



J. Kapolchok
+ Associates

Land Use Planning
Urban Design

Marlow Commons
Conditional Use Permit
Major Subdivision
Design Review
April 24, 2018

Applicant: Dan Morgan
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Owner: Greg Hall and JiLi Jiang
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Emeryville, CA

Civil Engineers: Civil Design Consultants, Inc.
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Project Architect: Hedgpeth Architects
2321 Bethards Drive
Santa Rosa, CA 95405

Land Use Consultant: J. Kapolchok & Associates
843 Second Street
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Location: 2199 Marlow Road and 2045 Guerneville Road
Santa Rosa, CA

APN: 036-016-028, 068, 069, and 064

- Site Size:** ±5.10 acres
- General Plan:** Medium Density Residential
- Zoning:** R-3-18
- Proposal:** The project applications consist of the following:
- Major Conditional Use Permit: Major conditional Use Permit to allow a small lot subdivision of 64 attached residential units on 44 lots.
 - Major Subdivision: A major subdivision of 4.84 acres into 44 residential lots. The smallest lot is 2,285 sq. ft.; the largest lot is 6,114 sq. ft.; the average lot is 3,725 sq. ft.
 - Design Review: Design Review of a 64-unit residential development consisting of 64 residential dwelling units on 44 fee simple lots.

PROJECT DESCRIPTION

SETTING

Location:

The subject property is ±4.84 acres in size (area insured by Title) and consists of four separate parcels (APN's 036-016-028, 068, 069 & 064). The site is located in the Northwest quadrant of the city of Santa Rosa, northwest of the intersection of Guerneville Road and Marlow Road. APN 036-016-064 is currently accessed from Guerneville Road. The remaining properties are accessed from an easement off of Marlow Road. The project addresses are 2045 Guerneville Road and 2199 Marlow Road.

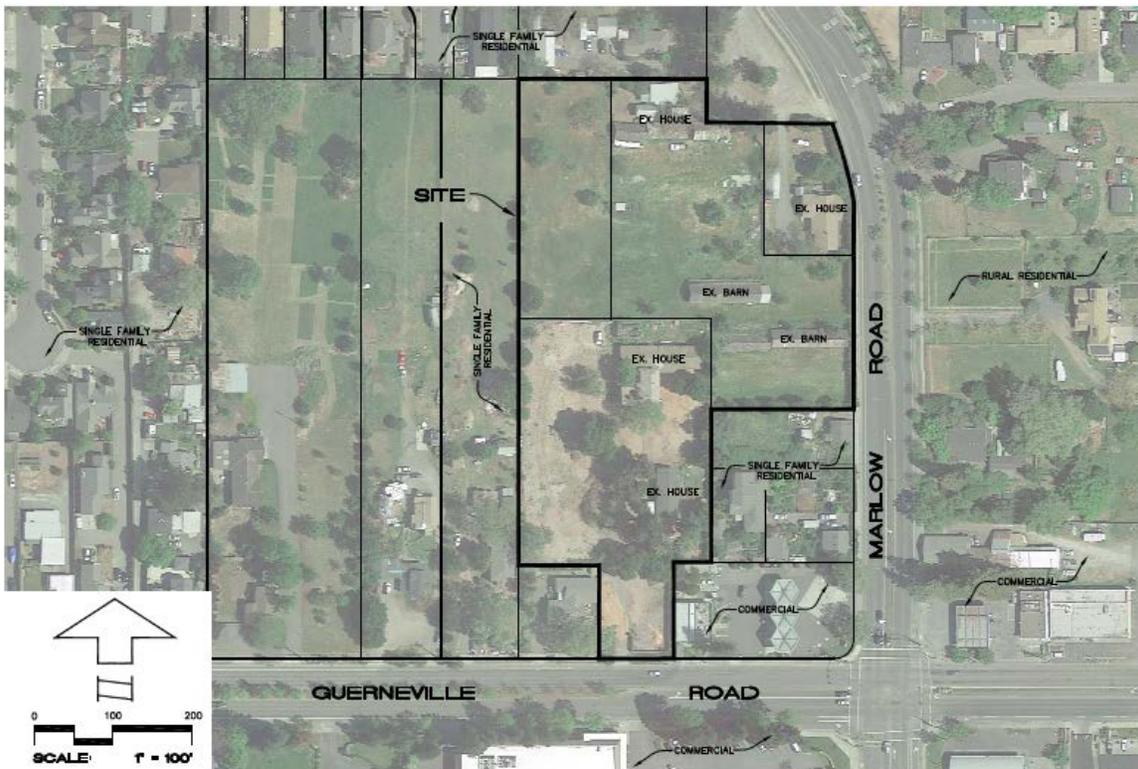
Topography and Natural Features:

The subject property is moderately vegetated. According to the Tree Preservation and Mitigation Report prepared for the property by Horticultural Associates, February 25, 2017, a total of 83 trees were found at the proposed project site. Native species consist of Coast Live Oak, Valley Oak and Douglas Fir. Non-endemic natives include Monterey Cypress, Coast Redwood, and Monterey Pine. Non-native species include Canary Island Date Palm, English Walnut, Plane Tree,

Southern Magnolia, Weeping Willow, Catalpa, Deodar Cedar, Colorado Spruce and Glossy Privet. Of the 83 trees, approximately 52 are to be based on the development plan; 6 are required to be removed due to very poor health; and, approximately 25 can be preserved. All removed trees will be replaced in accordance with the city of Santa Rosa Tree Replacement ordinance.

Surrounding Land and Land Uses:

The site is located above the northwest corner of Guerneville Road and Marlow Road. As depicted in the graphic below, Retail-commercial uses exist at the intersection on the south side of Guerneville Road and at the northeast corner of Marlow Road and Guerneville Road. Remaining uses are rural residential, open land and single-family residential.



Existing Uses

Existing development consists of four single-family residences, two barns and assorted accessory structures.

Description of Project

PROPOSED DEVELOPMENT

Marlow Commons is a small lot subdivision comprising 64 dwellings on 44 fee simple lots. The smallest lot is 2,285 sq. ft. (lot 37); the largest lot is 6,114 sq. ft. (lot 16); the average lot size is 3,725 sq. ft. The landscape areas along the street frontages are contained in a Parcel “A”; Parcel “B”, and Parcel “C”. These landscape areas will be maintained by a Home Owners Association. “A” Street is a public street; “B” Street is a private street.

Unit Configuration

# of Bedrooms	# of Units	# of Stories
One- bedroom	19	All two-story
Two-bedroom	4	All two-story
Three-bedroom	41	All two-story

Unit Type

Six types of row-house dwellings are proposed. They include:

Duplex Row-house Duets: Each duet consists of two duplexes (4 units), each with a 3-bedroom residence and 2-car tandem garage and a separate 1 bedroom residence above the garage with an on driveway and on street parking space. A total of 8 Duplex Row-house Duets are proposed, for a total of 32 dwelling units on 16 lots. These duplex duets are two-story. The Duplex Row-house Duets are sited on Lots numbers: 3, 4, 7, 8, 11, 12, 15, 16, 22, 23, 27, 28, 30, 31, 41, 42.

Single Duplexes: Each duplex (2 units) consists of a 3-bedroom residence and 2-car tandem garage with a separate 1 bedroom residence above the garage with an on driveway and on street parking space. A total of 3 Single Duplexes are proposed, for a total of 6 dwelling units on 3 lots. These duplexes are two-story. The Single Duplexes are sited on Lots numbers: 26, 29, 38.

Long Row-house Duets: Each duet consists of two row-houses, each with 3-bedrooms, den and a 2-car tandem garage. A total of 4 Long Row-house Duets are proposed, for a total of 8 dwelling units on 8 lots. These duets are two-story. The Long Row-house Duets are sited on Lots numbers: 1, 2, 5, 6, 9, 10, 19, 20.

Short Row-house Duets: Each duet consists of two row-houses, each with 3 bedrooms and a 2-car tandem garage. A total of 7 Short Row-house Duets are proposed, for a total of 14 dwelling units on 14 lots. These duets are two-story. The Short Row-house Duets are sited on Lots numbers: 13, 14, 17, 18, 32, 33, 34, 35, 36, 37, 39, 40, 43, 44.

Cottage Duet: Each duet consists of two cottages, each with 2 bedrooms and a 2-car garage. A total of 1 Cottage Duet are proposed, for a total of 2 dwelling units on 2 lots. This duet is single-story. The Cottage Duet is sited on Lot Numbers: 24, 25.

Two-story Duplex Cottage: This two-story duplex cottage is 2 units each having two-bedrooms and each having covered parking. This Duplex is sited on Lot number 21.

Parking

Parking requirements are listed in Section 20.36.04: Table 3-4 of the City of Santa Rosa Zoning Code. One-bedroom units require one covered space and .5 uncovered guest space; two or more bedroom units require 1 covered space and 1.5 uncovered guest spaces. Given the number and mix of units, the Project requires 63 covered spaces and 76 uncovered guest spaces for a total of 139.

The Project provides a total of 180 spaces, configured as follows:

- 88 covered spaces
- 64 uncovered spaces
- 28 on-street spaces

Bicycle parking is provided in the garages. The Project's overall parking ratio is 2.92 spaces per unit.

Architecture

The Project is contemporary in its design. A Design Narrative has been prepared for the Project by Hedgpeth Architects, which is appended to and made part of this Project Description.

Development Plan

The Project is a small lot residential subdivision of attached units having the overall density of 13.22 units per acre. The standard setbacks are:

- Porch: 6 ft.
- Building Front: 10 ft.
- Building Rear: 15 ft. typical; 20 ft. at north and west boundary; Minimum setback 11 ft.
- Building Side: 4 ft.
- Garage Front: 19 ft.
- Garage Side: 0 ft.

Precise setbacks for each parcel are depicted on Sheet C1: Site Development Plan Marlow Commons prepared by Civil Design Consultants, which is appended to and made a part of this Project Description.

Consistency with the General Plan:

Land Use Designation: The subject property is designated Medium Density Residential, 18-units per acre. Housing densities for this land use category range from 8.0 to 18 units per acre. The designation permits a range of housing types, including single family attached and multifamily developments. New single family detached housing is not permitted.

The Project consists of attached single and multi-family dwelling units. The site is developed at 13.22 units per acre, which is slightly above the mid-point of the density range. The Project is consistent with the General Plan land use designation and forwards the following General Plan policies:

LUL-A: Foster a compact rather than a scattered development pattern in order to reduce travel, energy, land, and materials consumption while promoting greenhouse gas emission reductions citywide.

LUL-E: Promote livable neighborhoods by requiring compliance with green building programs to ensure that new construction meets high standards of energy efficiency and sustainable material use. Ensure that everyday shopping, park and recreation facilities, and schools are within easy walking distance of most residents.

The Project is in walking distance to schools, parks and major retail. A transit stop is located along the Project's Guerneville Road frontage. Bicycle lanes are along both Marlow Road and Guerneville Lane. The Project, as designed, is consistent with the City's Climate Action Protection Plan.

LUL-E-2: As part of planning and development review activities, ensure that projects, subdivisions, and neighborhoods are designed to foster livability.

The Project provides a variety of types of living units while maintaining an architecture character of attached single-family residences. The Project has maintained 20 ft. rear yard setbacks on those lots that abut the single-family residential development to the north and west.

LUL-F-2: Require development at the mid-point or higher of the density range in the Medium and Medium High Density Residential categories. Allow exceptions where topography, parcel configuration, heritage trees, historic preservation or utility constraints make the mid-point impossible to achieve.

The Project has a density of 13.22 units per acre.

LUL-F-3: Maintain a balance of various housing types in each neighborhood and ensure that new development does not result in undue concentration of a single housing type in any one neighborhood. Downtown is excepted.

The Project offers a variety of housing types while maintaining a single-family attached residential character.

UD-A-5: Require superior site and architectural design of new development projects to improve visual quality in the city.

The Project will be subject to the City of Santa Rosa Design Review Board review and approval wherein a finding of superior design is required to be made.

T-D-1: Maintain a Level of Service (LOS) D or better along all major corridors.

A traffic impact study was prepared for the Project by W-Trans, Transportation Engineers. The report found all major corridors operating at a LOS D.

T-D-3: Require traffic studies for development projects that may have a substantial impact on the circulation system.

A traffic impact study was prepared for the Project by W-Trans, Transportation Engineers.