

# Mosaic Apartments Concept Review

1683 to 1785 Petaluma Hill Rd

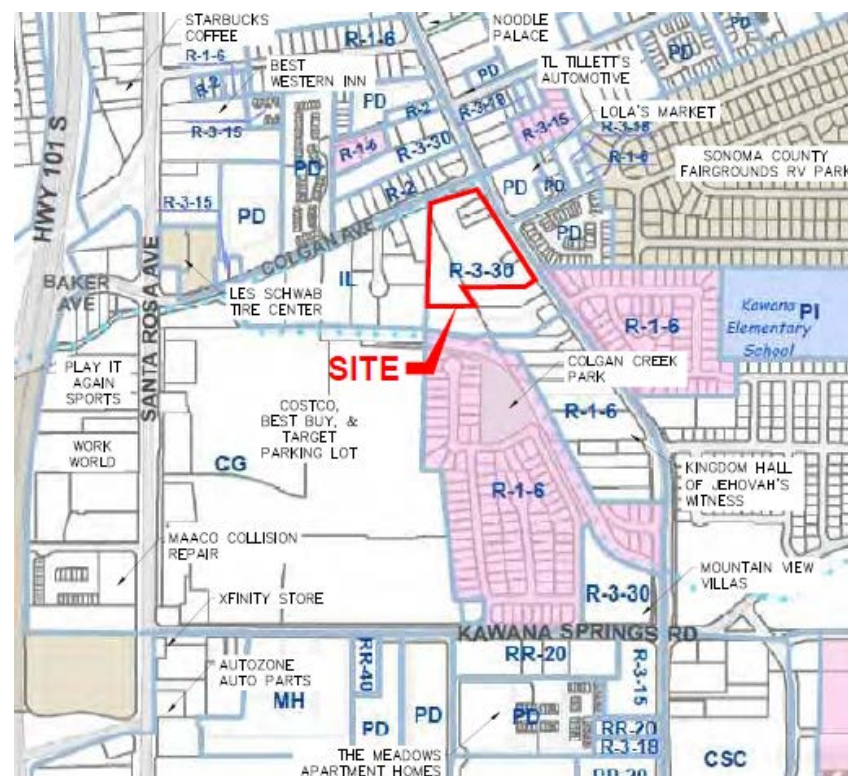
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January 6, 2022

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Planning and Economic Development

# Location

- The project site is just under 5 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
- The site is in a mostly developed, urban area and nearby land uses include residential uses to the north, commercial uses to the west, residential uses to the south, and commercial and residential uses to the east.



# Project Description

- 160-unit, multi-family residential development consisting of 23, three-story buildings and 8% density bonus on a 4.92-acre site.
- All existing single-family residential units to be removed as part of the project.
- The 160-unit project will be income restricted to 100% affordable to low-income renters.

# Project Description

- The project will have 23 buildings
- 94 – two-bedroom, one-bathroom units
- 66 – three-bedroom, two-bathroom units.
- 35-feet high with three-foot architectural element for a total height of 38 feet in certain areas
- Amenities would include a community center, laundry room, bike storage, a children's playground, shaded dining area, and teen recreation area.





# Project Description

- 200 parking spaces are proposed
- 1.25 spaces per unit
- Parking required is two spaces per unit
- Zoning Code Section 20-31.100(F) allows for affordable housing developments to request parking reduction to 0.5 spaces per unit
- Total of 80 parking spaces required if requested by applicant.



# Elevations



**BUILDING COLOR BLOCKING SCHEME A**



**BUILDING COLOR BLOCKING SCHEME B**

# Elevations



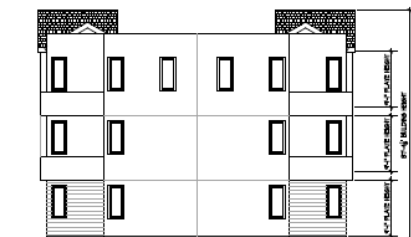
FRONT ELEVATION - BUILDING A

SCALE 1/8" = 1'-0"



REAR ELEVATION - BUILDING A

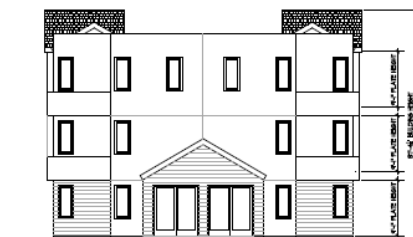
SCALE 1/8" = 1'-0"



LEFT ELEVATION - BLDG A

SCALE 1/8" = 1'-0"

EXTERIOR ELEVATIONS  
MOSAIC AFFORDABLE HOUSING  
McKellarMcGowan



RIGHT ELEVATION - BLDG A

SCALE 1/8" = 1'-0"

# Elevations



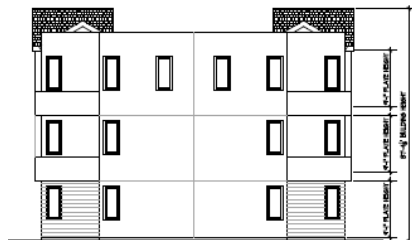
FRONT ELEVATION - BUILDING B

SCALE 1/8" = 1'-0"



REAR ELEVATION - BUILDING B

SCALE 1/8" = 1'-0"



LEFT ELEVATION - BLDG B

SCALE 1/8" = 1'-0"

EXTERIOR ELEVATIONS  
MOSAIC AFFORDABLE HOUSING  
McKellarMcGowan



RIGHT ELEVATION - BLDG B

SCALE 1/8" = 1'-0"



# Elevations



FRONT ELEVATION - BUILDING C

SCALE 1/8" = 1'-0"



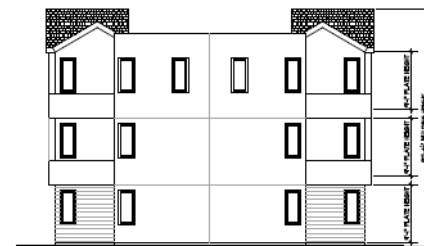
REAR ELEVATION - BUILDING C

SCALE 1/8" = 1'-0"



LEFT ELEVATION - BLDG C

SCALE 1/8" = 1'-0"



RIGHT ELEVATION - BLDG C

SCALE 1/8" = 1'-0"

EXTERIOR ELEVATIONS  
MOSAIC AFFORDABLE HOUSING  
McKellarMcGowan

# Elevations



FRONT ELEVATION - BUILDING D

SCALE 1/8" = 1'-0"



REAR ELEVATION - BUILDING D

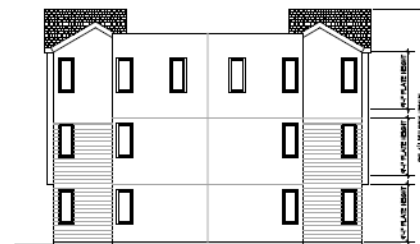
SCALE 1/8" = 1'-0"



LEFT ELEVATION - BLDG D

SCALE 1/8" = 1'-0"

EXTERIOR ELEVATIONS  
 MOSAIC AFFORDABLE HOUSING  
 McKellarMcGowan



RIGHT ELEVATION - BLDG D

SCALE 1/8" = 1'-0"

# Elevations



FRONT ELEVATION - BUILDING D.1

SCALE 1/8" = 1'-0"



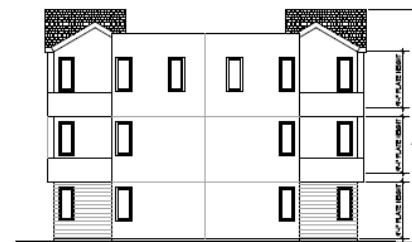
REAR ELEVATION - BUILDING D.1

SCALE 1/8" = 1'-0"



LEFT ELEVATION - BLDG D.1

SCALE 1/8" = 1'-0"



RIGHT ELEVATION - BLDG D.1

SCALE 1/8" = 1'-0"

EXTERIOR ELEVATIONS  
 MOSAIC AFFORDABLE HOUSING  
 McKellarMcGowan

# Elevations



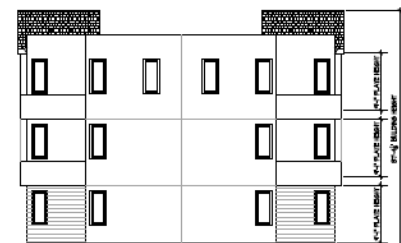
FRONT ELEVATION - BUILDING E

SCALE 1/8" = 1'-0"



REAR ELEVATION - BUILDING E

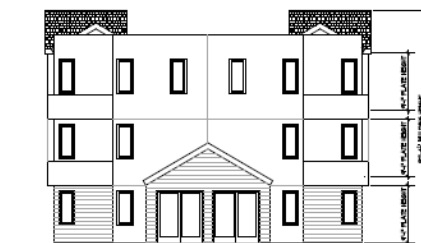
SCALE 1/8" = 1'-0"



LEFT ELEVATION - BLDG E

SCALE 1/8" = 1'-0"

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RIGHT ELEVATION - BLDG E

SCALE 1/8" = 1'-0"



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