

CITY OF SANTA ROSA  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
STAFF REPORT FOR DESIGN REVIEW BOARD  
December 5, 2024

**PROJECT TITLE**

2000 Piner Apartments

**APPLICANT**

James Henderson, Henderson Architects,  
Inc

**ADDRESS/LOCATION**

2000 Piner Road

**PROPERTY OWNER**

Curtis & Rebecca Clemmer

**ASSESSOR'S PARCEL NUMBER**

036-011-046

**FILE NUMBER**

DR24-034

**PROJECT SITE ZONING**

RR-40 – Rural Residential

**GENERAL PLAN DESIGNATION**

Retail/Medium Residential

**APPLICATION DATE**

August 19, 2024

**APPLICATION COMPLETION DATE**

September 17, 2024

**PROJECT PLANNER**

Kristinae Toomians

**RECOMMENDATION**

Provide comments, suggestions, and recommendations related to the design of the Project

**PROPOSAL**

Applicant proposes 103-unit, 4-story mixed-use apartment complex. The project features three 4-story buildings situated above two semi-recessed parking garages. Along Piner Road, one building will include four ground-floor retail spaces with senior housing above, while the other two buildings will offer rental units available to all ages, sharing a common parking garage. The buildings will be arranged around a central plaza at the north end of the site, with amenities such as activity areas, a pool, and a community building located to the south.

**Attachments**

- Attachment 1 – Disclosure Form
- Attachment 2 – Neighborhood Context Map
- Attachment 3 – Design Narrative
- Attachment 4 – Project Plans
- Attachment 5 – Public Correspondence