

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR CULTURAL HERITAGE BOARD
March 20, 2019

PROJECT TITLE

AVENUE 320 Concept Review

APPLICANT

AVENUE 320 LLC

ADDRESS/LOCATION

320 College Ave.

PROPERTY OWNER

AVENUE 320 LLC

ASSESSOR'S PARCEL NUMBER

010-113-035

FILE NUMBER

LMA19-002

PROJECT SITE ZONING

CD-5-H

GENERAL PLAN DESIGNATION

Retail and Business Services

APPLICATION DATE

February 21, 2019

APPLICATION COMPLETION DATE

March 12, 2019

PROJECT PLANNER

Andrew Trippel

RECOMMENDATION

Provide review comments

PROPOSAL

The project site is located within the St. Rose Preservation District but is neither a contributor nor eligible for local designation. It is currently developed with a 3-story, 19,200 sf office building fronting College Ave., ground floor structured parking accessed from College Ave., and additional surface parking to the rear accessible from Lincoln Street. The AVENUE 320 project proposes (1) redevelopment of the existing structure into a 20-unit multifamily apartment building and (2) construction of a new 20-unit multifamily apartment building fronting Lincoln Street. All units are market-rate rental units. The unit mix will consist of Studio (3), 1-Bedroom (22), and 2-Bedroom (15) units.

The proposed project is permitted by right in the CD-5-H zoning district. A maximum building height of 55 feet is allowed. The proposed 4-story building (#2 above) is approximately 45-feet, 6-inches at its highest point with the portion closest to Lincoln Street at two stories and approximately 24' in height. Major Design Review is required, and an approved Major Landmark Alteration Permit is required for building height in excess of 35 feet and two stories within the -H combining district.