



City of Santa Rosa

Virtual Meeting - See Agenda
for Participation

ZONING ADMINISTRATOR SPECIAL MEETING NOTICE AND AGENDA JUNE 1, 2021

DUE TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDERS N-25-20 AND N-29-20 WHICH SUSPEND CERTAIN REQUIREMENTS OF THE BROWN ACT, AND THE ORDER OF THE HEALTH OFFICER OF THE COUNTY OF SONOMA TO SHELTER IN PLACE TO MINIMIZE THE SPREAD OF COVID-19, THE ZONING ADMINISTRATOR WILL BE PARTICIPATING VIA ZOOM WEBINAR.

MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING VIRTUALLY: [HTTPS://SRCITY-ORG.ZOOM.US/J/988 1650 4490](https://srcity-org.zoom.us/j/98816504490) OR BY TELEPHONE: 877-529-5257, THEN ENTER WEBINAR ID: 988 1650 4490; ADDITIONAL INFORMATION RELATED TO PARTICIPATION IS AVAILABLE AT [HTTPS://SRCITY.ORG/ZONINGADMIN](https://srcity.org/zoningadmin)

**THE MEETING WILL BE LIVESTREAMED AT
[HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA](https://www.youtube.com/cityofsantarosa)**

5:00 PM

- 1. CALL TO ORDER**
- 2. PUBLIC COMMENT**

This is the time when any person may address matters not listed on this agenda, but which are within the subject matter of the jurisdiction. The public may comment on agenda items when the item is called. Each speaker is allowed three minutes.

3. SCHEDULED ITEMS

- 3.1 PUBLIC HEARING - DESIGN REVIEW MINOR - 665 SEBASTOPOL RD**

BACKGROUND: Minor Design Review for a 75-unit, 4-story multi-family affordable housing project on a 1.53-acre site, known as Casa Roseland, which is part of the larger master development of

Tierra de Rosas. It will contain 24 one-bedroom, 31 two-bedroom, and 20 three-bedroom units with 108 parking spaces. File No. DR21-001

Project Planner: Kristinae Toomians

Attachments: [Casa Roseland Design Narrative](#)
[Project Plans](#)
[2017-12-21-DRB-Minutes](#)
[Exhibit A - DAC Report](#)
[Staff Presentation](#)
[Resolution](#)

3.2 PUBLIC HEARING - STONY OAKS APARTMENTS EIR -
ADDENDUM TO PREVIOUSLY APPROVED EIR BY COUNCIL -
DESIGN REVIEW MINOR - 2542 OLD STONY POINT RD

BACKGROUND: The Stony Oaks project proposes one (1), four (4) story building, with three (3) and two (2) story elements for the purposes of a 142 unit, multi-family affordable housing project. The project's main access point is from Old Stony Point Road, which circumvents an existing oak grove that is to be preserved to the greatest extent feasible with secondary access off of Hearn Avenue. Onsite amenities include a large community room, indoor mail, on-site management offices, a secure bike room, laundry room, a number of flex spaces, and passive recreation under the oaks are provided. The project includes a Minor Design Review application under the Resilient City Development Measures; State Density Bonus of 7.5% and one (1) concession; and Addendum to the Roseland Area Sebastopol Road Specific Plan EIR pursuant to California Environmental Quality Act (CEQA) Section 15164. File No. DR21-015

Project Planner: Adam Ross

Attachments: [Architectural Plans](#)
[Civil Plans](#)
[Climate Action Plan Worksheet](#)
[Landscape Plans](#)
[Project Narrative](#)
[Traffic Impact Study](#)
[Tree Inventory Report dated 3-24-21](#)
[Addendum for Stony Oaks Apartments Project](#)
[Applicant Presentation](#)
[Staff Presentation](#)
[Exhibit A - Addendum](#)
[Resolution 1 - Addendum to previously certified EIR](#)
[Resolution 2 - DR21-015](#)

3.3 PUBLIC HEARING - SANTA ROSA HOUSING FIRST, EXEMPT PROJECT - DESIGN REVIEW MINOR - 80 COLLEGE AVE

BACKGROUND: Modification to the Sage Commons Project, which includes a six-foot tall concrete blast wall approximately 230-foot in length along the western property line with a one-foot landscaped setback between SMART multi-use path and the proposed wall; 10-foot extension of the building along the western property lining running south; a new backup generator; interior courtyard modifications. The Sage Commons Project was approved as a 3 story, 54-unit supportive housing project. 53 units are dedicated to supportive housing for formerly homeless individuals. Supportive housing is equivalent to very-low income dedication. One unit is dedicated for an onsite manager. The project also includes amenities such as office and supportive counseling services. 54 bicycle parking spaces are also included. The project qualifies for a Class 32 Categorical Exemption for infill projects under the California Environmental Quality Act (CEQA) Section 15332. File No. DR21-027

Project Planner: Adam Ross

Attachments: [Cover Letter](#)
[Project Plans](#)
[Project Plans II](#)
[View of Blast Wall](#)
[ZA - Resolution - CUP19-062](#)
[ZA - Resolution - DR19-038](#)
[Exhibit A PRJ19-026 dated 6-27-19](#)
[Exhibit 1](#)
[Exhibit 2](#)
[Staff Presentation](#)
[Resolution DR21-027 - Modification to the Approved Project](#)

4. ADJOURNMENT

The City of Santa Rosa does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings and programs are available by calling (707) 543-3200 one week prior to the meeting.