

CITY OF SANTA ROSA
 PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
 STAFF REPORT FOR DESIGN REVIEW BOARD
March 3, 2022

PROJECT TITLE

Lago Fresca Apartments

APPLICANT

Hedgepeth Architects

ADDRESS/LOCATION

2445 Summerfield Rd

PROPERTY OWNER

Auxon Lago Fresca LLC

ASSESSOR'S PARCEL NUMBER

014-361-029 & 014-361-028

FILE NUMBER

DR22-001 – Concept Design Review

PROJECT SITE ZONING

Office Commercial (CO)

GENERAL PLAN DESIGNATION

Office

APPLICATION DATE

January 4, 2022

APPLICATION COMPLETION DATE

January 4, 2022

PROJECT PLANNER

Monet Sheikhal

RECOMMENDATION

Provide comments and recommendations

PROPOSAL

Lago Fresca Apartments Project is a new 50-unit, multi-family residential development with six units offered as affordable to Very Low-Income residents. The proposal would develop two vacant parcels totaling 1.31-acres. The Project would provide 20 – one-bedroom, and 30 – two-, three-, and four-bedroom units. Each unit would include a private patio at grade or an above-grade balcony. Storage space for each unit is provided in its assigned garage and/or in a closet at the balcony/patio. The Project would be comprised of four 3-story buildings. The proposed building height is 30 feet or less from grade to top of the structural plate at the long sides of each building, with a maximum of 42 feet in height from grade to top of the ridge at the parapet gable end walls.

The proposal would include a Community Room on Summerfield Road, a kitchenette, secure bicycle storage, and a restroom. Site amenities include an arbor – portal to the Project from Summerfield Road, a fountain at the project monument sign on Summerfield Road, fire pits, a barbeque area, and a rain garden-dry stream bed in a landscaped courtyard.

ITEM NO. 8.1

Because the Project is proposing 15% affordable housing on-site it is eligible for three density bonus concessions under Zoning Code Section [20-31.100\(F\)](#). The applicant is asking for all three concessions, each one is described below:

- Concession to the maximum allowable height standard - Per Zoning Code [Section 20-23.040, Table 2](#), the maximum allowed height of the building in the CO zoning district is 35 feet, and the applicant is requesting 42 feet.
- Concession to the front yard and rear yard setback standards - Per Zoning Code [Section 20-23.040, Table 2](#), the required front yard setback on Hoen and Summerfield is 15 feet, and the applicant is proposing a minimum of 8 feet or more. The proposed rear yard setback is a minimum of 11 feet, reduced from 15 feet. The proposed side yard setback is conforming and has a minimum of 5 feet or more.
- Concession to the number of required parking spaces - A total of 66 parking stalls are provided when 105 spaces are required, per Zoning Code [Section 20-36.040](#).

A Major Conditional Use permit will be required for the proposed multi-family use in the CO (Office Commercial) zoning district, and the review authority is Planning Commission.

Attachments

Attachment 1 – Disclosure Form

Attachment 2 – Location Map

Attachment 3 – Project Plan Set dated received January 4, 2022

Attachment 4 – Project Narrative dated received February 22, 2022

Attachment 5 – Public Comments

Contact

Monet Sheikhal, City Planner

Planning and Economic Development

msheikhali@srcity.org (707) 543-4698