



**Hedgpeth Architects**

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## PROJECT DESCRIPTION

- 1. Project Title:** Kawana Springs Apartments
- 2. Lead Agency** City of Santa Rosa  
Department of Planning and Economic Development  
100 Santa Rosa Avenue, Rm. 3  
Santa Rosa, CA 95404
- 3. Contact Person** Andrew Trippel, Senior Planner  
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707-543-3223
- 4. Project Location** 450-500 Kawana Springs Rd., Santa Rosa, CA  
APN: 044-041-034 and 044-041-096
- 5. Project Applicant** Integrated Community Development (ICD)  
Jake Lingo  
[jlingo@icdemail.com](mailto:jlingo@icdemail.com)  
818-974-2966  
20750 Ventura Boulevard, Ste: 155  
Woodland Hills, CA 91364
- 6. General Plan/Specific Plan Designation** Medium-High Density Res. - 30 units/ac.
- 7. Zoning** PD 0408 High-Density Senior Housing  
RR-40

## 8. Existing Setting and Neighboring Land Uses:

The Kawana Springs Apartments (the Project) is located on the south side of Kawana Springs Road, situated mid-block between Santa Rosa Avenue and Petaluma Hill Road Avenue (see Figure 1 below). The ±3.73-acre site is currently developed with a detached single-family residence, two mobile trailers and vacant land. The site is within the Mendocino / Santa Rosa Avenue Priority Development Area and carries a Medium-High Density Residential land use designation.

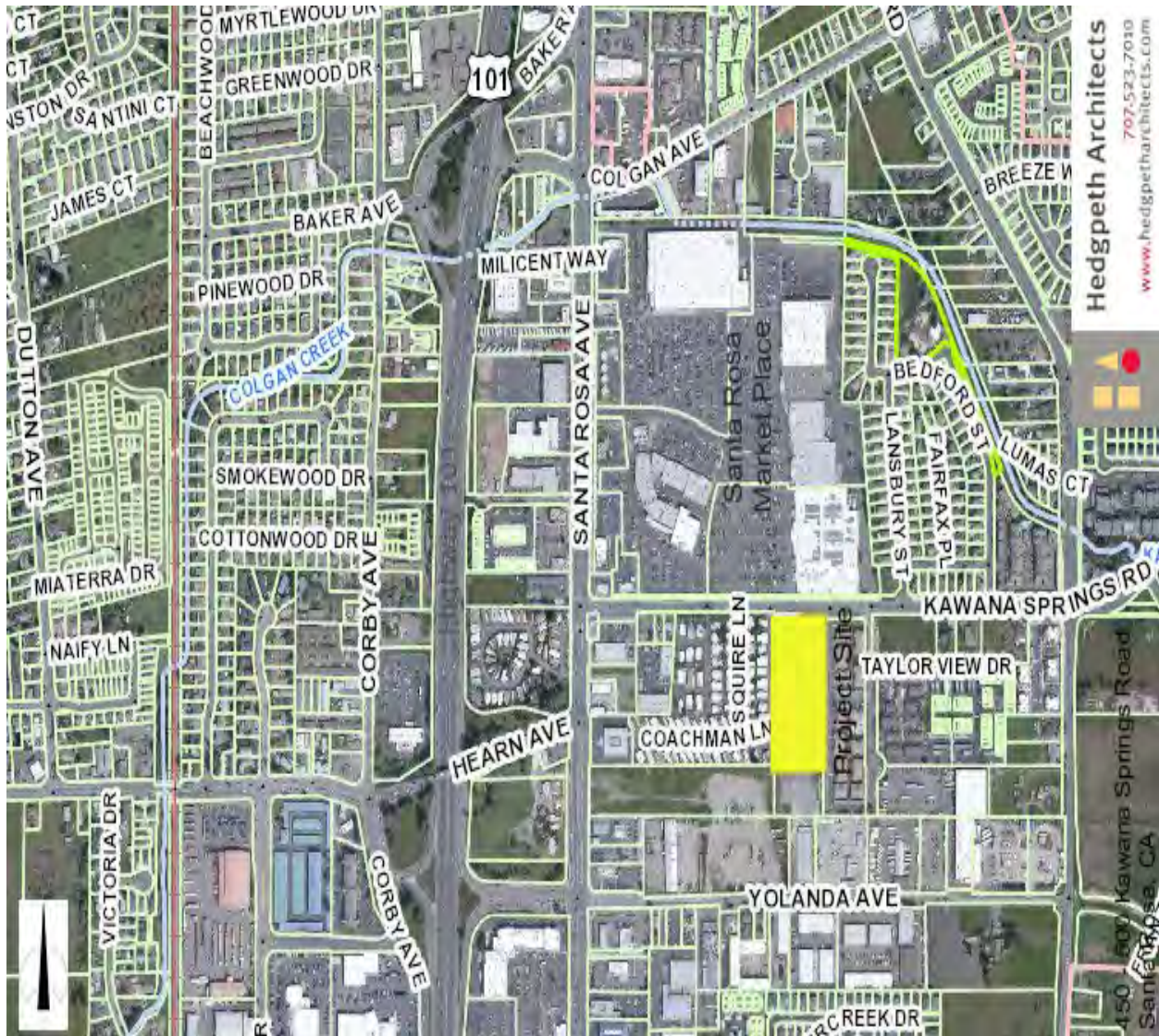


Figure 1 – Vicinity Map

As depicted in Figure 2 below, the site is within a mixed-density residential area, across Kawana Springs Road from the Santa Rosa Marketplace, within ¼ mile of four bus stops and neighborhood retail and services, within ½ mile of Colgan Creek Park, a neighborhood park and within 1 mile of Kawana Elementary School.





Utilizing Santa Rosa's Resilient City Measures, the Kawana Springs Apartments proposes to develop this underutilized infill site, located within the Mendocino / Santa Rosa Avenue Priority Development Area (PDA), into a high-density, amenity-rich multi-family 100 percent affordable housing development. The Project will provide area residents displaced by the wildfires of 2017, as well as the local workforce, with new family housing opportunities in an established neighborhood with pedestrian access to mass transportation, job centers, retail, entertainment, recreational and community services.

The Project aims to deliver critically needed dwelling units to an impacted community. Santa Rosa, like the rest of California, continues to experience a housing shortage caused in part by ongoing under-building of dwelling units. The lack of supply has also exacerbated a crisis in housing affordability. The 2017 wildfires turned an already historic lack of supply into a housing crisis.

The timing of currently available financing, and the extraordinary measures taken by the City to incentivize construction of affordable units in the Priority Development Area (PDA), combine to allow Integrated Community Development to propose the Kawana Springs Apartments. The project is eligible for a streamlined planning and permitting approval process available for housing projects in the PDA. With 151 units proposed, it will add a measurably significant number of family apartments in an area which is contextually well suited for the development of higher density housing.

The applicant proposes to construct the affordable apartment units on two parcels totaling 3.73-acres. The existing Medium-High Density land use designation permits a density of 30 units per acre. The project is also eligible for a state 35% density bonus. The maximum allowable overall project density is 40.5 units per acre. As a part of the project, all existing improvements, including the residential structures, will be removed.

The Project is comprised of a single five story elevator building with a mix of Studio, One-bedroom, Two-bedroom and Three-bedroom units, and a two story Community Building. The proposed building height is 60 feet or less. The proposed front yard setback is a minimum of 10 feet or more. The proposed rear yard setback is a minimum of 15 feet or more. The proposed side yard setback is a minimum of 15' or more. The number of parking stalls provided correlates with the number of bedrooms proposed. 254 parking stalls are provided, 141 of which are covered, and 11 of which are accessible, including van accessible. At least 3% of the parking provided will have capability for electric vehicle charging.

As a part of the application for a state density bonus, a concession for a height increase from 45 feet to 60 feet, and from four to five stories is requested. The height increase is necessary for the feasibility of the proposed project density. The benefits of the higher density are the increased efficiency of the project's use of existing neighborhood infrastructure and of new site infrastructure, and the optimization of the building's structural and utility components. The project's higher density introduces a critical mass of



housing, while increased building height results in a decreasing lot coverage and increasing areas available for robust landscaping and recreational open spaces.

The footprint of the five story building defines two linked landscaped recreational courtyards. At the Kawana Springs frontage, the building conforms to the existing building massing typical of the adjoining neighborhood parcels. At the third, fourth and fifth floors above the Community Building, the building frontage on Kawana Springs Road steps back and the massing reads as a three story building, less than 45 feet in height. 60 feet behind the front (west) property boundary, the building is five stories and 60 feet in height. A 4 foot deep roof overhang at the fifth floor creates a well-defined shadow line at the uppermost floor. The master plan and building design appropriately respond to the neighborhood context of medium high density apartment and retail development along both Kawana Springs Road and Santa Rosa Avenue.

Site amenities include a Swimming Pool and Spa, fire pits, barbecue areas and play areas appropriate for young children and teens. Additionally, the two-story Community Building will include a Business Center, Fitness Center, Family Lounge, Mail Center, Recreation and Game Room, Bicycle Storage Room, Roof Deck and Garden at the second floor, Community Kitchen, Meeting Room, Offices, and Rest Rooms. The development will be surfaced parked with carports at 141 of the parking stalls. The carports are designed to host photovoltaic solar arrays. A primary goal of the project is to meet Net Zero Energy standards.

The Kawana Springs Apartments project connects jobs to the workforce, links housing to community services. With a parking ratio linked to bedroom count, the project also optimizes the utilization of public mass transportation options. The project is designed to have no environmental impacts, to comply with the goals of Santa Rosa's Climate Action Plan as well as the standards of the Bay Area Air Quality Management District, and to meet one of the objectives of Santa Rosa's Housing Element and General Plan, to reduce greenhouse gas emissions. This urban infill development aims to set a new bar for environmentally sustainable high density housing.

As an amenity rich development, Kawana Springs Apartments will be made available to households with incomes between 50% and 80% of Area Median Income. The Project's average affordability level is proposed at 60% and the development will qualify for the State of California's New State Credit Resource (AB 101). A primary goal of the Project is to provide amenities typically found in market rate housing to units designated for a range of moderate to very low income rents. With rents that are at least 30% below market rate compared to properties in the same neighborhood, Kawana Springs Apartments will be a meaningful solution to the housing needs of Santa Rosa's workforce.