

From: [Montoya, Michelle](#)
To: [Burch, Michael](#); [Crocker, Ashle](#); [McHugh, John](#); [Parker Sharron, Adam](#); [Stapp, Mark](#); [Weigl, Drew](#); [Wolski, Sheila](#); [Jones, Jessica](#)
Cc: [Toomians, Kristinae](#)
Subject: Item 8.2 - LMC Emblem Santa Rosa - Late Correspondence
Date: Wednesday, May 4, 2022 5:03:00 PM
Attachments: [Revised as of 5.04.2022 - Presentation.pdf](#)

- PLEASE DO NOT REPLY TO ALL -

Chair Weigl and members of the Design Review Board,

The reason for this email is to provide you with a revised staff presentation for item 8.2, LMC Emblem Santa Rosa, scheduled for tomorrow's meeting. This will also be added to the agenda.

Thanks,

Michelle Montoya | PACE | Administrative Secretary

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LMC Emblem Santa Rosa

Concept Design Review

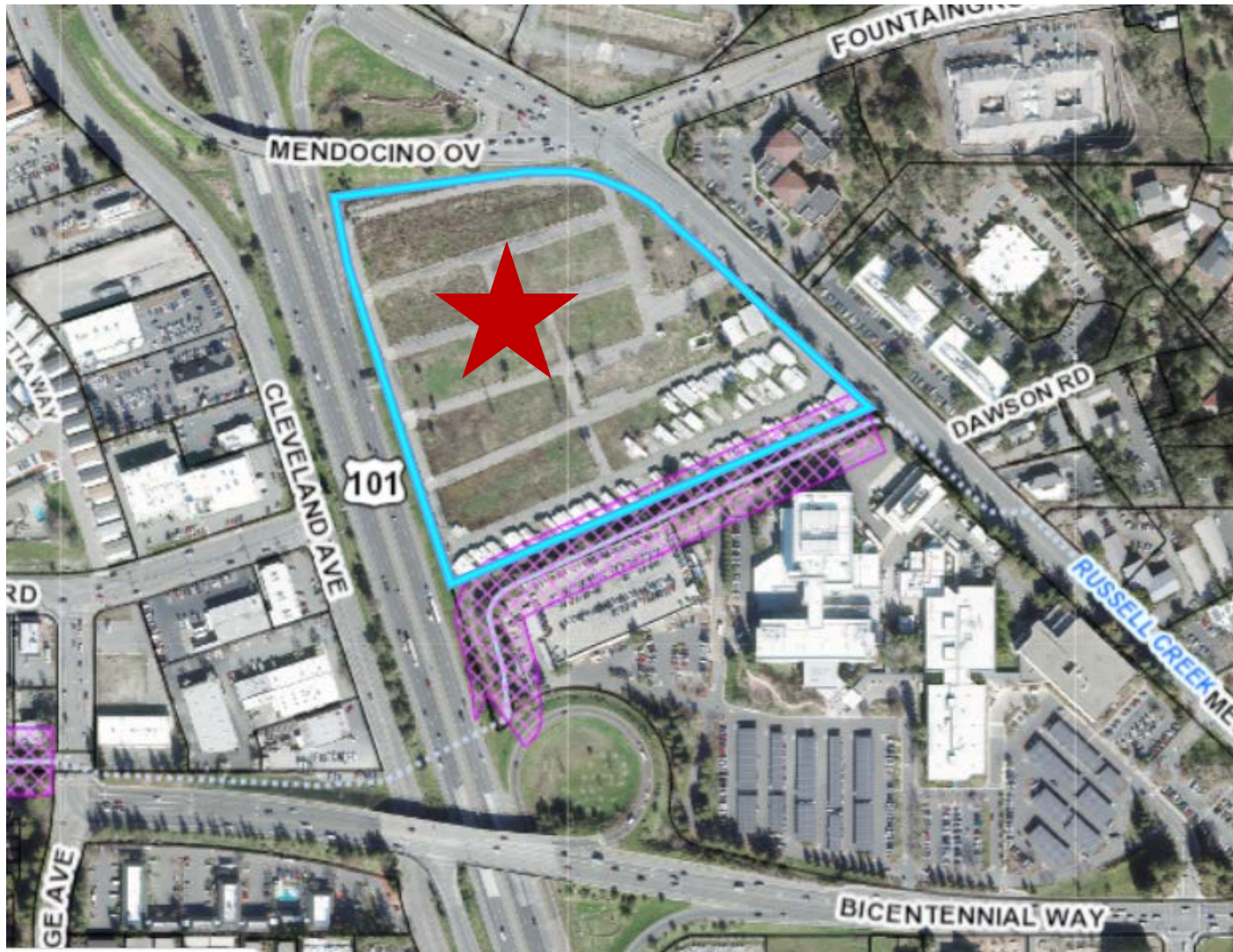
3575 Mendocino Ave

May 5, 2022

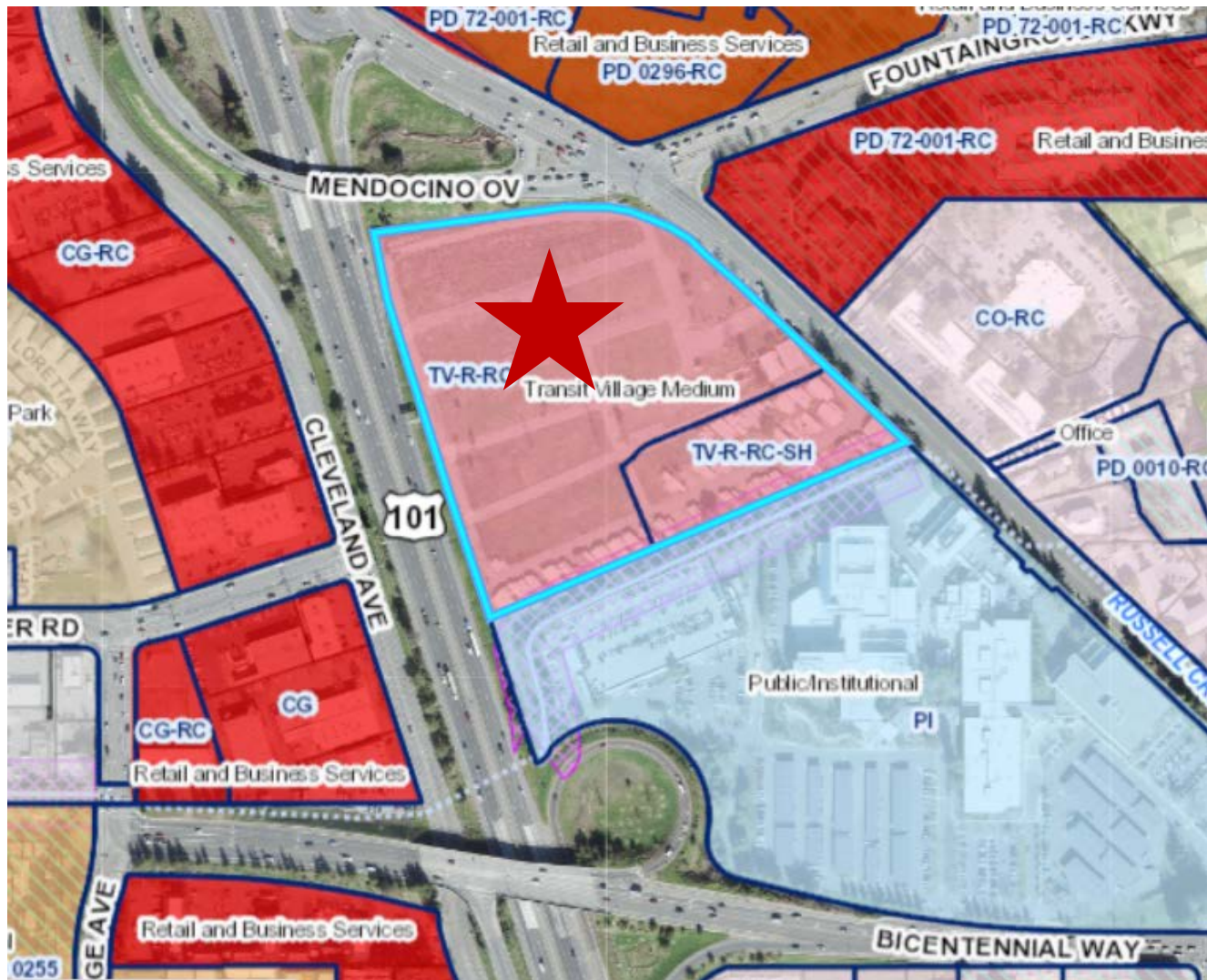
Kristinae Toomians
Senior Planner
Planning and Economic Development

Project Location

3575 Mendocino Ave



General Plan and Zoning



Discretionary Entitlement Requirements

- Multifamily
- (260 units)
- Sebastopol Road Corridor PDA
- Neighborhood Meeting
- Concept Design Review
- Minor Design Review



Previous Project

- Up to 370 market rate rental units
- 9.25-acre parcel
- Developed consistent with Transit Village Residential Development Standards
- Multiple buildings, 3-4 stories
- Mix of studio, 1, 2 & 3 bedroom units
- ~600-1,200 sf
- 536 parking spaces + bicycle spaces





Main entry to the community from Mendocino Avenue



Secondary entry to the community from Mendocino Avenue & Sculptural Park



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