

CITY OF SANTA ROSA  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
STAFF REPORT FOR DESIGN REVIEW BOARD  
**AUGUST 19, 2021**

**PROJECT TITLE**

Aviara

**APPLICANT**

Jeff Johnson  
McKellar McGowan Holdings, LLC

**ADDRESS/LOCATION**

1385 W. College Avenue

**PROPERTY OWNER**

W. College Apartments, LLC

**ASSESSOR'S PARCEL NUMBER**

010-510-021

**FILE NUMBER**

DR21-043

**PROJECT SITE ZONING**

R-3-30-SA (Multifamily Residential, within the Station Area combining district)

**GENERAL PLAN DESIGNATION**

Medium High Density Residential

**APPLICATION DATE**

July 15, 2021

**APPLICATION COMPLETION DATE**

July 15, 2021

**PROJECT PLANNER**

Susie Murray

**RECOMMENDATION**

Provide comments/direction for applicant

**PROPOSAL**

Construct a 136-unit, three-story, affordable apartment complex comprised of two- and three-bedroom units and amenities. A comprehensive design narrative and conceptual plans, provided by the applicant, date-stamped received July 15, 2021, are attached.

**Attachments**

Attachment 1: Disclosure Form

Attachment 2: Location Map

Attachment 3: Project Narrative, provided by applicant, date stamped received on July 15, 2021

Attachment 4: Concept Plans, prepared by The McKinley Assoc., Inc. Architecture & Planning, dated July 14, 2021

Attachment 5: Landscape & Site Plans, prepared by Quadriga, dated July 15, 2021

Attachment 6: Site Photos, provided by applicant

Attachment 7: Public Correspondence