

# Stony Point Flats

PRJ21-012 (DR21-023, DR21-030)

2268 Stony Point Road

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September 2, 2021

Conor McKay, City Planner  
Planning and Economic Development

This project proposes to construct a new 50-unit affordable multifamily development on a 2.9-acre parcel with existing residential/agricultural development. The project includes the construction of bike storage, laundry facilities, tech center, fitness facilities, and playground facilities. Solar panels will be installed on top of the two main residential structures which will allow the project to operate at net zero energy in accordance with Title 24.

May 26, 2021 – Neighborhood Meeting

June 3, 2021 – Concept Design Review

June 24, 2021 – Waterways Advisory Committee (WAC) meeting continued

August 20, 2021 – Notice of Public Hearing (DRB) mailed

August 26, 2021 – WAC meeting held

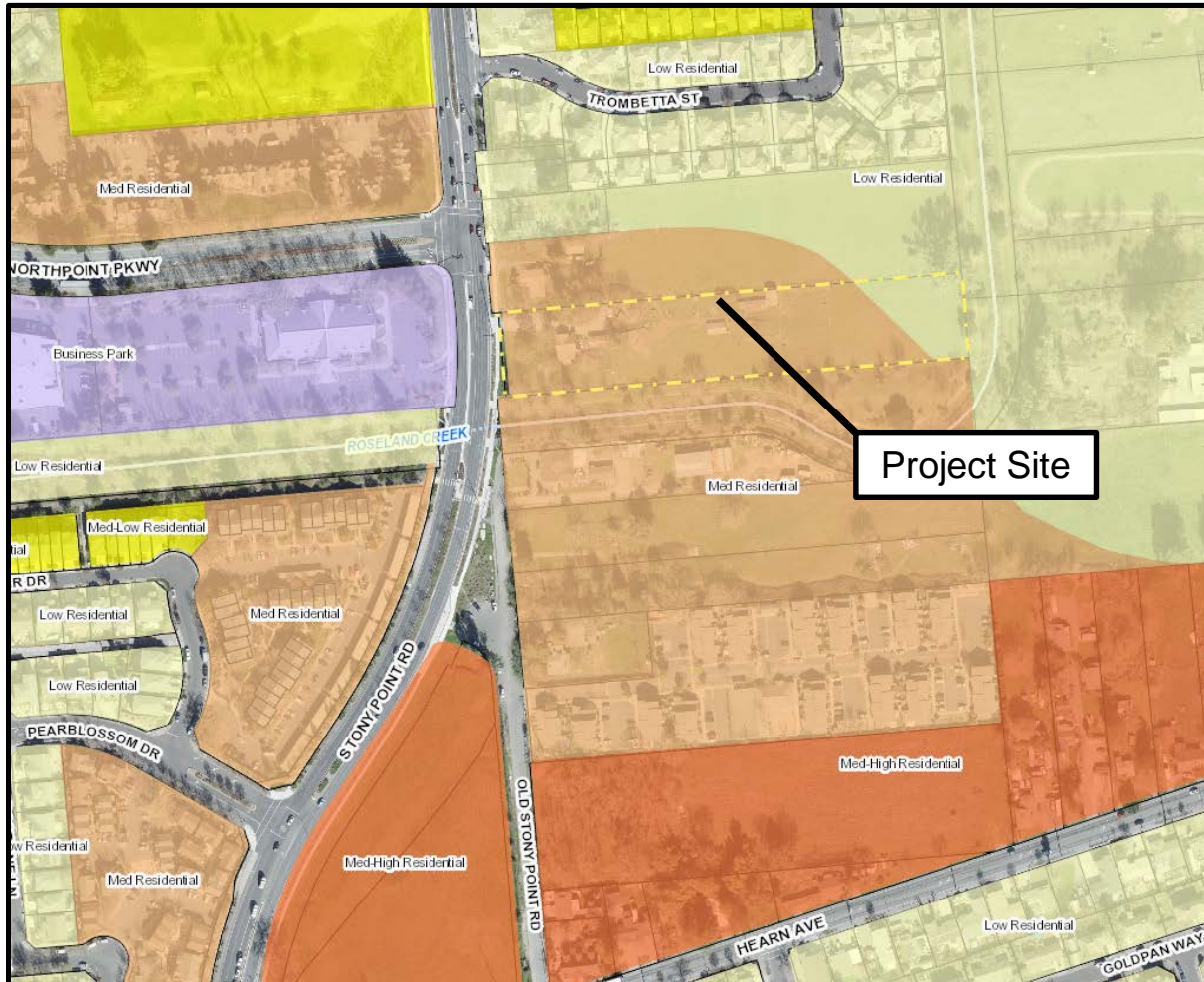
# 2268 Stony Point Road



# 2268 Stony Point Road - Zoning Context



# 2268 Stony Point Road – General Plan Context



# Stony Point Flats (aerial rendering)



# Conceptual Elevations - Building A



1. Front Elevation



2. Right Elevation



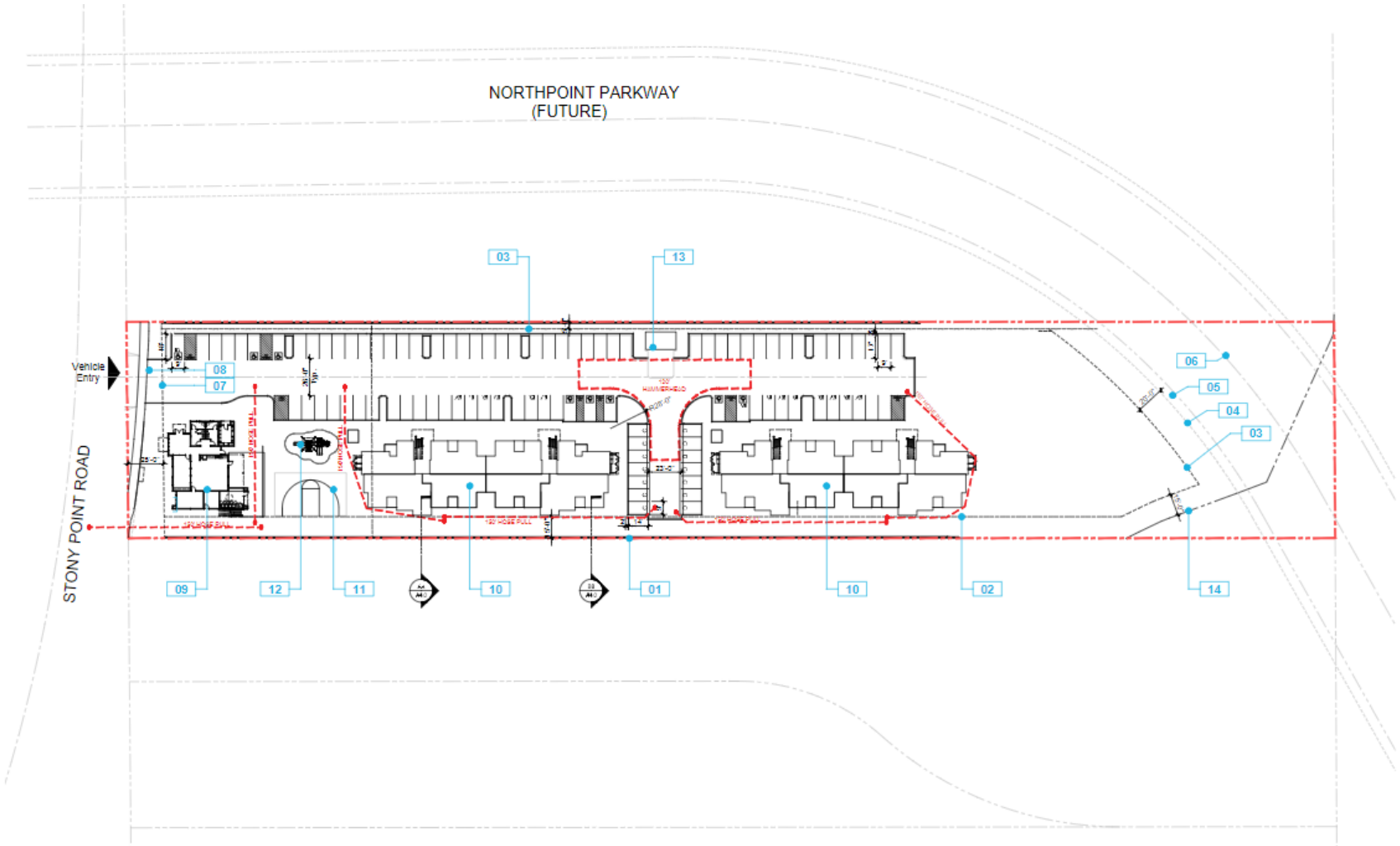
# Conceptual Elevations - Building A



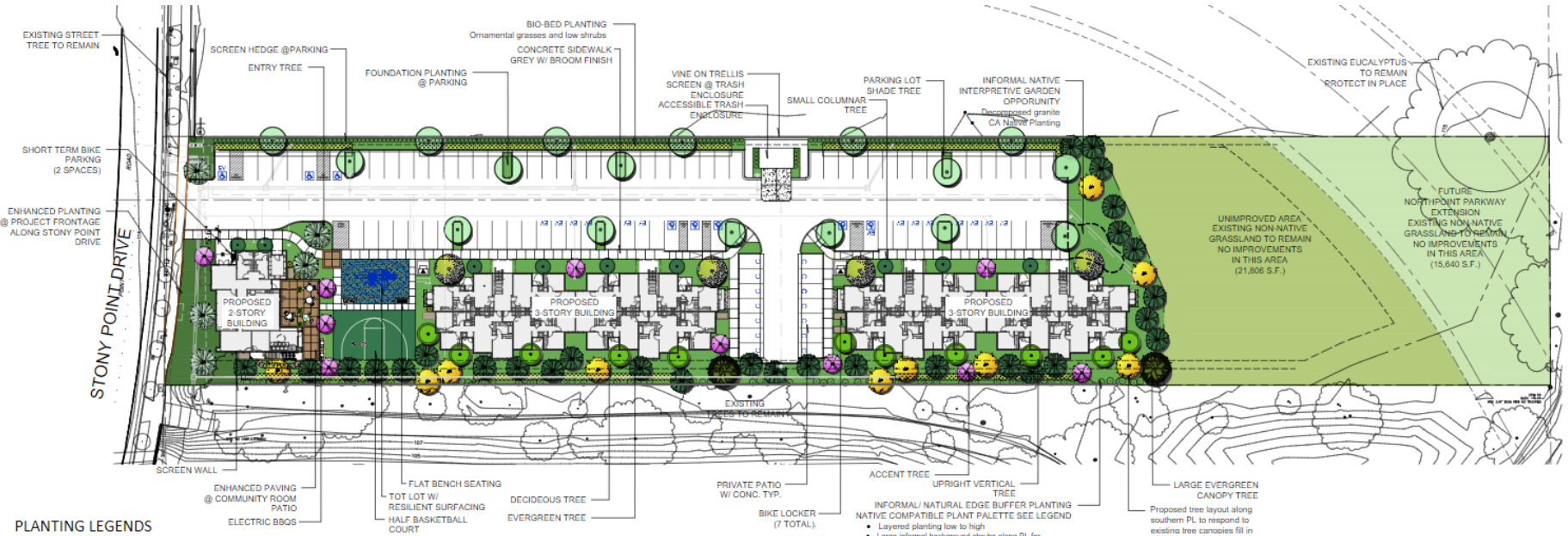
4.Left Elevation

# Perspective – Building A












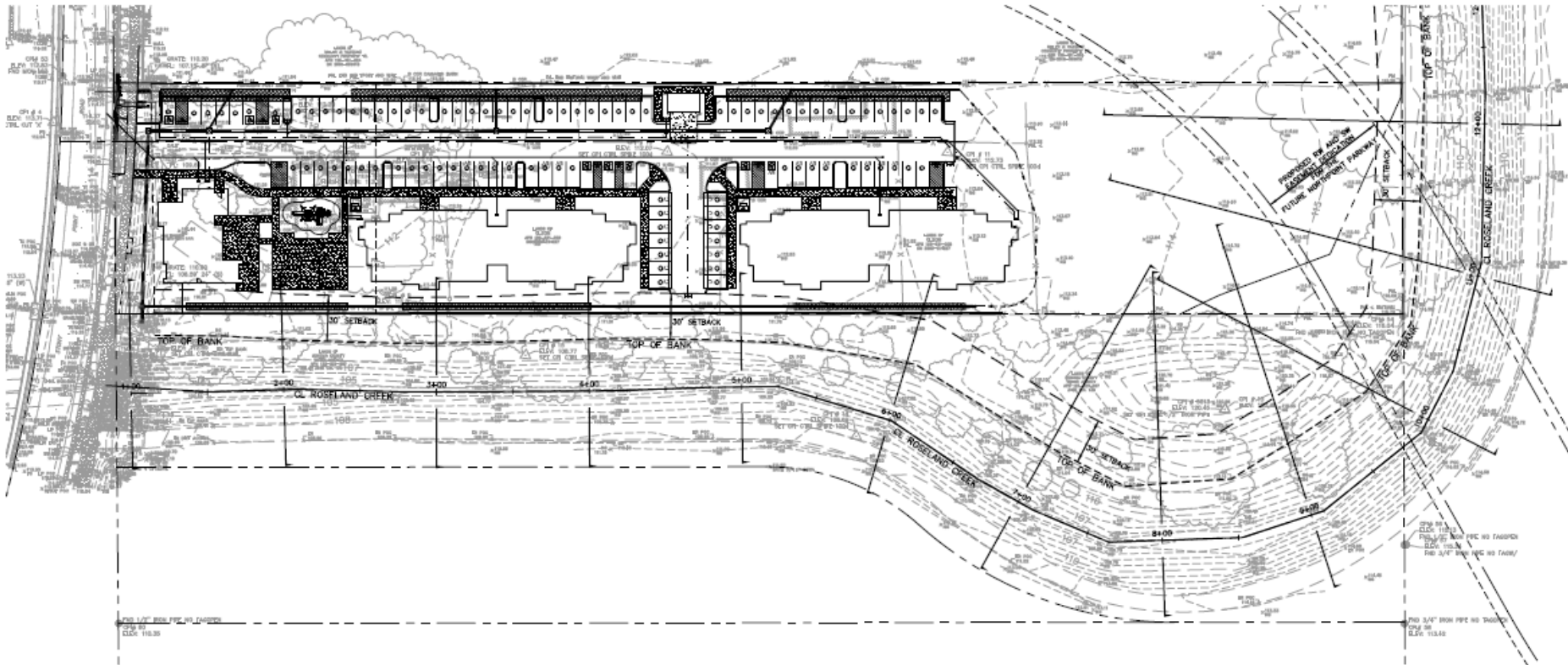


# Stony Point Flats – Conceptual Landscape Plan

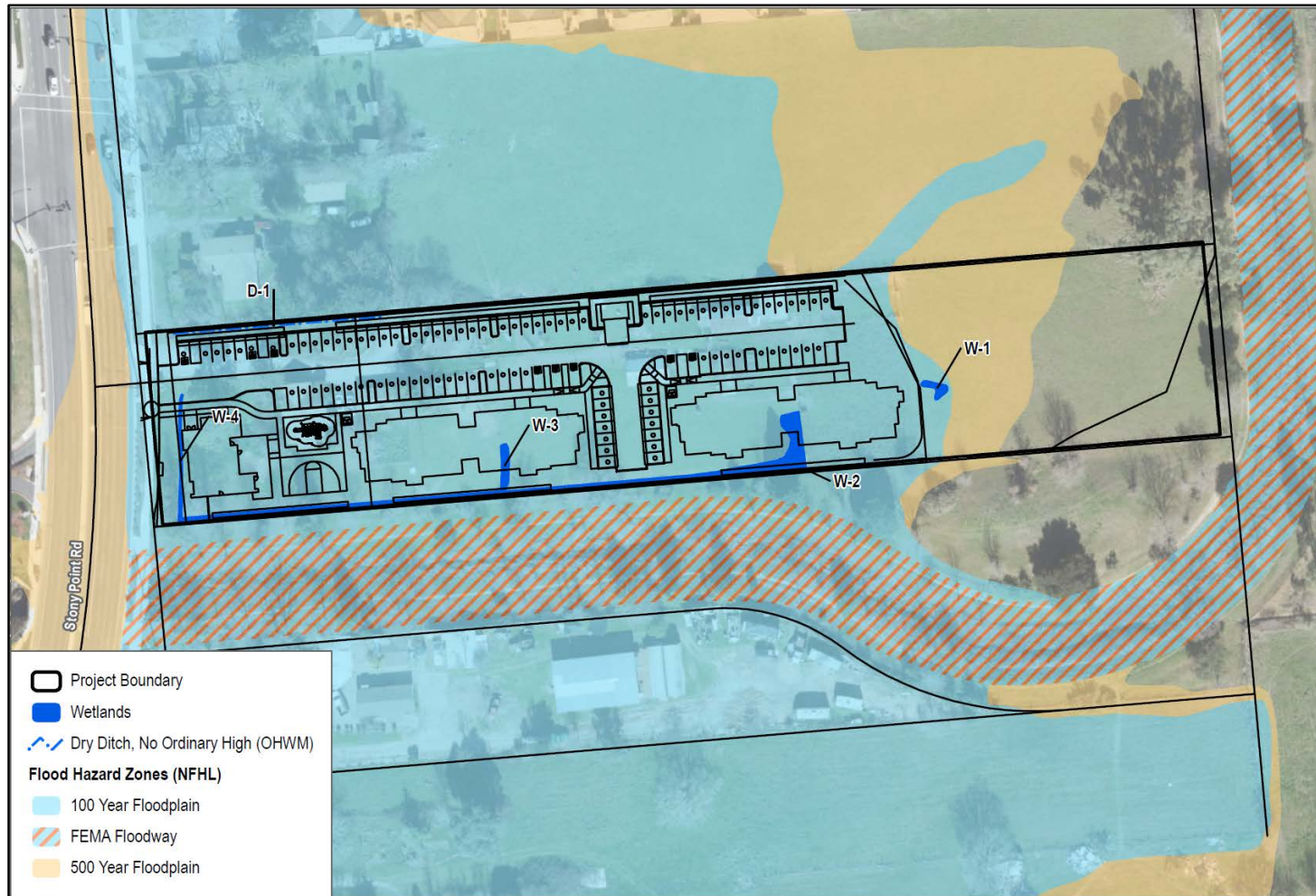


PLANTING LEGENDS

| TREES   |  |         |     |        |          |
|---|--|---------|-----|--------|----------|
| SYMBOL  | BOTANICAL/COMMON NAME  | SIZE    | QTY | WUCOLS | REMARKS  |
|   | PARKING SHADE TREE<br><i>Rhus lancea - African Sumac</i>   | 24" box | 18  | L      | Standard |
|  | ENTRY TREE<br><i>Olea europaea - Olive</i>   | 24" box | 5   | L      | Standard |
|  | <i>Ulmus denifolia</i><br>Chinese Evergreen Elm  | 24" box | 4   | L      | Standard |
|  | EVERGREEN CANOPY TREE<br><i>Quercus agrifolia - Coast live oak</i><br><i>Quercus lobata - Valley Oak</i> | 24" box | 29  | L      | Standard |
|  | <i>Umbellularia californica</i><br>California Bay Laurel   | 24" box | 9   |        |          |
|  | ACCENT TREE<br><i>Cercis canadensis</i>  | 24" box | 10  |        |          |
|  | DECIDUOUS TREE<br><i>Platanus racemosa - California Sycamore</i>   | 24" box | 10  |        |          |
|  | UPRIGHT VERTICAL TREE<br><i>Tristania conferta - Brisbane Box</i>  | 24" box | 11  |        |          |
|  | LARGE CANOPY TREE<br><i>Sequoia sempervirens - Coast Redwood</i>   | 24" box | 1   |        |          |
| 96 - TOTAL TREES  |  |         |     |        |          |

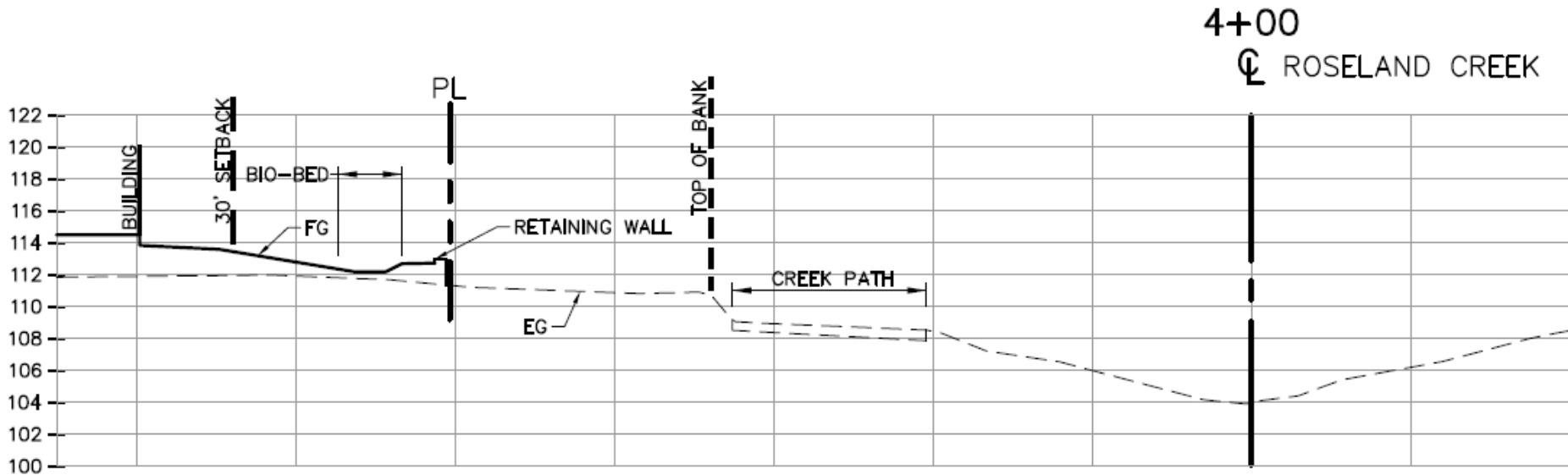


# Roseland Creek - Floodplain

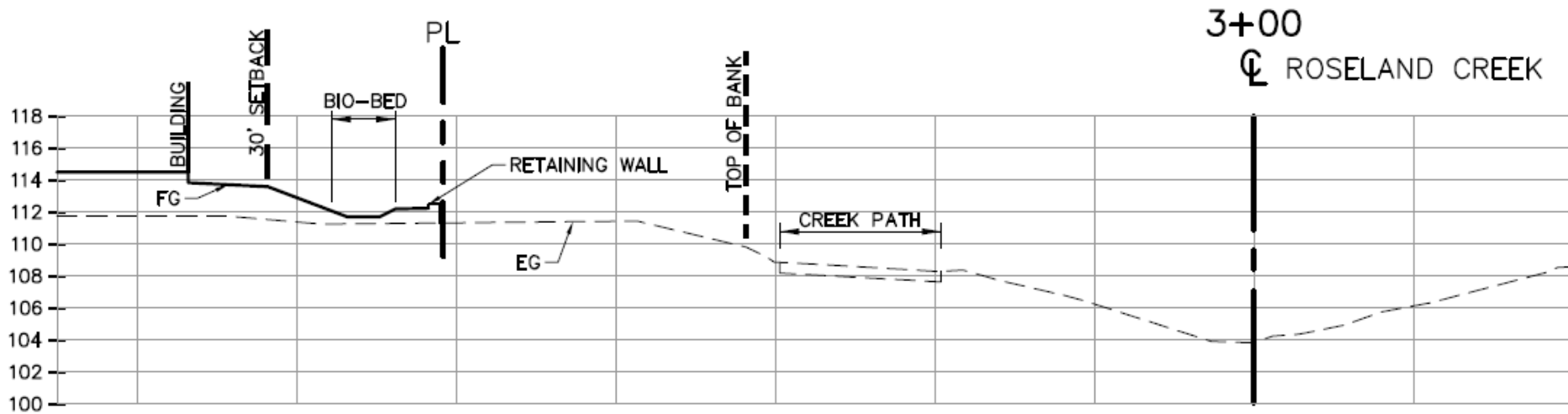


SOURCE: ESRI and Digital Globe 2021, Open Street Map 2021, FEMA 2021

# Roseland Creek – Cross section

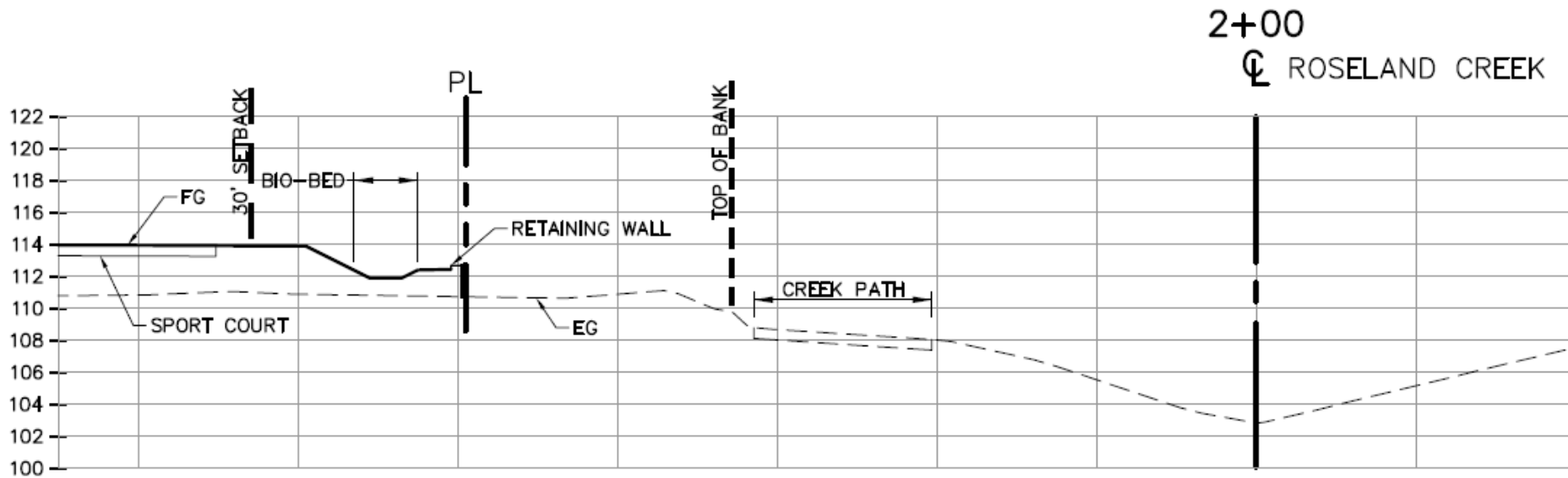


# Roseland Creek – Cross section

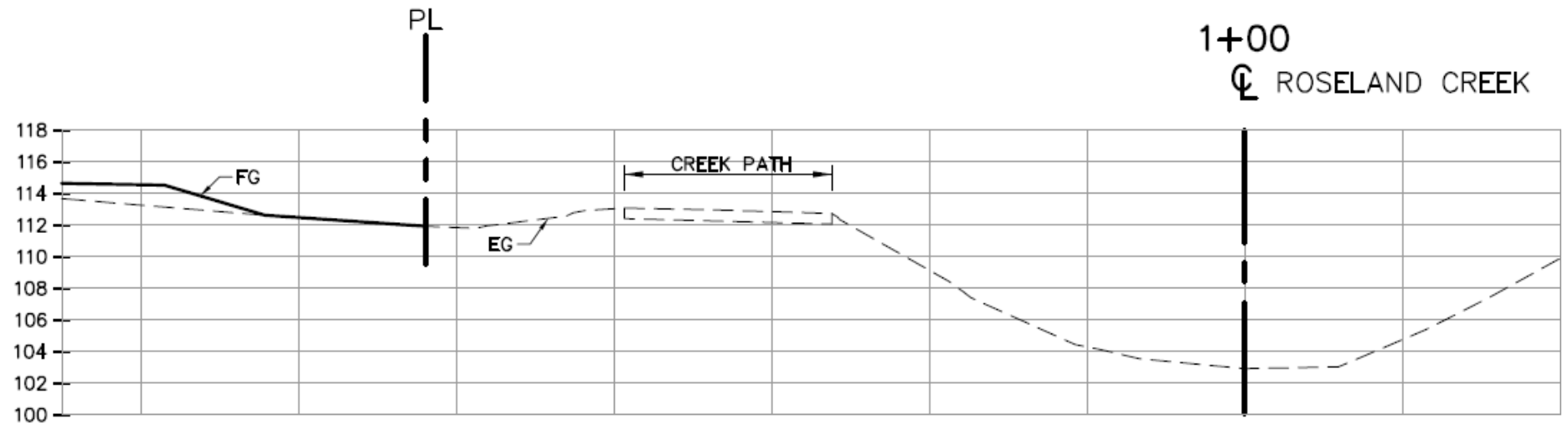




# Roseland Creek – Cross section

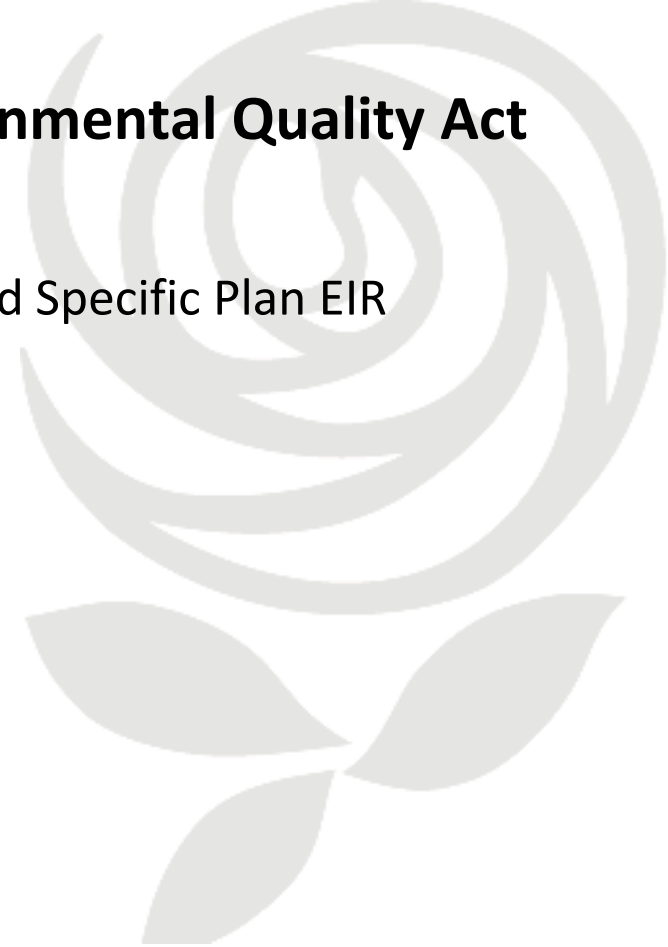


# Roseland Creek – Cross section



## **City is the lead agency for California Environmental Quality Act (CEQA)**

- Addendum to the Roseland Area/Sebastopol Road Specific Plan EIR



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