

38 Degrees North Phase 3

Major Design Review (Design Review Board)

2660 Petaluma Hill Road

September 1, 2022

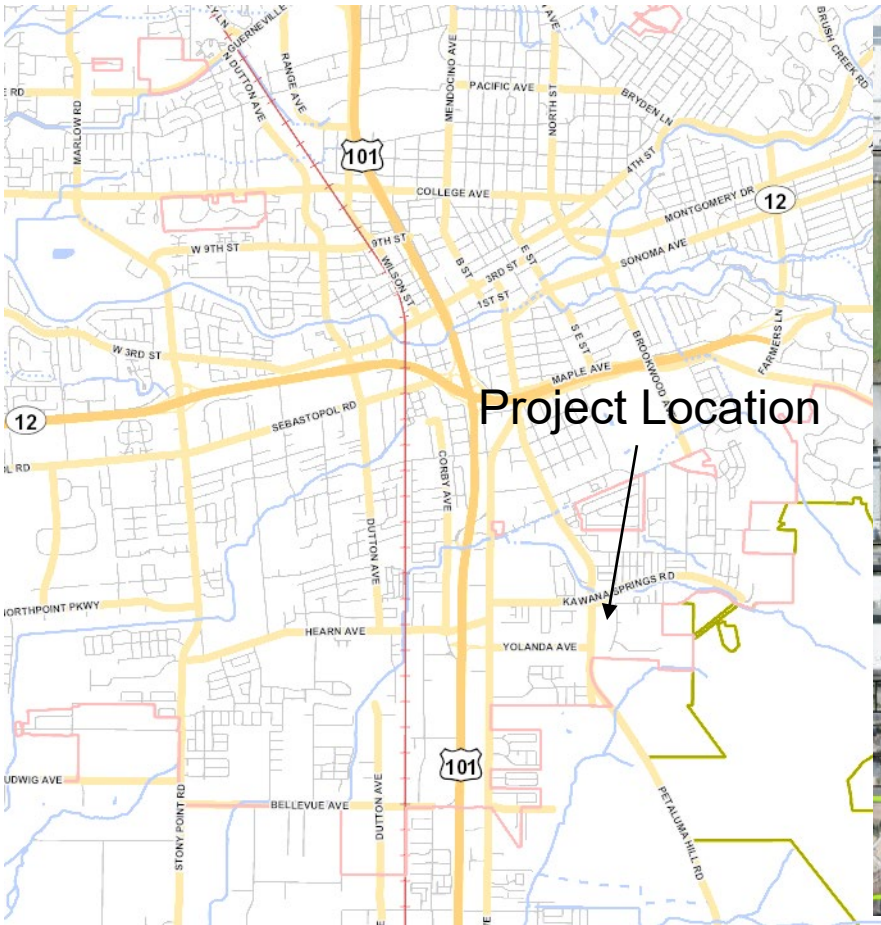
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Senior Planner
Planning and Economic Development

38 Degrees North Phase 3

- 30-unit multi-family residential development consisting of one 20-unit building and one 10-unit building on a 1.29-acre portion of a 10.87-acre parcel known as the 38 Degrees North Phase 2 site
- Phase 3 is designed to operate with Phases 1 and 2 as a single community
- Total units on the site, if approved, is 322 units

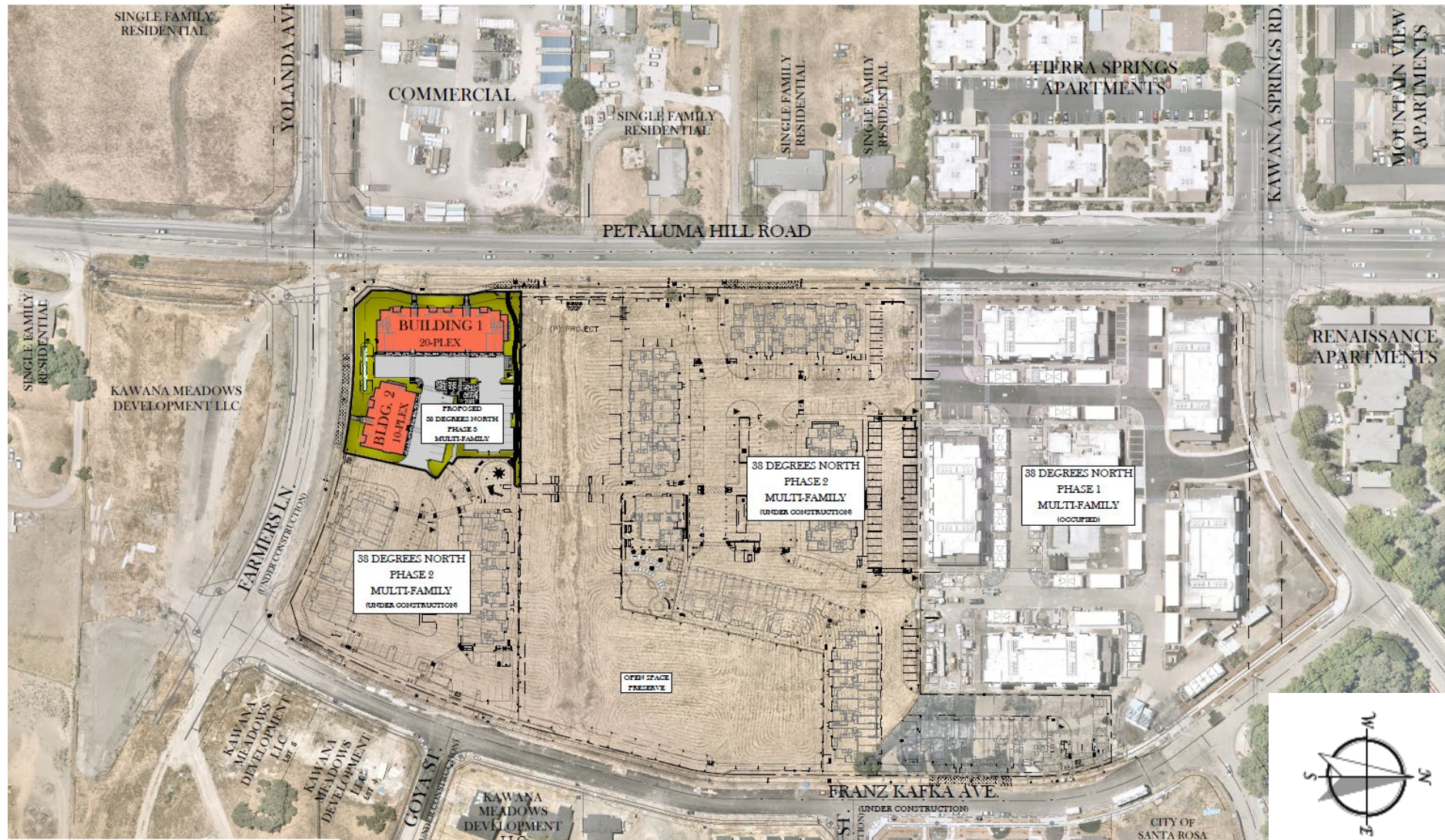
Project Site

2660 Petaluma Hill Road



Project Location

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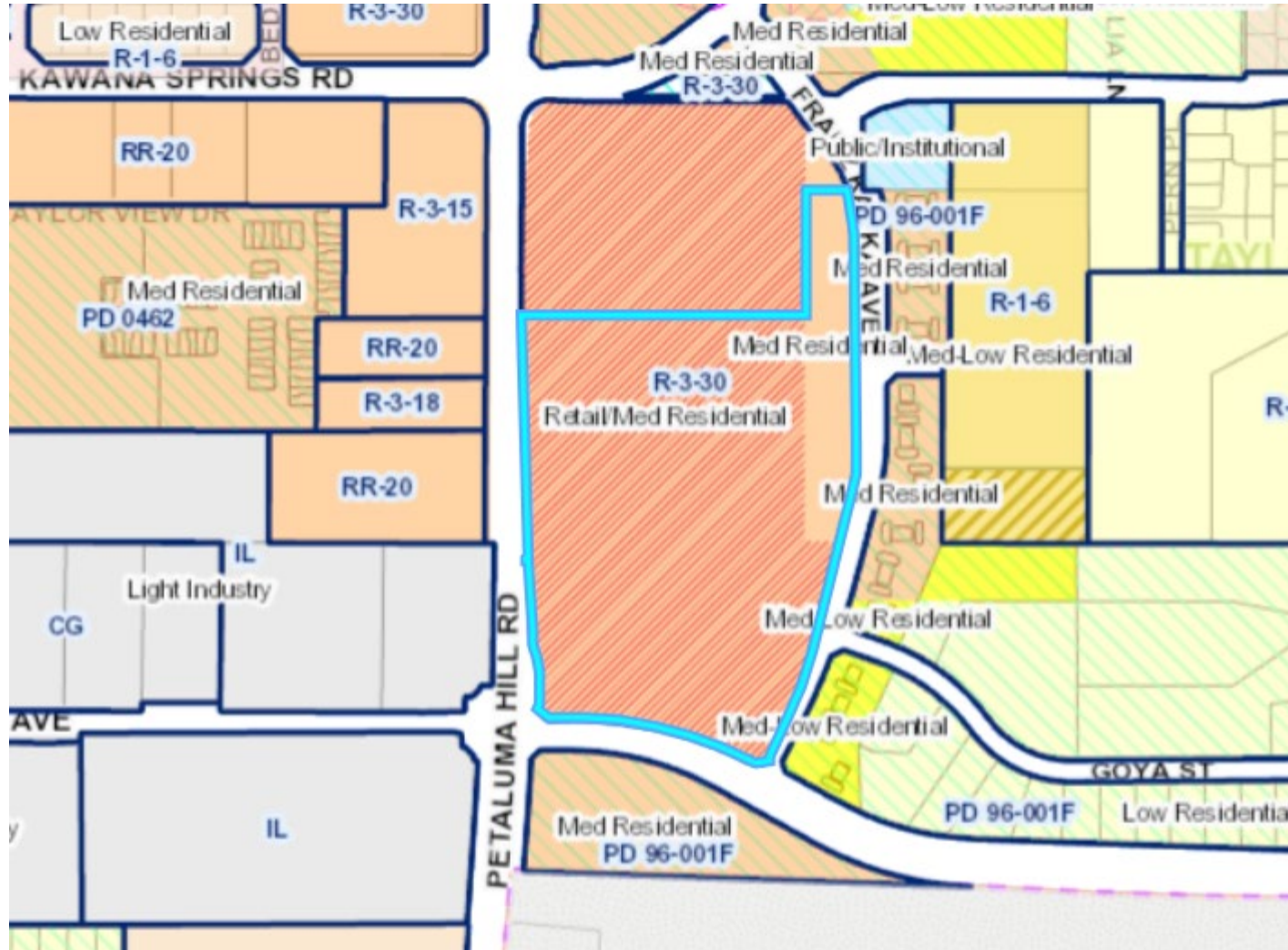


- August 17, 2021 – Design Review Board approved Phase 1:
 - 120-unit multi-family housing development with onsite amenities and state density bonus on 5.03 acre site
 - Six (6) units dedicated to very-low income residents
 - 12 units dedicated to low income residents
 - Mitigated Negative Declaration adopted for Phase 1

- July 17, 2017 – Design Review Board approved Phase 1:
 - 120-unit multi-family housing development with onsite amenities and state density bonus on 5.03-acre site
 - Six (6) units dedicated to very-low-income residents
 - 12 units dedicated to low-income residents
 - Mitigated Negative Declaration adopted for Phase 1
 - Fully built and occupied

- August 20, 2020 – Design Review Board approved Phase 2:
 - 172-unit multi-family housing development with onsite amenities (market rate) on a 10.87-acre site
 - 2.54-acre Open Space Preserve
 - 1.29 acres preserved for a 21,000-sqft Community Shopping Center
 - Mitigated Negative Declaration adopted for Phase 2, included entire site
 - Entitled and in plan review for public improvement plans and grading plans

May 12, 2021	Neighborhood Meeting was held
May 13, 2021	Concept Design Review was submitted
May 19, 2021	Application was submitted to the Planning and Economic Development Department for General Plan Amendment and Rezoning
July 15, 2021	Design Review Board reviewed the Concept Item
October 13, 2021	Application for Major Design Review was submitted
October 28, 2021	SB18 Tribal Consultation meeting was held
November 18, 2021	Planning Commission approved recommendation for Council to adopt Addendum, GPAM, & Rezoning
December 14, 2021	Council adopted Addendum, GPAM, & Rezoning



- Code-required parking for Phase 3 is 1.5 spaces per 1-bedroom (22.5 spaces) and 2.5 spaces per 2- and 3-bedroom units (37.5 spaces), for a total of 60 parking spaces.
- The project proposes to introduce a total of 46 parking spaces onsite consisting of 21 covered stalls (garage) and 25 uncovered stalls.
- The applicant is requesting a parking reduction of 14 spaces (23.3% reduction), as allowed by the Municipal Code (Section 20-36.050).

Environmental Review

California Environmental Quality Act (CEQA)

- CEQA Guidelines section 15164 provides that an addendum to an approved EIR is appropriate when only minor technical changes or additions are made but none of the conditions described in section 15162 has occurred;
- Addendum to 38 Degrees North Phase 2 Mitigated Negative Declaration concluded that the proposed Project would not cause new significant environmental impacts or substantial increases in the severity of significant effects beyond those previously identified as part of the City's environmental review process and none of the circumstances under CEQA Guidelines Section 15162 were triggered, therefore, no additional analysis is required.

Recommendation

- The Planning and Economic Development Department recommends that the Design Review Board (DRB), by resolution, approve Major Design Review for the 38 Degrees North Phase 3 Project, a proposed three-story, 30-unit multi-family housing project on an approximately 1.29-acre portion of a 15.82-acre site, located at 2660 Petaluma Hill Road.

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