

CITY OF SANTA ROSA
 PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
 STAFF REPORT FOR DESIGN REVIEW BOARD
January 18, 2024

PROJECT TITLE

428 Mendocino Avenue Apartments

APPLICANT

Manasa Waqanicagica,
 City Harvest Center

ADDRESS/LOCATION

428 Mendocino Avenue

PROPERTY OWNER

Manasa Waqanicagica,
 City Harvest Center

ASSESSOR'S PARCEL NUMBER

009-026-012

FILE NUMBER

DR23-041

PROJECT SITE ZONING

CMU-DSA (Core Mixed Use, within the
 Downtown Station Area combining district)

GENERAL PLAN DESIGNATION

Core Mixed Use

APPLICATION DATE

December 12, 2023

APPLICATION COMPLETION DATE

December 12, 2023

PROJECT PLANNER

Mike Janusek, AICP, Contract Planner

RECOMMENDATION

Provide comments and recommendations

PROPOSAL

This a Concept Design Review for a Reduced Review Authority project. The proposed project would consist of 88 residential units within a 10-story high-rise building on a 0.31-acre parcel located within the Downtown Station Priority Development Area (PDA). The project also includes a two-story automated parking garage with 47 vehicle parking spaces and 35 bicycle parking spaces, community and fitness rooms, a 500-seat church, a retail shop, and a roof deck.

The existing two-story commercial building would be demolished.

Attachments

- Attachment 1 – Disclosure Form
- Attachment 2 – Design Concept Narrative & Plan Set
- Attachment 3 – Location Map
- Attachment 4 – Public Comments Received January 10, 2024