

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR DESIGN REVIEW BOARD
December 19, 2019

PROJECT TITLE

Kawana Springs Apartments

APPLICANTJake Lingo, Integrated Community
Development**ADDRESS/LOCATION**450 Kawana Springs Rd.
500 Kawana Springs Rd.**PROPERTY OWNER**Betty A. Bild Trust
Gateway Financial Corporation**ASSESSOR'S PARCEL NUMBER**044-041-034
044-041-096**FILE NUMBER**

DR19-086 – Concept Design Review

PROJECT SITE ZONINGRR-40
PD 0408**GENERAL PLAN DESIGNATION**Medium-High Density Residential
Medium-High Density Residential**APPLICATION DATE**

December 3, 2019

APPLICATION COMPLETION DATE

December 10, 2019

PROJECT PLANNER

Andrew Trippel

RECOMMENDATION

Provide comments and recommendations

PROPOSAL

Kawana Springs Apartments is a proposed 5-story, 151-unit, 100% affordable (50-80% AMI), Multi-Family rental housing project consisting of studio, one-bedroom, two-bedroom, and three-bedroom units on a ± 3.73-acre site. Amenities would include indoor and outdoor community spaces and recreation areas for children and adults. Parking would consist of 254 spaces comprised of 141 covered parking spaces designed to host solar panel systems with the remainder in uncovered parking spaces.

The General Plan allowable density is 30 units/acre and the proposed project would achieve a maximum density of 40.5 units/acre; therefore, the project will need to

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demonstrate eligibility for a 35% State Density Bonus. (See Attachment A – Project Description and Attachment B – Site Plan dated received by the City on November 18, 2019.)

The proposed project site is comprised of two parcels addressed as 450 and 500 Kawana Springs Road. The General Plan Land Use designation of both parcels is Medium-High Density Residential, which allows residential multifamily development at a maximum density of 30 units per acre. The City's Multi-Family Residential (R-3) zoning districts are implementing zoning districts of this General Plan land use.

The parcel located at 450 Kawana Springs Road is currently zoned RR-40, which is inconsistent with the current General Plan designation. The parcel located at 500 Kawana Springs Road is zoned PD 0408, which allows development of a 92-unit high-density apartment project for seniors. This approved Planned Development exceeds the maximum allowable density of the Medium-High Density Residential land use designation; therefore, the zoning is inconsistent with the City's current General Plan. In accordance with Government Code Section 65589.5(j)(4), Planning concludes that a proposal to develop affordable housing for very low or low-income households at 450-500 Kawana Springs Road, such as the one described in Attachments A and B, would not require a rezoning provided that the housing development project is consistent with the objective general plan density, standards, and criteria. Any proposed housing development project would be required to comply with the objective standards and criteria of the zoning district which is consistent with the General Plan Land Use Designation.

The proposed project would be located within the boundary of the Santa Rosa Avenue Corridor Priority Development Area. Pursuant to Zoning Code § 20-16.070 - Modifications to the Design Review process, Design Review approval for new development and major remodels, with the exception of projects located within the Historic (-H) Combining District, that meet the stated criteria, are delegated to the Zoning Administrator, through the Minor Design Review process.

Attachments

Attachment 1 – Disclosure Form
Attachment 2 – Location Map
Attachment 3 – Project Description
Attachment 4 – Concept Plan Set