

Pullman Phase II – Building C

Minor Design Review

701 Wilson St.

June 13th, 2022

Jessica Jones
Deputy Director - Planning

Project Description

Pullman Lofts Phase 2 – Building C

The Pullman Lofts Phase 2 project proposes to construct 40 residential units in a five-story multifamily development with a floor-area ratio of 2.19 and 5% (two units) designated for affordable households.

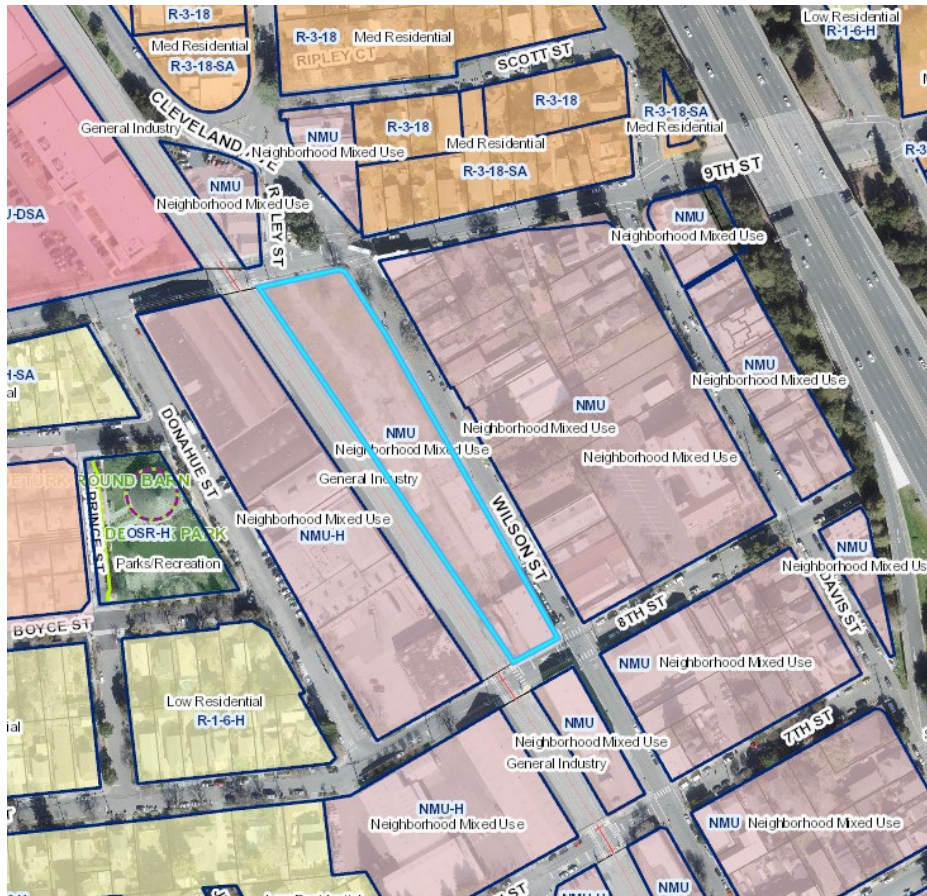
The proposed project design features four units and five tuck-under parking spaces on the ground floor, and nine units located on each of floors two through five. Unit sizes range from 414 – 625 square feet.

Building C amenities are proposed to be provided by and shared with Pullman Phase 1, which is currently under construction. Proposed amenities include a dog run, dog wash station, pool area, gym, bike storage, office, conference room, and community lounge.

Project Location 701 Wilson St.



General Plan and Zoning



- Neighborhood Mixed Use zoning district
- Neighborhood Mixed Use General Plan Land Use Designation
- Within Downtown Station Area Specific Plan (DSASP) boundary

Building Elevations

From 8th St, looking northeast



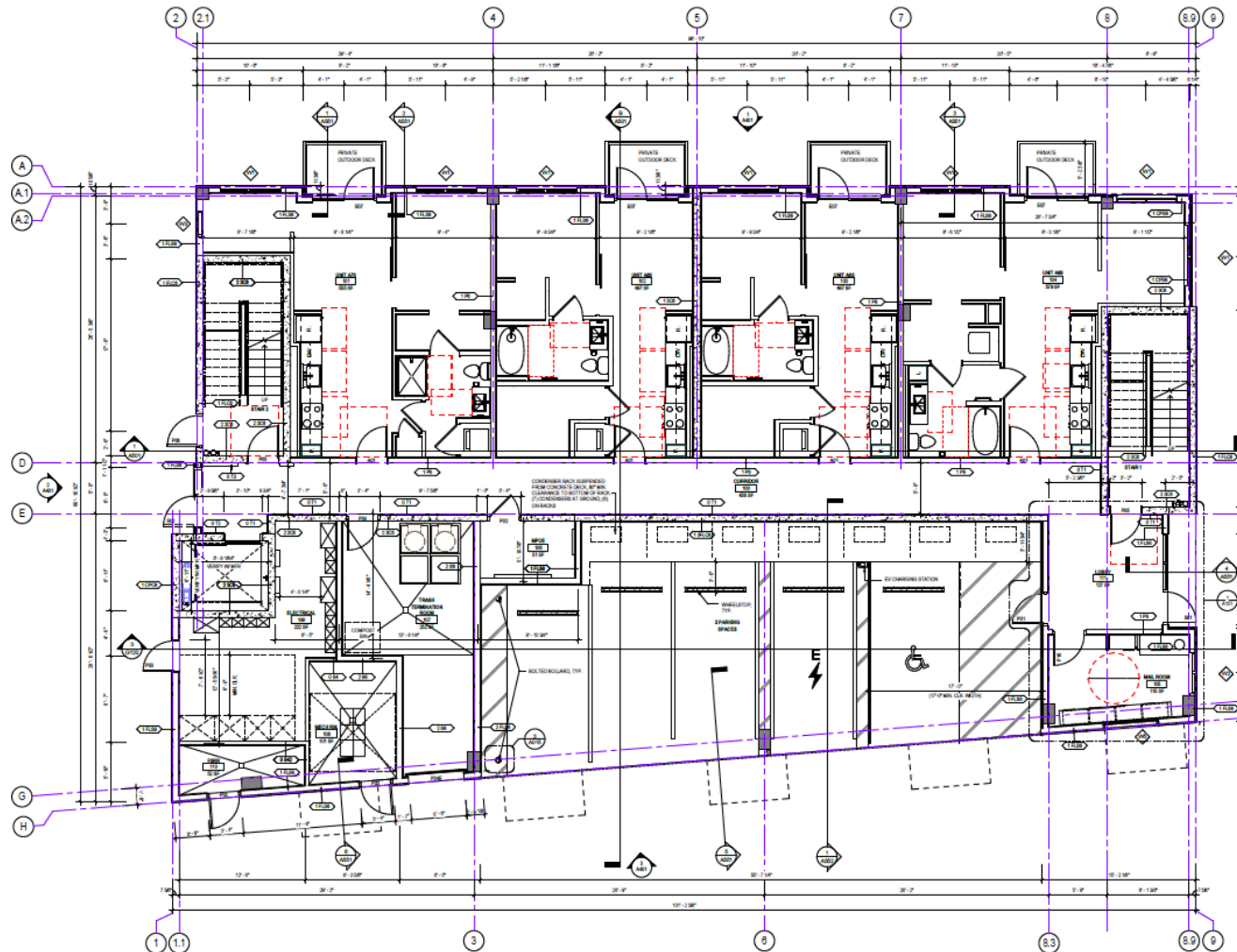
Building Elevations

From Wilson St, looking west



Floor Plan

Ground Floor





- **Neighborhood Meeting - January 12, 2022**
 - Comments:
 - Land Use and Density
 - Traffic and Parking
 - Project Design
- **Concept Design Review (DRB) - January 20, 2022**
 - Comments:
 - Relocate Electric Vehicle charging station
 - Adjust building material at the corner of Wilson Street and 8th Street
 - Add an additional stucco color to the body of each building façade
 - Provide additional building articulation to help break up the building façade facing 8th street
 - Relocate the rooftop mechanical equipment
 - Incorporate additional landscaping throughout the building

- The project complies with the City's Inclusionary Housing Ordinance by providing 5% (two units) of new dwelling units as affordable to low-income (80% AMI) households.
- The Inclusionary Housing Ordinance allows density bonus units or the modification of development standards in exchange for providing on-site inclusionary units.
- The request to modify the front setback (8th St frontage) from 5'-12' to 0' has been reviewed and approved by the Director of PED pursuant to Zoning Code Section 21-02.110.

- CEQA Guidelines 15162 not applicable
 - When an EIR has been certified for a project, a subsequent EIR is not required unless substantial changes have occurred, or new information shows significant effects would be substantially more severe compared to the previous EIR.
 - An Environmental Impact Report (EIR) was prepared for the City of Santa Rosa's General Plan, and a Supplemental EIR (SEIR) was prepared for the Downtown Station Area Specific Plan (DSASP) in 2020.
 - The project implements the DSASP and is consistent with the SEIR, so is exempt from further review.
- The project has been reviewed in compliance with CEQA.
- Project qualifies for a Statutory Exemption pursuant to CEQA Guidelines 15182.
 - Projects proximate to transit
 - Residential Projects Implementing Specific Plans
- These conclusions are supported by CEQA analysis conducted by M-Group.

- Letters of support
 - Peter Rumble, CEO, Santa Rosa Metro Chamber
 - Lauren Fuhry, Santa Rosa community member
 - Kristin Keifer, Santa Rosa community member
- Letters of concern
 - Wendy Krupnik, Santa Rosa community member
 - Pat St. Clair, Santa Rosa community member

The Planning and Economic Development Department recommends that the Zoning Administrator, by resolution, approve the Pullman Lofts Phase 2 project, allowing the construction of a new five-story structure to accommodate 40 multifamily units located at 701 Wilson Street, File No. DR22-011.

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