

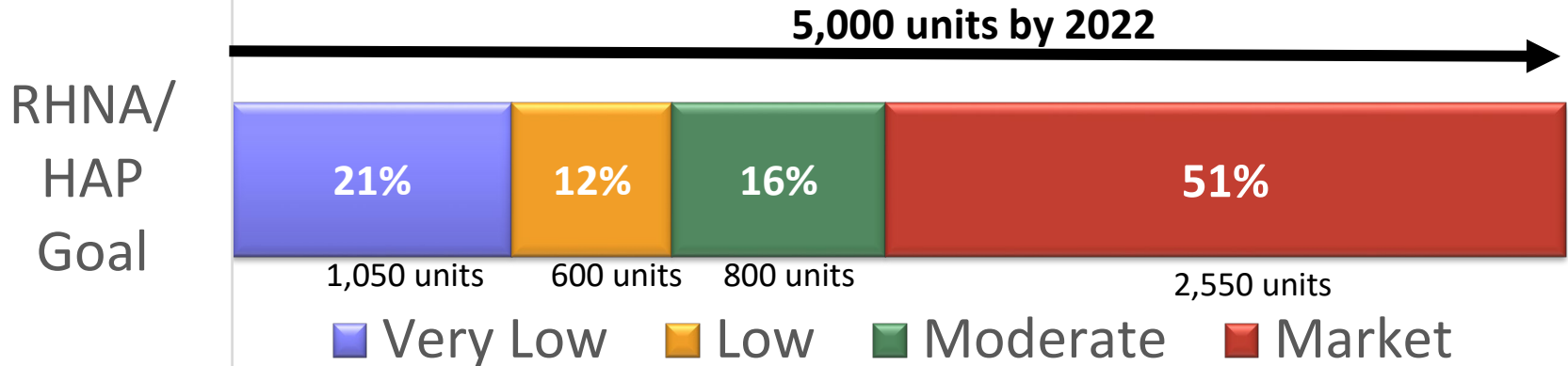
AVIARA APARTMENTS



1385 W. College Avenue (DR21-051)

December 15, 2021

Susie Murray, Senior Planner
Planning and Economic Development



*Regional Housing Needs Allocation (RHNA) 2014 – 2022 and 2016 Santa Rosa Housing Action Plan (HAP)

Aviara Apartments: 135 low-income rental units



22% of the goal

Multifamily Housing

- Six residential structures
- 136 Residential Units (one reserved for onsite manager)
- Mix of two- & three-bedroom apartments
- Associated amenities

Required Entitlements

- Concept Design Review (Design Review Board (DRB) August 19, 2021)
- Design Review (ZA, December 15, 2021)

1385 W. College Avenue Aerial View and Neighborhood Context



Existing Conditions 1385 W. College Avenue

- Vegetated with walnut trees, oak trees and various shrubs
- Existing structures have been demolished
- Adjacent to an 80-foot PG&E easement
- Kowell Road – public street



July 22, 2020 - The Zoning Administrator approved 117-unit residential project

June 29, 2021 - Pre-application meeting with City Staff

August 18, 2021 - Neighborhood Meeting

August 19, 2021 - Concept review by the DRB; unanimous support of project

August 27, 2021 - Planning and Economic Development project applications and materials

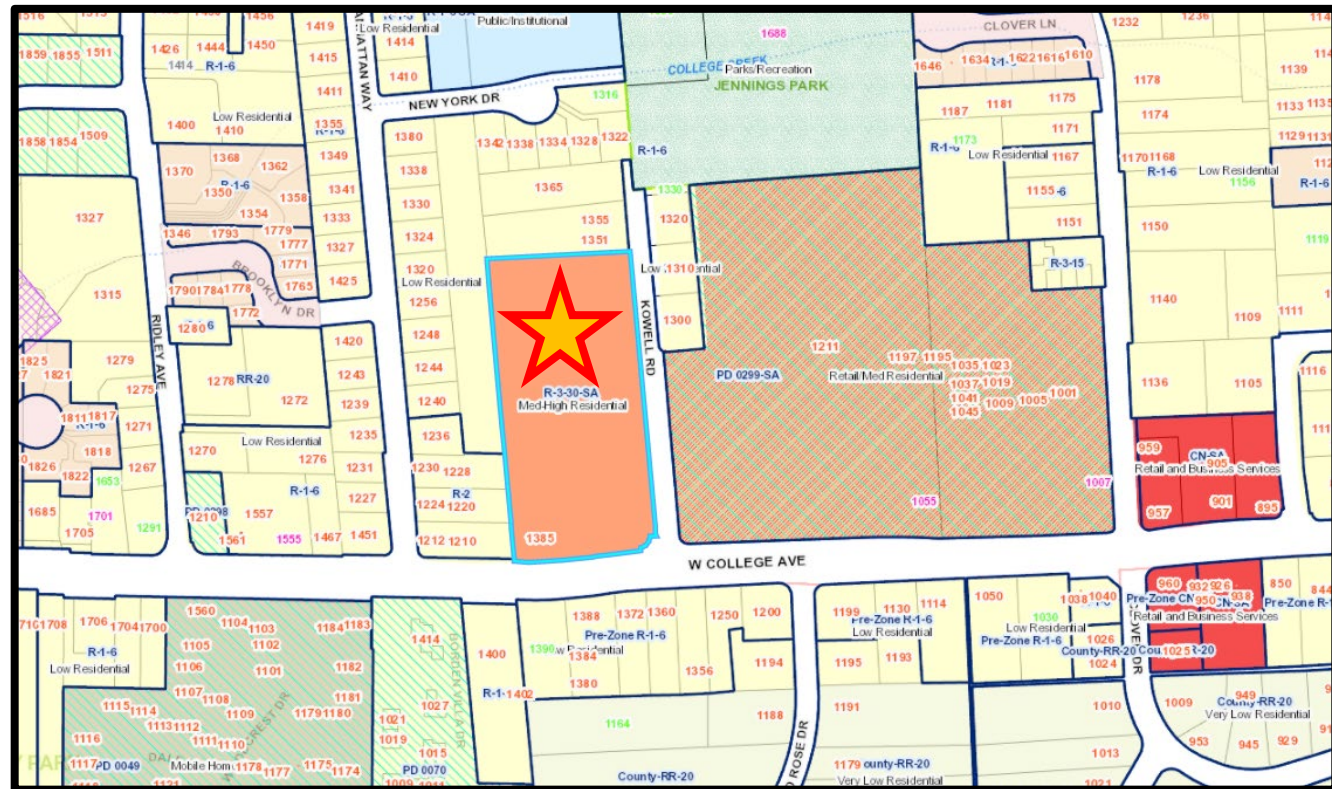
September 21, 2021- Neighborhood-hosted meeting

October 11, 2021 - Neighborhood Meeting (Spanish)

General Plan:
Medium-High Density
(18-30 Units per acre)

Zoning:
R-3-30-SA (within the
Station Area combining
district)

Within the North Station
Priority Development Area,
as established by ABAG/MTC



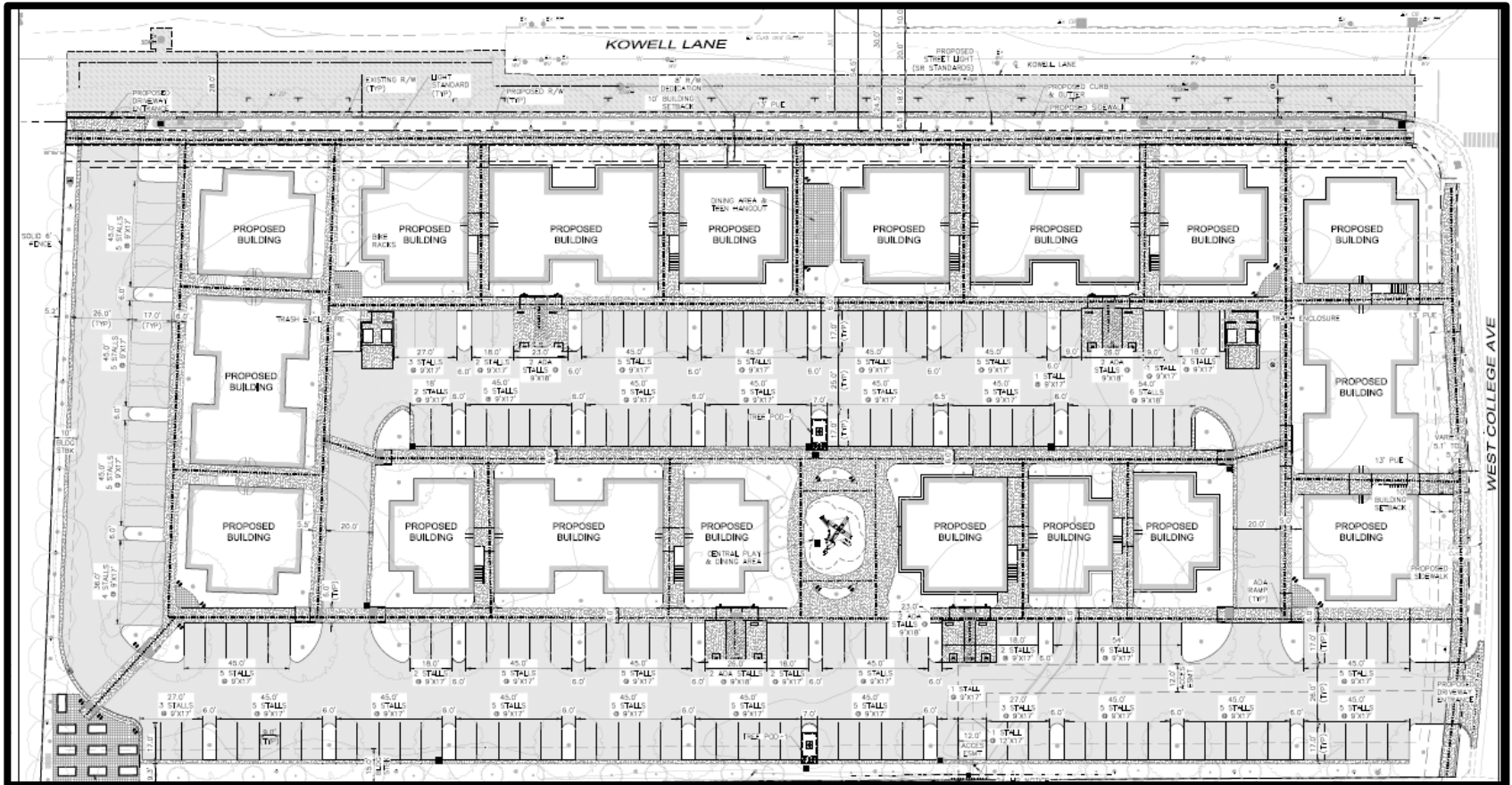
North Station Area & General Plan Goals & Policies

- H-A Meet the housing needs of all Santa Rosa residents.
- LUL-F Maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs.
- LU-1.1 Intensify land uses and increase residential densities in the project area to support future transit improvements and ridership, and to provide a significant number of new residential units.
- AH-1.1 Utilize existing City programs and policies to encourage and facilitate development of affordable housing within the Specific Plan area.

- Potential for 100% supplemental density increase pursuant to Zoning Code Chapter 20-31
- State mandates up to 35%
- Allows several incentives, concessions or waivers to development standards
- State mandates calculations round up:
 - 3.92 Acres
 - 118 Units base density
 - 42 Allowable density bonus units (using the States mandate)
 - 18 Density bonus units requested (less than 16%)

- Lot size: 6,000 Square Feet
- Lot Coverage: 75% Lot coverage
- Required setbacks
 - Front: 10 Feet
 - Side: 5-15 Feet, depending on surrounding uses
 - Rear: 20 Feet
- Parking
 - One space per unit for affordable or 136 spaces
 - Site Plan includes 179 spaces
 - Conditioned to:
 - Provide one parking sticker per unit;
 - Reserve 25 “visitor” spaces with time limits
- Height limit: 45 Feet





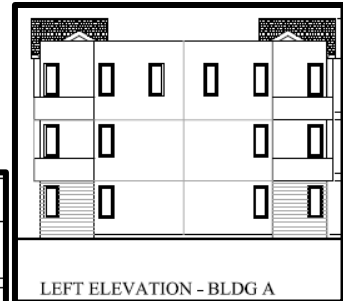
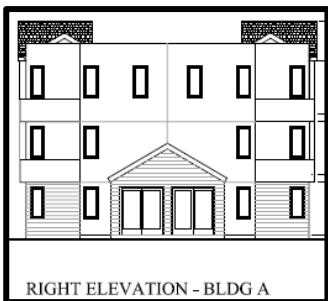
Proposed Landscape Plan

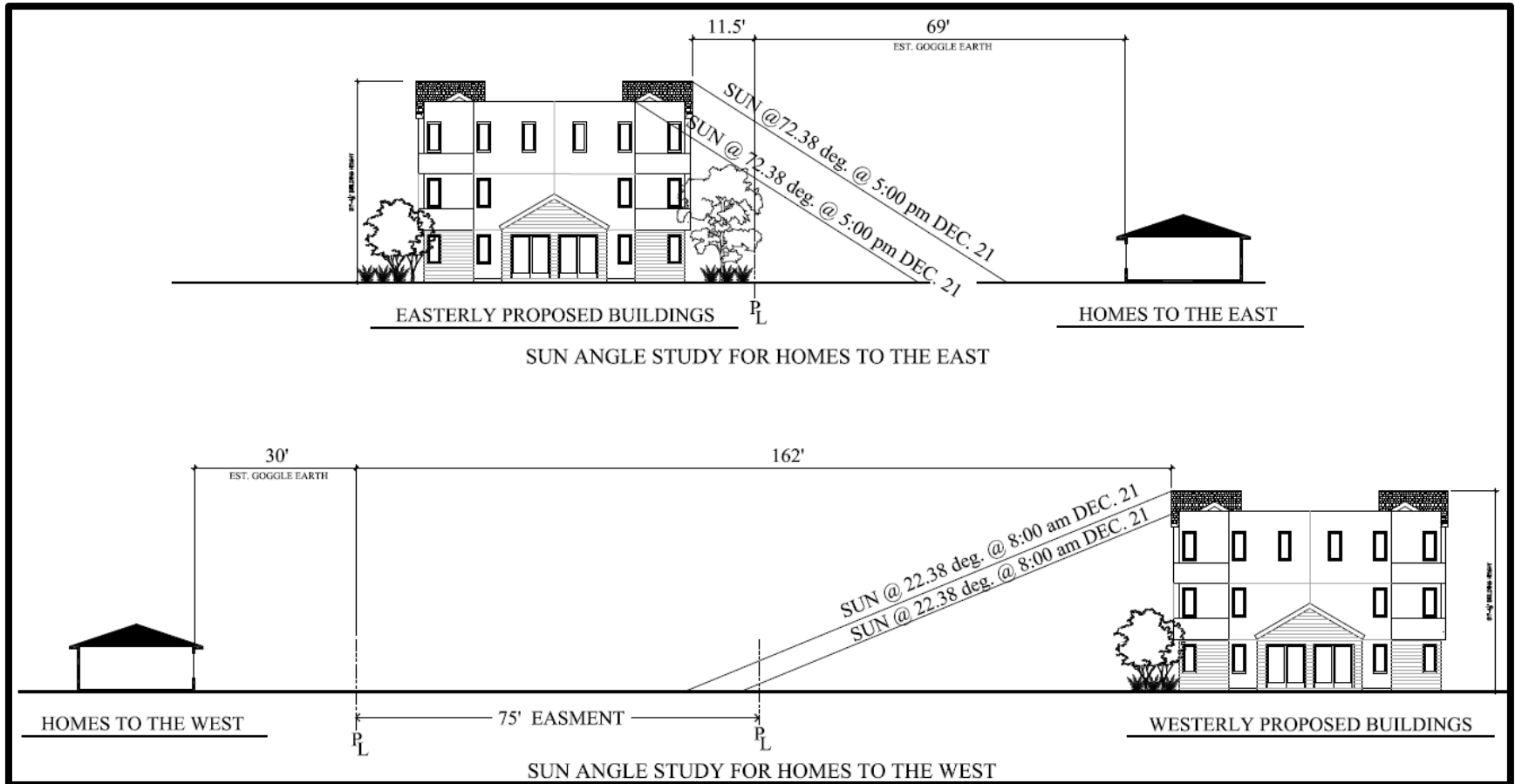


Rendering (as seen from W. College Ave.)



Proposed Elevations





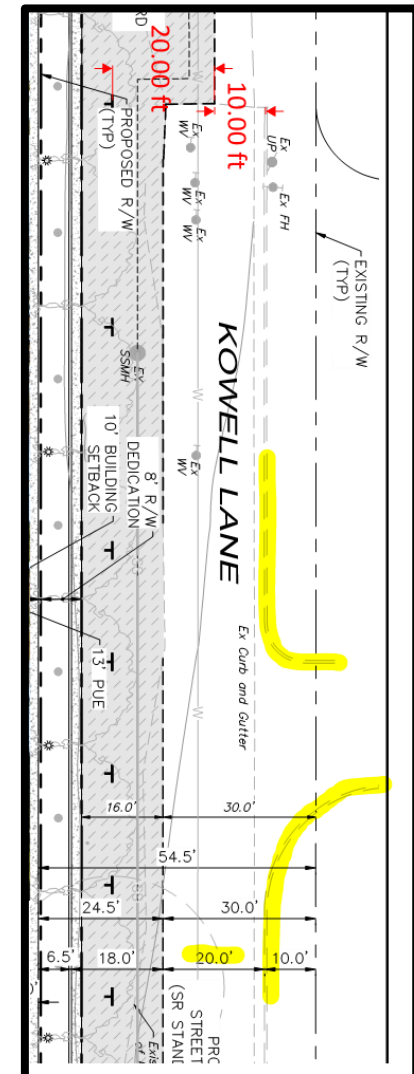
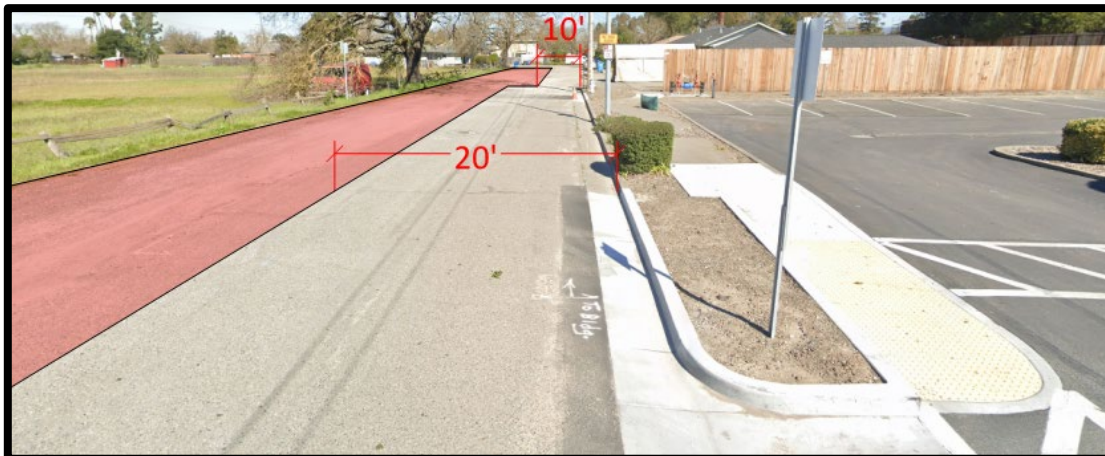
- 1.1. I.A To promote the development of “neighborhoods” that incorporate a variety of uses as opposed to subdivisions that feature single-family homes exclusively.
- 2.4.3 Locate entrances and upper-story windows such that they look out onto and, night, cast light onto, sidewalks and pedestrian paths.
- 4.1.D To encourage buildings with active and open facades that interest those walking and biking in the area, and to create an active pedestrian-oriented streetscape.
- 4.1.G To create multi-story buildings that provide a human scale.
- 4.1.J To design sites so that the vehicle is not the dominant feature.
- 4.1 II.2 Provide special attention to incorporation of trees in all landscape design.

Parking

Not enough of it
Overflow parking

Circulation

Too much traffic
Cars drive too fast
Access for Safeway trucks



Kowell Road - Public or Private

Building Height

Privacy

Shadowing

Views

Homelessness

Well Water Contamination

Property Values

Density/Affordable Housing

Vacancy rate of like uses

Other Nearby Projects



Outreach – Limited to English

Water Demand

Safe Path to School

Pets

Signage

Complaints (when constructed)

Environmental Quality Act

Noise

Construction Impacts on wildlife

Grading – Displacement of critters

Tree Removal – Impacts on wildlife



Environmental Review

California Environmental Quality Act (CEQA)

Aviara Apartments has been reviewed in compliance with CEQA, and qualifies for a statutory exemption pursuant to CEQA Guidelines Sections 15182 and Government Code Section 65457

- Located within a Transit Priority Area on parcel less than five acres
- Consistent with North Station Area Specific Plan, General Plan and Zoning
- Consistent with Plan Bay Area (MTC/ABAG)
- Substantially surrounded by urban development, within City limits
- Does not provide habitat for listed species
- Will not result in significant impacts for traffic, noise, air quality or water quality
- Can be served by all utilities and services

The Planning and Economic Development Department recommends that the Zoning Administrator, by resolution, grant Design Review for the Aviara Apartments, a 136-unit multifamily residential development proposed at 1385 W. College Avenue.

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