

From: [Montoya, Michelle](#)
To: [_DRB - Design Review Board](#)
Cc: [Toomians, Kristinae](#)
Subject: Item 8.2 - 38 Degrees North Phase 3 Apartment Homes - Late Correspondence as of 9.1.2022
Date: Thursday, September 1, 2022 1:36:00 PM
Attachments: [Applicant Presentation as of 9.1.2022.pdf](#)

- PLEASE DO NOT REPLY TO ALL -

Chair Weigl and members of the Design Review Board,

The reason for this email is to provide you with the applicant presentation as late correspondence for item 8.2, 38 Degrees North Phase 3 Apartment Homes, scheduled for this afternoon's meeting. This will also be added to the agenda.

Thanks,

Michelle Montoya | PACE | Administrative Secretary

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MAJOR DESIGN REVIEW 38 DEGREES NORTH PHASE 3

CITY OF SANTA ROSA

SEPTEMBER 1, 2022

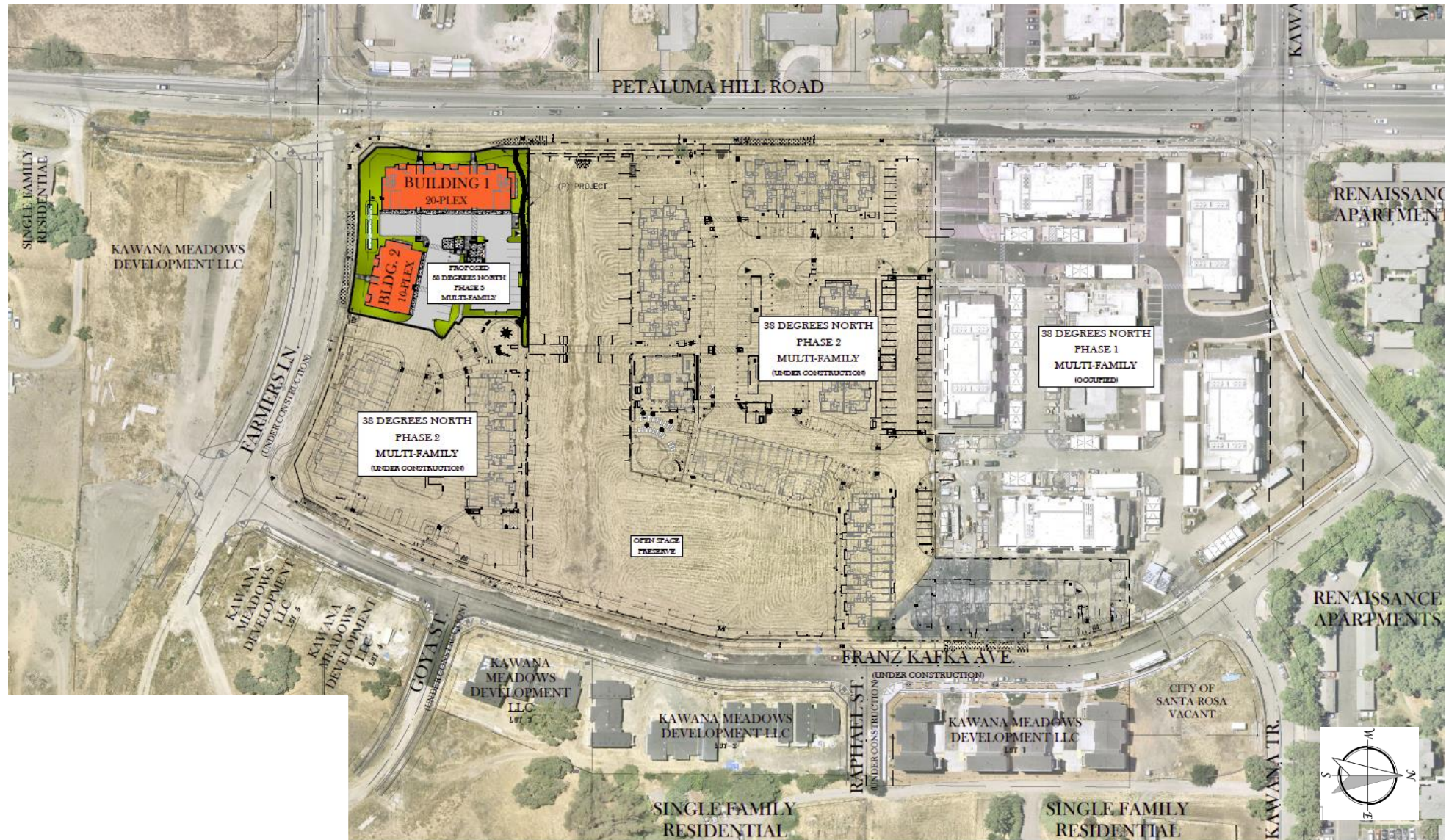
AGENDA

- Meeting Overview
- Project Overview
 - Application History
 - Project Site
 - Related Applications
- Project Design
 - Architecture and Landscape Designs

PROJECT OVERVIEW – APPLICATION HISTORY

- April 16, 2021 – Pre App and Neighborhood Meeting Submittal
- May 12, 2021 – Neighborhood Meeting
- May 13, 2021 – Concept Design Review, GPA and Rezone Application Submittals
- July 15, 2021 – Concept Design Review Meeting
- November 18, 2021 – Planning Commission Approves GPA and Rezone
- December 14, 2021 – City Council Adopts MND Amendment, GPA and Rezone
- September 1, 2022 – Major Design Review

NEIGHBORHOOD CONTEXT — PHASE 1, 2 AND 3



SITE PLAN



38 DEGREES NORTH SHARED AMENITIES



JULY AERIAL



KENNEDY WILSON

RELATED APPLICATIONS

Approved **General Plan Amendment** (GPAM21-001) to eliminate the Commercial Shopping Center “CSC” district designation on the subject parcel which requires a 21,000+ sf grocer and ancillary retail.

Approved **Zone Change Amendment** (REZ21-002) from Medium Density Residential (up to 18 units/acre) to Medium High Density Residential (up to 30 units/acre). *Multifamily, up to 30 units/acre, is a permitted land use under the existing CSC district designation.*

Since the adoption of the General Plan in November 2009, additional grocery outlets beyond those contemplated by the General Plan have been established (Trader Joes and Target). Both are within 1/2 mile of the project site.

A grocery/retail supply and demand analysis undertaken for the project demonstrated that the location does not support a grocery store anchor. Furthermore, the previous owner of the site, Winco Foods, a grocery developer, scrapped their plans to develop a grocery store, their original intent for purchasing the property, and sold the land to the applicant.

ARCHITECTURAL RENDERINGS — CORNER PERSPECTIVE



ARCHITECTURAL RENDERINGS — PETALUMA HILL ROAD PERSPECTIVE



ARCHITECTURAL RENDERINGS — FARMERS LANE PERSPECTIVE



MATERIAL BOARD



5 SECTIONAL GARAGE DOOR
PAINT: CITYSCAPE #SW-7067

6 METAL GUARD RAILING
PAINT: CITYSCAPE #SW-7067



4 FIBER CEMENT - SMOOTH
PAINT: PEARLY WHITE #SW-7009

7 BOARD TRIM - SMOOTH
PAINT: PEARLY WHITE #SW-7009



3 FIBER CEMENT LAP SIDING
PAINT: DOWN POUR #SW-6516



2 FIBER CEMENT LAP SIDING
PAINT: GRAY MATTERS #SW-7066



1 FIBER CEMENT LAP SIDING
STAIN: ALLURA "MAPLE"



REFERENCED RENDERING

ELEVATIONS – 20 PLEX



1 - FRONT ELEVATION

PETALUMA HILL ROAD



3 - REAR ELEVATION



2 - RIGHT ELEVATION

FARMERS LANE



4 - LEFT ELEVATION



PHASE 2 APPROVED 20 PLEX (TYPICAL)



FRONT



RIGHT



REAR



LEFT

ELEVATIONS – 10 PLEX



1 - FRONT ELEVATION

FARMERS LANE



2 - RIGHT ELEVATION (FARMERS LANE ENTRY)



3 - REAR ELEVATION



4 - LEFT ELEVATION

