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Schellinger Burbank Avenue Subdivision

The Schellinger Burbank Avenue Subdivision is a proposal to subdivide 14.25 acres into 138 units on 75 lots. The Project proposes to construct 62 single family units, 12 duets on their own parcels, and 64 multifamily apartment units within five phases. The application package contains the following:

- A Conditional Use Permit for a small lot subdivision to allow lot sizes less than 6,000-square-feet and to allow for Multifamily apartments in the R-1-6 zone.
- A Tentative Map to subdivide the existing property into 75 individual parcels.
- A Phasing Plan to allow for five Final Map phases over five years. See attached phasing map for details on phases and lots.

The Applicant has provided floor plans for the proposed single- family dwellings, attached duet dwellings and the multifamily attached apartments. The apartments consist of 2- and 3-bedroom units.

The single-family units square-footage ranges from 1,530-square-feet to 1,750- square-feet. Each unit will have a two-car garage, stepped back from the front of each single-family dwelling. Each driveway can accommodate two additional parking spaces for guests.

Primary access for the subdivision will be provided off of Burbank Avenue from two new public streets that will be dedicated as part of the subdivision process. In order to comply with Zoning Code Section 20-28.050(F)(2), the removal of the trees within 100 feet of Burbank Avenue will not have a negative impact on the scenic quality of the corridor, but rather it will actually improve the condition through the development. This will be accomplished by replanting of native oaks and ornamental trees in more strategic locations to establish the City's desire street tree program along the frontage, allow the placement of trees to better screen the buildings from the road and provide solar benefits of shading the structures and outdoor spaces due to the new locations. This is all accomplished while improving the pedestrian and street views from Burbank Avenue.

Additionally, existing trees to be removed will be mitigated using the City's Tree Ordinance replacement ratios. Mitigation trees will be proposed in larger container sizes (24" and 36" boxed specimens) than the 15-gallon size required, this will have an immediate visual effect upon planting and improve the scenic quality of the corridor.



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The City Engineering Department anticipates that the new internal public streets will connect to future streets to the north and the south of the proposed Project so stub outs have been provided.

The project proposal includes 64 contracted low-income housing units included in the multifamily apartments. The attached letter from the project attorney, advises the City that the project will utilize the Density Bonus law Government Code Sections 65915 & 65589.5 and SB 167. In addition, the proposal will utilize multiple exemptions in the CEQA Guidelines including 15182 and 15183 and is consistent with the Roseland Are/Sebastopol Road Specific Plan.

Based on the concept design review board meeting comments, the following changes were made from the original plans:

Architecture

1. Moved apartment complex 5' north to create a wider landscape buffer along the southern property boundary.
2. Reworked the apartment unit plans to create more relief in the facades including 1 story shed sections at the ends of all projecting wings and a greater recess at the center of each building.
3. Replaced half of the tuck under carports along the south side of the apartment complex with freestanding carports to reduce the height in those areas from 3 story to 2 story.
4. Moved the laundry facilities from a single centralized location to one location per building and moved the on grade 3BR units to the central courtyard.
5. Reworked the elevation treatment of the facades to create a visually distinct base for each building and to eliminate the checkerboard window pattern.
6. Changed the roof forms along the southern façade to feature more low eaves and minimize projecting gable ends.
7. Changed to color pallet to feature less somber colors and to bring it into greater harmony with the single family and duplex portions of the project.

Landscape Architecture

8. Increased the southern property line landscape buffer from the single family current uses to screen the apartment building. Increased the density of the planting with evergreen Live oaks and fruitless olives trees that grow 30-40' tall. All trees will be planted as 36" box specimens for increased immediate visual impact. A 6' tall good



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neighbor fence will also be provided for visual screening of cars, head lights and pedestrians.

9. Simplified the programming of outdoor spaces to allow for more flexible uses for small scaled and larger gatherings.
10. Created a more diverse street tree program and incorporated native valley oaks into project where size of planting spaces allowed.