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Mosaic Design Concept Narrative

Mosaic in Santa Rosa is a proposed 3-story apartment project with 160 units, 100% affordable to low-income renters, on 4.92 acres located at the southwest corner of Petaluma Hill Road and Colgan Avenue in the City of Santa Rosa (1683 to 1775 Petaluma Hill Road and APN#'s 044-021-019, -022, -035, -071, -072).

The project is zoned R-3-30 and has a Medium-High Residential land use designation, which allows residential development with densities up to 30 units per gross acre by right. With an 80% density bonus allowed under Govt. Code Section 65915(f)(3)(D), up to 54 units per acre would be allowed--- instead the development proposes a density of just 32.5 units per acre.

The architecture will have contemporary colors to complement the multiple off-set planes and varied roof heights. The construction type will be type VB with a 13R sprinkler system. All buildings will be slab on grade. The R-3-30 zone has a 45-foot height limit (Santa Rosa City Code, § 20-22.050 and Table 2-5). The apartment structures will be 35 feet high, each with a 3-foot architectural element to total 38 feet at the highest point.

The site is in a mostly developed, urban area and nearby land uses include residential uses to the north (across Colgan Avenue), commercial uses to the west, residential uses to the south, and commercial and residential uses to the east. The site is within walking distance of many retail amenities, including the Santa Rosa Market Place with its abundant offerings (such as Costco, Target, Sports Basement, Marshalls, etc.).

The project proposes 94 - 2 Bedroom/1 Bath units and 66 - 3 Bedroom/2 Bath units. 200 parking spaces are provided [1.25 spaces per unit, which would exceed the parking required after application of the 50% reduction in Santa Rosa Municipal Code Section 20-31.090(C)(2)]. Each unit will feature a private balcony or patio with adjacent storage. Access to the second and third floor units will be through interior stairwells with open air ventilation and light on either side.

The project will have front driveway access from Petaluma Hill Road and a rear driveway on Colgan Avenue to provide ample circulation throughout the property. There will also be an emergency only access point on Petaluma Hill Road. All main building entries will orient toward the street, with surface parking located to the rear and sides of the property. Thus, the Petaluma Hill Road and Colgan Avenue frontages will be activated with attractive architecture and landscaping.

Resident amenities will include a community center with a meeting/study/lounge space, computer stations, restrooms, a kitchen and staff offices. Attached to the community center will be a laundry room and bike storage. Pedestrian circulation will allow resident and visitor access throughout the site. Site amenities will include a central playground for children, a shaded dining area, and a teen "hang-out space". Many shade trees and flowering accent trees are proposed for the site. Plantings in the community will be low water and hardy, while providing visual relief and interest.