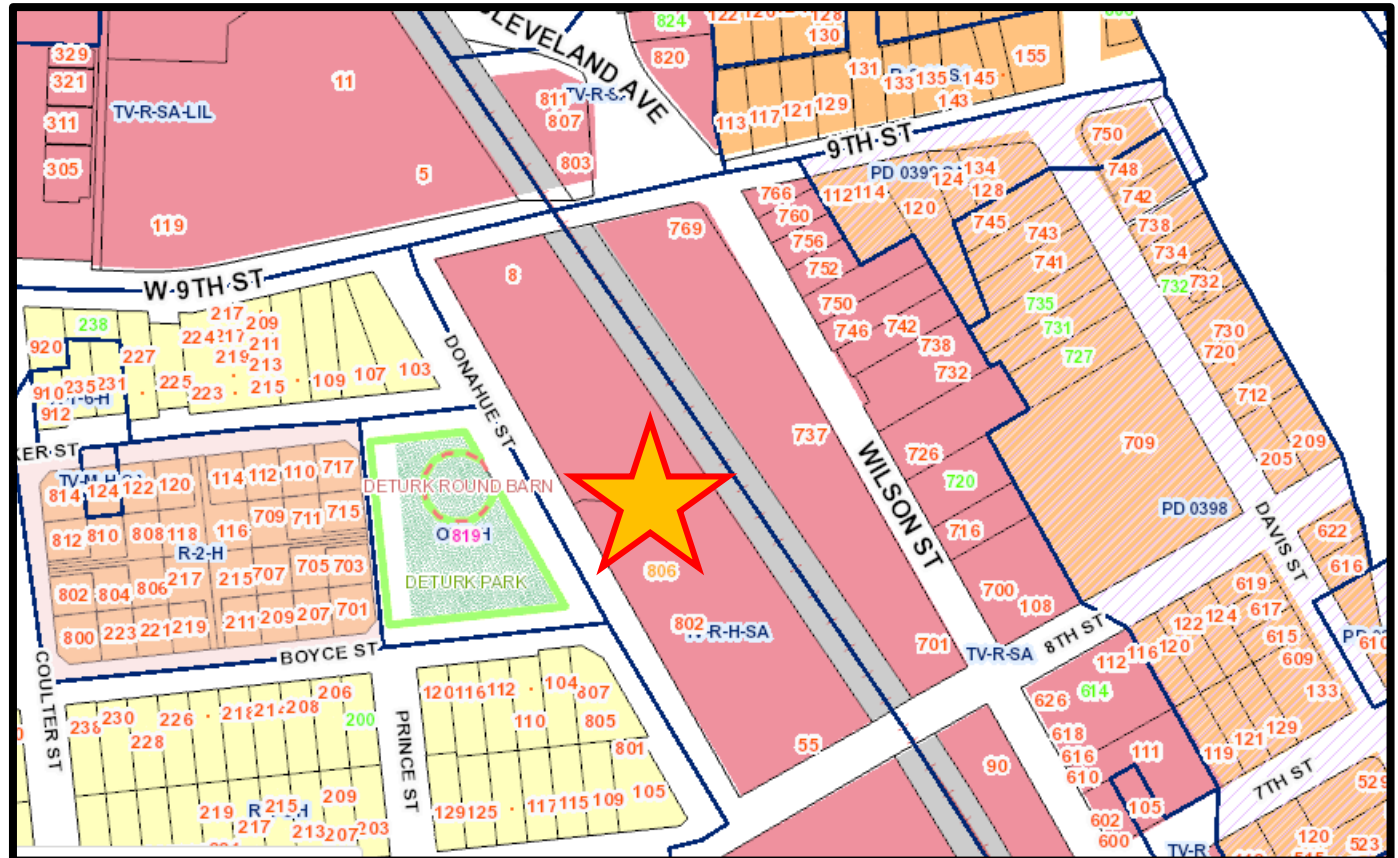


806 Donahue Street & 8 W. 9th Street



- May 9, 2017 – The City Council adopted Resolutions to grant the Vacation of Right-of-Way (RES-2017-070) and Density Bonus (RES-2017-071).
- December 6, 2018 – DeTurk Winery submitted an application for a new Design Review and Landmark Alteration Permit.
- January 17, 2019 – The Joint Concept Design Review meeting was held before the DRB and CHB.
- April 17, 2019 – In response to the Issues Letter dated February 1, 2019, the applicant submitted a revised set of plans.

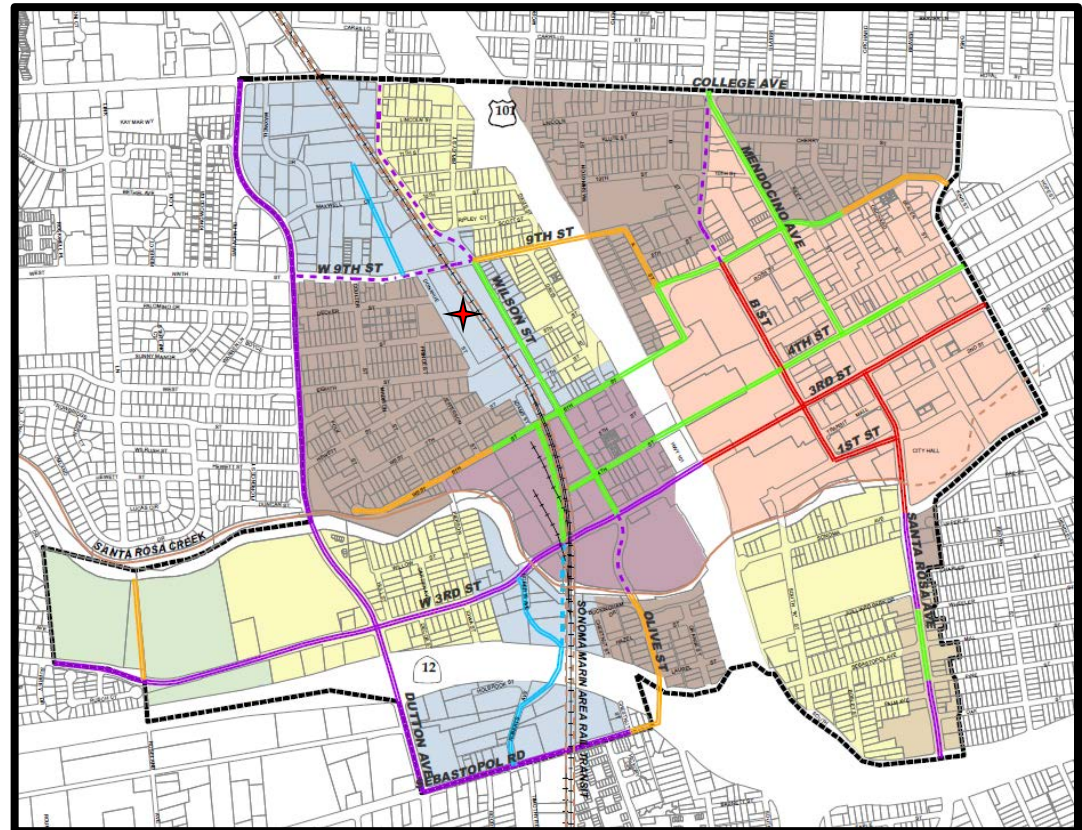
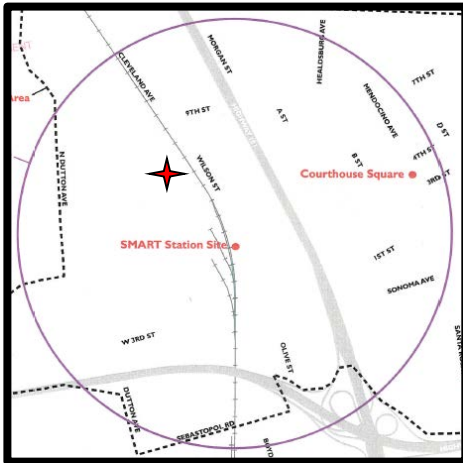
-  Low Density Residential
-  Medium Density Residential
-  Office/Med Residential
-  Transit Village Medium
-  Parks and Recreation



Denotes project site

- LUL-F Maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs.
- H-A-2 Pursue the goal of meeting Santa Rosa's housing needs through increased densities, when compatible with existing neighborhoods. Development of existing and new higher-density sites must be designed in context with existing, surrounding neighborhoods.
- H-C Expand the supply of housing available to lower income households.
- HP-B Preserve Santa Rosa's historic structures and neighborhoods.

Downtown Station Area Specific Plan

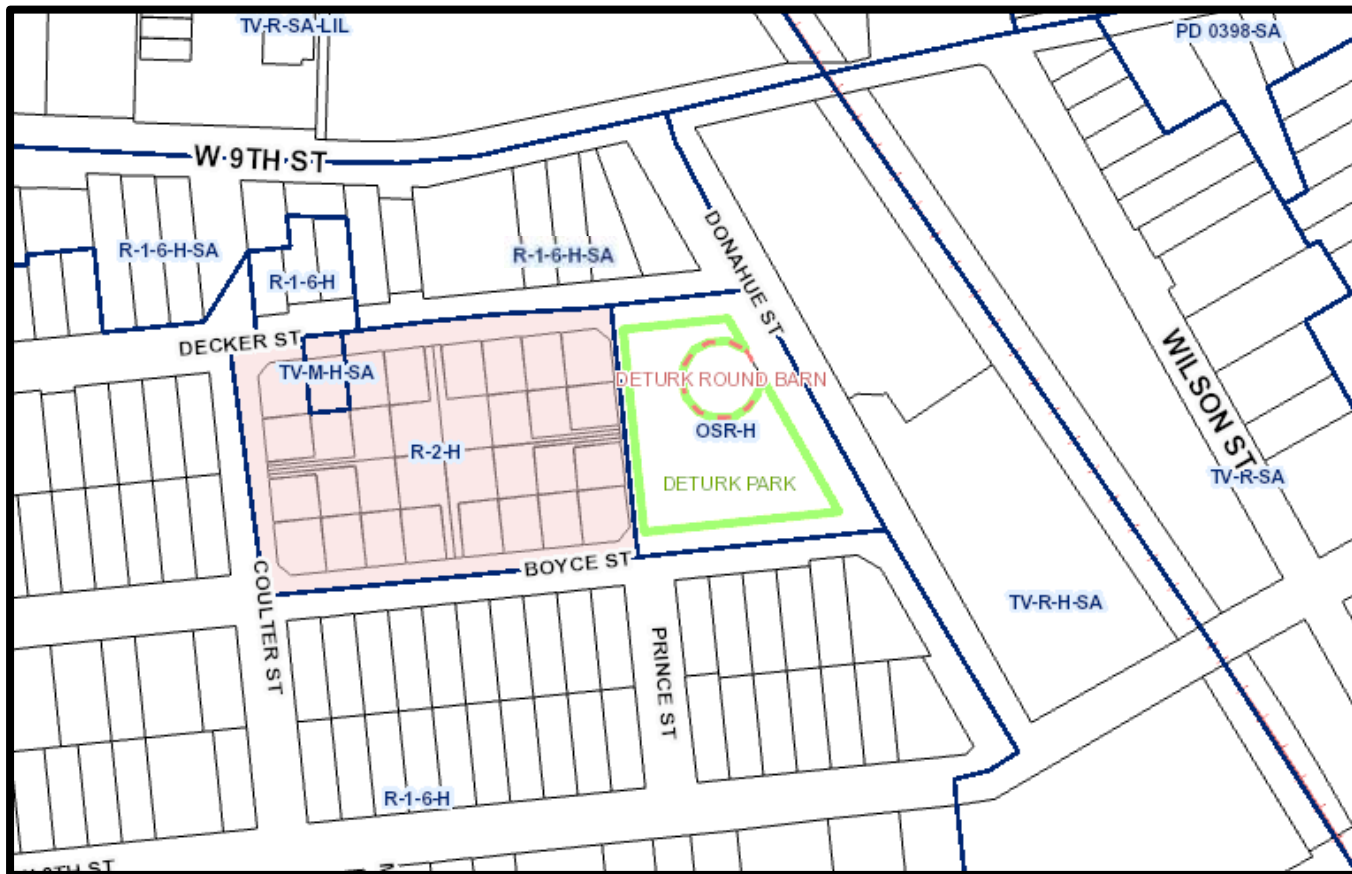


✦ Denotes approximate location

Downtown Station Area Specific Plan

- SP-LU-2.3 Utilize existing City programs and policies to encourage and facilitate development of affordable housing within the Specific Plan Area.
- SP-T-4.1 Ensure that parking requirements in the Specific Plan Area stimulate transit-oriented development by supporting and encouraging shared parking where possible and by allowing reductions to on-site parking requirements when supported by a parking study.

Transit Village Residential (within the Historic and Station Area combining districts)



Zoning Code - Height Regulations

- Transition from four stories to three for properties that abut residential and historic residential uses and zoning districts (Table 2-5)
- Structures within -H combining district limited to 35' (Section 20-28.040)
- Structures within -SA combining district must be 35'-45" (Table 2-20)
- The review authority may approve an increase (Section 20-28.040(E)(3)(c))



Zoning Code 20-31.080

- Developer is entitled to two concessions
- Planning Commission is the review authority
- Approval required before construction commences

Government Code § 65915 - Density Bonus

- Developer is entitled to two concessions

Applicant has requested two concessions

One for the height (46 feet)

One for Dispersion (locating them in Building A)

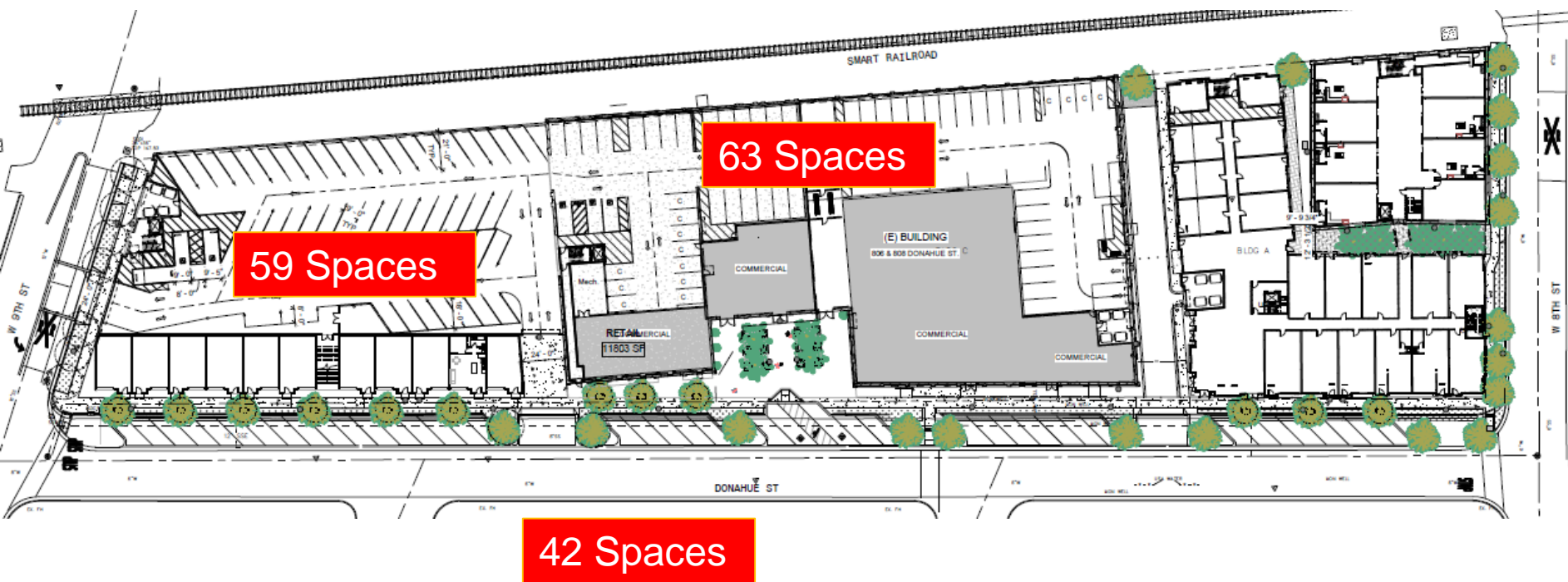
Land Use	Required by	Required Spaces	Available Spaces	Location of Spaces
Residential	Gov Code §65915(p)(2)	115	122	Off-street (59 in Building D; and 63 Building C)
Existing Gym (12,500 SF)	CUP13-049	17	17	On-street
Existing Gym (6,100SF)	Zoning Code Table 3-4	20	25	On-street

Government Code § 65915

- Allows reduced parking for affordable projects (.5/bedroom)
- The project meets parking requirements

Creative measures

- Unbundled parking
- Shared vehicles
- Public/restricted parking

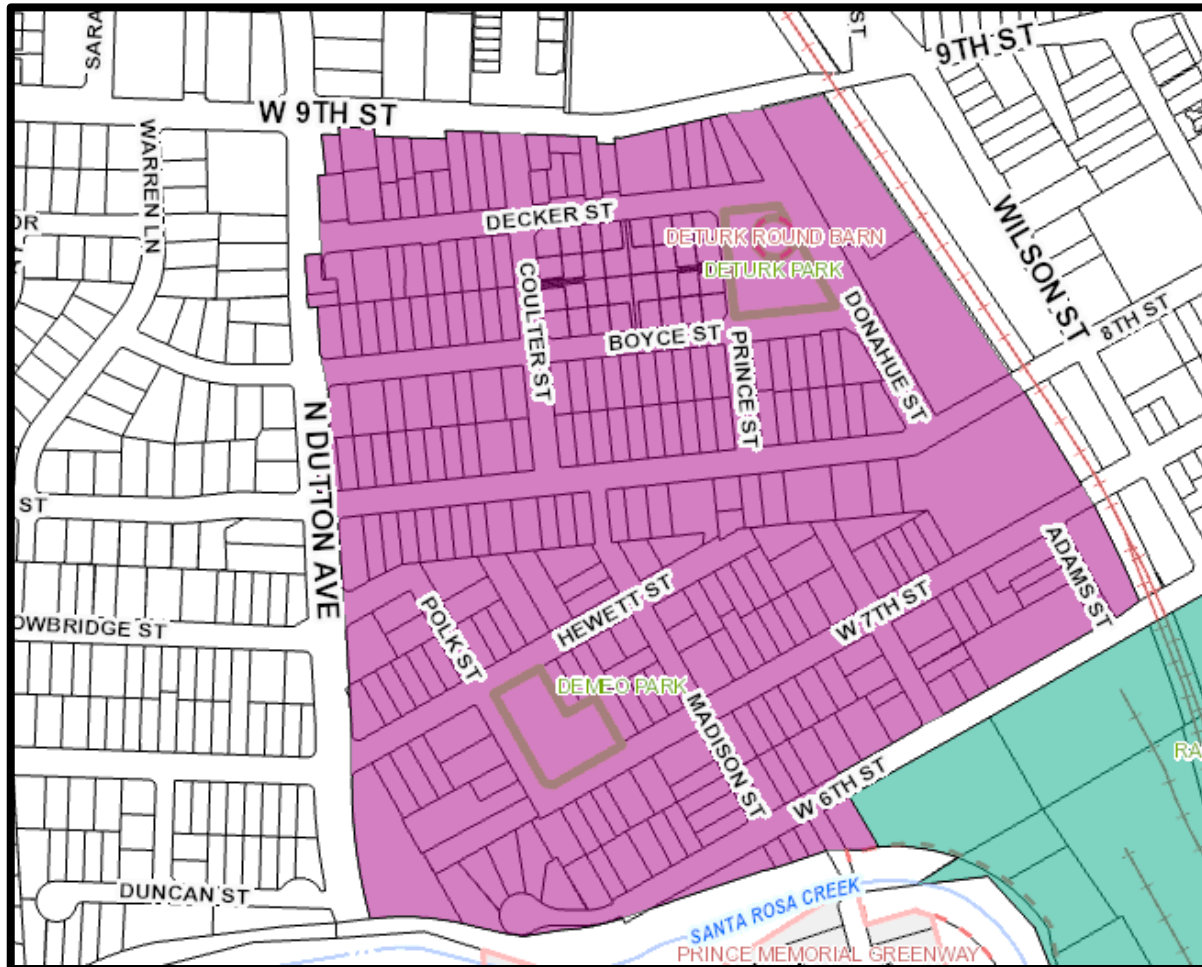


Vacation of Right-of-way

- Allows for increased density
- Retain public parking
- City Council approved with RES-2017-070

- Preliminary Design Review must be granted in a joint meeting of the DRB and CHB.
 - Design Guidelines
- Landmark Alteration is approved by the CHB
 - Processing Review Standards for Owners of Historic Properties
 - Secretary of the Interior's Standards

West End Preservation District



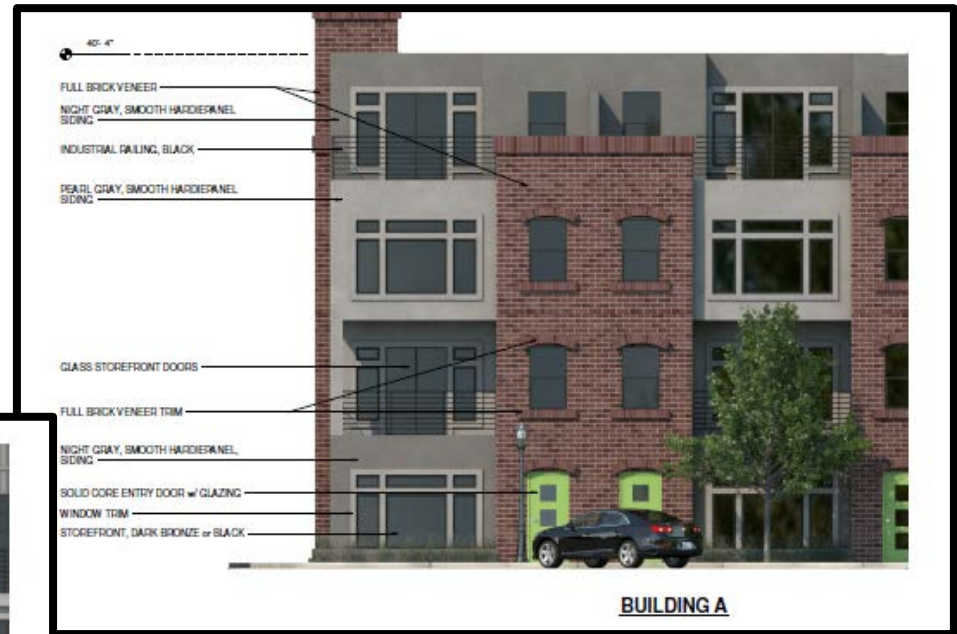
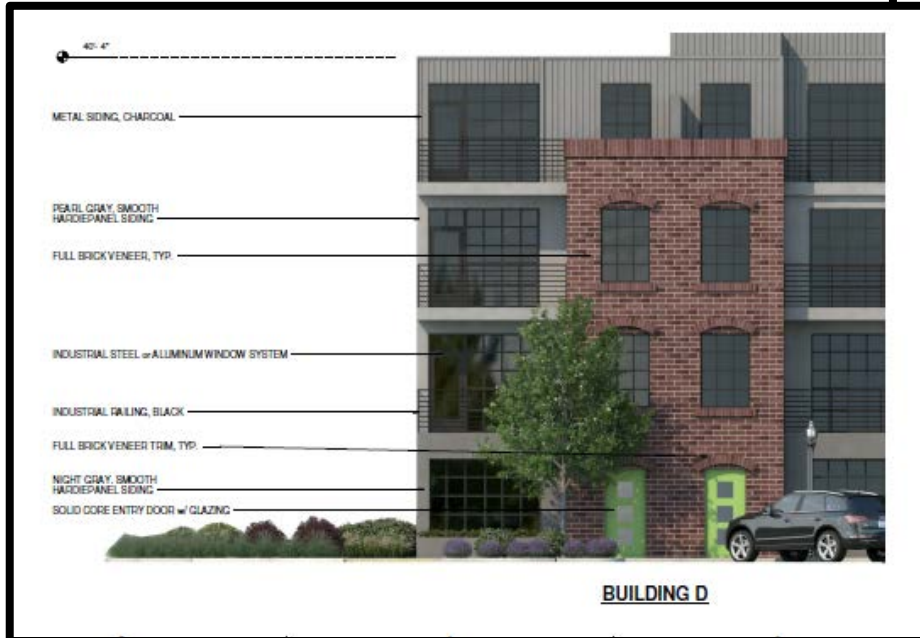




SOUTH EXTERIOR ELEVATION- BUILDINGS A&B



NORTH EXTERIOR ELEVATION - BUILDING D





- Sidewalks, parking spaces, crosswalks and ADA ramps along Donahue Street
- Intersections at W. 8th & Donahue, and W. 9th & Donahue will be improved
- Raised median installed along W. 9th St. to allow right in/right out only
- Existing contamination within Donahue Street will be remediated.

Environmental Review

California Environmental Quality Act (CEQA)

- Government Resources Code Section 65457: Statutory Exemption Specific Plan
- In-fill Development (Section 15332)
 - Consistent with General Plan and complies zoning district requirements
 - Less than five acres within City limits
 - No value as habitat
 - Approval would not result in any significant effects relating to traffic, noise, air quality, or water quality that weren't previously
 - The site can be adequately served by all required utilities and public services.
- Involves a minor cleanup to eliminate contamination (Section 15330)
- Involves restoration efforts (Section 15331)

- Concern for Parking
- Staff Response:
 - The residential portion of this project is 0.5 spaces per bedroom, totaling 115 spaces.
 - An 18% parking reduction was previously granted for the gym reducing the parking requirement to 17 spaces
 - Railroad Corridor Sub-Area to provide one parking space for every 300 square feet of operating space.
 - The project provides 164 parking spaces, which exceeds the parking requirements as shown above by 12 spaces.

- No unresolved issues

Planning and Economic Development Department recommends that the:

- Cultural Heritage Board and Design Review Board grant Preliminary Design Review
- Cultural Heritage Board approve a Landmark Alteration



Adam Ross
City Planner
Planning and Economic Development
ARoss@srcity.org
(707) 543-4705

