

CITY OF SANTA ROSA  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
STAFF REPORT FOR DESIGN REVIEW BOARD  
**JANUARY 6, 2022**

**PROJECT TITLE**

Mosaic Apartments

**APPLICANT**

Jeff Johnson, McGowan Holdings LLC

**ADDRESS/LOCATION**1683, 1685, 1725, 1767, 1775, 1769, and  
1771 Petaluma Hill Road**PROPERTY OWNER**Estate of Earl D. Hagerman/Duane Phillips  
Trust**ASSESSOR'S PARCEL NUMBER**

044-021-019, -022, -035, and -071

**FILE NUMBER**

DR21-059

**PROJECT SITE ZONING**

R-3-30

**GENERAL PLAN DESIGNATION**

Medium-High Density Residential

**APPLICATION DATE**

October 20, 2021

**APPLICATION COMPLETION DATE**

October 20, 2021

**PROJECT PLANNER**

Adam Ross

**RECOMMENDATION**Provide Comments, Recommendations,  
Direction for Applicant**PROPOSAL**

A new 160-unit, multi-family residential development consisting of 23, three-story buildings and an 8% density bonus on a 4.92-acre site. All existing single-family residential units on-site would be removed as part of the project. The 160-unit project will be income restricted to 100% affordable to low-income renters. The project would provide 94 – two-bedroom, one-bathroom units, and 66 – three-bedroom, two-bathroom units. The apartment structures will be 35 feet high, each with a three-foot architectural element for a total of 38 feet at the highest point. Amenities would include a community center, laundry room, bike storage, a children's playground, shaded dining area, and teen recreation area. A total of 200 surface parking spaces are proposed (1.25 spaces per unit) when 320 spaces are required. The Project is eligible for density bonus concessions for parking to allow the reduction pursuant to Zoning Code Section [20-31.100\(F\)](#).

**Attachments**

Attachment 1 – Disclosure Form

Attachment 2 – Location and Vicinity Map, received October 19, 2021

Attachment 3 – Design Concept Narrative, received October 19, 2021

Attachment 4 – Concept Architectural Design Package received October 19, 2021

Attachment 5 – Concept Landscape Plan, received October 19, 2021

Attachment 6 – Photo Exhibit, received October 19, 2021