

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR DESIGN REVIEW BOARD
January 20, 2022

PROJECT TITLE

Pullman Phase II - Building C

APPLICANT

PULLMAN LOFTS FIRST PHASE LLC

ADDRESS/LOCATION

701 Wilson Street

PROPERTY OWNER

PULLMAN LOFTS FIRST PHASE LLC

ASSESSOR'S PARCEL NUMBER

010-091-005

FILE NUMBER

DR21-070

PROJECT SITE ZONING

NMU – Neighborhood Mixed Use

GENERAL PLAN DESIGNATION

Neighborhood Mixed Use

APPLICATION DATE

December 21, 2021

APPLICATION COMPLETION DATE

December 29, 2021

PROJECT PLANNER

Andrew Trippel

RECOMMENDATION

Provide comments

PROPOSAL

Pullman Phase II – Building C (the project) proposes a 5-story, 40-unit, market-rate multi-family residential building with 5% of units reserved for affordable households. The project design features four units and five tuck-under parking spaces on the ground floor and nine units located on each of floors 2-5. Unit sizes range from 414-625 square feet. Building C amenities, including a dog run, dog wash station, pool area, gym, bike storage, office, conference room and community lounge, will be shared from Pullman Phase I, which is currently under construction. An existing structure is subject to a Notice and Order to Demolish due to dangerous conditions issued by the Chief Building Official on December 21, 2021.

The project is located within the Downtown Station Area Priority Development Area, and the site is zoned NMU (Neighborhood Mixed Use). The project's proposed *Multi-family* residential land use is a permitted use in the NMU zoning district. In accordance with Zoning Code Section 20-16.070 – Modifications to the Design Review process, Design Review approval for new residential development located in a PDA is delegated to the Zoning Administrator, through the Minor Design Review process. The project site is east of the West End Preservation District on the far side of the SMART Train railway; however, it is not within a preservation district. Cultural Heritage Board review is not required. A pre-application Neighborhood Meeting and Concept Design Review are required. The project completed its required Neighborhood Meeting on January 12, 2021, and summary comments are provided in Attachment 6 to this staff report. Additionally, as described below, the project would seek a modification of development

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standards to reduce a required corner side yard setback in exchange for providing on-site inclusionary units as allowed by City Code [Section 21-02.110 – Affordable housing incentives](#). The request is subject to review and approval by the Director of Planning and Economic Development and preliminary approval based upon site and building design presented here has been communicated to the applicant.

The NMU zoning district regulates building form through FAR. The site's maximum FAR = 4.0, and the proposed residential development has a FAR of 3.23. The project proposes a permitted 0-foot setback at the building frontage along 8th street and a 4-foot, 6-inch building setback along Wilson Street where the minimum required setback is 5 feet. This proposed reduced setback would require approval for a modification of development standards as allowed by the Inclusionary Housing Ordinance Section 21-02.110.

Vehicular access to the site is located off Wilson St., with a fire access drive and an exit located on the southwest corner to 8th Street. The primary building entry is located off 8th St. within view and a short distance from the SMART Trail that provides a dedicated multi-use path to SMART's Downtown Santa Rosa Station less than ¼-mile south of the project site. Along Wilson St., a series of ground-level patios and landscaped pockets buffer spaces between the public sidewalk and the building helping to activate and enhance the pedestrian experience at the ground level and encourage walkability in the community. Above, unit balconies face both Wilson St. and the SMART Trail helping to provide additional connection between the building and the neighborhood while increasing safety and security.

The building design uses enhanced materials at the ground level which help to create a base for the building that is clearly distinguishable from the main body above and is topped with a large cap that is sloped upward to create a distinct feature at corner of 8th and Wilson. The cap is broken in a few areas helping to break down the massing. The building facades are articulated horizontally with rhythm of architecturally detailed balconies and windows that is slightly recessed along Wilson St. creating a varied wall plan while not being detrimental to the impact on the units form a square footage standpoint. Strong horizontal lines are carried through at the base and the top of the building helping to create balance, and canopies help bring the scale of the building down to a human level.

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Disclosure Form

Attachment 3 – Concept Design Narrative dated received January 10, 2022

Attachment 4 – Concept Plan Set dated received December 20, 2021 and January 5, 2022

Attachment 5 – Notice and Order to Demolish issued by Chief Building Official on December 21, 2021

Attachment 6 – Neighborhood Meeting Summary Comments

CONTACT

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