City of Santa Rosa
Planning & Economic
Development Department
01/30/2025
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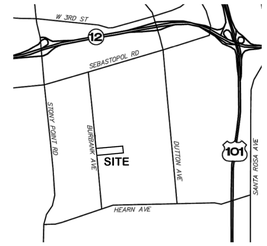
VICINITY MAP



PROJECT DATA

PROJECT LOCATION:	*1120,1130,1140 FENWAY DRIVE & 1499 YANKEE DRIVE (1780 BURBANK AVENUE) SANTA ROSA, CA*
ASSESSOR PARCEL NO:	*125-361-003*
ZONING:	*R-1-6 (Multifamily Residential with Use Permit)*
SITE AREA:	*2.06 ± ACRES*
HEIGHT LIMIT PER ZONING CODE (SECTION 20-30.070):	*35' (without utilizing exception D1 -- see below)*
APPROVED MAXIMUM HEIGHT:	*34'-11" (35' MAX.)*
PROPOSED MAXIMUM HEIGHT:	*36'-2"*

GABLE ROOF AREA EXCEEDING 35' HEIGHT:
- *Building 1 (1140 Fenway Drive) ridge height exceeds 35' for 6.2% of the Building Area*
- *Building 2 (1130 Fenway Drive) roof is below 35'*
- *Building 3 (1120 Fenway Drive) ridge height exceeds 35' for 7.4% of the Building Area*
- *Building 4 (1499 Yankee Drive) ridge height exceeds 35' for 11.4% of Building Area*

PROJECT DESCRIPTION:

MODIFICATION OF ROOF GABLE HEIGHT ON APPROVED (& CURRENTLY UNDER CONSTRUCTION) AFFORDABLE 64-UNIT MULTIFAMILY RESIDENTIAL PROJECT.
THREE OF THE FOUR RESIDENTIAL BUILDINGS WERE FRAMED SLIGHTLY HIGHER THAN INDICATED ON APPROVED DRAWINGS, RESULTING IN A PORTION OF THE GABLE ROOFS BEING HIGHER THAN THE APPROVED 35' MAXIMUM HEIGHT.
THIS CONSTRUCTION ERROR WAS NOT DISCOVERED UNTIL FRAMING WAS COMPLETE AND SHINGLES INSTALLED ON ALL FOUR BUILDINGS, SO IT WAS NOT POSSIBLE TO CORRECT THIS IN THE FIELD.
PROPOSED BUILDING HEIGHTS STILL COMPLY WITH THE SANTA ROSA ZONING CODE SECTION 20-30.070 (BUILDING HEIGHT MEASURES and EXCEPTIONS) EXCEPTION D.1, WHICH SPECIFICALLY ALLOWS GABLES TO EXCEED THE HEIGHT LIMIT IF THE ROOF AREA EXCEEDING THE HEIGHT LIMIT IS NO GREATER THAN 15% OF THE BUILDING FOOTPRINT AREA.

BURBANK AVENUE APARTMENTS

1120,1130,1140 Fenway & 1499 Yankee (1780 Burbank Ave)
Santa Rosa, California

PROJECT INFO & CONTEXT MAP

N.T.S.

NORTH

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A1

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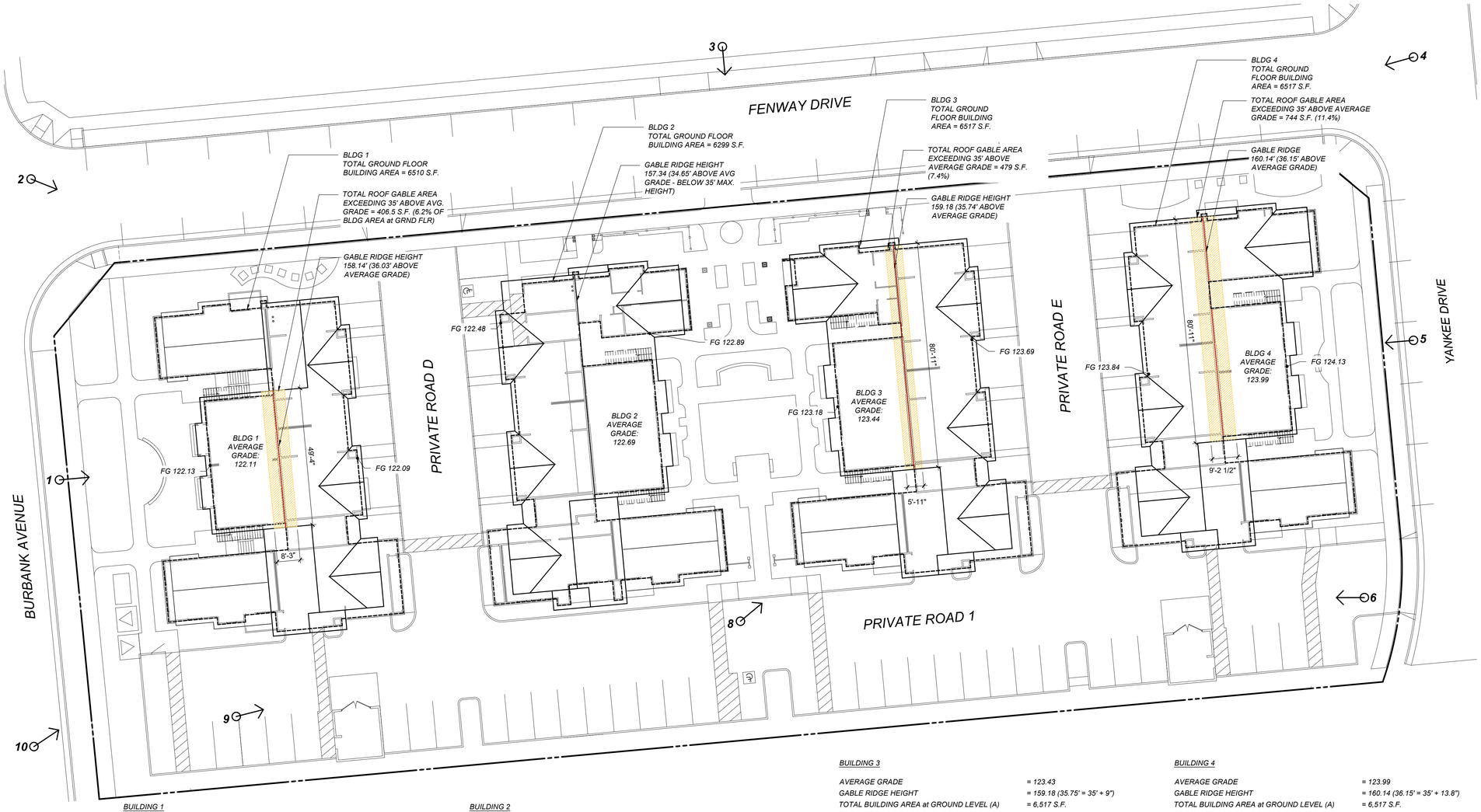

BUILDING 1

AVERAGE GRADE	= 122.11
GABLE RIDGE HEIGHT	= 158.14 (36.03' = 35' + 12.36")
TOTAL BUILDING AREA at GROUND LEVEL (A)	= 6,510 S.F.
TOTAL AREA OF ROOF GABLE EXCEEDING 35' IN HEIGHT ABOVE AVERAGE GRADE (R)	= 406.5 S.F.
PERCENTAGE OF ROOF AREA EXCEEDING 35' IN HEIGHT ABOVE AVERAGE GRADE (R/A x 100)	= 6.2% (LESS THAN 15%)

BUILDING 2

AVERAGE GRADE	= 122.69
GABLE RIDGE HEIGHT	= 157.34 (34.65')
TOTAL BUILDING AREA at GROUND LEVEL (A)	= 6,299 S.F.
TOTAL AREA OF ROOF GABLE EXCEEDING 35' IN HEIGHT ABOVE AVERAGE GRADE (R)	= 0 S.F.
PERCENTAGE OF ROOF AREA EXCEEDING 35' IN HEIGHT ABOVE AVERAGE GRADE (R/A x 100)	= 0%

BUILDING 3

AVERAGE GRADE	= 123.43
GABLE RIDGE HEIGHT	= 159.18 (35.75' = 35' + 9")
TOTAL BUILDING AREA at GROUND LEVEL (A)	= 6,517 S.F.
TOTAL AREA OF ROOF GABLE EXCEEDING 35' IN HEIGHT ABOVE AVERAGE GRADE (R)	= 479 S.F.
PERCENTAGE OF ROOF AREA EXCEEDING 35' IN HEIGHT ABOVE AVERAGE GRADE (R/A x100)	= 7.4% (LESS THAN 15%)

BUILDING 4

AVERAGE GRADE	= 123.99
GABLE RIDGE HEIGHT	= 160.14 (36.15' = 35' + 13.8")
TOTAL BUILDING AREA at GROUND LEVEL (A)	= 6,517 S.F.
TOTAL AREA OF ROOF GABLE EXCEEDING 35' IN HEIGHT ABOVE AVERAGE GRADE (R)	= 744 S.F.
PERCENTAGE OF ROOF AREA EXCEEDING 35' IN HEIGHT ABOVE AVERAGE GRADE (R/A x100)	= 11.4% (LESS THAN 15%)

CODE COMPLIANCE

SANTA ROSA ZONING CODE
20-30.070 Height Measurement and Exceptions

B. Maximum height of structures. The height of each structure shall not exceed the height limit established for the applicable zoning district by Division 2 (Zoning Districts and Allowable Land Uses), except as otherwise provided by this Section.

C. Height measurement. The maximum allowable height shall be measured as the vertical distance from the natural grade of the site to an imaginary plane located the allowed number of feet above and parallel to the grade. See Figure 3-6. The location of natural grade shall be established in a manner consistent with parcels in the vicinity as determined by the Director, and shall not be artificially raised to gain additional building height.

D. Height limit exceptions.
1. Towers and similar structures. With Design Review approval, the building height limits of the applicable zoning district may be exceeded by towers, gables, spires, cupolas, water tanks, and similar structures, including mechanical appurtenances, provided that:
   a. No portion of the structure that is over the height limit shall cover an area greater than 15 percent of the building footprint area (COMPLIES - See graphic above showing that none of the roofs with ridges over 35' height are more than 15% of total roof area)
   b. No tower or similar structure, shall be used for sleeping or eating quarters, nor for any commercial purpose other than is incidental to the use of the habitable space within the building. (COMPLIES - Roofs do not contain habitable space)

This exception applies only to the height limits of this Zoning Code and not to any limit provided by other law.

PROJECT ZONING CODE ANALYIS: (see Site Plan at left)

Zoning:	R-1-6
Height Limit per Zoning Code:	35'
Approved Maximum Height:	34'-11" (35' Max.)
Proposed Maximum Height:	36'-2"

Utilizing the Exception D.1, the building heights comply with Zoning Ordinance Section 20-30.070. See diagram at left.
- Building 1 (1140 Fenway Drive) ridge height exceeds 35' for 6.2% of the Building Area
- Building 2 (1130 Fenway Drive) roof is below 35'
- Building 3 (1120 Fenway Drive) ridge height exceeds 35' for 7.4% of the Building Area
- Building 4 (1499 Yankee Drive) ridge height exceeds 35' for 11.4% of Building Area

LEGEND

- BUILDING WALLS at GROUND FLOOR
- TOTAL BUILDING AREA at GROUND FLOOR
- FG 123.18 — GRADE POINTS PER CIVIL DRWGS FOR DETERMINATION OF AVERAGE GRADE HEIGHT
- GABLE RIDGE — GABLE ROOF AREA EXCEEDING 35' ABOVE AVERAGE GRADE
- 1 — PHOTO LOCATION - SEE SHEET A6

BURBANK AVENUE APARTMENTS

1120,1130,1140 Fenway & 1499 Yankee (1780 Burbank Ave)
Santa Rosa, California

SITE PLAN & CODE COMPLIANCE

1"=20'

NORTH

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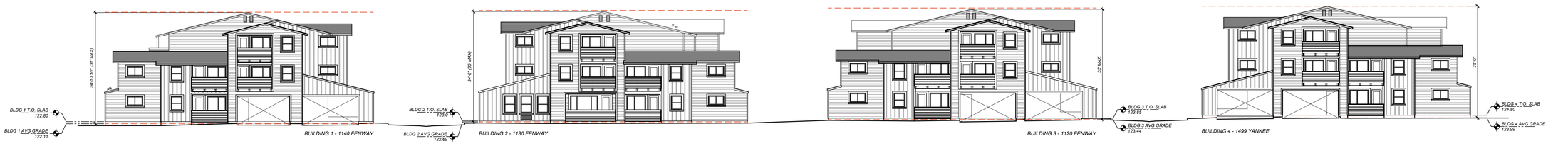
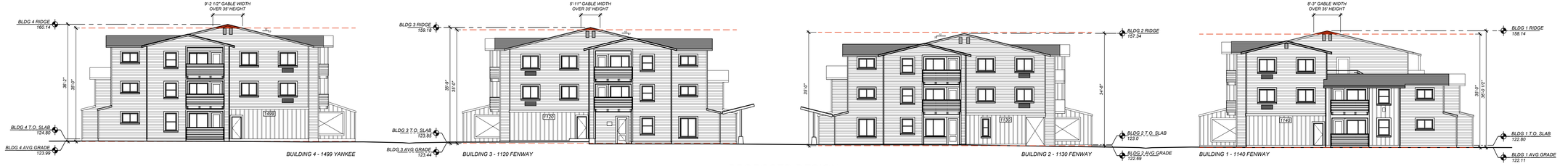
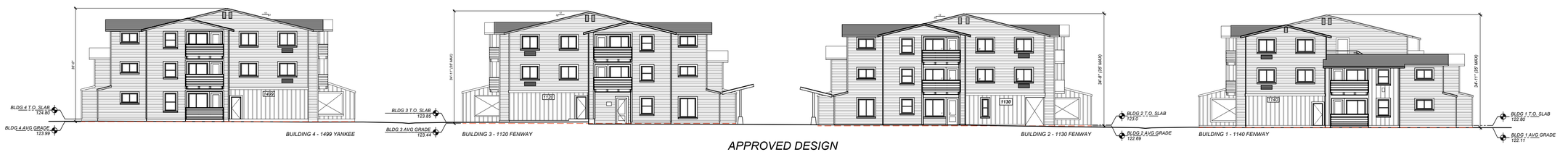
PROPOSED DESIGN
SOUTH ELEVATIONS (PRIVATE ROAD 1)



APPROVED DESIGN
SOUTH ELEVATIONS (PRIVATE ROAD 1)



PROPOSED DESIGN
NORTH ELEVATIONS (FENWAY DRIVE)



APPROVED DESIGN
NORTH ELEVATIONS (FENWAY DRIVE)

BURBANK AVENUE APARTMENTS

1120,1130,1140 Fenway & 1499 Yankee (1780 Burbank Ave)
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EXTERIOR NORTH & SOUTH ELEVATIONS - ALL BUILDINGS

1/16"=1'-0"

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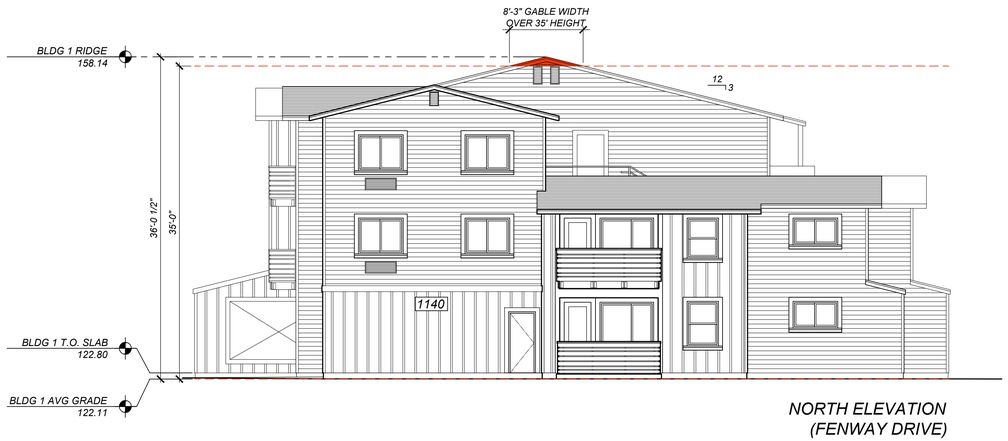
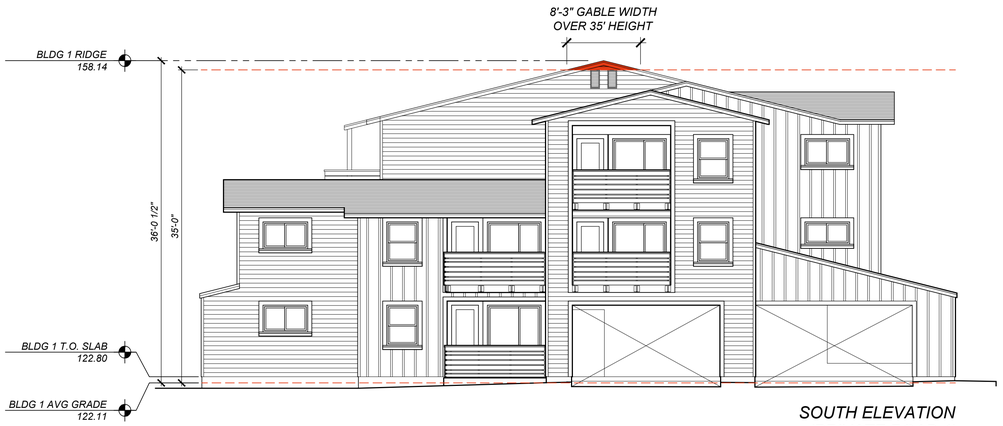
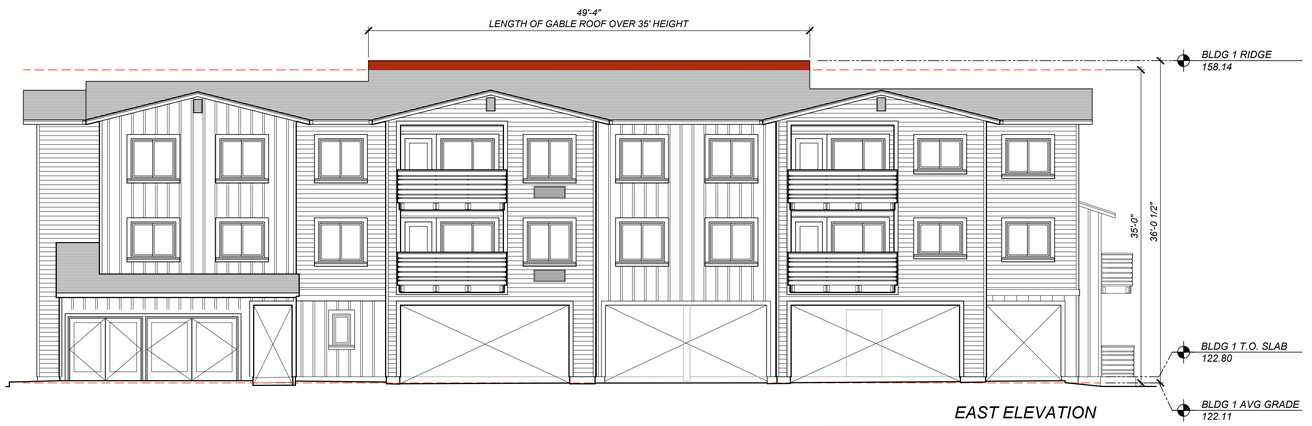


NORTH ELEVATION
(FENWAY DRIVE)

WEST ELEVATION
(BURBANK AVENUE)



SOUTH ELEVATION
(PRIVATE ROAD 1)



EAST ELEVATION
(AUTO-COURT/ PRIVATE ROAD D)

BURBANK AVENUE APARTMENTS

1120,1130,1140 Fenway & 1499 Yankee (1780 Burbank Ave)
Santa Rosa, California

BUILDING 1 (1140 FENWAY)
PROPOSED EXTERIOR ELEVATIONS

1/8"=1'-0"

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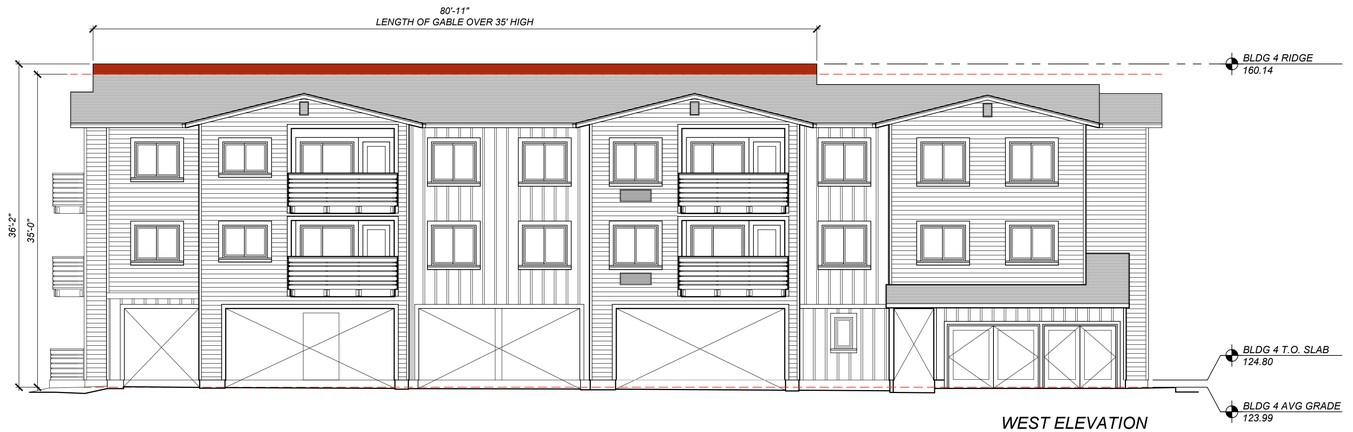
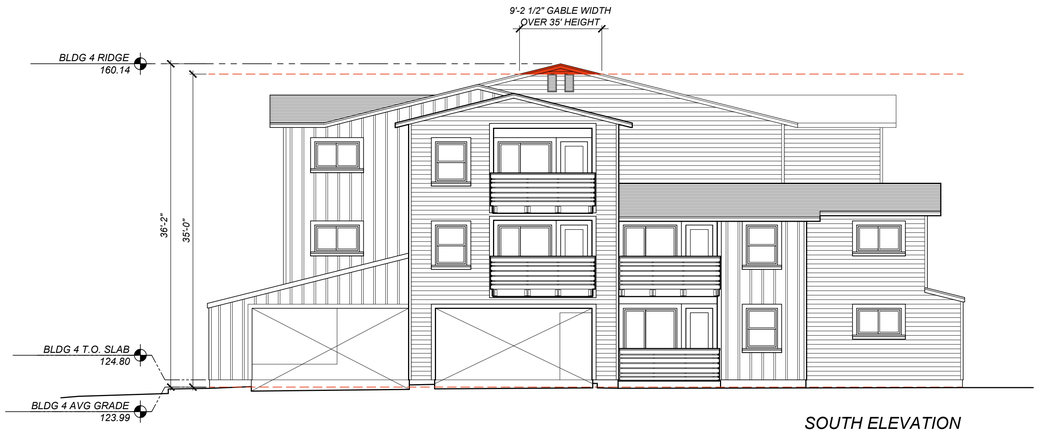
NORTH ELEVATION
(FENWAY DRIVE)



WEST ELEVATION
(AUTO-COURT/ PRIVATE ROAD E)



SOUTH ELEVATION
(PRIVATE ROAD 1)

EAST ELEVATION
(YANKEE DRIVE)

BURBANK AVENUE APARTMENTS

1120,1130,1140 Fenway & 1499 Yankee (1780 Burbank Ave)
Santa Rosa, California

BUILDING 4 (1499 YANKEE)
PROPOSED EXTERIOR ELEVATIONS

1/8"=1'-0"

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3 - *VIEW FROM FENWAY DRIVE LOOKING SOUTH at 1120 FENWAY/ BLDG 3 (LEFT) & 1130 FENWAY/ BLDG 2 (RIGHT)*

2 - *VIEW FROM FENWAY DRIVE/ BURBANK AVENUE INTERSECTION LOOKING SOUTHEAST*

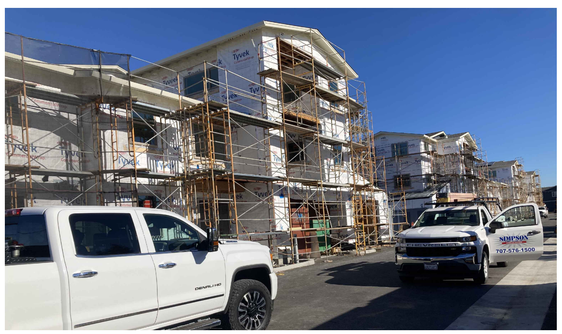
1 - *VIEW FROM BURBANK AVENUE LOOKING EAST at 1140 FENWAY (BUILDING 1)*

7 - *VIEW ALONG PRIVATE ROAD 1 LOOKING WEST*

6 - *VIEW FROM YANKEE DRIVE LOOKING WEST at 1499 YANKEE DRIVE / BUILDING 4*

5 - *VIEW FROM FENWAY DRIVE/ YANKEE DRIVE INTERSECTION LOOKING SOUTHWEST*

10 - *VIEW FROM BURBANK AVENUE LOOKING NORTHEAST*



9 - *VIEW FROM PRIVATE ROAD 1 LOOKING NORTHEAST ALONG PRIVATE ROAD 1*

8 - *VIEW FROM PRIVATE ROAD 1 LOOKING NORTHEAST at 1120 FENWAY (BUILDING 3)*

BURBANK AVENUE APARTMENTS

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Santa Rosa, California

SITE PHOTOS

(JAN 2025)

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