

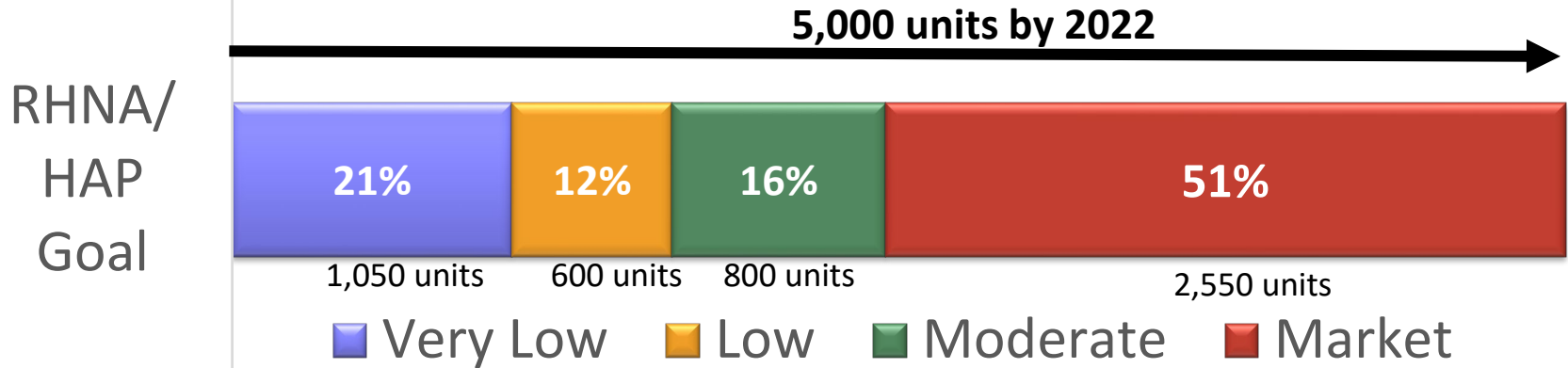
# AVIARA APARTMENTS



1385 W. College Avenue (DR21-051)

December 15, 2021

Susie Murray, Senior Planner  
Planning and Economic Development



\*Regional Housing Needs Allocation (RHNA) 2014 – 2022 and 2016 Santa Rosa Housing Action Plan (HAP)

## Aviara Apartments: 135 low-income rental units



**22% of the goal**

## Multifamily Housing

- Six residential structures
- 136 Residential Units (one reserved for onsite manager)
- Mix of two- & three-bedroom apartments
- Associated amenities

## Required Entitlements

- Concept Design Review (Design Review Board (DRB))
- Design Review (ZA, December 15, 2021)

# 1385 W. College Avenue Aerial View and Neighborhood Context





# Existing Conditions 1385 W. College Avenue

- Vegetated with walnut trees, oak trees and various shrubs
- Existing structures have been demolished
- Adjacent to an 80-foot PG&E easement
- Kowell Road – public street



July 22, 2020 - The Zoning Administrator approved 117-unit residential project

June 29, 2021 – Pre-application meeting with City Staff

August 18, 2021 – Neighborhood Meeting

August 19, 2021 - Concept review by the DRB; unanimous support of project

August 27, 2021 - Planning and Economic Development project applications and materials

September 21, 2021- Neighborhood-hosted meeting

October 11, 2021 – Neighborhood Meeting (Spanish)

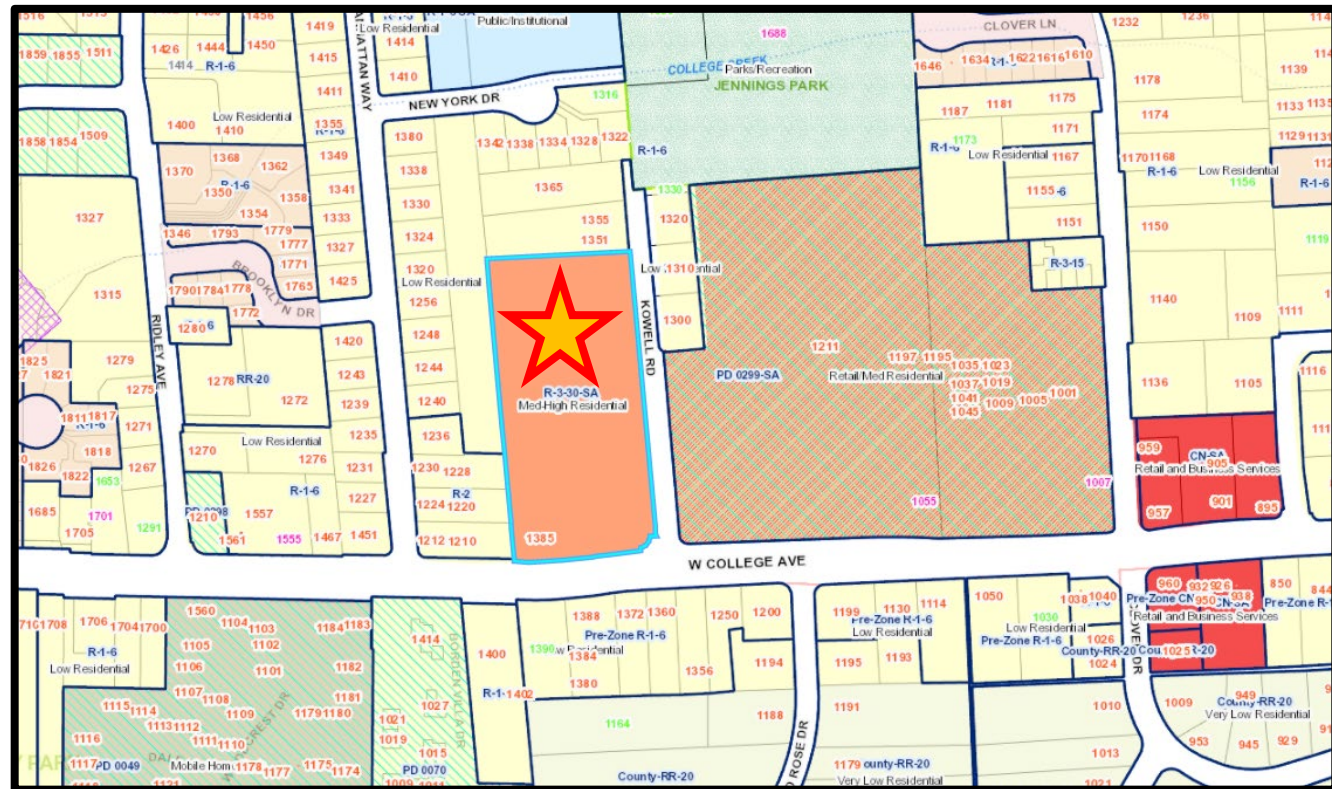
# Rendering (as seen from W. College Ave.)



General Plan:  
Medium-High Density  
(18-30 Units per acre)

Zoning:  
R-3-30-SA (within the  
Station Area combining  
district)

Within the North Station  
Priority Development Area,  
as established By ABAG/MTC

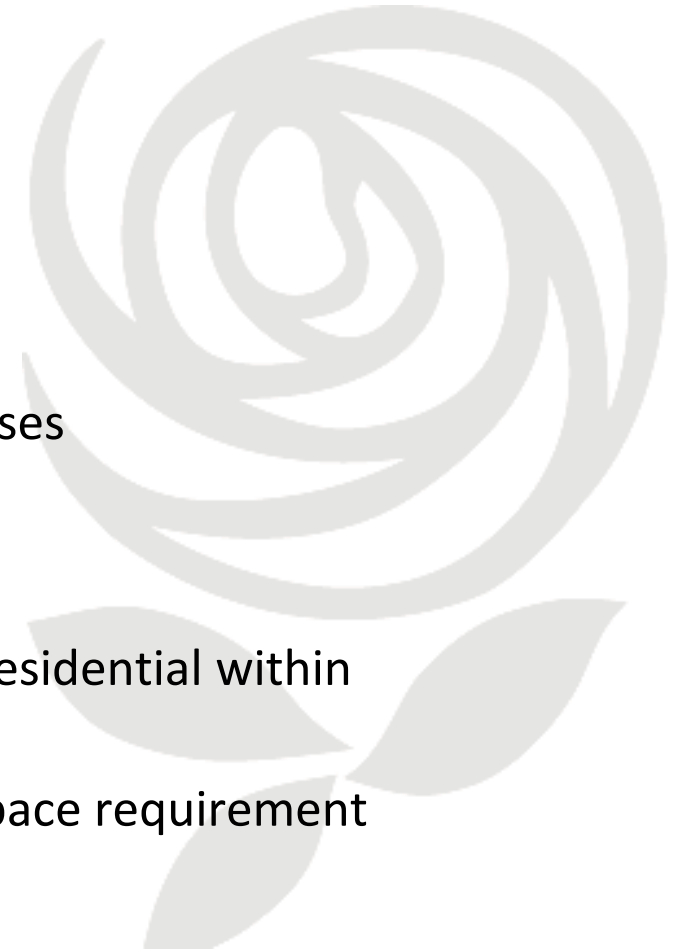




# North Station Area & General Plan Goals & Policies

- H-A Meet the housing needs of all Santa Rosa residents.
- LUL-F Maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs.
- LU-1.1 Intensify land uses and increase residential densities in the project area to support future transit improvements and ridership, and to provide a significant number of new residential units.
- AH-1.1 Utilize existing City programs and policies to encourage and facilitate development of affordable housing within the Specific Plan area.

- Lot size: 6,000 Square Feet
- Lot Coverage: 75% Lot coverage
- Required setbacks
  - Front: 10 Feet
  - Side: 5-15 Feet, depending on surrounding uses
  - Rear: 20 Feet
- Parking
  - One space per unit for affordable, attached residential within boundary of North Station Area Specific Plan
  - Site Plan includes 179 spaces (exceeds 136 space requirement)
  - Conditioned to unbundle
- Height limit: 45 Feet





## TABULATIONS

Lot Area	3.81 AC (166,120 SF)
Lot Coverage	27.3% (45,314 SF)
Allowable Lot Coverage	65% (107,978 SF)

Number of units	136
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2 Br/1Ba	84	714 S.F.
3 Br/2Ba	52	950 S.F.

### PARKING

STANDARD	171
ADA	8 (2 VAN ACCESSIBLE)

Total Parking	179
	1.3/Unit

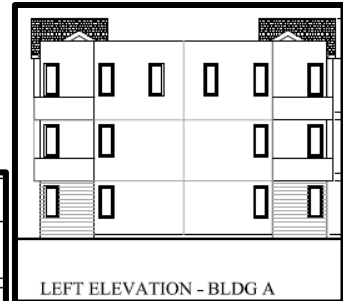
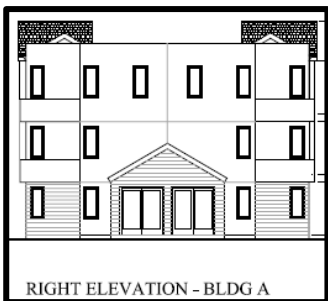
Total Required	136
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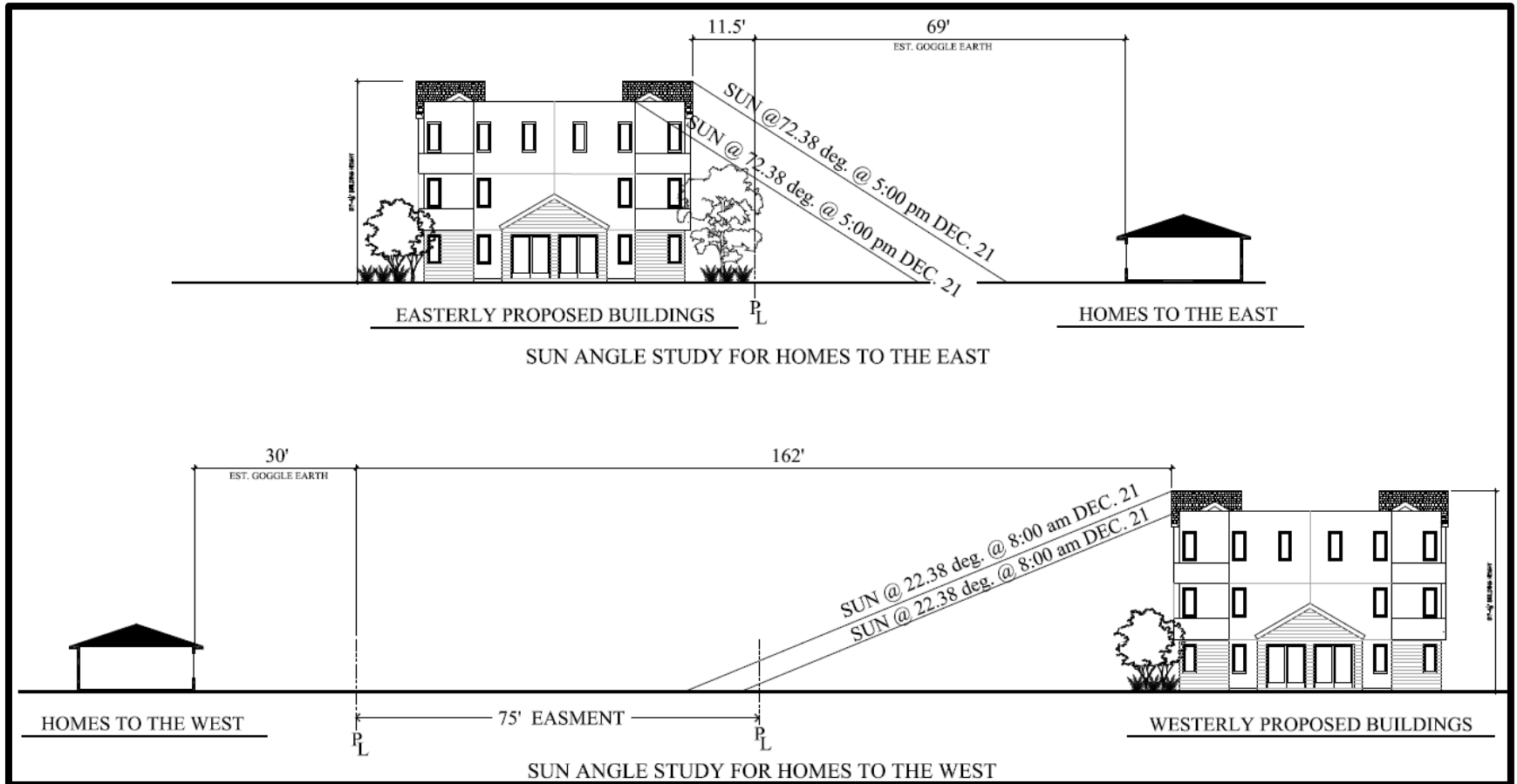


# Proposed Landscape Plan



# Proposed Elevations





- 1.1. I.A To promote the development of “neighborhoods” that incorporate a variety of uses as opposed to subdivisions that feature single-family homes exclusively.
- 2.4.3 Locate entrances and upper-story windows such that they look out onto and, night, cast light onto, sidewalks and pedestrian paths.
- 4.1.D To encourage buildings with active and open facades that interest those walking and biking in the area, and to create an active pedestrian-oriented streetscape.
- 4.1.G To create multi-story buildings that provide a human scale.
- 4.1.J To design sites so that the vehicle is not the dominant feature.
- 4.1 II.2 Provide special attention to incorporation of trees in all landscape design.



## Parking

- Not enough of it
- Overflow parking

## Circulation

- Too much traffic
- Cars drive too fast

Outreach – Limited to English

Water Demand

Kowell Road – Public or Private



Building Height

Privacy

Shadowing

Views

Homelessness

Well Water Contamination

Property Values

Density/Affordable Housing

Vacancy rate of like uses

Other Nearby Projects



Safe Path to School

Pets

Signage

Complaints (when constructed)

Environmental Quality Act

Noise

Construction Impacts on wildlife

Grading – Displacement of critters

Tree Removal – Impacts on wildlife



# Environmental Review

## California Environmental Quality Act (CEQA)

Aviara Apartments has been reviewed in compliance with CEQA, and qualifies for a statutory exemption pursuant to CEQA Guidelines Sections 15182 and Government Code Section 65457

- Located within a Transit Priority Area on parcel less than five acres
- Consistent with North Station Area Specific Plan, General Plan and Zoning
- Consistent with Plan Bay Area (MTC/ABAG)
- Substantially surrounded by urban development, within City limits
- Does not provide habitat for listed species
- Will not result in significant impacts for traffic, noise, air quality or water quality
- Can be served by all utilities and services



The Planning and Economic Development Department recommends that the Zoning Administrator, by resolution, grant Design Review for the Aviara Apartments, a 136-unit multifamily residential development proposed at 1385 W. College Avenue.

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