

CITY OF SANTA ROSA
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT
STAFF REPORT FOR DESIGN REVIEW BOARD
July 18, 2019

PROJECT TITLE

38 Degrees North Phase 2

APPLICANT

K-W Petaluma Hill Road LLC

ADDRESS/LOCATION

2660 Petaluma Hill Rd.

PROPERTY OWNER

Winco Holding, Inc.

ASSESSOR'S PARCEL NUMBERS

044-051-055

FILE NUMBER

DR19-040

PROJECT SITE ZONING

Community Shopping Center (CSC)

GENERAL PLAN DESIGNATION

Retail/Medium Density Residential

Medium Density Residential

APPLICATION DATE

June 26, 2019

APPLICATION COMPLETION DATE

June 26, 2019

PROJECT PLANNER

Andrew Trippel

RECOMMENDATION

Provide comments

PROPOSAL

The 38 Degrees North Phase 2 ("Phase 2") project proposes development of a 172-unit, class A, multi-family residential community on a ±10.87-acre site located at 2660 Petaluma Hill Road and bounded by Petaluma Hill Road to the west, the future Farmers Lane extension to the south, Franz Kafka Avenue to the east, and 38 Degrees North Phase I (under construction) to the north. The *Multi-family Residential* land use and proposed density are consistent with the site's General Plan land use designation, and the use is permitted by right. Major Design Review is required.

The proposed 172 units would be contained within eight residential buildings reflecting two distinct building types. Five buildings would contain 20 units in three-story walkup structures with tuck-under garage parking and surface parking. Three buildings would contain 24 units in three-story walkup structures with surface parking. Overall, the project would contain 80 one-bedroom/one-bath units (47%), 82 two-bedroom/two-bath units (48%) and 10 three-bedroom/three-bath units (5%).

The project applicant also owns and is developing the adjacent multi-family project, 38 Degrees North Phase 1 ("Phase 1"). This 120-unit community, which is currently under

construction plans on-site amenities for residents including a clubhouse, pool area, pet zone, kid's play area, and residents' garden. Phase 2 amenities include a pool and deck area and a fitness building located adjacent to a proposed Open Space Preserve. After construction is complete, both Phase 1 and Phase 2 would be merged and managed as one community so that all residents would have access to all amenities.

The Regional Water Quality Control Board requires preservation of a drainage feature that bisects the Phase 2 project site, as well as some existing seasonal wetlands. The site design proposes incorporating this required mitigation as a 2.54-acre designated Open Space Preserve that would include a perimeter walking trail and extensive landscaping.

A minimum of 350 parking spaces are required for Phase 2; 277 parking spaces (1.61 spaces per unit) are proposed with 172 covered parking provided at a ratio of one space per unit in a combination of carports and enclosed garages. The applicant would seek a 21% parking reduction, which is within the 25% threshold for a minor adjustment allowed by Zoning Code [Section 20-36.050\(C\)\(1\)\(a\)](#) with approval by the applicable review authority. The applicant notes that Santa Rosa CityBus and Sonoma County Transit provide transit service on Petaluma Hill Road with bus stops within 1/8 mile of the project site; various commercial goods and services are available at the Santa Rosa Marketplace (within a 1/2 mile), including Costco, Target, and Trader Joe's; Petaluma Hill and Kawana Springs roads have existing on-street bicycle facilities; and the project proposes 3 short-term and 23 long-term bicycle parking spaces.

The area bounded by Kawana Springs Rd., Franz Kafka Ave., the future Farmers Lane extension, and Petaluma Hill Rd. on which the 38 Degrees North project is located is designated *Community Shopping Center* by the 2035 General Plan. To comply with the General Plan, the Conceptual Site Plan describes a ±1.04-acre Proposed Commercial Future Development site at the southwest corner of the parcel adjacent to the future Farmers Lane and Petaluma Hill Road.

ATTACHMENTS

Attachment 1 – Disclosure Form

Attachment 2 – Vicinity and Location Maps

Attachment 3 – Concept Project Narrative dated received by the City on January 30, 2019

Attachment 4 – Concept Project Plan Set dated received by the City on January 30, 2019

Attachment 5 – Concept Design Narrative dated received by the City on July 11, 2019

CONTACT

Andrew Trippel, City Planner

Planning and Economic Development

atrippel@srcity.org

(707) 543-3223